

**Notice of Meeting for the
Georgetown Village Public Improvement District
of the City of Georgetown
July 15, 2019 at 6:00 PM
at West Side Service Center, located at 5501 Williams Dr Georgetown, TX 78633**

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, Georgetown, TX 78626 for additional information; TTY users route through Relay Texas at 711.

*** * * REVISED AGENDA * * ***

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
- B GVPID Landscape Maintenance Services
- C Presentation of the Georgetown Village Public Improvement District (GVPID) monthly financial reports for the month of June 2019. - Laci Grobler
- D May GVPID Sub-Committee Meeting **UPDATE - NO ACTION TAKEN**

Legislative Regular Agenda

E Public Wishing to Address the Board

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 Board Meeting. Clearly print your name and the letter of the item on which you wish to speak and present it to the Staff Liaison, **prior to the start of the meeting**. You will be called forward to speak when the Board considers that item. Only persons who have delivered the speaker form **prior to the meeting being called to order** may speak.

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-At time of posting, no person/s had signed up to address The Board

- F Consideration and possible action to approve the Minutes of the GVPID Sub-Committee meeting of May 10, 2019 - Tina Davis, Board Liaison
- G Consideration and possible action to approve the Minutes of the regular meeting June 10, 2019 - Tina Davis, Board Liaison

- H Discussion and possible recommendation on street tree pruning and care in Georgetown Village Public Improvement District (GVPID) - Heather Brewer-McFarling
- I Discussion and possible action to recommend the FY2020 proposed budget - Paul Diaz - Budget Manager
- J Discussion and possible recommendation to the City Council on the annual review of the Georgetown Village Public Improvement District No. 1 (GVPID) Service and Assessment Plan, as part of the annual budget process. – Seth Gipson, Management Analyst, Laci Groler, Senior Accountant

Adjournment

Certificate of Posting

I, Robyn Densmore, City Secretary for the City of Georgetown, Texas, do hereby certify that this Notice of Meeting was posted at City Hall, 808 Martin Luther King Jr. Street, Georgetown, TX 78626, a place readily accessible to the general public as required by law, on the _____ day of _____, 2019, at _____, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Robyn Densmore, City Secretary

City of Georgetown, Texas
Georgetown Village Improvement District
July 15, 2019

SUBJECT:

Presentation of the Georgetown Village Public Improvement District (GVPID) monthly financial reports for the month of June 2019. - Laci Grobler

ITEM SUMMARY:

Financial report for the month of June 2019

FINANCIAL IMPACT:

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SUBMITTED BY:

Laci Grobler, Senior Accountant

ATTACHMENTS:

Description		Type
	GVPID June Financials	Backup Material

**Financial Statement
Village PID
June 30, 2019**

	18/19 Budget	YTD Activity	Variance
Revenues:			
Ad Valorem Taxes	\$ 426,392	\$ 424,312	\$ (2,080)
Interest Earned	4,000	12,183	8,183
Total Revenues	<u>430,392</u>	<u>436,495</u>	<u>6,103</u>
Expenditures:			
Administrative Fee- General Fund	38,210	28,738	9,472
Office Supplies	300	200	100
Insurance	500	-	500
Contracts & Leases, Primary	90,160	87,611	2,549
Contracts & Leases, Secondary	15,000	-	15,000
Special Services	5,000	2,550	2,450
Utilities/Irrigation	41,000	27,615	13,385
Maintenance, Sidewalks	30,000	24,432	5,568
Maintenance, Irrigation	6,000	1,194	4,806
Maintenance, Ponds	6,300	-	6,300
Maintenance, Repairs	10,000	-	10,000
Maintenance, Alleys	500	-	500
Maintenance, Street Trees	50,000	-	50,000
Administrative Fee - Joint Service	15,924	11,943	3,981
Total Expenditures	<u>308,894</u>	<u>184,283</u>	<u>124,611</u>
Capital:			
Park Improvements - Shell Rd	195,227	103,250	91,977
Park Improvements - Parklets	279,794	-	279,794
Park Improvements - Rowan Park	143,141	-	143,141
Total Expenditures	<u>618,162</u>	<u>103,250</u>	<u>514,912</u>
Current Year Variance	(496,664)	148,962	645,626
Beginning Fund Balance	<u>763,359</u>	<u>797,650</u> ^[A]	<u>34,291</u>
Current Funds Available	<u>\$ 266,695</u>	<u>\$ 946,612</u>	<u>\$ 679,917</u>
Contingency			
Reserve	106,000	106,000	-
Park Improvements - Madrone Park	160,000	160,000	-
Current Funds Available	<u>\$ 695</u>	<u>\$ 680,612</u>	<u>\$ 679,917</u>

Notes:

- The majority of property tax collections occur in January.
- YTD activity includes encumbrances.
- Year End YTD activity becomes audited activity each following January.
- Fiscal year is from October 1 to September 30.
- Unaudited financial statements prepared by the City of Georgetown, as of 7/01/19

^[A] Unaudited beginning fund balance.

