

# 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 [4<sup>th</sup> 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

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<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 2<sup>nd</sup> 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



Chamber of Commerce Quarterly Luncheon

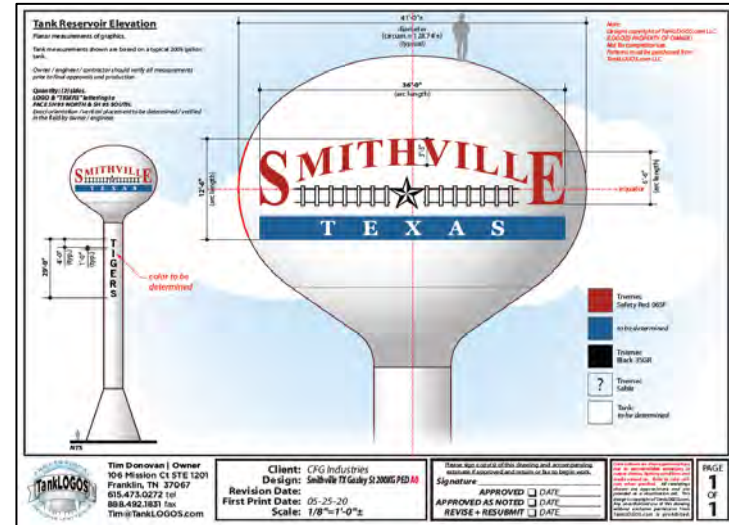


# Current Infrastructure Projects

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**

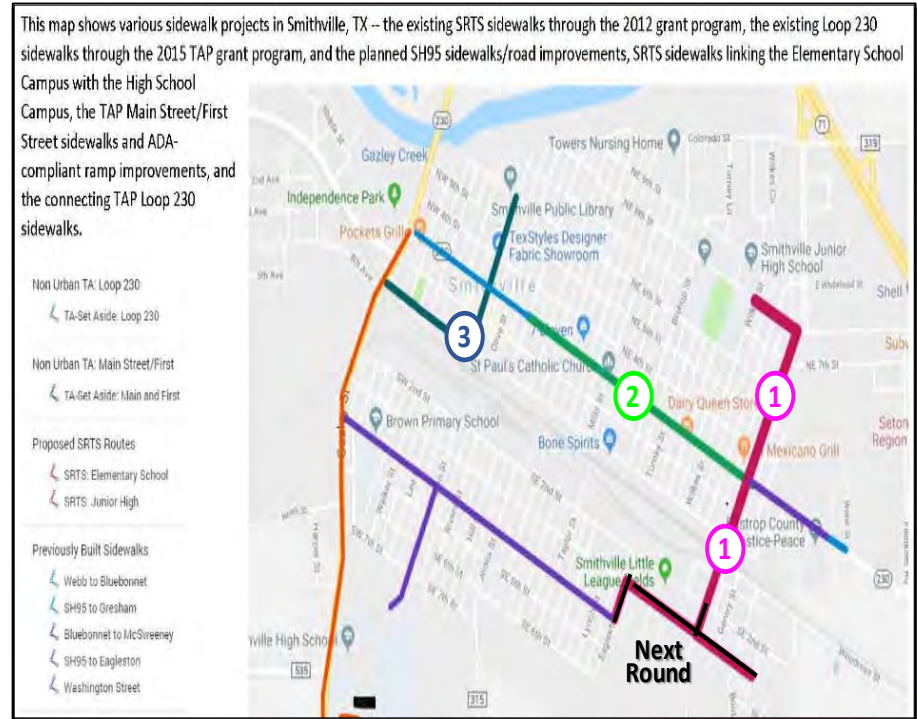
# Current Infrastructure Projects

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 8<sup>th</sup> 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 1<sup>st</sup> 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 2<sup>nd</sup> 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

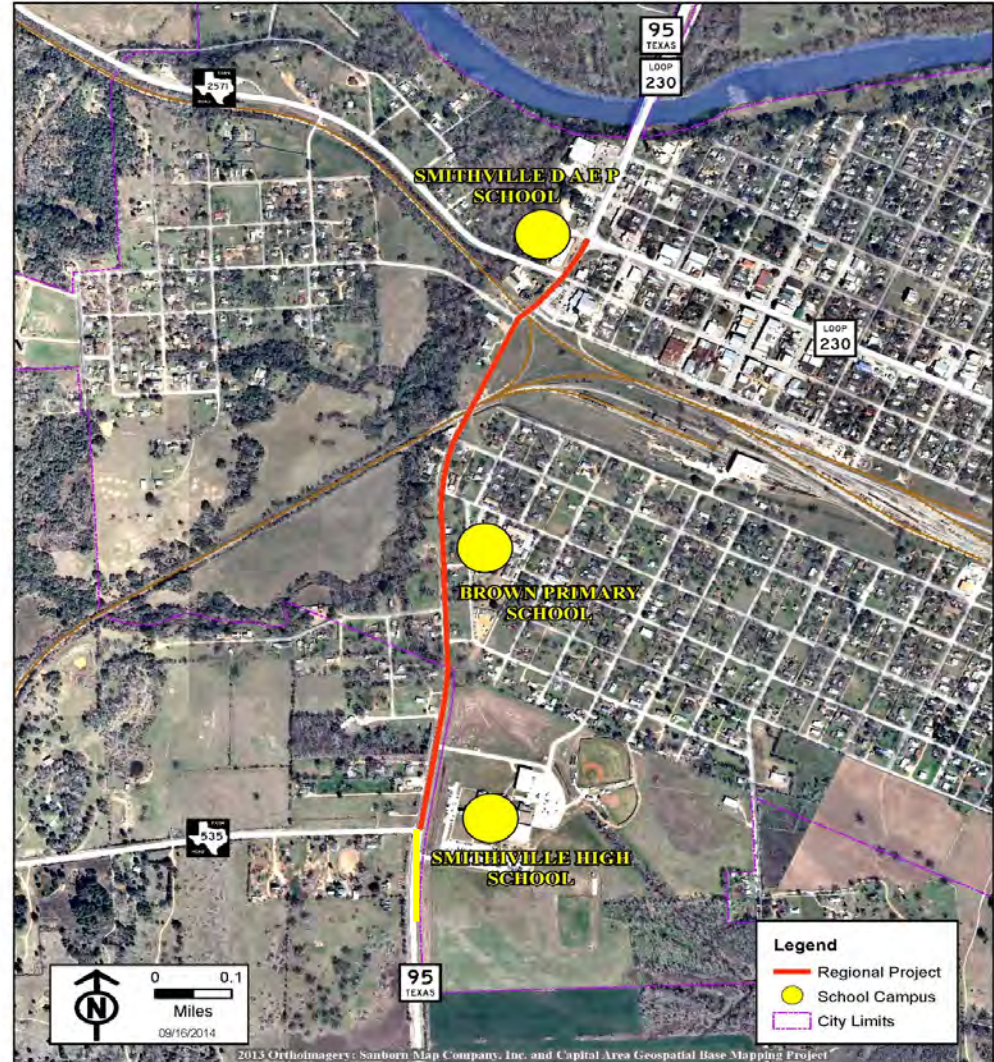
## TRANSPORTATION

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 2<sup>nd</sup> Street Drainage Improvement Project

**DR-4416  
2<sup>nd</sup> 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



307 Yeager



207 Gentry

### ISSUES:

None

### STATUS:

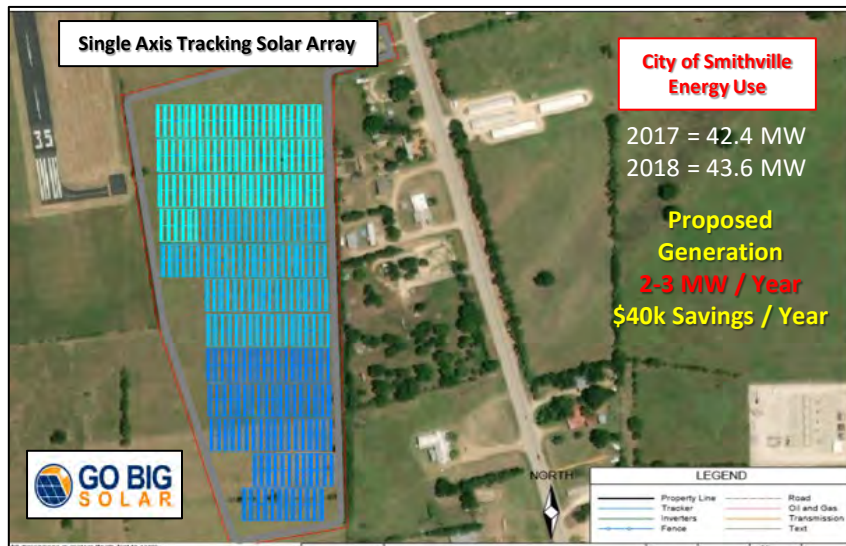
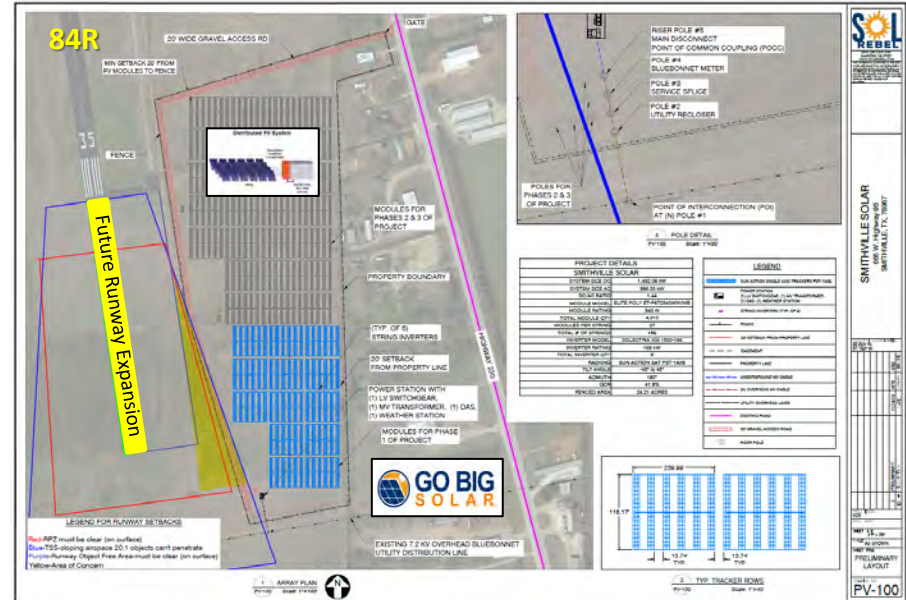
- Construction **COMPLETED**. Both families have moved-in.
- These homes are the 20<sup>th</sup> and 21<sup>st</sup> Home Grant homes constructed in Smithville since 2003.

# 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:

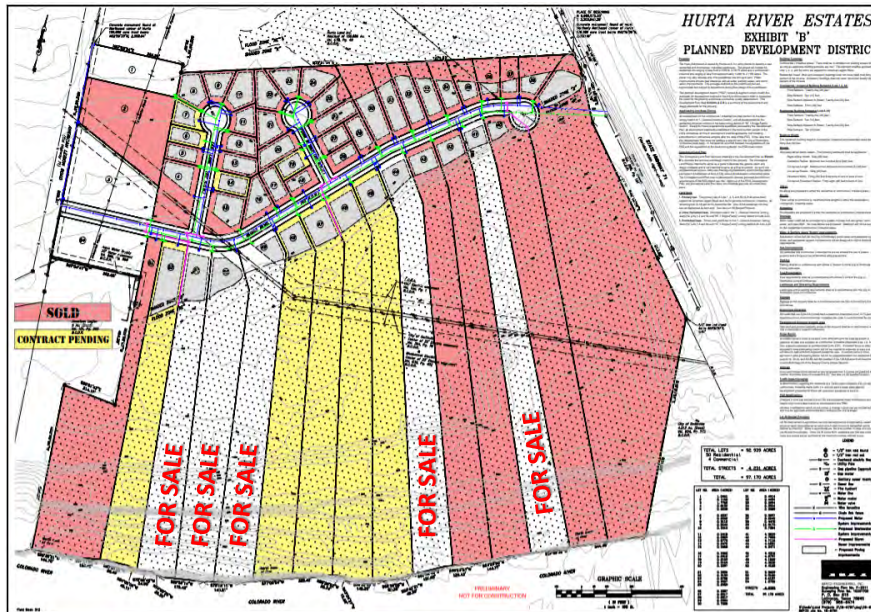
- Project reviewed and approved by LCRA and Bluebonnet Electric Co-operative (BBEC)
- 380 Eco Development Agreement and Interconnect Agreement pending
- PPA terms and conditions (including price per kWh) approved by Smithville City Council in December 2019.
- CONSTRUCTION START: **DECEMBER 2020**

# 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

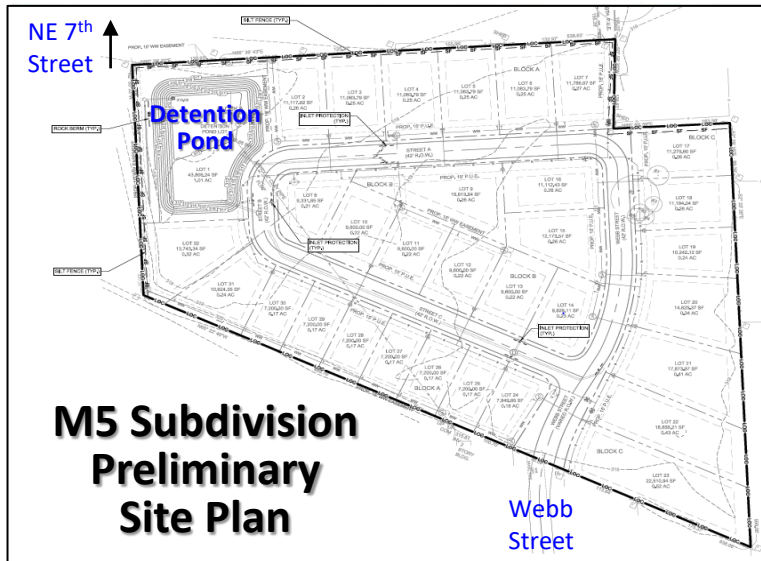
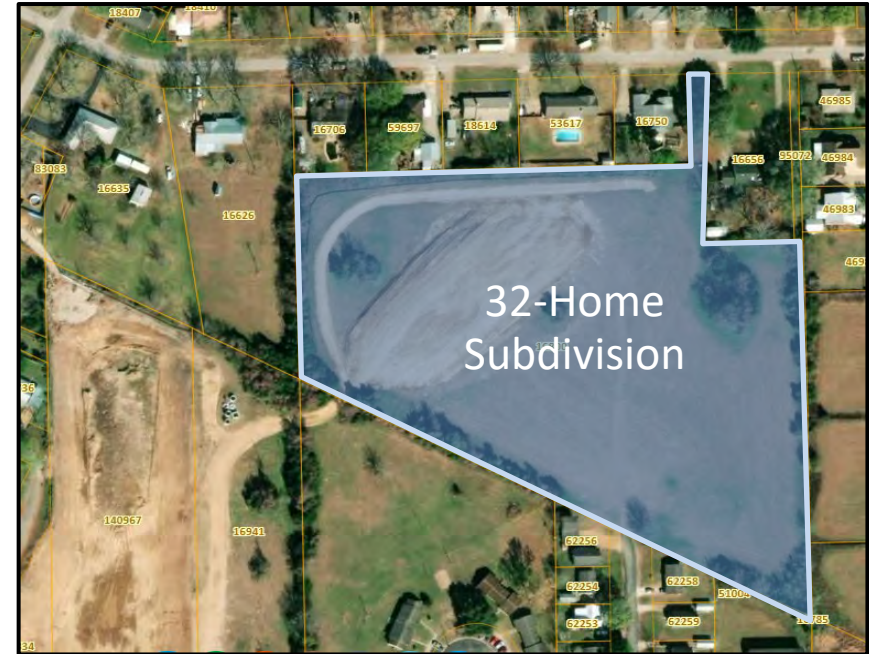
**STATUS:** Infrastructure (utilities and roads) 100% complete. Majority of Lots SOLD or have contracts PENDING.

# 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 3<sup>rd</sup> Party

### STATUS:

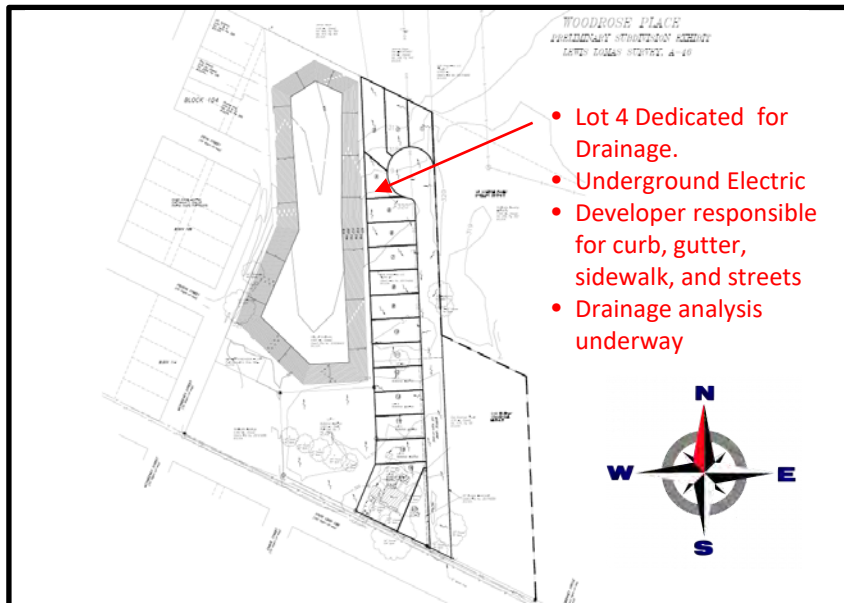
- Must address drainage via on-site detention. Post development flow must be equal to (or less than) pre-development flow.
- Construction Plan and Building Permit pending review / approval by City.

# 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.
- 7<sup>th</sup> Street residents concerned

### STATUS:

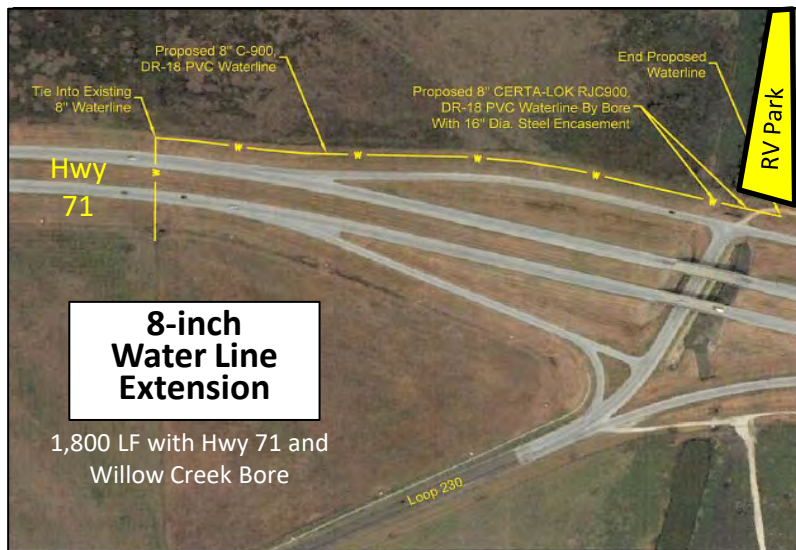
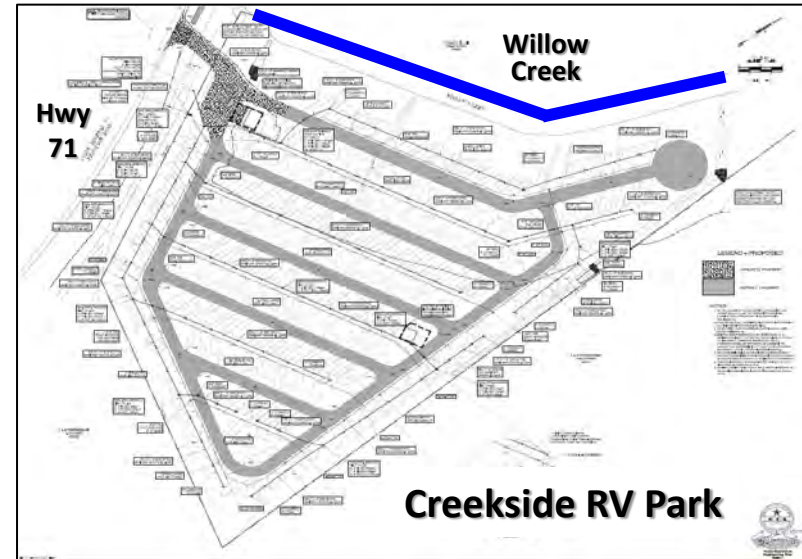
- P&Z recommended approval of variance requests and preliminary plat on 8/4/20.
- Council approved requests on 8/10/20.
- **Drainage design must pass 3<sup>rd</sup> Party review before permit will be issued.**

# 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.

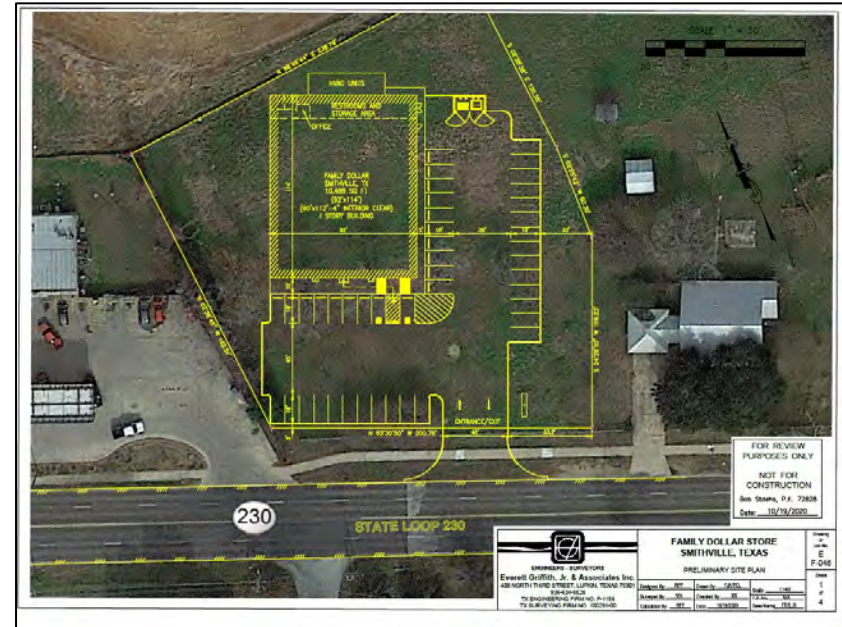


# Current Development Projects

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 3<sup>rd</sup> 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

