

Notice of Meeting of the Governing Body of the City of Georgetown, Texas April 13, 2021

The Georgetown City Council will meet on April 13, 2021 at 6:00 PM at Virtual Meeting

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 reposted at 11:00 a.m. 04/09/2021

To join from a PC, Mac, iPad, iPhone or Android device, please click this URL to join:

**[https://georgetowntx.zoom.us/j/95660908503?](https://georgetowntx.zoom.us/j/95660908503?pwd=UWJtcUkzSkNjRlRJWTd2aGV0NjN3dz09)
[pwd=UWJtcUkzSkNjRlRJWTd2aGV0NjN3dz09](https://georgetowntx.zoom.us/j/95660908503?pwd=UWJtcUkzSkNjRlRJWTd2aGV0NjN3dz09)
Webinar ID: 956 6090 8503
Passcode: 489250**

Or to join by phone dial:

**(346)248-7799 OR (669)900-6833 OR (253)215-8782 OR (301)715-8592
OR (312)626-6799 OR (929)205-6099
TOLL FREE (833)548-0282 OR (877)853-5257 OR (888)475-4499 OR
(833)548-0276
Webinar ID: 956 6090 8503
Passcode: 489250**

Citizen comments are accepted in three different formats:

Submit the following form by 12:00 p.m. on the date of the meeting and the City Secretary will read your comments into the recording during the item that is being discussed –

<https://records.georgetown.org/Forms/AddressCouncil>

You may log onto the meeting, at the link above, and “raise your hand” during the item. If you are unsure if your device has a microphone please use your home or mobile phone to dial the toll free number. To Join a Zoom Meeting, click on the link and join as an attendee. You will be asked to enter your name and email address – this is so we can identify you when you are called upon. At the bottom of the webpage of the Zoom Meeting, there is an option to Raise your Hand. To speak on an item, simply click on that Raise Your Hand option once the item you wish to speak on has opened. When you are called upon by the Mayor, your device will be remotely un-muted by the Administrator and you may speak for three minutes. Please state your name clearly upon being allowed to speak. When your time is over, your device will be muted again.

City Council Chamber will be open to the public and a member of the public may make a comment on an agenda item in the Chambers. Social Distancing will be strictly enforced. Audience capacity is limited to 41 attendees. Face masks are required and will be provided onsite. Use of profanity, threatening language, slanderous remarks or threats of harm are not allowed and will result in you being immediately removed from the meeting.

If you have questions or need assistance, please contact the City Secretary’s office at cs@georgetown.org or at 512-930-3651.

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

Pledges of Allegiance

Comments from the Mayor

- National Animal Control Appreciation Week Proclamation
- Public Safety Telecommunicators Week Proclamation
- Park Place Nursing Home recognition of Georgetown Fire Department
- Winter Storm recognition for CAPE, Economic Development, CVB, Animal Control and Telecommunicators

Announcements

Action from Executive Session

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. Speakers will be given up to three minutes to address the City Council. The City Secretary can be reached at (512) 931-7715 or cs@georgetown.org. Speakers will be allowed up to three minutes to speak.

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

Statutory Consent Agenda

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

- C Consideration and possible action to approve the minutes of the Workshop and Regular Meetings held on March 9, 2021 -- Robyn Densmore, City Secretary
- D Consideration and possible action to approve the City Council governance guidelines, strategic initiatives, and goals -- David Morgan, City Manager
- E Consideration and possible action to approve a Resolution granting a license for the encroachment of an awning in the right of way of W. 8th Street and S. Austin Avenue immediately adjacent to 120 W. 8th Street and an existing staircase on the east side of S. Austin Ave. and to authorize the Director of Planning to execute all necessary documents -- Odalis C. Suarez, Real Estate Services Coordinator
- F Consideration and possible action to approve the First Amendment and Third Renewal of the Agreement between Abescape Group, LLC and the City of Georgetown, Texas for mowing services for the City-owned rights of way for \$99,891.44 -- Dan Southard, Interim Public Works Director
- G Consideration and possible action to approve a consultation agreement between the City of Georgetown and APD Urban Planning for the development of Small Area Plans for the Track Ridge Grasshopper and/or San Jose neighborhoods, in a total amount not to exceed \$200,000.00 -- Sofia Nelson, Planning Director
- H Consideration and possible action to approve an award of a Blanket Agreement with Southern Tire Mart, LLC to provide tires, tubes, supplies and equipment through the BuyBoard Contract #636-21 in an annual amount not to exceed \$75,000.00 from April 13, 2021 through February 28, 2022 -- Leah Neal, Purchasing Manager
- I Consideration and possible action to authorize the City of Georgetown to participate in an Interlocal Participation Agreement for the Sourcewell Purchasing Cooperative for the purpose of participating in their purchasing cooperative program -- Leah Neal, Purchasing Manager
- J Consideration and possible action authorizing the submittal of a grant application to the Federal Emergency Management Agency (FEMA) and Texas Department of Emergency Management (TDEM) for public assistance related to the Winter Weather Storm DR4586 emergency response -- Elaine S Wilson, Assistant Finance Director
- K **Forwarded from the General Government and Finance Advisory Board (GGAF):**
Consideration and possible action to accept the independent audit of all accounts of the City reported in the Comprehensive Annual Financial Report for the fiscal year ended September 30, 2020 -- Elaine S. Wilson, Assistant Finance Director
- L Consideration and possible action to approve the submission of an application for an Internet

Legislative Regular Agenda

- M First Reading of an Ordinance of the City of Georgetown, Texas amending Sec. 2.28.210 “Assignment Pay” for certain assignments within the Fire Department -- John Sullivan, Fire Chief
- N Public Hearing and First Reading of an Ordinance of the City Council of the City of Georgetown, Texas, terminating the South Georgetown Tax Increment Reinvestment Zone, City of Georgetown, Texas (the “Zone”); dissolving the Board of Directors and Tax Increment Fund for the Zone; repealing conflicting ordinances and resolutions; including a severability clause; and establishing an effective date -- Laurie Brewer, Assistant City Manager
- O Public Hearing and First Reading of an Ordinance for the voluntary annexation of an approximate 22.27 acre tract out of the Barney C. Low Survey, Abstract No. 385, and a 1.99-acre portion of Westinghouse Road, a right-of-way of varying width generally described to the City of Georgetown, Texas, with the initial zoning designation of Planned Unit Development (PUD) zoning district with base zoning of the Local Commercial (C-1), High Density Multi-Family (MF-2), and the Low Density Multi-Family (MF-1) districts upon annexation, for the property generally located at 1100 & 1200 Westinghouse Road, to be known as the Johnson Place Planned Unit Development (PUD) -- Sofia Nelson, CNU-A, Planning Director
- P Public Hearing and First Reading of an Ordinance for the voluntary annexation of an approximate 56.65-acre tract of land out of the Isaac Donagan Survey, Abstract No. 178, with an initial zoning designation of Residential Single-Family (RS), for the property generally located at 3313 and 3321 W. SH 29 -- Sofia Nelson, CNU-A, Planning Director
- Q Public Hearing and First Reading of an Ordinance on a request for a Zoning Map Amendment to rezone 3.31 acres out of Lots 8 and 9 of the Georgetown Technology Park Subdivision, from the Local Commercial (C-1), Industrial (IN) and Agriculture (AG) zoning districts to the Industrial (IN) zoning district, for the property generally located at 4915 S IH 35 and 5 Sierra Way -- Andreina Dávila-Quintero, AICP, Current Planning Manager
- R Consideration and possible action to approve an agreement for enforcement of workforce housing development standards between the City of Georgetown and Vida Apartments, LLC -- Susan Watkins, Neighborhood & Housing Program Manager
- S Consideration and possible action to approve a Resolution pursuant to Government Code § 2206.053 finding that portions of a called 2.75 acre tract, a called 0.38 acre tract, a called 12.003 acre tract designated as “Tract O”, a called 12.003 acre tract designated as “Tract B”, a called 12.003 acre tract designated as “Tract A”, and a called 2.1244 acre tract designated as “Tract D”, as described in Volume 639, Page 779, as well as portions of a called 22.9218 acre tract as described in the deed recorded in Document No. 2002100427, and a portion of that approximately 11.22 acre tract which is Lot 3D according to the Amended Conveyance Plat of Lot 1 & 3 Dry Berry Subdivision, recorded in Document No. 2012106529, are necessary for the Berry Creek Interceptor Project and authorizing eminent domain proceedings, if necessary, for acquisition of real property to effectuate certain public improvements -- Travis Baird, Real Estate Services Manager
- T Second Reading of an Ordinance on a request for a Zoning Map Amendment to rezone an approximately 0.13-acre tract of land out of the Clement Stubblefield Survey, Abstract No. 558, also being known as a tract out of Block 65, Lost Addition, an unrecorded subdivision, from the from the Residential Single-Family (RS) zoning district to the Mixed-Use Downtown (MU-DT) zoning district, for the property generally located at 1103 Rock St -- Sofia Nelson, CNU-A, Planning Director
- U Discussion and possible direction to staff to evaluate current roofing contractor registration process and fee associated therewith – Glen Holcomb, Chief Building Official
- V Consideration and possible action to approve Steering Committees for the San Jose and Track Ridge Grasshopper (TRG) Neighborhoods to lead the formation of small area neighborhood plans - Mayor Josh Schroeder

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.

W 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
- PEC Franchise
- Retention of Kristina Silcocks as outside counsel for the Berry Creek Interceptor Project
- Alamo Concrete Products Company Temporary Water Use Permit Application (WRTP 13743)

Sec. 551.072: Deliberations about Real Property

- Parcels 3, 12, and 14 -- Travis Baird, Real Estate Services Manager

Sec. 551.086: Certain Public Power Utilities: Competitive Matters

- Competitive Matters – Purchased Power Update

Sec. 551.087: Deliberation Regarding Economic Development Negotiations

- Project Diana

Sec. 551.074: Personnel Matters

- City Attorney
- City Manager

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 _____, 2021, 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
City Council Regular Meeting
April 13, 2021

SUBJECT:

Consideration and possible action to approve the minutes of the Workshop and Regular Meetings held on March 9, 2021

-- Robyn Densmore, City Secretary

ITEM SUMMARY:

FINANCIAL IMPACT:

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SUBMITTED BY:

Robyn Densmore, City Secretary

ATTACHMENTS:

CC Workshop Minutes 03.09.2021

CC Reg Minutes 03.09.2021

**Notice of Meeting of the
Governing Body of the
City of Georgetown, Texas
Tuesday, March 9, 2021**

The Georgetown City Council will meet on Tuesday, March 9, 2021 at 2:00 PM at Teleconference.

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Mayor Schroeder called the meeting to order at 2:00 p.m. The following Council Members were in attendance: Mayor Josh Schroeder; Mary Calixtro, Council Member District 1; Shawn Hood, Council Member District 2; Mike Triggs, Council Member District 3; Steve Fought, Council Member District 4; Kevin Pitts, Council Member District 5; Rachael Jonrowe, Council Member District 6; and Tommy Gonzalez, Council Member District 7. All Council Members were present via videoconferencing and a roll call was performed.

Calixtro and Jonrowe joined during Item A.

Policy Development/Review Workshop – Call to order at 2:00 PM

- A. Presentation and discussion on possible amendments to the Wolf Lakes Planned Unit Development (PUD) -- Sofia Nelson, Planning Director

Nelson presented the item noted that staff is requesting feedback on the following: does the City Council support the proposed amendments to the PUD to accommodate a potential large scale user (big box retail store) at the intersection of University Ave. and Wolf Lakes Drive; would the City Council want assurances on the quality of design, such as elevations and standards; and Does the City Council seek any additional information in advance of or in conjunction to reviewing the PUD? She then reviewed the Site Map, Wolf Lakes Development prior approvals, Wolf Lakes Village PUD overview, guiding principles, development framework, Conceptual Master Plan, development standards, progress since initial approval of PUD, and proposed changes for street character and open space updates.

General discussion between Council and staff related to the proposed changes and the impacts they would have on the PUD, TIRZ, taxes, and vision of the PUD.

Iva Wolf McLaughlin, developer of the project, addressed the Council related to the desired change in the PUD to allow for a new H-E-B store on the site. She noted other uses that are under contract for the site and the developer's commitment to the original vision for the

project. Wolf McLaughlin noted that H-E-B will be a big catalyst for the development. She explained how the H-E-B will be incorporated into the site.

Jared O'Brien with H-E-B addressed the Council about the proposed store, its details, and how it will be replacing the existing H-E-B store nearby.

General discussion among Council, staff, applicant, and H-E-B representative related to possible amendments to the development standards, architecture of store, location of existing and new store, traffic associated with the new store, impact of the store on residents, how the store will benefit the development as a whole, revenue produced by the store, units allowed in the development, roundabout placement, how this store will prevent retail sales that lost to nearby cities, fuel station at the store, what will happen to the former H-E-B site, possibility of an H-E-B in the eastern portion of town, how components of the amendment will be applied throughout the PUD versus the store site, and adaptability of the PUD as the project evolves.

Nelson asked Council for input on including renderings to the PUD amendment. The consensus of Council was to not include the renderings, but instead include the standards included with the amendment.

Mayor Schroeder recessed for break at 3:54 p.m. Mayor Schroeder called the meeting back to order at 4:01 p.m. with all Council members present.

Items B, C, and D were pushed to the next meeting.

- B. Presentation and update regarding service levels and service delivery options for Micro-Transit Services -- Ray Miller, Jr., Director of Public Works

This item was pushed to a future agenda and not taken up for discussion.

- C. Review and discuss the City Council Visioning Session and resulting governance guidelines, strategic initiatives, and goals -- David Morgan, City Manager and Ron Cox, Ron Cox Consulting

This item was pushed to a future agenda and not taken up for discussion.

- D. *Continued from the February 9, 2021 Workshop:*

Presentation and discussion regarding 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) -- Andreina Dávila-Quintero, AICP, Current Planning Manager, Steve McKeown, Landscape Planner, and Ethan Harwell, Senior Planner

This item was pushed to a future agenda and not taken up for discussion.

- E. Presentation, discussion, and possible direction regarding the City's response to COVID-19 -
- Jack Daly, Community Services Director

Daly presented the item and noted the following February 28, 2021 DSHS and WCCHD Data: TSA-O Hospitalization have 7.36%* COVID capacity in regional hospitals, as of Feb. 28 (And averaged 8.05 from Feb. 22 – Feb. 28, down 4.64% from the Jan. 26 –Feb. 1 average); rate of new infection (incidence rate) is at 16.4 per 100,00 population (down 50.9 from Feb. 2); new cases reported are 79 new cases yesterday, and averaged 96 cases per day between Feb. 22 and Feb. 28; tests reported show 8.87% rolling 7-day average positive testing rate (down 4.87% since Feb. 2) and 1,254 tests on Feb. 28. Williamson County averaged 845 tests reported per day between Feb. 22 and Feb. 28; fatalities total 398 confirmed deaths, which is an increase of 74 since Feb. 2, or 2.7 per day); and vaccines show 5.5% fully vaccinated citizens and 11.7% partially vaccinated citizens. He then provided a thorough vaccine update including vaccine sites and vaccine availability. Daly reviewed Governor Abbott's order GA-34 which includes the following: Governor Abbott has withdrawn his statewide mask mandate effective March 10, 2021; no state level COVID-19-related operating limits for any business or other establishment; while face coverings are encouraged if social distancing is not feasible, no person may be required by any jurisdiction to wear or mandate the wearing of a face covering; there is an exception to the lifting of the occupancy requirements and face covering mandate for an area with high hospitalizations, stating "In an area with high hospitalizations, the County Judge may impose COVID-19 restrictions; however, business and other establishments may not be required to operate at less than 50% of total occupancy, with no operating limits allowed to be imposed for religious services, public and private schools and institutions of higher education, and child-care services"; businesses and other private establishments may require employees or customers to follow additional hygiene measures, including the wearing of a face covering; and orders GA-10 (requiring hospitals to submit daily reports) and GA-13 (dealing with jail release) remain in effect. Daly then reviewed Georgetown operations noting the following: disaster declaration expired February 8, 2021 and local orders also expired related to outdoor gatherings and local masking and hygiene policy; the City will still require employees and contractors to wear masks, social distance, and do health screenings including masking when social distancing isn't possible, in-person meetings will require masking when distancing isn't possible, masks will not be required at desk or cubes when distancing is maintained, and masking required in vehicles and walking through City facilities; plexiglass, floor stickers, and signs will remain posted at entrances and announcements made reminding residents to wear masks while in City facilities; no limits on occupancy and lobbies open, but still asking people to maintain distance with facility signage and set-up will reflect emphasis on distancing; and board and commission meetings will remain virtual which depends on an extension of State's Disaster Declaration and staff expect the Governor to provide ample notice if virtual open meeting act provisions are changed. He then asked for Council direction on if the Council would like people visiting City facilities will be encouraged to wear a mask, or people visiting City facilities will be required to wear a mask.

Calixtro stated that she would like masks to be required. She added that she has lost people to COVID and not everyone has a good immune system. Calixtro stated that masking is needed to protect others.

Hood stated that he would like to require masks for now while monitoring immunizations.

Triggs stated that he would like to require masks.

Fought stated that he would like masks to be required. He added that most employees have not had chance to get vaccinated and the City needs to protect employees.

Pitts stated that he would prefer for it to be an option, but there is no real alternative for City services. He added that it is best to require masks.

Jonrowe stated that she would like the City to keep doing what is getting us in a positive direction. She added that she supports requiring masks to protect staff and asking the public to respect the choice of businesses to require/not require masks.

Gonzalez stated that this has been going on long enough and people should know the risks when not wearing a mask. He added that he knows people who have worn masks and still gotten COVID, but people should have a choice.

Mayor Schroeder stated that Council gave clear direction and asked that staff please revisit this topic soon. Morgan responded that staff would bring this back as things continue to change.

Mayor Schroeder recessed into Executive Session at 4:22 p.m. to begin at 4:30 p.m.

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.

F. 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. 551.072: Deliberations about Real Property

- GREX Water Well

Sec. 551.086: Certain Public Power Utilities: Competitive Matters

- Competitive Matters – Purchased Power Update

Sec. 551.087: Deliberation Regarding Economic Development Negotiations

- Project Stamp

Sec. 551.074: Personnel Matters

- City Secretary

Adjournment

Approved by the Georgetown City Council on _____
Date

Josh Schroeder, Mayor

Attest: City Secretary

**Notice of a Meeting of the
Governing Body of the
City of Georgetown, Texas
Tuesday, March 9, 2021**

Prior to calling the meeting to order an invocation will be performed.

The Georgetown City Council will meet on Tuesday, March 9, 2021 at 6:00 PM via Teleconference

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Mayor Schroeder called the meeting to order at 6:05 p.m. The following Council Members were in attendance: Mayor Josh Schroeder; Mary Calixtro, Council Member District 1; Shawn Hood, Council Member District 2; Mike Triggs, Council Member District 3; Steve Fought, Council Member District 4; Kevin Pitts, Council Member District 5; Rachael Jonrowe, Council Member District 6; and Tommy Gonzalez, Council Member District 7. All Council Members were present via videoconferencing and a roll call was performed.

Jonrowe joined during item A.

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 Linda McCalla

Announcements

Action from Executive Session

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.

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

Statutory Consent Agenda

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

- C. Consideration and possible action to approve the minutes of the Workshop and Regular Meetings held on February 9, 2021 -- Robyn Densmore, City Secretary
- D. Consideration and possible action to appoint City Councilmembers to the City of Georgetown Advisory Boards and Commissions -- Mayor Josh Schroeder
- E. Consideration and possible action to appoint Board Chairs to the City of Georgetown Advisory Boards and Commission -- Mayor Josh Schroeder

This item was pulled to be considered as the first item on the Legislative Regular portion of the agenda.

- F. Consideration and possible action to confirm the appointment of Ethics Commission members -- Mayor Josh Schroeder
- G. Consideration and possible action to recommend to Council the purchase of vehicles in the amount of \$237,612.00 through cooperative purchasing under Sourcewell contract #012418-ALT and GoodBuy contract #208F000 -- Stan Hohman, Fleet Services Manager
- H. Consideration and possible action to approve a new permit volume package for 2021 related to the City's Interlocal Agreement for licensing South Central Planning and Development Commission (SCPDC) for MyPermitNow software -- Glen Holcomb, Chief Building Official

I. Forwarded from the Arts and Culture Board:

Consideration and possible action to approve a Funding Memorandum of Understanding with CABAHA, Ltd for the placement of public art at 700 S Rock St -- Amanda Still, Arts and Culture Coordinator and Kim Mcauliffe, Downtown Development Manager

J. Forwarded from the Arts and Culture Board:

Consideration and possible action to approve a mural easement agreement with CABAHA, Ltd for a portion of BLOCK 42, Lot 1-2(PTS), ACRES 0.2089 in the City of Georgetown, and located at 700 S Rock St, for the placement of public art -- Amanda Still, Arts and Culture Coordinator and Kim Mcauliffe, Downtown Development Manager

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

Calixtro – Yes

Hood – Yes

Triggs – Yes

Fought – Yes

Pitts – Yes

Jonrowe – Yes

Gonzalez – Yes

Approved 7-0.

Legislative Regular Agenda

E. Consideration and possible action to appoint Board Chairs to the City of Georgetown Advisory Boards and Commission -- Mayor Josh Schroeder

This item was pulled from the Consent Agenda to be considered as the second item on the Legislative Regular portion of the agenda.

Motion by Pitts to approve the board chair appointments, second by Gonzalez.

Calixtro – Yes

Hood – Yes

Triggs – Yes

Fought – Yes

Pitts – Yes

Jonrowe – Yes

Gonzalez – Yes

Approved 7-0.

K. Consideration and possible action to appoint members to the City of Georgetown Advisory Boards and Commissions -- Mayor Josh Schroeder

General discussion between Jonrowe and Sofia Nelson, Planning Director related to P&Z and HARC appointments, the use of alternates on the board, how long someone can serve as an alternate, what makes a good alternate, and specialized knowledge needed to serve on those boards. Jonrowe noted that she will be putting forth a motion to elevate one of the alternates to the position of full member and having Michael Walton become an alternate.

Calixtro asked how the process is usually handled for alternates. Mayor Schroeder explained the current appointment process and how it is his responsibility to provide a slate of candidates for Council to approve or reject. Calixtro asked what the Mayor considers when he reviews the applications for boards. Mayor Schroeder responded that he selected the candidates that he felt were best for each board and considers all information that he is provided with.

General discussion between Pitts, City Attorney Skye Masson, City Secretary Robyn Densmore, and Nelson related to what all is allowed for board appointments in the Charter, how alternates participate in meetings including virtual meetings, when it is appropriate for an alternate to speak on an item, and general appointment of alternates and members for boards.

Gonzalez noted that there has been no clear precedent by Council over his years serving.

Hood noted that he served on HARC without being an alternate and did not see a significant precedent.

Motion by Pitts to approve board and commission appointments as presented, second by Triggs.

Motion to amend by switching Pamela Mitchel and Michael Walton on HARC, second by Calixtro.

Calixtro – Yes

Hood – No

Triggs – No

Fought – No

Pitts – No

Jonrowe – Yes

Gonzalez – No

Motion Fails 5-2.

Vote on original motion:

Calixtro – Yes

Hood – Yes

Triggs – Yes

Fought – Yes

Pitts – Yes

Jonrowe – Yes

Gonzalez – Yes

Approved 7-0.

- L. Public Hearing on Proposed Assessments to be Levied Against Property in the Parks at Westhaven Public Improvement District -- Wayne Reed, Assistant City Manager

Reed presented the item, noted the team that worked on the Westhaven project, noted that the item was procedural, and provided the schedule for this and related items for the Westhaven project. He reviewed the development, annual installments by lot types and commercial property, and maximum assessment per lot type.

No Council action needed on this Item.

Mayor Schroeder opened and closed the Public Hearing at 6:40 p.m. as there were no speakers.

- M. Public Hearing and First Reading of an Ordinance approving the Service And Assessment Plan for the Parks At Westhaven Public Improvement District (the "District"); Levying Special Assessments and Establishing a Lien Against Property within the District; Approving an Assessment Roll; and Approving a "Construction, Financing, and Reimbursement Agreement" and a "Landowner Agreement" between the Owner of the Property in the District and the City -- Wayne Reed, Assistant City Manager

Reed presented the item and noted that is connected to Item L. He reviewed what is included in the assessment plan, the assessment ordinance, authorized improvements, levying of assessments, average annual installment per unit, service and assessment plan, landowner agreement, construction, financing, and reimbursement agreement, and next steps.

Reed read the caption.

Discussion between Pitts and Reed regarding the type of PID, City park in the PID and associated responsibility, the ability to increase assessment rates, and that the PID will resolve once all bond debt is paid.

Mayor Schroeder opened and closed the public hearing at 6:48 p.m. as there were no speakers.

Motion by Pitts to approve, second by Triggs.

Calixtro – Yes

Hood – Yes

Triggs – Yes

Fought – Yes

Pitts – Yes

Jonrowe – Yes

Gonzalez – Yes

Approved 7-0.

- N. Public Hearing and discussion regarding the adoption of Transportation Impact Fees -- Wesley Wright, PE, Systems Engineering Director

Wright presented the item and noted that the need for continuation of a public hearing was to accommodate those affected by the recent weather event.

Mayor Schroeder opened the public hearing at 6:49 p.m.

The following speaker address the Council Via Zoom:

Ed Glenn with Home Builders Association addressed Council regarding his appreciate for Council to keep the public hearing open, good work on City staff, appreciation of 24 month implementation, preference for a flat rate fee, where development is currently happening in the City, preferred reduction for single-family related fees, and current high cost of lumber.

Mayor Schroeder closed the public hearing at 6:53 p.m.

No Council action was needed on this item.

- O. First Reading of an Ordinance Amending Chapter 12 of the Code of Ordinances approving the Transportation Impact Fee Study and adopting Transportation Impact Fees -- Wesley Wright, PE, Systems Engineering Director

Wright presented the item and noted that this has been reviewed in previous Workshops with Council and all Council recommendations have accounted for and included.

Discussion between Pitts and Wright related to the impact this may have on developers and their desire to annex into the City, developers having certainty related to fees, and how no longer needing a Traffic Impact Analysis will speed up the overall process.

Wright read the caption.

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

Jonrowe stated that she will be voting against this due to the cost structure for multi-family.

Calixtro – Yes

Hood – Yes

Triggs – Yes

Fought – Yes

Pitts – Yes

Jonrowe – No

Gonzalez – Yes

Approved 6-1 (Jonrowe against).

- P. First Reading of an Ordinance of the City of Georgetown, Texas amending Sec. 2.28.210 "Assignment Pay" for certain assignments within the Fire Department -- John Sullivan, Fire Chief

Clay Shell, Assistant Fire Chief presented the item and read the caption.

The follow comments were submitted via the online form and read aloud.

Daniel Bilbrey

We briefly and respectfully address the governing body of Georgetown in regards to Item P in this evening's agenda. It is our understanding that Chief Sullivan wishes to appoint an individual to the EMS Division within your Georgetown Fire Department. There is concern in the fact that our Fire Chief can arbitrarily appoint individuals to an appointed position, when one of the main topics of our last meet and confer contract negotiation was the ability for individuals to test for and promote to, under civil service, newly created positions. Chief Sullivan has made it clear in the past that he would like to move away from appointments for the lower level, and the association agrees. These should be promoted positions as they are currently set up to be. The Georgetown Association of Professional Firefighters wish to outline the following reasons we object to this appointment:

- 1) When appointees are placed in their new positions, there is no language that address the vacancy left behind, other than "short staffed." It seems the term "short staffed" is something you might be familiar with, as Georgetown Fire Department seems to consistently operate at "short staffed" to the detriment of the operations personnel. And yet another vacancy would only exacerbate the problem.
- 2) We have heard nothing of these plans in our monthly LMI meetings, and feel like this request is somewhat disingenuous.
- 3) We currently have multiple members within operations that have major discrepancies in their pay. We have been consistently told this would need to be addressed in the next contract. How then, can our Fire Chief appoint personnel, and bypass the set promotional process, without the need of going through the next contract process?

The assignment pays currently offered are certainly warranted. For example, a certified and credentialed paramedic within our ranks is offered an assignment pay to offer advanced care to our citizens. Currently, our only appointed positions are one FF and one Paramedic 2 operating in the Training Division. Positions outside of these are promotable position and all of those positions were created to promote to from within the operational side of the Fire Department. It is the Association's opinion that we would be regressing in this important endeavor of creating promotable positions if council sees this through.

Motion by Pitts to postpone the item to the March 23,2021 Council meeting, second by Jonrowe.

Pitts noted that the attachments were not clear for the item. Masson stated that postponing the item is the right thing to do.

Gonzalez noted a lack of communication within the Fire Department related to the item.

David Morgan, City Manager noted that this item is not required to be part of the Meet and Confer Agreement, but he understands the need to postpone. He then added that he looks forward to more discussion on the item.

Vote on motion to postpone:

Calixtro – Yes

Hood – Yes

Triggs – Yes

Fought – Yes

Pitts – Yes

Jonrowe – Yes

Gonzalez – Yes

Approved 7-0.

- Q. Public Hearing and First Reading of an Ordinance for a Zoning Map Amendment to rezone approximately 7.059 acres out of the J. Robertson Survey, Abstract No. 545, William Addison Survey, Abstract No. 21, and the F.A. Hudson Survey, Abstract No. 295, from the Local Commercial (C-1) zoning district to the Low Density Multi-Family (MF-1) zoning district, for the property generally located northeast of the intersection of FM 1460 and Westinghouse Rd -- Nat Waggoner, Long Range Planning Manager

Waggoner presented the item and the reviewed the change in the initial request related to C-1 zoning, Council options for this item, Location Map, Aerial Map, Future Land Use/Overall Transportation Plan Map, Zoning Map, land use ratios for the Mixed Density Neighborhood zoning, land use ratios for the Community Center zoning, Mixed Density Neighborhood zoning explanation, Community Center zoning explanation, Low Density Multi-Family explanation (MF-1), and what is permitted by right, with limitations and with a SUP in MF-1. He noted that related to the approval criteria for UDC Section 3.06.030 the application complies or partially complies. Waggoner noted that public notifications were sent out to 24 property owners within the 300-foot buffer and notice was place in the Williamson County Sun Newspaper, signs were posted on the property and to date staff has received no comments in favor and one comment opposed to the application. He added that at the January 5, 2021 the Planning and Zoning Commission recommended approved with a 3-1 vote. Waggoner then reviewed the options that Council has related to the project.

Waggoner read the caption.

Applicant, Gahl Shalev provided a short presentation about the request and an overview of the proposed project.

Gonzalez noted he will support the item based on the developer's approach to developing retail and commercial.

Pitts asked if there is anything requiring the retail to occur at a given time. Waggoner responded no, there are no requirements. Pitts asked if Council could spot zone. Waggoner stated that Council can approve a lesser amount. Masson reaffirmed that this is correct. The developer confirmed that they will be developing the retail portion at the same time as the multi-family portion.

Public Hearing opened and closed at 7:28 p.m. as there were no speakers.

Motion by Gonzalez to approve the rezoning of approximately 5.142 acres as MF-1, second by Fought.

Pitts stated that he will not support the motion because there is no official agreement with the developer related to timing of development.

Calixtro stated that she would be more comfortable if there was something in writing.

Calixtro – No

Hood – Yes

Triggs – Yes

Fought – Yes

Pitts – No

Jonrowe – Yes

Gonzalez – Yes

Approved 5-2 (Calixtro and Pitts against).

- R. Public Hearing and First Reading of an Ordinance for a Zoning Map Amendment to rezone approximately 68 acres out of the Joseph Thompson Survey, Abstract No. 608, from Single Family Residential (RS) to Planned Unit Development (PUD) with a base district of Residential Single-Family (RS) and Low Density Multifamily (MF-1) for the property generally located at the northeast corner of FM 2243/SW Bypass -- Sofia Nelson, CNU-A, Planning Director

Nelson presented the item and reviewed the Location Map, Aerial Map, Future Land Use/Overall Transportation Plan Map, Mixed Density Neighborhood explanation, Community Center explanation, land use ratios for Community Center designation, land use ratios for Mixed Density Neighborhood designation, Zoning Map, PUD explanation, base zoning districts, land use for Single Family Residential designation, land use for Low Density Multifamily, housing mix of the proposed PUD, development standards for Single Family Residential and Low Density Multifamily Residential, conceptual master plan, street layout, and parks and open space. She noted that under UDC Section 3.06.030 the application complies or partially complies. Nelson noted the letters of opposition that have received by staff. She added that the Planning and Zoning Commission suggested approval of the application.

Nelson read the caption.

Wright presented on transportation for the project including Southwest Bypass access, Leander Road corridor, proposed access on Leander Road, Riverview Neighborhood concerns and considerations,

Pitts and Wright discussed the potential to a U-turn for neighborhood access and set aside funds.

Gonzalez and Nelson discussed current zoning on the project and rezoning to add MF-1.

Jordan Maddox, with applicant, reviewed the project location, Georgetown Comprehensive Plan, PUD revisions, decrease in density for the project, and SW Bypass access.

Mayor Schroeder opened the public hearing at 8:03 p.m.

The following speakers participated via Zoom:

Emily Woodard gave her time to Sterling Woodard.

Sterling Woodard shared a video and then provided comments opposed to the project. He represented the River Ridge 3 Neighborhood Homeowners Association. The general comments were related to traffic concerns, neighborhood access, and working with City staff.

Callie Wuthrich a nearby resident, reiterated previous comments opposing the project.

Mayor Schroeder closed the public hearing at 8:13 p.m.

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

Calixtro – No

Hood – Yes

Triggs – Yes

Fought – Yes

Pitts – Yes

Jonrowe – Yes

Gonzalez – No

Approved 5-2 (Calixtro and Gonzalez against).

- S. Public Hearing and First Reading of an Ordinance for a Zoning Map Amendment to rezone approximately 11.572 acres out of the David Wright Survey, Abstract No. 13, from the Agriculture (AG) district to the Industrial (IN) district for the property generally located northeast of the intersection of Airport Road and Halmar Cove -- Andreina Dávila-Quintero, AICP, Current Planning Manager

Dávila-Quintero presented the item and reviewed the Location Map, Aerial Map, Future Land Use/Overall Transportation Plan Map, Employment Center explanation, land use ratios for Employment Center, Zoning Map, Industrial zoning designation explanation, and uses

allowed in the Industrial designation. She noted that the application complies in all areas of the approval criteria of UDC Section 3.06.030. Dávila-Quintero stated that at their February 22, 2021 meeting, the Planning and Zoning Commission recommended approved of the request (6-0).

Dávila-Quintero read the caption

Mayor Schroeder opened and close the public hearing at 8:24 p.m. as there were no speakers.

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

Calixtro – Yes

Hood – Yes

Triggs – Yes

Fought – Yes

Pitts – Yes

Jonrowe – Yes

Gonzalez – Yes

Approved 7-0.

- T. Public Hearing and First Reading of an Ordinance on a request for a Zoning Map Amendment to rezone 1.46-acres in the Antonio Flores, Survey Abstract No. 235, from the Industrial (IN) zoning district to the General Commercial (C-3) zoning district, for the property generally located at 2320 N. Austin Ave. -- Andreina Dávila-Quintero, AICP, Current Planning Manager

Dávila-Quintero presented the item and reviewed the Location Map, Aerial Map, Future Land Use/Overall Transportation Plan Map, Regional Center explanation, land use ratios for Regional Center, Zoning Map, General Commercial (C-3) explanation, and General Commercial possible uses. She noted that the application complies with all sections of the UDC Section 3.06.030 approval criteria. Dávila-Quintero reviewed the 2030 Plan policies and that at their February 22, 2021 meeting, the Planning and Zoning Commission recommended approval of the request (6-0).

Dávila-Quintero read the caption.

Mayor Schroeder opened and closed the public hearing at 8:32 p.m. as there were no speakers.

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

Calixtro – Yes

Hood – Yes

Triggs – Yes

Fought – Yes

Pitts – Yes

Jonrowe – Yes

Gonzalez – Yes

Approved 7-0.

Mayor Schroeder recessed the meeting for an approximate five-minute break at 8:33 p.m.

Mayor Schroeder resumed the meeting at 8:41 p.m.

- U. Public Hearing and First Reading of an Ordinance on a request for a Zoning Map Amendment to rezone an approximately 0.19-acre tract of land, being the south part of Lot 2 and north part of Lot 3, Block 26, Glasscock Addition, from the Office (OF) zoning district to the Residential Single-Family (RS) zoning district, for the property generally located at 1006 Ash Street -- Nat Waggoner, Long Range Planning Manager

Waggoner presented the item and reviewed the Location Map, Aerial Map, Future Land Use/Overall Transportation Plan Map. Land use ratios for Mixed Density Neighborhood, Zoning Map, Mixed Density Neighborhood explanation, and Residential Single-Family explanation. He noted that the application complies with all areas of the UDC Section 3.06.030 approval criteria. Waggoner stated that public notifications were provided to 28 property owners within the 300-foot buffer, notice placed in the Williamson County Sun Newspaper on February 14, 2021, signs posted on the property, and to date, staff has received three comment in favor and no comments opposed to the project. He added that at their March 2, 2021 meeting, the Planning & Zoning Commission recommended approval of the request (5-0).

Waggoner read the caption.

Mayor Schroeder opened and closed public hearing at 8:46 p.m. as there were no speakers.

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

Calixtro – Yes

Hood – Yes

Triggs – Yes

Fought – Yes

Pitts – Yes

Jonrowe – Yes

Gonzalez – Yes

Approved 7-0.

- V. Public Hearing and First Reading of an Ordinance for a Zoning Map Amendment to rezone approximately 8.705 acres of land out of the Antonio Flores Survey, Abstract #235, from the Residential Single-Family (RS) zoning district to the High-Density Multi-Family (MF-2) zoning district, for the property generally located at 903 River Haven Drive -- Sofia Nelson, CNU-A, Planning Director

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

- W. Public Hearing and First Reading of an Ordinance approving a Development Agreement for Canyons at HCH Ranch Subdivision, pertaining to a proposed new subdivision consisting of approximately 364 acres generally situated at the corner of FM 3405 and CR 289 -- Sofia Nelson, CNU-A, Planning Director

Nelson presented the item and reviewed the UDC guidance for development agreements, location of the property, surrounding uses, Comprehensive Plan guidance, proposed development, proposed development terms including those that are deviations from the UDC and developer responsibilities, private streets, utility standards and easements, entry features, and design standards.

Nelson read the caption.

Mark Baker with applicant, discussed tree mitigation possibilities for the project for Council to consider.

General discussion among Pitts, Hood, Calixtro and Nelson related to the tree mitigation requests and what Council options are, heritage tree removal, credits that can be received by the developer, City utilities provided in the area, topography of the site and how it relates to roads, and if any other developments has asked for the same concessions.

Mayor Schroeder opened the public hearing at 9:11 p.m.

The following comments were made via Zoom.

Mike Kuchar nearby resident of the development wanted Council to be aware of the health and safety of nearby residents related to creek crossings, and public safety access to the area.

Mayor Schroeder closed the public hearing at 9:14 p.m.

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

Amendment to the motion by Pitts to negotiate with applicant for acceptable tree mitigation alternative to be ready for second reading, second by Gonzalez.

Discussion among Mayor Schroeder, Pitts, Morgan, and Masson related to what the City can do to assist the applicant with tree mitigation options and what the proper motion is for the item.

Pitts restated his motion to approve the item with the addition of tree mitigation options for the applicants, second by Gonzalez.

Hood noted that Council recently identified a need for executive housing and this development would bring that option.

Calixtro – Yes

Hood – Yes

Triggs – Yes

Fought – Yes

Pitts – Yes

Jonrowe – No

Gonzalez – Yes

Approved 6-1 (Jonrowe against).

- X. Consideration and possible action to approve a Municipal Services Agreement with William C. Bagwell, and William Cody Bagwell and Thad Bagwell, as Co-Trustees of the Bagwell-Cody Trust, for the provision of municipal services, upon annexation, to an approximately 55.65-acre tract of land out of the Isaac Donagan Survey, Abstract No. 178, Texas, generally located at 3313 and 3321 W SH 29 -- Nat Waggoner, AICP- Long Range Planning Manager

Waggoner presented the item and reviewed the Location Map, Aerial Map, Future Land Use/Overall Transportation Plan Map, annexation process and tentative schedule.

Waggoner read the caption.

Motion by Pitts, second by Triggs.

Calixtro – Yes

Hood – Yes

Triggs – Yes

Fought – Yes

Pitts – Yes

Jonrowe – Yes

Gonzalez – Yes

Approved 7-0.

- Y. Consideration and possible action to approve a one-time utility bill credit for “dripping faucets” to City of Georgetown Water Customers in response to the February 12 – 21, 2021 weather event -- Leticia Zavala, Customer Care Director

Zavala presented the item and noted that it was related to the recent weather event where the City encouraged users to drip their faucets and would allow for a \$10 credit.

Zavala read the caption.

Pitts asked if it would be an automatic credit. Zavala responded yes.

Triggs asked if the credit could be voluntary. Zavala responded that staff could work something to allow people pledge that.

Jonrowe loved Triggs idea and asked if there would be any prohibition on this being applied to accounts in default. Zavala responded that it would be applied to all accounts. Jonrowe asked how this worked with the leak credit. Zavala responded that staff would work with people to come current if they had issues related to the weather event. Jonrowe asked if the customers would have to initiate contact. Zavala stated that many customers have come in or contacted asking for help. She added that any form of contact would lead to a working relationship to help customers.

Hood seconded Triggs idea as long as it is not punitive to staff.

Pitts asked if this would apply to anyone in water district including businesses. Zavala responded yes, all water customers. Pitts liked Triggs idea.

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

Calixtro – Yes

Hood – Yes

Triggs – Yes

Fought – Yes

Pitts – Yes

Jonrowe – Yes

Gonzalez – Yes

Approved 7-0.

- Z. Consideration and possible action to approve a Resolution authorizing the Publication of Notice of Intention to Issue City of Georgetown, Texas Combination Tax and Revenue Certificates of Obligation; authorizing the preparation of Offering Documents by Specialized Public Finance Inc. and other matters related thereto -- Leigh Wallace, Finance Director

Wallace presented the item and noted that was not winter storm related but was for water and electric debt. She noted that it is for a total of \$22.9 million for capital improvement projects and would be paid with water and electric revenue. Wallace stated that this item authorizes the public notice for issuing the debt.

Wallace read the caption.

Pitts asked if this effects the City INS rate. Wallace responded that it would not. Pitts asked if the tax rate would have to support the debt if the utilities went bankrupt. Wallace stated that staff would not let that happen. Pitts asked for clarification on the funds. Wallace noted the funds are for capital infrastructure projects.

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

Calixtro – Yes

Hood – Yes

Triggs – Yes

Fought – Yes
Pitts – Yes
Jonrowe – Yes
Gonzalez – Yes
Approved 7-0.

- AA Consideration and possible action awarding a contract to Jordan Foster Construction of Pflugerville, TX in the amount of \$695,456.00 for emergency pavement repairs to Northeast Inner Loop (Stadium to FM971) -- Wesley Wright, PE, Systems Engineering Director

Wright presented the item and noted that the recent storm severely damaged the road and it is need of immediate repair. He noted that this beyond the typical scope of City crews and the repairs could be complete in four weeks with existing street maintenance funds.

Triggs asked if the project is FEMA eligible. Wright responded that staff could pursue that.

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

Calixtro – Yes
Hood – Yes
Triggs – Yes
Fought – Yes
Pitts – Yes
Jonrowe – Yes
Gonzalez – Yes
Approved 7-0.

- AB Second Reading of an Ordinance for a Zoning Map Amendment to rezone approximately 85.734 acres out of the David Wright Survey, Abstract No. 13, and the John Berry Survey, Abstract No. 51, from the Agriculture (AG) zoning district to the Planned Unit Development (PUD) district with a base district of Business Park (BP) for the property generally located at 2250 N IH 35 -- Andreina Dávila-Quintero, AICP, Current Planning Manager

Dávila-Quintero presented the item and noted that there had been no changes since the first reading.

Dávila-Quintero read the caption.

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

Calixtro – Yes
Hood – Yes
Triggs – Yes
Fought – Yes
Pitts – Yes
Jonrowe – Yes

Gonzalez – Yes

Approved 7-0.

- AC Second Reading of an Ordinance adopting Chapter 8.40 of the Code of Ordinances relating to establishing minimum standards of care for youth recreation programs -- Eric Nuner, Assistant Parks and Recreation Director

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

Nuner read the caption.

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

Calixtro – Yes

Hood – Yes

Triggs – Yes

Fought – Yes

Pitts – Yes

Jonrowe – Yes

Gonzalez – Yes

Approved 7-0.

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.

AD 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. 551.072: Deliberations about Real Property

- GREX Water Well

Sec. 551.086: Certain Public Power Utilities: Competitive Matters

- Competitive Matters – Purchased Power Update

Sec. 551.087: Deliberation Regarding Economic Development Negotiations

- Project Stamp

Sec. 551.074: Personnel Matters

- City Secretary

Adjournment

Motion by Hood, second by Fought.

Calixtro – Yes
Hood – Yes
Triggs – Yes
Fought – Yes
Pitts – Yes
Jonrowe – Yes
Gonzalez – Yes
Approved 7-0.

Meeting adjourned at 9:43 p.m.

Approved by the Georgetown City Council on _____
Date

Josh Schroeder, Mayor

Attest: City Secretary

City of Georgetown, Texas
City Council Regular Meeting
April 13, 2021

SUBJECT:

Consideration and possible action to approve the City Council governance guidelines, strategic initiatives, and goals --
David Morgan, City Manager

ITEM SUMMARY:

City Council participated in Visioning Sessions on February 5-6, 2021 and developed governance guidelines, strategic initiatives, and goals. The City Council framed the strategic initiatives and goals within the following areas of emphasis:

- Governance
- Growth
- Housing
- Economic Development
- Downtown

City staff presented the Report and Strategic Plan to the City Council at its workshop on March 23, 2021 to seek Council feedback and direction on the initiatives and goals presented.

The City Council is requested to consider approval of its governance guidelines, strategic initiatives, and goals as presented in the attached Report and Strategic Plan.

FINANCIAL IMPACT:

N/A

SUBMITTED BY:

Shirley Rinn on behalf of David Morgan, City Manager

ATTACHMENTS:

Report and Strategic Plan



**Report
and
Strategic Plan**

**Adopted
April 13, 2021**

**Prepared and Facilitated
By
Ron Cox Consulting**



REPORT AND STRATEGIC PLAN COUNCIL/STAFF RETREAT

CITY OF GEORGETOWN

February 5 and 6, 2021

Introduction

On February 5 and 6, 2021, the Mayor, City Council and staff of the City of Georgetown met for a retreat planning session. The purpose of this meeting was twofold.

- Confirm and expand the governance philosophy for the City Council. Included in that is identifying key elements of the Council's vision for Georgetown.
- Prepare a strategic plan for the city.

The Mayor, Council and staff freely worked together, and their work was exemplary in all respects. Ron Cox facilitated the process.

Governance

In their February 5, 2021 session the Council confirmed the governance policy they established in 2017 and expanded on it by further defining their governance philosophy. The Council participated in discussions about their role, together and their leadership responsibilities. The elements of a strong governance model are having and following clear vision and mission, establishing leadership and communications philosophies, and identifying the expectations of each other as City Council members, and the City staff and of identifying and recognizing the expectations has staff of the City Council.

The key elements of the Governance Philosophy are leadership, communication and understanding and defining expectations. These define how the team will function together. Visioning and planning are the key elements that define what the strategies and goals are for the City of Georgetown and what they will be to ensure the vision is ultimately attained.

Governance Model

The governance model first begins with leadership. Each member of the Council asked to provide input into how they will lead, communicate and a defining of expectations for themselves and staff.

The facilitator began the process by asking each of the members why they ran and serve on the City Council. They responded as follows:

The Mayor and Council reviewed and confirmed their Governance Policy and Rules of Engagement established in 2017. These are as follows.

