

**Notice of Meeting for the
Main Street Advisory Board
of the City of Georgetown
August 16, 2019 at 9:00 AM
at Georgetown City Hall Community Room, 808 Martin Luther King St.**

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.

Special Called Main Street Advisory Board Meeting

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 - *Trisha Tallman, Board Chair*

B Discussion and/or possible action on a facade grant request for 212 W. 7th Street - *Kim McAuliffe, Downtown Development Manager*

Adjournment

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
Main Street Advisory Board
August 16, 2019

SUBJECT:

Call to order - *Trisha Tallman, Board Chair*

ITEM SUMMARY:

FINANCIAL IMPACT:

NA

SUBMITTED BY:

Kim McAuliffe

City of Georgetown, Texas
Main Street Advisory Board
August 16, 2019

SUBJECT:

Discussion and/or possible action on a facade grant request for 212 W. 7th Street - *Kim McAuliffe, Downtown Development Manager*

ITEM SUMMARY:

FINANCIAL IMPACT:

Facade Fund

SUBMITTED BY:

ATTACHMENTS:

	Description	Type
☐	Staff Report	Cover Memo
☐	Application	Backup Material



- COVERSHEET -

MAIN STREET PROGRAM – FAÇADE & SIGN GRANT FUND

8:30 A.M. – FRIDAY, AUGUST 16, 2019

212 W. 7TH STREET

AGENDA ITEM DESCRIPTION

Discussion and possible action on a Main Street Façade Grant Fund application request for the property located at 212 W. 7th Street. The planned improvements include excavation and fire line piping from the street. This improvement will allow the owners to provide additional dining and entertainment area for guests while adding fire suppression to the building for safety purposes.

Applicant has selected JAB Engineering and Underground Water Solutions to perform the required work. The estimate provided by applicant totals \$9,700 and applicant seeks a grant for the maximum award of **50% or \$4,850**.

AGENDA ITEM DETAILS

- Business Name: Blue Corn Harvest Bar & Grill
- Applicant: Patricia Manzano
- Property Owner: Tom Guyton
- Property Address: 212 W. 7th Street
- Historical/Current Building Name: Berry Hardware Store
- Legal Description: GEORGETOWN CITY OF, BLOCK 41, LOT 2-3(PTS), ACRES .17
- Historic Overlay: Williamson County Courthouse Historic District
- Application History: This is the first review for this application

ECONOMIC IMPACT

Extended hours of operation: Yes, the business located inside the property will have extended business hours and is an expansion of their current restaurant

First Floor Use: Yes, this is a one-story property - The use is restaurant

Occupy a Vacant Structure: No, the building is not vacant

Sales Subject to Sales Tax: The tenant will be subject to 100% sales tax as a food and beverage user

Capital Expenditures: The applicant is investing \$300,000 into the property for tenant improvements

HISTORIC PRESERVATION

Date of construction: 1939

2007 Historic Resources Survey Level of Priority: Low Priority

National Register Designation: None

Texas Historical Commission Designation: None



LOCATION

On the Square vs. Off the Square: The property does not face the Courthouse and is considered to be Off the Square

STAFF ANALYSIS

Staff has met with applicant and reviewed the application in its entirety and finds that the request is complete and eligible for funding consideration by the Main Street Advisory Board.

ATTACHMENTS

Exhibit A – Application

Exhibit B - Estimates

SUBMITTED BY

Kim McAuliffe, Downtown Development Manager

**Advisory Board Review**

Approved _____
Rejected _____
Date _____

FAÇADE & SIGN REIMBURSEMENT GRANT PROGRAM APPLICATION

Please return completed with necessary attachments and signatures to Georgetown Downtown Development office, 809 MLK Jr., no later than the THURSDAY prior to the first Friday of each month. If you have any grant application questions, please contact the Downtown Development Manager at 512/930-2027. If you have any building or sign permit/historic preservation or design questions, please contact the Historic District Planner at 512/930-3581.

- ♦ Applicant Name Carlos Manzano Date 8/6/19
- ♦ Business Name Blue Corn Harvest Bar & Grill
- ♦ Mailing Address 700 E. Whitestone Blvd #204 Cedar Park TX
- ♦ Contact Phone 512-458-7720 Email Address pmanzano@sbcglobal.net
- ♦ Building Owner (if different from applicant) 212 W 7th Street, LLC - Tom Guyton
- ♦ Historical/Current Building Name Old Berry Hardware Bldg.
- ♦ Physical Building Address 212 W. 7th St Georgetown, TX 78626
- ♦ Type of Work: (check all that apply)
Sign ☐ Paint ☐ Masonry cleaning/paint removal ☐ Awning/Canopy ☒ Fire Sprinklers or Suppression Systems ☐
Uncovering/replacing windows ☐ Roof work ☐ Foundation work ☐ Removal of barriers to public accessibility ☐

Other: _____

- ♦ Details of Planned Improvements for Façade & Sign Reimbursement Grant: (attach additional information if necessary)

