

City of Smithville State of the City Update



Chamber of Commerce Quarterly Luncheon
Wednesday, October 28, 2020

Virtual Meeting (12:00 pm -1:00 pm)

City of Smithville State of the City Update

Wednesday, October 28, 2020

Agenda:

- Accomplishments
- Current Issues
- Infrastructure Projects
- Development Projects
- 5 Things You Need To Know....
- Q&A



Review COVID-19 situation / discuss accomplishments, issues, projects, and future plans.

City of Smithville State of the City Update

Wednesday, October 28, 2020

2020 Accomplishments:








- Provided guidance and leadership during COVID-19
- Received “clean” financial audit for 2018-19 fiscal year
- Built and reopened [4th Avenue Bridge](#) over Gazley Creek
- Completed Marburger drainage improvement project (FEMA DR-4245)
- Completed SE 2nd Detention Pond behind City Warehouse (FEMA DR-4272)
- Initiated water tower / storage tank refurbishment (C of O)
- Completed construction of two (2) TDHCA Home Grant houses
- Awarded \$2M in TXDOT funding for SRTS and TA/Set-Aside sidewalks
- Signed agreement with Go Big Solar for 1-MW solar farm
- Installed new playground equipment @ [MLK Park](#)
- Installed [Wayfinding Signs](#) along Loop 230

**THANKS TO ALL
COUNCIL MEMBERS, CITY PERSONNEL, AND
SUPPORT STAFF!**



City of Smithville State of the City Update

Wednesday, October 28, 2020

<u>PRIOR</u>	<u>KPI</u>	<u>CURRENT</u>	<u>TREND</u>
3817	POPULATION	4150	
\$575K	SALES TAX	\$650K	
\$20K	HOTEL TAX	\$14K	
\$275M	BCAD VALUES	\$290M	
\$12.1M	BUDGET	\$12.4M	
\$0.5690	TAX RATE	\$0.5490	
23	NEW BUSINESS	27	

Current Issues



COVID-19 / Delinquent Utility Accounts

State of the City Update - ISSUES

Wednesday, October 28, 2020

- **COVID-19 Situational Update:**

- Day 227 since Disaster Declaration
- City Mask Ordinance Still in Effect
- Large Outdoor Events Cancelled
(WingFest, Airing of the Quilts, Festival of Lights Parade, etc.)

- **Governor Abbott's GA-32:**

- Outdoor Gatherings Limited to 100
- General Business & Restaurants:
75% Occupancy
- Bars: 50% Occupancy




Stay Home if Sick / Wash Hands / Cover Cough / Wear Mask / Stay 6-Foot Apart

State of the City Update - ISSUES

Wednesday, October 28, 2020


• Delinquent Utility Accounts:

- No utility disconnects since March
- Waiving late fees (due to COVID-19) has resulted in significant increase in delinquent accounts.
- Sixty-Nine (69) customers have delinquent accounts > 90-days late owing more than **\$175,000**.
- Utility Disconnects to resume **November 3, 2020**.
- St. David's Foundation Grant (\$51k) received to assist those customers scheduled for Disconnect.



\$750 Relief

- Contact City Hall
- Complete Survey
- 6-Month Agreement
- Pay On-time
- Keep Bill Current



2020-21 Projects and Plans



State of the City Update

Wednesday, October 28, 2020

Infrastructure Projects:

- City-wide Street & Road Repair + Misc. Drainage
- Hwy 95 Expansion / Utilities Relocation
- NE 2nd Street Drainage Improvement Project (FEMA DR-4416)
- GLO-CDBG MIT regional Drainage Improvement Project
- City-wide Water Storage Tank Rehabilitation
- Loop 230 Water Line
- Safe Routes to School / TA/SA Sidewalks

PROJECTS

Development Projects:

- Go Big Solar
- Hurta Subdivision
- M5 Subdivision
- Woodrose Place Subdivision
- Towers Subdivision
- Seidel Estates Subdivision
- Family Dollar Store
- Creekside RV Park
- Chamber Re-build
- TDHCA Home Grant
- Tiny Home Subdivision
- Riverside Resources
- Capella Property