Council Governance Policy (2017)

- As a representative democracy, we provide a voice for, and communication to, each district so that the Council can make decisions that serve the best interests of the City of Georgetown as a whole.
- Set policy, and exercise sound financial responsibility, and hold staff accountable for results.
- Ensure alignment of vision, goals, and strategies.
- Identify and define key challenges and opportunities.
- Establish the organizational culture of the City by leading with integrity and upholding legal and ethical standards.
- Ensure that City services emphasize public health, safety, and opportunity.

Council Rules of Engagement (2017)

- To treat everyone with respect, courtesy, and civility.
- To act collaboratively and promote and solicit an open, honest, transparent, respectful, and professional dialogue with each other, our citizens, city staff, and other interested parties.
- To honor our commitments.
- To actively advocate for our point of view, but also to recognize and respect the decisions of Council, even though we might not agree with that decision (we will not undermine the decisions of Council).
- To recognize any preconceptions that we may have about certain individuals, groups, or organizations.

The facilitator asked the members to describe why each member ran for City Council.

Mayor and Council members ran for the office and serve ...

- Experience success in Georgetown, now in a position to give back.
- Have the ability to say no when the issues warrants it.
- To overcome disparities in the community.
- To participate and be a part of the solution.
- Served on other boards and commissions and now Council.
- To help the City achieve its overarching vision.
- Be an example to children to be of service.
- Able and ready to do the necessary work.
- Was recruited.
- Want to be a representative of all of us.
- Luck to be in a position to serve.

The facilitator then asked the members to describe the attributes they have that will contribute to the work of the Council.

Mayor and Council have the following attributes ...

- Ability to listen
- If I can learn it, I can teach it to others.
- Analytical and can determine the merit of a proposal.
- Always willing to learn.
- Have a skill set – speaking up when others disagree.
- Can find solutions to hard tasks.
- Love the one-on-one exchange – read, ask questions, listen.
- Life experiences bring wisdom.
- Can bring the minority opinion point of view for better decision making.
- Can express the vision for the city.
- Think long-term.
- Do not take criticism personally.
- Ability to engage others about issues.

It was noted that the Mayor was just elected in November and has served as Mayor for three meetings. The facilitator had asked the Mayor to prepare a short presentation on his philosophy as Mayor and how he intends to lead the meetings.

The Mayor will lead as follows...

- Will allow the conversation to take place.
 - Council – don't be afraid to speak or ask to speak your opinion.
 - (Permission was granted by the Council for the Mayor to speak his opinion as well.)
 - He welcomes constructive feedback to be the best Mayor.
- He prefers long Workshops, short regular meetings.

- Leave Workshop items with full discussion and a clear understanding for next steps.
- The Mayor will distill items into clear issues for discussion – getting to consensus.
- Will not put Council members on the political spot.
- The Mayor has no desire to expand the authority of the Mayor's position.
 - Will express his opinion.
 - Will not tell members how to vote.
 - Will help Council make the best decision possible.
 - Believes in the Council-Manager form of government.
 - 100% believes in the City Manager.
 - Will seek the City Manager's advice.

The Mayor and Council of the City of Georgetown will lead by ...

- By example
 - Lead the way you live
 - Be willing to do yourself what you ask of others.
- Agree to disagree – in a civil way.
- Give respect.
- Focus on the issue – not the personality.
- Separate the people from the problem, and the positions from the interests, then solve the problem by focusing on the interests.
- Feel free to bring forth a problem they see, even if they don't have a recommended solution.
- Give credit to others
 - For service.
 - For their opinion/point of view.
 - For being innovative.
 - For speaking up.
- Trust each other.

The Mayor and Council of the City of Georgetown will communicate by ...

- Give fellow members the benefit of the doubt
 - Don't attribute intent or motives that are not being spoken.
- Acknowledge and consider that we know our own districts the best when expressing an opinion on an issue that affects the districts.
- Separate the people from the problem; the problem from the interest; work the problem.
- Accept each other and their respective interests and opinions.
- Express understanding and empathy.
- Defer/respect the opinions of others.

The Mayor and Council of the City of Georgetown expect the following of the staff ...

- Be 100% open and honest with the facts.
- Be responsive to the Council and citizens.
- For technical staff – Don't lie and don't guess.
- For senior staff – Hold to high ethical standards.
- Be willing to say, "I do not know."
- Be patient.
- Be prepared to explain and ask for clarification.
- Work together to fix mistakes.
- Feel free to bring forth a problem they see, even if they don't have a recommended solution.

(It was noted that the City Council was very complimentary of the entire staff for the dedication, professionalism and knowledge.)

The staff expects the following of the Mayor and Council of the City of Georgetown (as defined by the City Council) ...

- Clear direction.
- Consistency
- Responsiveness
- Short meetings!
- Be understanding of mistakes that may be made.
- Have their back – no scapegoats.
- Provide fair compensation for the expertise and professionalism.
- Understand the behind-the-scenes complexity of city government.
- Provide constructive feedback.

Governance Initiatives

During the course of their discussion, the Council established several initiatives relative to their process of good governance. These Governance Initiatives are as follows.

- Review agenda format and items with an eye toward streamlining.
- Provide opportunity for Council to observe the day to day of the staff.
- Be deliberate about finding ways to develop relationships and trust among members.
- Begin a Pre-Election Orientation (as well as the post election orientation) process using the elected officials to inform candidates of the governance process and strategic plan.
- Implement the Citizens Academy to improve transparency, familiarity, communication and trust with the City government at all levels.
- Explore the possibility of Town Hall meetings for Council members to host within their respective districts.

- Expand information flow on the Vision and Strategic Planning process to Boards and Commissions.
- Seek additional feedback on citizen needs (it was recognized the citizens survey had just been received).

Vision and Mission

On February 6, the Council and senior staff discussed the elements vision they have for Georgetown. Currently, there is Vision Statement, but no Mission Statement for the City Council itself (the various departments do have Mission Statements). So, the Mayor, Council identified and confirmed the key elements of the vision for the City.

Vision Statement

Georgetown: A caring community honoring our past and innovating for the future.

Vision Elements

These elements were discussed and are presented in no particular order of priority. It was noted that in reviewing the Vision Statement from the Comprehensive Plan, these key vision elements are consistent with and embodied in the Vision Statement.

- A caring community
- A multifaceted community
 - Old Town
 - San Jose
 - TRG
 - Sun City
 - Wolf Ranch
 - New development
- A city that honors its past
- A city that is preparing for the future
- A functional city
- Believes in a hand-up versus a hand-out
 - Prepares people to succeed
 - Provides resources for others
 - Willing to do the work to form relationships at all levels.

Mission Elements

These elements are presented in no particular order of priority.

- Implementing strategies and conducting itself through the governance model.
- Developing the economy of the city.
- Ensuring the highest quality of life
 - Safety
 - Work, live and play.

Strategic Planning

The facilitator led the participants in a SWOT analysis, identifying and discussing the strengths, weaknesses, opportunities and threats for the City of Georgetown, both organizationally and in the community. Areas of Emphasis or Vision Elements were established from the SWOT analysis. Within each of the Areas of Emphasis strategies and goals were identified to overcome the weaknesses. Finally, threats were identified that if not anticipated may get in the way of accomplishing the strategies and goals.

The participants were divided into three groups. Each group focused on strengths and weaknesses as follows.

Strengths

Group 1

- Serve in a nonpartisan capacity
- Professional staff with strong organizational structure.
- Adequate land area where growth can be guided.
- A diverse citizenry.
- An active citizenry.
- Have invested in technology.
- A safe community with strong public safety presence.
- Parks, trails and open space.
- A great library.
- Excellent city facilities.
- A prosperous and homegrown downtown.
- A downtown TIRZ that has helped to regenerate downtown.

Group 2

- Good healthcare system.
- Unique and vital downtown.
- Two downtown shopping areas.
 - Downtown square
 - Wolf Ranch/Crossing
- Don't have to leave Georgetown to shop.

- Excellent weather.
- Economic health – new businesses coming.
- Safe place to live and raise a family.
- Adequate school district.
- Diversity of things to do, compared to other cities.
- Parks, trails and open space.
- Clean
- Relatively easy to get around the city.

Group 3

- Great location within the region and state.
- Good economic health.
- The downtown square.
- The natural beauty of the city and the area.
- Distance from Austin (not too close, not too far away)
- Quality neighborhoods.
- Low tax rate. Great value for the taxes paid.
- Civil discourse throughout the community.
- Sun City.
- Good resident involvement.
- Strong historic preservation.
- Good utility capacity.
- A positive outlook on growth.

Weaknesses (Issues and Challenges)

Note: It is recognized that many of the items identified have been and are being addressed by Council and staff. They continue to be emphasized as issues and challenges to be addressed by the City.

Group 1

- Lack of long-term availability of water resources.
- Difficulty in attracting and attaining quality top employment talent.
- Low unemployment causing difficulty to hire qualified workforce.
- Frozen property taxes, as a percentage of the total collected.
- Need to expand infrastructure to keep up with growth.
- Traffic congestion.
- Not enough diversity of industries and commerce in general.
- Not affordable to all.
- Rapid pace of growth.
- Insufficient protection of the areas natural resources.
- Suddenlink – Wi-Fi needs improvement.

Group 2

- Don't work and plan from a regional perspective enough.

- School district test scores are dropping.
- Lack of diversity in job opportunities.
- Pressure for growth and negative influence of Austin.
- Mobility needs...
 - For trails, bicycles, walking.
 - Traffic flow and signals in general.
 - Parking.

Group 3

- The geography of the area – agriculture on the east; hill country on the west.
- No predictable policy on multi-family housing.
- Traffic congestion.
- Water resources do not meet summer demands.
- Suddenlink Wi-Fi needs improvement.
- Electric rates may be high.
- COVID-19 pandemic response.
- Downtown needs...
 - Parking
 - Handicap accessibility.
 - Ability to have discourse with those who live in the area.

Areas of Emphasis

Reviewing the strengths and weaknesses (issues and challenges) presented resulted in the identification of five areas of emphasis.

- **Governance (see earlier discussion)**
- **Growth**
- **Housing**
- **Downtown**
- **Economic Development**

Below are needs issues and challenges highlighted within each of the Areas of Emphasis.

- **Growth**
 - Transportation infrastructure
 - Water resources
 - Quality of life amenities
 - City service delivery capacity
- **Housing**
 - Need for housing affordability policy direction
 - Need for a policy on multi-family unit growth
 - Need to balance residential and commercial pressures.

- **Downtown**
 - Need for additional parking
 - Need for improved accessibility
 - Need for a shared common vision
- **Economic Development**
 - Workforce/job opportunities
 - Expanding opportunities in Georgetown
 - Focus on regional cooperation.

Opportunities – Strategies and Goals

The groups then brainstormed to identify opportunities – strategies and goals- to address the Areas of Emphasis. These opportunities are the basis for the strategies and goals prepared below.

Note: These items are in raw form, with little to no editing from the work of the Council and staff at the session. During the staff implementation sessions, these items were refined, sometimes combined to add clarity and order to the final product. In that process all items were carefully reviewed to ensure the intent of the process was honored.

- **Growth**
 - **Update Master Plans**
 - Implement and update impact fees.
 - Incentivize fees for attract desired affordable housing.
 - Update and implement corridor studies.
 - Establish a regional water plan.
 - Implement an aggressive CIP plan
 - Update utility master plans.
 - Update parks master plan.
 - **Ensure financing capacity to handle growth.**
 - Implement the mobility bond improvements.
 - Determine policy for debt versus pay-as-you-go for capital spending.
 - Determine General Fund and Utility ROI to finance transportation needs not bond funded.
 - Promote public/private partnerships (PPP) to fund infrastructure needs related to growth and development.
 - **Establish and implement a water conservation program.**
 - **Maintain high customer service capacity.**
 - Establish an organizational capacity plan ensuring efficiency and effectively responding to growth
- **Housing**

- **Establish an affordable housing policy.**
 - Seek out a list (cast a wide net) of qualified developers to propose innovative affordable housing projects to determine the market and viability of projects for Georgetown.
 - Emphasize projects that partner with nonprofits for long term sustainability.
 - Allow for a diversity of housing including tiny homes, townhomes, studio homes, etc. that have a smaller footprint and provide diversity of housing
 - Establish a policy to incentivize affordable home ownership.
 - Explore a fee structure of grant pool for permit and building fees.
 - Promote public/private partnerships (PPP) with local banks and nonprofits to provide financial education to assist local financing of housing.
- **Establish a policy on multi-family housing.**
 - Determine ratio of single family to multi-family units for the city.
 - Determine locations where infrastructure exists and/or is needed.
 - Establish a policy for commercial development in and around multi-family to ensure availability of services.
- **Establish a policy determining the residential/neighborhood commercial mix in targeted areas within the city to protect commercially zoned property ensuring economic development.**
- **Encourage mixed-use developments (combined residential and commercial uses).**
- **Encourage the development of executive housing.**
- **Establish strong development standards, ensure quality housing products.**
- **Establish incentives to encourage annexation of development.**
- **Downtown**
 - **Expand downtown mobility opportunities.**
 - Expand sidewalk program out from downtown.
 - Explore trolley options.
 - Explore additional parking options.
 - Educate business on importance of sidewalk accessibility during events.
 - Improve handicapped accessibility in all aspects of mobility
 - **Update the Downtown Master Plan.**
 - Better define transition zones and uses expanding out from the downtown district.
 - Update downtown historic guidelines.
 - Separate strategies between “old town” and the square.
 - Establish parameters for commercial density in downtown area.
 - **Foster cooperation with the county on downtown development.**
 - Facilitate joint workshop between city and county officials.

- **Establish policy for holding events in downtown.**
 - Determine mix and size of events that do not overwhelm downtown.
 - Explore moving larger events to other venues.
 - Explore events sized for downtown.
- **Establish programs to promote downtown businesses.**
 - Promote downtown façade and sign grant program.
 - Promote maintaining authenticity among downtown businesses.
 - Promote businesses with “local” flavor.
 - Facilitate workshops with downtown business owners.
- **Economic Development**
 - **Promote a viable workforce development program.**
 - Partner with business employers on workforce development.
 - Increase support for vocational programs.
 - Partner with TSTC for training identified workforce needs.
 - **Invest in infrastructure in targeted areas to promote industrial and commercial growth.**
 - **Promote business marketing and retention programs.**
 - Promote programs to retain locally based businesses and small businesses.
 - Sustain/improve a predictable, responsive and accountable development process.
 - Create a strong “brand” to market and promote Georgetown to new businesses.
 - Establish programs and policies that reward and incentivize businesses that pay higher wages.
 - Foster ways to keep spending dollars locally as growth occurs.
 - Encourage a diversity of industry.
 - **Foster regional cooperation with area governmental partners – county, schools and surrounding cities.**

Threats

Finally, the full group identified threats to accomplishing the goals and strategies that have been identified.

- Pandemic.
- State and federal legislation.
- Voter pressure for limiting government and lowering taxes.
- Poor media relations.
- Climate change.
- Economic downturn.
- Falling behind in technology.
- Volatility in the energy market.

- Economic competition from neighboring cities.
- The “Amazon” effect on tax income.
- Limited revenue options.
- Big box and other retail vacancies due to changing environment.
- County pressure to expand buildings in downtown area.

City Staff Implementation Sessions

February 10, 2021

On February 10, 2021 the facilitator met with the City Manager, Executive Team and Department Directors to review the outcomes of the planning session and to prepare the Implementation Plan.

Implementation Plan Process. The staff reviewed a template to be used to develop the implementation portion of the planning process. During the discussions, they began the process of refining the initiatives, and developed goals and action steps to implement the initiatives. At the end of the day, a draft implementation plan had been established. The implementation plan is a separate document.

Note: It should be noted here that the staff has recommended consolidating various initiatives, adding goals and action step to provide clarity and substance to the strategic plan. The Implementation Plan provided is a product of that effort.

Reporting

Finally, staff established reporting protocols. These protocols serve the purpose of keeping the staff on schedule with the implementation of strategies, keeping the City Manager informed, and providing regular reports to the Mayor and City Council on the status of the implementation of the adopted strategies. This provides for long term accountability toward the implementation of the Strategic Plan.

Reporting Protocols

- **Council**
 - Receives quarterly updates regarding the status various initiatives and projects related to the strategic plan.
 - Receives formal mid-year and annual reports consistent with an annual visioning session from staff to the City Council.
- **City Manager**
 - City Manager receives regular updates from staff at regular staff meetings on progress of assignments.

City Council Approval

March 9, 2021

On March 9, 2021, the City Council reviewed their work as well as the work of the staff since the planning session. After a thorough discussion the Report was approved.

Conclusion

The Mayor, Council and staff of the City of Georgetown worked through a governance and planning process that allowed the Council to create a governance model and identify and expand strategies for moving the city forward. The process brought the staff leadership and Council closer together as a team and developed an implementation process to ensure the strategies are addressed and accomplished over time.



Strategic Plan 2021

**Council/Staff Planning Retreat
February 5 and 6, 2021**

**Adopted
February 23, 2021**

**Prepared and Facilitated
By
Ron Cox Consulting**

Vision Statement (Adopted 2017)

**Georgetown: A caring community honoring our
past and innovating for the future.**

Key Vision Elements 2021

- **A caring community**
- **A multifaceted community**
 - **Old Town**
 - **San Jose**
 - **PRG**
 - **Sun City**
 - **New development**
- **A city that honors its past**
- **A city that is preparing for the future**
- **A functional city**
- **Believes in a hand-up versus a hand-out**
 - **Prepares people to succeed**
 - **Provides resources for others**
 - **Willing to do the work to form relationships at all levels.**

Mission Elements

- **Implementing strategies and conducting itself through the governance model.**
- **Developing the economy of the city.**
- **Ensuring the highest quality of life**
 - **A safe place.**
 - **A place where residents can work, live and play.**

Governance Policies (Adopted 2017)

- As a representative democracy, we provide a voice for, and communication to, each district so that the Council can make decisions that serve the best interests of the City of Georgetown as a whole.
- Set policy, and exercise sound financial responsibility, and hold staff accountable for results.
- Ensure alignment of vision, goals, and strategies.
- Identify and define key challenges and opportunities.
- Establish the organizational culture of the City by leading with integrity and upholding legal and ethical standards.
- Ensure that City services emphasize public health, safety, and opportunity.

Council Rules of Engagement (Adopted 2017)

- To treat everyone with respect, courtesy, and civility.
- To act collaboratively and promote and solicit an open, honest, transparent, respectful, and professional dialogue with each other, our citizens, city staff, and other interested parties.
- To honor our commitments.
- To actively advocate for our point of view, but also to recognize and respect the decisions of Council, even though we might not agree with that decision (we will not undermine the decisions of Council).
- To recognize any preconceptions that we may have about certain individuals, groups, or organizations.

City of Georgetown

City Council

Leadership Philosophy

The City Council of the City of Georgetown will lead by...

- By example
 - Lead the way you live
 - Be willing to do yourself what you ask of others.
- Agree to disagree – in a civil way.
- Give respect.
- Focus on the issue – not the personality.
- Give credit to others
 - For service.
 - For their opinion/point of view.
 - For being innovative.
 - For speaking up.
- Trust each other.

City of Georgetown

City Council

Communication Philosophy

The City Council of the City of Georgetown will communicate by...

- Give fellow members the benefit of the doubt
 - Don't attribute intent or motives that are not being spoken.
- Acknowledge and consider that we know our own districts the best when expressing an opinion on an issue that affects the districts.
- Separate the people from the problem; the problem from the interest; work the problem.
- Accept each other and their respective interests and opinions.
- Express understanding and empathy.
- Defer/respect the opinions of others.

City of Georgetown

City Council and Staff

Expectations

Council expects the following of staff...

- Be 100% open and honest with the facts.
- Be responsive to the Council and citizens.
- For technical staff – Don't lie and don't guess.
- For senior staff – Hold to high ethical standards.
- Be willing to say, "I do not know."
- Be patient.
- Be prepared to explain and ask for clarification.
- Work together to fix mistakes.

Staff expects Council to (as defined by Council members themselves) ...

- Clear direction.
- Consistency
- Responsiveness
- Short meetings!
- Be understanding of mistakes that may be made.
- Have their back – no scapegoats.
- Provide fair compensation for the expertise and professionalism.
- Understand the behind-the-scenes complexity of city government.
- Provide constructive feedback.

City of Georgetown

Strategic

Areas of Emphasis

- **Governance**

- **Guiding Principle:** *The City of Georgetown follows established rules of governance that promote civil discourse, consistent and predictable deliberation and exemplary action.*

- **Growth**

- **Guiding Principle:** *The City of Georgetown will proactively work to anticipate growth in all aspects of city government – mobility, infrastructure, customer service.*

- **Housing**

- **Guiding Principle:** *The City of Georgetown will strive to provide housing opportunities to ensure a diverse population.*

- **Downtown**

- **Guiding Principle:** *The City of Georgetown will provide a positive economic environment to ensure an active and viable downtown and provide infrastructures and amenities to ensure safety, mobility and accessibility.*

- **Economic Development**

- **Guiding Principle:** *The City of Georgetown will promote a strong and diverse economy that strengthens the local sales tax and property tax base while also contributing to a high quality of life.*

Note: These items will be updated to reflect the Implementation Plan initiatives that are being submitted.

Area of Emphasis

Governance

- **Guiding Principle:** *The City of Georgetown follows established rules of governance that promote civil discourse, consistent and predictable deliberation and exemplary action.*
- **Review agenda format and items with an eye toward streamlining.**
- **Provide opportunity for Council to observe the day to day of the staff.**
- **Be deliberate about finding ways to develop relationships and trust among members.**
- **Begin a Pre-Election Orientation (as well as the post election orientation) process using the elected officials to inform candidates of the governance process and strategic plan.**
- **Implement the Citizens Academy to improve transparency, familiarity, communication and trust with the City government at all levels.**
- **Explore the possibility of Town Hall meetings for Council members to host within their respective districts.**
- **Expand information flow on the Vision and Strategic Planning process to Boards and Commissions.**
- **Seek additional feedback on citizen needs (it was recognized the citizens survey had just been received).**

Area of Emphasis

Growth

- **Guiding Principle:** *The City of Georgetown will proactively work to anticipate growth in all aspects of city government – mobility, infrastructure, customer service.*

Initiatives

- **Update Master Plans**
 - Implement and update impact fees.
 - Incentivize fees for attract desired affordable housing.
 - Update and implement corridor studies.
 - Establish a regional water plan.
 - Implement an aggressive CIP plan
 - Update utility master plans.
 - Update parks master plan.
- **Ensure financing capacity to handle growth.**
 - Implement the mobility bond improvements.
 - Determine policy for debt versus pay-as-you-go for capital spending.
 - Determine General Fund and Utility ROI to finance transportation needs not bond funded.
 - Promote public/private partnerships (PPP) to fund infrastructure needs related to growth and development.
- **Establish and implement a water conservation program.**
- **Maintain high customer service capacity.**
 - Establish an organizational capacity plan ensuring efficiency and effectively responding to growth

Area of Emphasis

Housing

- **Guiding Principle:** *The City of Georgetown will strive to provide housing opportunities to ensure a diverse population.*

Initiatives

- **Establish an affordable housing policy.**
 - Seek out a list (cast a wide net) of qualified developers to propose innovative affordable housing projects to determine the market and viability of projects for Georgetown.
 - Emphasize projects that partner with nonprofits for long term sustainability.
 - Allow for a diversity of housing including tiny homes, townhomes, studio homes, etc. that have a smaller footprint and provide diversity of housing
 - Establish a policy to incentivize affordable home ownership.
 - Explore a fee structure of grant pool for permit and building fees.
 - Promote public/private partnerships (PPP) with local banks and nonprofits to provide financial education to assist local financing of housing.
- **Establish a policy on multi-family housing.**
 - Determine ratio of single family to multi-family units for the city.
 - Determine locations where infrastructure exists and/or is needed.
 - Establish a policy for commercial development in and around multi-family to ensure availability of services.
- **Establish a policy determining the residential/neighborhood commercial mix in targeted areas within the city to protect commercially zoned property ensuring economic development.**
- **Encourage mixed-use developments (combined residential and commercial uses).**
- **Encourage the development of executive housing.**
- **Establish strong development standards, ensure quality housing products.**
- **Establish incentives to encourage annexation of development.**

Area of Emphasis

Downtown

- **Guiding Principle:** *The City of Georgetown will provide a positive economic environment to ensure an active and viable downtown and provide infrastructures and amenities to ensure safety, mobility and accessibility.*

Initiatives

- **Expand downtown mobility opportunities.**
 - Expand sidewalk program out from downtown.
 - Explore trolley options.
 - Explore additional parking options.
 - Educate business on importance of sidewalk accessibility during events.
 - Improve handicapped accessibility in all aspects of mobility.
- **Update the Downtown Master Plan.**
 - Better define transition zones and uses expanding out from the downtown district.
 - Update downtown historic guidelines.
 - Separate strategies between “old town” and the square.
 - Establish parameters for commercial density in downtown area.
- **Foster cooperation with the county on downtown development.**
 - Facilitate joint workshop between city and county officials.
- **Establish policy for holding events in downtown.**
 - Determine mix and size of events that do not overwhelm downtown.
 - Explore moving larger events to other venues.
 - Explore events sized for downtown.
- **Establish programs to promote downtown businesses.**
 - Promote downtown façade and sign grant program.
 - Promote maintaining authenticity among downtown businesses.
 - Promote businesses with “local” flavor.
 - Facilitate workshops with downtown business owners.

Area of Emphasis

Economic Development

- **Guiding Principle:** *The City of Georgetown will promote a strong and diverse economy that strengthens the local sales tax and property tax base while also contributing to a high quality of life.*

Initiatives

- **Promote a viable workforce development program.**
 - Partner with business employers on workforce development.
 - Increase support for vocational programs.
 - Partner with TSTC for training identified workforce needs.
- **Invest in infrastructure in targeted areas to promote industrial and commercial growth.**
- **Promote business marketing and retention programs.**
 - Promote programs to retain locally based businesses and small businesses.
 - Sustain/improve a predictable, responsive and accountable development process.
 - Create a strong “brand” to market and promote Georgetown to new businesses.
 - Establish programs and policies that reward and incentivize businesses that pay higher wages.
 - Foster ways to keep spending dollars locally as growth occurs.
 - Encourage a diversity of industry.
- **Foster regional cooperation with area governmental partners – county, schools and surrounding cities.**

City of Georgetown, Texas
City Council Regular Meeting
April 13, 2021

SUBJECT:

Consideration and possible action to approve a Resolution granting a license for the encroachment of an awning in the right of way of W. 8th Street and S. Austin Avenue immediately adjacent to 120 W. 8th Street and an existing staircase on the east side of S. Austin Ave. and to authorize the Director of Planning to execute all necessary documents -- Odalis C. Suarez, Real Estate Services Coordinator

ITEM SUMMARY:

The City has received a request to license the encroachment of an awning into the south side of the 8th Street right of way and the east side of S. Austin Ave., to be placed on the facade of the building at 120 W. 8th Street; and the encroachment of an existing staircase on the east side of S. Austin Ave. The awning will provide more historical accuracy to the structure while providing an aesthetically pleasing facade and compatibility with the surrounding Downtown area.

Approval of the awning is recommended.

FINANCIAL IMPACT:

N/A. Applicant is responsible for the costs of construction and maintenance.

SUBMITTED BY:

Odalis C. Suarez, Real Estate Services Coordinator

ATTACHMENTS:

Resolution

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN
MAKING CERTAIN DETERMINATIONS AND AUTHORIZING THE
DIRECTOR OF PLANNING TO EXECUTE A REVOCABLE LICENSE
AGREEMENT PERTAINING TO THE ENCROACHMENT OF A STAIRCASE AND
AWNINGS INTO THE RIGHTS OF WAY OF W. 8th STREET AND S. AUSTIN
AVENUE IMMEDIATELY ADJACENT TO 120 W. 8th STREET.**

WHEREAS, the City of Georgetown (the City) owns real property which are the rights of way of W. 8th Street and South Austin Avenue; and

WHEREAS, the City has received a request to allow the encroachment of a staircase along the eastside of S. Austin and awnings to encroach and overhang along the eastside of S. Austin and the northside of W. 8th Street, immediately adjacent to 120 W. 8th Street, utilizing an area, and generally described, constructed, and depicted in Exhibits "A" and "B", attached hereto (License Area); and,

WHEREAS the awnings will be located a minimum of seven and a half (7.5) feet above the right-of-way and the sidewalk to avoid interference to the operation or use by the public of those rights of way; and,

WHEREAS, the property owner agrees to accept the terms of the revocable license agreement and as set forth in the City Code of Ordinances Section 12.09 and to reimburse the City for costs incurred to process the request in accordance with state law requirements;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS, THAT:

SECTION 1. The facts and recitations contained in the preamble of this resolution are hereby found and declared to be true and correct and are incorporated by reference herein and expressly made a part hereof, as if copied verbatim.

SECTION 2. The Director of Planning is hereby authorized to execute a Revocable License Agreement in substantially the same form attached hereto as Exhibit "C".

SECTION 3. This resolution shall be effective immediately upon adoption.

Resolution No. _____

Description: License to Encroach, 120 W 8th St., 2021-2-LIC

Date Approved: _____
_____, 2021.

Page 1 of 2 RESOLVED this _____ day of

CITY OF GEORGETOWN

ATTEST:

By: _____
Josh Schroeder, Mayor

Robyn Densmore, City Secretary

APPROVED AS TO FORM:

Skye Masson, City Attorney

Resolution No. _____

MCDUGAL BUILDING

COMPOSTELA

120 W. 8TH STREET, GEORGETOWN, TX 78626

NOT FOR REGULATORY APPROVAL
PERMITTING OR CONSTRUCTION

woods lane
cedar park, tx 78613
+ 1 512 733 1150
ryan@modedc.us | www.modedc.us



EXHIBIT A

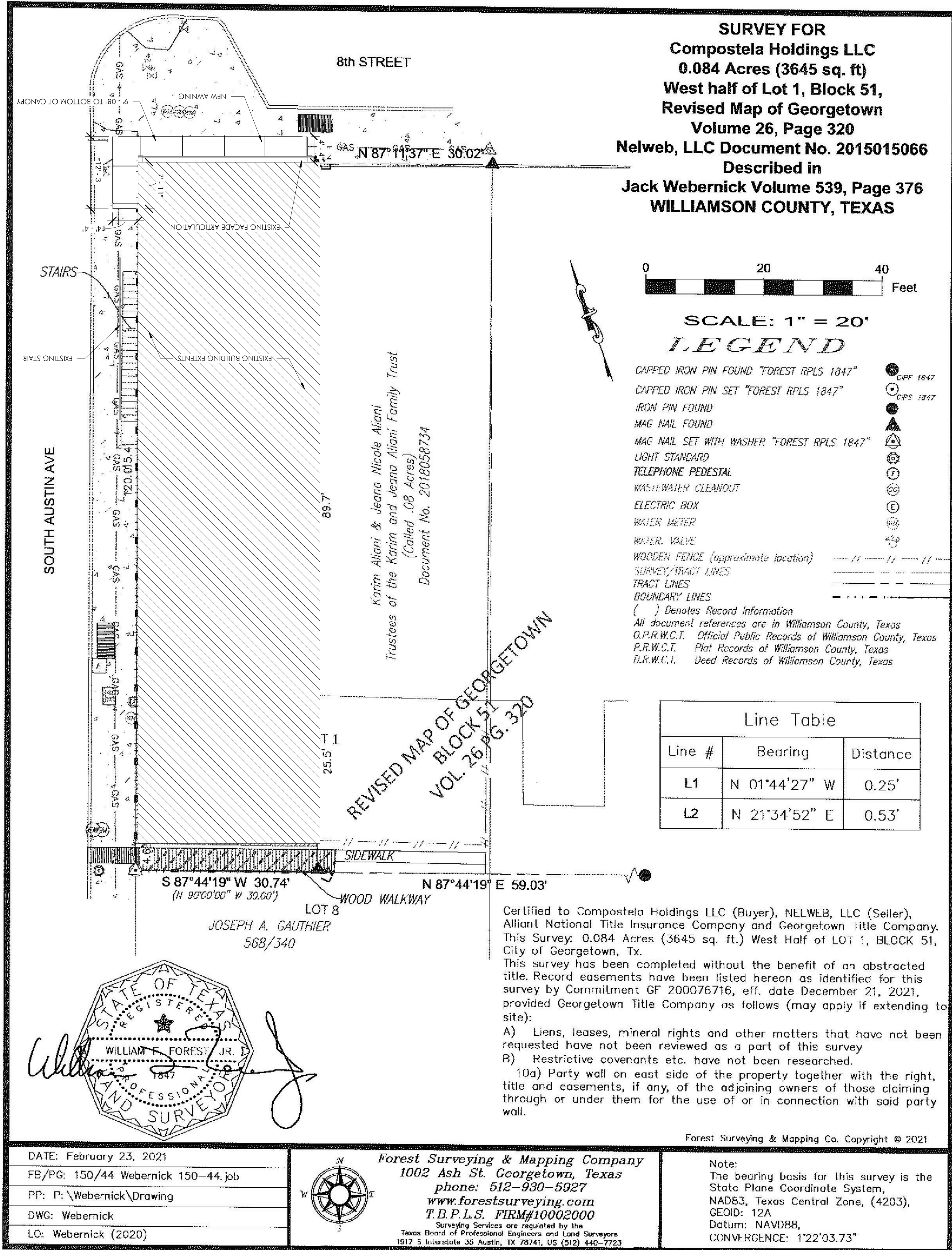
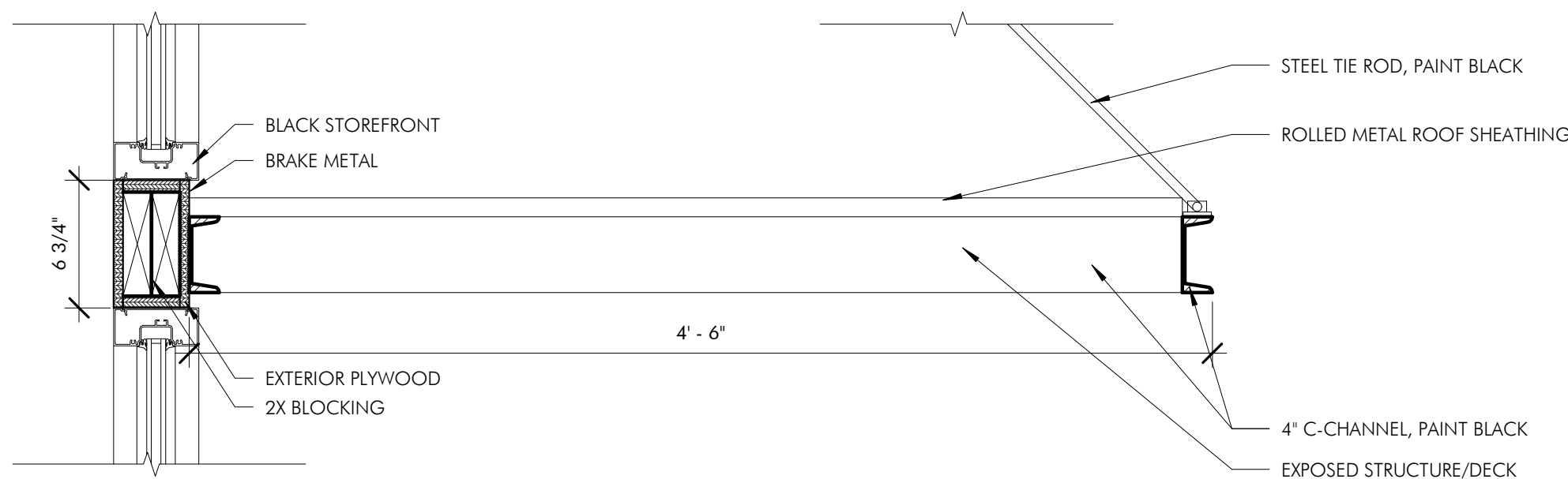
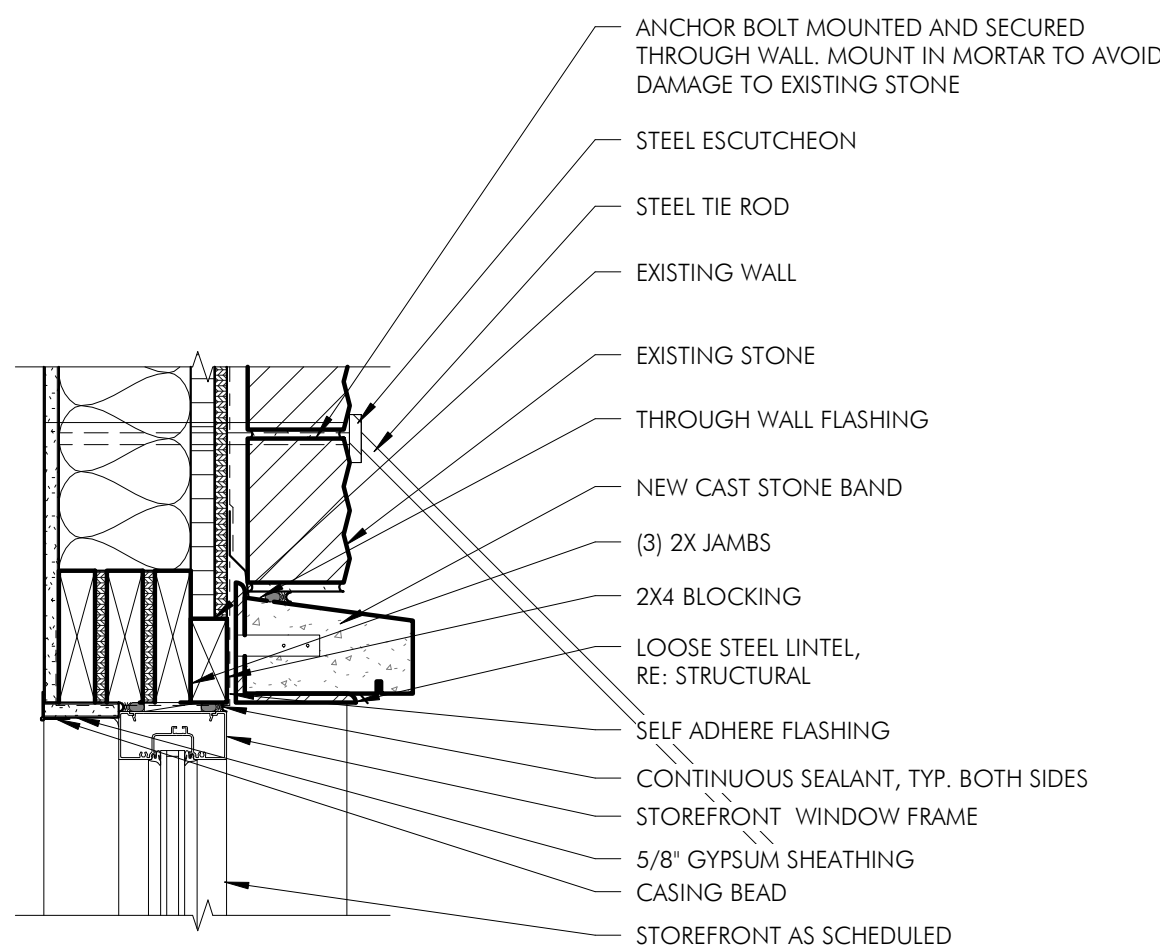




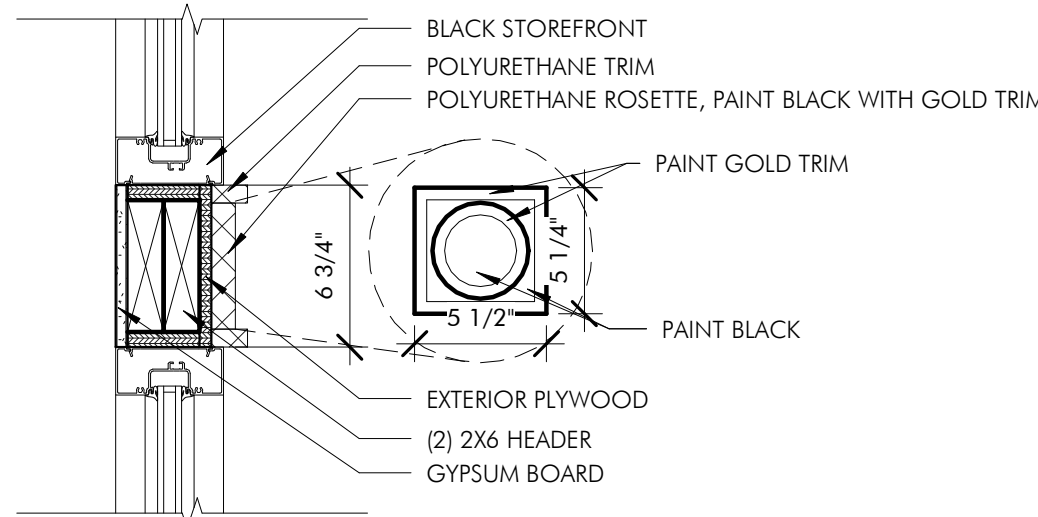
EXHIBIT B



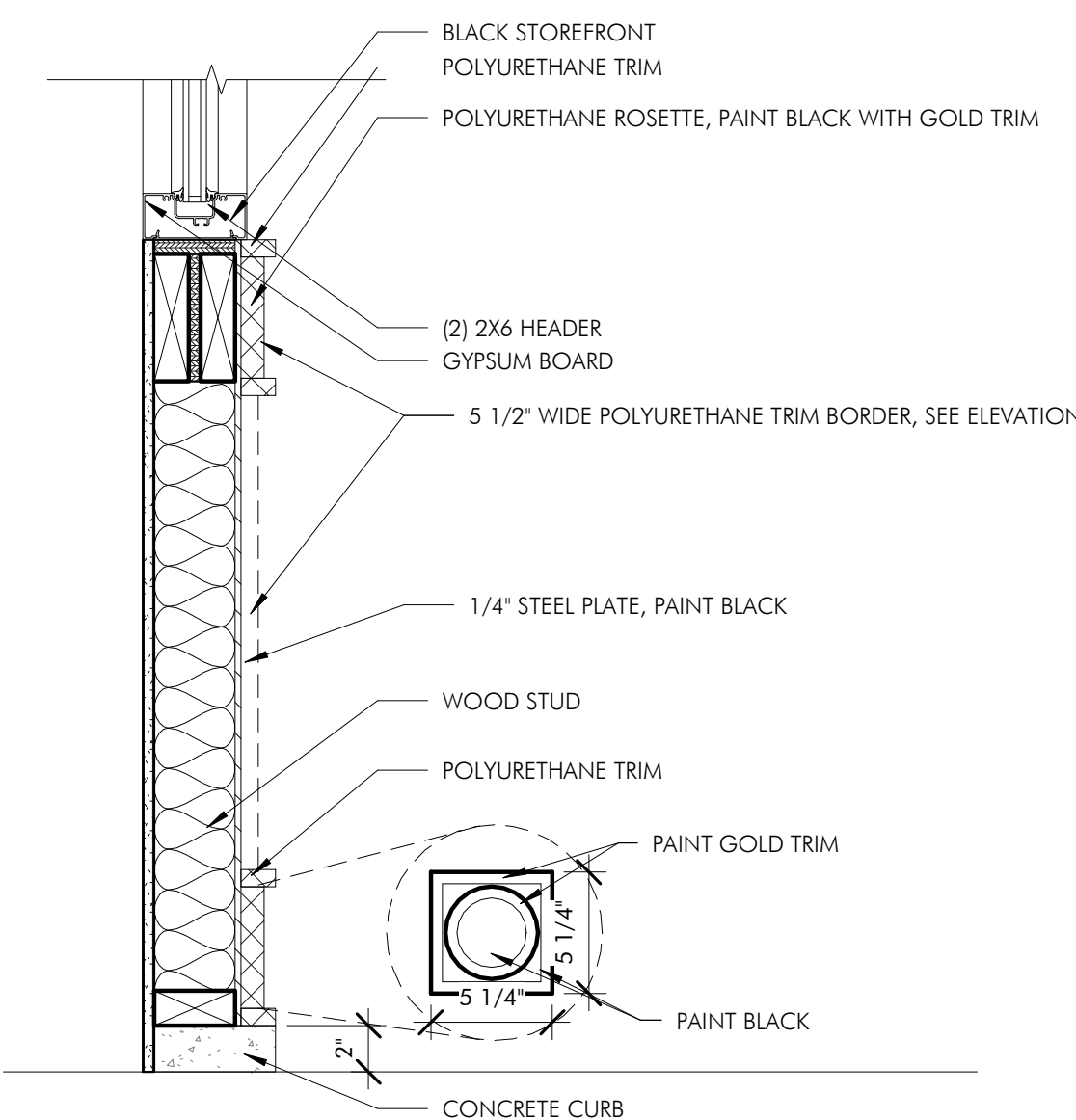
⑤ CANOPY DETAIL
1 1/2" = 1'-0"



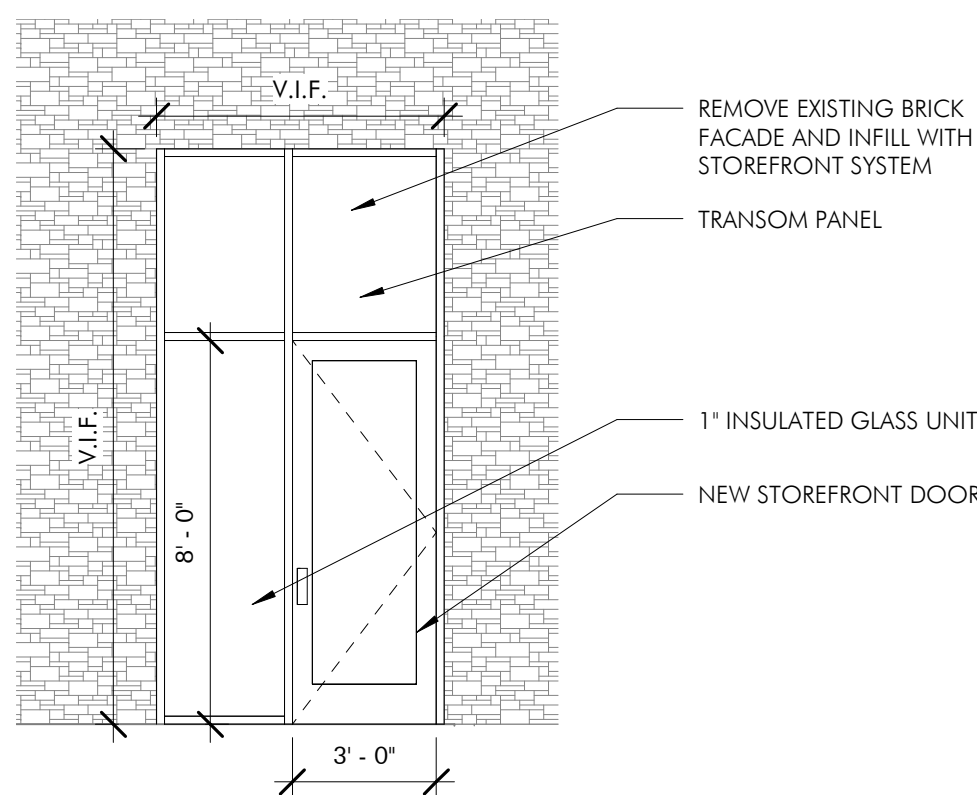
④ STOREFRONT HEAD DETAIL
1 1/2" = 1'-0"



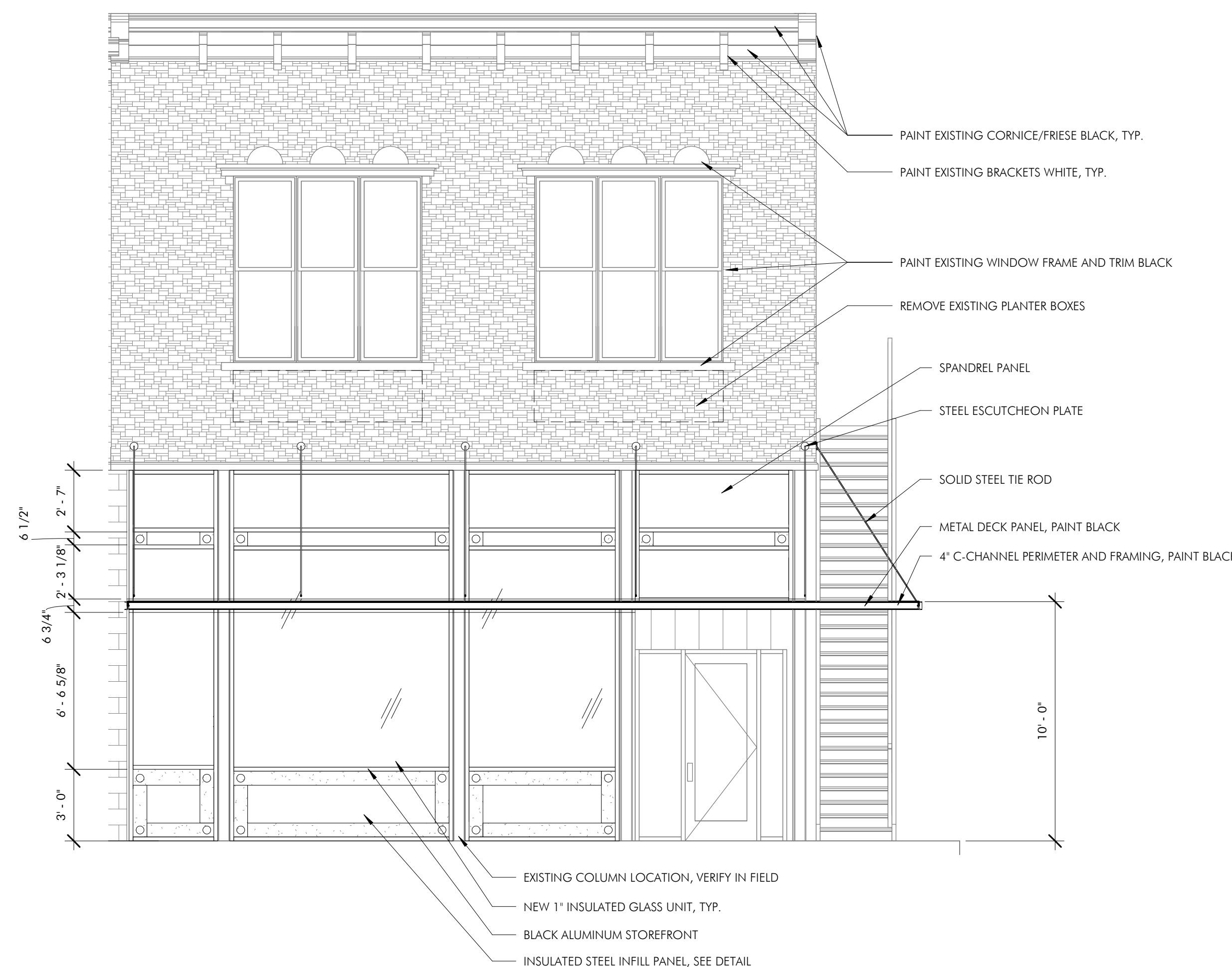
③ STOREFRONT TRANSOM DETAIL
1 1/2" = 1'-0"



② LOWER STOREFRONT DETAIL
1 1/2" = 1'-0"



⑥ REAR ENTRY STOREFRONT ELEVATION
1/4" = 1'-0"



① FACADE ELEVATION
1/4" = 1'-0"

EXHIBIT C

REVOCABLE LICENSE AGREEMENT

THE STATE OF TEXAS

*

*

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

*

This is a Revocable License Agreement by and between the **City of Georgetown, a Texas home-rule municipal corporation** (hereinafter referred to as "LICENSOR"), and **Esquina Avenida, LLC, a Texas limited liability company**, whose address is 801 S. Main ST., Georgetown, Texas 78626 (hereinafter referred to as "LICENSEE"). LICENSOR hereby grants a license to the said LICENSEE to allow an existing staircase to encroach into the right-of-way along the eastside of S. Austin Ave. and to install awning(s) to encroach and overhand a minimum of 7.5 feet above the right-of-way along the eastside of S. Austin Ave. and the southside of W. 8th Street immediately adjacent to 120 W. 8th St., and as described and constructed as shown on **Exhibits "A" and "B"** (hereinafter referred to as Licensed Area), owned and occupied by the City of Georgetown, Williamson County, Texas, but such improvements shall at all times not be in contact or interfere with any electric, water, sewer, or other utility, or equipment, or interfere in any way with such utility, improvements and other property, or the use of the sidewalk and right of way for its intended purpose, and subject to the following terms and conditions:

Neither the granting of the license, nor any related permit, constitutes an abandonment by LICENSOR of its property, easement or easements, or any other rights in and to the above-described property. LICENSEE expressly stipulating and agreeing by LICENSEE's acceptance of this license that LICENSEE neither asserts nor claims any interest or right of any type or nature whatsoever, legal, equitable or otherwise in or to LICENSOR's easement.