Excavation & fire line piping from Street

- ♦ How will this project benefit downtown? (Check all that apply)
Extended business hours ☐ First floor usage ☐ Occupying vacant/underutilized structure ☒
Subject to sales tax ☒ Enhance historic significance ☐ Location is on the square ☐ Location is off the square ☒
- ♦ List Contractor/Project Architect Proposals and Total Amounts (attach original proposals):
 1. JAB Engineering LLC
 2. Underground Water Solutions
 3. _____
- ♦ TOTAL COST OF PROPOSED GRANT PROJECT (CAPITAL EXPENDITURES): \$9700
- ♦ AMOUNT OF FAÇADE AND/OR SIGN GRANT REQUESTED (MAY NOT EXCEED 50% OF TOTAL GRANT COSTS: \$500 SIGN MAX, \$20,000 FACADE MAX): _____

Include all required color samples of paint fabric canopy, sign design, etc., as well as digital photographs of building's exterior, roof and foundation if applicable to grant.

[Signature]
Applicant's Signature

8/7/19
Date



FAÇADE & SIGN REIMBURSEMENT GRANT AGREEMENT FORM

Please return completed with necessary attachments and signature to Georgetown Downtown Development office, 809 MLK Jr. no later than the Thursday prior to the first Friday of each month. If you have any grant application questions, please contact the Downtown Development Manager at 512/930-2027. If you have any historic preservation/design questions, please contact the Historic District Planner at 512/930-3581.

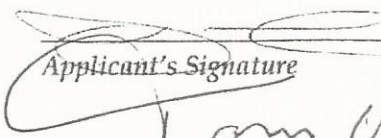
I have met with the Georgetown Downtown Development Manager, and I fully understand the Façade & Sign Reimbursement Grant Procedures and Details established by the Georgetown Main Street Advisory Board. I intend to use this grant program for the aforementioned renovation projects to forward the efforts of the downtown revitalization and historic preservation program known as the Georgetown Main Street Program. I have not received, nor will I receive insurance monies for this revitalization project.

I have read the Façade & Sign Reimbursement Grant Application Procedures including the Façade & Sign Reimbursement Grant Details.

I understand that if I am awarded a Façade & Sign Reimbursement Grant by the Georgetown Main Street Advisory Board, any deviation from the approved project may result in the partial or total withdrawal of the Façade & Sign Reimbursement Grant. If the façade or sign is altered for any reason within **one (1) year** from construction, I may be required to reimburse the City of Georgetown immediately for the full amount of the Façade & Sign Reimbursement Grant.

Blue Corn Harvest Bar & Grill

Business/Organization Name



Applicant's Signature

CARLOS MANZANO

Printed Name

8/7/19

Date

Tom W. Guyton

Building Owner's Signature (if different from applicant)

Printed Name

Tom W Guyton

Date

8/7/19

This section to be completed by City Staff:

Georgetown HARC's Design Approval (obtain signature of Historic District Planner or City Planning staff) Date

Georgetown Main Street Advisory Board's Approval

Date

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212 W. 7th St., Fire Line Installation



Underground Water Solutions Co.

13342 Old Kimbro Rd.

Manor, TX 78653

Contact: Eddie Benitez

Phone: 512-278-9333

Fax: 512-278-9133

Quote To: David Kneer

Attn:

Phone: -

Fax: -

Job Name: 212 W. 7th St

Date of Plans: none

Revision Date:

*Cost does not include provision or installation of Riser

ITEM	DESCRIPTION	QUANTITY	UNIT		AMOUNT
	Fire Line Installation				
1100	6"x4" Tapping Saddle	1.00	EA		
1150	Ins 4" GV w/Box	1.00	EA		
1200	Ins. & Backfill 4" Fire Line(No Riser Inc.)	20.00	LF		
1300	Hydrostatic Testing	1.00	LS		
	Total Fire Line Installation				\$7,500.00
GRAND TOTAL					\$7,500.00

NOTES:

Price is given based on full amount of work quoted. Any Change in contract amount is subject to adjustment in pricing.

Inclusions:

- One(1)Mobilization, any premature demob/remobilization is subject to Remobilization Fee
- All Labor, Equipment, and materials needed by UWSCo to complete listed tasks per detail.
- Excavation and CLSM Backfill
- Restoration of pavement above trench
- Tapping and running line
- New Line Hydrostatic Pressure Testing

Exclusions:

- Fire Line Riser
- Revegetation
- Concrete, Fencing, or any other restoration outside of inclusions
- Weekend/OT Hours
- Traffic control
- ROW/Excavation Permits

JAB ENGINEERING, LLC.

4500 Williams Drive, Ste. 212-121
Georgetown, TX 78633
512-779-7414
josh.baran@jabeng.com

August 6, 2019
Carlos Manzano
Patricia Manzano
Blue Corn Harvest
700 E Whitestone Blvd., #204
Cedar Park, TX 78613
512-528-0889

RE: Civil Engineering Services for Blue Corn Harvest – 212 W. 7th Street, Georgetown, TX (Revision)

Dear Sir or Madam:

JAB Engineering, LLC is pleased to submit this proposal to provide civil engineering services to Blue Corn Harvest ("Client") for your project located at 212 W. 7th Street, Georgetown, TX ("the Project"). This proposal may serve as the agreement for services provided by JAB Engineering, LLC ("Engineer"). Your signature below will authorize the Engineer to proceed.