Infrastructure Projects



Current Infrastructure Projects

COMPLETED



Current Infrastructure Projects

UNDER
CONSTRUCTION

FEMA DR-4272-011

SE 2ND STREET DETENTION POND & DRAINAGE PROJECT

Memorial Day Flood – 5/28/16

FEMA Award Date – 5/15/18

BCA Impact – 60 acres

DR-4272
SE 2nd Street
Detention Pond

\$688k with 75/25 Match

Construction Start: 6/1/20

End: 10/30/20

1.5-acre Detention Pond
3.5M gallon Capacity

42" Diameter
Line w/ Inlets

36" Diameter
Line w/ Inlets

42" Diameter
Line w/ Inlets



Google Earth

300 ft

Chamber of Commerce Quarterly Luncheon

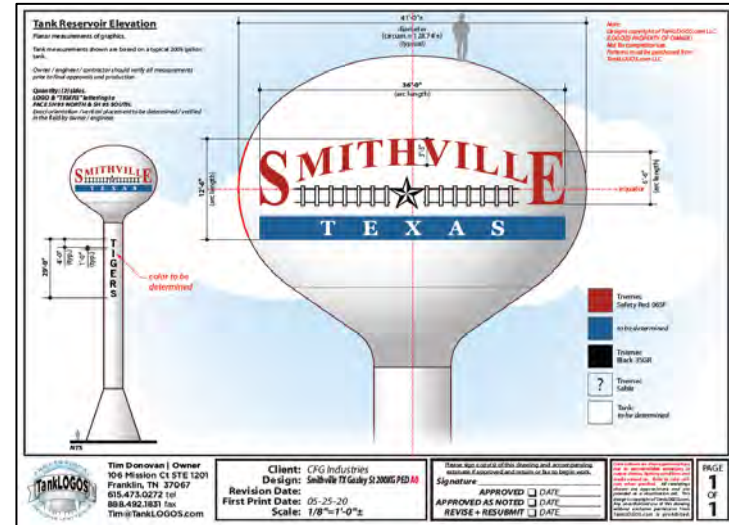


Current Infrastructure Projects

UNDER
CONSTRUCTION

Water Storage Tank Repair

- Elevated Water Tower(s) and Ground Storage Tank(s) need repair.
- **\$2M Certificate of Obligation** authorized by Council action 12/8/18.
- RFQ for Engineering Services awarded to BEFCO ENGINEERING.
- **CFG Industries, LLC** selected as GC by City Council on 1/13/20.
- **ESTIMATED PROJECT COST: \$885,000**



ISSUES:

- Minor cost overruns with Contract extended due to COVID-19.
- **Estimated Completion: APRIL 2021**

STATUS:

- 50,000 gallon Ground Storage Tank Refurbishment - **COMPLETE**
- 200,000 gallon Rec Center Elevated Storage Tank - **WORK-IN-PROGRESS**

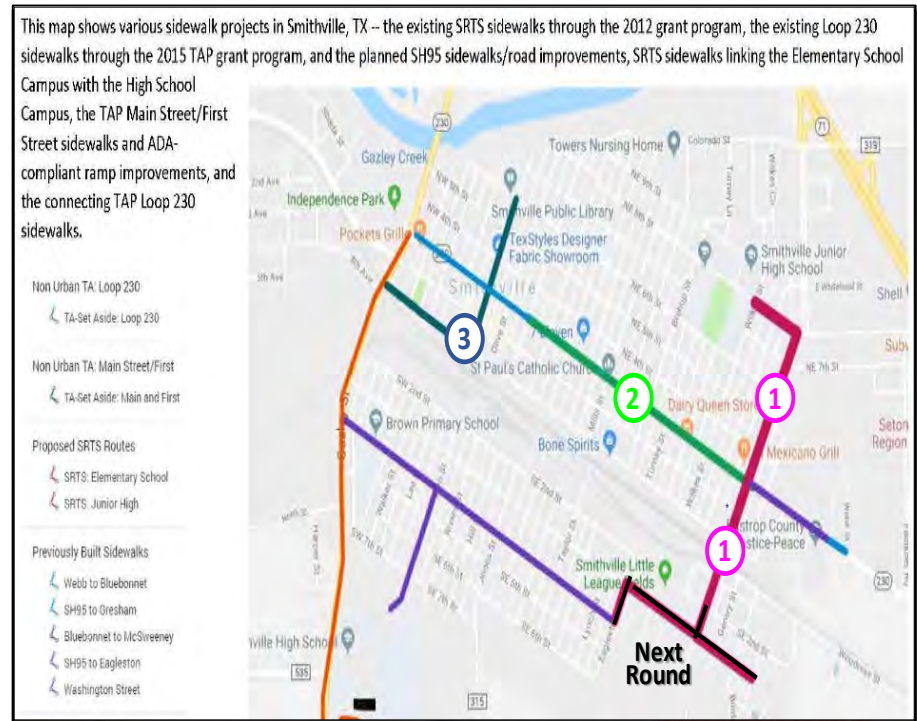
Current Infrastructure Projects

PENDING

Safe-Routes-To-School (SRTS) / TA Set-Aside Sidewalks

- City of Smithville was awarded **\$2M** TXDOT Safe Routes To School (SRTS) and Transportation Alternatives (TA) Set-Aside funding for ADA-compliant sidewalks and ramps – January 2020
- Contractual paperwork currently being finalized in advance of RFQ.

- ① **SRTS Sidewalks** from Smithville Elementary School 8th Street to Marburger / Miller - \$878k
(PINK LINE - NO MATCH)
- ② **TA Set-Aside Sidewalks** - Loop 230 from Gresham to McSweeney - \$619k
(GREEN LINE - \$154k MATCH / FY22)
- ③ **TA Set-Aside Sidewalks** - Main Street ADA Ramps and 1st Street Sidewalks - \$600k
(BLUE LINE- \$120k / FY22)



STATUS:

- Contractual paperwork currently being finalized in advance of RFQ/RFQ.
- Construction of SRTS sidewalks tentatively scheduled for **June 2021**

Current Infrastructure Projects

PENDING

Road & Street Repairs

- Will require partial and temporary street closures with notification of area residents and business owners 24-48 hours in advance.
- Includes crack fill and sealcoat of Main Street with new striping. NE and NW 2nd Street will also be included.
- Pot-hole repairs will continue throughout town as pot-holes are reported and/or identified.
- Use Smithville [SEE/CLICK/FIX](#) link on the City Website or download the smart phone App.

