

**Meeting Minutes of the
Governing Body of the
City of Georgetown, Texas
Tuesday, August 24, 2021**

Prior to calling the meeting to order, an invocation was performed by Mike O'Bannion with Hill Country Bible Church.

The Georgetown City Council will meet on Tuesday, August 24, 2021 at 6:00 PM at City Council Chambers located at 510 West 9th Street.

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 6:00 p.m. The following Council Members were in attendance: Mayor Josh Schroeder; Amanda Parr, 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; and Tommy Gonzalez, Council Member District 7. District 6 is vacant. A quorum of Council Members was present in Council Chambers 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

- Recognition of Grover Trytten's 100th Birthday

Announcements

Action from Executive Session

Motion by Pitts to approve the settlement in *The City of Georgetown v. Lera Brock Hughes Trust No.2, George J. Shia, Co-Trustee, and Forrest N. Troutman, Co-Trustee*, on the terms discussed in

executive session, and to authorize the Mayor to execute all necessary documents, second by Fought.

Parr – Yes

Hood – Yes

Triggs – Yes

Fought – Yes

Pitts – Yes

District 6 – Vacant

Gonzalez – Yes

Approved 6-0 (District 6 vacant).

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. Speakers will be allowed up to three minutes to speak.

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.

Mayor noted that Items E, F, and V have been pulled and will not be taken up for consideration.

- B. Consideration and possible action to approve meeting minutes for the Workshop and Regular Council meetings held on August 10, 2021, and Special Budget Workshop held on July 26, 2021 -- Robyn Densmore, City Secretary
- C. Consideration and possible action to appoint Kevin Pitts to the Intergovernmental Affairs Subcommittee as a regular member to fill a vacancy -- Mayor Josh Schroeder

- D. Consideration and possible action to approve a Second Amendment to the Lease Agreement between the City of Georgetown and Boy Scout Troop #155 and St. John's United Methodist Church for use of the Boy Scout Hut and adjacent shed in San Gabriel Park -- Shirley Rinn, Executive Assistant to the City Manager
- E. Consideration and possible action to approve an agreement for enforcement of workforce housing development standards between the City of Georgetown and KCG Saddlecreek, LP for ARCO Apartments -- Susan Watkins, Neighborhood and Housing Program Manager

This item was pulled from the agenda and not taken up for consideration by the Council.

- F. Consideration and possible action to approve an agreement for enforcement of workforce housing development standards between the City of Georgetown and KCG Saddlecreek, LP for PILARE Apartments -- Susan Watkins, Neighborhood and Housing Program Manager

This item was pulled from the agenda and not taken up for consideration by the Council.

- G. Consideration and possible rejection of all bids associated with Bid No. 202143 for Hoover 1.0MG Elevated Storage Tank and the Parkside 1.5MG Elevated Storage Tank -- Wesley Wright, P.E., Systems Engineering Director
- H. Consideration and possible action to release and abandon a 0.168-acre portion of a City of Georgetown utility easement along the north line of Mays Street to Horizontal Westinghouse Investors, LLC, and to authorize the Mayor to execute all necessary documents -- Jim Kachelmeyer, Assistant City Attorney
- I. Consideration and possible action to approve a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the company's 2021 rate review mechanism filing -- Mayra Cantu, Assistant to the City Manager
- J. Consideration and possible action to approve a Resolution authorizing an annual service plan update and an update to the assessment roll for Parks at Westhaven Public Improvement District in accordance with Chapter 372 of the Texas Local Government Code -- Allison, Snyder, Vice President, P3Works, LLC - City of Georgetown's PID Administrator

K. Forwarded from the Library Advisory Board:

Consideration and possible action to approve a grant application to St. David's Foundation from Georgetown Public Library for \$7,500.00 - 25,000.00 in funding and an embedded Lay Mental Health Worker provided by the St. David's Foundation Libraries for Health Initiative -- Sally Miculek, Library Director