LICENSEE hereby expressly covenants, stipulates and agrees, without limitation, to indemnify and defend the LICENSOR and hold it harmless from any and all liability, claim, cause of action, and cost, including attorneys' fees, and including any acts or omissions of the LICENSOR, its officers, agents, and employees, which may grow out of or be attributable to the granting by the LICENSOR of said license and any supplemental license which may hereafter be issued in connection herewith including any inspections which may be conducted in connection with or pursuant to said license or any supplemental license.

LICENSEE, at its own expense, shall restore or cause to be restored the subject property to as good a condition as existed prior to construction of the improvements which are the subject of this License Agreement. LICENSEE shall pay all costs of relocation of any public utilities or facilities which may be incurred as a result of the proposed construction or actual construction.

LICENSEE agrees to comply with all laws and ordinances in the construction and maintenance of said improvements, and specifically shall abide by Chapter 12.09 of the Code of Ordinances.

- A. If an inspection reveals that any part of the structure or facility or other aspect of the Licensed Area does not comply with applicable terms and provisions of the City Code of Ordinances, the owner of the structure or facility shall be notified and required to make such repairs as are necessary in order to comply with the applicable terms and provisions of the City Code of Ordinances. If any Licensee fails and refuses to allow the Director, or his designee, to come upon or enter the Licensed Area for the purpose of making an inspection, he may be prosecuted under the terms of Chapter 12.09 of the Code of

Ordinances, and the Director may revoke the revocable license for the Licensed Area, and such action shall be final.

- B. The City shall have the right at any and all times upon 180 days written notice to the Licensee, its representatives, successors or assigns, to take possession of and use all or any part of the Licensed Area in the event that such use be reasonably desired or needed by the City for street, sewer, transportation or any other public or municipal use or purpose, and in such event, the City shall have the right to cancel the revocable license as to that portion of the Licensed Area so designated and required by the City.
- C. The Licensee shall have the right at any time upon 180 days written notice to the City, to relinquish the use and possession of all or any part of the Licensed Area as it may so determine and to cancel said revocable license as to that part so relinquished.
- D. Upon the lawful termination of a revocable license issued hereunder, in whatsoever manner such termination may be made, Licensee, assigns, successors and representatives, bind and obligate themselves to restore the Licensed Area to the original condition as it existed prior to any construction, or to fulfill any other reasonable conditions for the restoration of the Licensed Area which may be acceptable to the City, and should the Licensee, assigns, successors, or representatives fail or refuse to do so within 90 days after such termination then in that event the City may do or have done the work necessary for such purpose at the sole cost, risk, liability and expense of Licensee, their assigns, successors and representatives.
- E. Upon written consent of the City, acting by and through the Director, the Licensee may, at his sole cost, risk liability and expense including public liability and property damage insurance in the amounts specified in Subsection 12.09.030 D.4. of Code of Ordinances, remove, reroute, reconstruct, lower or raise any existing utility lines, public or private sewer lines, water lines, including storm sewers, pipes or conduits presently located within a public street, roadway, sidewalk or easement or the City's right-of-way, provided that before changing or interfering with any such utility lines as described aforesaid, the Licensee shall notify the respective utility companies and the City, owning or operating the aforesaid utility lines, concerning any and all changes, modifications, rerouting of or any interference whatsoever with the aforesaid utility lines, pipes or conduits. Any necessary changes, modifications, rerouting or interference with the aforesaid utility lines, pipes or conduits shall be done under the direction of the representatives of the respective utility companies or the City, as the case may be.
- F. After the completion of any construction within a Licensed Area under the terms of a revocable license granted hereunder, should the City desire to lay or construct its utility lines, including sewer lines, water lines, or any other pipes, or conduits under, across, or along said streets within its right-of-way, any and all additional cost for the laying or construction of the aforesaid utility lines, including pipes and conduits, within said street or right-of-way, which may occur by reason of the existence of said construction, shall be paid to the City by the said Licensee, his assigns, successors and representatives.
- G. Solely as between the City and the Licensee, and not for the benefit of any other person, the Licensee, by acceptance of such revocable license, hereby waives any claim he, or any heirs, successors or assigns might have for damages for loss of lateral support to any other improvements hereby contemplated which loss of lateral support might be occasioned

by any improvements which the City, its assigns, grantees, or licensees might install or construct.

- H. The Licensee, or his successors, assigns, or representatives, by the acceptance of such revocable license, agree, obligate and bind himself or itself to indemnify and does hereby indemnify and hold and save forever harmless solely the City, any of its agencies, and any person, from all liability, cost or damage on account of Licensee's use, occupancy and maintenance of any part of a public street, roadway, sidewalk or easement or the City's right-of-way and the structures and facilities therein, including by way of example, but not by way of limitation, any buildings, piers, fences, pools, walls, patios, decks basements, etc. constructed on the surface or the subsurface of any public street or right-of-way. This indemnity shall continue in force and effect during the existence of any revocable licenses issued under the provisions of this Chapter.
- I. No transfer or assignment of any revocable license granted under the terms and provisions of this Chapter shall be effective unless and until:
 - 1. The Licensee has, in writing, advised the Director of the name and mailing address of the transferee or assignee; and
 - 2. The transferee or assignee has furnished the Director its written agreement to assume and perform all of the duties, covenants and obligations of the revocable license; and, thereupon, each provision of the revocable license shall be binding upon, and inure to the benefit of, the transferee or assignee of the Licensee.
- J. The breach or violation of any one of the terms, provisions, or conditions set forth in this Chapter shall be sufficient to constitute grounds for the cancellation and forfeiture of the revocable license granted under the authority of Chapter 12.09 of the Code of Ordinances. Any such cancellation and forfeiture may be exercised upon 20 days written notice by the City to the Licensee, a representative or successor, unless, at the expiration of such time, any such violation or breach has ceased or the Licensee is proceeding with all diligence and good faith to remedy any such violation or breach and thereafter continues without delay with such remedial work or correction until such violation or breach has been completely remedied, and, any person violating any of the provisions of this Chapter may be prosecuted as provided in Chapter 12.09 of the Code of Ordinances.

If any person or the owner of land abutting a public street, roadway, sidewalk or easement or the City's right-of-way reveals by his application for a building permit or other authorization of the City that any new, remodeling or renovating construction is desired to be made within any part of a public street, roadway, sidewalk or easement or the City's right-of-way, the requested revocable license will be reviewed for compliance with the terms and provisions of Chapter 12.09 of the Code of Ordinances, and in addition, be subject to the following conditions:

- 1. The proposed use of a public street, roadway, sidewalk or easement or the City's right-of-way by any person or the abutting land owner shall not interfere with the City's lawful use thereof.
- 2. The proposed construction within a public street, roadway, sidewalk or easement or the City's right-of-way shall be in accordance with the City's Construction Standards, Unified Development Code, and any other applicable ordinances and regulations.

- K. At all times during the construction and building of any structure within a public street, roadway, sidewalk or easement or the City's right-of-way:
1. The street or highway shall be kept open for vehicular and pedestrian traffic in a reasonable manner and no obstruction of the sidewalks shall be allowed in such a way as to prevent the use thereof by pedestrians;
 2. Dirt and other material removed from the building and construction of any such structure within a public street, roadway, sidewalk or easement or the City's right-of-way shall not be allowed to remain on the street or sidewalk, but all such dirt and other materials shall be removed immediately at the sole cost, risk, liability and expense of Licensee;
 3. All excavations and obstructions of any kind where allowed during the period of Licensee's construction, shall be properly barricaded, and well illuminated during the night time, all subject to the approval of the Building Official.
- L. After the completion of the construction within a Licensed Area, the Licensee shall at his own cost and expense replace any sidewalks and surface of any streets that were damaged or removed in the construction of any structures or facilities in a condition equally as good as they were immediately prior to the time of excavation or construction, and all of such sidewalks and streets shall be maintained in a good and useable condition for one year after said sidewalks or streets have been replaced, all subject to the approval of the Director. All damage, if any, to said sidewalks and streets caused by the construction, use, maintenance and operation by Licensee shall be repaired by and at the cost and expense of the Licensee. In the event Licensee fails or refuses to proceed with diligence with the performance of any work in connection with the replacement, rebuilding or resurfacing of streets and sidewalks within 30 days after receiving written notice from the Director, the City may do such work or cause same to be done, all at the sole risk, cost, liability and expense of Licensee.
- M. The Licensee, or his successors, assigns or representatives agree, obligate and bind himself or itself to indemnify and does hereby indemnify and hold and save forever harmless the City, from all liability, cost or damage on account of the construction within a public street, roadway, sidewalk or easement or the City's right-of-way, or on account of using, occupying, preparing, maintaining and operating any such improvements therein.

This license shall expire automatically upon removal of the improvements located upon the property pursuant to this license.

This license shall be effective upon the acceptance of the terms hereof by the LICENSEE, as indicated by the signature of LICENSEE and the approval thereof by the City.

The license shall be filed of record in the Official Records of Williamson County, Texas.

[Acknowledgement and Signatures appears on the next page.]

SIGNED and Agreed to on this _____ day of _____, 2021

LICENSOR: **City of Georgetown**
a Texas home-rule municipal corporation

LICENSEE: **Esquina Avenida, LLC,**
Texas limited liability company

By: _____
Sofia Nelson, Director,
Planning Department

By: a _____
Name: William Scott Stribling
Title: Manager

STATE OF TEXAS)
)
COUNTY OF WILLIAMSON)

ACKNOWLEDGMENT

This instrument was acknowledged before me on the _____ day of _____, 2021, by Sofia Nelson in her official capacity as Director of the Planning Department for the City of Georgetown, a Texas home-rule municipal corporation, on behalf of said corporation.

Notary Public, State of Texas

STATE OF TEXAS)
)
COUNTY OF WILLIAMSON)

ACKNOWLEDGMENT

This instrument was acknowledged before me on the _____ day of _____, 2021, by William Scott Stribling an, as manager of **Esquina Avenida, LLC, a Texas limited liability company**, on behalf of said company.

Notary Public, State of Texas

APPROVED AS TO FORM:

_____, Assistant City Attorney

[Exhibit “A” and “B” to Revocable License]

Exhibit “A” and “B” to the Revocable License is attached as Exhibit “A” and “B” to the foregoing Resolution and will be attached accordingly to the original Revocable License prior to execution and recording.

City of Georgetown, Texas
City Council Regular Meeting
April 13, 2021

SUBJECT:

Consideration and possible action to approve the First Amendment and Third Renewal of the Agreement between Abescape Group, LLC and the City of Georgetown, Texas for mowing services for the City-owned rights of way for \$99,891.44 -- Dan Southard, Interim Public Works Director

ITEM SUMMARY:

This is the first amendment and third renewal of the City of Georgetown area wide Rights-of-Way mowing agreement managed by the Public Works Department. The contract covers 33 separate locations within the City limits both roadside Rights-of-Way and City owned properties. Mowing is provided monthly at each location totaling 12 cycles during the year.

FINANCIAL IMPACT:

The contract total is \$99,891.44 this one year renewal period. Contract funding is budgeted under existing Stormwater and Streets Departments operational funding.

SUBMITTED BY:

ATTACHMENTS:

Abescape Contract 2021

CONTRACT ROUTING FORM

Contract No. 18-0015-SC-R3 Project No. _____ Bid No. 201748 RFP No. _____

☐ New Contract ☒ Renewal ☐ Change Order ☐ Amendment ☐ Assignment ☐ Other

NAME OF CONTRACTOR: **Abescape Group, LLC**

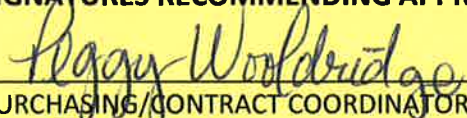
CONTRACT DESCRIPTION: **Mowing Services for City-owned Right-of-Way**

CONTRACT VALUE: **\$ 99,891.44**


GL ACCOUNT NO:

GRANT FUNDED: ☒ NO ☐ YES If YES, Grant No.

SIGNATURES RECOMMENDING APPROVAL

 3-9-21
PURCHASING/CONTRACT COORDINATOR DATE

 3/12/2021
LEGAL DEPARTMENT DATE

 3/23/2021
DIRECTOR ADMINISTERING CONTRACT
(greater than \$10,000) DATE

APPROVED and EXECUTED

DIRECTOR ADMINISTERING CONTRACT
(\$10,000 or less) DATE

CITY MANAGER/ASST CITY MANAGER
(\$50,000 or less) DATE

MAYOR/CITY SECRETARY ATTESTS (if applicable) DATE

FINAL PROCESSING

PURCHASING DATE

for Purchasing Use Only

Insurance Certificates: ☒

Performance Bond:

Payment Bond:

Form 1295: **2021-721513**

For City Secretary Use Only

Originals sent to CSO:

Scanned into Laserfiche/Global:

Council Date:

Item No.:

**Amendment No. 1 and Renewal No. 3
to the Agreement between
Abescape Group, LLC. and the
City of Georgetown, Texas**

This is the First Amendment and Third Renewal ("Amendment and Renewal") of the General Services Contract, Contract No. 18-0015-SC, between Abescape Group, LLC. and the City of Georgetown, Texas (the "City") (collectively, the "Parties") entered into on November 7, 2017 ("Agreement").

WHEREAS, on November 7, 2017, the Parties entered into the Agreement for Mowing Services for City-Owned Rights-of-Way (the "Services");

WHEREAS, the Agreement included three (3) one-year renewal periods, and the Parties renewed on December 11, 2018 for a first renewal period and on January 14, 2020 for a second renewal period;

WHEREAS, the Parties desire to renew the Agreement for a third renewal period and establish the prices for the Services during the third renewal period; and

WHEREAS, the Parties wish to amend the Agreement to include additional locations, this being the First Amendment;


NOW THEREFORE, in consideration for the mutual benefits to be derived by the Parties from this Amendment and Renewal and other good and valuable consideration, the City and Abescape Group, LLC. agree as follows:

1. The Parties agree to renew the Agreement for a Third Renewal Term beginning upon the expiration of the second renewal term and ending on November 6, 2021 (the "Third Renewal Term").
2. The Parties agree to amend the Agreement to include additional locations shown in Exhibit A, attached hereto.
3. During the Third Renewal Term, the prices shown in Exhibit A, attached hereto, shall apply to the Services.
4. During the Third Renewal Term, the not to exceed amount shall be **\$99,891.44**.
5. All other terms of the Agreement not inconsistent with this Amendment and Renewal shall apply. Except as expressly modified by this Amendment and Renewal, the Agreement remains unchanged and in full force and effect, subject to its terms.
6. This Amendment and Renewal is effective on the date executed by the City.

[Signature page to follow]

BY THE SIGNATURES affixed below, this Amendment and Renewal is hereby incorporated into and made a part of the above-referenced Agreement.

ABESCAPE GROUP, LLC.

By: 
Printed Name: Abraham Herrera
Title: OWNER
Date: 2-23-2021

CITY OF GEORGETOWN

By: _____
Printed Name: _____
Title: _____
Date: _____

ATTEST:

Robyn Densmore, City Secretary

APPROVED AS TO FORM:

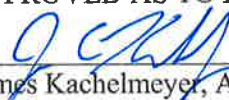

James Kachelmeyer, Assistant City Attorney

Exhibit A
Contract No. 17-015-SC R2 - Abescape Group
ITB No. 201748 - Mowing Services

| No. | Location | Original Contract | Renewal 1 Increase (5%) | Renewal 1 | Renewal 2 | Renewal 3 |
|-----|--|-------------------|-------------------------|--------------|--------------|--------------|
| 1 | 1801 Leander St. | \$ 1,132.08 | \$ 56.60 | \$ 1,188.68 | \$ 1,188.68 | \$ 1,188.68 |
| 2 | 215 E. 1st St. | \$ 2,724.60 | \$ 136.23 | \$ 2,860.83 | \$ 2,860.83 | \$ 2,860.83 |
| 3 | 30050 Berry Creek Dr. | \$ 1,045.44 | \$ 52.27 | \$ 1,097.71 | \$ 1,097.71 | \$ 1,097.71 |
| 4 | 901 E. 15th St. | \$ 1,048.80 | \$ 52.44 | \$ 1,101.24 | \$ 1,101.24 | \$ 1,101.24 |
| 5 | Ash St. | \$ 1,079.16 | \$ 53.96 | \$ 1,133.12 | \$ 1,133.12 | \$ 1,133.12 |
| 6 | Austin Ave. | \$ 1,039.44 | \$ 51.97 | \$ 1,091.41 | \$ 1,091.41 | \$ 1,091.41 |
| 7 | Behind Wagon Wheel Trl. & Bluebonnet Trl. | \$ 1,037.52 | \$ 51.88 | \$ 1,089.40 | \$ 1,089.40 | \$ 1,089.40 |
| 8 | Bridge St. | \$ 1,042.56 | \$ 52.13 | \$ 1,094.69 | \$ 1,094.69 | \$ 1,094.69 |
| 9 | City property on Vine St. | \$ 1,040.16 | \$ 52.01 | \$ 1,092.17 | \$ 1,092.17 | \$ 1,092.17 |
| 10 | DB wood Rd. | \$ 2,280.00 | \$ 114.00 | \$ 2,394.00 | \$ 2,394.00 | \$ 2,394.00 |
| 11 | Ditch next to 406 4th St. | \$ 1,041.48 | \$ 52.07 | \$ 1,093.55 | \$ 1,093.55 | \$ 1,093.55 |
| 12 | E. 10th St. & Pine St. Dead end of Rd to RR Tracks | \$ 1,040.40 | \$ 52.02 | \$ 1,092.42 | \$ 1,092.42 | \$ 1,092.42 |
| 13 | E 20th Dead end at College St. | \$ 1,041.84 | \$ 52.09 | \$ 1,093.93 | \$ 1,093.93 | \$ 1,093.93 |
| 14 | E 21st St. Flume at end of Ash St. | \$ 1,041.60 | \$ 52.08 | \$ 1,093.68 | \$ 1,093.68 | \$ 1,093.68 |
| 15 | E. 2nd st. | \$ 1,040.40 | \$ 52.02 | \$ 1,092.42 | \$ 1,092.42 | \$ 1,092.42 |
| 16 | E. Morrow St. | \$ 1,043.04 | \$ 52.15 | \$ 1,095.19 | \$ 1,095.19 | \$ 1,095.19 |
| 17 | Hogg St. - Flume at RR | \$ 1,041.84 | \$ 52.09 | \$ 1,093.93 | \$ 1,093.93 | \$ 1,093.93 |
| 18 | Holly St. - E. 7th St to N. college St. | \$ 2,127.60 | \$ 106.38 | \$ 2,233.98 | \$ 2,233.98 | \$ 2,233.98 |
| 19 | Maple St. | \$ 12,156.48 | \$ 607.82 | \$ 12,764.30 | \$ 12,764.30 | \$ 12,764.30 |
| 20 | Memorial Dr. | \$ 3,021.00 | \$ 151.05 | \$ 3,172.05 | \$ 3,172.05 | \$ 3,172.05 |
| 21 | Railroad Ave -bus stop @ NW corner Leander Rd. | \$ 1,041.84 | \$ 52.09 | \$ 1,093.93 | \$ 1,093.93 | \$ 1,093.93 |
| 22 | Raintree Ditch | \$ 5,489.64 | \$ 274.48 | \$ 5,764.12 | \$ 5,764.12 | \$ 5,764.12 |
| 23 | Rivery Blvd | \$ 6,509.16 | \$ 325.46 | \$ 6,834.62 | \$ 6,834.62 | \$ 6,834.62 |
| 24 | Scenic Dr. | \$ 1,043.04 | \$ 52.15 | \$ 1,095.19 | \$ 1,095.19 | \$ 1,095.19 |
| 25 | Smith Creek Rd. | \$ 1,043.28 | \$ 52.16 | \$ 1,095.44 | \$ 1,095.44 | \$ 1,095.44 |
| 26 | Southwestern Blvd. | \$ 2,725.86 | \$ 136.29 | \$ 2,862.15 | \$ 2,862.15 | \$ 2,862.15 |
| 27 | Sudduth Dr. | \$ 1,042.44 | \$ 52.12 | \$ 1,094.56 | \$ 1,094.56 | \$ 1,094.56 |
| 28 | W. 10th St. at Scenic Dr. - Bus Stop | \$ 850.08 | \$ 42.50 | \$ 892.58 | \$ 892.58 | \$ 892.58 |
| 29 | W. 22nd St. | \$ 521.04 | \$ 26.05 | \$ 547.09 | \$ 547.09 | \$ 547.09 |
| 30 | Wildwood Dr. | \$ 1,945.22 | \$ 97.26 | \$ 2,042.48 | \$ 2,042.48 | \$ 2,042.48 |
| 31 | Williams Dr. | \$ 14,278.48 | \$ 713.92 | \$ 14,992.40 | \$ 14,992.40 | \$ 14,992.40 |
| 32 | Wolf Ranch Pkwy | \$ 4,320.60 | \$ 216.03 | \$ 4,536.63 | \$ 4,536.63 | \$ 4,536.63 |
| 33 | Woodlake Dr. | \$ 1,042.20 | \$ 52.11 | \$ 1,094.31 | \$ 1,094.31 | \$ 1,094.31 |
| 34 | Airport | | | | | \$ 11,453.20 |
| 35 | Berry Creek | | | | | \$ 4,524.00 |

Totals: \$ 79,918.32 \$ 3,995.92 \$83,914.24 \$ 83,914.24 \$ 99,891.44

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

ABESCAPE GROUP, LLC
Liberty Hill, TX United States

Certificate Number:
2021-721513

Date Filed:
03/01/2021

Date Acknowledged:

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City Georgetown

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

Renewal 3 Contract #18-015-SC
Mowing Services Contract

| 4 | Name of Interested Party | City, State, Country (place of business) | Nature of interest (check applicable) | |
|---|--------------------------|--|--|--------------|
| | | | Controlling | Intermediary |
| | Herrera, Abraham | Austin, TX United States | X | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

5 Check only if there is NO Interested Party.

☐


6 UNSWORN DECLARATION

My name is Abraham Herrera, and my date of birth is 12-17-1988.

My address is 4220 EMORY (street), EL PASO (city), TX (state), 79922 (zip code), USA (country).

I declare under penalty of perjury that the foregoing is true and correct.

Executed in EL PASO County, State of TEXAS, on the 1ST day of March, 2021.
(month) (year)



Signature of authorized agent of contracting business entity
(Declarant)



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
03/20/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

| | | | |
|--|--|---|--|
| PRODUCER FEDERATED MUTUAL INSURANCE COMPANY HOME OFFICE: P.O. BOX 328 OWATONNA, MN 55060 | | CONTACT NAME: CLIENT CONTACT CENTER PHONE (A/C, No, Ext): 888-333-4949 FAX (A/C, No): 507-446-4664 E-MAIL ADDRESS: CLIENTCONTACTCENTER@FEDINS.COM | |
| INSURED ABESCAPE LANDSCAPING, LLC 12300 GATEWAY BLVD E EL PASO, TX 79927-7727 | | INSURER(S) AFFORDING COVERAGE INSURER A: FEDERATED MUTUAL INSURANCE COMPANY INSURER B: INSURER C: INSURER D: INSURER E: INSURER F: | |
| | | NAIC # 13935 | |

COVERAGES**CERTIFICATE NUMBER: 34****REVISION NUMBER: 0**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE | ADDL INSR | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS |
|----------|---|---|----------|---------------|-------------------------|-------------------------|--|
| A | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER: | N | N | 9835263 | 04/10/2020 | 04/10/2021 | EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 |
| | <input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY | N | N | 9835263 | 04/10/2020 | 04/10/2021 | COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) |
| | <input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION | N | N | 9835265 | 04/10/2020 | 04/10/2021 | EACH OCCURRENCE \$5,000,000 AGGREGATE \$5,000,000 |
| | <input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below | Y / N <input type="checkbox"/> N / A | N | 9835264 | 04/10/2020 | 04/10/2021 | <input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000 |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**172-997-9
CITY OF GEORGETOWN
300 INDUSTRIAL AVE # 1
GEORGETOWN, TX 78626-8445

34 0

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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City of Georgetown, Texas
City Council Regular Meeting
April 13, 2021

SUBJECT:

Consideration and possible action to approve a consultation agreement between the City of Georgetown and APD Urban Planning for the development of Small Area Plans for the Track Ridge Grasshopper and/or San Jose neighborhoods, in a total amount not to exceed \$200,000.00 -- Sofia Nelson, Planning Director

ITEM SUMMARY:

Scope of Services

Following a presentation and discussion at the October 13, 2020 City Council workshop, City Council extended support for the following neighborhood plan scopes:

San Jose Neighborhood Plan Scope:

- Preserve and promote San Jose as a safe, quiet neighborhood with caring neighbors, through information sharing and intentional engagement
- Celebrate San Jose as a place of culture and history
- Support access to homes, San Jose Park and Annie Purl Elementary through improved traffic, parking and sidewalk solutions
- Enable San Jose residents to stay in the neighborhood and promote compatible development and investments in rehabilitation and infrastructure

TRG Neighborhood Plan Scope:

- Protect TRG long term residents by reducing and removing challenges to staying within the neighborhood
- Identify and preserve the key character defining components of the neighborhood and ensuring compatible new development
- Improve mobility including transportation and parking, sidewalks and streetlights
- Maintain and promote TRG as a place of culture and history
- Maintain and promote TRG as a safe place to live
- Maintain public spaces and infrastructure

Request for proposal Process:

- RFP Released 10/23/20 and closed on 11/16/20
 - 8 proposals submitted
- Neighborhood engagement
 - Reviewed RFP and selection process
 - Collaborated on questions for firm interviews
 - Neighborhood listened in on interviews
- Consultant Interviews week of 12/14/20
 - 4 firms

Time frame for completing Small Area Plans

The term of this Agreement shall be in effect until the services have been completed by Consultant, but in no event shall the term extend longer than nine (9) months from the effective date of the agreement.

FINANCIAL IMPACT:

Funds for this project have been identified to come out of the City Council discretionary fund. Total fund requirements for the preparation of two small area plans is \$200,000.00

SUBMITTED BY:

Sofia Nelson, Planning Director

ATTACHMENTS:

Agreement for Small Area Plans

CONSULTATION AGREEMENT WITH THE CITY OF GEORGETOWN

This Consultation Agreement (the “Agreement”) is entered into and made effective on the _____ day of _____, 2021 by and between APD Urban Planning & Management, LLC, a Georgia limited liability company (“Consultant”) and the City of Georgetown, Texas, a home-rule municipal corporation situated in Williamson County, Texas (“City”).

1. **Scope of Services.** Consultant agrees to provide such services as further described in **Exhibit A**, which is attached and incorporated herein. Any request by the Consultant for an increase in the Scope of Services and an increase in the amount listed in paragraph four of this Agreement shall be made and approved by the City prior to the Consultant providing such services, or the right to payment for such additional services shall be **waived**. If there is a dispute between the Consultant and the City respecting any service provided or to be provided hereunder by the Consultant, including a dispute as to whether such service is additional to the Scope of Services included in this Agreement, the Consultant agrees to continue providing on a timely basis all services to be provided by the Consultant hereunder, including any service as to which there is a dispute.
2. **Supplement Provisions.** Supplemental provisions applicable to this Agreement are included in **Exhibit B** and incorporated herein by reference.
3. **City Terms Prevail.** In the event there is a conflict between a term in **Exhibit A** or **Exhibit B** and a term in this agreement, the terms of this agreement shall prevail.
4. **Total Compensation.** The total compensation paid by the City to the Consultant, including expenses, under this agreement shall not exceed TWO HUNDRED THOUSAND, dollars and no cents (\$200,000.00). Payment schedule will be made in accordance with **Exhibit C**, which is attached and incorporated herein.
5. **Term.** The term of this Agreement shall be in effect until the services have been completed by Consultant, but in no event shall the term extend longer than nine (9) months from the effective date of this Agreement.
6. **Amendments.** Any changes to the terms of this agreement will not be effective unless in writing and signed by both parties.
7. **Insurance.** Consultant shall procure and maintain at its sole cost and expense for the duration of this Agreement insurance against claims for injuries to persons or damages to property that may arise from or in connection with the performance of the work hereunder by the Consultant, its agents, representatives, volunteers, employees or subconsultants. The policies, limits and endorsements required are set forth in **Exhibit D**. Consultants insurance certificate satisfying the City insurance requirements is attached as **Exhibit E**.
8. **INDEMNITY. THE CONSULTANT SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE CITY, ITS OFFICERS, AGENTS, SERVANTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL SUITS, ACTIONS, LEGAL PROCEEDINGS,**

CAUSES OF ACTION, CLAIMS, DEMANDS, DAMAGES, JUDGMENTS, LOSSES, LIENS, COSTS, EXPENSES, ATTORNEYS' FEES AND ANY AND ALL OTHER COSTS, FEES AND/OR CLAIMS OF ANY KIND OR DESCRIPTION ARISING OUT OF, IN CONNECTION WITH OR RESULTING FROM THE AGREEMENT OR SERVICES PROVIDED UNDER THE AGREEMENT OR FROM ITS NEGLIGENCE OR WILLFUL ACT WHETHER SUCH ACT BE BY THE CONSULTANT OR ITS DESIGNEE. THE CITY, AS A GOVERNMENTAL ENTITY IN THE STATE OF TEXAS, SHALL NOT INDEMNIFY THE CONSULTANT.

9. **Release by Consultant.** The Consultant releases, relinquishes and discharges the City, its elected officials, officers, directors, agents, employees, representatives and volunteers from all claims, demands, and causes of action of every kind and character, including the cost of defense, for any injury to or death of any person (whether employees of either party or other third parties) and any loss or damage to any property that is caused by or alleged to be caused by, arising out of, or in connection with the work it performed under this Agreement. This release shall apply regardless of whether the claims, demands and/or causes of action are covered in whole or in part by insurance.
10. **Dispute Resolution.** If either the Consultant or the City has a claim or dispute, the parties shall first attempt to resolve the matter through this dispute resolution process. The disputing party shall notify the other party in writing as soon as practicable after discovering the claim, dispute or breach. The notice shall state the nature of the dispute and list the party's specific reasons for such dispute. Within ten (10) business days of receipt of the notice, both parties shall make a good faith effort, in person or through generally accepted means, to resolve any claim, dispute, breach or other matter in question that may arise out of, or in connection with, this Agreement. If the parties fail to resolve the dispute within sixty (60) days of the date of receipt of the notice of the dispute, then the parties may submit the matter to non-binding mediation upon written consent of authorized representatives of both parties. If the parties cannot resolve the dispute through mediation, then either party shall have the right to exercise any and all remedies available under law regarding the dispute.
11. **Ownership of Documents.** The City shall retain ownership of all associated work products and documentation obtained from or created by the Consultant pursuant to this Agreement. Consultant shall deliver all documents or other work product to the City upon request, including original versions if so specified in the request.
12. **Payment Terms.** All payments will be processed in accordance with Texas Prompt Payment Act, Texas Government Code, Subtitle F, Chapter 2251. The City will pay Consultant within thirty days after of receipt of a correct invoice for services. The Consultant may charge a late fee (fee shall not be greater than that permitted under the Texas Prompt Payment Act) for payments not made in accordance with this prompt payment policy; however, the policy does not apply to payments made by the City in the event: (a) there is a bona fide dispute between the City and Consultant concerning the goods, supplies, materials, equipment delivered, or the services performed, that causes the payment to be late; (b) the terms of a federal agreement, grant, regulation or statute prevents the City from making a timely payment with Federal funds;

(c) there is a bona fide dispute between the Consultant and a subconsultant and its suppliers concerning goods, supplies, material or equipment delivered, or the services performed, which caused the payment to be late; or (d) the invoice is not mailed to the City in accordance with Agreement.

13. **Termination for Convenience.** The City shall have the right to terminate this Agreement, in whole or in part, without cause any time upon thirty (30) calendar days' prior written notice. Upon receipt of a notice of termination, the Consultant shall promptly cease all further work pursuant to the Agreement, with such exceptions, if any, specified in the notice of termination. The City shall pay the Consultant, to the extent of funds appropriated or otherwise legally available for such purposes, for all services performed and obligations incurred prior to the date of termination.
14. **Termination for Cause.** In addition to the termination rights described above, either party may terminate this Agreement effective upon written notice to the other if the other breaches any of the terms and conditions of this Agreement and fails to cure that breach within thirty (30) days after receiving written notice of the breach. In the event of an incurable breach, the non-breaching party may terminate this Agreement effective immediately upon written notice to the breaching party. In addition to all other remedies available under law and in equity, the City may remove the Consultant from the City's Vendor list in the event that this Agreement is terminated for cause and any offer submitted by the Consultant may be disqualified for up to three (3) years.
15. **Non-Appropriation.** This Agreement is a commitment of City's current revenues only. It is understand and agreed that the City shall have the right to terminate this Agreement at the end of any City fiscal year if the governing body of the city does not appropriate funds sufficient to purchase the services. The City may terminate for non-appropriation by giving the Consultant a written notice of termination at the end of its then current fiscal year.
16. **Notices.** Any notice or communication permitted or required by this Agreement shall be deemed effective when personally delivered or deposited, postage prepaid, in the first class mail of the United States properly, or sent via electronic means, addressed to the appropriate party at the address set forth below:

Notice to the Consultant:

APD Urban Planning & Management, LLC
ATTN: Bridget Wiles, COO
260 Peachtree Street NW, Suite 1802
Atlanta, GA 30303
bwiles@apdurban.com

Notice to the City:

City of Georgetown
ATTN: City Manager
P.O. Box 409
Georgetown, Texas 78627

david.morgan@georgetown.org

With a copy to:

City of Georgetown
ATTN: City Attorney
P.O. Box 409
Georgetown, Texas 78627
skye.masson@georgetown.org

17. **Independent Contractor.** The Agreement shall not be construed as creating an employer/employee relationship, a partnership or joint venture. The Consultant's services shall be those of an independent contractor. The Consultant agrees and understands that the Agreement does not grant any rights or privileges established for employees of the City. Consultant shall not be within protection or coverage of the City's Worker Compensation insurance, Health Insurance, Liability Insurance or any other insurance that the City, from time to time, may have in force.
18. **Force Majeure.** The City and the Consultant will exert all efforts to perform the tasks set forth herein within the proposed schedules. However, neither the City nor the Consultant shall be held responsible for inability to perform under this Agreement if such inability is a direct result of a force substantially beyond its control, including but not limited to the following: strikes, riots, civil disturbances, fire, insurrection, war, embargoes, failures of carriers, acts of God, or the public enemy.
19. **No Waiver.** The waiver by either party of a breach or violation of any provision of this Agreement shall not operate as or be construed to be a waiver of any subsequent breach hereof.
20. **Nondiscrimination.** The Consultant, with regard to the work performed by it after award and prior to completion of this Agreement, shall not discriminate on the basis of race, color, sex, or national origin in the selection and retention of Sub-consultants, including procurements of materials and leases of equipment. The Consultant shall not participate either directly or indirectly in the discrimination prohibited by any federal, state or local law.
21. **Right to Audit.** The Consultant agrees that the representatives of the City shall have access to, and the rights to audit, examine, or reproduce, any and all Consultant records related to the performance under this Agreement. The Consultant shall retain all such records for a period of four (4) years after final payment on this Agreement or until all audit and litigation matters that the City has brought to the attention of the Consultant are resolved, whichever is longer.
22. **Advertising and Publicity.** Consultant shall not advertise or otherwise publicize, without the City's prior written consent, the fact that the City has entered into the Agreement, except to the extent required by applicable law.
23. **Confidential Information.** Each party agrees not to use, disclose, sell, license, publish, reproduce or otherwise make available the Confidential Information of the other party except and only to the extent necessary to perform under this Agreement or as required by the Texas

Public Information Act or other applicable law. Confidential Information shall be designated and marked as such at the time of disclosure. Each party agrees to secure and protect the other party's Confidential Information in a manner consistent with the maintenance of the other party's confidential and proprietary rights in the information and to take appropriate action by instruction or agreement with its employees, consultants, or other agents who are permitted access to the other party's Confidential Information to satisfy its obligations under this Section. The provisions of this paragraph shall survive the term of the Agreement.

24. **Consultant Certification regarding Boycotting Israel.** Pursuant to Chapter 2270, *Texas Government Code*, Consultant certifies either (1) Consultant is a sole proprietorship or company with fewer than ten (10) employees, or (2) does not currently boycott Israel and will not boycott Israel during the Term of this Agreement. Consultant acknowledges this Agreement may be terminated and payment withheld if this certification is inaccurate.
25. **Consultant Certification regarding Business with Certain Countries and Organizations.** Pursuant to Subchapter F, Chapter 2252, *Texas Government Code*, Consultant certifies Consultant is not engaged in business with Iran, Sudan, or a foreign terrorist organization. Consultant acknowledges this Agreement may be terminated and payment withheld if this certification is inaccurate.
26. **Severability.** This Agreement is severable and if any one or more parts of it are found to be invalid, such invalidity shall not affect the remainder of this Agreement if it can be given effect without the invalid parts.
27. **Governing Law and Venue.** This Agreement shall be governed by the laws of the State of Texas. Venue shall be located in Williamson County, Texas.
28. **Successors and Assigns.** This Agreement shall bind and inure to the benefit of the parties hereto and any subsequent successors and assigns; provided however, that no right or interest in the Agreement shall be assigned and no obligation shall be delegated by the Consultant without the prior written consent of the City. Any attempted assignment or delegation by the Consultant shall be void unless made in conformity with this Paragraph.
29. **Third Party Beneficiaries.** Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the City or the Consultant.
30. **Entire Agreement.** This Agreement, with all exhibits, includes the entire agreement of the City and the Consultant and supersedes all prior and contemporaneous agreements between the parties, whether oral or written, relating to the subject of this agreement.

THE CITY OF GEORGETOWN

**APD URBAN PLANNING &
MANAGEMENT, LLC**

Joshua Schroeder, Mayor

Date Signed: _____

_____, _____

Date Signed: _____

Attest:

Robyn Densmore, City Secretary

Approved as to form:

Skye Masson, City Attorney

Exhibit A

Scope of Services

PROJECT UNDERSTANDING AND APPROACH

The City and the San Jose and Track Ridge Grasshopper neighborhoods are completing two, independent small area plans for the purposes of the retention of longtime residents and families (Community Retention Plan) and the preservation of both historic neighborhoods (Neighborhood Preservation Plan). These action-oriented plans will identify strategies that will assist residents to engage with on-going growth and development. In support of the objectives developed by of each neighborhood, these plans will:

San Jose Neighborhood

- Preserve and promote San Jose as a safe, quiet neighborhood with caring neighbors, through information sharing and intentional engagement.
- Celebrate San Jose as a place of culture and history.
- Support access to homes, San Jose Park and Anni Purl Elementary through improved traffic, parking and sidewalk solutions.
- Enable San Jose residents to stay in the neighborhood and promote compatible development and investments in rehabilitation and infrastructure.

TRG Neighborhood

- Protect TRG long term residents by reducing and removing challenges to staying within the neighborhood.
- Identify and preserve the key character defining components of the TRG neighborhood and ensuring compatible new development.
- Improve mobility including transportation and parking, sidewalks and streetlights within the TRG.
- Maintain and promote TRG as a place of culture and history.
- Maintain and promote TRG as a safe place to live.
- Maintain public spaces and infrastructure within and surrounding the TRG.

The scope of work in the next few pages is designed so that the final report and work product will fulfill the goals of the project, while outlining strategic steps that the city and its partners can take to implement the recommendations of the plan.

TASK ONE: PROJECT MANAGEMENT

Task 1.1 Project Management

The City Council will form a Steering Committee (SC), for each neighborhood, consisting of representatives selected at the discretion of the City Council of Georgetown with input from the Consultant. The SC will work with Consultant to review policies, make plan recommendations to the City Council, provide communications to the neighborhood and serve as plan champions. Meetings will run concurrently with the

public participation process, allowing the integration of information between both groups. The steering committee is expected to meet (in person if possible, but virtually if required for safety protocols) and provide those recommendations at least six (6) times throughout the process, specifically:

- Task 1: Formation of the Steering Committee, project kick-off and engagement plan
- Task 2: Existing Conditions and visioning and immediate implementation items
- Task 3: Review of Analysis
- Task 4: Recommendations
- Task 5: Implementation
- Task 6: Final plan

The SC will also be established as a purveyor for project follow up once the development of Small Area Plans for the TRG and San Jose Neighborhoods is complete. Consultant will document all meetings for the final report and provide its notes to the project team within 10 working days of each meeting.

Consultant will be available to present information to update City Council during key milestones including Task 4: Analyze, Task 5: Implement, and Task 6: Final Plan.

Deliverables (per Small Area Plan):

- Monthly Conference Calls with Project Management Team;
- Six (6) SC meetings, including the project kick-off meeting; (format of SC meetings to be determined after formation of each SC following state and national health guidelines);
- Meeting agenda, schedule, and written meeting notes for all meetings;
- Submission of monthly progress reports for all team members Format and dates for submission of monthly progress reports will be finalized at the project kick off meeting; and
- City Council presentations during Tasks 4, 5, and 6.

Task 1.2 Project Kick off meeting

Deliverables include:

- project schedule with tasks;
- project document templates for all deliverables (billing, monthly reports, meeting; agendas/minutes);
- defined study boundaries;
- Style Guide for all project deliverables (i.e. website-HUB, Community Engagement Guide); and
- list of resources to be provided by the City.

TASK TWO: COLLECT

The initial planning phase develops the foundational relationship between knowledge, understanding, and action necessary for successful implementation projects.

Task 2.0 Neighborhood Tour

Consultant will work with the Project Management Team to design a Neighborhood Tour that will include a route and identification of strategic locations that will reveal the assets, opportunities and challenges that can help guide planning and implementation recommendations. This will include a walking tour with residents.

Deliverable (per Small Area Plan): Neighborhood Tour Route

Task 2.1 Review of Existing Plans, Studies and Data

Consultant will review up to six (6) previous plans and existing studies per neighborhood to evaluate progress, challenges and opportunities. The following will be identified for each plan: elements of each plan which are most likely to still be relevant based on analysis of existing conditions, community input; elements or concepts of each plan that may require additional consideration ; elements or concepts of each plan that conflict with other plans. Plans to be reviewed would include but not limited to:

- *TRG*
 - *Urban Renewal Plan (1968)*
 - *Tools for Preventing Displacement (2019)*
 - *Downtown Master Plan (2014)*
- *San Jose*
 - *Smithbranch Floodplain Study (2011)*
 - *Recuerdos Mexicanos: A History of Hispanic Culture in Georgetown, Texas (1991)*
- *Both Neighborhoods*
 - *Centering Southeast Georgetown Community Voices (2019)*
 - *Georgetown 2030 Plan Update (2020)*
 - *Overall Transportation Plan (2014)*

Deliverable (per Small Area Plan): Previous Plans and Studies Matrix

Task 2.2 Existing Conditions Survey

Google Street View will be used to conduct a preliminary existing conditions survey. Consultant will create base maps using GIS data supplied by the City and will use ESRI mapping application tools to conduct a windshield survey to verify existing conditions at the parcel level within the San Jose and TRG Neighborhoods. Parcels will be coded with a rating system (if possible) to determine predominant housing typologies, existing condition and tenure. The analysis will help identify and prioritize opportunities and threats based on conditions on the ground and provide an understanding on the changing condition patterns in the communities. The survey will identify key character defining components of each neighborhood to use to inform neighborhood preservation recommendations for future compatible development. An in-person tour will be used to verify the existing conditions due to recent development since last Google imagery was taken.