City-wide Street Repairs and Paving Schedule - FALL 2020					
Street	From / To	Paving Material	Prep Completed	Road Closure	Paving Date
Reed Street	FM2571 to Front Street	Chip Seal	NO	YES	TBD
Whitehead	700 Block Whitehead to Charleston	Chip Seal	NO	YES	TBD
Tiger Lane	Tiger Lane	Chip Seal	NO	YES	TBD
Main Street	1st Street to 8th Street	Sealcoat/Stripe	YES	YES	COMPLETE
NE 2nd Street	Olive to Main	Sealcoat/Stripe	YES	YES	COMPLETE
NW 2nd Street	Main to Ramona	Sealcoat/Stripe	YES	YES	COMPLETE
Gentry Street	Woodress Lane to 300 Block	Chip Seal	NO	YES	TBD
Bunte Street	Woodress Lane to 300 Block	Chip Seal	NO	YES	TBD
Anderson Street	SE 4th to End of Anderson	Chip Seal	NO	YES	TBD
Pendergrass Street	SE 4th to End of Pendergrass	Chip Seal	NO	YES	TBD
SE 2nd Street	Taylor to Eagleston	Chip Seal	NO	YES	TBD
Byrne	Loop 230 to 500 Block	Chip Seal	NO	YES	TBD
Mills	500-900 Block	Chip Seal	NO	YES	TBD
Mills	200 Block	Hot Mix	No	YES	TBD
8th Street	Short to Burleson	Chip Seal	NO	YES	TBD
9th Street	Short to Burleson	Chip Seal	NO	YES	TBD
East Street	East Street to FM 2571	Chip Seal	NO	YES	TBD



Current Infrastructure Projects

PENDING

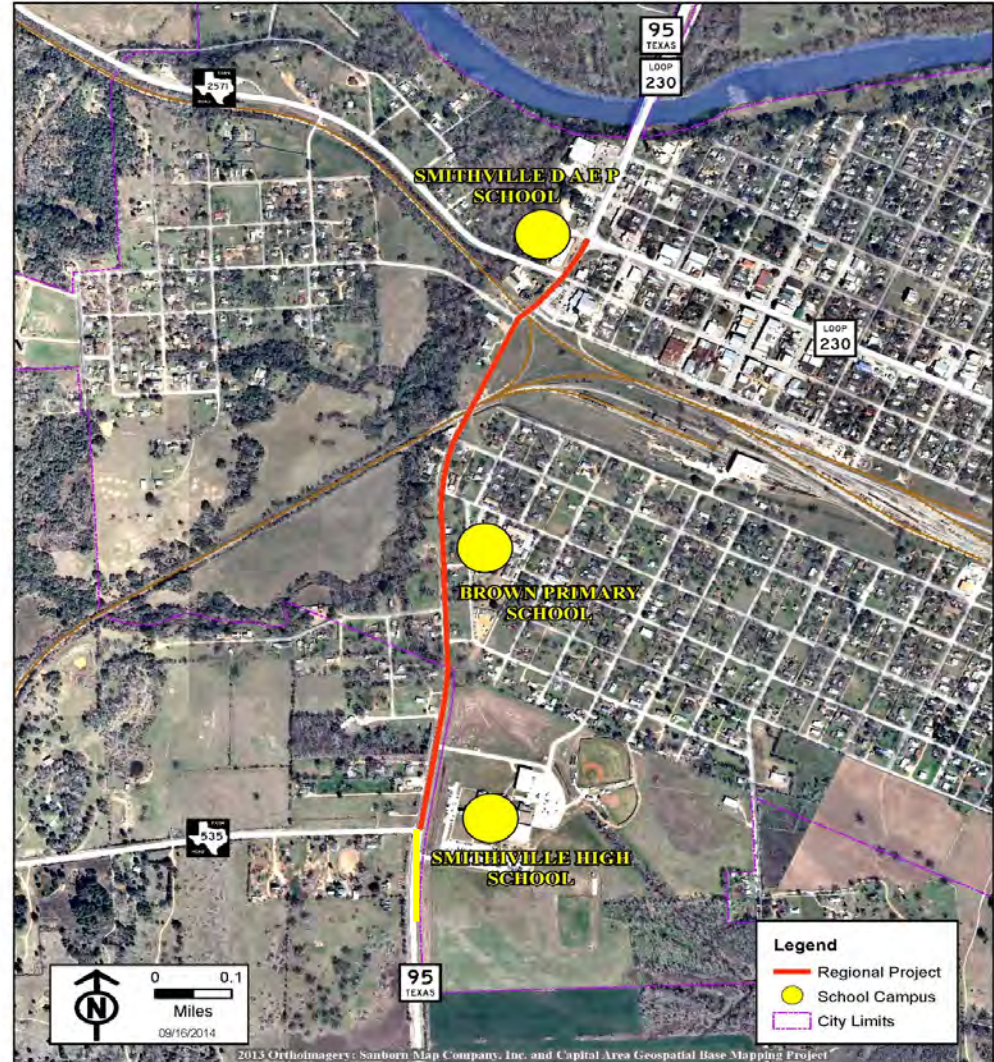
TRANSPORTATION

Upgrade SH 95 in Smithville to include turn lane with shoulders and pedestrian improvements

86(R) SB 1512 – UTILITY RELOCATION
Relating to relief from local matching funds requirements for certain counties.
6/10/2019 - Signed by the Governor

DESIGN is 95% COMPLETE*
CONSTRUCTION START = 2021
COST = NOW \$8M +
\$2.7M FOR UTILITIES RELOCATION

CAMPO 2018 Call For Projects – Bastrop County
State Highway 95 from Loop 230 to Farm to Market Road 535



Bastrop County provides this map "as is" and assumes no liability for its completeness or accuracy. Information shown on this map is derived from public records that are constantly undergoing change and do not replace a site survey. This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Current Infrastructure Projects

PENDING

DR-4416 NW / NE 2nd Street Drainage Improvement Project

**DR-4416
2nd Street Drainage
Improvement
\$1.8M with 75/25 Match**

**Also seeking GLO CDBG-
MIT funding as part of
\$10M city-wide drainage
Improvements.**

**Hurricane Harvey Flood Event – 8/25/17
FEMA Award Date – **PENDING APPROVAL**
Bastrop County to Cover \$525k match
BCA Impact – 25 acres in Downtown District**

Development Projects



Current Development Projects

COMPLETED

TDHCA Home Grant Houses

- Texas Dept of Housing and Community Affairs (TDHCA) HOME Grant
- Two (2) new \$100k homes built at **207 Gentry** and **307 Yeager**
- \$5k City grant match requirement
- Construction Start: July 2020



ISSUES:

None

STATUS:

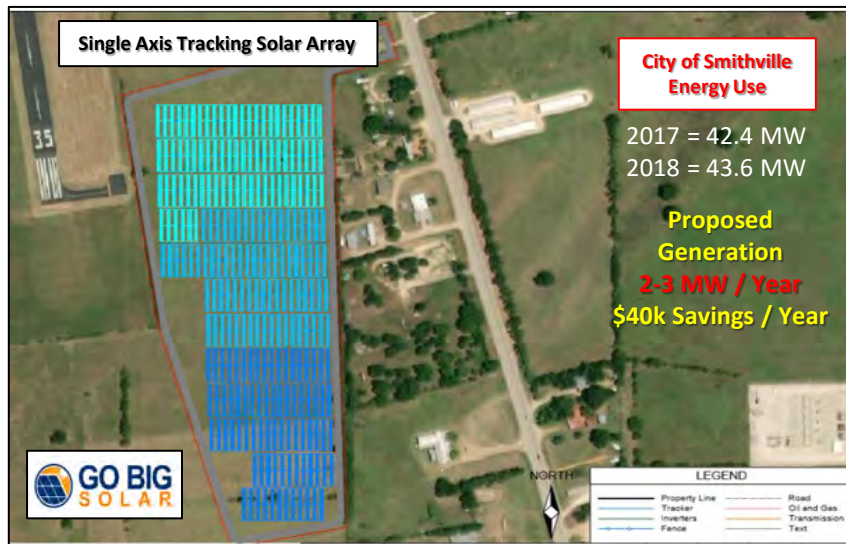
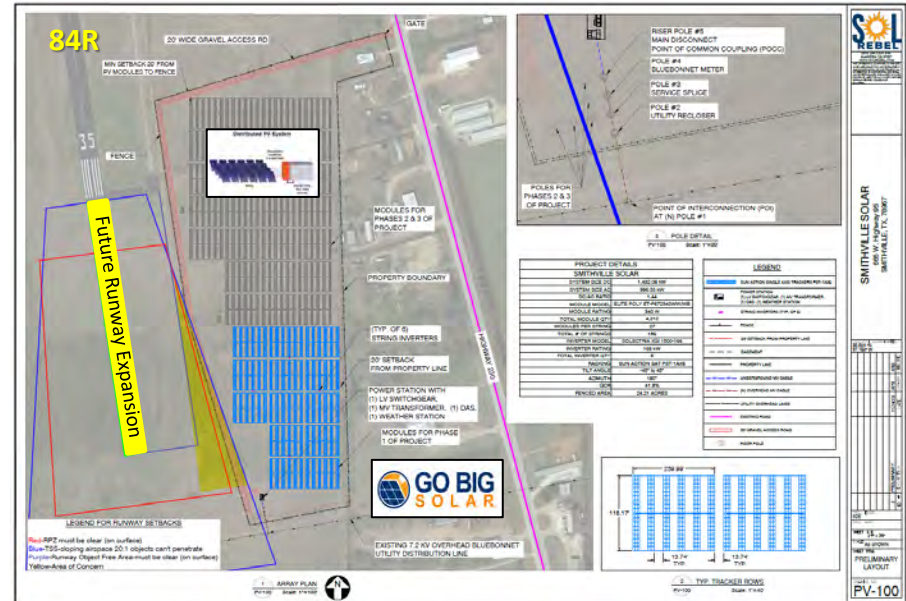
- Construction **COMPLETED**. Both families have moved-in.
- These homes are the 20th and 21st Home Grant homes constructed in Smithville since 2003.

Current Development Projects

PENDING

Go Big Solar

- 1-MW Solar Installation
- 24-acre tract off of Loop 230
- **\$1.6M Developer Investment**
- City can purchase up to 15% of Load
- 25-Yr. Power Purchase Agreement (PPA)
- Property Located Outside City Limits
- Voluntary Annexation per 380 Eco Dev



STATUS:

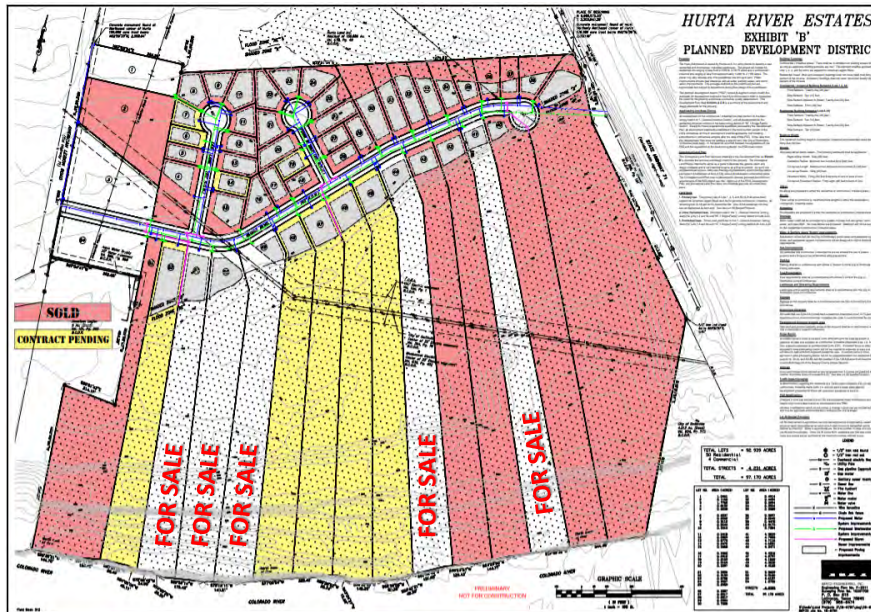
- Project reviewed and approved by LCRA and Bluebonnet Electric Co-operative (BBEC)
- 380 Eco Development Agreement and Interconnect Agreement pending
- PPA terms and conditions (including price per kWh) approved by Smithville City Council in December 2019.
- CONSTRUCTION START: **DECEMBER 2020**

Current Development Projects

UNDER
CONSTRUCTION

Hurta River Estates

- 97-Acre Subdivision – 50 Homes
- **Est. Value = \$15,000,000**
- Lot Sizes Range from .25-12.0 Acres
- Zoning – Planned Development District (PDD) in December 2017
- Infrastructure Construction
Start Date: July 2018
- End Date: February 2019 – **COMPLETE!**



ECD: December 2022 (All Lots Sold)

ISSUES: None

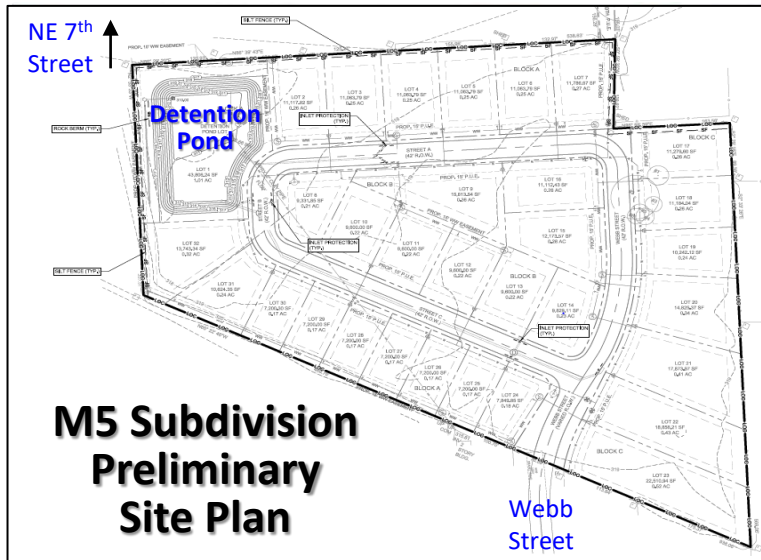
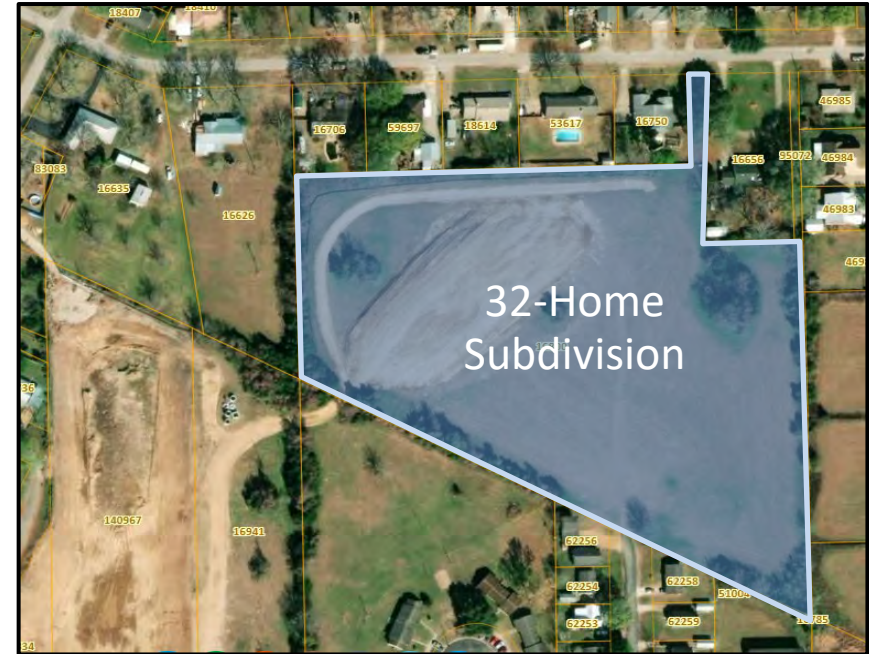
STATUS: Infrastructure (utilities and roads) 100% complete. Majority of Lots SOLD or have contracts PENDING.

