

**Meeting Minutes of the  
Governing Body of the  
City of Georgetown, Texas  
Tuesday, April 27, 2021**

Prior to calling the meeting to order an invocation was performed by Tim Hammontree, Worship Pastor at Grace Bible Church.

The Georgetown City Council will meet on Tuesday, April 27, 2021 at 6:00 PM via Teleconference

The City of Georgetown is committed to compliance with the Americans with Disabilities Act (ADA). If you require assistance in participating at a public meeting due to a disability, as defined under the ADA, reasonable assistance, adaptations, or accommodations will be provided upon request. Please contact the City Secretary's Office, at least three (3) days prior to the scheduled meeting date, at (512) 930-3652 or City Hall at 808 Martin Luther King, Jr Street for additional information; TTY users route through Relay Texas at 711.

Mayor Schroeder called the meeting to order at 6:04 p.m. The following Council Members were in attendance: Mayor Josh Schroeder; Mary Calixtro, Council Member District 1; Shawn Hood, Council Member District 2; Mike Triggs, Council Member District 3; Steve Fought, Council Member District 4; Kevin Pitts, Council Member District 5; Rachael Jonrowe, Council Member District 6; and Tommy Gonzalez, Council Member District 7. All Council Members were present via videoconferencing and a roll call was performed.

### **Regular Session**

(This Regular session may, at any time, be recessed to convene an Executive Session for any purpose authorized by the Open Meetings Act, Texas Government Code 551.)

#### **A. Call to Order**

##### **Pledge of Allegiance**

##### **Comments from the Mayor**

- Winter Storm recognition for Electric, Public Works and Building Inspections

##### **Announcements**

##### **Action from Executive Session**

Motion by Pitts to approve a 2% merit salary increase and \$650 lump sum merit for David Morgan as City Manager effective May 10, 2021; and to authorize an incentive payment to David Morgan as City Manager in October 2021 consistent with the terms in David's employment agreement, second by Gonzalez.

Calixtro – Yes

Hood – Yes

Triggs – Yes

Fought – Yes

Pitts – Yes

Jonrowe – Yes

Gonzalez – Yes

**Approved 7-0.**

### **Public Wishing to Address Council**

On a subject that is posted on this agenda: Please fill out a speaker registration form which can be found on the table at the entrance to the Council Chamber. Clearly print your name and the letter of the item on which you wish to speak and present it to the City Secretary on the dais, prior to the start of the meeting. You will be called forward to speak when the Council considers that item. Only persons who have delivered the speaker form prior to the meeting being called to order may speak. Speakers will be allowed up to three minutes to speak.

On a subject not posted on the agenda: An individual may address the Council at a regular City Council meeting by contacting the City Secretary no later than noon on the Wednesday prior to the Tuesday meeting, with the individual's name and a brief description of the subject to be addressed. Only those persons who have submitted a timely request will be allowed to speak. The City Secretary can be reached at (512) 931-7715 or [cs@georgetown.org](mailto:cs@georgetown.org). Speakers will be allowed up to three minutes to speak.

B. At the time of posting no one had signed up to speak.

### **Statutory Consent Agenda**

The Statutory Consent Agenda includes non-controversial and routine items that may be acted upon with one single vote. An item may be pulled from the Consent Agenda in order that it be discussed and acted upon individually as part of the Regular Agenda.

- C. Consideration and possible action to approve the minutes of the Workshop and Regular Meetings held on March 23, 2021 and April 13, 2021 -- Robyn Densmore, City Secretary
- D. Consideration and possible action to accept the findings of the Council Compensation Committee -- Robyn Densmore, City Secretary
- E. Consideration and possible action to remove Bill Sattler from the Georgetown Electric Utility Board -- Mayor Josh Schroeder
- F. Consideration and possible action to appoint Robert Case as Chair of the Georgetown Electric Utility Board -- Mayor Josh Schroeder

- G. Consideration and possible action to appoint Benjamin Butler to the Georgetown Electric Utility Board -- Mayor Josh Schroeder
- H. Consideration and possible action to ratify the agreement with Accenture, LLP, the successor in interest to Sierra-Cedar, Inc., for Workday Enterprise Resource Planning software and to approve a change order in the amount of \$9,000.00 for system support activities with a total not to exceed amount of \$52,200.00 -- Leigh Wallace, Finance Director
- I. Consideration and possible action to approve a funding agreement between the City of Georgetown and Habitat for Humanity of Williamson County for the administration of the City's Home Repair Program, in a total amount not to exceed \$75,000.00 -- Susan Watkins, Housing Coordinator
- J. Consideration and possible action to authorize the City Manager to sign an agreement to accept the FY2020 Community Development Block Grant (CDBG) grant funds allocated by Williamson County for engineering and construction of a water and wastewater line at 502 W. 21st Street -- Susan Watkins, AICP, Neighborhood & Housing Program Manager
- K. Consideration and possible action to authorize the City Manager to sign an agreement to accept the FY2020 Community Development Block Grant (CDBG) grant funds allocated by Williamson County for the Home Repair Program -- Susan Watkins, AICP, Housing Coordinator
- L. Consideration and possible action to authorize the City Manager to execute a TIPs (Texas Interlocal Purchasing System) Contract with Basic IDIQ, Inc of Austin, Texas for the Demolition, Remediation, and Reconstruction of environmentally affected areas of the Recreation Center Natatorium, in the not to exceed amount of \$220,726.32 -- Eric Johnson, Facilities Director
- M. Consideration and possible action on an amendment to Task Order RPS-13-001 in the amount of \$88,550.00 for professional design services related to FM971 (Austin to Gann) -- Wesley Wright, PE, Systems Engineering Director
- N. Consideration and possible action on an amendment to Task Order RPS-14-001 in the amount of \$61,075.00 for professional design services related to Northwest Blvd Bridge (Rivery to Austin Ave) -- Wesley Wright, PE, Systems Engineering Director
- O. **Forwarded from Georgetown Water Utility Advisory Board (GWUAB):**  
Consideration and possible action to approve a contract amendment with Bruce Flanigan Construction, Inc. of Belton, Texas for the relocating and lowering of two (2) existing waterlines that cross Hwy 183 in the amount of \$195,389.60 -- Wesley Wright, P.E., Systems Engineering Director
- P. **Forwarded from Georgetown Water Utility Advisory Board (GWUAB):**  
Consideration and possible action to award a contract to CFG Industries, LLC. of Magnolia, TX for the rehabilitation of the Southside Clearwell Roof Replacement and Rehab project for

the base bid in the amount of \$547,000.00 -- Wesley Wright, P.E., Systems Engineering Director

**Q. Forwarded from the Georgetown Water Utility Advisory Board (GWUAB):**

Consideration and possible action to approve a Consulting Services Contract with NewGen Strategies and Solutions to conduct a study related to a water rate study and model deliverable in an amount not to exceed \$131,600.00 -- Chelsea Solomon, Water Utility Director

**R. Forwarded from the Georgetown Transportation Enhancement Corporation (GTEC):**

Consideration and possible action to formally terminate an agreement between the City and GTEC related to the funding of the Mays Street/Rabbit Hill project -- Laurie Brewer, Assistant City Manager

Motion by Pitts to approve the Consent Agenda as presented, second by Triggs.

Calixtro – Yes

Hood – Yes

Triggs – Yes

Fought – Yes

Pitts – Yes

Jonrowe – Yes

Gonzalez – Yes

**Approved 7-0.**

## **Legislative Regular Agenda**

- S. Consideration and possible action to approve on first and final reading an "Ordinance Authorizing the Issuance of City of Georgetown, Texas General Obligation Bonds, Series 2021; Levying an Ad Valorem Tax in Support of the Bonds; Approving an Official Statement, a Paying Agent/Registrar Agreement and Other Related Documents; Awarding the Sale of the Bonds; and Authorizing Other Matters Relating to the Issuance of the Bonds" -- Leigh Wallace, Finance Director

Wallace presented the item and noted that also on call were Jennifer Ritter and Richard Donahue for Items S, T, and U. She noted that this item was part of the City's annual debt sale and this bond is a for capital projects from the voter approved 2008 Parks Bond and 2015 Transportation Bond totaling \$7.9 million. Wallace reviewed the following responses:

**\$7,520,000 General Obligation Bonds, Series 2021**

Rank	Firm	Location	Bid Received	True Interest Cost (TIC)
1	FHN Financial Capital Markets	New York, NY	10:29:05 AM	1.684315%
2	The Baker Group	Oklahoma City, OK	10:29:20 AM	1.687151%
3	BOK Financial Securities, Inc.	Dallas, TX	10:27:24 AM	1.689214%
4	Robert W. Baird & Co., Inc.	Red Bank, NJ	10:26:38 AM	1.695820%
5	Huntington Securities, Inc.	Chicago, IL	10:29:05 AM	1.721206%
6	Raymond James & Associates, Inc.	Memphis, TN	10:27:19 AM	1.755942%
7	RBC Capital Markets	New York, NY	10:28:21 AM	1.772516%
8	HilltopSecurities	Dallas, TX	10:29:24 AM	1.848473%

Wallace read the caption.

Council had no questions or comments.

Motion by Pitts to approve the item as presented, second by Triggs.