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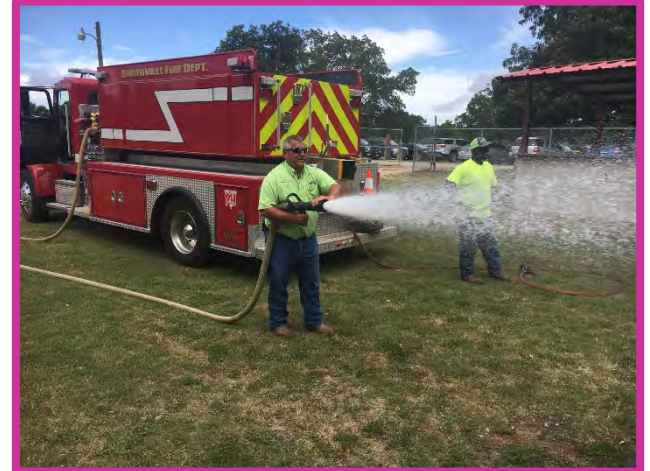
# City of Smithville State of the City Update

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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.

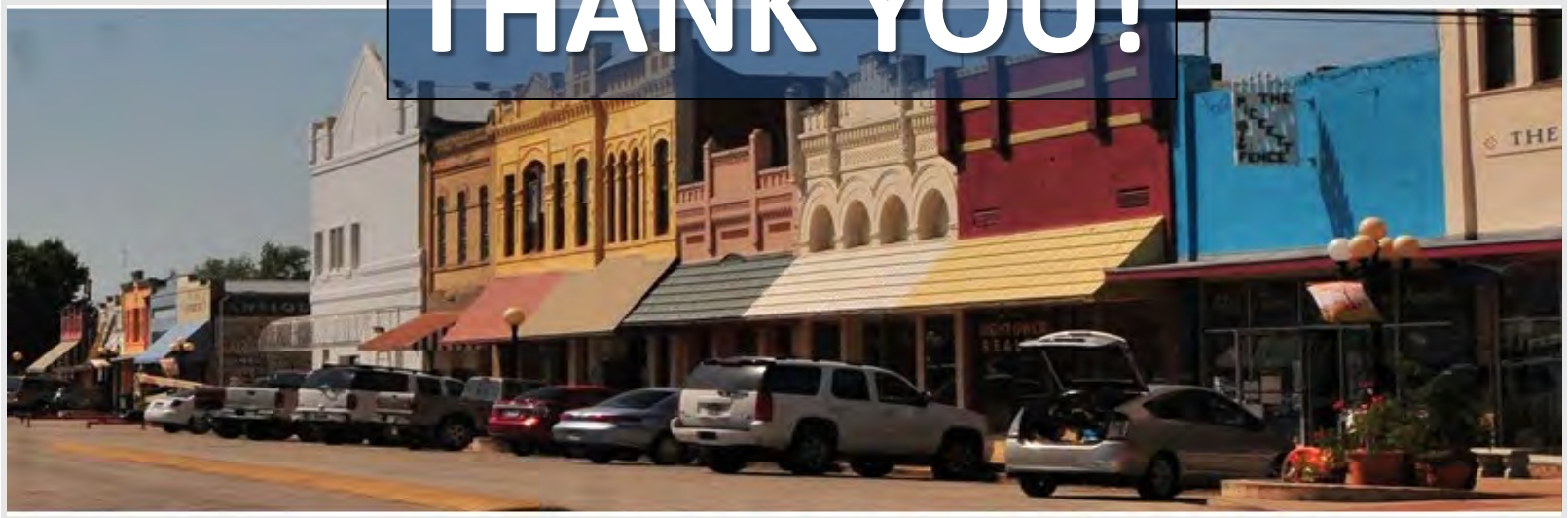


# Questions???





**THANK YOU!**



Chamber of Commerce Quarterly Luncheon



# City of Smithville State of the City Update

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# BACK UP

# 4<sup>th</sup> 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