City of Georgetown, Texas
Georgetown Village Improvement District
July 15, 2019

SUBJECT:

Public Wishing to Address the Board

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 Board Meeting. Clearly print your name and the letter of the item on which you wish to speak and present it to the Staff Liaison, **prior to the start of the meeting**. You will be called forward to speak when the Board considers that item. Only persons who have delivered the speaker form **prior to the meeting being called to order** may speak.

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-At time of posting, no person/s had signed up to address The Board

ITEM SUMMARY:

FINANCIAL IMPACT:

.

SUBMITTED BY:

Marlene McMichael, Chair Person

City of Georgetown, Texas
Georgetown Village Improvement District
July 15, 2019

SUBJECT:

Consideration and possible action to approve the Minutes of the GVPID Sub-Committee meeting of May 10, 2019 - Tina Davis, Board Liaison

ITEM SUMMARY:

FINANCIAL IMPACT:

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SUBMITTED BY:

Tina Davis, Board Liaison

ATTACHMENTS:

Description		Type
□	GVPID Sub Committee Minutes 05.10.2019	Backup Material

City of Georgetown, Texas
Georgetown Village Public Improvement District Sub-Committee Meeting
Minutes
Friday, May 10, 2019 at 12:00 p.m.
Covey Landscape Architects, 1008 S. Main Street, Georgetown, TX 78628

Board Members Present: Marlene McMichael, Chair; Marilyn "Marsi" Liddell, Vice Chair; Cara McKinney; Penny Evans, Developer Rep;

Sub-Committee Members Absent: None

Staff Members Present: Eric Nuner, Assistant Parks and Recreation Director; Dave Melaas, Parks Project Manager; Laura Wilkins, Executive Assistant; Tina Davis, Board Liaison

Staff Members Absent: Seth Gibson

Others Present: Ronnie Stafford, Covey Landscape Architect; Evan Cuyler, Covey Landscape Architect; Travis Crow, Covey Landscape Architect

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 - **called to order by Chair 12:04 PM.**

B. Discussion on Georgetown Village Capital Improvement Projects – Eric Nuner, Assistant Parks and Recreation Director – Eric turns discussion over to Ronnie of Covey Landscape Architects, who explains the overall goal and the process of the concept design, master plan and design development phase of the project. The Master Plan involves Covey Landscape Architects looking at the site, taking inventory and determining what's existing and what's not, gathering all of the information and monitoring the contractor to insure they are following approved guidelines. During the process, Covey will meet with Sub-Committee first to discuss, answer questions and hear suggestions from the GVPID Board regarding the project. The Sub-Committee will update the GVPID Board. As the design goes through the different phases it will ultimately end up as a full detailed document (to show quantity, location, materials to be used, color and lettering, etc.) that a contractor can read and bid on. Once the design is approved by GVPID Board, Covey will take it to bid and a Vendor is awarded/selected. Generally, this is the lowest bidder. If the GVPID Board approves the financial recommendation, they will move forward for recommendation to Council for final approval. Payments made during the process will not be made without the work being verified and approved first by Melaas and Covey Landscape Architects. Final payment will be made after everyone has agreed and signed their approval on the completed project.

There was also discussion on the design of Parklets and the most cost effective way to proceed while keeping it unified. (ie: repurposing existing benches, staying with grass and

trees only or adding shrub, etc.) Nuner plans to put in the mid-year budget amendment of \$160,000.00 to take the money out of reserve for Madrone (in Capital Reserve) and get it into a fund to have the ability to use it if needed. Covey will meet again with the Sub-Committee June 25th, 10:00 a.m. – 12:00 p.m. and bring new designs for the Parks and Parklets, with line item cost based on discussion today.

Legislative Regular Agenda

C. Public Wishing to Address the Board

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<https://government.georgetown.org/govid/>

-No one signed up to speak prior to posting the Agenda.

Adjournment

Motion to adjourn by McMichael, seconded by Liddell. The meeting adjourned at 1:44 p.m.

Marlene McMichael, Chair

Cara McKinney, Secretary

Tina Davis, Board Liaison

City of Georgetown, Texas
Georgetown Village Improvement District
July 15, 2019

SUBJECT:

Consideration and possible action to approve the Minutes of the regular meeting June 10, 2019 - Tina Davis, Board Liaison

ITEM SUMMARY:

FINANCIAL IMPACT:

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SUBMITTED BY:

Tina Davis, Board Liaison

ATTACHMENTS:

Description	Type
☐ Minutes_GVPID_06.10.2019	Cover Memo

City of Georgetown, Texas
Georgetown Village Public Improvement District Advisory Board Meeting
Minutes
Monday, June 10, 2019 at 6:00 p.m.
West Side Service Center located at 5501 Williams Dr. Georgetown, TX 78633

Board Members Present: Marlene McMichael, Chair; Marsi Liddell, Vice Chair; Cara McKinney, Secretary; Gary Newman, Developer Rep; Michael Charles; Norma Baker;

Board Members Absent: Penny Evans, Developer Rep; Steve Taylor, Alternate 1; Howard Davis, Alternate 2

Staff Members Present: Wayne Reed, Assistant City Manager; Octavio Garza, Public Works Director; Eric Nuner, Assistant Parks Director; Seth Gipson, Management Analyst; Christi Rawls, Assistant Controller; Lacy Grobler, Senior Accountant; Tina Davis, Board Liaison

Staff Members Absent: None

Others Present: Evan Cuyler, Covey Landscape Architect, Ronnie Stafford, Covey Landscape Architect

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 - **called to order by Chair 6:02 PM.**
- B. Presentation of the Georgetown Village Public Improvement District (GVPID) monthly financial report for the months of April & May 2019 – Christi Rawls, Assistant Controller - Rawls gave overview of April (*May meeting was cancelled*) and May financials.
- C. Update from May GVPID Sub-Committee Meeting (NO ACTION TAKEN) – Marlene McMichael, Chair- McMichael, McKinney and Liddell gave update from May 10, 2019 GVPID Sub-Committee meeting with Covey Landscape Architects. Focus of meeting was on the reuse of existing benches in the Parks & Parklets and the timeline of how the meetings will run prior to presenting project to the GVPID Board. Sub-Committee will meet again June 25th and present plans to the GVPID Board in August.
- D. Update on City's Street Maintenance Program - Octavio Garza, Public Works Director - Garza confirms, "all streets in Georgetown Village will be done with a high performance product". Project Manager, Chris Pousson will reach out to the HOA and the GVPID Board in late July with the schedule of how & when the street restoration will be done. Notice will be sent out through social media and flyers with information on any street closures. Pousson will be available at the Open House meeting June 13th to answer any questions about this project. At the request of McMichael, Wayne gave a detailed list of who would be at the Open House June 13th to answer questions and update the Community regarding projects within Georgetown Village.

Legislative Regular Agenda

- E. Public Wishing to Address the Board – Brian Ortego signed up to address the Board – Ortego spoke 3 minutes on the following items. {E & G} – (E) Ortego would like better communication with the GVPID as a whole. States the items discussed at today's meeting, (sidewalks, tree trimming and the upcoming Open House) could have been placed on the Agenda for the May meeting. (that was cancelled) In the future, suggest adding specific items to the Agenda for discussion, (such as landscape or the idea of having a Project Manager to check for contract compliance) to give the GVPID an opportunity to have input and allow it to be more effective and informative for the Public. Would like to add the Sycamore entrance with improvements back to the Capitol Improvement Project, if it's been eliminated, replace Summers Green Park with new benches & trash cans (splitting the cost between PID & Parks and Rec) and include alley ways in the Street Maintenance Program. Garza verified the alley ways are not included in the Street Maintenance Program. Brief Discussion that alley way's maintenance are the responsibility of the GVPID. Reed confirmed the City will check to see when they were updated previously to prevent spending money for treatment that is not currently needed.
- F. Consideration and possible action to approve the Minutes of the regular meeting of April, 2019. **Motion by Baker, seconded by McKinney** to approve the minutes as presented. **Approved 7-0-0**
- G. Consideration and possible recommendation to City Council regarding the FY2020 Georgetown Village Public Improvement District (PID) Budget – Reed called attention to the revise/updated budget (that was presented at the meeting today) and gave short overview of proposed budget before opening the floor up for questions. Brief discussion and clarification on the Budget. Public Speaker Ortega addressed the Board. Would like the GVPID Board to consider continuing to be conservative in estimating the annual operational expenses, suggest spending more on a higher level of contract maintenance to prevent the overall capital investment from deteriorating over time and to consider improvements to Summers Green Park. Board members had a discussion on the landscape Budget and ask questions that were answered by Staff on the following: when the Contingency Reserve would roll back into the Budget, the Budget is enough to update & maintain the improvements and City Parks & Shell Road landscape will be maintained by the City at no cost to the GVPID. **Motion by Liddell, seconded by Baker** to recommend to Council to approve the Budget. **Approved 7-0-0**
- Adjournment-Motion by McMichael, seconded by Newman** to adjourn meeting at 7:17 p.m.

Marlene McMichael, Chair

Cara McKinney, Secretary

Tina Davis, Board Liaison

City of Georgetown, Texas
Georgetown Village Improvement District
July 15, 2019

SUBJECT:

Discussion and possible recommendation on street tree pruning and care in Georgetown Village Public Improvement District (GVPID) - Heather Brewer-McFarling

ITEM SUMMARY:

Staff is requesting direction on current year street tree maintenance, possible street tree t-post removal, and future street tree pruning.

A bid was advertised in June to prune the remaining street trees and to remove observed dead trees. The primary intent of this pruning is to ensure tree health. Additionally, pruning for street and pedestrian and vehicular clearances is important. Legacy Arbor Care is the low bidder for \$17,040. They have completed previous GVPID street tree pruning with positive results.

During the review and field inspection for the tree pruning contract, it was noted that many trees are or will be damaged by the t-post used for tree supports at installation. Staff recommends removal of the t- post to protect the health of the street trees. Heart of Texas Landscape provided a price of not to exceed amount of \$6,000 for removal.

It was noted during inspection, there are many trees that were planted directly in front of stop signs. It is the cities arborist's opinion that all trees blocking the oncoming view of stop sign need to be removed.

Staff is working to get a list of locations and will present at a future meeting.

Completion of this phase of pruning will finalize all street tree pruning.

FINANCIAL IMPACT:

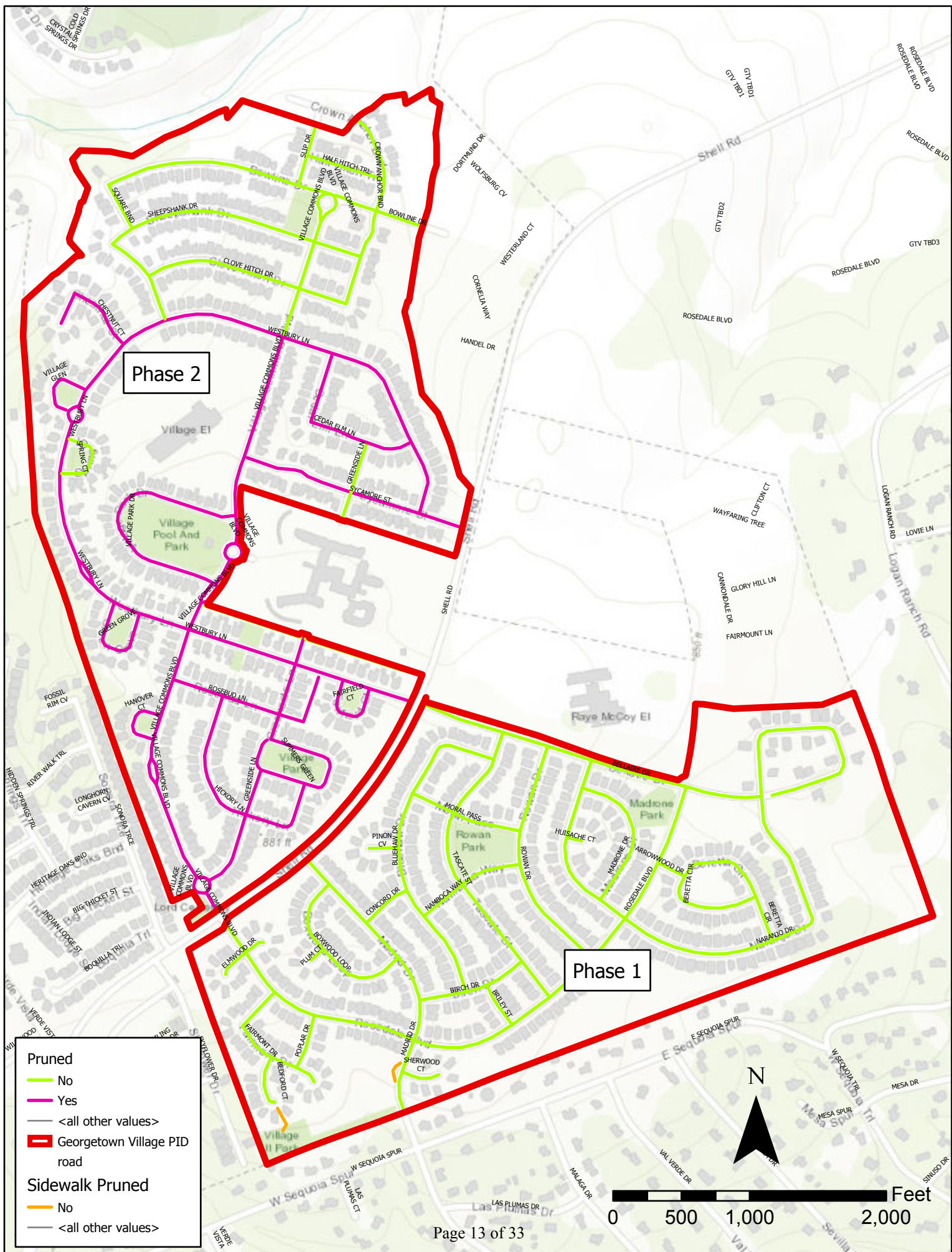
234-5-0211-51-507

SUBMITTED BY:

Heather Brewer-McFarling, Urban Forester

ATTACHMENTS:

Description	Type
□ 2019 Tree Prune Map	Backup Material



City of Georgetown, Texas
Georgetown Village Improvement District
July 15, 2019

SUBJECT:

Discussion and possible action to recommend the FY2020 proposed budget - Paul Diaz - Budget Manager

ITEM SUMMARY:

The proposed FY2020 Village PID budget includes projects identified for funding along with administrative costs and total funding requirements.

The proposed FY2020 budget identifies revenues and specific expenses planned for the upcoming year

- Proposed FY2020 Budget Presentation
- Proposed FY2020 Budget Fund Schedule

SPECIAL CONSIDERATIONS:

Council is scheduled to act on all components of the FY2020 budget in September 2019

FINANCIAL IMPACT:

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SUBMITTED BY:

Paul Diaz, Budget Manager

ATTACHMENTS:

Description		Type
☐	234 GVPID Fund Schedule	Backup Material
☐	Village PID	Backup Material

	FY2018 Actuals	FY2019 Budget	FY2019 Projected	FY2020 Base Budget	FY2020 Changes	FY2020 Budget
Beginning Fund Balance	713,772	797,650	797,650	151,636	-	151,636

Revenues	FY2018 Actuals	FY2019 Budget	FY2019 Projected	FY2020 Base Budget	FY2020 Changes	FY2020 Budget
Interest	11,968	4,000	12,200	5,100	-	5,100
Tax Revenue	388,050	426,392	426,392	452,210	-	452,210
Grand Total	400,018	430,392	438,592	457,310	-	457,310

Expenses	FY2018 Actuals	FY2019 Budget	FY2019 Projected	FY2020 Base Budget	FY2020 Changes	FY2020 Budget
Administrative Charges	45,095	54,134	54,134	48,744	-	48,744
Capital	-	778,162	778,162	-	-	-
Contract & Leases	94,942	105,160	105,160	105,160	-	105,160
Maintenance	79,437	102,800	102,800	102,300	-	102,300
Operations	123,762	46,800	44,350	44,624	-	44,624
Grand Total	343,236	1,087,056	1,084,606	300,828	-	300,828

	FY2018 Actuals	FY2019 Budget	FY2019 Projected	FY2020 Base Budget	FY2020 Changes	FY2020 Budget
Ending Fund Balance	770,554	140,986	151,636	308,118	-	308,118
CAFR Adjustment	27,096	-	-	-	-	-
Contingency Reserve	-	106,000	106,000	113,053	-	113,053
Available Fund Balance	797,650	34,986	45,636	195,065	-	195,065

Village PID Budget

Paul Diaz – Budget Manager

FY2019 Projections

- FY2018 ending fund balance after CAFR adjustments is \$797,650.
- The Village PID Fund was part of the FY2019 Mid Year Budget Amendment.
 - Recognized \$34,291 in additional fund balance.
 - Liquidated the Shell Road Reserve held below line and appropriated the funds, increasing total expenses from \$927,056 to \$1,087,056.

FY2019 Projections

- Revenues:
 - Ad Valorem
 - Tax Rate 14 cents
 - Projected to finish at budget.
 - Interest
 - About 100 basis point
 - Projecting \$12,000 in FY2019.

FY2019 Projections

- Expenses Types
 - Administrative Charges: Projected at Budget
 - Capital Improvement: Madrone, Rowan, and Shell: Projected at Budget: Staff will add any unsent funds to the CIP Rollforward in Dec. amendment.
 - Contracts & Leases, Maintenance and Operations: Projected slight below budget.

FY2019 Projections

- Budgeted ending fund balance of \$151,636 as of Sept. 30, 2019.
- Contingency reserve of 106,000.
- Available fund balance of \$45,636.

FY2020 Revenues

- Property tax revenue is budget at \$452,210.
 - Based on tax rate of 14 cents
 - Based on an assessed value of \$323 million.

FY2020 Expenses

- No capital improvements scheduled at this time.
- Admin charge allocations total \$48,744.
- Contacts, Main., and Operations total \$252,084.
- Anticipated fund balance at Sept. 30th, 2020 is \$308,118.
- The fund holds a contingency reserve of $\frac{1}{4}$ of budgeted property tax revenue or 113,053.

Fund Schedule

	FY2018 Actuals	FY2019 Budget	FY2019 Projected	FY2020 Base Budget	FY2020 Changes	FY2020 Budget
Beginning Fund Balance	713,772	797,650	797,650	151,636	-	151,636
	FY2018 Actuals	FY2019 Budget	FY2019 Projected	FY2020 Base Budget	FY2020 Changes	FY2020 Budget
Revenues						
Interest	11,968	4,000	12,200	5,100	-	5,100
Tax Revenue	388,050	426,392	426,392	452,210	-	452,210
Grand Total	400,018	430,392	438,592	457,310	-	457,310
	FY2018 Actuals	FY2019 Budget	FY2019 Projected	FY2020 Base Budget	FY2020 Changes	FY2020 Budget
Expenses						
Administrative Charges	45,095	54,134	54,134	48,744	-	48,744
Capital	-	778,162	778,162	-	-	-
Contract & Leases	94,942	105,160	105,160	105,160	-	105,160
Maintenance	79,437	102,800	102,800	102,300	-	102,300
Operations	123,762	46,800	44,350	44,624	-	44,624
Grand Total	343,236	1,087,056	1,084,606	300,828	-	300,828
	FY2018 Actuals	FY2019 Budget	FY2019 Projected	FY2020 Base Budget	FY2020 Changes	FY2020 Budget
Ending Fund Balance	770,554	140,986	151,636	308,118	-	308,118
CAFR Adjustment	27,096	-	-	-	-	-
Contingency Reserve	-	106,000	106,000	113,053	-	113,053
Available Fund Balance	797,650	34,986	45,636	195,065	-	195,065

Questions



City of Georgetown, Texas
Georgetown Village Improvement District
July 15, 2019

SUBJECT:

Discussion and possible recommendation to the City Council on the annual review of the Georgetown Village Public Improvement District No. 1 (GVPID) Service and Assessment Plan, as part of the annual budget process. – Seth Gipson, Management Analyst, Laci Groler, Senior Accountant

ITEM SUMMARY:

The City Council authorized the creation of the Georgetown Village Public Improvement District (GVPID) via Resolution No. 990223-N, and amended via Resolution Numbers 050801-AA-1, 032602-R, 040803-V-2, 011309-JJ, 062612-M, and 072214-R, to fund certain public improvements that benefit the land within the approximate 391.83-acre district (Exhibit “A”). The purpose of the GVPID is to supplement and enhance City services within the subject area and include the following:

- Pocket parks, landscape areas, street trees, sidewalks, trails, alleyways, distinctive lighting and signage, recreational facilities, water quality facilities, and other related improvements.
- The services to be provided by the District shall consist of those necessary for the administration and operation of the District, including those of the City and the annual collection of assessments.

The GVPID’s Service Plan defines the annual indebtedness and projected costs for improvements over a period of at least five (5) years, which must be reviewed annually. The GVPID’s annual budget is determined by the Service Plan.

The attached draft 2020 Service and Assessment Plan and Budget (Exhibits A and B) details the estimated cost of services and improvements that may be provided for the District for the next five (5) years, including the new enhancements listed above.

FINANCIAL IMPACT:

N/A

SUBMITTED BY:

Seth Gipson, Management Analyst

ATTACHMENTS:

Description	Type
❏ Draft Update 7/15/2019	Backup Material

GEORGETOWN VILLAGE PUBLIC IMPROVEMENT DISTRICT 2020 SERVICE PLAN, ASSESSMENT PLAN AND 2019 ASSESSMENT ROLL

Chapter 372 of the Local Government Code of the State of Texas, known as the "Public Improvement Assessment Act" (the "Act"), authorizes and defines the formation of a Public Improvement District within the State of Texas.

By action taken by their City Council, the City of Georgetown (the "City") passed Resolution No. 990223-N, which authorized the creation of the Georgetown Village Public Improvement District No. 1, and which has been amended to include additional acreage via Resolution Numbers 050801-AA-1, 032602-R, 040803-V-2, 011309-JJ, 062612-M, and 072214-R (the "District").

In compliance with the requirements outlined in various sections of the Act, the Five-Year Service Plan and Assessment Plan for the District is defined herein.

Section 1. Improvements and Services to be provided for the District

After analyzing the improvements authorized by the Act, the City determined that the services and improvements described herein should be provided within the District and will be of special benefit to the District. The purpose of the District is to supplement and enhance services within the District, but not to replace or supplant existing City services provided within the District. The general nature of the proposed services and improvements to be performed by the District are described below and more defined in **Attachment I** attached hereto and incorporated herein:

- Pocket parks, landscape areas, street trees, sidewalks, trails, alleyways, distinctive lighting and signage, recreational facilities, water quality facilities, and other related improvements.
- The services to be provided by the District (the "Services") shall consist of those necessary for the administration and operation of the District, including those of the City and the annual collection of assessments.

Section 2. Five-Year Service Plan

The total estimated cost of services and improvements to be provided for the District for the next five (5) years is approximately **\$1,770,299 (Attachment II)**. The estimated average annual cost is approximately **\$354,060**, not including interest. The District shall incur no bonded indebtedness.

Section 3. Method of Assessment

The proposed method of assessment, which specifies included or excluded classes of assessable property, is based on the value of the real property and real property improvements

as determined by the Williamson Central Appraisal District (WCAD). Public rights-of-way, City of Georgetown property and properties otherwise exempt from ad valorem taxes are exempt from assessment.

Section 4. Assessment Roll

The District is described as being those properties described in **Attachment III**, attached hereto and incorporated herein.

Section 5. Assessment Plan

After analyzing the assessment methods allowed under the Act, the City has determined to allocate costs based upon appraised value; that the assessments are based on the benefits of the Improvements; that the assessments are fair and equitable; and the appraised value method is the most reasonable means of allocating the costs of the services to be provided.

Section 6. Levy of Assessments

There is to be levied by the City an assessment of \$0.14 per \$100 valuation ("Assessment") to pay the annual costs of the Improvements. Each annual Assessment, together with interest in the unpaid amount of each Assessment, shall be due and payable on or before January 31 of each year, with the first annual assessment occurring January 1 of the first year after the assessed lot is part of a final, recorded subdivision plat. Each subsequent annual Assessment shall be delinquent if not paid prior to January 31 of the subsequent year such annual Assessment is due.

As authorized by Section 372.003(14) of the Act, there shall be levied each year an Assessment to pay the annual costs of the administration and operation of the District. This levy shall remain in effect from year to year until the City adjusts the levy after a hearing and a determination of benefits in any year pursuant to Section 372.015(d) of the Act.

Section 7. Interest of Delinquent Annual Assessments

A delinquent Assessment will accrue interest at the rate of one percent (1%) for each month or portion of a month the Assessment remains unpaid after it becomes delinquent.

Section 8. Penalties

A delinquent Assessment incurs a penalty of six percent (6%) of the annual Assessment for each calendar month or fraction thereof it is delinquent plus one percent (1%) from each additional month or fraction thereof the Assessment remains unpaid prior to January 31 of the year in which it becomes delinquent; however, an Assessment delinquent on July 1 of the year

in which the Assessment is due incurs a total penalty of twelve percent (12%) of the amount of the delinquent Assessment without regard to the number of months the Assessment has been delinquent. Penalties shall not exceed the amount permitted by the Act or any other applicable law.

Section 9. Additional Penalties

If an Assessment remains delinquent on July 15 in the year in which the Assessment became delinquent, there shall be imposed an additional penalty to defray costs of collection if it necessary for the City to contract with an attorney for the purposes of representing the City in the collection of the delinquent Assessment. The additional penalty shall be fifteen percent (15%) of the annual Assessment and the penalties and interest on the annual Assessment. Penalties shall not exceed the amount permitted by the Act or any other applicable law.

Section 10. Lien for Collection of Assessments

Assessments together with interest, penalties and expense of collection and reasonable attorney fees, as permitted by the Act, shall be a first and prior lien against the property assessed, superior to all other liens and claims, except liens or claims for state, county, school district or municipal ad valorem taxes, and shall be a liability of and a charge against the owner of the property regardless of whether the owners are named. The lien for Assessments and the penalties and interest is effective from the date of the Ordinance levying the Assessments until the Assessment is paid, and shall be enforced by the City in the same manner provided by the Texas Tax Code for collecting ad valorem taxes on real property.

Section 11. Applicability of Tax Code

To the extent not inconsistent with the Ordinance levying Assessments, and not inconsistent with the Act or the other laws governing public improvement districts, the provisions of the Texas Tax Code shall be applicable to the imposition and collection of Assessments by the City.

Attachment I
Georgetown Village Public Improvement District (GVPID)
Assessed Public Improvements

GVPID Assessed Public Improvements	
<i>Pocket Parks and Landscape Areas</i>	
<i>(Includes all parks less than 1 acre, landscape easement lots, greenbelts, medians, roundabouts, and other landscape areas within the rights-of-way)</i>	
General Grounds Maintenance	
Tree trimming/pruning	
Plant and tree removal and replacement	
Landscaping	
Irrigation (maintenance, repair and replacement)	
Utilities	
<i>Street Trees</i>	
<i>(Includes maintenance, removal and preparation for new tree)</i>	
Tree trimming/pruning	
Removal and preparation for new appropriate tree	
<i>Sidewalks and Trails</i>	
<i>(Includes walkways around perimeter, trails in park and landscape easement lots, pedestrian alleyways, and sidewalks affected by the street trees)</i>	
Maintenance, repair and replacement	
<i>Alleyways</i>	
<i>(Excludes stormwater drainage improvements; inlets, catch basins and buried pipe)</i>	
Maintenance, repair and replacement of pavement	
<i>Distinctive Lighting</i>	
<i>(GVPID parks, gazebo and street antique street lights)</i>	
Maintenance (paint and coating)	
<i>Signage</i>	
<i>(Includes special brown street signs, trail signs and markers, park name signs, and subdivision entry and directional signs)</i>	
Maintenance, repair and replacement	
<i>Recreational Facilities and other Hardscape Improvements</i>	
<i>(Includes gazebo, playscape shade structures, mutt mitt dispenser, park benches, tables, trash receptacles, and Shell Rd fence)</i>	
Maintenance and repair	
<i>Water Quality Facilities</i>	
<i>(Includes Water Quality ponds)</i>	
Pond rehabilitation	
Ongoing maintenance	

GVPID Assessed Public Improvements	
<i>Administrative Costs and Other Related Improvements</i> <i>(Services needed for the administration and operation of the District)</i>	
City cost to administer annual fee assessment and collection (Accountant and Controller)	
Administrative Personnel	
Legal	
Office Supplies	
Plans and Communication/Notices	
Insurance	

Attachment II
Georgetown Village PID Five-Year Service Plan FY 2020 – 2024

Beginning Fund Balance

Revenue:

Ad Valorem Taxes
Interest
Other
Revenue

Total Revenue

Expense:

Administrative Fee
Office
Supplies
PID Brochure
Insurance
Contracts & Leases, Primary
Contracts & Leases, Secondary
Park Master Plan
Special Services
Above Ground Improvements
Signs
Utilities / Irrigation

Maintenance, Alleys
Maintenance, Sidewalks
Maintenance, Irrigation
Maintenance, Ponds
Pond Rehabilitation
Maintenance, Street Trees

Projected FY20	Projected FY21	Projected FY22	Projected FY23	Projected FY24
151,636	308,118	475,916	641,964	717,928
452,210	465,776	479,750	494,142	508,966
5,100	5,100	5,100	5,100	5,100
457,310	470,876	484,850	499,242	514,066
48,744	49,719	50,713	51,728	52,762
300	300	300	300	300
600	600	600	600	600
90,160	90,160	98,889	108,490	108,490
15,000	15,000	15,000	15,000	15,000
-	-	-	-	-
2,724	5,500	5,500	5,500	5,500
-	-	20,000	20,000	20,000
-	-	-	-	-
41,000	42,000	42,000	42,500	42,500
5,000	5,000	15,000	15,000	15,000
30,000	25,000	20,000	20,000	20,000
6,000	8,500	8,500	8,500	8,500
6,300	6,300	10,300	10,300	10,300
-	-	-	90,360	90,360
35,000	35,000	12,000	15,000	15,000

Maintenance, Repairs	20,000	20,000	20,000	20,000	20,000	20,000
Expense Subtotal	300,828	303,079	318,802	423,278	424,312	
Projects:						
Rowan Park Improvements						
Parklets						
Shell Landscape						
Madrone Park						
Improvement Projects Subtotal	-	-	-	-	-	
Total Expense	300,828	303,079	318,802	423,278	424,312	
Contingency Reserve						
CAFR (Auditor's) Adjustment	113,053	116,444	119,937	123,536	127,242	
Ending Fund Balance	195,066	359,472	522,026	594,392	680,440	

**Attachment III
Assessment Roll**

[insert list]