I. SCOPE OF BASIC SERVICES

The following is a summary of tasks and deliverables to be provided by the Engineer to the Client.

Phase II – Site Development Plan/ Approvals (Site Civil)

1. Site Development Plan – Engineer shall prepare a Site Development Plan (SDP) Revision for the purpose of permitting through the City of Georgetown and general use during construction. Engineer will utilize the Client provided site layout. The SDP Revision will updated the previously approved SDP to add a fire suppression line outside of the building.
2. City of Georgetown Site Development Plan Revision Approval – This task includes the submittal, subsequent review comments / responses, as well as one meetings with city staff. This task also includes the final concurrence letter after construction of the site improvements.

II. CLARIFICATIONS AND EXCLUSIONS

The scope of services is subject to the following clarifications and exclusions:

- A. Profile drawing preparation and expediting for on, or off-site utility extensions or connections are excluded.
- B. Demolition plans or documentation for unknown subsurface structures and utilities are not included.
- C. Special site investigations to locate and identify subsurface structures and utilities, i.e., fiber optics lines, gas lines, etc., are not included.
- D. Quantity and construction cost estimates are not included.
- E. Environmental and geotechnical studies are to be procured separately by the Client as required, unless specifically identified.
- F. Easement exhibits are not included.
- G. This proposal assumes that design of storm sewer and sanitary sewers is to be gravity flow.
- H. Design of any off-site infrastructure is not included.
- I. Floodplain and wetlands mitigation analysis and design is not included.
- J. Subdivision plat services are not included.
- K. UST applications.
- L. Surveys

PROVIDED BY CLIENT

Client is to provide the following items:

- A. Access to the site.
- B. All permit and governmental approval fees.
- C. Copies of existing reports and studies relevant to the project.
- D. Legal, accountant, and insurance counseling as may be required by the project.

III. PROFESSIONAL SERVICES AGREEMENT

COMPENSATION

Items listed under the Scope of Basic Services, Phase II – Site Development Plan/ Approvals (Site Civil) will be provided for the lump sum amount of \$2,200 and further detailed as follows:

- | | |
|--------------------------------|---------|
| 1. Site Development Plan | \$1,200 |
| 2. City of Georgetown Approval | \$1,000 |

Reimbursable expenses for printing and postage will be billed at cost, and a budget of \$50 may be used in anticipation of these expenses.

Billings will be on a monthly percentage of work complete basis and are due in 30 days.

If the Client fails to make any payment due for services and expenses within 60 days after receipt of invoice, Engineer may suspend services under this agreement until payment has been made in full for all amounts due for services, expenses and other related charges.

PROPOSAL ACCEPTANCE

This proposal is open for acceptance for 30 calendar days. At the end of this period, Engineer reserves the right to extend, in writing, the period for acceptance, re-negotiate the proposal or completely withdraw the proposal.

TERMINATION

Either party of this agreement may terminate this same agreement in writing with five (5) working days notice. Payment for all work completed up to the date of the termination will become due immediately. The Client will receive all work complete to date.

LIABILITY

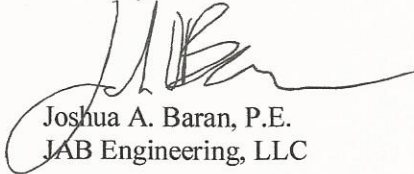
Professional liability for work by Engineer on this project will be with limits not to exceed the total of this contract. Payment of any invoice by the Client to Engineer shall be taken to mean that the Client is satisfied with Engineer's services and is not aware of any deficiencies in those services.

AGREEMENT

This Agreement constitutes the entire Agreement. No other representations of any kind, oral or otherwise, shall have any effect. This Agreement shall be governed by the laws of the state of Texas, notwithstanding the operation of any conflict or choice of law statutes or decisional law to the contrary.

Thank you for the opportunity to submit this proposal. We look forward to providing you these services.

Sincerely,

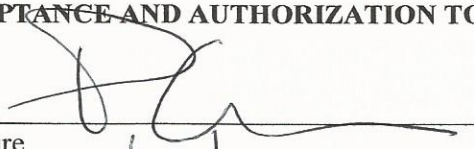
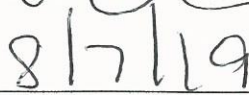


Joshua A. Baran, P.E.
JAB Engineering, LLC

ACCEPTANCE AND AUTHORIZATION TO PROCEED:

Signature

Date

City of Georgetown, Texas
Main Street Advisory Board
August 16, 2019

SUBJECT:

Adjournment

ITEM SUMMARY:

FINANCIAL IMPACT:

NA

SUBMITTED BY: