

**Notice of a Meeting of the  
Governing Body of the  
City of Georgetown, Texas  
Tuesday, August 9, 2022**

Prior to calling the meeting to order, an invocation may be performed.

The Georgetown City Council will meet on Tuesday, August 9, 2022, at 6:00 PM at 510 W. 9th Street Georgetown, Texas 78626, Council and Courts Building.

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; Shawn Hood, Council Member District 2; Ron Garland, Council Member District 4; Kevin Pitts, Council Member District 5 and Mayor Pro Tem; Jake French, Council Member District 6; and Ben Stewart, Council Member District 7. Amanda Parr, Council Member District 1; and Mike Triggs, Council Member District 3; were absent. A quorum of Council Members was present in Council Chambers.

### **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**

##### **Announcements**

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

Motion by Pitts to approve the First amendment to the Mater Power Purchase and Sale Agreement with Constellation Energy Generation, LLC as discussed in executive session and approve a resolution authorizing the Mayor to Execute the First amendment with Constellation Energy Generation LLC.

Second by French.

Parr – Absent  
Hood – Yes  
Triggs – Absent  
Garland – Yes  
Pitts – Yes  
French – Yes  
Stewart – Yes

**Approved 5-0 (Parr and Triggs absent).**

Motion by Pitts to approve a settlement in lieu of condemnation with Three Forks Partnership LTD for the acquisition of wastewater, access, and temporary construction easements necessary for the construction of the Berry Creek Interceptor project, parcel 17, on the terms discussed in executive session, and to authorize the City Manager to execute all necessary documents

Second by French.

Parr – Absent  
Hood – Yes  
Triggs – Absent  
Garland – Yes  
Pitts – Yes  
French – Yes  
Stewart – Yes

**Approved 5-0 (Parr and Triggs absent).**

### **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. Carson Trainer would like to address the Council regarding Water Oak Community.  
Adam Stockton would like to address the Council regarding Water Oak Community.

Trainer yielded his time to Stockton for a total of 6 minutes.

## 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 meeting minutes for the Workshop and Regular Meetings held on July 12 and 26, 2022; and Special Meeting held on July 19, 2022 -- Robyn Densmore, City Secretary
- D. Consideration and possible action to approve the use of Texas Traditions Roofing of Georgetown, Texas for the roof replacement at the Municipal Court & Council Building using TIPS contract #211001 for the amount of \$207,485.00 -- Eric Johnson, Public Works Director
- E. Consideration and possible action to approve the use of KYA Services, LLC for the concrete refinishing at the Georgetown Community Center using Buyboard contract #642-21 for the amount of \$79,786.00 -- Eric Johnson, Public Works Director
- F. Consideration and possible action to approve changes to Georgetown Fire Department Operation Service Fee Schedule -- John Sullivan, Fire Chief
- G. Consideration and possible action to approve a grant application to the Texas Downtown Association for supplemental funding for public art in the South Main Arts District -- Amanda Still, Arts and Culture Coordinator; and Kim Mcauliffe, Interim Economic Development Director
- H. Consideration and possible action to approve a resolution expressing official intent to reimburse costs related to the purchase of equipment and vehicles in an amount not to exceed \$5,450,000.00 with proceeds from bonds that will be issued in the Spring of 2023 -- Nathan Parras, Assistant Finance Director
- I. Consideration and possible action to accept the annual sales tax use certification requirement for the Texas Property Tax Code -- Nathan Parras, Assistant Finance Director
- J. Consideration and possible action to approve the purchase of (11) F-150 Pickup trucks from Silsbee Ford through Good Buy contract #22-22 8F000 in an amount not to exceed \$490,572.25 -- Scott Parker, Fleet Services Manager
- K. Consideration and possible action on approval of a Master Services Agreement with Binkley & Barfield, Inc for professional engineering services -- Wesley Wright, PE, Systems Engineering Director