Current Development Projects

PENDING

M5 Subdivision

- 10.65-acre Subdivision – 32 homes
- Zoning: Single-Family (SF1)
- **Estimated Value = \$7,200,000**
- \$1.5M Developer Investment
- Target Price Range = \$225-285k
- Construction Start: **December 2020**
- Construction End: Fall 2021



ISSUES:

- Final design still under review by 3rd Party

STATUS:

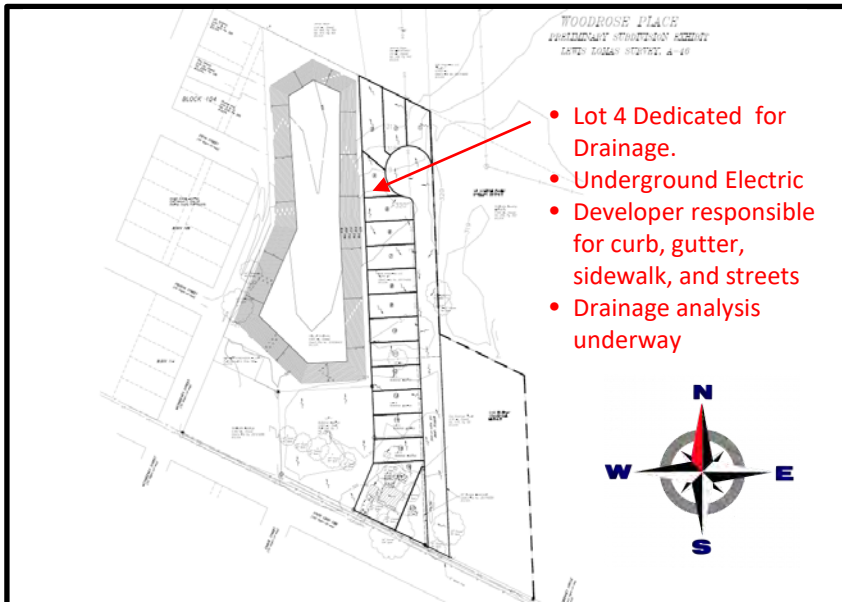
- Must address drainage via on-site detention. Post development flow must be equal to (or less than) pre-development flow.
- Construction Plan and Building Permit pending review / approval by City.

Current Development Projects

PENDING

Woodrose Place Subdivision

- 3-acre Subdivision – 14 homes
- Zoning: Single-Family (SF1)
- **Estimated Value = \$3,375,000**
- \$1.5M Developer Investment
- Target Price Range = \$200-225k
- Construction Start: **Spring 2021**
- Construction End: Fall 2022



ISSUES:

- Must address drainage. Post development flow must be = /< pre-development flow.
- 7th Street residents concerned

STATUS:

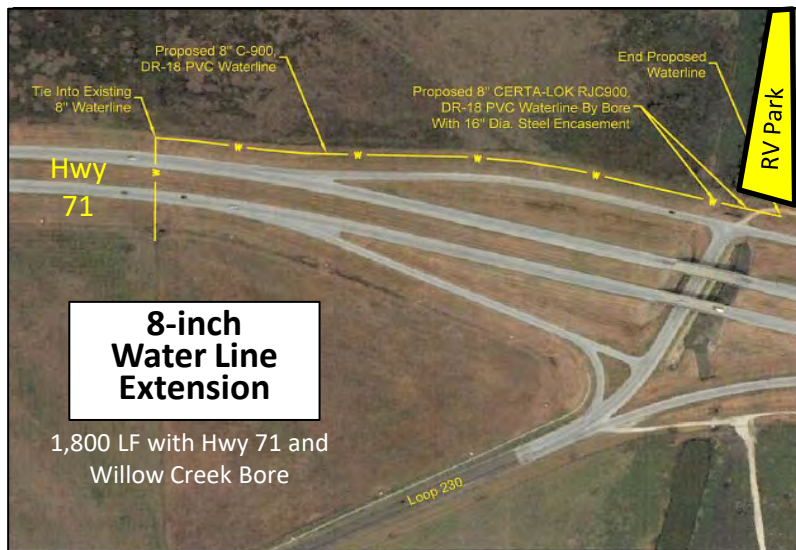
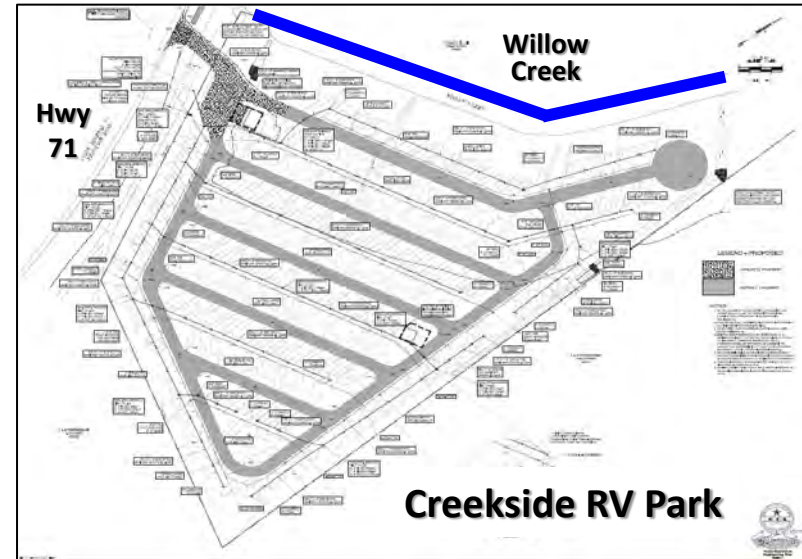
- P&Z recommended approval of variance requests and preliminary plat on 8/4/20.
- Council approved requests on 8/10/20.
- **Drainage design must pass 3rd Party review before permit will be issued.**

Current Development Projects

PENDING

Creekside RV Park

- 179 Space RV Park
- 16-acre tract Hwy 71 East & Loop 230
- **\$1.5-2.0M Developer Investment**
- Development plans approved by County
- City to provide all utility services
- Increase tourism / short-term lodging
- Construction Start: **TBD**
- Construction End: **TBD**



ISSUES:

- Water extension (outside City Limits) requires Council approval.

STATUS:

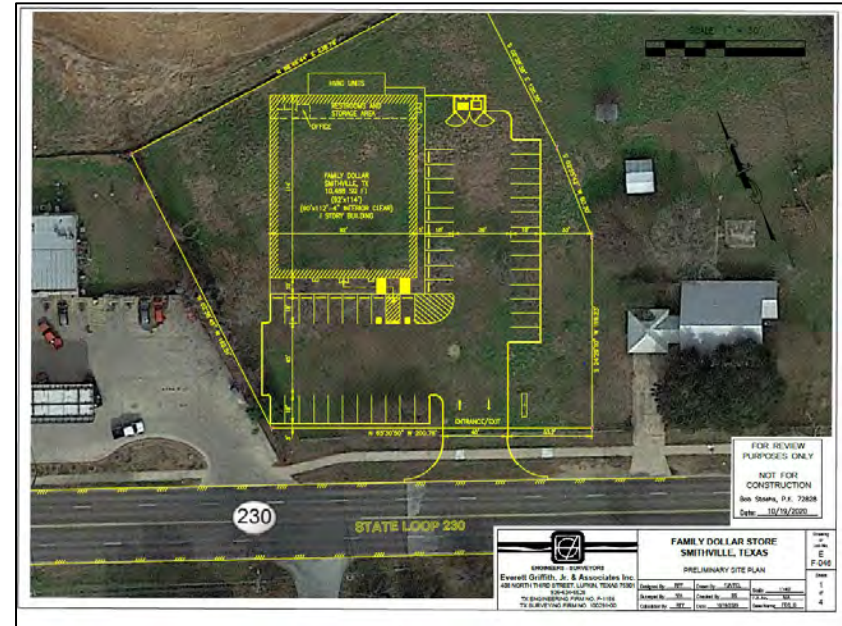
- Water extension (outside City Limits) approved by City Council on 10/21/19.
- Construction of water line extension pending.

Current Development Projects

PENDING

Family Dollar Store

- 1.29-acre tract Loop 230
- Zoned C3 (Highway Commercial)
- **\$1.0-1.5M Developer Investment**
- City to provide all utility services
- Direct competition to Dollar General
- Construction Start: TBD
- Construction End: TBD



ISSUES:

- TXDOT permit needed for Driveway Access off of Loop 230.
- Must address drainage. Post development flow must be = /< pre-development flow.

STATUS:

- No official plans submitted yet for 3rd Party review by City.

Current Development Projects

PENDING

Chamber / RR Museum

- Chamber Offices / RR Museum / Visitor Center destroyed by arson fire – 3/24/19
- Temporary office opened @ 100 Main
- Building Committee established
- **\$175k estimated cost to rebuild**
- Demo of old structure - COMPLETE
- Select Architect Firm - COMPLETE
- Preliminary Design - COMPLETE



ISSUES: None to Report

STATUS:

- Insurance payment received.
- Building plans are being developed
- UPRR approval received August 2020
- Rebuild will be managed by City
- Final Design and ADA approval pending

City of Smithville State of the City Update

Wednesday, October 28, 2020



City of Smithville State of the City Update

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Number

1

**TODAY IS
NATIONAL FIRST
RESPONDER'S
APPRECIATION
DAY**



City of Smithville State of the City Update

Wednesday, October 28, 2020

2

Number

**DISABLED PERSONS
AND PERSONS 65-
YEARS AND OLDER
ARE ELIGIBLE FOR
CITY HOMESTEAD
TAX EXEMPTION**



- City Council Approved **\$10,000 Homestead Tax Exemption** - June 2020.
- Qualified Person(s) must file for Exemption on January 1, 2021 through BCAD.