Calixtro – Yes

Hood – Yes

Triggs – Yes

Fought – Yes

Pitts – Yes

Jonrowe – Yes

Gonzalez – Yes

**Approved 7-0.**

- T. Consideration and possible action to approve on first and final reading an "Ordinance Authorizing the Issuance of City of Georgetown, Texas Combination Tax and Revenue Certificates Of Obligation, Series 2021; Levying an Ad Valorem Tax and Pledging Certain Revenues in Support of the Certificates; Approving an Official Statement, a Paying Agent/Registrar Agreement and Other Related Documents; Awarding the Sale of the Certificates and Authorizing Other Matters Relating to the Certificates" -- Leigh Wallace, Finance Director

Wallace presented the item and noted that this bond is for items that were not voter approved and total \$24.7 million of both property tax and self-supported projects for equipment and facility improvements and expansions. She then reviewed the following:

\$22,400,000 Combination Tax & Revenue Certificates of Obligation, Series 2021

Rank	Firm	Location	Bid Received	True Interest Cost (TIC)
1	BOK Financial Securities, Inc.	Dallas, TX	10:59:13 AM	1.571276%
2	Robert W. Baird & Co., Inc.	Red Bank, NJ	10:55:22 AM	1.612596%
3	FHN Financial Capital Markets	New York, NY	10:59:48 AM	1.627402%
4	RBC Capital Markets	New York, NY	10:58:37 AM	1.641413%
5	Citigroup Global Markets Inc.	Los Angeles, CA	10:50:52 AM	1.651110%
6	Huntington Securities, Inc.	Chicago, IL	10:56:19 AM	1.653437%
7	Raymond James & Associates, Inc.	Memphis, TN	10:58:57 AM	1.654859%
8	HilltopSecurities	Dallas, TX	10:59:44 AM	1.732205%
9	Piper Sandler & Co	Minneapolis, MN	10:59:57 AM	1.736827%

Wallace read the caption.

Council had no questions or comments.

Motion by Pitts to approve the item as presented, second by Triggs.

Calixtro – Yes

Hood – Yes

Triggs – Yes

Fought – Yes

Pitts – Yes

Jonrowe – Yes

Gonzalez – Yes

**Approved 7-0.**

- U. Consideration and possible action to approve on first and final reading an “Ordinance authorizing the issuance of City of Georgetown, Texas General Obligation Refunding Bonds, Series 2021: Levying of an ad valorem tax in support of the bonds; Approving paying agent/registrar agreement, a purchase agreement, and an escrow agreement; Establishing procedures for selling and delivering the bonds; and authorizing other matters relating to the bonds” -- Leigh Wallace, Finance Director

Wallace presented the item for refunding 2012 General Obligation bonds to refinance for a lower rate. She added that the refunding would lead to savings over the remaining 10 years of the bond.

Wallace read the caption.

Pitts asked for the total of the original bond. Ritter responded that the City is refunding \$20,095,000. Pitts asked what the previous rate had been. Ritter responded that there are

variety of rates from 2.5% to 6.25%. She added that 3% to 3.69% is being replaced by 1.69% to generate savings. Pitts asked about the total savings and the possibility of future bonds this fiscal year. Ritter responded that there are options for bond related to electric. Pitts noted excess funds and his desire to pay down debt. He noted his concern not being able to pay down the debt later this year. Wallace responded that paying down debt was discussed, and all options are still available for the fund balance. She added those dollars could be used to offset issuing any new debt. Wallace noted the Road Bond that was on the May election which could lead to a summer debt sale if passed.

Motion by Fought to approve the item as presented, second by Calixtro.

Calixtro – Yes

Hood – Yes

Triggs – Yes

Fought – Yes

Pitts – Yes

Jonrowe – Yes

Gonzalez – Yes

**Approved 7-0.**

- V. Public Hearing and First Reading of an Ordinance on a request for a Zoning Map Amendment to rezone 48.644 acre tract of land located in the Antonio Flores Survey, Abstract No. 235, patented in conflict with the Orville Perry Survey, Abstract 10, Williamson County, Texas, from the Residential Single-Family (RS) and Public Facility (PF) zoning districts to the Public Facility (PF) and Industrial (IN) zoning districts, for the property generally located at the western corner of North College Street and W L Walden Drive -- Sofia Nelson, CNU-A, Planning Director

Nelson presented the item and reviewed the Location Map, Aerial Map, Future Land Use/Overall Transportation Plan Map, Institutional (I) zoning designation explanation, Land use ratios for Institutional (I) zoning designation, Zoning Map, Public Facilities (PF) zoning designation explanation, what is allowed in Public Facilities zoning by right, with limitations, and with an SUP, Industrial zoning designation explanation, and what is allowed in Industrial zoning by right, with limitations, and with an SUP. She noted that the application complies with all rezoning criteria of UDC Section 3.06.030 and at their April 20, 2021 meeting, the Planning and Zoning Commission recommended approval of the request with a 6-0 vote.

Nelson read the caption.

Council had no questions or comments.

Mayor Schroeder opened and closed the public hearing at 6:34 p.m. as there were no speakers.

Motion by Hood to approve the item as presented, second by Gonzalez.

Calixtro – Yes

Hood – Yes

Triggs – Yes

Fought – Yes

Pitts – Yes

Jonrowe – Yes

Gonzalez – Yes

**Approved 7-0.**

- W. Public Hearing and First Reading of an Ordinance on a request for a Zoning Map Amendment to rezone Lots 1 and 2, Block 22, Glasscock Addition, from the Residential Single-Family (RS) zoning district to the Mixed-Use Downtown (MU-DT) zoning district, and from the Old Town Historic Overlay zoning district to the Downtown Historic Overlay zoning district, for the property generally located at 1004 S Church St -- Sofia Nelson, CNU-A, Planning Director

Nelson presented the item and reviewed the Location Map, Aerial Map, Future Land Use/Overall Transportation Plan Map, Mixed Density Neighborhood (MDN) zoning designation explanation, Special Area (SA) zoning designation explanation, land use ratios for Mixed Density Neighborhood (MDN) zoning designation, Zoning Map, Mixed Use Downtown (MU-DT) zoning designation explanation, Downtown Overlay District zoning designation explanation, comparison of Old Town Overlay versus Downtown Overlay, what is allowed in Mixed-Use Downtown zoning by right, with limitations, and with an SUP, Sanborn Fire Insurance Maps, and historic photos of 1004 Church Street. She noted that the application complies or partially complies with all rezoning criteria of UDC Section 3.06.030, and that the application complies or does not comply with all rezoning criteria of UDC Section 3.06.060. Nelson stated that public notifications were sent to 21 property owners within the 300-foot buffer and notice was placed in Williamson County Sun Newspaper on March 21, 2021; signs posted on the property; and to date, staff has received zero written comments in favor and two written comments opposed. She stated that at their March 25, 2021 meeting, the Historic and Architectural Review Commission recommended approval of the request for rezoning to the Downtown Overlay District with a 3-1 vote; and at their April 6, 2021 meeting, the Planning and Zoning Commission recommended approval of the request with a 4-3 vote.

Nelson read the caption.

Discussion between Nelson and Council related to parking requirements; current use of single family home; what is required by UDC standards for the different overlay types; uses that might be more appropriate; possibility of applying for landmark status; and what improvements would require HARC review.

Mayor Schroeder opened and closed the public hearing at 6:58 p.m. as there were no speakers.

Motion by Gonzalez to approve the item as presented, second by Calixtro.



Jonrowe noted that she had concerns based on the staff report information, and considering all possibilities allowed by proposed zoning. She added that she is committed to preserving the unique nature of downtown, there are concerns with parking issue, and the house could possibly be worthy of landmark status.

Vote on motion made by Gonzalez:

Calixtro – No

Hood – Yes

Triggs – Yes

Fought – Yes

Pitts – Yes

Jonrowe – No

Gonzalez – Yes

**Approved 5-2 (Calixtro and Jonrowe against).**

- X. Public Hearing and First Reading of an Ordinance on a request for a Zoning Map Amendment to rezone approximately 0.141 acres (6, 160 sq. ft.), out of the Nicholas Porter Survey, Abstract No. 497, from the Townhouse (TH) zoning district to the Residential Single-Family (RS) zoning district, for the property generally located at 206 E Janis Drive -- Sofia Nelson, CNU-A, Planning Director

Nelson presented the item and reviewed the Location Map, Aerial Map, Future Land Use/Overall Transportation Plan Map, Zoning Map, Residential Single-Family (RS) zoning designation explanation, and what is allowed in Residential Single-Family zoning by right, with limitations, and with an SUP. She added that the application complies or partially complies with all rezoning criteria of UDC Section 3.06.030, and at their April 6, 2021 meeting, the Planning & Zoning Commission recommended Approval of the request with a 7-0 vote.

Nelson read the caption.

Mayor Schroeder opened the public hearing at 7:07 p.m.

Pauline Villarico raised her hand via Zoom, but staff was not able to hear her due to tech issues.

Mayor Schroeder closed the public hearing at 7:09 p.m.

Motion by Hood to approve the item as presented, second by Fought.

Calixtro – Yes

Hood – Yes

Triggs – Yes

Fought – Yes

Pitts – Yes

Jonrowe – Yes

Gonzalez – Yes

**Approved 7-0.**

- Y. Public Hearing and First Reading of an Ordinance on a request for a Zoning Map Amendment to rezone a 146.786 acre tract of land out of the Woodruff Stubblefield Survey, Abstract No. 556, from Agriculture (AG) to Planned Unit Development (PUD) with a base district of Residential Single-Family (RS), Low Density Multifamily (MF-1) and General Commercial (C-3) for the property generally located northeast of the Sam Houston Ave and Bell Gin Road intersection -- Sofia Nelson, CNU-A, Planning Director

Nelson presented the item and reviewed the Location Map, Aerial Map, Future Land Use/Overall Transportation Plan Map, Community Center (CC) zoning designation explanation, land use ratios for Community Center zoning designation, Regional Center (RC) zoning designation explanation, land use ratios for Regional Center zoning designation, Zoning Map, Planned Unit Development (PUD) zoning designation explanation, details of the Lawhon PUD, what is allowed in Residential Single-Family zoning by right, with limitations, and with an SUP comparison of PUD and Residential Single-Family zonings, what is allowed in Low Density Multi-Family (MF-1) zoning by right, with limitations, and with an SUP, comparison of PUD and Low Density Multi-Family zonings, what is allowed in General Commercial (C-3) zoning by right, with limitations, and with an SUP and how a PUD affects those uses, and a comparison of PUD and General Commercial zonings. She noted that the application complies or partially complies with all rezoning criteria of UDC Section 3.06.030 and then reviewed the Community Center and Regional Center zoning comparison. Nelson stated that the application partially complies or does not comply with all rezoning criteria of UDC Section 3.06.040 and noted the housing diversity current PUD language and staff recommendations. She added the following staff findings: direct conflict with the 2030 Comprehensive Plan and the City's vision for this particular corridor; approval of this PUD will hinder future residential development within the area and result in a complete reversal of the Community Center Future Land Use designations target ratio of land uses; there are several areas of the PUD that hold subjective language that reads more closely to a land use policy plan rather than an alternative zoning ordinance; the PUD displays conflicting land uses with the adjacent property, in terms of intensity and transition of uses; as Georgetown continues to grow and develop, the City has expressed its importance to preserved certain corridors for non-residential development, and this particular corridor within the southeastern portion of Georgetown has continuously been identified as an area intended to withhold a commercial and employment service land use; and utilities and the proposed Impervious Cover percentages are also of concern. Nelson stated that at their April 6, 2021 meeting, the Planning and Zoning Commission recommended approval of the request with a 5-2 vote.

Nelson read the caption.

General discussion between Council and Nelson related to what portion of the application does not comply; a possible trigger to require planning of commercial use; uses in the PUD and location of those uses; and utility standards.

Peter Verdicchio, representing the applicant, addressed the Council relating to the following: history of the property and Lawhon family; reason for request for a PUD; trying to balance what's in the City's Comp Plan with what has been heard in Council meetings and from Council members; components of the PUD; willingness to follow City standards, explanation of the conceptual site plan; types of intended housing; intended parkland; and the approval criteria for the rezoning.

Discussion among Mayor Schroeder, Verdicchio, and Nelson related to plan for getting utilities to the project; and the family's willingness to make a platted lot available on the marketplace.

Mayor Schroeder opened and closed the public hearing at 7:55 p.m. as there were no speakers.

Motion by Gonzalez to approve the PUD as submitted, with the exception of the utility portion to be reviewed by staff and brought back at second reading, second by Hood.

Calixtro – Yes

Hood – Yes

Triggs – Yes

Fought – Yes

Pitts – Yes

Jonrowe – Yes

Gonzalez – Yes

**Approved 7-0.**

- Z. Public Hearing and First Reading of an Ordinance approving a Development Agreement for the LCRA TSC Gabriel Substation, pertaining to a proposed expansion of an existing electric substation on approximately 24.03 acres generally located at 400 Stadium Drive -- Sofia Nelson, CNU-A, Planning Director

Nelson presented the item and reviewed the Location Map, Aerial Map, Zoning Map, Future Land Use/Overall Transportation Plan Map, standard UDC limitations for utility services intermediate in the AG District, proposed concept, and the following proposed terms: construction of an enclosed fence or wall of at least 6 feet in height, but no taller than 10.5 feet, around the substation with arms carrying barbed wire are to extend inward or straight up; installation of landscape screening on the exterior of the substation in accordance with the Alternative Landscape Plan; payment to the City of \$18,400 to mitigate the removal of protected and heritage Trees; installation of street yard and bufferyard landscaping and temporary, above-ground irrigation facilities in accordance with the Alternative Landscape

Plan where irrigation is to be maintained for 2 years minimum; dedication of a 15-foot wide Public Utility Easement (PUE) along the rights-of-way of Stadium Drive and Northeast Inner Loop; payment to the City of \$20,736 towards the future installation of a sidewalk along Stadium Drive; lengthen the detention pond level spreader to 250-foot; construction of a driveway with a 30-foot radius return, thicker concrete, and expansion joints; and impervious cover limitation not to exceed 30% of the subject property. She noted that the application complies with all rezoning criteria of UDC Section 3.06.030 and at their April 20, 2021 meeting, the Planning & Zoning Commission recommended approval of the request with a 6-0 vote.

Nelson read the caption.

Amber Weigl with LCRA thanked City staff and offered to answer any questions.

Mayor Schroeder opened the public hearing at 8:07 p.m.

Robyn Densmore, City Secretary, read 4 notices of objection as follows:

Ross W. Lupton (for BT Cobb Development) – Three large multifamily projects have been planned for tracts of land located on the north side of Stadium Dr. and directly across from the proposed expansion of the LCRA substation. Additionally, there is land located at 555 Stadium Drive (see Page 2) which was donated to City of Georgetown for a future park. The Parkland Development and Dedication fees paid by the three apartment developers could be used to finally bring this park to fruition which will serve not only the residents of the new apartments, but also the residents that already call the surrounding area their home. There is also the fact that when the current zoning map was devised and adopted by City of Georgetown the intent was for families to eventually have the chance to live in this area. Permitting the expansion of the LCRA substation contradicts any intent of wanting families in this locale. There are plenty of other sites (closer to industrial complexes) where a substation is better suited.

Greta Goldsby with Drenner Group – Mr. Harwell:

We represent and write to you on behalf of ALTA Georgetown, LLC., a Texas limited liability company ("ALTA Georgetown"). ALTA Georgetown is the owner of certain real property being approximately 24 acres of land located in the City of Georgetown, Williamson County, Texas, being a portion of Tax Parcel R318776 (the "Property"). ALTA Georgetown is developing the Property as a multifamily rental project consistent and in compliance with the Property's entitlements.

Our client learned of the LCRA Project from its adjacent neighbor who received notice from the City of Georgetown regarding potential action that will be taken at City Council tonight (4/27/21). ALTA Georgetown did not receive any notice, however, which was a surprise to both ALTA Georgetown and us, as the current existing Gabriel Substation (which is proposed to be expanded by the LCRA Project) is located directly across Stadium Drive from the Property. Therefore, as an expansion of the entire Gabriel Substation, we feel ALTA Georgetown should have received notice of the Public Hearing regarding the LCRA Project. Regardless, ALTA Georgetown requested that we reach out to express its concerns regarding the LCRA Project.

We reiterate the objection given by Mr. Hoover of Joseph Hoover/CTX, LLC, an owner of real property known as Tax Parcel R039632 (being immediately to the east of the Property) previously delivered to you regarding the LCRA Project. In addition, we note that the property owned by the LCRA where the LCRA Project will be developed is designated "mixed use" under the City of Georgetown's Future Land Use Map (the "FLUM"). We understand (based on our experience with the recent rezoning of the Property) that the City takes into account the FLUM designation when approving projects. ALTA Georgetown requests information regarding how the LCRA Project has been evaluated under the FLUM and further, the process the LCRA will need to go through to cause the FLUM to be modified or amended to reflect the LCRA Project.

Additionally, we request information regarding the potential environmental impacts of the LCRA Project. Given there are several multifamily developments either under development or about to be under development in close proximity to the LCRA Project, we would like to know what affects the LCRA Project might have in relation to those residences, including without limitation, traffic impact analysis and flooding..

For all of the reason stated in this Letter, ALTA Georgetown objects to the LCRA Project. We respectfully request that the City of Georgetown not approve the LCRA Project at this time and ALTA Georgetown hereby requests a meeting with all of the neighborhood, City, LCRA, and other stakeholders to discuss the potential impacts of the LCRA Project.

Joseph R. Hoover – I realize that the existing substation was constructed in the early 2000's prior to a number of tracts of land located in close proximity being zoned for multifamily. However, to allow expansion of the LCRA substation at this time when three large multifamily projects are either under construction or will be breaking ground within the next few months that are located directly across Stadium Drive is unacceptable.

Megan Smith – I object to the expansion of the LCRA substation given then umber of residences under construction or planned in close proximity to the subject site. I represent the owner of the land located at 3001 NE Inner Loop, across the street from the subject site. We will break ground on 432 apartments units in the near term. Expanding the substation will create a less desirable living experience for our residents or other nearby communities. Thank you for your consideration in creating a better experience for Georgetown residents.

Mayor Schroeder closed the public hearing at 8:12 p.m.

Motion by Pitts to approve the item as presented, second by Gonzalez.

Calixtro – Yes

Hood – Yes

Triggs – Yes

Fought – Yes

Pitts – Yes

Jonrowe – Yes

Gonzalez – Yes

**Approved 7-0.**

- AA Consideration and possible action to approve a "Resolution of the City Council of Georgetown, Texas Consenting to the Use of Eminent Domain by Williamson County Municipal Utility District No. 25 to Acquire Drainage Easements Outside of the Boundaries of the District" -- Wayne Reed, Assistant City Manager

Reed presented the item and noted that MUD No. 25 must come to Council for approval to use eminent domain. He then noted where the land for the easement was located.

Reed read the caption.

Motion by Pitts to approve the item as presented, second by Hood.

Calixtro – Yes

Hood – Yes

Triggs – Yes

Fought – Yes

Pitts – Yes

Jonrowe – Yes

Gonzalez – Yes

**Approved 7-0.**

- AB Consideration and possible action to approve a Community Project Funding request through Congressman John Carter's office for a Homeland Security grant to improve the City's Utility Emergency Operations Center for up to \$1,000,000.00 to enhance utility infrastructure communications and resiliency -- Laurie Brewer, Assistant City Manager

Brewer presented the item and noted that total estimated costs for the proposed project is \$1.2 million and the City portion of funds would come out the Water Fund. She noted that the Fiscal and Budgetary Policy requires Council approval of this application and whether the grant funding is received or not, staff will move forward with this project.

Motion by Pitts to approve the item as presented, second by Triggs.

Calixtro – Yes

Hood – Yes

Triggs – Yes

Fought – Yes

Pitts – Yes

Jonrowe – Yes

Gonzalez – Yes

**Approved 7-0.**

AC Consideration and possible action on a request for reapplication within a 12 month period for a zoning change denied by the City Council at their March 23, 2021 meeting for the property generally located northeast of the intersection of FM 1460 and Westinghouse Rd -- Nat Waggoner, PMP, AICP, Long Range Planning Manager

Waggoner presented the item and reviewed the Location Map, Zoning Map, and UDC requirements in Sec. 3.02.050. related to the limits on reapplication.

Katherine Nicely with applicant, stated that technology issues prevented the applicant from being heard during the first presentation of the item. She added due to those issues the applicant would like a chance to fully review their application with the Council, have a proper public hearing, and address any issues the Council may have. Nicely stated that the previous application was for seven acres but has been reduced to 5.1 acres for multi-family which will leave about two acres for C-1 use. She added that the applicant is willing to develop commercial concurrently with multi-family. Nicely stated that the proposed is for lower density than what is allowed by right.

Pitts asked if this would go back to P&Z (Planning and Zoning Commission). Waggoner responded yes; the applicant would restart the process as soon as Monday.

Gonzalez apologized to the applicant and noted that they had made a lot of improvements. He added that he has reviewed project thoroughly and supports changes.

Waggoner read the caption.

Motion by Gonzalez to approve the item as presented, second by Hood.

Calixtro – Yes

Hood – Yes

Triggs – Yes

Fought – Yes

Pitts – Yes

Jonrowe – Yes

Gonzalez – Yes

**Approved 7-0.**

AD Consideration and possible action to approve a resolution for the voluntary annexation of approximately 39.969 acres of City-owned Right-of-Way situated in part in the Joseph Thompson Survey, Abstract No. 608, and known as the Southwest Bypass; making certain necessary findings; and directing City Staff to initiate annexation accordingly -- Nat Waggoner, PMP, AICP, Long Range Planning Manager

Waggoner presented the item and reviewed the Location Map, annexation process, and tentative schedule.

Waggoner read the caption.

Motion by Pitts to approve the item as presented, second by Gonzalez.

Calixtro – Yes

Hood – Yes

Triggs – Yes

Fought – Yes

Pitts – Yes

Jonrowe – Yes

Gonzalez – Yes

**Approved 7-0.**

- AE Second Reading of an Ordinance for the voluntary annexation of an approximate 22.27 acre tract out of the Barney C. Low Survey, Abstract No. 385, and a 1.99-acre portion of Westinghouse Road, a right-of-way of varying width general described to the City of Georgetown, Texas, with the initial zoning designation of Planned Unit Development (PUD) zoning district with base zoning of the Local Commercial (C-1), High Density Multi-Family (MF-2), and the Low Density Multi-Family (MF-1) districts upon annexation, for the property generally located at 1100 & 1200 Westinghouse Road, to be known as the Johnson Place Planned Unit Development (PUD) -- Sofia Nelson, CNU-A, Planning Director

Nelson presented the item and noted that there had been no changes since the first reading.

Nelson read the caption.

Motion by Pitts to approve the item as presented, second by Fought.

Calixtro – Yes

Hood – Yes

Triggs – Yes

Fought – Yes

Pitts – Yes

Jonrowe – Yes

Gonzalez – Yes

**Approved 7-0.**

- AF Second Reading of an Ordinance on a request for a Historic Landmark Designation for the site and building located on approximately 0.1899 acres situated in the Barney C. Low Survey,



Abstract No. 385, for the property generally located at 1208 Westinghouse Road -- Britin Bostick, Downtown & Historic Planner

Bostick presented the item and noted that there had been no changes since the first reading.

Bostick read the caption.

Motion by Pitts to approve the item as presented, second by Hood.

Calixtro – Yes

Hood – Yes

Triggs – Yes

Fought – Yes

Pitts – Yes

Jonrowe – Yes

Gonzalez – Yes

**Approved 7-0.**

- AG Second Reading of an Ordinance on a request for a Zoning Map Amendment to rezone 2.81 acres out of Lots 8 and 9 of the Georgetown Technology Park Subdivision, from the Local Commercial (C-1) zoning district to the Industrial (IN) zoning district, for the property generally located at 4915 South IH 35 and 5 Sierra Way -- Sofia Nelson, CNU-A, Planning Director

Waggoner presented the item and noted that there had been no changes since the first reading.

Waggoner read the caption.

Motion by Pitts to approve the item as presented, second by Hood.

Calixtro – Yes

Hood – Yes

Triggs – Yes

Fought – Yes

Pitts – Yes

Jonrowe – Yes

Gonzalez – Yes

**Approved 7-0.**

- AH Second Reading of an Ordinance for the voluntary annexation of an approximate 56.65-acre tract of land out of the Isaac Donagan Survey, Abstract No. 178, with an initial zoning

designation of Residential Single-Family (RS), for the property generally located at 3313 and 3321 W. SH 29 -- Sofia Nelson, CNU-A, Planning Director

Waggoner presented the item and noted that there had been no changes since the first reading.

Waggoner read the caption.

Motion by Pitts to approve the item as presented, second by Hood.

Calixtro – Yes

Hood – Yes

Triggs – Yes

Fought – Yes

Pitts – Yes

Jonrowe – Yes

Gonzalez – Yes

**Approved 7-0.**

- AI Second Reading of an Ordinance of the City Council of the City of Georgetown, Texas, terminating the South Georgetown Tax Increment Reinvestment Zone, City of Georgetown, Texas (the “Zone”); dissolving the Board of Directors and Tax Increment Fund for the Zone; repealing conflicting ordinances and resolutions; including a severability clause; and establishing an effective date -- Laurie Brewer, Assistant City Manager

Brewer presented the item and noted that there had been no changes since the first reading.

Brewer read the caption.

Motion by Pitts to approve the item as presented, second by Fought.

Calixtro – Yes

Hood – Yes

Triggs – Yes

Fought – Yes

Pitts – Yes

Jonrowe – Yes

Gonzalez – Yes

**Approved 7-0.**

- AJ Second Reading of an Ordinance of the City of Georgetown, Texas amending Sec. 2.28.210 “Assignment Pay” for certain assignments within the Fire Department -- John Sullivan, Fire Chief

Sullivan presented the item and noted that there had been no changes since the first reading.

Sullivan read the caption.

Motion by Fought to approve the item as presented, second by Gonzalez.

Calixtro – Yes

Hood – Yes

Triggs – Yes

Fought – Yes

Pitts – Yes

Jonrowe – Yes

Gonzalez – Yes

**Approved 7-0.**

### **Executive Session**

In compliance with the Open Meetings Act, Chapter 551, Government Code, Vernon's Texas Codes, Annotated, the items listed below will be discussed in closed session and are subject to action in the regular session.

#### **AK Sec. 551.071: Consultation with Attorney**

Advice from attorney about pending or contemplated litigation and other matters on which the attorney has a duty to advise the City Council, including agenda items

- Litigation Update

#### **Sec. 551.086: Certain Public Power Utilities: Competitive Matters**

- Competitive Matters – Purchased Power Update

#### **Sec. 551.087: Deliberation Regarding Economic Development Negotiations**

- Project Access

- Project Zeus

#### **Sec. 551.074: Personnel Matters**

- City Manager

### **Adjournment**

Motion by Hood to adjourn, second by Fought.

Calixtro – Yes

Hood – Yes

Triggs – Yes

Fought – Yes

Pitts – Yes

Jonrowe – Yes

Gonzalez – Yes

**Approved 7-0.**

Mayor Schroeder adjourned the meeting at 8:44 p.m.

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Approved by the Georgetown City Council on \_\_\_\_\_  
Date

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Josh Schroeder, Mayor

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Attest: City Secretary