L. Forwarded from Georgetown Water Utility Advisory Board (GWUAB):

Consideration and possible action to approve the "First Amendment to the Temporary Wholesale Water Services Agreement between the City of Georgetown and the City of Leander," pertaining to the provision of temporary wholesale water service for approximately 437.05 acres of land; repealing conflicting ordinances and resolutions; including a severability clause; and establishing an effective date -- Chelsea Solomon, Director of Water Utilities

M. Forwarded from Georgetown Water Utility Advisory Board (GWUAB):

Consideration and possible action to approve Task Order CDM-21-005 with CDM Smith, Inc. professional services related to the Dove Springs and San Gabriel WWTP's rehabilitation project in the amount of \$2,024,000.00 -- Wesley Wright, P.E., Systems Engineering Director

N. Forwarded from Georgetown Water Utility Advisory Board (GWUAB):

Consideration and possible action to approve Task Order CDM-21-006 with CDM Smith, Inc. of Austin Texas, for professional services related to the 2022 Water and Wastewater Utility Master Plans Update, Integrated Water Resource Plan, Water and Wastewater Impact Fee and 2021/2022 Utility Evaluations Support in the amount of \$995,430.00 -- Wesley Wright, P.E., System Engineering Director

O. Forwarded from Georgetown Transportation Advisory Board (GTAB):

Consideration and possible action to award a contract to Austin Traffic Signal Construction Co., Inc. of Pflugerville, Texas for the construction of traffic signals at the intersections of Williams Drive/Estrella Crossing and Shell Road/Verde Vista in the amount of \$860,016.00 -- Wesley Wright, P.E., Systems Engineering Director; and Chris Pousson, CIP Manager

P. Forwarded from Georgetown Transportation Advisory Board (GTAB):

Consideration and possible action to award a contract to Austin Traffic Signal Construction Co., Inc. of Pflugerville, Texas for the installation of Rapid Flashing Beacon pedestrian enhancements at various locations in the amount of \$405,716.00 -- Wesley Wright, P.E., Systems Engineering Director; and Chris Pousson, CIP Manager

Q. Forwarded from Georgetown Transportation Advisory Board (GTAB):

Consideration and possible action to approve a First Annual Renewal Agreement with Asphalt Inc. of Austin, Texas for the purchase of Asphalt Mixes, in an amount not to exceed \$180,000.00 -- Eric Johnson, Public Works Director and Molly Ritter, Public Works Operations Manager

R. Forwarded from the Strategic Partnerships for Community Services Advisory Board:

Consideration and possible action to approve the recommendations of the Strategic Partnerships for Community Services (SPCS) Advisory Board for the allocation of grant funds for FY 2021-22 -- Paul Secord, SPCS Advisory Board Chair; and Shirley J. Rinn, Executive Assistant to the City Manager

Motion by Pitts to approve the Consent Agenda as presented with the exception of items E and F, second by Gonzalez.

Parr – Yes
Hood – Yes
Triggs – Yes
Fought – Yes
Pitts – Yes
District 6 – Vacant
Gonzalez – Yes
Approved 6-0 (District 6 vacant).

Legislative Regular Agenda

- S. Public Hearing and First Reading of an Ordinance on a proposed Text Amendment to the Unified Development Code (UDC) relating to the Tree Preservation and Landscaping standards specifically as it pertains to tree preservation, removal and mitigation, streetyard, gateway and parking landscape standards, and screening and water conservation requirements (UDC General Amendment No. 20-03) -- Ethan Harwell, Senior Planner

Harwell presented the item and reviewed the following: the amendment process; issues Discussed at Council March 2021 related to tree preservation and mitigation, landscaping, and screening and water conservation; additional topics directed by Council March 2021 including to consider allowing trees smaller than 6 inches in diameter as credit trees, and to consider giving mitigation credit for new trees planted on residential lot; proposed terms for the size of credit trees; proposed terms for the credit for residential planting; practices for Austin, Cedar Park, Leander, San Marco, Pflugerville, and Kyle; examples across Georgetown; outcome of proposal; and public outreach. He noted that the Unified Development Code Advisory Committee (UDCAC) voted unanimously at their March 10, 2021 and June 16, 2021 meeting to recommend approval of the amendments with the following conditions: that the size requirement for on-site replacement trees on residential lots be adjusted to read similar to the language established in UDC 8.06, for example, “Shade trees planted to meet the requirements of this chapter shall be a minimum of three caliper inches measured at six inches above finished grade or have a three-inch DBH;” and the Planning and Zoning Commission voted unanimously at their July 20, 2021 meeting to recommend approval of the amendments.