City of Smithville State of the City Update

Wednesday, October 28, 2020

Number

3

CITY SIGNED 1-YEAR AGREEMENT WITH PHI AIR MEDICAL, LLC FOR "NO COST" EMERGENCY AIR TRANSPORT OF ANY CITIZEN LIVING INSIDE CITY LIMITS

PHI Air Medical, LLC



- Average cost of emergency air ambulance transport is **\$45-50k**.
- City Council Approved 1-Yr Service Agreement (\$13k) in April 2020.
- Five (5) citizens transported YTD.

City of Smithville State of the City Update

Wednesday, October 28, 2020

Number

4

PER CITY ORDINANCE
2811-461 - ALL
POLITICAL SIGNS
MUST BE REMOVED
WITHIN 7-DAYS AFTER
AN ELECTION



- Early voting ends @ 7:00 pm on **Friday, October 30, 2020**
- Election Day is **Tuesday, November 3, 2020** (7:00 am to 7:00 pm).
- All political signs within the city limits must be removed 7-days after an election.

City of Smithville State of the City Update

Wednesday, October 28, 2020

5

Number

**CHANGE
IS A
UNIVERSAL
CONSTANT**

STAY INFORMED
↓
GET INVOLVED
↓
MAKE A DIFFERENCE

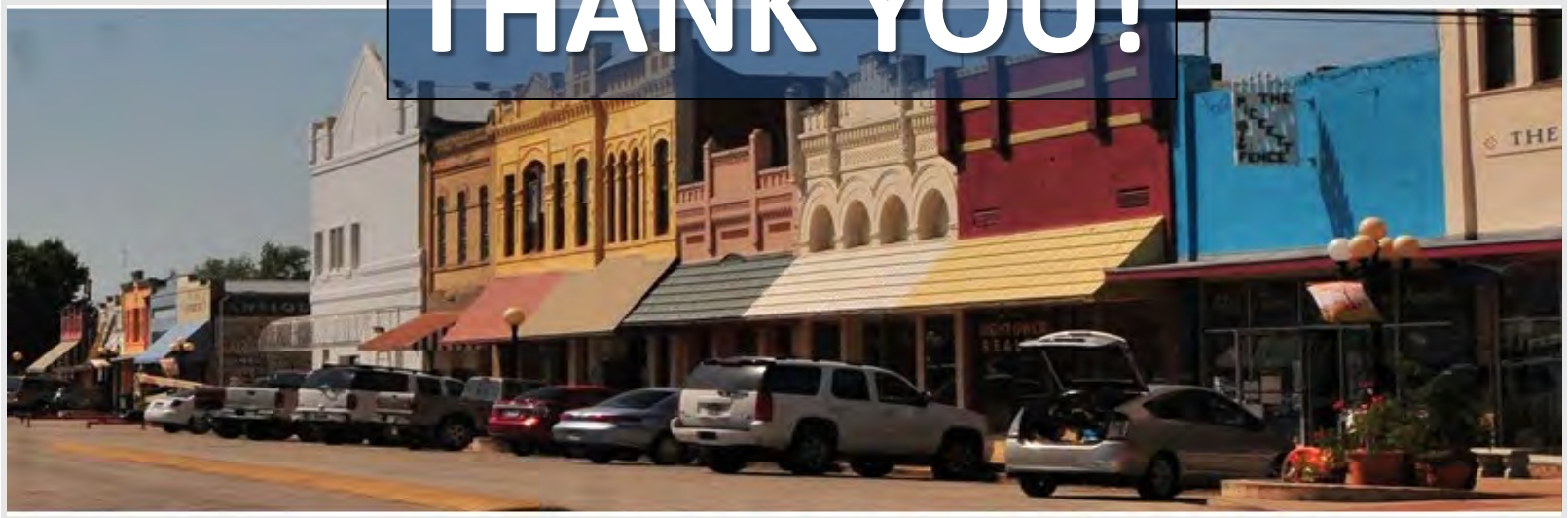
- We must manage growth in a manner that preserves and protects our small town look, charm, and feel without jeopardizing our “uniqueness”.
- People are our most valuable asset.

Questions???





THANK YOU!



Chamber of Commerce Quarterly Luncheon



City of Smithville State of the City Update

Wednesday, October 28, 2020

BACK UP

4th Avenue Bridge Demolition and Reconstruction



\$1.4M Bridge Built in 9-months. Funded by TXDOT.
Cost to City = \$6.5k Administrative Match + \$45k in Utilities Relocation



Chamber of Commerce Quarterly Luncheon



St. David's Foundation "Parks With A Purpose" Playground Equipment @ MLK Park



Chamber of Commerce Quarterly Luncheon



NEA Grant for Wayfinding Signs Along Loop 230 & Hwy 71



Chamber of Commerce Quarterly Luncheon