- L. Consideration and possible approval of Task Order BBI-22-001 in the amount of \$1,347,016.88 to Binkley & Barfield, Inc. for professional engineering services related to Rockride (SE Inner Loop to Sam Houston) -- Wesley Wright, PE, Systems Engineering Director
- M. Consideration and possible action on approval of a Master Services Agreement with Aguirre and Fields, LP for professional engineering services -- Wesley Wright, PE, Systems Engineering Director
- N. Consideration and possible approval of Task Order A&F-22-001 with Aguirre & Fields in the amount of \$1,055,061.50 for professional engineering services related to the Austin Avenue Bridges Rehabilitation project -- Wesley Wright, PE, Systems Engineering Director
- O. Consideration and possible approval of a First Amendment to Task Order AF-19-003 to Aguirre & Fields in the amount of \$662,144.00 for professional engineering services related to the Leander Road/FM2243 project -- Wesley Wright, PE, Systems Engineering Director
- P. Consideration and possible action to approve a Master Services Agreement with RPS Infrastructure for professional engineering services -- Wesley Wright, PE, Systems Engineering Director
- Q. Consideration and possible action to approve a First Amendment to Task Order RPS-22-001 with RPS Infrastructure, Inc. in the amount of \$100,000.00 for Traffic Impact Analysis Reviews -- Wesley Wright, PE, Systems Engineering Director
- R. Consideration and possible action to approve a Second Amendment to Task Order KPA-20-010 with Kasberg Patrick and Associates, LP in the amount of \$75,000.00 for New Development Plan Review -- Wesley Wright, PE, Systems Engineering Director
- S. Consideration and possible action to approve of a Master Services Agreement with Steger Bizzell Engineering, Inc for professional engineering services -- Wesley Wright, PE, Systems Engineering Director
- T. Consideration and possible action to approve a Master Services Agreement with BGE, Inc for professional engineering services -- Wesley Wright, PE, Systems Engineering Director
- U. Consideration and possible to approve Task Order BGE-22-001 to BGE, Inc in the amount of \$1,220,435.19 for professional engineering services related to Shell Road (Williams Drive to Sycamore) -- Wesley Wright, PE, Systems Engineering Director
- V. Consideration and possible action to approve a Master Services Agreement with Kimley Horn & Associates, Inc. for Professional Services -- Wesley Wright, PE, Systems Engineering Director
- W. Consideration and possible action to approve Task Order KHA-22-001 with Kimley Horn and Associates for professional services related to the City's Overall Transportation Plan Update in the amount of \$619,015.00 -- Wesley Wright, PE, Systems Engineering Director

- X. Consideration and possible action on a First Amendment to Task Order KHA-21-001 to Kimley Horn and Associates for professional engineering services related to the design of DB Wood Road (SH29 to Oak Ridge) in the amount of \$890,415.00 -- Wesley Wright, PE, Systems Engineering Director
- Y. Consideration and possible action to approve Task Order KHA-22-002 to Kimley Horn and Associates the amount of \$2,427,907.00 for professional engineering services related to the DB Wood Road (Oak Ridge to Williams Drive) project -- Wesley Wright, PE, Systems Engineering Director
- Z. Consideration and possible action to approve a license agreement with Longhorn Junction TX Owner, authorizing the encroachment of a retaining wall into the Southeast Inner Loop right-of-way, and authorizing the Mayor to execute the agreement -- Lauren Boenig, Real Estate Services Coordinator
- AA. Consideration and possible action to approve a Resolution conditionally authorizing the partial abandonment of a Water Line Easement in the Lewis P. Dyches Survey Abstract No. 180, recorded in Document Number 2010002544 of the Official Public Records of Williamson County, for the benefit of MPT OF GEORGETOWN-SPRINGSTONE LLC, upon conveyance of a replacement water line easement, and to authorize the Mayor to execute all necessary documents to effectuate the abandonment -- Lauren Boenig, Real Estate Services Coordinator
- AB. Consideration and possible action to approve a consultation agreement with Power Systems Engineering Inc. to conduct a software needs assessment for Electric Utility's Supervisory Control and Data Acquisition (SCADA) and Advanced Distribution Management System (ADMS), in an amount not to exceed \$68,105.00 -- Daniel Bethapudi, General Manager of Electric Utility; and Mark Palmer, Utility Operational Technology Manager
- AC. Consideration and possible action to approve a resolution approving an amendment to the Master Powe Purchase and Sale Agreement with Constellation Energy Generation, LLC -- Daniel Bethapudi, General Manager of Electric Utility

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

- AD. **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 2022-23 -- Paul Secord, SPCS Advisory Board Chair; and Shirley J. Rinn, Executive Assistant to the City Manager
- AE. Second Reading of an ordinance on a request for a Zoning Map Amendment to rezone approximately 51.055 acres out of the William Addison Survey Abstract No., 21, and the Lewis J. Dyches Survey, Abstract 2, from the Agriculture (AG), zoning district to a Planned

Unit Development District (PUD) zoning district, for the property generally located at 1951 FM 1460 (2021-22-PUD) -- Sofia Nelson, Planning Director

*This item was pulled to be the first item on the Legislative Regular Agenda.*

- AF. Second Reading of an Ordinance for the voluntary annexation of a, a 7.38 acre tract out of the Frances A Hudson Survey Abstract No. 295 with an initial zoning to the Two-Family (TF) and Scenic-Natural Gateway Overlay zoning districts for the property generally located .75 miles north of Westinghouse Road with a portion of the tract adjacent to FM 1460 (2022-3-ANX) -- Nat Waggoner, Assistant Planning Director – Long Range

Motion by Stewart to approve the Consent Agenda as presented minus Items AC and AE, with AE becoming the first Item on the Legislative Regular Agenda, second by Garland.

Parr – Absent

Hood – Yes

Triggs – Absent

Garland – Yes

Pitts – Yes

French – Yes

Stewart – Yes

**Approved 5-0 (Parr and Triggs absent).**

## Legislative Regular Agenda

- AE. Second Reading of an ordinance on a request for a Zoning Map Amendment to rezone approximately 51.055 acres out of the William Addison Survey Abstract No., 21, and the Lewis J. Dyches Survey, Abstract 2, from the Agriculture (AG), zoning district to a Planned Unit Development District (PUD) zoning district, for the property generally located at 1951 FM 1460 (2021-22-PUD) -- Sofia Nelson, Planning Director

Nelson presented the item and asked that it be delayed to the August 23, 2022, Council meeting as it requires a super majority vote of Council, which is 6 or more.

Motion by Stewart to delay the item until the August 23, 2022 meeting, second by Hood.

Parr – Absent

Hood – Yes

Triggs – Absent

Garland – Yes

Pitts – Yes

French – Yes

Stewart – Yes

**Approved 5-0 (Parr and Triggs absent).**

AG. Public Hearing and First Reading of an Ordinance on a request for a Special Use Permit (SUP) for Fuel Sales in the Local Commercial (C-1) zoning district on the property located at 550 Stadium Drive, bearing the legal description of 1.377 acres in the Antonio Flores Survey, Abstract Number 235 (2022-5-SUP) -- Sofia Nelson, Planning Director

Nelson presented the item and reviewed the Aerial Map, Site Map, Zoning Map, Local Commercial (C-1) explanation, Future Land Use/Overall Transportation Plan Map, land use ratios for Mixed Density Neighborhood, Special Use Permit (SUP) explanation, and how the application complies, partially complies, and does not apply to the approval criteria for UDC Section 3.07.030 and 3.060.030. She added that public notifications sent and to date staff has received no comments; and at their July 19th meeting, the Planning & Zoning Commission recommended approval of the request with a 3-2 vote.

Nelson read the ordinance caption.

General discussion among Council and staff regarding similar uses nearby.

Tom Groll, representing the applicant, addressed the Council regarding possible fuel station.

Mayor Schroeder opened and closed the public hearing at 6:20 p.m. as there were no speakers.

Motion by Stewart to deny the item as presented, second by French.

Stewart made comments about how he felt this was not the best site for fuel station.

Vote on motion:

Parr – Absent

Hood – Yes

Triggs – Absent

Garland – Yes

Pitts – Yes

French – Yes

Stewart – Yes

**Motion to deny carries 5-0 (Parr and Triggs absent).**

AH. First Reading of Ordinance to establish the Water Impact Fee Committee -- Wesley Wright, PE, Systems Engineering Director

Wright presented the item and reviewed the history of the committee and noted that this item was to establish the committee but not appoint members to the committee.

Wright read the ordinance caption.

General discussion among Council and staff regarding when staff would bring forward an item to nominate members and who the fees will impact.

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

Parr – Absent

Hood – Yes

Triggs – Absent

Garland – Yes

Pitts – Yes

French – Yes

Stewart – Yes

**Approved 5-0 (Parr and Triggs absent).**

- AI. Public hearing and possible action to approve a Resolution, in accordance with Section 26.001 et seq. of the Texas Parks and Wildlife Code, finding that there is no feasible and prudent alternative to the use of a 0.3-acre portion of CR 245 parkland for public right-of-way for the expansion of CR 245 and finding that all reasonable planning has been done to minimize harm to said parkland -- Mayra Cantu, Strategic Support Manager

Cantu presented the item and reviewed the background information including how the parkland was donated by the then developer; process; staff recommendation; and criteria for Chapter 26.

Cantu read the resolution caption.

Mayor Schroeder opened and closed the public hearing at 6:28 p.m. as there were no speakers.

Motion by Garland to approve the item as presented, second by Stewart.

Parr – Absent

Hood – Yes

Triggs – Absent

Garland – Yes

Pitts – Yes

French – Yes

Stewart – Yes

**Approved 5-0 (Parr and Triggs absent).**

- AJ. Public Hearing and First Reading of an Ordinance approving and adopting the final 2022 Annual Service Plan Update, 2022 Assessment Roll, establishing classifications for the apportionment of costs and the methods of assessing special assessments for the supplemental 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 supplemental services and improvements to be provided in the GVPID during FY23, 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, Partner, P3Works, LLC – City of Georgetown’s PID Administrator

Snyder presented the item and reviewed the purpose, services plan, levy of assessment, and GVPID assessment.

General discussion among Council and staff regarding the following: preliminary values that were available; how tax exemptions don’t apply to the assessment; how the assessment is being lowered; how the PID was created and is a maintenance PID; homebuyer disclosures regarding the assessments; how the GVPID does not have an established HOA; and limitations on how PID funding is spent.

Mayor Schroeder opened the public hearing at 6:38 p.m. Mike Howell addressed the Council regarding his concerns with notices provided to the homeowners and an unlabeled expense.

Snyder read the Ordinance caption.

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

*Mayor tabled the item at 6:42 p.m. to be reviewed later in the meeting.*

*This item was resumed at 6:53 p.m. after a brief recessed to review the item. The item was revisited after Items AK and AL were completed.*

Skye Masson, City Attorney, explained the requirements of the noticing the requirements and that the notices did meet the standards needed by law and did not be resent. Snyder provided the deadlines required for the assessments and the implications of delaying the item.

Vote on motion:

Parr – Absent

Hood – Yes

Triggs – Absent

Garland – Yes

Pitts – Yes

French – Yes

Stewart – Yes

**Approved 5-0 (Parr and Triggs absent).**

AK. Consideration and possible action to set the maximum tax rate and adopt the proposed 2022 (FY2023) property tax rate on a future agenda -- Nathan Perras, Assistant Finance Director

Perras presented the item and reviewed how this item is required by law and explained the requirements; how this item is setting the maximum possible tax rate, but not adopting the tax rate; and how the rate set tonight will be publicly noticed.

Motion by Pitts to set the maximum property tax rate of 37.4762 cents per \$100 valuation, equaling 13.2952 cents for Maintenance and Operation and 24.1810 cents for Debt service, and adopt the tax rate as an action item at the August 23, 2022, and September 13, 2022, Council meetings to be held at 6 p.m. at City Council Chambers, at 9<sup>th</sup> and Martin Luther King Jr Street, Georgetown, TX, second by French.

Parr – Absent

Hood – Yes

Triggs – Absent

Garland – Yes

Pitts – Yes

French – Yes

Stewart – Yes

**Approved 5-0 (Parr and Triggs absent).**

- AL. Consideration and possible action to set the date for the public hearing on the proposed 2022 (FY2023) property tax rate -- Nathan Parras, Assistant Finance Director

Parras presented the item and noted that is also required by law as part of the budget process.

Motion by Pitts to set the date for the public hearing on the property tax rate, as required by law, to be held on Tuesday, August 23 at 6:00 p.m., at City Council Chambers located at 9<sup>th</sup> and Martin Luther King Jr Street, Georgetown, TX, second by Stewart.

Parr – Absent

Hood – Yes

Triggs – Absent

Garland – Yes

Pitts – Yes

French – Yes

Stewart – Yes

**Approved 5-0 (Parr and Triggs absent).**

*Mayor recessed at 6:47 to allow City Attorney time to review questions related to Item AJ.*

### **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.

- AM. **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**

- Purchased Power Update

- Amendment to existing Master Power Purchase and Sale Agreement with Constellation Energy

**Sec. 551.072: Deliberations about Real Property**

- Berry Creek Interceptor Phases 1-3, Parcel 16 (Three Forks Partnership LTD) -- Jim Kachelmeyer, Assistant City Attorney

- SE Inner Loop Lease

**Adjournment**

Motion by Stewart, second by Garland.

Parr – Absent

Hood – Yes

Triggs – Absent

Garland – Yes

Pitts – Yes

French – Yes

Stewart – Yes

**Approved 5-0 (Parr and Triggs absent).**

Mayor Schroeder adjourned the meeting at 6:55 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