Harwell read the caption.

Discussion between Hood and Harwell related to input received from the development community.

Amy Payne addressed Council and wanted to thank staff for hearing concerns and considering them. She added that she feels like the development community was heard.

Mayor Schroeder closed the public hearing at 6:20 p.m.

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

Parr – Yes

Hood – Yes

Triggs – Yes

Fought – Yes

Pitts – Yes

District 6 – Vacant

Gonzalez – Yes

Approved 6-0 (District 6 vacant).

- T. Public Hearing and First Reading of an Ordinance on a request for a Special Use Permit (SUP) for Indoor Self-Storage in the General Commercial (C-3) zoning district on the property located at 2801 West University Avenue, bearing the legal description of a 2.103-acre portion out of 7.99 acres of Lot 1 of Shadow Canyon Commercial Section 2 – Travis Baird, Assistant Planning Director

Baird presented the item and reviewed the Location Map; Aerial Map; street view image; Future Land Use/Overall Transportation Plan Map; Mixed Density Neighborhood (MDN) explanation; Urban Corridors explanation and image; Zoning Map; General Commercial (C-3) explanation; Special Use Permit (SUP) explanation; site plan; how the application complies or partially complies with the approval criteria for UDC Section 3.07.030; what is permitted by right, with limitations, and with a SUP for General Commercial (C-3); and how the application complies or partially complies with the approval criteria for UDC Section 3.06.030. He noted that public notifications were sent to thirteen property owners within the 300-foot buffer, notice was placed in the Williams County Sun Newspaper on July 18, 2021, signs were posted on the property; and to date, staff has received zero written comments in favor and one written comment opposed. Baird said that at their August 3, 2021 meeting, the Planning and Zoning Commission recommended approval of the request (5-0) with the following conditions: at least 7,050 square feet of retail as provided in the conceptual plan.

Discussion between Gonzalez and Baird related to the location and amount of retail spaces.

Baird read the caption.

Mayor Schroeder opened and closed the public hearing at 6:33 p.m. as there were no speakers.

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

Parr – Yes

Hood – Yes

Triggs – Yes

Fought – Yes

Pitts – Yes
District 6 – Vacant
Gonzalez – Yes

Approved 6-0 (District 6 vacant).

- U. Public Hearing and First Reading of an Ordinance for the voluntary annexation of an approximately 43.421 acres tract out of the L.J. Dyches Survey, Abstract No. 180 with an initial zoning to the Industrial (IN) zoning district, for the property generally located at 600 SE Inner Loop – Nat Waggoner, Assistant Planning Director

Waggoner presented the item and reviewed the Location Map; Aerial Map; Future Land Use/Overall Transportation Plan Map; Employment Center (EC) explanation; Zoning Map; Industrial (IN) explanation; what is permitted by right, with limitations, and with an SUP in Industrial zoning; Aerial Map; a street view image of Snead Drive; and how the application complies with the approval criteria for UDC Sections 2.25.030 and 3.06.030. She noted that public notifications were sent to ten property owners within the 300-foot buffer, notice was placed in the Williamson County Sun Newspaper on July 18, 2021, three signs were posted on the property; and to date, staff has not received any public comments. Waggoner then reviewed the tentative schedule and said that at their August 3, 2021 meeting, the Planning and Zoning Commission recommended to approve of the request (5-0).

Waggoner read the caption.

Discussion between Gonzalez and Aneil Naik with Drenner Group representing the applicant regarding road maintenance near the property that will access the property.

Mayor Schroeder opened and closed the public hearing at 6:44 p.m. as there were no speakers.

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

Parr – Yes
Hood – Yes
Triggs – Yes
Fought – Yes
Pitts – Yes
District 6 – Vacant
Gonzalez – Yes

Approved 6-0 (District 6 vacant).

- V. Public Hearing and First Reading of an Ordinance on a request for a Zoning Map Amendment to amend the Summit at Rivery Planned Unit Development (PUD) for the property generally located at 1500 Rivery Blvd. -- Sofia Nelson, CNU-A, Planning Director

This item was pulled from the agenda and not taken up for consideration by the Council.

- W. Public Hearing and First Reading of an Ordinance on a request for a Zoning Map Amendment to rezone 0.662 acres of property described as Lots 1, 2, 7, and 8, Block 12, North Georgetown Addition, from the Residential Single-Family (RS) district to the Low Density Multi-Family (MF-1) district, for the property generally located at 806 E. Spring Street -- Sofia Nelson, CNU-A, Planning Director

Nelson presented the item and reviewed the Aerial Map; photos of the property; Zoning Map; Low Density Multi-Family (MF-1) explanation; what is permitted by right, with limitations, and with an SUP in MF-1; Future Land Use/Overall Transportation Plan Map; High Density Mixed Housing (HDMH) explanation; land use ratios for High Density Mixed Housing; land use ratios for Special Area (SA); and how the application complies or partially complies with the approval criteria for UDC Section 3.06.030. She noted that public notifications were sent to 25 property owners within the 300-foot buffer, noticed was placed in the Williamson County Sun Newspaper on May 30, 2021 and July 11, 2021, signs were posted on the property; and to date, staff has received one written comment in favor and 25 written comments opposed. Nelson noted that the State only mandates a 200-foot buffer and that based on the number of comments received by property owners, Council must have a super majority vote on this item. She stated that at their July 6, 2021 meeting, the Planning and Zoning Commission recommended approval of the request (5-1-1).

Nelson read the caption.

General discussion among Council and staff related to the maximum number of units allowed on the property; how the application partially complies; size of the tract; how the applicant hopes to combine tracts; and Comprehensive Plan guidance on number of units.

Tyler Wolf, applicant presented and reviewed his plans for the property; neighborhood meetings conducted; and how he plans to address the concerns of the neighbors.

General discussion among Council and Wolf related to possible rental rates; and how the applicant changed his plans after the neighborhood meetings.

Rosie Mendez, Steve Whitfield, Rick Crowley, and Vikki Crowder yielded time to Jen Bradac. Jen Bradac, representing the residents of the Spring Street area addressed the Council and stated that they felt dismissed at Planning and Zoning Commission meeting where the issue was discussed. She then noted public safety concerns; how the owners feel that the proposed zoning change is inconsistent with surrounding area; how the residents feel that the project disrupts the heritage of the establish neighborhood; and neighbor comments.

Mayor Schroder closed the public hearing at 7:18 p.m.

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

Each councilmember provided their comments on the project and showed support for the project as presented and thanked the citizens and applicant for engaging in conversation with each other.

Vote on motion:

Parr – Yes

Hood – Yes

Triggs – Yes

Fought – Yes

Pitts – Yes

District 6 – Vacant

Gonzalez – Yes

Approved 6-0 (District 6 vacant).

- X. Second public hearing for the 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 -- Nat Waggoner, PMP, AICP, Assistant Planning Director - Long Range

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

Mayor opened and closed the public hearing at 7:28 p.m. as there were no speakers.

No Council action is required on this item.

- Y. Second public hearing for the annexation of approximately 20 acres of City-owned Right-of-Way situated in part in the J Patterson Survey, Abstract No. 502 and Barney C Low Survey Abstract No. 385, to be known as Westinghouse Rd -- Nat Waggoner, PMP, AICP, Assistant Planning Director - Long Range

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

Mayor opened and closed the public hearing at 7:29 p.m. as there were no speakers.

No Council action is required on this item.

- Z. Second Reading of an Ordinance on a request for a Zoning Map Amendment to rezone 49.890 acres in the David Wright Survey, Abstract No. 13, from the Agriculture (AG) zoning district

to the Industrial (IN) zoning district, for the property generally located at 2553 N IH-35 – Travis Baird, Assistant Planning Director

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

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

Parr – Yes

Hood – Yes

Triggs – Yes

Fought – Yes

Pitts – Yes

District 6 – Vacant

Gonzalez – Yes

Approved 6-0 (District 6 vacant).

- AA Second Reading of an Ordinance on a request for a Zoning Map Amendment to amend the Northpark130 PUD to expand the PUD onto an additional 27.854 acres within the David Wright Survey, Abstract No. 13, and the John Berry Survey, Abstract No. 51, for the property generally located at 570 SH 130 -- 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 Parr.

Parr – Yes

Hood – Yes

Triggs – Yes

Fought – Yes

Pitts – Yes

District 6 – Vacant

Gonzalez – Yes

Approved 6-0 (District 6 vacant).

- AB Second Reading of an Ordinance on a request for a Zoning Map Amendment to rezone 1.377 acres in in the Antonio Flores Survey, Abstract No. 235, from the Agriculture (AG) district to the Local Commercial (C-1) district, for the property located at 550 Stadium Drive -- Sofia Nelson, Planning Director

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

Nelson read the caption.

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

Parr – Yes

Hood – Yes

Triggs – Yes

Fought – Yes

Pitts – Yes

District 6 – Vacant

Gonzalez – Yes

Approved 6-0 (District 6 vacant).

AC Second Reading of an Ordinance approving and adopting the final 2021 Amended and Restated O&M Service and Assessment Plan, 2021 Assessment Roll, establishing classifications for the apportionment of costs and the methods of assessing special assessments for the services and improvements to property in the Georgetown Village Public Improvement District No. 1 (GVPID), closing the hearing and levying assessments for the cost of certain services and improvements to be provided in the GVPID during FY22, fixing charges and liens against the property in the GVPID and against the owners thereof, and providing for the collection of the assessments -- Allison, Snyder, Vice President, P3Works, LLC – City of Georgetown’s PID Administrator

Snyder presented the item and noted that there have been no changes since the first reading.

Morgan read the caption.

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

Parr – Yes

Hood – Yes

Triggs – Yes

Fought – Yes

Pitts – Yes

District 6 – Vacant

Gonzalez – Yes

Approved 6-0 (District 6 vacant).

AD Consideration and possible action regarding Statements of Qualifications received for redistricting professional services -- Mayor Josh Schroeder

Schroeder introduced the item and noted that the City received two bids from Bickerstaff and Bojorquez. Gonzalez, Parr, and Mayor Schroeder noted that they were fine with using Bickerstaff based on their history with the City and qualifications.

Motion by Gonzalez to accept proposal by Bickerstaff to be the City's redistricting partner in the upcoming redistricting process, second by Fought.

Parr – Yes

Hood – Yes

Triggs – Yes

Fought – Yes

Pitts – Yes

District 6 – Vacant

Gonzalez – Yes

Approved 6-0 (District 6 vacant).

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.

AE 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

- Indemnity Agreement with 3CPL Holdings, LLC

Sec. 551.086: Certain Public Power Utilities: Competitive Matters

- Purchased Power Update

Sec. 551.087: Deliberation Regarding Economic Development Negotiations

- Project Flex Power

- Project Triangle

Adjournment

Motion by Triggs, second by Fought.

Parr – Yes

Hood – Yes

Triggs – Yes

Fought – Yes

Pitts – Yes

District 6 – Vacant

Gonzalez – Yes

Approved 6-0 (District 6 vacant).

Mayor Schroeder adjourned the meeting at 7:38 p.m.

Approved by the Georgetown City Council on _____
Date

Josh Schroeder, Mayor

Attest: City Secretary