Deliverable (per Small Area Plan): Parcel Analysis including key character defining features of each neighborhood with Map Series

Task 2.3 Historic and Cultural Assets Preservation Assessment

The consultant team will create an inventory of historic and cultural assets and, through its intentional public outreach and engagement work, will provide documentation of cultural narrative and community perspective for preserving these important assets in the TRG and San Jose neighborhoods through resident and stakeholder interviews. The next step will be to assess the current assets through a SWOT analysis. The results of the SWOT Assets will yield short and long term recommendations to develop preservation strategies tailored to the neighborhoods.

Deliverable (per Small Area Plan): Historic and Cultural Asset SWOT Analysis

Task 2.4 Transportation, Mobility, and Infrastructure Assessment

Consultant will review previous transportation plans and programmed transportation projects impacting the study areas.

The team will assess the existing transportation facilities in the study area and develop a database of transportation characteristics including if available Average annual daily traffic (AADT), signalized and unsignalized intersections, public and on street parking facilities, sidewalk, bicycle, and trail facilities. The transportation network assessment will include, but not be limited to, the following areas of emphasis Martin Luther King Jr. Street, Scenic Drive, University Avenue, 15th Street, San Jose Street, and Maple Street.

The walkability audit will aid in:

- Documenting the current level of comfort for pedestrians and bicyclists;
- Identifying potential safety concerns for all modes of travel;
- Addressing accessibility within the core area for all users; and
- Field verifying any other issues identified during the engagement process.

Consultant will provide an analysis of public infrastructure systems such as stormwater and drainage facilities, street lighting, and public parks.

Deliverable (per Small Area Plan): Transportation, Mobility, and Infrastructure SWOT Assessment

Task 2.5 Existing Policy and Regulatory Analysis

As part of the review of existing local regulations, plans and policies, Consultant will compile a summary of the available resources, existing policies, and regulatory framework currently in place in the City of Georgetown including policy recommendations outlined in the Georgetown 2030 Plan Update. This will allow the team to obtain baseline data analysis for existing tools for community retention and neighborhood preservation.

Deliverable (per Small Area Plan): Existing Policy Matrix

Task 2.6 Neighborhood Profile

Consultant will conduct a high-level demographic analysis of each neighborhood and census tract, which will inform communication and implementation strategies. Consultant will rely on the City to provide ESRI GIS data for the study area geography inclusive of parcel and tax assessor data for the creation of maps. Analysis of existing conditions will utilize sources such as US Census, CDC Social Vulnerability Index and ESRI Business Analyst Tool.

Scale of topical analysis will include: Neighborhood, Census Tract, and City levels

Topics for analysis will include at a minimum: Demographics (language spoken at home, education level); Population and Employment Characteristics; Community Resources; Property Characteristics; and Land Use. An update of demographic information will be made as Census 2020 data becomes available.

Deliverable (per Small Area Plan): Neighborhood profile report.

Task 2.7 Vision, Priorities, and Objectives

Consultant will undertake research initiatives in the early stages of the planning process to determine the current situation, prevalent attitudes, and possible challenges and opportunities that may shape community retention and neighborhood preservation strategies. Consultant will conduct a Situational Marketing Assessment containing the following components, which may be conducted in conjunction with Tasks Three and Four:

- Community Analysis that includes topical review and analysis of area demographics
- Stakeholder Matrix – developed through conducting of various stakeholder interviews
- Market Assessment – identify potential markets through review and analysis of market trends, market conditions, housing conditions
- SWOT Analysis - outline of the Strengths, Weaknesses, Opportunities, and Threats that may impact the community retention and neighborhood preservation of the TRG and San Jose neighborhoods.

The analysis from the Situational Market Assessment, in addition to the Background and Data Collection Research obtained that includes surveys, focus groups, and other public engagement avenues, will help the Team to pinpoint and prioritize ideas for the community retention and neighborhood preservation strategies.

Deliverables (per Small Area Plan): Vision, Priorities and Objectives; explanatory objective statements and decision matrix which outlines the connection between the findings of the analysis to the vision statement, concept and implementation plans, Situational Market Assessment

TASK 3: PARTICIPATION

The objective of the Public Outreach process is to provide an opportunity for the neighborhood to play an active role in the creation of the resulting vision, plan, and implementation strategies. In support of the development of the Community Retention and Neighborhood Preservation Plan, Consultant will develop recommendations for public participation.

Task 3.1 Community Engagement and Outreach Guide

Consultant will begin each plan by developing a Public Engagement Process that outlines the procedures that will be utilized to get as much input as possible throughout all aspects of the plan. To develop the process Consultant will review public input from common themes from previous studies to determine the direction of engaging the public during this process for consideration by the SC. The SC and project team will recommend

various communication mechanisms to distribute information about the Plan but will rely on the client to facilitate outreach to the residents and stakeholders.

Deliverable (per Small Area Plan): Community Engagement and Outreach Plan, Stakeholder Registry

Task 3.2 Stakeholder Engagement

Consultant will conduct stakeholder interviews (up to 10 per neighborhood) with members of the local community for identifying opportunities and constraints to pursuing the future, and they will provide vital input to the creation of the implementation plan. These interviews can also be shaped as focus groups of citizen advisory committees. Stakeholders impacted by potential recommendations will be engaged early and throughout the study process to ensure that potential projects are feasible and aligned with other programmed projects in the region.

Deliverable (per Small Area Plan): Meeting Facilitation, Agendas, Video Recordings, and Notes

Task 3.3 Public Meetings

In addition to regular SC meetings, Consultant will engage in discussions with the public throughout the creation of the Small Area Plans. The community engagement process will be multifaceted, providing multiple opportunities and platforms for engagement to incorporate the largest amount of feedback possible. Consultant will deliver to the SC recommendations for engaging the public, which will include:

- **Online Engagement:** An online public engagement strategy can function as a virtual town hall that allows stakeholders to engage in several online tools—surveys, polls, posting, voting, and prioritizing ideas. Both Georgetown neighborhoods includes a diverse group of stakeholders, the online engagement strategy can provide an opportunity for participation and buy-in in a transparent fashion and provides a variety of methods for input and for collecting feedback. Several ArcGIS tools can be linked to the city website for polling and allowing stakeholders to view important information as it is shared in public meetings. An ArcGIS Hub website can be created to act as central repository for all to review and stay up to date on the progress of the small area plans.

The recommendations will also include some combination of the following:

- **Workshop:** A Design Workshop is an intensive 2-3 day process, where the Team works alongside stakeholders and residents to gain understanding of the community, and potential development scenarios.
- **Open House (virtual or in person following safety protocols):** An open house, is a drop-in community event, usually occurring within a 4-6 hour timespan within 1 day. This format provides an informal method of engaging with residents and allowing for further opportunity for interaction among community members, community organizations, necessary agencies, and others, as well as Consultant team members.
- **Public Forums:** These community meetings will allow those that are experienced in the local market and whose decisions can influence development costs and project interest. These interviews will identify any existing physical, demographic, or other market-based barriers to development and will shed additional light on area dynamics. They will also be a resource for the public to learn about in a presentation format about recommendations being made for the Plan.
- **Pop Ups:** offers an informal place Consultant staff an opportunity to meet residents at local community events already planned to gain additional input on the planning process, such as

local festivals and street markets.

A community engagement process will employ some combination of the previous meeting types. The exact structure of the community engagement process will be determined through discussion with the City and the SC in order to provide the best opportunity for residents to express their desires and concerns for housing within the City safely.

Deliverables (per Small Area Plan): Minimum three (3) public meetings. Community meeting summaries with resident feedback, concerns, and collateral material produced for the meetings (fliers, presentations, emails, etc.)

Task 3.4 Civic Engagement Recommendations

Civic engagement recommendations will be included as part of the plan implementation tasks to encourage civic participation and interaction with the community residents, non-profits, community development corporations, City service providers such as Georgetown Police and Fire, Code Compliance, Public Works City Boards and Commissions and the Georgetown City Council as well as other community focused organizations.

Deliverable (per Small Area Plan): Civic Engagement Recommendations

TASK FOUR: ANALYZE

Following the examination of existing plans, studies, and neighborhood conditions, Consultant will conduct an analysis of the data gathered. The analysis provides the basis from which recommendations and implementation strategies can be made. In support of the development of a Community Retention and Neighborhood Preservation Plan, Consultant will utilize the data gathered to create a decision making tool that will allow the City, SC, and community partners to assess key development criteria to make strategic, objective decisions. The decision-making process is designed to demonstrate transparency and increase the likelihood of successful community retention and neighborhood preservation initiatives.

Task 4.1 1 Market Research/Scan

Consultant will perform a market scan on four market segments: (1) Market rate housing; (2) affordable housing; (3) retail; and one additional market segments as needed. The analysis will focus on recent, current and projected supply and demand factors that will shape the market potential for the subject neighborhoods. Because of Georgetown's proximity to Austin the market scan will include:

- Demand-Side Analysis
- Supply-Side Analysis including analysis of underutilized parcels and recent sales transactions and property tax assessments
- Sale Potential and Leakage Analysis
- Owner-occupied market rate;
- Owner-occupied subsidized;
- Market rate rental;
- Subsidized rental;
- Senior and age-restricted housing; and
- Public housing.

Deliverables (per Small Area Plan): Market Scan Report including staff analysis

Task 4.2 Neighborhood Vulnerability Analysis

Looking at the needs described in previous studies, specifically both the 2019 Centering Southeast Georgetown and Tools for Preventing Displacement reports, the neighborhood vulnerability assessment will identify the challenges to residents remaining in the neighborhood, the risk of change and displacement to longtime residents and neighborhood characteristics. The assessment will outline both short term, and long term recommendations for the community retention and neighborhood preservation strategies. Consultant will also research the tools available for community development and neighborhood preservation in the city, and potential partnership with local organizations.

Deliverable (per Small Area Plan): Neighborhood Risk Analysis

Task 4.3 Decision Making Matrix

In addition to the Market Scan, a Decision-Making Matrix will be prepared for the San Jose and TRG neighborhoods. The Decision-Making Matrix tool will allow the City, SC, key stakeholders, and community leaders to assess key development criteria that can be used to make strategic, objective decisions when considering future development in the neighborhoods. Use of a Decision-Making Matrix tool will increase the likelihood and transparency of successful development initiatives. Each scenario will be assessed based on existing development, baseline, and recent and emerging trends, and risks to implementation. Based on the matrix outcome and results, a plan of action will be crafted to set the stage for (re)development opportunities that could lead to the preservation of the neighborhoods.

Deliverable (per Small Area Plan): Decision Making Matrix Tool

Task 4.4 Historic and Cultural Assets Preservation Analysis

Consultant will build on the inventory of historical, cultural, and community assets existing in the communities and collaborate with SC, residents, and stakeholders to develop preservation recommendations specific to the neighborhood's needs. The recommendations will include:

- Opportunities to build urban design solutions around existing historic resources
- Strategies for the preservation of historic resource, particularly those at risk of demolition
- Identification of architectural features consistent with the historic vernacular of the neighborhood and incorporate these features into the schematic design of infill houses
- Recommend branding and marketing strategies that can be used to highlight historical and cultural community resources, enhance tourism and economic development opportunities, and physically identify significant features with signage and wayfinding.

Deliverable (per Small Area Plan): A collection of maps, recommendations for design guidelines, and policy recommendations intended to protect and enhance the historic and cultural resources existing in the TRG and San Jose.

Task 4.5 Land Use and Urban Design

Land use and zoning is the primary driver of future development, and can increase the probability and safety of walking, services and amenities, and help preserve the identity of the neighborhoods. City will

provide existing development standards, future land use, and zoning GIS shapefile to the project team. Consultant will study and make recommendations about:

- Changes to existing and proposed land use patterns
- Adjustments to city zoning (map and text) for future compatibility of development and neighborhood preservation and the City's Comprehensive Plan
- Design Guidelines

Deliverable (per Small Area Plan): Conceptual land use plan, zoning and urban design recommendations, and conceptual housing designs (up to 3)

Task 4.6 Transportation, Mobility and Infrastructure Concepts

The Consultant will summarize the current state and major findings related to the existing transportation network within the study area (as previously analyzed in existing conditions analysis) and provide new recommendations that will identify key opportunities for:

- Parking
- Multi-modal Mobility and Traffic Calming
- Pedestrian and Bicycle Facilities
- Transit Facilities
- Intersection Specific Improvements
- Transportation Demand Reduction measures
- Temporary and interim transportation improvements including the use of tactical urbanism strategies
- Placemaking strategies, such as wayfinding signage, lighting, and streetscapes
- Stormwater/drainage facilities/programs

Deliverable (per Small Area Plan): Connectivity recommendations including proposed cross sections and intersection improvements. Existing Facilities Inventory, Opportunities and Constraints Analysis, and Transportation and Infrastructure Recommendations.

TASK FIVE: IMPLEMENT

Based upon the efforts detailed above and coordinated discussions with the SC, the project team will develop strategies that will detail the roles and responsibilities of all relevant implementation partners. The results of this effort will become the "road map" for the TRG and San Jose neighborhoods and associated actors to follow to coordinate internal and external implementation efforts, as well as defining the benchmarks to measure the relative success of the overall Small Area Plan and its individual components. The following tasks are associated with the delivery of the Plan as requested in the RFP. All documents will be submitted to the client in draft form to review prior to the finalization of the Small Area Plans.

Task 5.1 Community Retention Plan

Using the data collected and policy analysis, a community retention plan will be drafted to be shared with the client and with community stakeholders. Consultant will work with the city of Georgetown to develop policies and strategies that would best address protecting long term residents by reducing and removing challenges to staying within the neighborhood, including constraints and resident concerns pertaining to

neighborhood change and resident retention. The strategies will be tied to the retention goals and objectives. The policy recommendations will explore:

- Financing mechanism for community retention;
- Identifying best policies to protect existing homeowners; and
- Recommendation for educational programs that allow residents to navigate property transfer, etc.

Deliverable (per Small Area Plan): Community Retention Plan including strategies, and Policy and Program Recommendations

Task 5.2 Neighborhood Preservation Plan

Using the data collected and policy analysis, a neighborhood preservation plan will be drafted to be shared with the client and with community stakeholders. Consultant will work with the city of Georgetown to develop policies and strategies that would best address constraints and resident concerns pertaining to neighborhood preservation and compatible development. The strategies would be tied to the preservation goals and objectives. The policy recommendations will explore:

- Financing mechanism to preserve neighborhood;
- Identifying best policies to protect existing character; and
- Recommendations for compatibility of development, and preservation of historic and cultural assets.

Deliverable (per Small Area Plan): Neighborhood Preservation Plan including strategies, and Policy and Program Recommendations

Task 5.3 Policy and Regulatory Framework

Policy and regulatory frameworks are important components of the neighborhood preservation process. Establishing a regulatory framework both protects the community and facilitates best practices in development. The proposed policy and regulatory framework will build on any existing regulatory framework previously identified. Consultant will gather all the findings from the previous tasks to recommend modifications to existing or development of new regulatory frameworks with a clear rationale for recommended modifications. They will be used to view and evaluate existing conditions and regulations in the study area and how they relate to both existing and proposed development.

Deliverable (per Small Area Plan): Policy and Regulatory Framework Recommendations

Task 5.4 Funding and Financial Strategies for Neighborhood Preservation and Community Retention

Consultant will identify potential funding sources for community retention and neighborhood preservation strategies. The analysis will also include a description of how each source can be used to leverage private investment through the creation of public/private development partnerships. Recommendation will include funding strategies that will work in concert with each of the key components of the Small Area Plans, looking at solutions aimed to expand opportunities for retention and preservation

Deliverable (per Small Area Plan): Funding Sources and Uses Matrix, Financial Analysis Models for retention and preservation strategies.

Task 5.5 Marketing and Branding Plan

For a master development plan to be successful, “marketing” is a key element that must be addressed, particularly for neighborhoods that are struggling with negative perceptions. Consultant will provide a “Marketing Toolbox” that will provide guidelines and best practices after assessing and recommending strategic marketing needs for the TRG and San Jose neighborhoods in Task Two through Five. The consultant will provide a toolbox of options for preservation of historic and cultural assets for residents to consider.

Deliverable (per Small Area Plan): Marketing and Branding Toolbox, Historic & Cultural Preservation Toolbox

Task 5.6 Five-Year Implementation Road Map

The Small Area Plan will be the culmination of the above analyses for future implementation efforts. In developing the Implementation Plan, Consultant’s primary focus is to offer viable recommendations that are grounded in the market realities of the study area’s strengths and weaknesses. It is crucial that short-term strategies focus on initiatives that the City and its implementation partners can undertake within the first few years without large commitments of public funds or time. Undertaking incremental steps in the beginning stages of an implementation strategy should build momentum and give potential investors confidence in the plan.

For each action or strategy in the implementation plan, Consultant will assign oversight responsibility, establish timetables for implementation and completion, and potential funding demands, and evaluate potential impacts. The implementation plan may be presented in a user-friendly evaluation matrix that can be distributed to various implementing organizations or committee members. The Five-Year Road Map for the Small Area Plans will outline tasks, actions, policies, and projects in the TRG and San Jose planning process. The checklist for the initial projects will include a timeline for implementation, as well as a list of resources needed and available to complete the project(s) and responsible parties.

Deliverable (per Small Area Plan): Five-Year Strategic Implementation Plan Table

TASK SIX: PROJECT DOCUMENTATION

Task 6.1 Draft Plan and Presentation

At the conclusion of Tasks 1-5, a draft project book entitled, Track Ridge Grasshopper and San Joe Small Area Plans will be produced. The contents will document the process used to develop the implementation recommendations and strategies, and provide clear, action steps for transitioning TRG and San Jose out of planning into implementation. The Plan will include all maps, charts, tables, graphic illustrations, supporting narratives, and any additional materials created during the course of the process that supports the implementation strategies recommended. Consultant will present the draft report and implementation strategies to the SC for review and discussion. Feedback from the SC and other identified stakeholders will be expected within a 30-day period from the time the draft report is submitted.

Deliverables: Draft Report, Presentation to City Council

Task 6.2 Final Plan and Presentation

At the conclusion of Tasks 1-5, a final project book entitled “Track Ridge Grasshopper and San Joe Small Area Plans” will be produced. The contents will document the process used to develop the implementation recommendations and strategies, and provide clear, action steps for transitioning from planning into implementation. The Plan will include all maps, charts, tables, graphic illustrations, supporting narratives, and any additional materials created during the course of the process that supports the implementation strategies recommended. Consultant will present the draft report and implementation strategies to the SC for review. Feedback from the SC and other identified stakeholders will be expected within a 15-day period from the time the final draft report is submitted. At the City’s request, Consultant will be available to present the report and its findings to stakeholders.

Deliverables: Final Report inclusive of digital version of report Final Report Presentation in digital format and attendance at one (1) Council Meeting

Exhibit B
Supplemental Provisions

None.

Exhibit C

Payment Terms

Payment is a fixed fee in the amount listed in Section 4 of this Agreement. This amount shall be payable by the City pursuant to the schedule listed below and upon completion of the services and written acceptance by the City.

Schedule of Payment for each phase:

| Georgetown - Fee | | |
|-----------------------------|----|--------------|
| Tasks | | Total |
| TASK 1 - PROJECT MANAGEMENT | \$ | 24,476.00 |
| TASK 2 - COLLECT | \$ | 41,453.00 |
| TASK 3 - PARTICIPATION | \$ | 37,782.00 |
| TASK 4 - ANALYZE | \$ | 40,268.00 |
| TASK 5 - IMPLEMENT | \$ | 32,855.00 |
| TASK 6 - FINAL DELIVERABLES | \$ | 23,166.00 |
| TOTAL | | \$200,000.00 |

Exhibit D

Insurance Requirements

I. The Consultant agrees to maintain the types and amounts of insurance required in this Agreement throughout the term of the Agreement. The following insurance policies shall be required:

- A. Commercial General Liability
- B. Business Automobile Liability
- C. Workers' Compensation
- D. Professional Liability

II. For each of these policies, the Consultant's insurance coverage shall be primary with respect to the City, its officials, agents, employees and volunteers. Any insurance or self-insurance carried or obtained by the City, its officials, agents, employees or volunteers, shall be considered in excess of the Consultant's insurance and shall not contribute to it. No term or provision of the indemnification provided by the Consultant to the City pursuant to this Agreement shall be construed or interpreted as limiting or otherwise affecting the terms of the insurance coverage. All Certificates of Insurance and endorsements shall be furnished to the City's Representative at the time of execution of this Agreement, attached hereto as Exhibit D, and approved by the City *before* work commences.

III. General Requirements Applicable to All Policies.

- A. Only licensed insurance carriers authorized to do business in the State of Texas shall be accepted.
- B. Deductibles shall be listed on the certificate of insurance and are acceptable only on an "occurrence" basis.
- C. "Claims made" policies are not accepted, except for Professional Liability insurance.
- D. Coverage shall not be suspended, voided, canceled, or reduced in coverage or in limits except after thirty (30) calendar days prior written notice has been given to the City of Georgetown.
- E. The Certificates of Insurance shall be prepared and executed by the insurance company or its authorized agent. Each certificate shall contain the following provisions and warranties:
 - 1. The insurance company is licensed and authorized to do business in the State of Texas
 - 2. The insurance policy is underwritten on forms provided by the Texas State Board of Insurance or ISO
 - 3. All endorsements and coverages are included according to the requirements of this Agreement
 - 4. The form of notice of cancellation, termination, or change in coverage provisions is specified in this attachment

- F. The City of Georgetown, its officials, agents, employees, and volunteers are to be listed as Additional Insureds on the Commercial General Liability and Business Automobile Liability Policies. The coverages shall contain no special limitations on the scope of protection afforded the City, its officials, employees, and volunteers.

V. Commercial General Liability requirements:

- A. Coverage shall be written by a carrier rated “A: VIII” or better in accordance with the current A. M. Best Key Rating Guide.
- B. Minimum Combined Single Limit of \$1,000,000 per occurrence per project for bodily injury and property damage with a \$2,000,000 annual aggregate limit.
- C. Coverage shall be at least as broad as Insurance Service's Office Number CG 00 01.
- D. No coverage shall be excluded from the standard policy without notification of individual exclusions being attached for review and acceptance.
- E. The coverage shall not exclude: premises/operations; independent contracts; products/completed operations; contractual liability (insuring the indemnity provided herein); and where exposures exist, Explosion, Collapse and Underground coverage.
- F. The City shall be listed as Additional Insured, and the policy shall be endorsed to waive rights of subrogation, to be primary and non-contributory with regard to any self-insurance or insurance policy held by the City.

VI. Business Automobile Liability requirements:

- A. Coverage shall be written by a carrier rated “A:VIII” or better in accordance with the current Best Key Rating Guide.
- B. Minimum Combined Single Limit of \$1,000,000 per occurrence for bodily injury and property damage.
- C. The Business Auto Policy must show Symbol 1 in the Covered Autos portion of the liability section in Item 2 of the declarations page.
- D. The coverage shall include owned, leased or rented autos, non-owned autos, any autos and hired autos.

VII. Workers’ Compensation Insurance requirements:

- A. Pursuant to the requirements set forth in Title 28, Section 110.110 of the Texas Administrative Code, *all* employees of the Consultant, the Consultant, *all* employees of any and all subconsultants, and all other persons providing services on the Project must be covered by a workers compensation insurance policy, either directly through their employer’s policy (the Consultant’s, or subconsultant’s policy) or through an executed coverage agreement on an approved DWC form. Accordingly, if a subconsultant does not have his or

her own policy and a coverage agreement is used, Consultants and subconsultants *must* use that portion of the form whereby the hiring Consultant agrees to provide coverage to the employees of the subconsultant. The portion of the form that would otherwise allow them not to provide coverage for the employees of an independent Consultant may not be used.

- B. The workers compensation insurance shall include the following terms:
1. Employer's Liability limits of \$1,000,000 for each accident is required.
 2. "Texas Waiver of Our Right to Recover From Others Endorsement, WC 42 03 04" shall be included in this policy.
 3. Texas must appear in Item 3A of the Worker's Compensation coverage or Item 3C must contain the following: All States except those listed in Item 3A and the States of NV, ND, OH, WA, WV, and WY.

VIII. Professional Liability requirements:

- A. Coverage shall be written by a carrier rated "A:VIII" or better in accordance with the current A. M. Best Key Rating Guide.
- B. Minimum of \$1,000,000 per occurrence and \$2,000,000 aggregate, with a maximum deductible of \$100,000.00. Financial statements shall be furnished to the City upon request.
- C. For "claims made" policies, the availability of a 24-month extended reporting period is necessary. The retroactive date shall be shown on the certificate of liability insurance.

Exhibit E
Certificate of Insurance

City of Georgetown, Texas
City Council Regular Meeting
April 13, 2021

SUBJECT:

Consideration and possible action to approve an award of a Blanket Agreement with Southern Tire Mart, LLC to provide tires, tubes, supplies and equipment through the BuyBoard Contract #636-21 in an annual amount not to exceed \$75,000.00 from April 13, 2021 through February 28, 2022 -- Leah Neal, Purchasing Manager

ITEM SUMMARY:

Appropriation of this blanket agreement with Southern Tire Mart, LLC through the BuyBoard will allow the City of Georgetown to take advantage of lower prices for continuous supply of tires, tubes, supplies and equipment to be utilized by the Fleet Services department for various vehicles and equipment in the City's fleet. Items will be ordered on an as needed basis and stocked in inventory for meeting the Fleet Services vehicle operations.

This action requests approval for a not-to-exceed amount of \$75,000 to Southern Tire Mart, LLC and will be based on appropriation of funds. These items are to be ordered through BuyBoard Contract #636-21, effective March 1, 2021 through February 28, 2022 and may be subject to two possible one-year renewals.

According to Texas Local Government Code 271.102 (c), the City satisfies any state laws requiring the local government to seek competitive bids for the purchase of goods and services when purchasing under Subchapter F. Cooperative Purchasing Program.

This was approved by City Council on 08/14/18, Agenda Item O.

FINANCIAL IMPACT:

NTE \$75,000

SUBMITTED BY:

Sharon Parker

ATTACHMENTS:

Southern Tire Mart - 636-21

February 3, 2021

Sent Via Email: richard.conwill@stmtires.com

Richard Conwill
Southern Tire Mart, LLC
800 Highway 98
Columbia, MO 39429

Welcome to BuyBoard!

Re: Notice of The Local Government Purchasing Cooperative Contract Award; Proposal Invitation No. 636-21, Tires, Tubes, Supplies and Equipment

Congratulations, The Local Government Purchasing Cooperative (Cooperative) has awarded your company a BuyBoard® contract based on the above-referenced Proposal Invitation. The contract is effective for an initial one-year term of March 1, 2021 through February 28, 2022 and may be subject to two possible one-year renewals. Please refer to the Proposal Invitation for the contract documents, including the General Terms and Conditions of the Contract.

To review the items your company has been awarded, please review Proposal Tabulation No. 636-21 at: www.buyboard.com/vendor. Only items marked as awarded to your company are included in this contract award, and only those awarded items may be sold through the BuyBoard contract. All sales must comply with the contract terms and must be at or below the awarded pricing as set forth in the General Terms and Conditions.

The contract will be posted on the BuyBoard website as an online electronic catalog(s). **You are reminded that, in accordance with the General Terms and Conditions, all purchase orders must be processed through the BuyBoard.** Except as expressly authorized in writing by the Cooperative's administrator, you are not authorized to process a purchase order received directly from a Cooperative member that has not been processed through the BuyBoard or provided to the Cooperative. If you receive a purchase order directly from a Cooperative member that you have reason to believe has not been received by the Cooperative or processed through the BuyBoard, you must promptly forward a copy of the purchase order by email to info@buyboard.com.

A list of Cooperative members is available on the buyboard.com website.

On behalf of the Cooperative, we appreciate your interest in the Cooperative and we are looking forward to your participation in the program. If you have any questions, please contact **Cooperative Procurement Staff** at 800-695-2919 (select option "2").

Sincerely,



Arturo Salinas
Asst. Division Director, Cooperative Purchasing
Texas Association of School Boards, Inc.,
Administrator for The Local Government Purchasing Cooperative

February 3, 2021

Sent Via Email: richard.conwill@stmtires.com

Richard Conwill
Southern Tire Mart, LLC
800 Highway 98
Columbia, MO 39429

Welcome to BuyBoard!

Re: *Notice of National Purchasing Cooperative Award*; Proposal Invitation No. 636-21, Tires, Tubes, Supplies and Equipment

Congratulations, The National Purchasing Cooperative (National Cooperative) has awarded your company a BuyBoard® contract based on the above-referenced Proposal Invitation. The contract is effective for an initial one-year term of March 1, 2021 through February 28, 2022 and may be subject to two possible one-year renewals. Please refer to the Proposal Invitation for the contract documents, including the National Purchasing Cooperative Vendor Award Agreement and General Terms and Conditions of the Contract.

To review the items your company has been awarded, please review Proposal Tabulation No. 636-21 at www.buyboard.com/vendor. Only items marked as awarded to your company are included in this contract award, and only those awarded items may be sold through the BuyBoard contract. All sales must comply with the contract terms and must be at or below the awarded pricing as set forth in the General Terms and Conditions.

The contract will be posted on the BuyBoard website as an online electronic catalog(s). **You are reminded that, in accordance with the General Terms and Conditions, all purchase orders from National Cooperative members must be processed through the BuyBoard.** Except as expressly authorized in writing by the Cooperative's administrator, you are not authorized to process a purchase order received directly from a National Cooperative member that has not been processed through the BuyBoard or provided to the Cooperative. If you receive a purchase order directly from a National Cooperative member that you have reason to believe has not been received by the National Cooperative or processed through the BuyBoard, you must promptly forward a copy of the purchase order by e-mail to info@buyboard.com

A list of National Cooperative members is available on the buyboard.com website

On behalf of the National Cooperative, we are looking forward to your participation in the program. If you have any questions, please contact **Cooperative Procurement Staff** at 800-695-2919 (select option "2").

Sincerely,



Arturo Salinas, Asst. Division Director, Cooperative Purchasing
Texas Association of School Boards, Inc., Procurement Administrator for the National Purchasing Cooperative
v.02.01.2021





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PROPOSER'S AGREEMENT AND SIGNATURE

Proposal Name: Tires, Tubes, Supplies and Equipment

Proposal Due Date/Opening Date and Time:
September 24, 2020 at 4:00 PM

Proposal Number: 636-21

Location of Proposal Opening:
Texas Association of School Boards, Inc.
BuyBoard Department
12007 Research Blvd.
Austin, TX 78759

Contract Time Period: March 1, 2021 through February 28, 2022 with two (2) possible one-year renewals.

Anticipated Cooperative Board Meeting Date:
January 2021

Southern Tire Mart, LLC

Name of Proposing Company

9/21/2020

Date

800 Highway 98

Street Address



Signature of Authorized Company Official

Columbia, MS 39429

City, State, Zip

Richard Conwill

Printed Name of Authorized Company Official

877-786-4681

Telephone Number of Authorized Company Official

Director of Government Sales

Position or Title of Authorized Company Official

601-651-0655

Fax Number of Authorized Company Official

06-1689011

Federal ID Number



The proposing company ("you" or "your") hereby acknowledges and agrees as follows:

1. You have carefully examined and understand all Cooperative information and documentation associated with this Proposal Invitation, including the Instructions to Proposers, General Terms and Conditions, attachments/forms, item specifications, and line items (collectively "Requirements");
2. By your response ("Proposal") to this Proposal Invitation, you propose to supply the products or services submitted at the prices quoted in your Proposal and in strict compliance with the Requirements, unless specific deviations or exceptions are noted in the Proposal;
3. Any and all deviations and exceptions to the Requirements have been noted in your Proposal and no others will be claimed;
4. If the Cooperative accepts any part of your Proposal and awards you a contract, you will furnish all awarded products or services at the prices quoted and in strict compliance with the Requirements (unless specific exceptions are noted in the Proposal and accepted by the Cooperative), including without limitation the Requirements related to:
 - a. conducting business with Cooperative members, including offering pricing to members that is the best you offer compared to similar customers;
 - b. payment of a service fee in the amount specified and as provided for in this Proposal Invitation;
 - c. the **possible** award of a piggy-back contract by another governmental entity or nonprofit entity, in which event you will offer the awarded goods and services in accordance with the Requirements; and
 - d. submitting price sheets or catalogs in the proper format as required by the Cooperative as a prerequisite to activation of your contract;
5. You have clearly identified on the included form any information in your Proposal that you believe to be confidential or proprietary or that you do not consider to be public information subject to public disclosure under a Texas Public Information Act request or similar public information law;
6. The individual signing this Agreement is duly authorized to enter into the contractual relationship represented by this Proposal Invitation on your behalf and bind you to the Requirements, and such individual (and any individual signing a form) is authorized and has the requisite knowledge to provide the information and make the representations and certifications required in the Requirements;
7. You have carefully reviewed your Proposal, and certify that all information provided is true, complete and accurate, and you authorize the Cooperative to take such action as it deems appropriate to verify such information; and
8. Any misstatement, falsification, or omission in your Proposal, whenever or however discovered, may disqualify you from consideration for a contract award under this Proposal Invitation or result in termination of an award or any other remedy or action provided for in the General Terms and Conditions or by law.



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VENDOR CONTACT INFORMATION

Name of Company: Southern Tire Mart, LLC
Vendor Proposal/Contract Contact Name: 636-21
Vendor Proposal/Contract Contact E-mail Address: gov-sales@stmtires.com
Vendor Contact Mailing Address for Proposal/Contract Notices: 800 Highway 98
Columbia, MS 39429
Company Website: http://www.stmtires.com

Purchase Orders: All purchase orders from Cooperative members will be available through the Internet. Vendors need Internet access and at least one e-mail address so that notification of new orders can be sent to the Internet contact when a new purchase order arrives. An information guide will be provided to vendors to assist them with retrieving their orders.

Please select options below for receipt of purchase orders and provide the requested information:

- ☒ I will use the internet to receive purchase orders at the following address:
Purchase Order E-mail Address: gov-sales@stmtires.com
Purchase Order Contact: Richard Conwill Phone: 877-786-4681
Alternate Purchase Order E-mail Address: richard.conwill@stmtires.com
Alternate Purchase Order Contact: Arielle Pruett Phone: 877-786-4681
- ☐ Purchase orders may be received by the Designated Dealer(s) identified on my company's Dealer Designation form as provided to the Cooperative administrator. I understand that my company shall remain responsible for the Contract and the performance of all Designated Dealers under and in accordance with the Contract.

Request for Quotes ("RFQ"): Cooperative members will send RFQs to you by e-mail. Please provide e-mail addresses for the receipt of RFQs:

RFQ E-mail Address: gov-sales@stmtires.com
RFQ Contact: Richard Conwill Phone: 877-786-4681
Alternate RFQ E-mail Address: richard.conwill@stmtires.com
Alternate RFQ Contact: Arielle Pruett Phone: 877-786-4681



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Invoices: Your company will be billed monthly for the service fee due under a contract awarded under this Proposal Invitation. **All invoices are available on the BuyBoard website and e-mail notifications will be sent when they are ready to be retrieved.** Please provide the following address, contact and e-mail information for receipt of service fee invoices and related communications:

Please choose only one (1) of the following options for receipt of invoices and provide the requested information:

☒ Service fee invoices and related communications should be provided directly to my company at:

Invoice Mailing address: 800 Highway 98 Department: Government
City: Columbia State: MS Zip Code: 39429
Contact Name: Richard Conwill Phone: 877-786-4681
Invoice Fax: 601-651-0655 Invoice E-mail Address: gov-sales@stmtires.com
Alternative Invoice E-mail Address: richard.conwill@stmtires.com

☐ In lieu of my company, I request and authorize all service fee invoices to be provided directly to the following billing agent**:

Billing agent Mailing address: _____ Department: _____
City: _____ State: _____ Zip Code: _____
Billing Agent Contact Name: _____ Phone: _____
Billing Agent Fax: _____ Billing Agent E-mail Address: _____
Alternative Billing Agent E-mail Address: _____

**** If Vendor authorizes a billing agent to receive and process service fee invoices, In accordance with the General Terms and Conditions of the Contract, Vendor specifically acknowledges and agrees that nothing in that designation shall relieve Vendor of its responsibilities and obligations under the Contract including, but not limited to, payment of all service fees under any Contract awarded Vendor.**



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FELONY CONVICTION DISCLOSURE AND DEBARMENT CERTIFICATION

FELONY CONVICTION DISCLOSURE

Subsection (a) of Section 44.034 of the Texas Education Code (Notification of Criminal History of Contractor) states: "A person or business entity that enters into a contract with a school district must give advance notice to the district if the person or an owner or operator has been convicted of a felony. The notice must include a general description of the conduct resulting in the conviction of a felony."

Section 44.034 further states in Subsection (b): "A school district may terminate a contract with a person or business entity if the district determines that the person or business entity failed to give notice as required by Subsection (a) or misrepresented the conduct resulting in the conviction. The district must compensate the person or business entity for services performed before the termination of the contract."

Please check (✓) one of the following:

- ☐ My company is a publicly-held corporation. (Advance notice requirement does not apply to publicly-held corporation.)
☒ My company is not owned or operated by anyone who has been convicted of a felony.
☐ My company is owned/operated by the following individual(s) who has/have been convicted of a felony:

Name of Felon(s): _____

Details of Conviction(s): _____

By signature below, I certify that the above information is true, complete and accurate and that I am authorized by my company to make this certification.

Southern Tire Mart, LLC

Company Name

Signature of Authorized Company Official

Richard Conwill

Printed Name

DEBARMENT CERTIFICATION

Neither my company nor an owner or principal of my company has been debarred, suspended or otherwise made ineligible for participation in Federal Assistance programs under Executive Order 12549, "Debarment and Suspension," as described in the Federal Register and Rules and Regulations. Neither my company nor an owner or principal of my company is currently listed on the government-wide exclusions in SAM, debarred, suspended, or otherwise excluded by agencies or declared ineligible under any statutory or regulatory authority. My company agrees to immediately notify the Cooperative and all Cooperative members with pending purchases or seeking to purchase from my company if my company or an owner or principal is later listed on the government-wide exclusions in SAM, or is debarred, suspended, or otherwise excluded by agencies or declared ineligible under any statutory or regulatory authority.

By signature below, I certify that the above is true, complete and accurate and that I am authorized by my company to make this certification.

Southern Tire Mart, LLC

Company Name

Signature of Authorized Company Official

Richard Conwill

Printed Name



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RESIDENT / NONRESIDENT CERTIFICATION

Chapter 2252, Subchapter A, of the Texas Government Code establishes certain requirements applicable to proposers who are not Texas residents. Under the statute, a "resident" proposer is a person whose principal place of business is in Texas, including a contractor whose ultimate parent company or majority owner has its principal place of business in Texas. A "nonresident" proposer is a person who is not a Texas resident. Please indicate the status of your company as a "resident" proposer or a "nonresident" proposer under these definitions.

Please check (✓) one of the following:

☐ I certify that my company is a **Resident Proposer**.

☒ I certify that my company is a **Nonresident Proposer**. *****Southern Tire Mart, LLC employs 1,000+ in the State of Texas.*****

If your company is a Nonresident Proposer, you must provide the following information for your resident state (the state in which your company's principal place of business is located):

Southern Tire Mart, LLC

Company Name

Columbia

City

800 Highway 98

Address

MS

State

39429

Zip Code

A. Does your resident state require a proposer whose principal place of business is in Texas to under-price proposers whose resident state is the same as yours by a prescribed amount or percentage to receive a comparable contract?

☐ Yes ☒ No

B. What is the prescribed amount or percentage? \$ _____ or _____ %

VENDOR EMPLOYMENT CERTIFICATION

Section 44.031(b) of the Texas Education Code establishes certain criteria that a school district must consider when determining to whom to award a contract. Among the criteria for certain contracts is whether the vendor or the vendor's ultimate parent or majority owner (i) has its principal place of business in Texas; or (ii) employs at least 500 people in Texas.

If neither your company nor the ultimate parent company or majority owner has its principal place of business in Texas, does your company, ultimate parent company, or majority owner employ at least 500 people in Texas?

Please check (✓) one of the following:

☒ Yes ☐ No

By signature below, I certify that the information in Sections 1 (*Resident/Nonresident Certification*) and 2 (*Vendor Employment Certification*) above is true, complete and accurate and that I am authorized by my company to make this certification.

Southern Tire Mart, LLC

Company Name

Signature of Authorized Company Official

Richard Conwill

Printed Name



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NO ISRAEL BOYCOTT CERTIFICATION

Effective September 1, 2017, as amended effective May 7, 2019 (H.B. 793), a Texas governmental entity may not enter into a contract with a value of \$100,000 or more that is to be paid wholly or partly from public funds with a company (excluding a sole proprietorship) that has 10 or more full-time employees for goods or services unless the contract contains a written verification from the company that it: (1) does not boycott Israel; and (2) will not boycott Israel during the term of the contract. (TEX. GOV'T CODE Ch. 2270). Accordingly, this certification form is included to the extent required by law.

"Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes. TEX. GOV'T CODE §808.001(1).

By signature below, I certify and verify that Vendor does not boycott Israel and will not boycott Israel during the term of any contract awarded under this Proposal Invitation, that this certification is true, complete and accurate, and that I am authorized by my company to make this certification.

Southern Tire Mart, LLC

Company Name

Signature of Authorized Company Official

Richard Conwill

Printed Name

Note: If Vendor does not wish to make this certification, return the blank form in lieu of a completed certification.

NO EXCLUDED NATION OR FOREIGN TERRORIST ORGANIZATION CERTIFICATION

Effective September 1, 2017, Chapter 2252 of the Texas Government Code provides that a Texas governmental entity may not enter into a contract with a company engaged in active business operations with Sudan, Iran, or a foreign terrorist organization – specifically, any company identified on a list prepared and maintained by the Texas Comptroller under Texas Government Code §§806.051, 807.051, or 2252.153. (A company that the U.S. Government affirmatively declares to be excluded from its federal sanctions regime relating to Sudan, Iran, or any federal sanctions regime relating to a foreign terrorist organization is not subject to the contract prohibition.)

By signature below, I certify and verify that Vendor is not on the Texas Comptroller's list identified above; that this certification is true, complete and accurate; and that I am authorized by my company to make this certification.

Southern Tire Mart, LLC

Company Name

Signature of Authorized Company Official

Richard Conwill

Printed Name



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HISTORICALLY UNDERUTILIZED BUSINESS CERTIFICATION

A proposer that has been certified as a Historically Underutilized Business (also known as a Minority/Women Business Enterprise or "MWBE" and all referred to in this form as a "HUB") is encouraged to indicate its HUB certification status when responding to this Proposal Invitation. The electronic catalogs will indicate HUB certifications for vendors that properly indicate and document their HUB certification on this form.

Please check (✓) all that apply:

- ☐ I certify that my company has been certified as a HUB in the following categories:
- ☐ **Minority Owned Business**
 - ☐ **Women Owned Business**
 - ☐ **Service-Disabled Veteran Owned Business (veteran defined by 38 U.S.C. §101(2), who has a service-connected disability as defined by 38 U.S.C. § 101(16), and who has a disability rating of 20% or more as determined by the U. S. Department of Veterans Affairs or Department of Defense)**

Certification Number:

Name of Certifying Agency:

- ☒ My company has **NOT** been certified as a HUB.

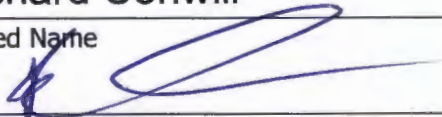
By signature below, I certify that the above is true, complete and accurate and that I am authorized by my company to make this certification.

Southern Tire Mart, LLC

Company Name

Richard Conwill

Printed Name


Signature of Authorized Company Official



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CONSTRUCTION-RELATED GOODS AND SERVICES AFFIRMATION


A contract awarded under this Proposal Invitation covers only the specific goods and services awarded by the BuyBoard. As explained in the BuyBoard Procurement and Construction Related Goods and Services Advisory for Texas Members ("Advisory"), **Texas law prohibits the procurement of architecture or engineering services through a purchasing cooperative. This BuyBoard contract does not include such services. Architecture or engineering services must be procured by a Cooperative member separately, in accordance with the Professional Services Procurement Act (Chapter 2254 of the Texas Government Code) and other applicable law and local policy.**

The Advisory, available at buyboard.com/Vendor/Resources.aspx, provides an overview of certain legal requirements that are potentially relevant to a Cooperative member's procurement of construction or construction-related goods and services, including those for projects that may involve or require architecture, engineering or independent testing services. A copy of the Advisory can also be provided upon request.

By signature below, the undersigned affirms that Proposer has obtained a copy of the Advisory, has read and understands the Advisory, and is authorized by Proposer to make this affirmation. If Proposer sells construction-related goods or services to a Cooperative member under a BuyBoard contract awarded under this Proposal Invitation, Proposer will comply with the Advisory and applicable legal requirements, make a good faith effort to make its Cooperative member customers or potential Cooperative member customers aware of such requirements, and provide a Cooperative member with a copy of the Advisory before executing a Member Construction Contract with the member or accepting the member's purchase order for construction-related goods or services, whichever comes first.

Southern Tire Mart, LLC

Company Name


Signature of Authorized Company Official

Richard Conwill

Printed Name

9/21/2020

Date



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DEVIATION AND COMPLIANCE

If your company intends to deviate from the General Terms and Conditions, Proposal Specifications or other requirements associated with this Proposal Invitation, you **MUST** list all such deviations on this form, and provide complete and detailed information regarding the deviations on this form or an attachment to this form. The Cooperative will consider any deviations in its contract award decision and reserves the right to accept or reject a proposal based upon any submitted deviation.

In the absence of any deviation identified and described in accordance with the above, your company must fully comply with the General Terms and Conditions, Proposal Specifications and all other requirements associated with this Proposal Invitation if awarded a contract under this Proposal Invitation. A deviation will not be effective unless accepted by the Cooperative. The Cooperative may, in its sole discretion, seek clarification from and/or communicate with Proposer(s) regarding any submitted deviation, consistent with general procurement principles of fair competition. The Cooperative reserves the right to accept or reject a proposal based upon any submitted deviation.

Please check (✓) one of the following:

- ☒ **No;** Deviations
☐ **Yes;** Deviations

List and fully explain any deviations you are submitting:

PLEASE PROVIDE THE FOLLOWING INFORMATION:

1. Shipping Via: ☐ Common Carrier ☒ Company Truck ☐ Prepaid and Add to Invoice ☐ Other:

2. Payment Terms: ☒ Net 30 days ☐ 1% in 10/Net 30 days ☐ Other:

3. Number of Days for Delivery: 1-14 ARO

4. Vendor Reference/Quote Number: 636-21

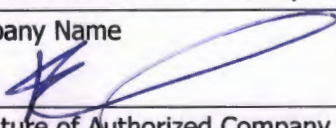
5. State your return policy: See Attached

6. Are electronic payments acceptable? ☒ Yes ☐ No

7. Are credit card payments acceptable? ☐ Yes ☒ No

Southern Tire Mart, LLC

Company Name


Signature of Authorized Company Official

Richard Conwill

Printed Name



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LOCATION / AUTHORIZED SELLER LISTINGS

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Southern Tire Mart, LLC

Company Name

816 W Mockingbird Ln @ I-35

Address

Dallas

TX

75247

City

State

Zip

214-631-7900

214-638-2715

Phone Number

Fax Number

Nick Vanderpool

Contact Person

Southern Tire Mart, LLC

Company Name

610 W Mockingbird Ln @ I-35

Address

Dallas

TX

75247

City

State

Zip

214-631-7990

214-637-5152

Phone Number

Fax Number

Robert Delvo

Contact Person



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Southern Tire Mart, LLC

Company Name

35035 LBJ Fwy

Address

Dallas

TX

75241

City

State

Zip

214-765-7099

214-819-9393

Phone Number

Fax Number

Lazaro Somoza

Contact Person

Southern Tire Mart, LLC

Company Name

1833 Mony St @ I-35

Address

Ft Worth

TX

76102

City

State

Zip

817-332-9000

817-332-2227

Phone Number

Fax Number

James Allen

Contact Person



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Southern Tire Mart, LLC

Company Name

3187 Texas 101

Address

Bridgeport

TX

76426

City

State

Zip

940-683-2280

940-683-2226

Phone Number

Fax Number

Jimmy Vines

Contact Person

Southern Tire Mart, LLC

Company Name

1411 Southland Dr

Address

Gainesville

TX

76240

City

State

Zip

940-665-3433

940-665-3495

Phone Number

Fax Number

Dakota Jones

Contact Person



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Southern Tire Mart, LLC

Company Name

810 E Scott Ave

Address

Wichita Falls

TX

76301

City

State

Zip

940-761-1616

940-761-1655

Phone Number

Fax Number

Bobby Stone

Contact Person

Southern Tire Mart, LLC

Company Name

2725 W Interstate 30

Address

Greenville

TX

75402

City

State

Zip

903-527-4735

903-350-0078

Phone Number

Fax Number

Travis Martin

Contact Person



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Southern Tire Mart, LLC

Company Name

3259 Greig Dr @ I-35

Address

Waco

TX

76706

City

State

Zip

254-799-5527

254-799-9329

Phone Number

Fax Number

Todd Blackwell

Contact Person

Southern Tire Mart, LLC

Company Name

3744 W Loop 281

Address

Longview

TX

75604

City

State

Zip

903-759-3944

903-759-1934

Phone Number

Fax Number

Danny Gauntt

Contact Person



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Southern Tire Mart, LLC

Company Name

409 N Eastman Rd

Address

Longview

TX

75602

City

State

Zip

903-236-9697

Phone Number

Fax Number

Danny Gauntt

Contact Person

Southern Tire Mart, LLC

Company Name

516 E NE Loop 323

Address

Tyler

TX

75706

City

State

Zip

903-593-5555

903-593-0863

Phone Number

Fax Number

David Pierce

Contact Person



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Southern Tire Mart, LLC

Company Name

5302 W 7th St.

Address

Texarkana

TX

75501

City

State

Zip

903-582-5790

903-832-5793

Phone Number

Fax Number

Lawrence Gilbert

Contact Person

Southern Tire Mart, LLC

Company Name

2939 W Pecan St.

Address

Pflugerville

TX

78660

City

State

Zip

512-251-7551

Phone Number

Fax Number

Gary Neese

Contact Person



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Southern Tire Mart, LLC

Company Name

9252 Wallisville Rd

Address

Houston

TX

77013

City

State

Zip

713-672-2200

713-675-5534

Phone Number

Fax Number

Justin Welsh

Contact Person

Southern Tire Mart, LLC

Company Name

10941 W Fairmont Pkwy

Address

La Porte

TX

77571

City

State

Zip

281-842-8800

281-471-0804

Phone Number

Fax Number

Mike Rychlik

Contact Person



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Southern Tire Mart, LLC

Company Name

11120 TX-75

Address

Conroe

TX

77378

City

State

Zip

936-856-2812

936-270-8669

Phone Number

Fax Number

Matthew C. De Le Moiniere

Contact Person

Southern Tire Mart, LLC

Company Name

1555 W Cardinal Dr. (Hwy 69 S)

Address

Beaumont

TX

77705

City

State

Zip

409-813-8400

409-813-8404

Phone Number

Fax Number

Elton Oxley

Contact Person



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Southern Tire Mart, LLC

Company Name

1904 N Earl Rudder Fwy

Address

Bryan

TX

77808

City

State

Zip

979-778-8683

979-778-8641

Phone Number

Fax Number

Brandon Romito

Contact Person

Southern Tire Mart, LLC

Company Name

1150 D Katy Fort Bend Rd

Address

Katy

TX

885+

City

State

Zip

281-371-0394

Phone Number

Fax Number

Ryan Rasmussen

Contact Person



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Southern Tire Mart, LLC

Company Name

9665 US-290

Address

Austin

TX

78724

City

State

Zip

512-416-1010

512-385-5277

Phone Number

Fax Number

John Heim

Contact Person

Southern Tire Mart, LLC

Company Name

2201 Airport Blvd

Address

Austin

TX

78722

City

State

Zip

512-478-3412

Phone Number

Fax Number

Robin Green

Contact Person



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Southern Tire Mart, LLC

Company Name

6081 I-10 E

Address

San Antonio

TX

78219

City

State

Zip

210-666-6100

210-666-6111

Phone Number

Fax Number

Louis Cheek

Contact Person

Southern Tire Mart, LLC

Company Name

8823 I-10 E

Address

San Antonio

TX

78109

City

State

Zip

210-366-1111

210-366-2813

Phone Number

Fax Number

Chris Scott

Contact Person



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Southern Tire Mart, LLC

Company Name

477 Interstate Hwy 35 N

Address

Schertz

TX

78154

City

State

Zip

210-651-4122

Phone Number

Fax Number

Trey Quigley

Contact Person

Southern Tire Mart, LLC

Company Name

625 FM 1917

Address

Carrizo Springs

TX

78834

City

State

Zip

830-876-0005

830-876-0004

Phone Number

Fax Number

John Balboa

Contact Person



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Southern Tire Mart, LLC

Company Name

2775 W Front St

Address

Alice

TX

78332

City

State

Zip

361-449-2030

Phone Number

Fax Number

Toni Clark

Contact Person

Southern Tire Mart, LLC

Company Name

7133 I-37

Address

Corpus Christi

TX

78409

City

State

Zip

361-241-1300

Phone Number

361-299-6706

Fax Number

Kirt McCabe

Contact Person



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Southern Tire Mart, LLC

Company Name

4859 Baldwin St

Address

Corpus Christi

TX

78408

City

State

Zip

361-883-5181

Phone Number

Fax Number

Kirt McCabe

Contact Person

Southern Tire Mart, LLC

Company Name

4202 US Hwy 59 N

Address

Victoria

TX

77905

City

State

Zip

361-576-4141

Phone Number

Fax Number

Rene Rangel

Contact Person



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Southern Tire Mart, LLC

Company Name

1101A Beltway Pkwy

Address

Laredo

TX

78045

City

State

Zip

956-718-1050

956-718-1052

Phone Number

Fax Number

Alex Pena

Contact Person

Southern Tire Mart, LLC

Company Name

345 W Exp 83

Address

Pharr

TX

78577

City

State

Zip

956-702-9888

956-702-9889

Phone Number

Fax Number

Robert Salinas

Contact Person



12007 Research Boulevard • Austin, Texas 78759-2439 • PH: 800-695-2919 • FAX: 800-211-5454 • buyboard.com

LOCATION / AUTHORIZED SELLER LISTINGS

If you have more than one location/authorized seller that will service a contract awarded under this Proposal Invitation, please list each location/authorized seller below. If additional sheets are required, please duplicate this form as necessary. NOTE: Awarded Vendors shall remain responsible for all aspects of the Contract, including processing of Purchase Orders, and shall be responsible for the performance of all locations and authorized sellers under and in accordance with the Contract. If you are a product manufacturer and wish to designate Designated Dealers as defined in the General Terms and Conditions to receive Cooperative member Purchase Orders on your behalf, you must complete the Manufacturer Designated Dealer form.

Southern Tire Mart, LLC

Company Name

2411 E Sugar Cane Dr

Address

Weslaco

TX

78599

City

State

Zip

956-968-8138

Phone Number

Fax Number

Greg Dozier

Contact Person

Southern Tire Mart, LLC

Company Name

3314 S Exp 83

Address

Harlingen

TX

78552

City

State

Zip

956-421-2511

Phone Number

956-425-2529

Fax Number

Robert Salinas

Contact Person



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LOCATION / AUTHORIZED SELLER LISTINGS

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Southern Tire Mart, LLC

Company Name

4113 E Slaton Hwy

Address

Lubbock

TX

79404

City

State

Zip

806-748-5900

806-748-5906

Phone Number

Fax Number

Doug Kern

Contact Person

Southern Tire Mart, LLC

Company Name

6294 E I-40

Address

Amarillo

TX

79118

City

State

Zip

806-379-8000

806-379-8011

Phone Number

Fax Number

Clay Holland

Contact Person



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LOCATION / AUTHORIZED SELLER LISTINGS

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Southern Tire Mart, LLC

Company Name

6629 I-20

Address

Abilene

TX

79563

City

State

Zip

325-690-0144

325-690-0210

Phone Number

Fax Number

Mike Cooper

Contact Person

Southern Tire Mart, LLC

Company Name

5669 Christoval Rd

Address

San Angelo

TX

76904

City

State

Zip

325-617-7710

325-227-8857

Phone Number

Fax Number

Cody Beach

Contact Person



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LOCATION / AUTHORIZED SELLER LISTINGS

If you have more than one location/authorized seller that will service a contract awarded under this Proposal Invitation, please list each location/authorized seller below. If additional sheets are required, please duplicate this form as necessary. NOTE: Awarded Vendors shall remain responsible for all aspects of the Contract, including processing of Purchase Orders, and shall be responsible for the performance of all locations and authorized sellers under and in accordance with the Contract. If you are a product manufacturer and wish to designate Designated Dealers as defined in the General Terms and Conditions to receive Cooperative member Purchase Orders on your behalf, you must complete the Manufacturer Designated Dealer form.

Southern Tire Mart, LLC

Company Name

12618 W I-20 E

Address

Odessa

TX

79765

City

State

Zip

432-563-5301

432-563-4331

Phone Number

Fax Number

John Manuel

Contact Person

Southern Tire Mart, LLC

Company Name

178 S Frontage Rd

Address

Pecos

TX

79772

City

State

Zip

432-447-2006

Phone Number

Fax Number

Travis Allen

Contact Person



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LOCATION / AUTHORIZED SELLER LISTINGS

If you have more than one location/authorized seller that will service a contract awarded under this Proposal Invitation, please list each location/authorized seller below. If additional sheets are required, please duplicate this form as necessary. NOTE: Awarded Vendors shall remain responsible for all aspects of the Contract, including processing of Purchase Orders, and shall be responsible for the performance of all locations and authorized sellers under and in accordance with the Contract. If you are a product manufacturer and wish to designate Designated Dealers as defined in the General Terms and Conditions to receive Cooperative member Purchase Orders on your behalf, you must complete the Manufacturer Designated Dealer form.

Southern Tire Mart, LLC

Company Name

998 Peyton Rd.

Address

El Paso

TX

79928

City

State

Zip

915-532-2615

Phone Number

Fax Number

Ike Issacson

Contact Person

Company Name

Address

City

State

Zip

Phone Number

Fax Number

Contact Person



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MANUFACTURER DEALER DESIGNATION

If Vendor is a manufacturer that sells products through a dealer network and wishes to designate a dealer or multiple dealers ("Designated Dealers") to receive Cooperative member Purchase Orders on Vendor's behalf, you must complete this form for each dealer you wish to designate.

Regardless of any Designated Dealers submitted by Vendor, Vendor specifically agrees and acknowledges that any such designations are for Vendor's convenience only and shall not, if Vendor is awarded a Contract, relieve Vendor of any obligations under the Contract, including payment of Cooperative service fees on all Purchase Orders submitted to Vendor or any Designated Dealer. In accordance with the General Terms and Conditions, an awarded Vendor shall remain responsible and liable for all of its obligations under the Contract and the performance of both Vendor and any of Vendor's Designated Dealers under and in accordance with the Contract and remain subject to all remedies for default thereunder, including, but not limited to suspension and termination of Vendor's Contract for nonpayment of service fees.

If awarded, Vendor authorizes the Cooperative, in its sole discretion, to list any Vendor Designated Dealers in the BuyBoard system and to receive Purchase Orders directly from Cooperative members on behalf of Vendor. To the extent a Vendor with Designated Dealers receives a Purchase Order directly, it shall be the responsibility of Vendor to appropriately process such Purchase Order in accordance with the Contract, including but not limited to timely forwarding such Purchase Order to a Designated Dealer for processing.

The Cooperative reserves the right, in its sole discretion, to refuse addition of, or request removal of, any Designated Dealer, and Vendor agrees to immediately require such Designated Dealer to cease accepting Purchase Orders or otherwise acting on Vendor's behalf under the Contract. Further, the Cooperative's administrator shall be authorized to remove or suspend any or all Designated Dealers from the BuyBoard at any time in its sole discretion.

If you wish to designate a dealer to service a contract awarded under this Proposal Invitation, please list the Designated Dealer below and have this form signed by an official of your company authorized to make such designation. If you wish to designate multiple dealers, please duplicate this form as necessary.

N/A

Designated Dealer Name

Designated Dealer Address

City

State

Zip

Phone Number

Fax Number

Email address

Designated Dealer Tax ID Number* (***attach W-9**)

Designated Dealer Contact Person

Southern Tire Mart, LLC

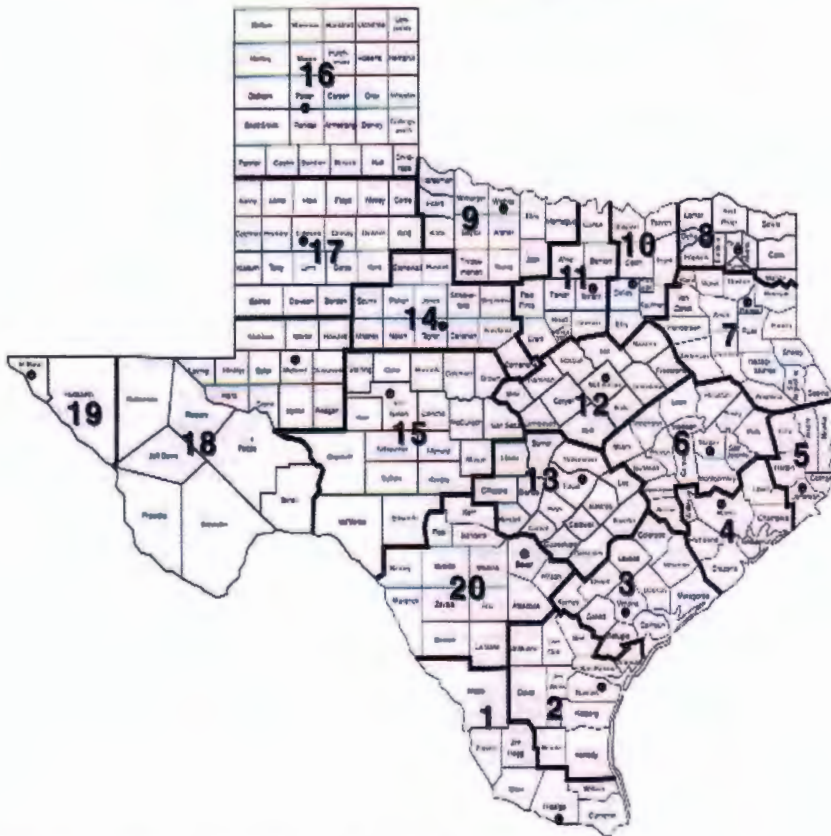
Your Company Name

Signature of Authorized Company Official

TEXAS REGIONAL SERVICE DESIGNATION

The Cooperative (referred to as "Texas Cooperative" in this form and in the State Service Designation form) offers vendors the opportunity to service its members throughout the entire State of Texas. If you do not plan to service all Texas Cooperative members statewide, you **must** indicate the specific regions you will service on this form. ***If you propose to serve different regions for different products or services included in your proposal, you must complete and submit a separate Texas Regional Service Designation form for each group of products and clearly indicate the products or services to which the designation applies in the space provided at the end of this form. By designating a region or regions, you are certifying that you are authorized and willing to provide the proposed products and services in those regions. Designating regions in which you are either unable or unwilling to provide the specified products and services shall be grounds for either rejection of your proposal or, if awarded, termination of your Contract.*** Additionally, if you do not plan to service Texas Cooperative members (i.e., if you will service only states other than Texas), you must so indicate on this form.

Regional Education Service Centers



- ☒ I will service Texas Cooperative members statewide.
- ☐ I will not service Texas Cooperative members statewide. I will only service members in the regions checked below:

Region and Headquarters

- ☐ 1 Edinburg
- ☐ 2 Corpus Christi
- ☐ 3 Victoria
- ☐ 4 Houston
- ☐ 5 Beaumont
- ☐ 6 Huntsville
- ☐ 7 Kilgore
- ☐ 8 Mount Pleasant
- ☐ 9 Wichita Falls
- ☐ 10 Richardson
- ☐ 11 Fort Worth
- ☐ 12 Waco
- ☐ 13 Austin
- ☐ 14 Abilene
- ☐ 15 San Angelo
- ☐ 16 Amarillo
- ☐ 17 Lubbock
- ☐ 18 Midland
- ☐ 19 El Paso
- ☐ 20 San Antonio

Southern Tire Mart, LLC

Company Name

Signature of Authorized Company Official

Richard Conwill

Printed Name

- ☐ I will not service members of the Texas Cooperative.



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If this Texas Regional Service Designation form applies to only one or some of the products and services proposed by Vendor, list the products and services to which this form applies here:



STATE SERVICE DESIGNATION

The Cooperative offers vendors the opportunity to service other governmental entities in the United States, including intergovernmental purchasing cooperatives such as the National Purchasing Cooperative BuyBoard. You must complete this form if you plan to service the entire United States, or will service only the specific states indicated. *(Note: If you plan to service Texas Cooperative members, be sure that you complete the Texas Regional Service Designation form.)*

If you serve different states for different products or services included in your proposal, you must complete and submit a separate State Service Designation form for each group of products and clearly indicate the products or services to which the designation applies in the space provided at the end of this form. By designating a state or states, you are certifying that you are authorized and willing to provide the proposed products and services in those states. Designating states in which you are either unable or unwilling to provide the specified products and services shall be grounds for either rejection of your proposal or, if awarded, termination of your Contract.

Please check (✓) all that apply:

☐ I will service all states in the United States.

☒ I will not service all states in the United States. I will service only the states checked below:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Alabama | <input type="checkbox"/> Nebraska |
| <input type="checkbox"/> Alaska | <input checked="" type="checkbox"/> Nevada |
| <input checked="" type="checkbox"/> Arizona | <input type="checkbox"/> New Hampshire |
| <input checked="" type="checkbox"/> Arkansas | <input type="checkbox"/> New Jersey |
| <input type="checkbox"/> California (Public Contract Code 20118 & 20652) | <input type="checkbox"/> New Mexico |
| <input type="checkbox"/> Colorado | <input type="checkbox"/> New York |
| <input type="checkbox"/> Connecticut | <input type="checkbox"/> North Carolina |
| <input type="checkbox"/> Delaware | <input type="checkbox"/> North Dakota |
| <input type="checkbox"/> District of Columbia | <input type="checkbox"/> Ohio |
| <input checked="" type="checkbox"/> Florida | <input checked="" type="checkbox"/> Oklahoma |
| <input checked="" type="checkbox"/> Georgia | <input type="checkbox"/> Oregon |
| <input type="checkbox"/> Hawaii | <input type="checkbox"/> Pennsylvania |
| <input type="checkbox"/> Idaho | <input type="checkbox"/> Rhode Island |
| <input type="checkbox"/> Illinois | <input type="checkbox"/> South Carolina |
| <input type="checkbox"/> Indiana | <input type="checkbox"/> South Dakota |
| <input type="checkbox"/> Iowa | <input checked="" type="checkbox"/> Tennessee |
| <input type="checkbox"/> Kansas | <input checked="" type="checkbox"/> Texas |
| <input type="checkbox"/> Kentucky | <input checked="" type="checkbox"/> Utah |
| <input checked="" type="checkbox"/> Louisiana | <input type="checkbox"/> Vermont |
| <input type="checkbox"/> Maine | <input checked="" type="checkbox"/> Virginia |
| <input type="checkbox"/> Maryland | <input type="checkbox"/> Washington |
| <input type="checkbox"/> Massachusetts | <input type="checkbox"/> West Virginia |
| <input type="checkbox"/> Michigan | <input type="checkbox"/> Wisconsin |
| <input type="checkbox"/> Minnesota | <input type="checkbox"/> Wyoming |
| <input checked="" type="checkbox"/> Mississippi | |
| <input type="checkbox"/> Missouri | |
| <input type="checkbox"/> Montana | |



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This form will be used to ensure that you can service other governmental entities throughout the United States as indicated. Your signature below confirms that you understand your service commitments during the term of a contract awarded under this proposal.

Southern Tire Mart, LLC

Company Name

A handwritten signature in blue ink, appearing to read "Richard Conwill", written over a horizontal line.

Richard Conwill

Printed Name

Signature of Authorized Company Official

If this State Service Designation form applies to only one or some of the products and services proposed by Vendor, list the products and services to which this form applies here:



NATIONAL PURCHASING COOPERATIVE VENDOR AWARD AGREEMENT

In accordance with the Terms and Conditions associated with this Proposal Invitation, a contract awarded under this Proposal Invitation may be "piggy-backed" by another governmental entity. The National Purchasing Cooperative is an intergovernmental purchasing cooperative formed by certain school districts outside of Texas to serve its members throughout the United States. If you agree to be considered for a piggy-back award by the National Purchasing Cooperative, you agree to the following terms and agree to serve National Purchasing Cooperative members in the states you have indicated on the State Service Designation form, in your Proposal.

By signing this form, Proposer (referred to in this Agreement as "Vendor") agrees as follows:

1. Vendor acknowledges that if The Local Government Purchasing Cooperative ("Texas Cooperative") awards Vendor a contract under this Proposal Invitation ("Underlying Award"), the National Purchasing Cooperative ("National Cooperative") may - but is not required to - "piggy-back" on or re-award all or a portion of that Underlying Award ("Piggy-Back Award"). By signing this National Cooperative Vendor Award Agreement ("Agreement"), Vendor accepts and agrees to be bound by any such Piggy-Back Award as provided for herein.
2. In the event National Cooperative awards Vendor a Piggy-Back Award, the National Cooperative Administrator ("BuyBoard Administrator") will notify Vendor in writing of such Piggy-Back Award, which award shall commence on the effective date stated in the Notice and end on the expiration date of the Underlying Award, subject to annual renewals as authorized in writing by the BuyBoard Administrator. Vendor agrees that no further signature or other action is required of Vendor in order for the Piggy-Back Award and this Agreement to be binding upon Vendor. Vendor further agrees that no interlineations or changes to this Agreement by Vendor will be binding on National Cooperative, unless such changes are agreed to by its BuyBoard Administrator in writing.
3. Vendor agrees that it shall offer its goods and services to National Cooperative members at the same unit pricing and same general terms and conditions, subject to applicable state laws in the state of purchase, as required by the Underlying Award. However, nothing in this Agreement prevents Vendor from offering National Cooperative members better (i.e., lower) competitive pricing and more favorable terms and conditions than those in the Underlying Award.
4. Vendor hereby agrees and confirms that it will serve those states it has designated on the State Service Designation Form of this Proposal Invitation. Any changes to the states designated on the State Service Designation Form must be approved in writing by the BuyBoard Administrator.
5. Vendor agrees to pay National Cooperative the service fee provided for in the Underlying Award based on the amount of purchases generated from National Cooperative members through the Piggy-Back Award. Vendor shall remit payment to National Cooperative on such schedule as it specifies (which shall not be more often than monthly). Further, upon request, Vendor shall provide National Cooperative with copies of all purchase orders generated from National Cooperative members for purposes of reviewing and verifying purchase activity. Vendor further agrees that National Cooperative shall have the right, upon reasonable written notice, to review Vendor's records pertaining to purchases made by National Cooperative members in order to verify the accuracy of service fees.
6. Vendor agrees that the Underlying Award, including its General Terms and Conditions, are adopted by reference to the fullest extent such provisions can reasonably apply to the post-proposal/contract award phase. The rights and responsibilities that would ordinarily inure to the Texas Cooperative pursuant to the Underlying Award shall inure to National Cooperative; and, conversely, the rights and responsibilities that would ordinarily inure to Vendor in the Underlying Award shall inure to Vendor in this Agreement. Vendor recognizes and agrees that Vendor and National Cooperative are the only parties to this Agreement, and that nothing in this Agreement has application to other third parties, including the Texas Cooperative. In the event of conflict between this Agreement and the terms of the Underlying Award, the terms of this Agreement shall control, and then only to the extent necessary to reconcile the conflict.



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7. This Agreement shall be governed and construed in accordance with the laws of the State of Rhode Island and venue for any dispute shall lie in the federal district court of Alexandria, Virginia.

8. Vendor acknowledges and agrees that the award of a Piggy-Back Award is within the sole discretion of National Cooperative, and that this Agreement does not take effect unless and until National Cooperative awards Vendor a Piggy-Back Award and the BuyBoard Administrator notifies Vendor in writing of such Piggy-Back Award as provided for herein.

WHEREFORE, by signing below Vendor agrees to the foregoing and warrants that it has the authority to enter into this Agreement.

Southern Tire Mart, LLC

Name of Vendor

Signature of Authorized Company Official

663-21

Proposal Invitation Number

Richard Conwill

Printed Name of Authorized Company Official

9/21/2020

Date



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FEDERAL AND STATE/PURCHASING COOPERATIVE EXPERIENCE

The Cooperative strives to provide its members with the best services and products at the best prices available from vendors with the technical resources and ability to serve Cooperative members. Please respond to the following questions.

1. Provide the dollar value of sales to or through purchasing cooperatives at or based on an established catalog or market price during the previous 12-month period or the last fiscal year: \$ 15,057,688.00. (The period of the 12 month period is 10/2019 / 09/2020). In the event that a dollar value is not an appropriate measure of the sales, provide and describe your own measure of the sales of the item(s).
2. By submitting a proposal, you agree that, based on your written discounting policies, the discounts you offer the Cooperative are equal to or better than the best price you offer other purchasing cooperatives for the same items under equivalent circumstances.
3. Provide the information requested below for other purchasing cooperatives for which Proposer currently serves, or in the past has served, as an awarded vendor. Rows should be added to accommodate as many purchasing cooperatives as required.

| PURCHASING GROUP | CURRENT VENDOR? (Y/N) | FORMER VENDOR (Y/N)? – IF YES, LIST YEARS AS VENDOR | AWARDED COMMODITY CATEGORY(IES) |
|--|-----------------------|---|---------------------------------|
| 1. Federal General Services Administration | | | |
| 2. T-PASS (State of Texas) | | | |
| 3. OMNIA Partners | | | |
| 4. Sourcewell (NJPA) | | | |
| 5. E&I Cooperative | | | |
| 6. Houston-Galveston Area Council (HGAC) | | | |
| 7. Choice Partners | | | |
| 8. The Interlocal Purchasing System (TIPS) | N | Y/2015 - 2020 | TIRES |
| 9. Other | Y | NASPO/2016-CURRENT | TIRES |

☐ **MY COMPANY DOES NOT CURRENTLY HAVE ANY OF THE ABOVE OR SIMILAR TYPE CONTRACTS.**

CURRENT BUYBOARD VENDORS

If you are a current BuyBoard vendor in the same contract category as proposed in this Proposal Invitation, indicate the discount for your current BuyBoard contract and the proposed discount in this Proposal. Explain any difference between your current and proposed discounts.

Current Discount (%): VARIES

Proposed Discount (%): VARIES

Explanation: SEE ATTACHED

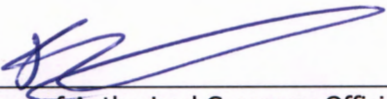


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By signature below, I certify that the above is true, complete and accurate and that I am authorized by my company to make this certification.

Southern Tire Mart, LLC

Company Name



Signature of Authorized Company Official

Richard Conwill

Printed Name



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GOVERNMENTAL REFERENCES

For your Proposal to be considered, you must supply a minimum of five (5) individual governmental entity references. The Cooperative may contact any and all references provided as part of the Proposal evaluation. Provide the information requested below, including the existing price/discounts you offer each customer. The Cooperative may determine whether prices/discounts are fair and reasonable by comparing prices/discounts stated in your Proposal with the prices/discounts you offer other governmental customers. Attach additional pages if necessary.

| Entity Name | Contact | Phone# | Email Address | Discount | Quantity/ Volume |
|--------------------------|--------------------|--------------|----------------------------------|----------|---------------------|
| 1. City of Houston | Jeff Meekins | 832-393-8743 | Jeff.Mekens@houstontx.gov | NETS | \$ 805,185.25 |
| 2. Cypress-Fairbanks ISD | Jennifer Chiu | 281-897-4583 | jennifer.chiu@cfisd.net | NETS | \$ 429,093.00 |
| 3. Katy ISD | Gloria Truskowski | 281-396-6260 | ap@katyisd.org | NETS | \$ 216,095.89 |
| 4. Humble ISD | Melinda Sappington | 281-641-8999 | melinda.sappington@humbleisd.net | NETS | \$ 122,721.44 |
| 5. Alvin ISD | Mickie Dietrich | 281-824-0567 | mdietrich@alvinisd.net | NETS | \$ 116,545.68 |

Do you ever modify your written policies or standard governmental sales practices as identified in the above chart to give better discounts (lower prices) than indicated? **YES** ☒ **NO** ☐ If YES, please explain:

**PRICING OFFERED THROUGH BUYBOARD IS USUALLY BETTER THAN THE
NET PRICING OFFERED FOR INDIVIDUAL CONTRACTS.**

By signature below, I certify that the above is true and correct and that I am authorized by my company to make this certification.

Southern Tire Mart, LLC

Company Name

Signature of Authorized Company Official

Richard Conwill

Printed Name



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MARKETING STRATEGY

For your Proposal to be considered, you must submit the Marketing Strategy you will use if the Cooperative accepts all or part of your Proposal. *(Example: Explain how your company will initially inform Cooperative members of your BuyBoard contract, and how you will continue to support the BuyBoard for the duration of the contract period.)*

Attach additional pages if necessary.

Southern Tire Mart creates and distributes price books to schools, local and state government purchasing agents and officials.

We also attend several conferences and conventions displaying our catalogs and the BuyBoard Membership sign and logo.

Southern Tire Mart, LLC

Company Name

A handwritten signature in blue ink, appearing to read "Richard Conwill", written over a horizontal line.

Signature of Authorized Company Official

Richard Conwill

Printed Name



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CONFIDENTIAL/PROPRIETARY INFORMATION

A. Public Disclosure Laws

All Proposals, forms, documentation, or other materials submitted by Vendor to the Cooperative in response to this Proposal Invitation, including catalogs and pricelists, may be subject to the disclosure requirements of the Texas Public Information Act (Texas Government Code chapter 552.001, *et. seq.*) or similar disclosure law. Proposer must clearly identify on this form any information in its Proposal (including forms, documentation, or other materials submitted with the Proposal) that Proposer considers proprietary or confidential. If Proposer fails to properly identify the information, the Cooperative shall have no obligation to notify Vendor or seek protection of such information from public disclosure should a member of the public or other third party request access to the information under the Texas Public Information Act or similar disclosure law. Proposer will be notified of any third party request for information in a Proposal that Proposer has identified in this form as proprietary or confidential.

Does your Proposal (including forms, documentation, or other materials submitted with the Proposal) contain information which Vendor considers proprietary or confidential?

Please check (✓) one of the following:

☐

NO, I certify that none of the information included with this Proposal is considered confidential or proprietary.

☒

YES, I certify that this Proposal contains information considered confidential or proprietary and all such information is specifically identified on this form.

If you responded "YES", you must identify below the specific information you consider confidential or proprietary. List each page number, form number, or other information sufficient to make the information readily identifiable. The Cooperative and its Administrator will not be responsible for a Proposer's failure to clearly identify information considered confidential or proprietary. Further, by submitting a Proposal, Proposer acknowledges that the Cooperative and its Administrator will disclose information when required by law, even if such information has been identified herein as information the vendor considers confidential or proprietary.

Confidential / Proprietary Information:

Governmental References

(Attach additional sheets if needed.)



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B. Copyright Information

Does your Proposal (including forms, documentation, or other materials submitted with the Proposal) contain copyright information?

Please check (✓) one of the following:

☒ **NO**, Proposal (including forms, documentation, or other materials submitted with the Proposal) does not contain copyright information.

☐ **YES**, Proposal (including forms, documentation, or other materials submitted with the Proposal) does contain copyright information.

If you responded "YES", identify below the specific documents or pages containing copyright information.

Copyright Information: _____

(Attach additional sheets if needed.)

C. Consent to Release Confidential/Proprietary/Copyright Information to BuyBoard Members

BuyBoard members (Cooperative and nonprofit members) seeking to make purchases through the BuyBoard may wish to view information included in the Proposals of awarded Vendors. If you identified information on this form as confidential, proprietary, or subject to copyright, and you are awarded a BuyBoard contract, your acceptance of the BuyBoard contract award constitutes your consent to the disclosure of such information to BuyBoard members, including posting of such information on the secure BuyBoard website for members. Note: Neither the Cooperative nor its Administrator will be responsible for the use or distribution of information by BuyBoard members or any other party.

D. Consent to Release Proposal Tabulation

Notwithstanding anything in this Confidential/Proprietary Information form to the contrary, by submitting a Proposal, Vendor consents and agrees that, upon Contract award, the Cooperative may publicly release, including posting on the public BuyBoard website, a copy of the proposal tabulation for the Contract including Vendor name; proposed catalog/pricelist name(s); proposed percentage discount(s), hourly labor rate(s), or other specified pricing; and Vendor award or non-award information.

By signature below, I certify that the information in this form is true, complete, and accurate and that I am authorized by my company to make this certification and all consents and agreements contained herein.

Southern Tire Mart, LLC

Company Name

Signature of Authorized Company Official

Richard Conwill

Printed Name

9/21/2020

Date



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VENDOR BUSINESS NAME

By submitting a Proposal, Proposer is seeking to enter into a legal contract with the Cooperative. As such, a Proposer must be an individual or legal business entity capable of entering into a binding contract. Proposers, must completely and accurately provide the information requested below or your Proposal may be deemed non-responsive.

Name of Proposing Company: Southern Tire Mart, LLC

*(List the **legal** name of the company seeking to contract with the Cooperative. Do **NOT** list an assumed name, dba, aka, etc. here. Such information may be provided below. If you are submitting a joint proposal with another entity to provide the same proposed goods or services, each submitting entity should complete a separate vendor information form. Separately operating legal business entities, even if affiliated entities, which propose to provide goods or services separately must submit their own Proposals.)*

Please check (✓) one of the following:

Type of Business:

Individual/Sole Proprietor _____
Corporation _____
Limited Liability Company ☒ _____
Partnership _____
Other _____

If other, identify _____

State of Incorporation (if applicable): Mississippi

Federal Employer Identification Number: 06-1689011
*(Vendor must include a completed **IRS W-9** form with their proposal)*

List the Name(s) by which Vendor, if awarded, wishes to be identified on the BuyBoard: *(Note: If different than the Name of Proposing Company listed above, only valid trade names (dba, aka, etc.) of the Proposing Company may be used and a copy of your Assumed Name Certificate(s), if applicable, must be attached.)*

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

Southern Tire Mart, LLC

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☒ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► **S**

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ►

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

800 Highway 98

6 City, state, and ZIP code

Columbia, MS 39429

Requester's name and address (optional)

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

____ - ____ - ____

or

Employer identification number

0 6 - 1 6 8 9 0 1 1

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign
Here

Signature of
U.S. person ►

Lynn Clayton

Date ►

9/22/20

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.



EDGAR VENDOR CERTIFICATION **(2 CFR Part 200 and Appendix II)**

When a Cooperative member seeks to procure goods and services using funds under a federal grant or contract, specific federal laws, regulations, and requirements may apply in addition to those under state law. This includes, but is not limited to, the procurement standards of the Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards, 2 CFR 200 (sometimes referred to as the "Uniform Guidance" or new "EDGAR"). All Vendors submitting proposals must complete this EDGAR Certification Form regarding Vendor's willingness and ability to comply with certain requirements which *may* be applicable to specific Cooperative member purchases using federal grant funds. This completed form will be made available to Cooperative members for their use while considering their purchasing options when using federal grant funds. Cooperative members may also require Vendors to enter into ancillary agreements, in addition to the BuyBoard contract's general terms and conditions, to address the member's specific contractual needs, including contract requirements for a procurement using federal grants or contracts.

For each of the items below, Vendor should certify Vendor's agreement and ability to comply, where applicable, by having Vendor's authorized representative complete and initial the applicable boxes and sign the acknowledgment at the end of this form. If you fail to complete any item in this form, the Cooperative will consider and may list the Vendor's response on the BuyBoard as "NO," the Vendor is unable or unwilling to comply. A "NO" response to any of the items may, if applicable, impact the ability of a Cooperative member to purchase from the Vendor using federal funds.

1. Vendor Violation or Breach of Contract Terms:

Contracts for more than the Simplified Acquisition Threshold, which is the inflation adjusted amount determined by the Civilian Agency Acquisition Council and the Defense Acquisition Regulations Council (Councils) as authorized by 41 USC 1908, must address administrative, contractual, or legal remedies in instances where contractors violate or breach contract terms, and provide for such sanctions and penalties as appropriate.

Provisions regarding Vendor default are included in the BuyBoard General Terms and Conditions, including Section E.18, Remedies for Default and Termination of Contract. Any Contract award will be subject to such BuyBoard General Terms and Conditions, as well as any additional terms and conditions in any Purchase Order, Cooperative member ancillary contract, or Member Construction Contract agreed upon by Vendor and the Cooperative member which must be consistent with and protect the Cooperative member at least to the same extent as the BuyBoard Terms and Conditions.

The remedies under the Contract are in addition to any other remedies that may be available under law or in equity. By submitting a Proposal, you agree to these Vendor violation and breach of contract terms.

2. Termination for Cause or Convenience:

For any Cooperative member purchase or contract in excess of \$10,000 made using federal funds, you agree that the following term and condition shall apply:

The Cooperative member may terminate or cancel any purchase order under this Contract at any time, with or without cause, by providing seven (7) business days advance written notice to the Vendor. If this Agreement is terminated in accordance with this Paragraph, the Cooperative member shall only be required to pay Vendor for goods or services delivered to the Cooperative member prior to the termination and not otherwise returned in accordance with Vendor's return policy. If the Cooperative member has paid Vendor for goods or services not yet provided as of the date of termination, Vendor shall immediately refund such payment(s).

If an alternate provision for termination of a Cooperative member purchase for cause and convenience, including the manner by which it will be effected and the basis for settlement, is included in the Cooperative member's purchase order, ancillary agreement, or Member Construction Contract agreed to by the Vendor, the Cooperative member's provision shall control.



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3. Equal Employment Opportunity:

Except as otherwise provided under 41 CFR Part 60, all Cooperative member purchases or contracts that meet the definition of "federally assisted construction contract" in 41 CFR Part 60-1.3 shall be deemed to include the equal opportunity clause provided under 41 CFR 60-1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity" (30 FR 12319, 12935, 3 CFR Part, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 CFR Part 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor."

The equal opportunity clause provided under 41 CFR 60-1.4(b) is hereby incorporated by reference. Vendor agrees that such provision applies to any Cooperative member purchase or contract that meets the definition of "federally assisted construction contract" in 41 CFR Part 60-1.3 and Vendor agrees that it shall comply with such provision.

4. Davis-Bacon Act:

When required by Federal program legislation, Vendor agrees that, for all Cooperative member prime construction contracts/purchases in excess of \$2,000, Vendor shall comply with the Davis-Bacon Act (40 USC 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 CFR Part 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction"). In accordance with the statute, Vendor is required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determinate made by the Secretary of Labor. In addition, Vendor shall pay wages not less than once a week.

Current prevailing wage determinations issued by the Department of Labor are available at wdol.gov. Vendor agrees that, for any purchase to which this requirement applies, the award of the purchase to the Vendor is conditioned upon Vendor's acceptance of the wage determination.

Vendor further agrees that it shall also comply with the Copeland "Anti-Kickback" Act (40 USC 3145), as supplemented by Department of Labor regulations (29 CFR Part 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States"). The Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled.

5. Contract Work Hours and Safety Standards Act:

Where applicable, for all Cooperative member contracts or purchases in excess of \$100,000 that involve the employment of mechanics or laborers, Vendor agrees to comply with 40 USC 3702 and 3704, as supplemented by Department of Labor regulations (29 CFR Part 5). Under 40 USC 3702 of the Act, Vendor is required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 USC 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.

6. Right to Inventions Made Under a Contract or Agreement:

If the Cooperative member's Federal award meets the definition of "funding agreement" under 37 CFR 401.2(a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance or experimental, developmental, or research work under that "funding agreement," the recipient or subrecipient must comply with the requirements of 37 CFR Part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by the awarding agency.

Vendor agrees to comply with the above requirements when applicable.



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7. Clean Air Act and Federal Water Pollution Control Act:

Clean Air Act (42 USC 7401-7671q.) and the Federal Water Pollution Control Act (33 USC 1251-1387), as amended – Contracts and subgrants of amounts in excess of \$150,000 must contain a provision that requires the non-Federal award to agree to comply with all applicable standards, orders, or regulations issued pursuant to the Clean Air Act (42 USC 7401-7671q.) and the Federal Water Pollution Control Act, as amended (33 USC 1251-1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA).

When required, Vendor agrees to comply with all applicable standards, orders, or regulations issued pursuant to the Clean Air Act and the Federal Water Pollution Control Act.

8. Debarment and Suspension:

Debarment and Suspension (Executive Orders 12549 and 12689) – A contract award (see 2 CFR 180.220) must not be made to parties listed on the government-wide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 CFR 180 that implement Executive Orders 12549 (3 CFR Part 1966 Comp. p. 189) and 12689 (3 CFR Part 1989 Comp. p. 235), "Debarment and Suspension." SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549.

Vendor certifies that Vendor is not currently listed on the government-wide exclusions in SAM, is not debarred, suspended, or otherwise excluded by agencies or declared ineligible under statutory or regulatory authority other than Executive Order 12549. Vendor further agrees to immediately notify the Cooperative and all Cooperative members with pending purchases or seeking to purchase from Vendor if Vendor is later listed on the government-wide exclusions in SAM, or is debarred, suspended, or otherwise excluded by agencies or declared ineligible under statutory or regulatory authority other than Executive Order 12549.

9. Byrd Anti-Lobbying Amendment:

Byrd Anti-Lobbying Amendment (31 USC 1352) -- Vendors that apply or bid for an award exceeding \$100,000 must file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 USC 1352. Each tier must also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the non-Federal award. As applicable, Vendor agrees to file all certifications and disclosures required by, and otherwise comply with, the Byrd Anti-Lobbying Amendment (31 USC 1352).

10. Procurement of Recovered Materials:

For Cooperative member purchases utilizing Federal funds, Vendor agrees to comply with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act where applicable and provide such information and certifications as a Cooperative member may require to confirm estimates and otherwise comply. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR Part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds \$10,000 or the value of the quantity acquired during the preceding fiscal year exceeded \$10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery, and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

11. Profit as a Separate Element of Price:

For purchases using federal funds in excess of the Simplified Acquisition Threshold, a Cooperative member may be required to negotiate profit as a separate element of the price. See, 2 CFR 200.323(b). When required by a Cooperative member, Vendor agrees to provide information and negotiate with the Cooperative member regarding profit as a separate element of the price for a particular purchase. However, Vendor agrees that the total price, including profit, charged by Vendor to the Cooperative member shall not exceed the awarded pricing, including any applicable discount, under Vendor's Cooperative Contract.



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12. General Compliance and Cooperation with Cooperative Members:

In addition to the foregoing specific requirements, Vendor agrees, in accepting any Purchase Order from a Cooperative member, it shall make a good faith effort to work with Cooperative members to provide such information and to satisfy such requirements as may apply to a particular Cooperative member purchase or purchases including, but not limited to, applicable recordkeeping and record retention requirements.

| Vendor Certification Item No. | Vendor Certification: YES, I agree or NO, I do NOT agree | Initial |
|---|--|---------|
| 1. Vendor Violation or Breach of Contract Terms | Yes | |
| 2. Termination for Cause or Convenience | Yes | |
| 3. Equal Employment Opportunity | Yes | |
| 4. Davis-Bacon Act | Yes | |
| 5. Contract Work Hours and Safety Standards Act | Yes | |
| 6. Right to Inventions Made Under a Contract or Agreement | Yes | |
| 7. Clean Air Act and Federal Water Pollution Control Act | Yes | |
| 8. Debarment and Suspension | Yes | |
| 9. Byrd Anti-Lobbying Amendment | Yes | |
| 10. Procurement of Recovered Materials | Yes | |
| 11. Profit as a Separate Element of Price | Yes | |
| 12. General Compliance and Cooperation with Cooperative Members | Yes | |

By signature below, I certify that the information in this form is true, complete, and accurate and that I am authorized by my company to make this certification and all consents and agreements contained herein.

Southern Tire Mart, LLC

Company Name

Signature of Authorized Company Official

Richard Conwill

Printed Name



PROPOSAL INVITATION QUESTIONNAIRE

The Cooperative will use your responses to the questions below in evaluating your Proposal and technical and financial resources to provide the goods and perform the services ("Work") under the BuyBoard contract contemplated by this Proposal Invitation ("Contract"). Proposers must fully answer each question, numbering your responses to correspond to the questions/numbers below. Proposers must complete below or attach your responses to this questionnaire, sign where indicated below, and submit the signed questionnaire and your responses to all questions in one document with your Proposal. **You must submit the signed questionnaire and responses with your Proposal or the Proposal will not be considered.**

1. List the number of years Proposer has been in business and former business names (if applicable). Note whether your company is currently for sale or involved in any transaction that would significantly alter its business or result in acquisition by another entity.

Southern Tire Mart, LLC has been in business for 17 years. STM is not currently for sale or involved in any transaction that would alter our business.

2. Describe the resources Proposer has to manage staff and successfully perform the Work contemplated under this Contract. State the number and summarize the experience of company personnel who may be utilized for the Work, including those who will be available to Cooperative members for assistance with project development, technical issues, and product selection for Work associated with this Contract.

See Attached

3. Describe Proposer's financial capability to perform the Contract. State or describe the firm's financial strength and rating, bonding capacity, and insurance coverage limits. State whether the firm, or any of the firm's past or present owners, principal shareholders or stockholders, or officers, have been a debtor party to a bankruptcy, receivership, or insolvency proceeding in the last 7 years, and identify any such debtor party by name and relationship to or position with your firm.

2019 Revenue \$ 1,000,000,000 with an 18% increase in the first 6 months revenue over last year.

STM has a bonding capacity of \$100,000,000. Please see attached insurance coverage limits.

Neither of STM's owners have been a debtor party to bankruptcy, receivership or insolvency.

Southern Tire Mart, LLC does not have shareholders, stockholders or officers.



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4. Does your company have any outstanding financial judgments and/or is it currently in default on any loan or financing agreement? If so, provide detailed information on the nature of such items and prospects for resolution.

No

5. List all contracts, if any, in the last 10 years on which Proposer has defaulted, failed to complete or deliver the work, or that have been terminated for any reason. For each such contract, provide the project name, scope, value and date and the name of the procuring entity. Fully explain the circumstances of the default, failure to complete or deliver the work, or termination.

None

6. List all litigation or other legal proceedings (including arbitration proceedings), if any, in the last 10 years brought against your firm, or any of the firm's past or present owners, principal shareholders or stockholders, officers, agents or employees, that relates to or arises from a contract similar to this Contract or the work contemplated under this Contract. Provide the style of the lawsuit or proceeding (name of parties and court or tribunal in which filed), nature of the claim, and resolution or current status.

None

By signature below, I certify that the information contained in and/or attached to this Proposal Invitation Questionnaire in response to the above questions is true and correct and that I am authorized by my company to make this certification.

Southern Tire Mart, LLC

Company Name

Signature of Authorized Company Official



PROPOSAL SPECIFICATION SUMMARY

The categories and items specified for this Proposal Invitation are summarized below. For full Proposal Specifications, you must review and complete the Proposal Specification information in the electronic proposal submission system in accordance with the Instructions to Proposers (or, if submitting a hard copy Proposal, timely request and complete the Proposal Specification Form in accordance with the Instructions to Proposers).

Section I: Tire Products and Supplies

1. Discount (%) off catalog/pricelist for **Tires and Tubes** (All Types of Cars, SUVs, School Buses, Trucks and Related Vehicles).
2. Discount (%) off catalog/pricelist for **Off-the-Road (OTR, Earthmover) Tires and Tubes**.
3. Discount (%) off catalog/pricelist for **Retread Tires and Tubes** (All Types of Cars, SUVs, School Buses, Trucks and Related Vehicles).
4. Discount (%) off catalog/pricelist for **Tire Foam Fill and Related Products**.
5. Discount (%) off catalog/pricelist for **All Other Tires and Related Products**.

Section II: Tire Equipment and Services

6. Discount (%) off catalog/pricelist for **Tire Mounting, Dismounting, Road Hazard, and Flat Repair Service** (All Types of Cars, SUVs, Trucks, School Buses and Related Vehicles).
7. Discount (%) off catalog/pricelist for **Tire Valve Stems Service** (All Types of Cars, SUVs, Trucks, School Buses and Related Vehicles).
8. Discount (%) off catalog/pricelist for **Tire Balancing Service** (All Types of Cars, SUVs, Trucks, School Buses and Related Vehicles).
9. Discount (%) off catalog/pricelist for **Tire Alignment Service** (All Types of Cars, SUVs, Trucks, School Buses and Related Vehicles).
10. Discount (%) off catalog/pricelist for **Tire Disposal and Recycling Service** (All Types of Cars, SUVs, Trucks, School Buses and Related Vehicles).
11. Discount (%) off catalog/pricelist for **Mobile Lift Systems, Support Stands, and Jacks for Tire Repair and Service** (All Types of Cars, SUVs, Trucks, School Buses and Related Vehicles).

Section III: Installation and Repair Service

12. **Hourly Labor Rate for Installation/Repair Service of Tire Related Equipment and Products**, not to exceed hourly labor rate for Installation/Repair Service of Tire Related Equipment and Products.



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REQUIRED FORMS CHECKLIST

(Please check (✓) the following)

- ☒ Completed: **Proposer's Agreement and Signature**
- ☒ Completed: **Vendor Contact Information**
- ☒ Completed: **Felony Conviction Disclosure and Debarment Certification**
- ☒ Completed: **Resident/Nonresident Certification**
- ☒ Completed: **No Israel Boycott Certification**
- ☒ Completed: **No Excluded Nation or Foreign Terrorist Organization Certification**
- ☒ Completed: **Historically Underutilized Business (HUB) Certification**
- ☒ Completed: **Construction Related Goods and Services Affirmation**
- ☒ Completed: **Deviation/Compliance**
- ☒ Completed: **Location/Authorized Seller Listings**
- ☒ Completed: **Manufacturer Dealer Designation**
- ☒ Completed: **Texas Regional Service Designation**
- ☒ Completed: **State Service Designation**
- ☒ Completed: **National Purchasing Cooperative Vendor Award Agreement**
- ☒ Completed: **Federal and State/Purchasing Cooperative Experience**
- ☒ Completed: **Governmental References**
- ☒ Completed: **Marketing Strategy**
- ☒ Completed: **Confidential/Proprietary Information**
- ☒ Completed: **Vendor Business Name with IRS Form W-9**
- ☒ Completed: **EDGAR Vendor Certification**
- ☒ Completed: **Proposal Invitation Questionnaire**
- ☒ Completed: **Proposal Specifications** *(Discount (%) off Catalog/Pricelist and/or other required pricing information including Catalogs/Pricelists (or no bid response) must be submitted with proposal response or response will not be considered.)* **Manufacturer Authorization Letters and Evaluation Items.**
- ☒ Completed: **Required Forms Checklist**



Proposal No. 636-21 for Tires, Tubes, Supplies and Equipment
EVALUATION ITEMS (As Specified)

EVALUATION ITEMS: The requested pricing information will only be used for purposes of assisting with the evaluation of a Vendor's price competitiveness as it pertains to this proposal invitation. These items will not be individually awarded. **THE FOLLOWING EVALUATION ITEMS MUST BE COMPLETED FOR EITHER THE AS SPECIFIED OR ALTERNATE PRODUCT.** Equal alternates may be submitted on the separate EVALUATIONS ITEMS (Alternates) form only if you do not sell the specific product listed. This form must be fully completed and returned or PROPOSAL RESPONSE WILL NOT BE CONSIDERED.

Vendors that do not offer any of the evaluation or alternate items listed below shall submit a written letter providing explanation requesting exemption from this requirement. The Cooperative may determine, in its sole discretion, whether or not to exempt a vendor from this requirement based on all information provided with the proposal response.

| Item No. | Specified Brand | Model | Size | Description | Qty. | AS SPECIFIED Unit Price (as stated in proposed catalog/pricelist) | AS SPECIFIED Indicate Discount (as stated company's proposal response) | AS SPECIFIED Calculated Buyboard Price (catalog/pricelist price less discount proposed = Buyboard Price) |
|----------|-----------------|-----------------|-------------|--------------|------|--|---|---|
| 1 | Firestone | FRHWK GT V PRST | P265/60R17 | Pursuit | 1 | \$ <u>223.97</u> | <u>45</u> % | \$ <u>124.40</u> |
| 2 | Firestone | FRHWK GT Z PRST | 235/55R17 | Pursuit | 1 | \$ <u>191.49</u> | <u>42</u> % | \$ <u>111.70</u> |
| 3 | Firestone | DESTLE2 | P265/70R17 | Passenger | 1 | \$ <u>235.37</u> | <u>48</u> % | \$ <u>122.66</u> |
| 4 | Firestone | TRAN HT | LT245/75R16 | Light Truck | 1 | \$ <u>162.47</u> | <u>31</u> % | \$ <u>112.00</u> |
| 5 | Firestone | TRAN HT | LT225/75R16 | Light Truck | 1 | \$ <u>160.15</u> | <u>29</u> % | \$ <u>114.50</u> |
| 6 | Firestone | SSG RB TG | 14.00-24 | Off The Road | 1 | \$ <u>830.55</u> | <u>43</u> % | \$ <u>474.57</u> |



**Proposal No. 636-21 for Tires, Tubes, Supplies and Equipment
EVALUATION ITEMS (As Specified)**

| Item No. | Specified Brand | Model | Size | Description | Qty. | AS SPECIFIED Unit Price (as stated in proposed catalog/pricelist) | AS SPECIFIED Indicate Discount (as stated company's proposal response) | AS SPECIFIED Calculated Buyboard Price (catalog/pricelist price less discount proposed = Buyboard Price) |
|----------|-----------------|---------------|--------------------|-------------------------|------|--|---|---|
| 7 | Bridgestone | R268 ECOPIA | 11R24.5 | Medium Truck/School Bus | 1 | \$ <u>814.62</u> | <u>56</u> % | \$ <u>362.00</u> |
| 8 | Bridgestone | M860A | 315/80R22.5 | Medium Truck/School Bus | 1 | \$ <u>1,132.31</u> | <u>52</u> % | \$ <u>550.00</u> |
| 9 | Goodyear | EAG RSA VSB | 265/60R17 108V | Pursuit | 1 | \$ <u>ALTERNATE</u> | <u> </u> % | \$ <u> </u> |
| 10 | Goodyear | INTEGRITY B03 | 225/60R16 97S | Passenger | 1 | \$ <u>ALTERNATE</u> | <u> </u> % | \$ <u> </u> |
| 11 | Goodyear | WRL SRA | 265/65R18 112T BSL | Light Truck | 1 | \$ <u>ALTERNATE</u> | <u> </u> % | \$ <u> </u> |
| 12 | Goodyear | WRL SRA | 265/75R16 OWL 10 | Light Truck | 1 | \$ <u>ALTERNATE</u> | <u> </u> % | \$ <u> </u> |
| 13 | Goodyear | G661 HAS | 12R22.5 TL 16 | Medium Truck | 1 | \$ <u>ALTERNATE</u> | <u> </u> % | \$ <u> </u> |
| 14 | Michelin | LTX A/T2 | LT245/75R16 | Light Truck | 1 | \$ <u>291.00</u> | <u>50</u> % | \$ <u>145.50</u> |
| 15 | Michelin | XPS RIB | LT245/75R16 | Light Truck | 1 | \$ <u>ALTERNATE</u> | <u> </u> % | \$ <u> </u> |



**Proposal No. 636-21 for Tires, Tubes, Supplies and Equipment
EVALUATION ITEMS (As Specified)**

| Item No. | Specified Brand | Model | Size | Description | Qty. | AS SPECIFIED Unit Price (as stated in proposed catalog/pricelist) | AS SPECIFIED Indicate Discount (as stated company's proposal response) | AS SPECIFIED Calculated Buyboard Price (catalog/pricelist price less discount proposed = Buyboard Price) |
|----------|-----------------|----------------------------------|-------------|-------------|------|--|---|---|
| 16 | Michelin | DEFENDER LTX M/S | P275/55R20 | Light Truck | 1 | \$ <u>301.19</u> | <u>50</u> % | \$ <u>150.59</u> |
| 17 | BF Goodrich | COMMERCIAL T/A ALL SEASON 2 112R | LT225/75R16 | Light Truck | 1 | \$ <u>262.28</u> | <u>50</u> % | \$ <u>131.14</u> |
| 18 | BF Goodrich | COMMERCIAL T/A ALL SEASON 2 120R | LT265/75R16 | Light Truck | 1 | \$ <u>274.92</u> | <u>50</u> % | \$ <u>137.46</u> |
| 19 | BF Goodrich | LONG TRAIL T/A TOUR 114T | P275/60R20 | Light Truck | 1 | \$ <u>284.40</u> | <u>50</u> % | \$ <u>142.20</u> |
| 20 | BF Goodrich | LONG TRAIL T/A TOUR XL 108T | LT235/75R15 | Light Truck | 1 | \$ <u>175.38</u> | <u>50</u> % | \$ <u>87.69</u> |



**Proposal No. 636-21 for Tires, Tubes, Supplies and Equipment
EVALUATION ITEMS (Alternates)**

EVALUATION ITEMS: The requested pricing information will only be used for purposes of assisting with the evaluation of a Vendor's price competitiveness as it pertains to this proposal invitation. These items will not be individually awarded. **THE FOLLOWING EVALUATION ITEMS MUST BE COMPLETED FOR EITHER THE AS SPECIFIED OR ALTERNATE PRODUCT.** Equal alternates may be submitted on the separate **EVALUATIONS ITEMS (Alternates)** form only if you do not sell the specific product listed. This form must be fully completed and returned or **PROPOSAL RESPONSE WILL NOT BE CONSIDERED.**

Vendors that do not offer any of the evaluation or alternate items listed below shall submit a written letter providing explanation requesting exemption from this requirement. The Cooperative may determine, in its sole discretion, whether or not to exempt a vendor from this requirement based on all information provided with the proposal response.

| Item No. | Specified Brand | Model | Size | Description | Qty. | EQUAL ALTERNATE Indicate Brand and Model Number and Catalog Page No. | EQUAL ALTERNATE Indicate Unit Price as stated in your company's catalog/pricelist | EQUAL ALTERNATE Indicate Discount (as stated in your company's proposal response) | EQUAL ALTERNATE Calculated Buyboard Price (catalog/pricelist price less discount proposed = Buyboard Price) |
|----------|-----------------|-----------------|-------------|--------------|------|---|--|--|--|
| 1 | Firestone | FRHWK GT V PRST | P265/60R17 | Pursuit | 1 | | \$ _____ | _____ % | \$ _____ |
| 2 | Firestone | FRHWK GT Z PRST | 235/55R17 | Pursuit | 1 | | \$ _____ | _____ % | \$ _____ |
| 3 | Firestone | DESTLE2 | P265/70R17 | Passenger | 1 | | \$ _____ | _____ % | \$ _____ |
| 4 | Firestone | TRAN HT | LT245/75R16 | Light Truck | 1 | | \$ _____ | _____ % | \$ _____ |
| 5 | Firestone | TRAN HT | LT225/75R16 | Light Truck | 1 | | \$ _____ | _____ % | \$ _____ |
| 6 | Firestone | SSG RB TG | 14.00-24 | Off The Road | 1 | | \$ _____ | _____ % | \$ _____ |



**Proposal No. 636-21 for Tires, Tubes, Supplies and Equipment
EVALUATION ITEMS (Alternates)**

| Item No. | Specified Brand | Model | Size | Description | Qty. | EQUAL ALTERNATE Indicate Brand and Model Number and Catalog Page No. | EQUAL ALTERNATE Indicate Unit Price as stated in your company's catalog/pricelist | EQUAL ALTERNATE Indicate Discount (as stated in your company's proposal response) | EQUAL ALTERNATE Calculated Buyboard Price (catalog/pricelist price less discount proposed = Buyboard Price) |
|----------|-----------------|---------------|--------------------|-------------------------|------|---|--|--|--|
| 7 | Bridgestone | R268 ECOPIA | 11R24.5 | Medium Truck/School Bus | 1 | | \$ _____ | _____ % | \$ _____ |
| 8 | Bridgestone | M860A | 315/80R22.5 | Medium Truck/School Bus | 1 | | \$ _____ | _____ % | \$ _____ |
| 9 | Goodyear | EAG RSA VSB | 265/60R17 108V | Pursuit | 1 | Firestone Firehawk GT V Pursuit #023189 Firestone Catalog Page 1 | \$ <u>223.97</u> | <u>45</u> % | \$ <u>124.40</u> |
| 10 | Goodyear | INTEGRITY B03 | 225/60R16 97S | Passenger | 1 | Firestone Champion Fuel Fighter #015607 Firestone Catalog Page 8 | \$ <u>100.74</u> | <u>20</u> % | \$ <u>80.60</u> |
| 11 | Goodyear | WRL SRA | 265/65R18 112T BSL | Light Truck | 1 | Firestone Destination LE3 #005389 Firestone Catalog Page 4 | \$ <u>244.23</u> | <u>20</u> % | \$ <u>124.58</u> |
| 12 | Goodyear | WRL SRA | 265/75R16 OWL 10 | Light Truck | 1 | Firestone Transforce HT2 #002762 Page 1 | \$ <u>176.96</u> | <u>20</u> % | \$ <u>133.92</u> |
| 13 | Goodyear | G661 HAS | 12R22.5 TL 16 | Medium Truck | 1 | Firestone FS561 #248494 Firestone Catalog Page 14 | \$ <u>686.20</u> | <u>36</u> % | \$ <u>347</u> |
| 14 | Michelin | LTX A/T2 | LT245/75R16 | Light Truck | 1 | | \$ _____ | _____ % | \$ _____ |
| 15 | Michelin | XPS RIB | LT245/75R16 | Light Truck | 1 | Bridgestone V-Steel Rib 265 #003489 Bridgestone Catalog Page 9 | \$ <u>190.79</u> | <u>20</u> % | \$ <u>152.63</u> |



**Proposal No. 636-21 for Tires, Tubes, Supplies and Equipment
EVALUATION ITEMS (Alternates)**

| Item No. | Specified Brand | Model | Size | Description | Qty. | EQUAL ALTERNATE Indicate Brand and Model Number and Catalog Page No. | EQUAL ALTERNATE Indicate Unit Price as stated in your company's catalog/pricelist | EQUAL ALTERNATE Indicate Discount (as stated in your company's proposal response) | EQUAL ALTERNATE Calculated Buyboard Price (catalog/pricelist price less discount proposed = Buyboard Price) |
|----------|-----------------|--|-------------|-------------|------|---|--|--|--|
| 16 | Michelin | DEFENDER LTX M/S | P275/55R20 | Light Truck | 1 | | \$ _____ | _____ % | \$ _____ |
| 17 | BF Goodrich | COMMERCIAL T/A ALL SEASON 2 112R | LT225/75R16 | Light Truck | 1 | | \$ _____ | _____ % | \$ _____ |
| 18 | BF Goodrich | COMMERCIAL T/A ALL SEASON 2 120R | LT265/75R16 | Light Truck | 1 | | \$ _____ | _____ % | \$ _____ |
| 19 | BF Goodrich | LONG TRAIL T/A TOUR 114T | P275/60R20 | Light Truck | 1 | | \$ _____ | _____ % | \$ _____ |
| 20 | BF Goodrich | LONG TRAIL T/A TOUR XL 108T | LT235/75R15 | Light Truck | 1 | | \$ _____ | _____ % | \$ _____ |



636-21

Southern Tire Mart LLC Supplier Response

Event Information

Number: 636-21
Title: Tires, Tubes, Supplies and Equipment
Type: Request for Proposal
Issue Date: 7/22/2020
Deadline: 9/24/2020 04:00 PM (CT)
Notes:

□

The Local Government Purchasing Cooperative (BuyBoard)

Proposal Invitation No. 636-21

Tires, Tubes, Supplies and Equipment

Proposal Due Date and Time: **September 24, 2020 at 4:00 PM**

Responding to this and future proposals online is easy with our **online submission system**.

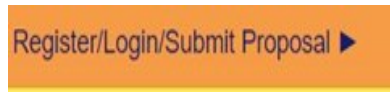
1. View and download the forms.

- **DO NOT** log in to view and download the documents.
- Visit vendor.buyboard.com and click on the "Current Proposal Invitations" button shown below to view and download the forms for this proposal.

Current Proposal Invitations ►

2. **To submit completed proposal.**

- Visit vendor.buyboard.com and click "Register/Login/Submit Proposal" button shown below to submit your proposal online.



- For additional assistance click this link [View our Proposal Submission Instructions.](#)

New Vendor? Visit vendor.buyboard.com and click "Register/Login/Submit Proposal."
Click [Register now](#) as a new supplier/vendor, so you don't miss future proposal opportunities.

-

Any Addenda issued with this proposal will also be placed on the website, and it will be the vendor's responsibility to obtain the information.

Southern Tire Mart LLC Information

Address: 800 HWY 98
Columbia
Columbia, MS 39429
Phone: (877) 786-4681
Fax: (601) 651-0655
Toll Free: (877) 786-4681
Email: richard.conwill@stmtires.com

By submitting your response, you certify that you are authorized to represent and bind your company.

Richard Conwill

Signature

Submitted at 9/23/2020 2:10:20 PM

richard.conwill@stmtires.com

Email

Requested Attachments

BuyBoard Proposal Invitation No. 636-21 Tires, Tubes, Supplies and Equipment

PROPOSAL.pdf

REQUIRED - In PDF format, upload all proposal invitation documents available for download at vendor.buyboard.com including any additional pages, as necessary. (Please DO NOT password protect uploaded files.)

Catalog/Pricelist

PRICING.pdf

REQUIRED - In PDF format, upload catalog/pricelist in proposal invitation instructions. File size must not exceed 100MB.(Please DO NOT password protect uploaded files.)

IRS Form W-9 Request for Taxpayer Identification Number and Certification

W-9.pdf

REQUIRED - In PDF format, upload W-9 form. (Please DO NOT password protect uploaded files.)

Manufacturer Authorization Letter(s)

STM Authorization Letter - AUTHORIZATION LETTERS.pdf

REQUIRED - Upload Manufacturer Authorization Letter(s) in PDF format. Manufacturers responding to this proposal invitation, in lieu of an authorization letter, must submit a response on company letterhead explaining that the company is a manufacturer of products proposed. Dealers responding to this Proposal Invitation should submit an approval letter from each manufacturer.

Evaluation Items

EVALUATION ITEMS.pdf

REQUIRED - Evaluation Items can be found starting on page 40 of the proposal forms. Vendors that do not offer any of the evaluation or alternate items listed below shall submit a written letter providing explanation requesting exemption from this requirement. The Cooperative may determine, in its sole discretion, whether or not to exempt a vendor from this requirement based on all information provided with the proposal response.

Bid Lines

1

Section I: Tire Products and Supplies - Discount (%) off catalog/pricelist for **Tires and Tubes** (All Types of Cars, SUVs, School Buses, Trucks and Related Vehicles). Catalog/Pricelist MUST be included or proposal will not be considered.

(Line excluded from response total)

Total:

Item Notes: An awarded Vendor must be approved by the manufacturer to sell, install, and service the brand of product and equipment submitted. Proposers responding to this Proposal Invitation should submit an approval letter from each manufacturer. Manufacturer authorization letters must include the regions of Texas and nationally in which product and equipment may be sold. Manufacturers responding directly to this proposal invitation, in lieu of an authorization letter, must submit a letter explaining that the company is the manufacturer of the products proposed.

Item Attributes

1. State Name of Catalog/Pricelist

Southern Tire Mart, LLC Price Catalog

2. Exceptions to Discount

Discounts range from 10% - 70% as marked.

2 **Section I: Tires Products and Supplies** - Discount (%) off catalog/pricelist for **Off-the-Road (OTR, Earthmover) Tires and Tubes**. Catalog/Pricelist MUST be included or proposal will not be considered.

(Line excluded from response total)

Total: 10%

Item Notes: An awarded Vendor must be approved by the manufacturer to sell, install, and service the brand of product and equipment submitted. Proposers responding to this Proposal Invitation should submit an approval letter from each manufacturer. Manufacturer authorization letters must include the regions of Texas and nationally in which product and equipment may be sold. Manufacturers responding directly to this proposal invitation, in lieu of an authorization letter, must submit a letter explaining that the company is the manufacturer of the products proposed.

Item Attributes

1. State Name of Catalog/Pricelist

Southern Tire Mart, LLC Price Catalog

2. Exceptions to Discount

Discounts range from 10% - 70% as marked.

3 **Section I: Tire Products and Supplies** - Discount (%) off catalog/pricelist for **Retread Tires and Tubes** (All Types of Cars, SUVs, School Buses, Trucks and Related Vehicles). Catalog/Pricelist MUST be included or proposal will not be considered.

(Line excluded from response total)

Total: 10%

Item Attributes

1. State Name of Catalog/Pricelist

Southern Tire Mart, LLC Price Catalog

2. Exceptions to Discount

Discounts range from 10% - 70% as marked.

4 **Section I: Tire Products and Supplies** - Discount (%) off catalog/pricelist for **Tire Foam Fill and Related Products**. Catalog/Pricelist MUST be included or proposal will not be considered.

(Line excluded from response total)

Total: 10%

Item Attributes

1. State Name of Catalog/Pricelist

Southern Tire Mart, LLC Price Catalog

2. Exceptions to Discount

Discounts range from 10% - 70% as marked.

5 Section I: Tire Products and Supplies - Discount (%) off catalog/pricelist for **All Other Tires and Related Products**. Catalog/Pricelist MUST be included or proposal will not be considered.

(Line excluded from response total)

Total:

Item Notes: An awarded Vendor must be approved by the manufacturer to sell, install, and service the brand of product and equipment submitted. Proposers responding to this Proposal Invitation should submit an approval letter from each manufacturer. Manufacturer authorization letters must include the regions of Texas and nationally in which product and equipment may be sold. Manufacturers responding directly to this proposal invitation, in lieu of an authorization letter, must submit a letter explaining that the company is the manufacturer of the products proposed.

Item Attributes

1. State Name of Catalog/Pricelist

2. Exceptions to Discount

6 Section II: Tire Equipment and Services - Discount (%) off catalog/pricelist for **Tire Mounting, Dismounting, Road Hazard, and Flat Repair Service** (All Types of Cars, SUVs, Trucks, School Buses and Related Vehicles). Catalog/Pricelist MUST be included or proposal will not be considered.

(Line excluded from response total)

Total:

Item Attributes

1. State Name of Catalog/Pricelist

2. Exceptions to Discount

7 Section II: Tire Equipment and Services - Discount (%) off catalog/pricelist for **Tire Valve Stems Service** (All Types of Cars, SUVs, Trucks, School Buses and Related Vehicles) . Catalog/Pricelist MUST be included or proposal will not be considered.

(Line excluded from response total)

Total:

Item Attributes

1. State Name of Catalog/Pricelist

2. Exceptions to Discount

8 Section II: Tire Equipment and Services - Discount (%) off catalog/pricelist for **Tire Balancing Service** (All Types of Cars, SUVs, Trucks, School Buses and Related Vehicles). Catalog/Pricelist MUST be included or proposal will not be considered.

(Line excluded from response total)

Total:

Item Attributes

1. State Name of Catalog/Pricelist

STM BuyBoard Service Pricing

2. Exceptions to Discount

No response

- 9** **Section II: Tire Equipment and Services-** Discount (%) off catalog/pricelist for **Tire Alignment Services** (All Types of Cars, SUVs, Trucks, School Buses and Related Vehicles). Catalog/Pricelist MUST be included or proposal will not be considered.

(Line excluded from response total)

Total: 10%

Item Attributes

1. State Name of Catalog/Pricelist

STM BuyBoard Service Pricing

2. Exceptions to Discount

No response

- 10** **Section II: Tire Equipment and Services-** Discount (%) off catalog/pricelist for **Tire Disposal and Recycling Service** (All Types of Cars, SUVs, Trucks, School Buses and Related Vehicles). Catalog/Pricelist MUST be included or proposal will not be considered.

(Line excluded from response total)

No Bid

Item Attributes

1. State Name of Catalog/Pricelist

No response

2. Exceptions to Discount

No response

- 11** **Section II: Tire Equipment and Services-** Discount (%) off catalog/pricelist for **Mobile Lift Systems, Support Stands, and Jacks for Tire Repair and Service** (All Types of Cars, SUVs, Trucks, School Buses and Related Vehicles). Catalog/Pricelist MUST be included or proposal will not be considered.

(Line excluded from response total)

No Bid

Item Attributes

1. State Name of Catalog/Pricelist

No response

2. Exceptions to Discount

No response

- 12** **Section III: Installation and Repair Service - Hourly Labor Rate for Installation/Repair Service of Equipment and Products -** State the **Not to Exceed** hourly labor rate for Installation/Repair Service of Tire Related Equipment and Products

UOM: Hour Price: \$10.00 Total: \$10.00

Item Attributes

1. Detailed Information on Hourly Labor Rate

STM BuyBoard Service Call Pricing

2. Exceptions to Hourly Labor Rate

No response

Response Total: \$10.00



Bridgestone Americas, Inc.
200 4th Ave S
Nashville, TN 37201

September 23, 2020

RE: Texas Buy Board

APPROVED GOVERNMENT ACCOUNTS

SUBJECT: Bridgestone Americas Inc.– Acknowledgement of Authorized Government Sales Supply Point

Bridgestone Americas Inc. hereby acknowledges **Southern Tire Mart, LLC, 800 Hwy 98, Columbia, MS 39429** and all of their active locations currently, as its authorized government sales supply point to solicit, sell, service, and deliver tires to approved government accounts eligible to purchase Bridgestone and Firestone products covered by the Bridgestone 2020 Government Sales Policy.

Southern Tire Mart, LLC is authorized to receive payments for products and services unless otherwise directed.

If you have any questions concerning this matter, please contact Gregg Trospen at 800-543-7522, ext. 3794, or email address is trospregg@bfusa.com.

Sincerely,

A handwritten signature in black ink that reads 'Gregg Trospen'.

Gregg Trospen
Manager
Government Sales
Consumer Tire Replacement Sales Group

CC: Southern Tire Mart, LLC

September 23, 2020



TexasBuy Board,

Continental Tire, the America's manufactures the following brands;

Continental Tire & General Tire

We authorize Southern Tire Mart andany other Continenta I Approved Vendors that are approved vendors of the Texas Buy Board and Purchasing Collaborative to stock and sell our products to any member agency participatir . . . , .c; . _Buy Board.

A handwritten signature in black ink, which appears to read "Matthew Palumbo", is written over a horizontal line.

Matthew Palumbo

Account Manager

Continental Tire

1830 MacMillian Park Dr

Fort Mill, SC 29707



September 23rd, 2020

RE: Texas BuyBoard

Approved Government Accounts

Subject: Acknowledgement of Authorized Government Sales Supply Point

The Carlstar Group, manufacturer of Carlisle brand tires, hereby acknowledges Southern Tire Mart LLC, 800 Highway 98, Columbia, MS, 39429, currently, as its authorized government sales supply point to solicit, sell, service, and deliver tires to approved government accounts eligible to purchase Carlisle branded products.

Southern Tire Mart LLC, 800 Highway 98, Columbia, MS, 39429, is authorized to receive payments for products and services unless otherwise directed.

If you have any questions concerning this matter, please contact Robb Smedema at 404-290-4150 or Robb.Smedema@carlstargroup.com.

Sincerely,

Robb Smedema

Director of National Accounts and Government Sales
The Carlstar Group, LLC

CC: Southern Tire Mart



September 23, 2020

Subject: Texas Buy Board - Southern Tire Mart, LLC. Authorized Michelin Dealer Passenger, Light Truck and OTR Tires

Michelin Americas Small Tires recognizes Southern Tire Mart, LLC. as an authorized Michelin supplier to governmental entities for passenger, light truck and OTR tires.

Sincerely,

Marc Pasquet
Vice President, Sales, MICHELIN AMERICAS SMALL TIRES

Michelin North America, Inc.

One Parkway South

Post Office Box 19001

Greenville, South Carolina 29602-9001



September 23, 2020

RE: Texas BuyBoard

APPROVED GOVERNMENT ACCOUNTS

SUBJECT: Toyo Tire U.S.A. Corp. -Acknowledgement of Authorized Government Sales Supply Point

Toyo Tire U.S.A. Corp. hereby acknowledges Southern Tire Mart LLC, 800 Hwy 98, Columbia, MS 39429, currently, as its authorized government sales supply point to solicit, sell, service, and delivery tires to approved government accounts eligible to purchase Toyo Tires products covered by the Toyo Tire U.S.A. Corp. Sales Policy.

Southern Tire Mart LLC, 800 Hwy 98, Columbia, MS 39429, is authorized to receive payments for products and services unless otherwise directed.

Sincerely,

Randy Gaetz

Sr. Vice President of Sales

Toyo Tire U.S.A. Corp.

CC: Southern Tire Mart LLC



YOKOHAMA TIRE CORPORATION
1 MacArthur Place, Suite 800
Santa Ana, CA 92707
PHONE: (714) 870-3800 (800) 423-4544

September 23, 2020

To whom it may concern,

Southern Tire Mart, LLC is a licensed distributor/dealer with all rights and authority to sell and represent all Yokohama Tire branded products to include medium truck, passenger/light truck and off the road commercial in the U.S.A.

A handwritten signature in black ink, appearing to read 'Dan Funkhouser', is positioned above the printed name.

Dan Funkhouser
Sr. Director of Commercial Sales
Yokohama Tire Corporation

City of Georgetown, Texas
City Council Regular Meeting
April 13, 2021

SUBJECT:

Consideration and possible action to authorize the City of Georgetown to participate in an Interlocal Participation Agreement for the Sourcewell Purchasing Cooperative for the purpose of participating in their purchasing cooperative program -- Leah Neal, Purchasing Manager

ITEM SUMMARY:

The Sourcewell Purchasing Cooperative is a Purchasing Cooperative authorized by Texas Government Code 791.001 et seq. The purpose of this Agreement is to facilitate compliance with state and municipal bidding requirements, to identify qualified vendors of commodities, goods, and services, to relieve the burdens of governmental purchasing function, and to realize the various potential economies, including administrative cost savings, for members of the Cooperative. Members may purchase goods and services from all Sourcewell vendors, under the same terms, conditions, and prices as stated in each Sourcewell awarded contract. There is no cost to participate in this program.

According to Texas Local Government Code 271.102 (c), the City satisfies any state laws requiring the local government to seek competitive bids for the purchase of goods and services when purchasing under Subchapter F. Cooperative Purchasing Program.

FINANCIAL IMPACT:

No financial impact results from entering the Interlocal Agreement, and financial benefit is anticipated from savings associated with the use of Sourcewell awarded contracts.

SUBMITTED BY:

Sharon Parker

ATTACHMENTS:

Sourcewell ILA CRF

Sourcewell Membership Agreement

CONTRACT ROUTING FORM

Contract No. _____ Project No. _____ Bid No. _____ RFP No. _____

☐ New Contract ☐ Renewal ☐ Change Order ☐ Amendment ☐ Assignment ☐ Other

NAME OF CONTRACTOR:

CONTRACT DESCRIPTION:

CONTRACT VALUE:

GL ACCOUNT NO:

GRANT FUNDED: ☐ NO ☐ YES If YES, Grant No.

SIGNATURES RECOMMENDING APPROVAL

Leah Neal _____ 03/24/21 _____
PURCHASING/CONTRACT COORDINATOR DATE

LEGAL DEPARTMENT DATE

DIRECTOR ADMINISTERING CONTRACT (greater than \$10,000) DATE

APPROVED and EXECUTED

DIRECTOR ADMINISTERING CONTRACT (\$10,000 or less) DATE

CITY MANAGER/ASST CITY MANAGER (\$50,000 or less) DATE

MAYOR/CITY SECRETARY ATTESTS (if applicable) DATE

FINAL PROCESSING

PURCHASING DATE

for Purchasing Use Only

Insurance Certificates: N/A
Performance Bond: N/A
Payment Bond: N/A
Form 1295: N/A

For City Secretary Use Only

Originals sent to CSO:
Scanned into Laserfiche/Global:
Council Date: _____ Item No.: _____

SOURCEWELL AGREEMENT

This Agreement, made effective on the date hereof, by and between Sourcewell (formerly known as National Joint Powers Alliance) and _____ (hereinafter referred to as the "Member").

Agreement

1. Sourcewell, a public entity whose creation was authorized by Minn. Stat. § 123A.21, has followed procurement procedures for products and services offered by this Agreement in accordance with Minn. Stat. § 471.345. Sourcewell is permitted to engage in cooperative purchasing pursuant to Minn. Stat. § 123A.21 Subd. 7(23).
2. It is the sole responsibility of each Member to follow state and local procurement statutes and rules as it pertains to cooperative purchasing or joint power Agreements with in-state or out-of-state public agencies.
3. Sourcewell makes cooperative purchasing contracts available to Members "as is," and is under no obligation to revise the terms, conditions, scope, price, and/or any other conditions of the contract for the benefit of the Member. Members are permitted to negotiate and agree to additional terms and conditions with Vendors directly.
4. Each party shall be responsible for its acts and the results thereof, to the extent authorized by law, and will not be responsible for the acts of the other party and the results thereof. The Member will be responsible for all aspects of its purchase, including ordering its goods and/or services, inspecting and accepting the goods and/or services, and paying the Vendor who will have directly billed the Member placing the order.
5. The use of each contract by the Member will adhere to the terms and conditions of the Sourcewell contract.
6. Any dispute which may arise between the Member and the Vendor are to be resolved between the Member and the Vendor.
7. This Agreement incorporates all Agreements, covenants and understandings between Sourcewell and the Member. No prior Agreement or understanding, verbal or otherwise, by the parties or their agents, shall be valid or enforceable unless embodied in this Agreement. This Agreement shall not be altered, changed or amended except by written amendment executed by both parties.

Member Name

By _____
Its _____
TITLE

DATE

Sourcewell

TITLE

DATE

Rev. 5/2018

MEMBER INFORMATION

Indicate an address to which correspondence may be delivered.

Organization Name* _____

Address* _____

City _____

State/Province Code _____ ZIP code* _____

Country _____

Employer Identification Number _____

Website _____

Contact person* (First, Last) _____

Job Title* _____

Job Role* _____

E-mail* _____

Phone* _____

Organization Type:

Government

- ☐ Federal
- ☐ State
- ☐ County
- ☐ Municipality
- ☐ Tribal
- ☐ Township
- ☐ Special District

Education

- ☐ Pre-K
- ☐ Public K-12
- ☐ Private K-12
- ☐ Public Higher Ed
- ☐ Private Higher Ed

Non-Profit (Please include documentation demonstrating non-profit status)

- ☐ Church
- ☐ Medical Facility
- ☐ Other

REFERRED BY

- ☐ Advertisement
- ☐ Colleague/Friend
- ☐ Vendor Representative
- ☐ Conference/Trade Show _____
- ☐ Search Engine/Web Search

RETURN COMPLETED AGREEMENT TO:

Sourcewell
202 12th Street NE
P.O. Box 219
Staples, MN 56479

877-585-9706
membership@sourcewell-mn.gov

**Denotes required information*

City of Georgetown, Texas
City Council Regular Meeting
April 13, 2021

SUBJECT:

Consideration and possible action authorizing the submittal of a grant application to the Federal Emergency Management Agency (FEMA) and Texas Department of Emergency Management (TDEM) for public assistance related to the Winter Weather Storm DR4586 emergency response -- Elaine S Wilson, Assistant Finance Director

ITEM SUMMARY:

Staff requests Council approval of the Request for Public Assistance to FEMA and TDEM for reimbursements for expenses incurred related to the Winter Weather Storm Uri in February 2021. Staff is consolidating expenses incurred into the appropriate FEMA categories to provide to FEMA and TDEM in hopes of getting additional categories approved for FEMA reimbursement.

Staff requests Council approval to work with FEMA and TDEM to get specific projects eligible for grant funding. Currently, only the FEMA Category B (Emergency Protective Measures) is eligible for reimbursement by FEMA. A summary of projects is attached.

FINANCIAL IMPACT:

The City may receive up to 75% of reimbursement for eligible costs. A full accounting of eligible costs is still in process as the City continues to incur costs. The timeline to receive reimbursement is also not known.

SUBMITTED BY:

Sharon Parker

ATTACHMENTS:

RPA Summary

City of Georgetown, Texas

Request for Public Assistance Summary

In accordance with the City Charter and the City's Grant Policy, the City Council is required to approve all grant applications and acceptance of grant funds, which includes all federal funds. The Federal Emergency Management Agency (FEMA) and the Texas Department of Emergency Management (TDEM) set a deadline of March 21, 2021 to submit a Request for Public Assistance (RPA) for expenses and damages related to Winter Storm Uri. The City did submit its RPA before the March 21 deadline and continues to track ongoing costs. This RPA was simply a request to FEMA but was not the final submittal of actual expenses. Both FEMA and TDEM have approved our request and we have provided initial estimates for all of the categories below.

FEMA has seven categories (A-G) of expenses that can happen during a disaster, but currently only Category B, Emergency Protective Measures, is eligible for public assistance. However, FEMA and TDEM are accepting estimates of all categories until April 20, 2021 to see if the State and Williamson county will meet thresholds to make other categories also eligible. The breakdown below is the current estimated City expenses by category that we are tracking:

Already Eligible under the RPA:

Category B-Emergency Protective Measures - \$1,730,000 (includes but is not limited to staff salaries, materials, equipment, food and employee lodging during the storm)

Updating and reporting to FEMA/TDEM through April 20 in hopes to be included in RPA:

Category A – Debris Removal \$234,000

Category C – Roads & Bridges \$737,750 (NE Inner Loop)

Category D – Water Control Facilities \$100,000

Category E – Buildings & Equipment \$ 73,000 (to be submitted to TML prior to FEMA)

Category F – Public Utility Systems \$150,000

Category G – Other types of facilities \$0.00

Staff is requesting Council's approval of the Request for Public Assistance and approval to continue making requests as needed for federal funds reimbursements from FEMA related to Winter Storm Uri. Any further action required will be brought back to Council.

City of Georgetown, Texas
City Council Regular Meeting
April 13, 2021

SUBJECT:

Forwarded from the General Government and Finance Advisory Board (GGAF):

Consideration and possible action to accept the independent audit of all accounts of the City reported in the Comprehensive Annual Financial Report for the fiscal year ended September 30, 2020 -- Elaine S. Wilson, Assistant Finance Director

ITEM SUMMARY:

The City's external auditor, Adam McCane with Weaver and Tidwell, LLP presented the results of the City's annual audit and resulting Comprehensive Annual Financial Report for the Fiscal Year Ended September 30, 2020 at the earlier workshop. This item was also presented in detail to GGAF on March 9, 2021.

The results of the auditors' examination in compliance with the testing for grant proceeds, as well as their testing on fraud and risk assessment, were also discussed during the meeting.

The auditors rendered an "unmodified" or clean opinion on the City's financial statements. In other words, they were able to obtain reasonable assurance that the basic financial statements are free of material misstatements.

The Comprehensive Annual Financial Report will be submitted to the Government Finance Officers Association for consideration for the Certificate of Achievement for Excellence in Financial Reporting. The City of Georgetown has received this award for the last 32 consecutive years. We believe our current report continues to conform to the program's requirements.

FINANCIAL IMPACT:

The audit expense for this report was \$72,000 and was included in the Accounting division's adopted budget for FY 2021

SUBMITTED BY:

Sharon Parker

ATTACHMENTS:

City of Georgetown - Final ACFR

City of Georgetown, Texas

Comprehensive Annual Financial Report For the Fiscal Year Ended September 30, 2020

Prepared by:

Division of Finance and Administration
Elaine S. Wilson, Assistant Finance Director
Christi Rawls, Assistant Controller



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City of Georgetown, Texas
Comprehensive Annual Financial Report
For the Fiscal Year Ended September 30, 2020
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Introductory Section



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March 31, 2021

Honorable Mayor and City Council,
City Manager and Citizens of Georgetown, Texas:

The comprehensive annual financial report of the City of Georgetown, Texas (the City) for the year ended September 30, 2020, is hereby submitted. The financial statements are presented in conformity with accounting principles generally accepted in the United States of America as set forth by the Governmental Accounting Standards Board (GASB) and have been audited by independent auditors in accordance with generally accepted auditing standards.

Management Responsibility for Financial Information. The City's Finance Division has prepared the report and is responsible for both the accuracy of the data and the completeness and fairness of the presentation, including all disclosures. To the best of our knowledge and belief, the enclosed data is complete and reliable in all material respects. All disclosures necessary to enable the reader to gain an understanding of the City's financial activities have been included.

The Reporting Entity. This report includes all the funds of the City, as well as, the City's discretely presented component unit, the Georgetown Economic Development Corporation (GEDCO), its Texas 4A economic development corporation. The City provides a full range of services, which include police and fire protection; construction and maintenance of streets and other infrastructure; recreational activities and cultural events. In addition to general government activities, the City also provides electric, wastewater, water, stormwater drainage and airport services which are included in the reporting entity. The City is also financially accountable for Georgetown Transportation Enhancement Corporation (GTEC), a Texas 4B economic development corporation, which funds transportation projects that enhance economic development within the City. GTEC is presented as a blended component unit within the reporting entity.

Management Discussion and Analysis. Generally accepted accounting principles (GAAP) require management to provide a narrative introduction, overview and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The City's MD&A can be found immediately following the independent auditors' report located at the front of the financial section of this report.

DESCRIPTION OF THE CITY

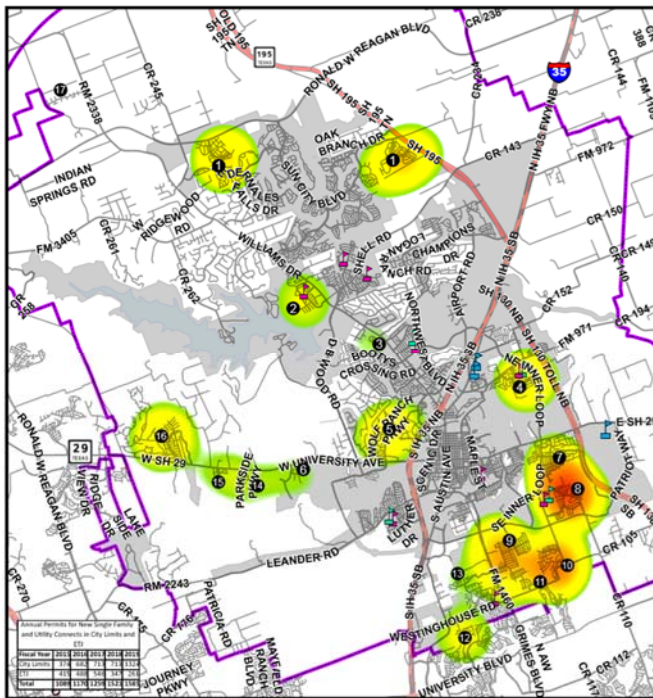
Georgetown is a Home Rule Charter City and operates under a Council - Manager form of government. A mayor, elected at large, and seven council members, elected from single member districts, serve staggered, three-year terms. Georgetown is located on Interstate 35, the major corridor between Dallas and San Antonio, at the intersection of State Highway 130. Georgetown was founded in 1848 with a strong agricultural base, in the heart of Williamson County, 26 miles north of Austin. Today, Georgetown has an estimated population of 75,132 within the city limits representing an annual growth of 6.6%, with an estimated population of 109,086 inclusive of the extra-territorial jurisdiction (ETJ) and serves as the county seat of Williamson County.

Georgetown's economic development initiatives to diversify tax base, expand retail and create jobs have been balanced with a focus of maintaining the community's unique character and quality of life. The downtown commercial district, with The Most Beautiful Square in Texas, continues to expand its arts, culture, dining and entertainment venues.

Award-winning parks, extensive river trail systems along the North and South San Gabriel Rivers and Lake Georgetown have been leveraged with the low crime rate to make the City an attractive place to live and work. In 2018, Southern Living magazine named Georgetown as the “Best City to Live in the South”.

Georgetown is also home to Southwestern University, which continues to receive national recognition. The University has been named to Kiplinger’s list of the 100 best values in liberal arts colleges and has been noted as one of ‘America’s Best Value Colleges’ by the *Princeton Review*. With an average enrollment of 1500 students and 450 employees, the University provides substantial economic and cultural contributions to Georgetown.

GEORGETOWN'S ECONOMIC OUTLOOK AND FINANCIAL CONDITIONS

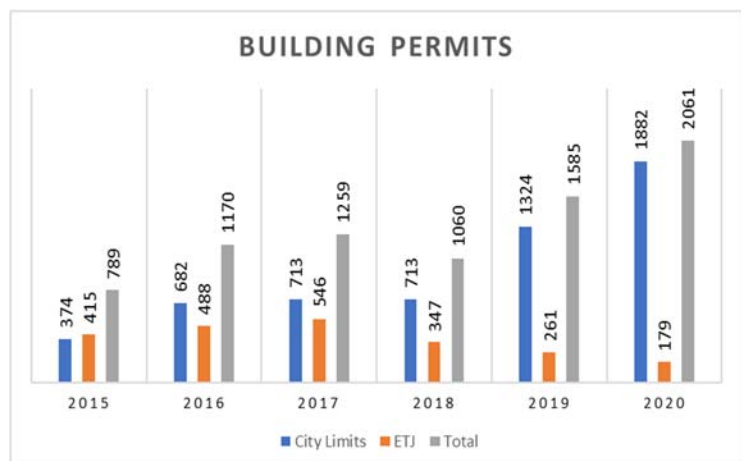


Economic Outlook

Georgetown’s economy continued to grow during 2020, mirroring the strong development in the Austin metro region. Sales tax revenue grew by 14% in 2020, which represents a multi-year consistent trend. Sales tax has grown in Georgetown by more than 35% in the last three years. New single-family housing starts of 1,865 for the year continued to show the desirability for homes in the area. The City’s total assessed property value has grown to over \$8.6 billion, representing an increase of over 17.8% from last year. The average home value decreased by 0.7% to approximately \$278,000 in 2020.

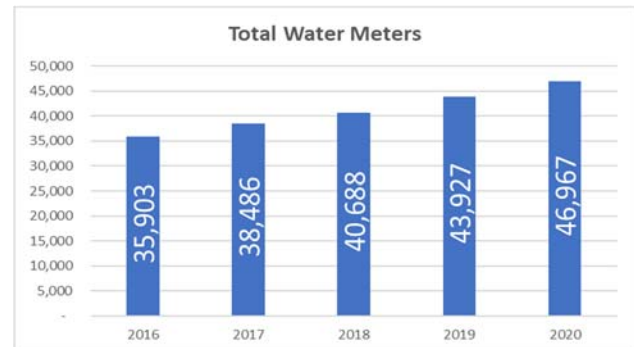
The map indicates the several zones that are experiencing the most growth within the City of Georgetown and its ETJ with the biggest growth. Saddle Creek, Sun City, Wolf Ranch Hillwood, and the Summit at Rivery Park continue to expand single and multi-family living options, as well as increased restaurants and shops to support the residential demands.

Fiscal year 2020 experienced a 30% percent increase in total building permits compared to 2019 with a total of 2,061 building permits for the City of Georgetown and its ETJ. It is projected that by 2030, the City of Georgetown will have a population of almost 100,000 people. This rapid growth has been an increase of nearly 60% from 2010 to 2020. Infrastructure and long-range planning continue to be a top priority in order to meet the needs of the community and the growth to come.



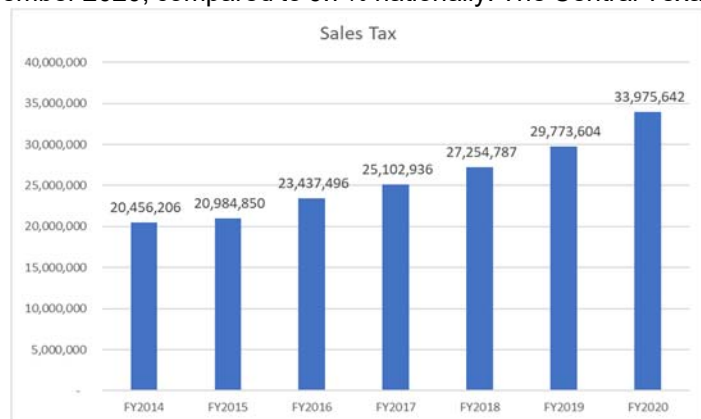


The Georgetown water utility district continues to grow in customers spanning around 440 square miles, an area that is 8 times larger than the City of Georgetown, which is approximately 54.3 square miles. The amount of new residential and commercial development continues to add customers to our water utility systems within and outside of Georgetown. In 2020 the City of Georgetown saw an almost 7% increase in water meter installations, totaling 3,040 new meters. This growth is attributed to around 3,000 new meters per year for at least the last 4 years. The City expects this trend to continue and is planning infrastructure to meet the need of the continued growth.



The Austin area unemployment rate was 2.4% for December 2020, compared to 6.7% nationally. The Central Texas region continued to see strong growth in new jobs and in retail sales. The City's commercial and job base continued to grow with the expansion of several small commercial and retail centers, as well as growth in the school district, county and city governments.

Sales tax revenues are up 14% over the prior year and up 35% over the last three years, demonstrating strong in the local economy since 2015.



NEW ECONOMIC DEVELOPMENTS

The City continued its implementation of the economic development strategic plan that was developed over the past two years. The plan centers around four goals: 1) Support of existing businesses and industries; 2) Enhance targeted recruitment of identified industries; 3) Diversify workforce development and recruitment initiatives; and 4) Encourage speculative development.

NorthPark35. Titan Development Real Estate and the City of Georgetown broke ground in November 2020 on the first phase of the 146-acre NorthPark35 Class A industrial development at I-35 and SH 130. Phase one of the project includes two buildings totaling more than 330,000 square feet, as well as the extension of Aviation Drive to intersect with SH 130 and I-35. One building will be partially occupied by Georgetown-based Texas Speed and Performance, while the remaining space will be available for future industrial users. The park is designed and master-planned to accommodate users in need of 25,000-250,000 square feet of space. Phase one of the project is expected to be completed next spring. It is Georgetown's first master-planned industrial business park.

Wolf Crossing. Wolf Crossing opened Fall of 2019, a 250,000-square-foot retail center, which broke ground on October 2, 2018 at the site, which is at the southeast corner of I-35 and University Avenue in Georgetown. The project includes restaurants, medical facilities, neighborhood services, a hotel, and a grocery store. Specific retailers include Marriott Fairfield Inn and Suites, Olive Garden, Verizon, P. Terry's, Jason's Deli, Tiff's Treats, First Watch café, and Salons by JC.



Holt Caterpillar. Holt Caterpillar opened a 60,000 square foot regional Caterpillar equipment sales and repair facility in November 2019. This facility is located northwest of Interstate 35 and Lakeway Drive. Holt Caterpillar invested \$20M on infrastructure and improvements and it plans to create at least 129 new jobs. This facility will have a \$16 million impact to the City over the next 10 years. They expect to have a minimum of \$27.5 million in sales per year for the first five full calendar years of operation.

Costco Wholesale. On December 10, 2019, City Council approved an agreement for Costco Warehouse to open a 158,000 square-foot store at the northwest corner of Interstate 35 and Lakeway Drive within 5 years. The business is expected to create 235 new jobs and have a net benefit to the City of more than \$11 million over 10 years. The Costco site will include a minimum of \$20 million in capital costs for the project including the facility and public improvements.



Sedro Crossing. Sedro Crossing is a 19-acre development featuring medical, retail and professional condos coming on Williams Drive by Sun City. Sedro Crossing offers 180,000 square feet of space designed to accommodate the needs of all sizes of medical or professional tenants. Sedro Crossing will have 26 buildings, with the first one that opened December 2019. They estimate to complete a new building every 30 days. This represents the largest office project in Georgetown to-date.



Academy Sports + Outdoors. Academy opened a 65,000 square foot store in Georgetown in October 2019. This Academy is in the Bluebonnet Plaza on the northwest corner of Wolf Ranch Parkway and Highway 29.

Bluebonnet

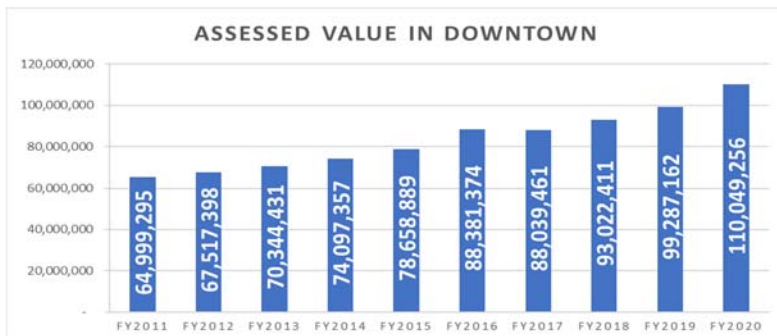
Plaza. Along with Academy, Bluebonnet Plaza had a few more stores open in 2020 such as Petco, Bed Bath and Beyond, and Party City to list a few. Bluebonnet Plaza offers 100,000 square feet of rental space.



Infrastructure Grants. Through its economic development corporations, GTEC and GEDCO, the City invested millions of dollars in streets and utility improvements to facilitate business development in Georgetown in 2020. The Airport Road project and the expansion of high-pressure gas lines in the downtown area are two examples of projects that increase opportunities for new business and expansion of existing business.

Downtown Development.

The City's pedestrian oriented downtown environment continues to thrive and be a unique investment opportunity. Development for a new mixed-use office/retail/loft apartment project is underway with Phase 1, and will be home to WBW Land Investments providing quality jobs in the vibrant downtown area. Phase 2 started construction in late 2020, and the two phases will add over 50,000 SF of prime commercial development to the district. Even during a world-wide pandemic, downtown continues to see new businesses open. In FY2020 there were 11 new business openings totaling \$3.3 million in private investment. In addition to the businesses that opened in FY2020, another 6 are in development with expected openings in FY2021, totaling an additional \$3.1 million in private investment (as of Jan. 2021).



INITIATIVES

COVID-19 Response. In March of 2020, the Coronavirus pandemic swept the world creating uncertainty within the economy and operations of local communities. Georgetown, like many other cities, began to conservatively shift the adopted FY2020 budget as well as the planning around budget for FY2021 to preserve cash and maintain financial stability. Some of the tactics included freezing several positions across the city, cutting existing FY2020 budgets in areas like travel and training and significant program cuts in departments like Parks and Recreation who saw their operations change significantly with the orders put in place by the Governor and County. The City of Georgetown worked collectively with neighboring cities in Williamson County to identify a coordinated response to the pandemic to ensure operations and closures remained consistent throughout the county. The Georgetown Public Library offered home deliveries and created a curbside pickup service. The Georgetown Recreation Center shifted to online Rec@Home programming until it reopened with occupancy limits on June 1. Recreation Center staff also adjusted to provide childcare services to City employees. Some departments, while wearing masks and observing social distancing, did not slow down -- like Inspections Services, which completed 75,520 inspections for new homes and businesses in 2020.

The City partnered with the Georgetown Chamber of Commerce to provide \$200,000 in grants to provide immediate financial relief to 67 Georgetown's small businesses. Each grant amounted to up to \$5,000 and assisted with business expenses, such as rent and employee payroll. The City also allowed for expanded outdoor seating and retail service areas within the City rights of way and parking spaces downtown to help businesses safely accommodate more patrons. The City set aside \$1 million for a COVID-19 Customer Assistance Program. The program offered up to \$1,500 to residential utility customers who had past due balances in 2020 and could show their income or employment was affected by the pandemic or any resulting restrictions.



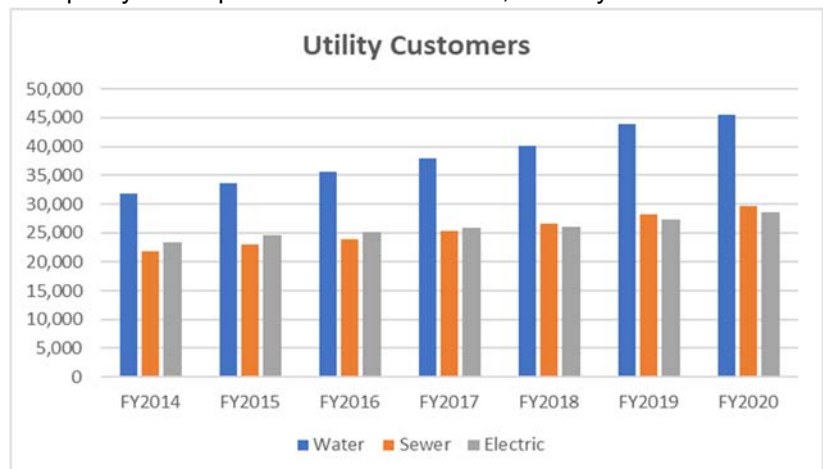
Mobility Improvements. Georgetown, like many growing cities, is investing in infrastructure to ensure mobility needs are met for the future. The final section of Southwest Bypass from Leander Road/FM 2243 to I-35 opened May 26, 2020. The City also completed the parking lot on Eighth and Martin Luther King Jr. streets. The City opened an extension of Rivery Boulevard and broke ground on the extension of the Northwest Boulevard, including a new bridge spanning I-35. When both projects are finished, drivers in Georgetown will have an alternate route to Williams Drive and a new connection from I-35 to the Rivery retail, hotel, and convention center development. Additionally, the City was on track in July 2020 to finish 10 years' worth of projects from the 2015 bond in seven years.

Pedestrian crossings with signs, button-activated flashing lights, and crosswalk striping were installed downtown and in Sun City. The crossings and beacons improve pedestrian accessibility and safety at key intersections. City Council adopted the Georgetown Bicycle Master Plan Dec. 10, 2019. The plan is a blueprint for future transportation projects and educational efforts for a safe and well-connected bicycle network.

Design to widen Southwestern Blvd. and Leander Road began in 2019. Leander Road's widening will affect the portion between River Ridge Lane and the Southwest Bypass, while the Southwestern Blvd. will widen the portion between Raintree Drive to the Southeast Inner Loop. The Leander Road widening is slated to take place in 2020, while the Southwestern Blvd. widening is planned to begin in 2021.

QUALITY GROWTH

Utilities. Growth in the residential and commercial sectors of Georgetown is sustainable due to disciplined long-range planning in the utility areas. The electric utility ended the 2019-2020 fiscal year with reserves of more than \$28.5 million, which is up from last year's balance of \$6.3 million. The City developed various strategies beginning in FY2019 to improve financial performance including enhanced resource portfolio management and the development of a more robust risk management policy. To improve financial reserves, the City sold assets of the Electric fund in areas that were not related to its primary goal of being a power distribution entity. The City is also working on identifying the impact of overhead costs and other cost savings that impact customer rates. The City was able to reduce the Power Cost Adjustment (PCA) by 1 cent on January 1, 2021, saving the average electric user around \$10 a month. The City's net purchased power expenses for FY 2020 totaled \$59.68 million. The electric utility saw a 4.8% increase in customers.



Shell Energy North America was hired in December 2019 to be the City's energy manager to assist in managing the energy portfolio and to be the City's Qualified Scheduling Entity (QSE). The City has renewable energy power purchase agreements with AEP, EDF, and Clearway. The City also has a firm delivery purchase power agreement with Mercuria. The City has been selling renewable energy credits (RECs) from renewable energy power purchase agreements to reduce overall purchased power costs. Because the City sells its RECs, Georgetown no longer uses the 100 percent renewable designation.

The City of Georgetown electric utility achieved diamond-level status in 2019 under the American Public Power Association's Reliable Public Power Provider (RP3) program. The designation recognizes public power utilities that demonstrate proficiency in four key disciplines: reliability, safety, workforce development, and system improvement. Georgetown is one of six public power providers in Texas to receive the diamond designation. In total, only 254 of the more than 2,000 public power utilities nationwide hold the RP3 designation. Levels of recognition include gold, platinum, and diamond. Georgetown Utility Systems had been a platinum designee since 2016.



The City completed the acquisition of the Chisholm Trail Special Utility District (CTSUD) in 2015 through the approval of the Public Utility Commission of Texas for the transfer of service areas. This consolidation provided for stronger regional water planning and resource management to support the continued future growth expected within the region, especially in the city's northwestern growth corridors. On August 31, 2019 CTSUD dissolved as a government entity. Significant capital improvements, such as wastewater interceptors and water and wastewater plant expansions, are underway to continue to meet service demands for residential and commercial expansion. In addition, three elevated storage tanks were constructed to help meet service demands: Sun City, Cedar Breaks and Braun.

Georgetown takes an active role in water and wastewater planning with the Brazos River Authority (BRA) to find regional solutions to the ever-increasing demand for services, while protecting the natural environment within the area. Growth within the utilities continues to have strong positive impacts to the financial and economic conditions of Georgetown. In 2019, the City of Georgetown completed a Water Conservation Plan which outlines several objectives such as: reduce overall water consumption, reduce the loss or waste of water, improve the efficiency in the use of water, and document recycling and reuse efforts. In 2020, the City of Georgetown also has a cost-of-service water rate study completed. The new rate design is aimed at achieving Council's goals of equity and conservation. The new water rates went into effect January 1, 2021 with rates changing for wastewater and residential water customers.

QUALITY OF LIFE

The City Council's vision statement for the City is "Georgetown: A caring community honoring our past and innovating for the future". The Council and staff continue to strive to exceed in creating places and conditions that make the community a special place to live with a high quality of life, as well as a great place to visit.

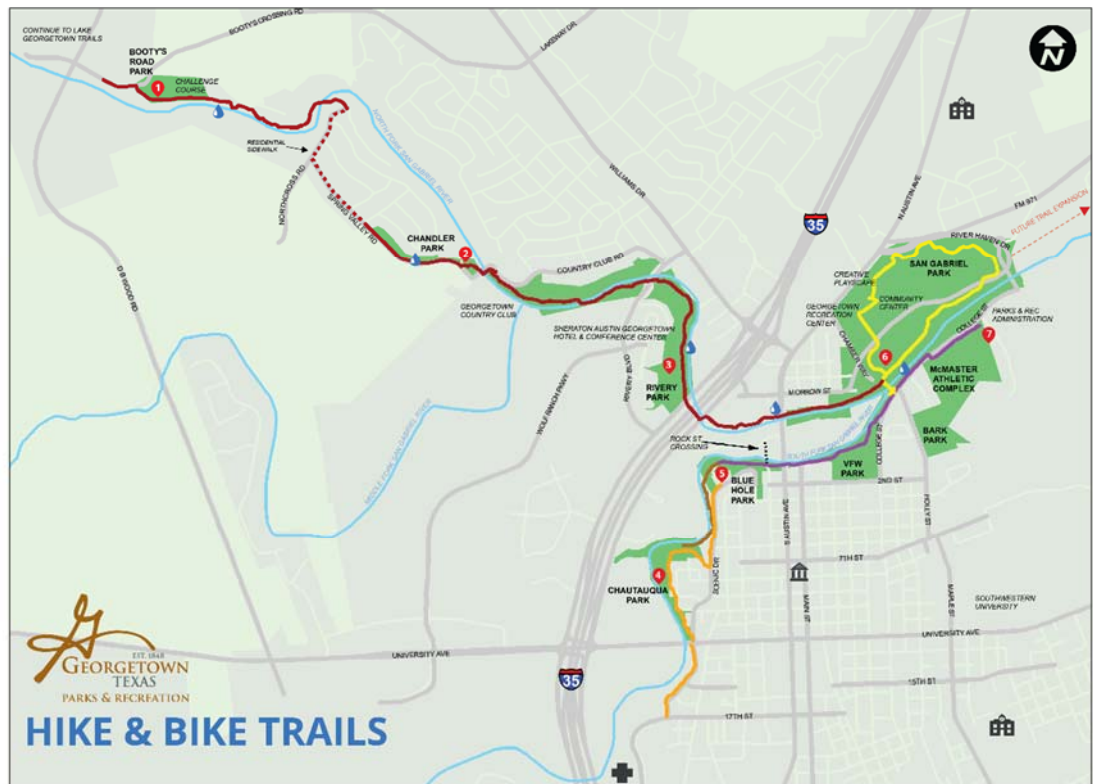
Public Safety. The Council continued its investments in quality of life for Georgetown residents through increasing resources towards public safety. A partnership with Emergency Services District #8 allows for city provided fire and emergency medical services in the ETJ. This partnership also provides a foundation for planning and placement of fire stations to ensure response times in future in both the City limits and the ETJ. The City completed the construction of Fire Station 6 and 7 in late 2020. Fire station 6 is at the western edge of the community, while fire station 7 is on the eastern edge of the City allowing for more efficient response times to all regions of the City. These partnerships and investments ensure that growth demands do not negatively impact high quality emergency response.

The Georgetown Police Department was awarded with the Texas Police Chiefs Association's Recognized Law Enforcement Agency award in May 2019. The department earned the award from the TPCA's Law Enforcement Recognition Program in May after a more than two-year application process that included a critical review of the agency's policies, procedures, facilities, and operations. Georgetown is only the 154th agency out of more than 2,700 agencies in the state to receive the recognition. The department will also be recognized at the TPCA annual conference in April 2020.



Award Winning Parks and Trail System. The City celebrated the grand opening of **Garey Park** on June 9, 2018. At 525-acres, Garey Park is one of the largest city parks in the state and is located along the South San Gabriel River at 6540 RM 2243. The donation of the 525 acres, along with \$5 million for park development by Jack and Cammy Garey for the park represents the largest donation in the City's history. The City completed construction of trails, equestrian areas, playground and splash pad, day use areas and a dog park, as well as the renovation of the former Garey home for an event destination through bonds approved by the voters in 2008.

The San Gabriel Park is designated a Lone Star Legacy Park by the Texas Recreation and Parks Society due to its historic prominence within the community and the state. 200-year-old oak trees grace the park along the river, which runs through the heart of downtown. A master plan to renovate the park was developed in 2016. Renovations to Phase II of San Gabriel Park were completed at the end of 2019. Improvements included additional pavilions, a new restroom, two new playgrounds, swings and a basketball court under College Street Bridge. In addition, lights were also added to the two sand volleyball courts and restoration was completed on the two additional springs along the San Gabriel River. Design for renovations to Phase III of San Gabriel Park will begin in FY 2022. Design elements planned include one large multi-use performance pavilion, splash pad plaza, three shade shelters, a new restroom building, and a lighted skate park. In addition, a new low water crossing at the convergence of the North and South San Gabriel rivers is planned to replace the current pedestrian bridge.





LONG RANGE PLANNING

Transportation Impact Fees.

The City of Georgetown is in the process of completing a transportation impact fee study. Transportation Impact Fees (TIF) are governed by Chapter 395 of the Texas Local Government Code (TLGC), and are a one-time fee on new development, or redevelopment that increases demand on the transportation system, to help pay for roadway capacity projects in the corporate limits of a municipality. A study must be completed to be compliant with TLGC Chapter 395, an Impact Fee Advisory Committee (IFAC) must be formed and give comments on the study and proposed fees, and council must hold public hearings on the study assumptions and fee and act on an ordinance, order or resolution to implement fees. Council is anticipated to take final action on an ordinance for the TIF at a 2nd reading on March 23, 2021.

Fees collected from the TIF must be spent on projects included in the Transportation Impact Fee Study's Capital Improvements Plan (CIP), and are limited to the city limits by state law (not applicable in the ETJ). The fees must also be collected and spent within Service Areas, which are defined in the study and limited to a 6-mile trip length by state law, for which Georgetown has nine (9) Service Areas. Two of the service areas, Downtown and Lake Georgetown, were determined to have \$0 fees in the study due to lack of auto capacity projects in those two areas of the City.

Mobility Bond.

The City of Georgetown has called a bond election for Tuesday, May 1, 2021. Voters will consider one bond proposition for various street and transportation infrastructure projects. The total amount of the bond proposition is \$90 million in new funding authorizations. If voters approve Proposition A, the City anticipates raising the property tax rate by 3 cents once the bonds are issued to cover the full cost of the projects. The average Georgetown resident could expect their annual property taxes to increase by \$83.40, based on the average homestead taxable value in 2020 of \$278,001. The City expects to start work on the projects within seven years, economic conditions permitting.

The anticipated 3-cent tax rate increase would generate an estimated \$120 million during the life of the bond, which is the total amount required to complete the projects. The additional \$30 million generated by the tax increase will fund the completion of related transportation projects from the 2008 and 2015 bonds that were approved by voters but never funded. The bond will also allocate \$10.45 million for sidewalks, bike lanes, intersections, and technology updates.

FINANCIAL PLANNING AND RISK MANAGEMENT

The City has initiated new practices to enhance its ability to plan for a sustainable future. Five-year debt and General Fund models were developed to enhance planning efforts and predict property tax rate impacts from capital improvements and increasing operational expenses. A land development fiscal impact model was created to objectively predict the costs of providing services and the related revenue increases for new development projects. Electric and Water five-year models were created to assist in rate development and inform the funding for growth related capital infrastructure investments. Each of these models will aid the staff and Council in sustainable decision making.

The City also completed a risk assessment for all city operations to understand its risk environment and the internal control structure over functional areas and processes to identify key risks and internal controls over those risks. A ranking of mitigation strategies and plans was completed to address areas for improvement and City management provides updates on mitigation actions to the City Council.

The implementation of an Enterprise Resource Planning system, Workday, is in progress with phase two of three as of October 1, 2020. Phase one automated many manual human resources processes to provide opportunities for the city to implement best management practices. Phase two implemented accounting, financial reporting, procurement and other best practices for financial management. The final phase for budget planning was being tested and implemented as of March 2021.



The City conducted several technology assessments and audits related to cybersecurity and has developed work plans to address sustainability of utility technology in the coming five year horizon, as well as protection of data. Homeland security audits have been conducted and cybersecurity training was conducted for all city employees.

The City has also done extensive work in mitigation and review of cybersecurity and utility technology over the last year. A back-up data center was successfully brought online in the Winter of FY 2020. The purpose of this data center is to act as a failover in the case of a failure at the City's primary data center. Failures could include physical destruction or damage to the primary datacenter by a man-made or natural disaster. Failures may also include some types of cyberattacks. In such a case, the back-up data center could be brought online and subsequently run 90 percent of the City's technology systems within a matter of hours. This includes all the City's mission critical data systems. The City had a third party conduct a HIPAA assessment that resulted in several recommendations that staff is working on to bolster HIPAA compliance including procedures and internal controls. The City has become a hybrid entity as a result.

The City engaged with Gartner Consulting to conduct an assessment and analysis of the City's Customer Information System (CIS), Advanced Metering Infrastructure (AMI) and Meter Data Management (MDM) systems. The objective was to evaluate the City's CIS business processes against the current CIS system, identify gaps or areas for opportunities, and explore alternative options to improve the City's CIS operations and supporting technologies. As well as to evaluate the business value provided by the AMI and MDM systems to enable the City to meet its smart meter information needs. Staff is completing a work plan with recommendations that came as a result of this assessment.

Financial Information. The City is responsible for establishing and maintaining internal controls designed to ensure that the assets of the City are protected from loss, theft or misuse and that adequate accounting data is compiled to allow for the preparation of financial statements in conformity with generally accepted accounting principles. Internal controls are designed to provide reasonable, but not absolute, assurance that these objectives are met. The concept of reasonable assurance recognizes that: (1) the cost of a control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits requires estimates and judgments by management.

The City's Finance Director, Assistant Director, and other key staff in the Finance Division design and maintain the internal control structure. These controls are under continual review by management, and under annual review by the independent auditors. During the year, the Finance Division performs internal audits on selected procedures and operations throughout the City organization. The selection of priorities and timing of audits are determined by the Finance Director, along with the City Manager.

Single Audit. As a recipient of federal and state financial assistance, the City is responsible for ensuring that adequate internal controls are in place to ensure compliance with applicable laws and regulations related to those programs. Internal controls are subject to periodic evaluation by management. The tests relating to the receipt of such funds are known as Single Audit testing. These tests are made to determine the adequacy of internal controls, including that portion related to federal financial assistance programs, as well as to determine that the City has complied with applicable laws and regulations. The compliance section is included in the final section of this document.

Budgetary Controls. The City maintains budgetary controls to ensure compliance with legal provisions embodied in the annual appropriated budget approved by the City Council. Activities of all funds are included in the annual appropriated budget. The level of budgetary control (that is, the level at which expenditures cannot legally exceed the appropriated amount) is established by division and department within an individual fund. The City also maintains an encumbrance accounting system as one technique of accomplishing budgetary control. Encumbered amounts are reserved at year-end and carried forward into the following year.

As demonstrated by the statements and schedules included in the financial section of this report, the City continues to meet its responsibility for sound financial management.



OTHER INFORMATION

Independent Audit. The City Charter requires an annual audit by independent certified public accountants. The accounting firm of Weaver and Tidwell, LLP was selected by the City Council. The goal of the independent audit is to provide reasonable assurance that the financial statements of the City for the fiscal year ended September 30, 2020, are free of material misstatement. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion and that the City's financial statements for the fiscal year ended September 30, 2020, are fairly presented in conformity with GAAP. The independent auditor's report on the basic financial statements and schedules are included in the financial section of this report.

Awards. The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City for its Comprehensive Annual Financial Report for the fiscal year that ended September 30, 2019. The Certificate of Achievement is the highest form of recognition for excellence in state and local government financial reporting. In order to be awarded a Certificate of Achievement, a government unit must publish an easily readable and efficiently organized Comprehensive Annual Financial Report, whose contents conform to program standards. Such Comprehensive Annual Financial Reports must satisfy both generally accepted accounting principles and applicable legal requirements. A Certificate of Achievement is valid for a period of one year. The City has received a Certificate of Achievement for thirty-three (33) consecutive years. We believe our current report continues to conform to the Certificate of Achievement program requirements, and we are submitting it to the GFOA.

We are also proud to report that the GFOA has presented the Distinguished Budget Presentation Award to the City of Georgetown for each of the past thirty (30) years.

Acknowledgments. The presentation of this report on a timely basis could not be accomplished without the efficient and dedicated services of the entire staff of the Finance Division. We would like to express our appreciation to all members of the division who assisted and contributed to its presentation. Special acknowledgment goes to the accounting and budget staff, for their dedication in preparing this report.

We would also like to thank the Mayor and City Council. The preparation of this report would not be possible without their leadership and support.

Sincerely,

David S. Morgan
City Manager

Laurie Brewer, CGFO
Assistant City Manager

Leigh Wallace, CGFO
Finance Director

Elaine Wilson, CGFO
Assistant Finance Director



Government Finance Officers Association

Certificate of
Achievement for
Excellence in
Financial Reporting

Presented to

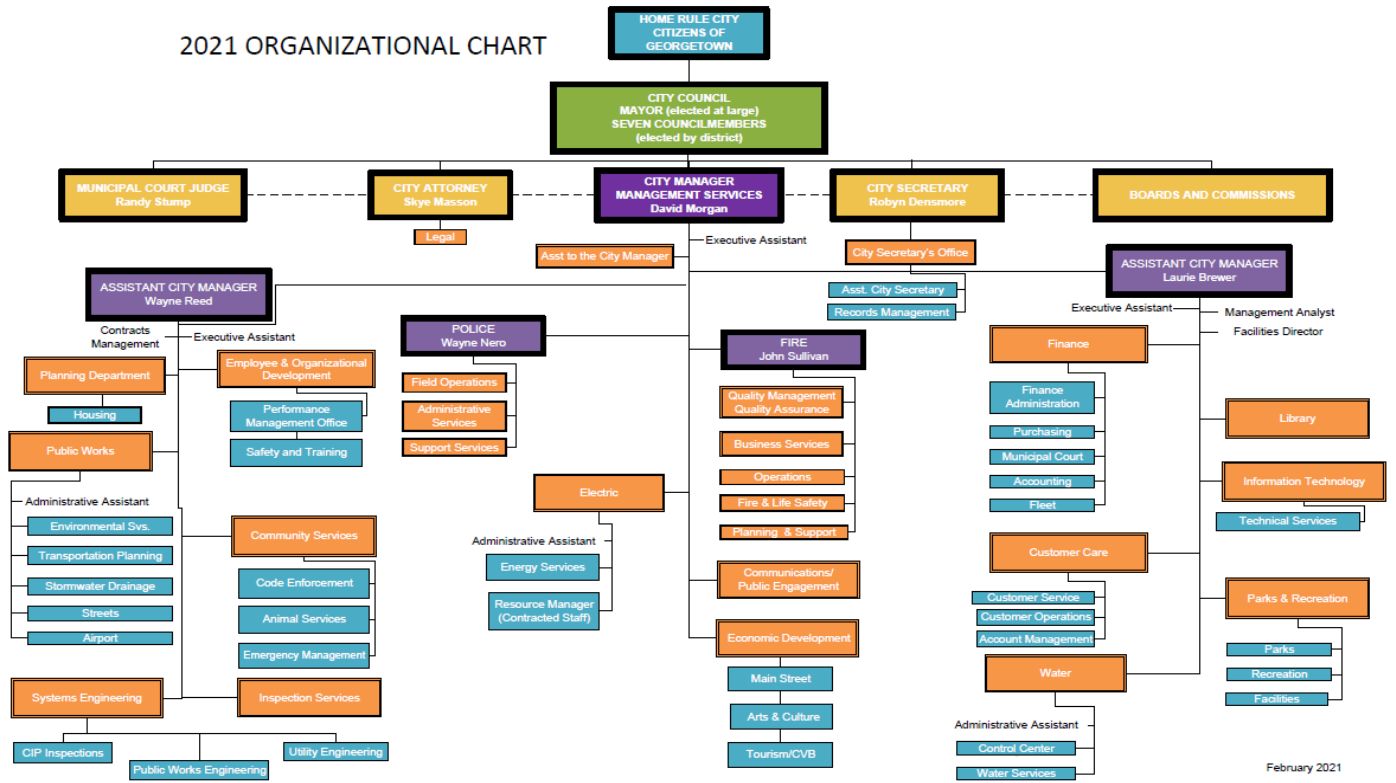
City of Georgetown Texas

For its Comprehensive Annual Financial
Report
For the Fiscal Year Ended September 30,
2019

Christopher P. Morill

Executive Director/CEO

2021 ORGANIZATIONAL CHART



February 2021

City Of Georgetown, Texas
Elected Officials and Administrative Officers
September 30, 2020

Elected Officials

| | |
|--|-----------------|
| Mayor | Josh Schroeder |
| City Council Member, District 1 | Mary Calixtro |
| City Council Member, District 2, | Shawn Hood |
| City Council Member, District 3 | Mike Triggs |
| City Council Member, District 4 | Steve Fought |
| City Council Member, District 5, Mayor Pro Tem | Kevin Pitts |
| City Council Member, District 6 | Rachael Jonrowe |
| City Council Member, District 7 | Tommy Gonzalez |

Appointed Officials

| | |
|-----------------------|----------------|
| City Manager | David Morgan |
| City Attorney | Skye Masson |
| City Secretary | Robyn Densmore |
| Municipal Court Judge | Randy Stump |

Other City Officials

| | |
|------------------------|---------------|
| Assistant City Manager | Laurie Brewer |
| Assistant City Manager | Wayne Reed |
| Finance Director | Leigh Wallace |
| Fire Chief | John Sullivan |
| Police Chief | Wayne Nero |



Georgetown is the northern most "gateway" to the gently rolling hills of Central Texas. While Georgetown offers the amenities and charm of a small community rooted in values of days gone by, it is strategically and centrally located in the middle of the four major metropolitan areas of Texas. Austin is 26 miles south, Dallas is three hours north, Houston is three hours southeast and San Antonio is just one-and-a-half hours south, placing Georgetown in a very advantageous position for cultural and economic development. Traveling to and from Georgetown is easy, as it is at the crossroads of IH-35 going north/south and State Highway 29 going east/west. Access to Georgetown via the Austin-Bergstrom International Airport was made much easier with the opening of State Highway 130, the toll road from Georgetown to San Antonio that parallels IH-35.



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Financial Section



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Independent Auditor's Report

To the Honorable Mayor and
Members of the City Council
City of Georgetown, Texas

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Georgetown, Texas (the City), as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

The Honorable Mayor and
Members of the City Council
City of Georgetown, Texas

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City, as of September 30, 2020, and the respective changes in financial position and, where applicable, cash flows thereof, and the respective budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, Texas Municipal Retirement System pension schedules, Other Post-employment Benefits schedules, and Modified Approach for Street Infrastructure Capital Assets as listed in the table of contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The introductory section, combining and individual major and nonmajor fund financial statements and schedules, statistical section, and schedule of expenditures of federal awards, as required by the audit requirements of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining and individual major and nonmajor fund financial statements and schedules and the schedule of expenditures of federal awards are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual major and nonmajor fund financial statements and schedules and the schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The introductory and statistical sections listed in the table of contents have not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on them.

The Honorable Mayor and
Members of the City Council
City of Georgetown, Texas

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 31, 2021 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Weaver and Tidwell, L.L.P.

WEAVER AND TIDWELL, L.L.P.

Austin, Texas
March 31, 2021



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**CITY OF GEORGETOWN, TEXAS
MANAGEMENT'S DISCUSSION AND ANALYSIS
OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS**

The following discussion and analysis of the City of Georgetown financial performance provides an overview of the City's financial activities for the fiscal year ended September 30, 2020. Please read it in conjunction with the transmittal letter at the front of this report and the City's financial statements, which follow this section.

FINANCIAL HIGHLIGHTS

General Fund

- At the end of the current fiscal year, the fund balance of the General Fund was \$21,196,610 or 46.7% higher than FY 2019 fund balance. The fund had \$11.8 million of committed fund balance, \$245 thousand of nonspendable fund balance and \$9.2 million of unassigned fund balance. Revenues were \$2,904,742 more than the original budget estimates.
- General Fund revenues increased \$6.2 million, an increase of 9.8% over FY 2019. This increase is due to greater revenues from growth in sales tax, licenses and permits, other charges for services, environmental services rates and increased ad valorem taxes. While overall charges for services increased, Parks & Recreation and Library service fees were dramatically down for the year due to facility and program closures due to COVID-19.
- General Fund expenditures increased by \$3.1 million, an increase of 4.5 % over FY 2019. This increase was due to city-wide salary increases for merit and market adjustments that went into effect January 2020, increased environmental services costs, increased costs of public safety personnel. Expenditures in Parks & Recreation and the Library were also down significantly this year due to facility and program closures due to COVID-19.

Governmental Activities

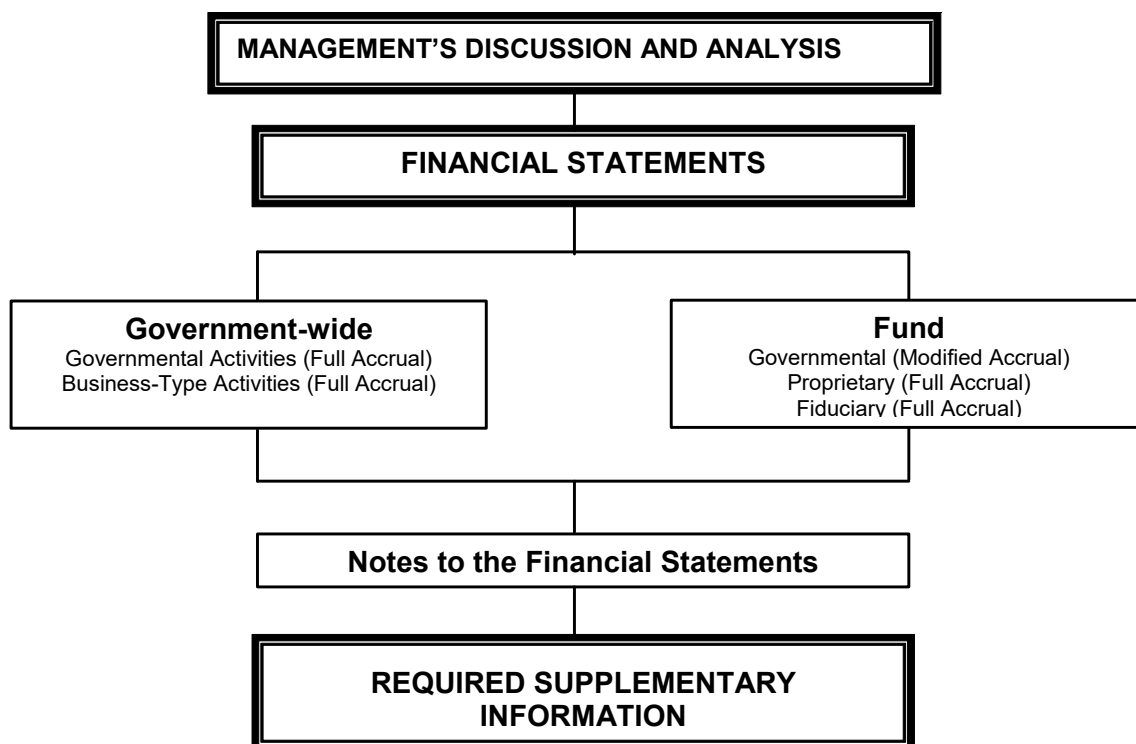
- On a government-wide basis for governmental activities, the City had expenses net of program revenue of \$59.4 million. General revenues and transfers totaled \$85.9 million, resulting in an increase in net position of \$26.4 million.
- As of September 30, 2020, the City's governmental activities reported combined ending net position balances of \$387.1 million. The largest element of this balance is the value of the City's investment in capital assets, which totaled \$334.8 million. Capital assets include the value of streets, parks and facilities, net of related debt.
- During fiscal year ended September 30, 2020, the City issued approximately \$9,080,000 in General Obligation and \$11,210,000 Certificates of Obligation bonds for entity-wide purposes. The debt issue included \$11,300,000 for roads, \$4,216,000 for Public Safety Vehicles and Facilities, \$550,000 for the Fuel Station Improvements, \$1,000,000 for Sidewalk Improvements and \$2,000,000 for Traffic Signal and Intersection Improvements. The City's general obligation debt is rated AA+ by Standard & Poor's as of September 30, 2020.

Business-Type Activities

- The net position of the City's business-type activities had a current year increase of \$84.9 million. The current year increase is due to the continued growth of the customer base of the utility systems. The City also received \$31.9 million of infrastructure assets contributed by developers for commercial projects and residential subdivisions.
- The City's Certificate of Obligation debt issue included \$655,000 for the Stormwater Utility. The City also issued \$14,430,000 in Utility Revenue bonds and \$6,225,000 in Utility System Revenue Refunding bonds in FY20. The City's Standard & Poor's rating is AA- on the utility system revenue debt as of September 30, 2020.

Entity-Wide

- The City's total net position on a government-wide basis was \$983.1 million at September 30, 2020, an increase of 12.8% over September 30, 2019. Most of this balance is invested in capital assets or restricted for specific purposes.



- The City received \$68.3 million of grants and other capital contributions in FY 2020.

USING THE FINANCIAL SECTION OF THIS COMPREHENSIVE ANNUAL FINANCIAL REPORT

This Comprehensive Annual Financial Report consists of three sections: introductory, financial and statistical. As illustrated in the following chart, the financial section of this report has three components: management's discussion and analysis (this section), the basic financial statements, and required supplementary information.

Components of the Financial Section**BASIC FINANCIAL STATEMENTS****GOVERNMENT-WIDE FINANCIAL STATEMENTS**

The government-wide financial statements report information about the City as a whole, using accounting methods similar to those used by private-sector companies. The statement of net position includes all of the government's assets and liabilities. The statement of activities accounts for all of the current year's revenues and expenses. Both are reported in full accrual basis of accounting meaning recognizing events during accounting period, regardless of when cash is received or paid.

The two government-wide statements report the City's net position and how it has changed. Net position, which is the difference between the City's assets and deferred outflows and liabilities and deferred inflows, are one way to measure the financial health of the City. Over time, increases or decreases in the City's net

position is an indicator of whether its financial health is improving or deteriorating. To assess the overall health of the City, one needs to consider other non-financial factors such as changes in the City's property tax base and condition of the City's infrastructure.

The government-wide financial statements of the City are divided into two categories:

Governmental Activities – Most of the City's basic services are included here, such as police, fire and other public safety services, parks and recreation, public library, street maintenance, environmental services, and general administration. Property and sales taxes, return on investment from the City's utility services, and charges for services finance most of these activities.

Business-type Activities – The City's Water Services Fund, which includes water, wastewater and irrigation services, as well as its Electric utility, are reported here. Stormwater Drainage and the City's Airport are also reported in these activities. Rates and fees charged to customers fund the costs of providing these services.

FUND FINANCIAL STATEMENTS

The fund financial statements provide more detailed information about the City's most significant funds and will be more familiar to traditional users of government financial statements. The focus is now on major funds rather than fund types.

The City has three types of funds:

Governmental Funds – General Fund, Special Revenue Funds, Capital Projects Funds and the Debt Service Fund are governmental funds, which focus on:

- (1) How cash and other financial assets can readily be converted to cash flow (in and out), and
- (2) Year-end balances readily available for spending.

Consequently, the governmental funds statements provide a short-term view that helps determine whether there are greater or fewer financial resources that can be spent in the near future to finance the City's programs. Because this information does not encompass the additional long-term focus of the government-wide statements, additional information is provided with the governmental fund financial statements that explain the reconciliation between the fund statements and the government-wide statements.

Proprietary Funds – Services for which the City collects fees and rates intended to fully recover the cost of providing the service are reported in proprietary funds. Two types of proprietary funds are allowed in governmental accounting: enterprise funds and internal service funds. These funds, similar to government-wide statements, provide both long-term and short-term financial information.

The City's enterprise funds are substantially the same as its business-type activities, but the fund financial statements provide more detail and additional information, such as cash flows. The City uses enterprise funds to account for its electric, water services, airport, and stormwater drainage activities. The City uses internal service funds to report activities that provide supplies and services for the City's other programs, activities and funds. The City's internal service funds are used in providing facility maintenance, fleet services, joint services (providing administrative functions to the other funds), as well as information technology services and self-funded health insurance.

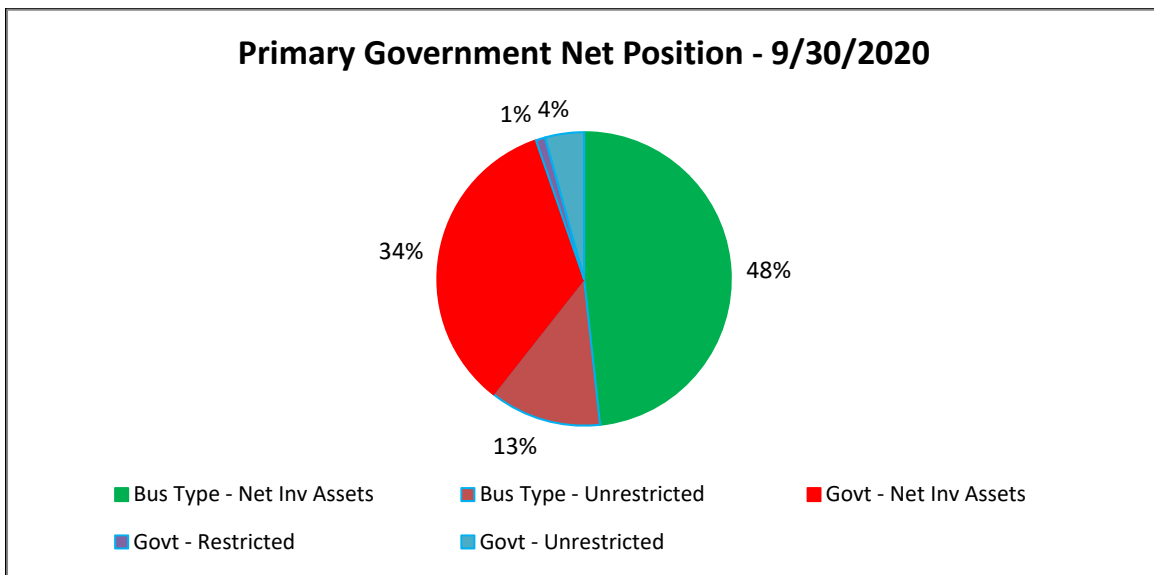
Fiduciary Funds – The City is trustee, or fiduciary, for certain amounts held on behalf of others, and for certain pass-through arrangements. The City is responsible for ensuring that the assets reported in these funds are used for their intended purposes. The City's fiduciary activities are reported in a separate statement of fiduciary net position. Assets for assessment collections for the City's public improvement districts and pass-through lease agreements for Texas Capital Fund projects are held in fiduciary funds. These fiduciary activities are excluded from the City's government-wide financial statements because the City cannot use these assets to finance its operations.

FINANCIAL ANALYSIS OF THE CITY AS A WHOLE

Statement of Net Position:

The following table reflects the condensed Statement of Net Position:

| (Dollars in thousands) | Governmental Activities | | Business-Type Activities | | Total Primary Government | |
|----------------------------------|-------------------------|-------------------|--------------------------|-------------------|--------------------------|-------------------|
| | 2020 | 2019 | 2020 | 2019 | 2020 | 2019 |
| Current and other assets | \$ 147,474 | \$ 131,079 | \$ 181,143 | \$ 123,728 | \$ 328,617 | \$ 254,807 |
| Capital assets | 508,832 | 491,087 | 548,599 | 512,744 | 1,057,431 | 1,003,831 |
| Total assets | 656,306 | 622,166 | 729,742 | 636,472 | 1,386,048 | 1,258,638 |
| Deferred outflows | 12,814 | 14,994 | 3,272 | 4,362 | 16,086 | 19,356 |
| Long-term liabilities | 252,451 | 253,366 | 116,753 | 111,628 | 369,204 | 364,994 |
| Other liabilities | 19,371 | 19,069 | 17,921 | 17,148 | 37,292 | 36,217 |
| Total liabilities | 271,822 | 272,435 | 134,674 | 128,776 | 406,496 | 401,211 |
| Deferred inflows | 10,132 | 4,012 | 2,355 | 1,037 | 12,487 | 5,049 |
| Net investment in capital assets | 334,866 | 314,794 | 474,483 | 421,399 | 809,349 | 736,193 |
| Restricted | 10,218 | 5,992 | - | - | 10,218 | 5,992 |
| Unrestricted | 42,054 | 39,926 | 121,502 | 89,622 | 163,556 | 129,548 |
| Total net position | \$ 387,138 | \$ 360,712 | \$ 595,985 | \$ 511,021 | \$ 983,123 | \$ 871,733 |



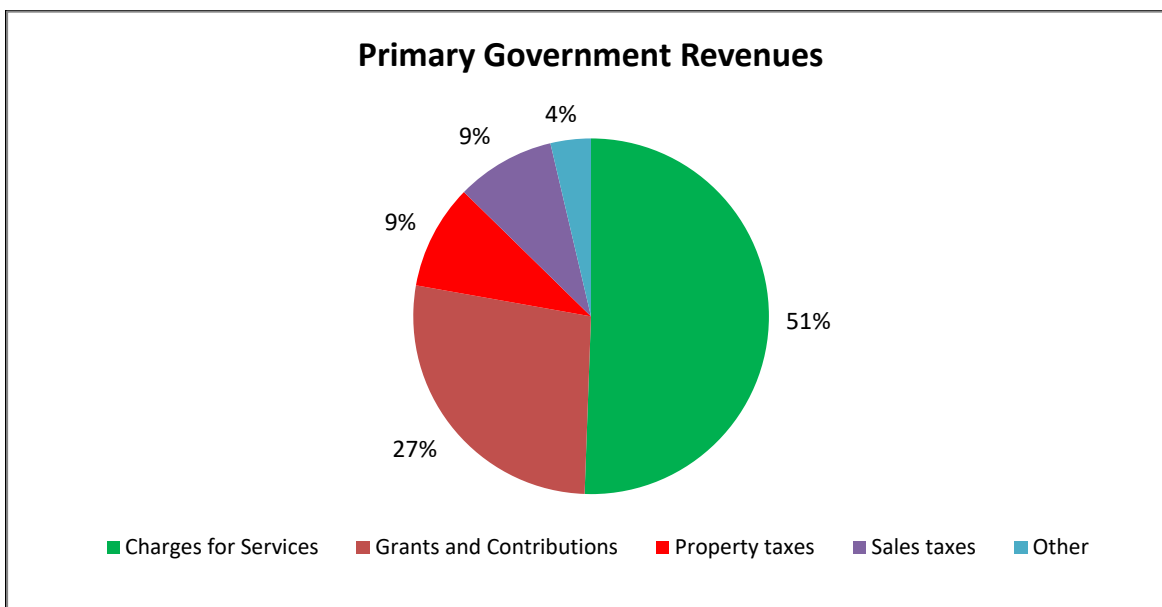
CITY OF GEORGETOWN, TEXAS

MD&A

| (Dollars in thousands) | Governmental Activities | | Business-Type Activities | | Total Primary Government | |
|---|-------------------------|-------------------|--------------------------|-------------------|--------------------------|-------------------|
| | 2020 | 2019 | 2020 | 2019 | 2020 | 2019 |
| Revenues | | | | | | |
| Program revenues | | | | | | |
| Charges for services | \$ 22,076 | \$ 25,410 | \$ 184,575 | \$ 159,024 | \$ 206,651 | \$ 184,434 |
| Operating grants and contributions | 5,900 | 225 | 133 | - | 6,033 | 225 |
| Capital grants and contributions | 11,143 | 9,890 | 51,191 | 31,950 | 62,334 | 41,840 |
| General revenues | | | | | | |
| Property taxes | 33,731 | 30,784 | - | - | 33,731 | 30,784 |
| Sales taxes | 31,845 | 27,647 | - | - | 31,845 | 27,647 |
| Other taxes | 1,385 | 1,834 | - | - | 1,385 | 1,834 |
| Franchise taxes | 5,883 | 5,646 | - | - | 5,883 | 5,646 |
| Interest | 1,515 | 2,688 | 1,558 | 2,251 | 3,073 | 4,939 |
| Other | 2,634 | 2,632 | - | - | 2,634 | 2,632 |
| Total revenues | 116,112 | 106,756 | 237,457 | 193,225 | 353,569 | 299,981 |
| Expenses | | | | | | |
| Culture/recreation | 15,597 | 13,873 | - | - | 15,597 | 13,873 |
| Development | 4,293 | 3,466 | - | - | 4,293 | 3,466 |
| Fire | 24,265 | 19,530 | - | - | 24,265 | 19,530 |
| General government | 6,844 | 5,684 | - | - | 6,844 | 5,684 |
| Interest on long-term debt | 7,307 | 7,095 | - | - | 7,307 | 7,095 |
| Police | 21,711 | 17,528 | - | - | 21,711 | 17,528 |
| Streets | 7,924 | 9,651 | - | - | 7,924 | 9,651 |
| Environmental services | 10,686 | 8,358 | - | - | 10,686 | 8,358 |
| Electric | - | - | 79,180 | 81,229 | 79,180 | 81,229 |
| Water services | - | - | 56,355 | 45,507 | 56,355 | 45,507 |
| Airport | - | - | 3,964 | 4,306 | 3,964 | 4,306 |
| Stormwater | - | - | 4,052 | 3,723 | 4,052 | 3,723 |
| Total expenses | 98,627 | 85,185 | 143,551 | 134,765 | 242,178 | 219,950 |
| Change in net position before transfers | 17,485 | 21,571 | 93,906 | 58,460 | 111,391 | 80,031 |
| Transfers | 8,942 | 7,607 | (8,942) | (7,607) | - | - |
| Change in net position | 26,427 | 29,178 | 84,964 | 50,853 | 111,391 | 80,031 |
| Net position - beginning | 360,712 | 331,534 | 511,021 | 460,168 | 871,733 | 791,702 |
| Net position - ending | \$ 387,139 | \$ 360,712 | \$ 595,985 | \$ 511,021 | \$ 983,124 | \$ 871,733 |

The City's combined net position increased by \$111.4 million to \$983.1 million from \$871.7 million in FY 2019.

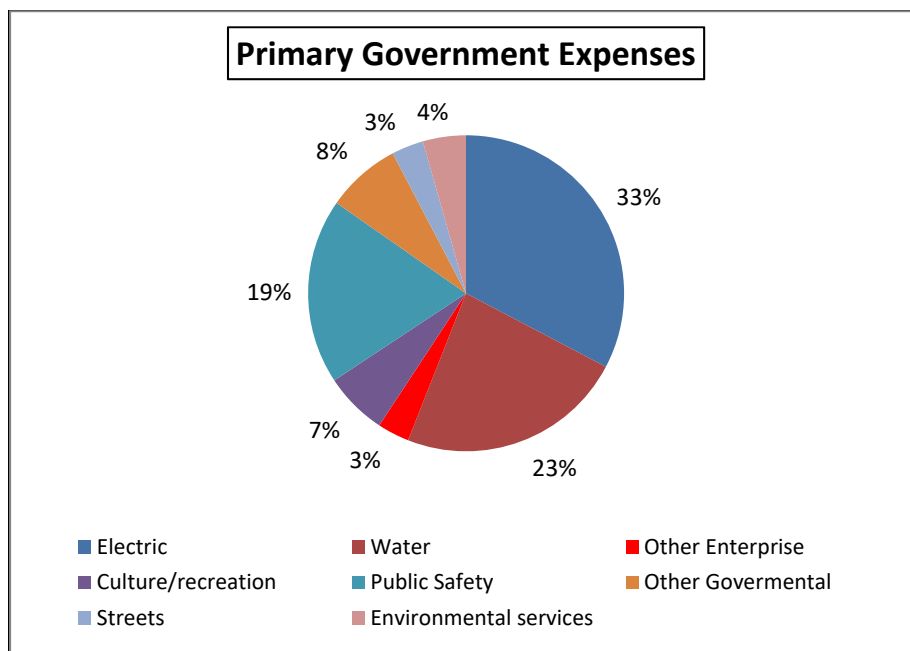
- Net position of Governmental Activities was \$387.1 million. Most of these assets are invested in capital assets or restricted for particular purposes, such as \$2.1 million debt service or capital projects.
- The City's unrestricted net position for governmental activities, which can be used to finance day-to-day operations, totaled \$42 million.
- Net position invested in capital assets net of related debt for governmental activities increased \$20 million, primarily due to developer contributed capital and additions to capital assets.
- Current year net position for business-type activities increased by \$84.9 million, due to the growth in the customer base, developer contributed capital, and capital assets.
- During 2020, the City invested \$53 million towards improving and expansion of utility infrastructure, compared to \$46.9 million in 2019.



REVENUES

- **Program revenues** are derived from the program itself and reduce the cost of the function to the City. Total program revenues for both governmental and business-type activities are described below.
- **Governmental activities program revenue** for the fiscal year ended September 30, 2020 was \$39.1 million. The *Charges for Services* category represents receipts primarily from environmental services, development and building inspection fees, parks fees, fire billing for services and court fines. Charges for services totaled \$22.1 million in FY 2020, or 13% decrease over prior year revenues as a result of the COVID-19 pandemic. Other governmental program revenues included *operating and capital grants and contributions* for parks, fire and police programs, and streets. Capital grants and contributions totaled \$10.1 million compared to \$17 million last fiscal year.
- **Business-type activities program revenue** totaled \$235.8 million, a 23% increase over prior year. Capital grants and contributions were \$19.3 million higher than the prior year due primarily to increase in developer contributions. *Charges for Services*, which represent receipts from utility customers for electric, water, and wastewater, increased \$25.5 million. Electric charges for service increased 10% due to customer growth and rate increases. Other program revenues include airport fuel sales, hangar rentals and stormwater drainage fees.
- **General revenues** are revenues from taxes levied on behalf of the general government and other revenues used for general government activities not specific to a program or service. These revenues and notable changes are described below.
 - *Property taxes* totaled \$33.7 million. Included in these taxes are real and personal property levies which are assessed October 1, and payable before the following January 31.
 - Certified assessed valuations in FY 2020 increased 11%. The total growth in assessed valuations is \$861 million compared to FY 2019 certified assessed valuations.
 - The ad valorem tax rate for fiscal year 2020 was \$0.420 per \$100 of assessed valuation. There is no change from the prior year's rate of \$0.420. The adopted tax rate is 1.63% above the 2020 effective rate.

- *Sales taxes*, the City's second largest source of general revenue, totaled \$31.8 million for fiscal year 2020, which was an increase of 15.2% compared to the prior year. This increase is primarily driven by the continued economic growth in retail, food, and information sectors. Sales tax revenues represented 27.4% of the general government revenue total in 2020, excluding the return-on-investment transfers from the utility funds.
- Hotel/motel taxes totaled \$985 thousand compared to \$1.39 million in FY 2019 and are included in *other taxes*. This decrease is the result of the COVID-19 pandemic's effects on the travel industry.



EXPENSES

- **Expenses for governmental activities** totaled \$98.6 million, versus \$85.1 million in FY 2019. Total expenses increased by \$13.5 million compared to the prior year. Salary increases implemented during the fiscal year included step increases for public safety as well as merit and market increases for non-public safety employees effective January 2020. Other explanations for the changes are noted below.
 - Public Safety increased 24% due to additional positions added in the Fire, EMS and Police departments.
 - Environmental services increased 27.8% due to growth and increased costs in solid waste collection and recycling services.
 - Overall IT service allocations increased across departments due to new software applications and second year of change in allocation model to build cash reserve for future equipment replacement.
- **Expenses for business-type activities** totaled \$143.4 million, a 6.5% increase over the prior year, which provided electric, water, and wastewater services for customers, as well as airport and stormwater drainage programs. Salary increases implemented during the fiscal year included merit and market increases for employees effective January 2020. Notable explanations for the changes are explained below.
 - Electric decreased 2.6%. The decrease in expenses for electric is the result of improved power portfolio.
 - Water services increased 23.8%. The increase can be attributed to growth and increased utility contract costs and capital improvements.

- The 8% decrease at the Airport is related to the fluctuations in the price of fuel compared to FY 2019.
- Overall IT service allocations increased across departments due to new software applications and second year of change in allocation model to build cash reserve for future equipment replacement.

FINANCIAL ANALYSIS OF THE CITY'S FUNDS

Governmental Funds: The City's fund balance is the accumulated difference between assets and liabilities within **governmental funds**, and it allows the City to meet its contractual obligations, fund disaster or emergency costs, provide cash flow for timing purposes and fund non-recurring expenses appropriated by City Council.

For the fiscal year ended September 30, 2020, the City's governmental funds reflect a combined fund balance of \$107.5 million.

The General Fund had a fund balance of \$21.1 million for FY 2020, an increase of approximately \$6.7 million over FY 2019. According to the Fiscal and Budgetary Policy of the City, the use of excess fund balance is limited to non-recurring one time only expenses. Excess funds are transferred to the Council Special Revenue fund for future designation.

General Capital Project Fund had a fund balance of \$38.3 million for FY 2020 compared to \$43 million for FY 2019. This balance is primarily due to the nature of multi-year capital projects that will roll forward and is not available.

Non-major governmental funds include an increase in fund balance of approximately \$2.2 million due to the funding and timing of street improvement projects in the Sales Tax Maintenance Fund, and increased development fees and developer contributions, while hotel/motel receipts decreased due to the COVID-19 pandemic. Continued growth of sales tax receipts occurred while street maintenance expenditures were delayed due to the COVID-19 pandemic.

Georgetown Transportation Enhancement Corporation (GTEC), the City's blended component unit had a 43.3% increase in fund balance due to the timing of capital improvement projects. GTEC contributed \$.4 million in transportation improvements to facilitate economic development in 2020, which was a decrease from prior year due to some projects being delayed due to the COVID-19 pandemic.

Business-type Activities: The City's **proprietary fund** statements provide the same type of information found in government-wide financial statements, but in more detail.

Total unrestricted net position as of September 30, 2020 totaled \$121.5 million, which included \$10.8 million for Electric, \$105.8 million for Water and \$4.7 million for all other Non-Major funds. The change in net position for FY 2020 was \$84.9 million resulting primarily from continued growth in the City's utility systems, tiered rate blocks for commercial water customers and development funded capital improvements.

GENERAL FUND BUDGETARY HIGHLIGHTS

The original and final budget of the General Fund changed due to a budget amendment for increased sales tax collections and transfers in from the Council Discretionary fund. The variance between the actual ending fund balance at September 30, 2020 of \$21.1 million and the final budgetary fund balance of \$13.2 million is attributed to higher than expected sales tax, increases in licenses and permits, increase in interest income and lower expenditures. Expenditures were less than budgeted primarily due to the reduction of various programs and other expenditures due to COVID-19 pandemic.

CAPITAL ASSETS

The City's governmental activities (including the internal service funds) had invested \$508 million in a variety of capital assets and infrastructure. The City has \$549 million invested in its business-type activities capital assets. The detail is reflected in the following schedule:

| (Dollars in thousands) | Governmental Activities | | Business-Type Activities | | Total Primary Government | |
|---------------------------------|-------------------------|------------|--------------------------|------------|--------------------------|--------------|
| | 2020 | 2019 | 2020 | 2019 | 2020 | 2019 |
| Land | \$ 21,773 | \$ 21,773 | \$ 2,836 | \$ 2,784 | \$ 24,609 | \$ 24,557 |
| Land rights | 20,939 | 20,939 | 1,723 | 1,723 | 22,662 | 22,662 |
| Buildings | 96,908 | 96,727 | 13,492 | 13,492 | 110,400 | 110,219 |
| Furniture, machinery, and equip | 27,178 | 26,002 | 3,677 | 3,598 | 30,855 | 29,600 |
| Vehicles | 37,744 | 33,480 | 74 | 74 | 37,818 | 33,554 |
| Streets | 290,706 | 278,204 | - | - | 290,706 | 278,204 |
| Distribution system | 2,329 | 1,547 | 706,385 | 658,765 | 708,714 | 660,312 |
| Bridges | 7,777 | 7,777 | - | - | 7,777 | 7,777 |
| Improvements | 65,212 | 53,409 | 6,232 | 6,232 | 71,444 | 59,641 |
| Construction in progress | 36,052 | 28,057 | 21,210 | 9,743 | 57,262 | 37,800 |
| Accumulated depreciation | (97,786) | (76,828) | (207,030) | (183,667) | (304,816) | (260,495) |
| Total capital assets | \$ 508,832 | \$ 491,087 | \$ 548,599 | \$ 512,744 | \$1,057,431 | \$ 1,003,831 |

The City prepared a complete inventory of street infrastructure assets in 2003 and 2004 and assigned a value to the inventory based upon the age of the street and construction indexes. This established a base line for inventory reporting under the modified approach for GASB 34 reporting.

The Council adopted a financial policy that establishes an average condition level of 85 to maintain the streets in "good" condition. The Pavement Condition Index (PCI) is a measurement scale for pavement condition, ranging from zero (poor) to 100 for pavement in perfect condition. The PCI for fiscal years 2005-2007 was 91, 2008-2010 was 93, 87.7 in 2011-2013, 2014-2017 was 87.3 and for 2018-20 was 85.5. This decrease can be attributed to recently annexed areas with streets needing improvements. This assessment is conducted every three years with the next assessment to be done in 2021.

The City budgets approximately \$1.2 million annually of General Fund revenues for on-going street maintenance projects, along with the staff and maintenance costs of the street department. In addition, the City also budgets \$3.1 million of funds received in dedicated 1/4 cent sales tax for street maintenance. The maintenance funds are allocated among various projects identified by the analysis to ensure funds are spent where needed to maintain the PCI adopted by Council. Street maintenance total for FY20 was \$4.9 million.

Utility infrastructure maintenance is budgeted within the utility funds. For fiscal year 2019, funding for electric and water services infrastructure maintenance was approximately \$4.3 million.

CITY OF GEORGETOWN, TEXAS

MD&A

Major capital assets added in FY 2020 are noted below:

- General Capital Projects:
 - Construction in process projects \$31,870,930
 - San Gabriel Park
 - Fire Stations #6 & #7
 - ERP Project
 - Northwest Blvd Bridge
 - Old Town Northeast
 - Austin Avenue Bridge
 - Transfer Station
 - Southwestern Boulevard
 - Southeast Inner Loop
 - Leander Rd (Norwood-SW Bypass)
 - DB Wood (SH29 to OakRidge)
 - Downtown Landscaping & Public Art
 - SW Bypass – Wolf Ranch Extension
 - San Gabriel Park Improvements \$7,381,349
 - Katy Crossing Trail \$483,942
 - Austin Avenue (SH29-FM2243) \$508,350
 - Downtown Parking Expansion \$638,942
 - Shell Rd Sidewalk \$203,755
- Utility Infrastructure and Capital Projects:
 - Electric distribution system expansion (including developers) \$4,900,954
 - Water and Wastewater \$31,097,636

For more detailed notes about the City's capital assets, please see Note 5 to the financial statements.

OUTSTANDING DEBT

| (Dollars in thousands) | Governmental Activities | | Business-type Activities | | Total Primary Government | |
|------------------------------------|-------------------------|-------------------|--------------------------|-------------------|--------------------------|-------------------|
| | 2020 | 2019 | 2020 | 2019 | 2020 | 2019 |
| General obligation bonds | \$ 210,844 | \$ 204,223 | \$ 12,066 | \$ 12,337 | \$ 222,910 | \$ 216,560 |
| Sales tax revenue bonds | 4,960 | 5,555 | - | - | 4,960 | 5,555 |
| Revenue bonds | - | - | 95,585 | 87,295 | 95,585 | 87,295 |
| Premiums | 10,346 | 11,176 | 4,379 | 4,778 | 14,725 | 15,954 |
| Compensated absences payable | 6,988 | 6,364 | 1,173 | 1,178 | 8,161 | 7,542 |
| Net pension liability | 15,129 | 22,723 | 3,549 | 6,040 | 18,678 | 28,763 |
| Other post-employment benefits | 4,183 | 3,325 | - | - | 4,183 | 3,325 |
| Total long-term liabilities | \$ 252,450 | \$ 253,366 | \$ 116,752 | \$ 111,628 | \$ 369,202 | \$ 364,994 |

- As of September 30, 2020, the City had a total of \$223 million in general obligation debt outstanding. This represents a 2.9% increase over prior year. This increase reflects \$9,080,000 of 2020 General Obligation bonds and \$11,210,000 of 2020 Certificates of Obligation issued in May 2020.
- The state limits the legal amount of tax levy available for general obligation debt service to \$1.50 per \$100 valuation. The City's 2020 debt levy equaled \$0.22453 per \$100 assessed valuation, or 14.97% of the maximum allowed.

- Other long-term debts included are compensated absence payable, net pension obligation, and other post-employment benefits. These experienced a decrease over FY 2019 of \$8.6 million due to changes in actuarial estimates of the net pension liability at September 30, 2019. A detailed analysis of the City's other long-term debt liabilities are located in Note 6.A., Note 7 and Note 8.
- In May 2020, the City issued \$11.21 million in Combination Tax and Revenue Certificates of Obligation and \$9.08 million in General Obligation bonds for Public Safety Equipment & Vehicles, Sidewalks, Traffic Signal and Intersection Improvements, Fuel Station improvements, and Stormwater equipment and projects.
- A detailed analysis of the City's long-term debt is located in Note 6 to the financial statements.

ECONOMIC FACTORS

During FY 2020, the City continued to see some improvements in the local and regional economy despite the COVID-19 pandemic. Total sales tax receipts grew to \$31.8 million, or by 15.2% over 2019. The growth in residential and commercial development continued in FY 2020, while unemployment increased to 6.7% in 2020 from 2.4% in 2019. The residential growth in the City's utility service area, which includes both the city limits and the City's extra territorial jurisdiction (ETJ), continued at a steady 5% growth rate.

The adopted FY 2021 budget assumes continued modest growth in new property of approximately \$461 million and an adopted tax rate of \$0.418 per \$100 valuation. Sales taxes are projected conservatively since the state's overall trend has slowed down due to the pandemic. A modest growth trend is also anticipated in the City's utility funds.

DISCRETELY PRESENTED COMPONENT UNIT

The Georgetown Economic Development Corporation (GEDCO) has been included in the reporting entity as a discretely presented component unit since it provides benefits to other entities aside from the City. Separate audited financial statements are not issued for GEDCO.

CONTACTING THE CITY'S FINANCIAL MANAGEMENT

This report is designed to provide City Council, citizens, customers, bond rating agencies, investors and creditors with a general overview of the City's finances. If you have questions about this report or need additional financial information, contact:

Finance Division
City of Georgetown
808 Martin Luther King St
Georgetown, Texas 78626
(512) 930-6534
www.georgetown.org
finance@georgetown.org



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Basic Financial Statements

City of Georgetown, Texas
Statement of Net Position
September 30, 2020

| | Primary Government | | | Component Unit |
|---|-------------------------|--------------------------|-----------------------|---|
| | Governmental Activities | Business-type Activities | Total | Georgetown Economic Development Corporation |
| ASSETS | | | | |
| Cash and cash equivalents | 35,142,568 | 59,067,573 | \$ 94,210,141 | \$ 971,029 |
| Cash and cash equivalents - restricted | - | - | - | - |
| Investments | 95,054,500 | 53,294,913 | 148,349,413 | 7,782,214 |
| Investments - restricted | - | 33,006,748 | 33,006,748 | - |
| Prepaid items | 401,733 | 7,192,779 | 7,594,512 | - |
| Accounts receivable | | | | |
| Services (net of allowance for uncollectibles) | 1,661,654 | 23,047,556 | 24,709,210 | - |
| Taxes and other | 11,734,952 | 2,061,313 | 13,796,265 | 370,626 |
| Internal balances | - | - | - | - |
| Inventories | 611,835 | 2,729,317 | 3,341,152 | - |
| Long-term note receivable | 2,839,635 | 588,806 | 3,428,441 | - |
| Capital assets | | | | |
| Land | 21,772,554 | 2,835,683 | 24,608,237 | - |
| Land rights | 20,938,510 | 1,723,151 | 22,661,661 | - |
| Buildings | 96,908,069 | 13,492,399 | 110,400,468 | - |
| Furniture, machinery, and equipment | 27,178,313 | 3,677,119 | 30,855,432 | - |
| Vehicles | 37,743,709 | 74,230 | 37,817,939 | - |
| Streets | 290,705,767 | - | 290,705,767 | - |
| Distribution system | 2,329,890 | 706,384,574 | 708,714,464 | - |
| Bridges | 7,777,022 | - | 7,777,022 | - |
| Improvements | 65,212,549 | 6,231,935 | 71,444,484 | 139,740 |
| Construction in progress | 36,052,018 | 21,209,766 | 57,261,784 | - |
| Accumulated depreciation | (97,786,253) | (207,029,938) | (304,816,191) | - |
| Total assets | 656,279,025 | 729,587,924 | 1,385,866,949 | 9,263,609 |
| DEFERRED OUTFLOWS OF RESOURCES | | | | |
| Deferred outflow related to pension | 10,841,173 | 2,542,992 | 13,384,165 | - |
| Deferred outflow related to OPEB | 688,023 | - | 688,023 | - |
| Deferred charge on refunding | 1,284,789 | 728,573 | 2,013,362 | - |
| Total deferred outflows of resources | 12,813,985 | 3,271,565 | 16,085,550 | - |
| LIABILITIES | | | | |
| Accounts payable | 13,615,643 | 14,235,940 | 27,851,583 | 10,000 |
| Unearned revenue | 4,690,624 | 397,414 | 5,088,038 | - |
| Accrued interest | 1,065,163 | 441,689 | 1,506,852 | - |
| Payable from restricted assets | | | | |
| Construction contracts and retainages | - | 1,074,426 | 1,074,426 | - |
| Customer deposits payable from restricted assets | - | 1,618,144 | 1,618,144 | - |
| Noncurrent liabilities, due within one year | 18,646,252 | 8,989,526 | 27,635,778 | 201,475 |
| Noncurrent liabilities, due in more than one year | | | | |
| Accrued employee benefits | 4,734,222 | 652,127 | 5,386,349 | - |
| Net pension liability | 15,129,088 | 3,548,799 | 18,677,887 | - |
| Other post employment benefits | 4,183,335 | - | 4,183,335 | - |
| Long-term debt | 209,757,718 | 103,562,094 | 313,319,812 | 2,954,050 |
| Total liabilities | 271,822,045 | 134,520,159 | 406,342,204 | 3,165,525 |
| DEFERRED INFLOWS OF RESOURCES | | | | |
| Deferred inflows related to pension | 10,038,493 | 2,354,708 | 12,393,201 | - |
| Deferred inflows related to OPEB | 93,813 | - | 93,813 | - |
| Total deferred inflows of resources | 10,132,306 | 2,354,708 | 12,487,014 | - |
| NET POSITION | | | | |
| Net investment in capital assets | 334,866,278 | 474,482,607 | 809,348,885 | 139,740 |
| Restricted for | | | | |
| Debt service | 2,110,178 | - | 2,110,178 | - |
| Specific programs | 8,107,583 | - | 8,107,583 | - |
| Unrestricted | 42,054,620 | 121,502,015 | 163,556,635 | 5,958,344 |
| TOTAL NET POSITION | \$ 387,138,659 | \$ 595,984,622 | \$ 983,123,281 | \$ 6,098,084 |

The Notes to the Financial Statements are an integral part of this statement.

City of Georgetown, Texas
Statement of Activities
For the Fiscal Year Ended September 30, 2020

| | | Program Revenues | | | Net (Expense) Revenue and Changes in Net Position | | | Component Unit Georgetown Economic Development Corporation |
|--|----------------|-------------------------|-------------------------------------|-----------------------------------|--|-----------------------------|-----------------|--|
| | | | | | Primary Government | | | |
| | | | | | | | | |
| Functions/Programs | Expenses | Charges for Services | Operating Grants & Contributions | Capital Grants & Contributions | Governmental Activities | Business-type Activities | Total | |
| PRIMARY GOVERNMENT | | | | | | | | |
| Governmental activities | | | | | | | | |
| Culture / recreation | \$ 15,598,354 | \$ 1,918,354 | \$ 443,389 | \$ 1,080,425 | \$ (12,156,186) | \$ - | \$ (12,156,186) | |
| Development | 4,293,027 | 5,622,473 | - | 180,183 | 1,509,629 | - | 1,509,629 | |
| Fire | 24,264,619 | 2,806,272 | 4,735,355 | - | (16,722,992) | - | (16,722,992) | |
| General government | 6,844,030 | 1,032,226 | 159,506 | 19,360 | (5,632,938) | - | (5,632,938) | |
| Police | 21,710,738 | 478,602 | 412,151 | - | (20,819,985) | - | (20,819,985) | |
| Streets | 7,923,523 | - | 150,000 | 9,862,711 | 2,089,188 | - | 2,089,188 | |
| Environmental services | 10,686,467 | 10,218,066 | - | - | (468,401) | - | (468,401) | |
| Interest on long-term debt | 7,306,732 | - | - | - | (7,306,732) | - | (7,306,732) | |
| Total governmental activities | 98,627,490 | 22,075,993 | 5,900,401 | 11,142,679 | (59,508,417) | - | (59,508,417) | |
| Business-type activities | | | | | | | | |
| Electric | 79,179,630 | 94,842,210 | 1,860 | 6,531,987 | - | 22,196,427 | 22,196,427 | |
| Water | 56,354,897 | 82,288,865 | 338 | 31,198,103 | - | 57,132,409 | 57,132,409 | |
| Airport | 3,964,161 | 3,284,729 | 129,193 | - | - | (550,239) | (550,239) | |
| Stormwater | 4,052,203 | 4,159,000 | 1,280 | 13,460,732 | - | 13,568,809 | 13,568,809 | |
| Total business-type activities | 143,550,891 | 184,574,804 | 132,671 | 51,190,822 | - | 92,347,406 | 92,347,406 | |
| TOTAL PRIMARY GOVERNMENT | \$ 242,178,381 | \$ 206,650,797 | \$ 6,033,072 | \$ 62,333,501 | (59,508,417) | 92,347,406 | 32,838,989 | |
| COMPONENT UNIT - GEORGETOWN ECONOMIC DEVELOPMENT CORPORATION | | | | | | | | |
| | \$ 1,240,437 | \$ - | \$ - | \$ - | | | | \$ (1,240,437) |
| General Revenues | | | | | | | | |
| Property tax | | | | | 33,731,126 | - | 33,731,126 | - |
| Sales tax | | | | | 31,845,454 | - | 31,845,454 | 2,122,831 |
| Franchise taxes | | | | | 5,882,916 | - | 5,882,916 | - |
| Taxes - other | | | | | 1,384,656 | - | 1,384,656 | - |
| Investment income | | | | | 1,514,798 | 1,558,167 | 3,072,965 | 99,218 |
| Other | | | | | 2,633,974 | - | 2,633,974 | - |
| Transfers | | | | | 8,941,958 | (8,941,958) | - | - |
| Total general revenues and transfers | | | | | 85,934,882 | (7,383,791) | 78,551,091 | 2,222,049 |
| Change in net position | | | | | 26,426,465 | 84,963,615 | 111,390,080 | 981,612 |
| Net position, beginning of the year | | | | | 360,712,194 | 511,021,007 | 871,733,201 | 5,116,472 |
| NET POSITION, END OF THE YEAR | | | | | \$ 387,138,659 | \$ 595,984,622 | \$ 983,123,281 | \$ 6,098,084 |

The Notes to the Financial Statements are an integral part of this statement.



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Fund Financial Statements

City of Georgetown, Texas

Balance Sheet – Governmental Funds

September 30, 2020

| | General | Georgetown Transportation Enhancement Corporation | Debt Service | General Capital Projects | Nonmajor Governmental Funds | Total Governmental Funds |
|---|----------------------|--|---------------------|--------------------------------|-----------------------------------|--------------------------------|
| ASSETS | | | | | | |
| Cash and cash equivalents | \$ 10,165,423 | \$ 1,411,887 | \$ - | \$ 4,677,085 | \$ 8,256,442 | \$ 24,510,837 |
| Investments | 9,014,620 | 27,923,462 | 2,193,691 | 39,172,838 | 7,289,185 | 85,593,796 |
| Accounts receivable, net | | | | | | |
| Property taxes | 215,428 | - | 203,115 | - | 677 | 419,220 |
| Sales tax | 3,939,129 | 1,514,503 | - | - | 757,252 | 6,210,884 |
| Grants | 776,141 | - | - | 334,845 | 10,810 | 1,121,796 |
| Other | 3,314,550 | 120,864 | - | - | 1,680,011 | 5,115,425 |
| Due from other funds | 932,919 | 102,168 | 67,000 | - | - | 1,102,087 |
| Notes receivable | 250,229 | - | - | - | 2,823 | 253,052 |
| Prepaid items | - | - | - | 20,930 | - | 20,930 |
| TOTAL ASSETS | \$ 28,608,439 | \$ 31,072,884 | \$ 2,463,806 | \$ 44,205,698 | \$ 17,997,200 | \$ 124,348,027 |
| LIABILITIES | | | | | | |
| Accounts payable and accrued liabilities | \$ 6,508,841 | \$ 43,184 | \$ 8,008 | \$ 2,671,256 | \$ 1,374,880 | \$ 10,606,169 |
| Due to other funds | 67,000 | - | 345,620 | 102,168 | 587,299 | 1,102,087 |
| Unearned revenue | 620,560 | - | - | 3,096,178 | 1,050,417 | 4,767,155 |
| Total liabilities | 7,196,401 | 43,184 | 353,628 | 5,869,602 | 3,012,596 | 16,475,411 |
| DEFERRED INFLOWS OF RESOURCES | | | | | | |
| Deferred property taxes | 215,428 | - | 203,116 | - | 676 | 419,220 |
| Total deferred inflows of resources | 215,428 | - | 203,116 | - | 676 | 419,220 |
| FUND BALANCE | | | | | | |
| Nonspendable | 245,067 | - | - | 20,930 | - | 265,997 |
| Restricted | - | - | 1,907,062 | 38,315,166 | 8,107,583 | 48,329,811 |
| Committed | 11,754,340 | 31,029,700 | - | - | 6,876,345 | 49,660,385 |
| Assigned | - | - | - | - | - | - |
| Unassigned | 9,197,203 | - | - | - | - | 9,197,203 |
| Total fund balance | 21,196,610 | 31,029,700 | 1,907,062 | 38,336,096 | 14,983,928 | 107,453,396 |
| TOTAL LIABILITIES, DEFERRED INFLOWS AND FUND BALANCE | \$ 28,608,439 | \$ 31,072,884 | \$ 2,463,806 | \$ 44,205,698 | \$ 17,997,200 | \$ 124,348,027 |

The Notes to the Financial Statements are an integral part of this statement.

City of Georgetown, Texas

Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position September 30, 2020

Total fund balance - total governmental funds \$ 107,453,396

Amounts reported for governmental activities in the statement of net position are different because:

The City uses internal service funds to charge the costs of certain activities, such as capital assets, administrative services and information technology to the City's other funds. The assets and liabilities of the internal service funds are included in governmental functions in the statement of net position. 37,041,859

Capital assets, net of accumulated depreciation, used in governmental activities are not current financial resources and therefore are not reported in the governmental funds balance sheet. 490,231,675

Long-term debt is not due and payable using available resources and is not recorded in the governmental funds balance sheet. The impact of recognizing long-term debt, and related items is as follows:

| | |
|------------------------------------|---------------|
| Bonds payable | (215,803,700) |
| Premiums on bond issuance | (10,346,249) |
| Deferred charge on refunding bonds | 1,284,789 |
| Accrued interest | (1,026,736) |

Other long-term liabilities, and related amounts, are not due and payable using available resources and are not recorded in the governmental funds balance sheet. The impact of recognizing these items is as follows:

| | |
|--|--------------|
| Compensated absences | (6,710,062) |
| Net pension liability | (15,129,088) |
| Deferred outflow related to pension | 10,841,173 |
| Deferred inflow related to pension | (10,038,493) |
| Other post-employment benefits | (4,183,335) |
| Deferred outflow related to other post-employment benefits | 688,023 |
| Deferred inflow related to other post-employment benefits | (93,813) |

Revenues from property taxes are deferred in the governmental fund balance sheet until they are considered available to fund current expenditures, but such revenues are recognized in the government-wide statements. 419,220

Some long-term receivables are not recognized in the governmental fund balance sheet until the funds are considered available to fund current expenditures. 2,510,000

Net position of governmental activities **\$ 387,138,659**

City of Georgetown, Texas

Statement of Revenues, Expenditures, and Changes in Fund Balance – Governmental Funds For the Fiscal Year Ended September 30, 2020

| | General Fund | Georgetown Transportation Enhancement Corporation | Debt Service | General Capital Projects | Nonmajor Governmental Funds | Total Governmental Funds |
|--|----------------------|--|---------------------|--------------------------------|-----------------------------------|--------------------------------|
| REVENUES | | | | | | |
| Property taxes | \$ 15,060,591 | \$ - | \$ 17,000,000 | \$ - | \$ 1,747,990 | \$ 33,808,581 |
| Sales tax | 19,108,464 | 8,491,328 | - | - | 4,245,662 | 31,845,454 |
| Franchise taxes | 5,757,843 | - | - | - | 125,073 | 5,882,916 |
| Other taxes | 399,896 | - | - | - | 984,760 | 1,384,656 |
| Licenses and permits | 3,435,817 | - | - | - | - | 3,435,817 |
| Charges for service | 17,296,439 | - | - | 26,582 | 918,148 | 18,241,169 |
| Fines and forfeitures | 363,513 | - | - | - | 35,494 | 399,007 |
| Donations and grants | 5,516,767 | - | - | - | 1,590,320 | 7,107,087 |
| Investment income | 244,164 | 272,223 | 69,408 | 547,254 | 196,843 | 1,329,892 |
| Other revenue | 122,888 | - | 3,167 | - | 620,514 | 746,569 |
| Total revenues | 67,306,382 | 8,763,551 | 17,072,575 | 573,836 | 10,464,804 | 104,181,148 |
| EXPENDITURES | | | | | | |
| Current | | | | | | |
| Culture / recreation | 10,485,028 | - | - | - | 1,690,630 | 12,175,658 |
| Development | 3,380,104 | 383 | - | - | 62,718 | 3,443,205 |
| Fire services | 19,557,377 | - | - | - | 263,885 | 19,821,262 |
| General government | 4,815,269 | 409,423 | - | 35,755 | 152,888 | 5,413,335 |
| Highways and streets | 3,812,705 | 60,681 | - | - | 978,704 | 4,852,090 |
| Police | 17,188,341 | - | - | - | 188,075 | 17,376,416 |
| Environmental services | 8,450,680 | - | - | - | 87,277 | 8,537,957 |
| Capital outlay | 1,213,733 | 370,569 | - | 18,111,164 | 4,012,504 | 23,707,970 |
| Debt service | | | | | | |
| Principal retirement | - | 595,000 | 12,889,534 | - | - | 13,484,534 |
| Interest and fiscal charges | - | 284,100 | 7,356,619 | 126,558 | - | 7,767,277 |
| Total expenditures | 68,903,237 | 1,720,156 | 20,246,153 | 18,273,477 | 7,436,681 | 116,579,704 |
| Excess (deficiency) of revenues over (under) expenditures | (1,596,855) | 7,043,395 | (3,173,578) | (17,699,641) | 3,028,123 | (12,398,556) |
| OTHER FINANCING SOURCES (USES) | | | | | | |
| Transfers in | 8,877,033 | - | 3,076,444 | 1,262,000 | 387,000 | 13,602,477 |
| Transfers out | (524,860) | (2,403,361) | - | (3,204,546) | (1,199,717) | (7,332,484) |
| Issuance of bonds | - | 4,740,000 | - | 14,895,000 | - | 19,635,000 |
| Total other financing sources (uses) | 8,352,173 | 2,336,639 | 3,076,444 | 12,952,454 | (812,717) | 25,904,993 |
| Net change in fund balances | 6,755,318 | 9,380,034 | (97,134) | (4,747,187) | 2,215,406 | 13,506,437 |
| FUND BALANCES, beginning of year | 14,441,292 | 21,649,666 | 2,004,196 | 43,083,283 | 12,768,522 | 93,946,959 |
| FUND BALANCES, end of year | \$ 21,196,610 | \$ 31,029,700 | \$ 1,907,062 | \$ 38,336,096 | \$ 14,983,928 | \$107,453,396 |

The Notes to the Financial Statements are an integral part of this statement.

City of Georgetown, Texas

Reconciliation of the Governmental Funds Statement of Revenues, Expenditures, and Changes in Fund Balance to the Statement of Activities – Governmental Funds For the Fiscal Year Ended September 30, 2020

| | |
|--|----------------------|
| NET CHANGE IN FUND BALANCES - GOVERNMENTAL FUNDS | \$ 13,506,437 |
| Amounts reported for governmental activities in the statement of activities are different because: | |
| The City uses internal service funds to charge the costs of certain activities, such as fleet management and information technology to appropriate functions in other funds. The change in net position of internal service funds is recognized in governmental activities in the statement of activities. | 4,426,485 |
| Current year capital outlays are expenditures in the fund statements, but are shown as increases in capital assets in the government-wide financial statements. The effect of removing the current year capital outlays is to increase net position. Depreciation is not recognized as an expenditure in governmental funds since it does not require the use of current financial resources. | |
| Capital outlay | 22,996,669 |
| Depreciation | (17,145,639) |
| Capital assets contributed or donated to the City are not recognized in governmental funds since they do not provide current financial resources, but are recognized in the statement of activities as program revenues | 10,218,066 |
| Proceeds from issuance of long-term debt are recognized as other financing sources in the governmental funds, but are treated as an increase in liabilities in the governmental activities. Principal payments on long-term debt are recognized as expenditures in the governmental funds, but are treated as reductions of liabilities in the governmental activities. Deferred charges on refunding bonds are recognized in the governmental activities, and amortized with the related long-term debt. Premiums on long-term debt issuances are recognized as other financing sources in the governmental funds, but are presented as a component of long-term debt and amortized in the governmental activities. | |
| Bond payments | 13,609,534 |
| Issuance of bonds | (19,635,000) |
| Amortization of bond premiums | 829,736 |
| Amortization of deferred charge on refunding | (293,911) |
| Interest is accrued on outstanding debt in the governmental activities statement of net position, but in the governmental fund financial statements the expenditure is reported when due. | (75,280) |
| Compensated absences, other post-employment benefit obligations, pension liability, and related deferred inflows and outflows of resources are not recognized in the governmental funds as they will not be settled with current financial resources; however these obligations are recognized in the governmental activities statement of net position. The change in these amounts for the current year is: | |
| Net pension liability | 7,593,704 |
| Deferred outflow related to pension | (2,407,721) |
| Deferred inflow related to pension | (6,136,910) |
| Other post employment benefits | (858,760) |
| Deferred outflow related to other post-employment benefits | 521,901 |
| Deferred inflow related to other post-employment benefits | 16,874 |
| Compensated absences | (537,264) |
| Changes to revenue deferred in the governmental funds but recognized in the governmental activities and to long-term note receivables not recorded in the governmental funds for the current year are: | |
| Long-term receivable | (125,000) |
| Unavailable property taxes | (77,456) |
| CHANGE IN NET POSITION OF GOVERNMENTAL ACTIVITIES | \$ 26,426,465 |

The Notes to the Financial Statements are an integral part of this statement.

City of Georgetown, Texas

Statement of Revenues, Expenditures, and Changes in Fund Balance

Budget and Actual – General Fund

For the Fiscal Year Ended September 30, 2020

| | Budgeted Amounts | | Actual | Variance to |
|---|----------------------|----------------------|----------------------|---------------------|
| | Original | Final | Budgetary | Final |
| | | | Basis | Budget |
| REVENUES | | | | |
| Property taxes | \$ 14,900,000 | \$ 14,960,000 | \$ 15,125,579 | \$ 165,579 |
| Sales tax | 17,859,375 | 17,861,875 | 19,108,465 | 1,246,590 |
| Franchise taxes | 5,890,270 | 5,910,270 | 5,757,843 | (152,427) |
| Other taxes | 435,000 | 435,000 | 399,896 | (35,104) |
| Licenses and permits | 3,344,250 | 3,969,250 | 5,434,776 | 1,465,526 |
| Charges for services | 20,859,122 | 20,337,682 | 19,448,361 | (889,321) |
| Fines and forfeitures | 352,250 | 352,250 | 298,524 | (53,726) |
| Investment income | 170,000 | 170,000 | 244,164 | 74,164 |
| Miscellaneous | 3,309,980 | 3,748,920 | 4,207,381 | 458,461 |
| Total revenues | 67,120,247 | 67,745,247 | 70,024,989 | 2,279,742 |
| EXPENDITURES | | | | |
| Culture / recreation | 11,741,616 | 11,841,495 | 10,493,091 | 1,348,404 |
| Development | 3,574,713 | 3,808,610 | 3,380,754 | 427,856 |
| Fire services | 20,248,024 | 20,337,410 | 19,670,776 | 666,634 |
| General government | 7,002,832 | 7,324,682 | 7,532,998 | (208,316) |
| Highways and streets | 5,869,090 | 6,730,065 | 4,807,705 | 1,922,360 |
| Police services | 17,886,900 | 18,107,997 | 17,285,839 | 822,158 |
| Environmental services | 8,525,875 | 8,532,355 | 8,450,680 | 81,675 |
| Total expenditures | 74,849,050 | 76,682,615 | 71,621,844 | 5,060,771 |
| Excess (Deficiencies) of revenues over expenditures | (7,728,803) | (8,937,368) | (1,596,855) | 7,340,512 |
| OTHER FINANCING SOURCES (USES) | | | | |
| Transfers in | 8,363,634 | 8,433,100 | 8,877,033 | (443,933) |
| Transfers out | (524,860) | (524,860) | (524,860) | - |
| Total other financing sources (uses) | 7,838,774 | 7,908,240 | 8,352,173 | 443,933 |
| EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER FINANCING SOURCES (USES) | 109,971 | (1,029,128) | 6,755,318 | 7,784,445 |
| Fund balances, beginning of year | 10,463,385 | 14,263,750 | 14,441,292 | 177,542 |
| FUND BALANCES, end of year | \$ 10,573,356 | \$ 13,234,622 | \$ 21,196,610 | \$ 7,961,987 |

The Notes to the Financial Statements are an integral part of this statement.

City of Georgetown, Texas
Statement of Net Position
Proprietary Funds
September 30, 2020

| | | | | | Governmental Activities |
|--|-----------------------|---------------------------|------------------------------|-----------------------|------------------------------|
| | Electric Fund | Water Services Fund | Nonmajor Enterprise Funds | Total | Internal Service Funds |
| ASSETS | | | | | |
| CURRENT ASSETS | | | | | |
| Cash and cash equivalents | \$ 2,410,678 | \$ 54,747,336 | \$ 1,909,559 | \$ 59,067,573 | \$10,648,991 |
| Cash and cash equivalents - restricted | - | - | 914,000 | 914,000 | - |
| Investments | 2,137,771 | 48,549,524 | 1,693,618 | 52,380,913 | 9,443,444 |
| Investments - restricted | 11,001,085 | 22,005,663 | - | 33,006,748 | - |
| Prepaid expenses | 3,574,070 | 3,409,642 | 209,067 | 7,192,779 | 380,803 |
| Accounts receivable, net | | | | | |
| Services | 13,683,496 | 8,679,382 | 684,678 | 23,047,556 | 99,131 |
| Grants | 8,095 | 6,257 | 6,297 | 20,649 | 125,348 |
| Other | 1,370,216 | 636,081 | 34,367 | 2,040,664 | 304,802 |
| Due from other funds | - | 10,964 | - | 10,964 | - |
| Inventories | 2,691,227 | - | 38,090 | 2,729,317 | 611,835 |
| Total current assets | 36,876,638 | 138,044,849 | 5,489,676 | 180,411,163 | 21,614,354 |
| NONCURRENT ASSETS | | | | | |
| Long-term note receivables | 43,754 | 542,424 | 2,628 | 588,806 | 76,583 |
| Capital assets | | | | | |
| Land | 635,073 | 1,559,074 | 641,536 | 2,835,683 | 695,993 |
| Land rights | 153,607 | 66,006 | 1,503,538 | 1,723,151 | - |
| Buildings | 24,637 | 9,611,544 | 3,856,218 | 13,492,399 | 510,121 |
| Furniture, machinery, and equipment | 1,623,499 | 1,631,732 | 421,888 | 3,677,119 | 12,119,821 |
| Vehicles | 13,346 | 46,834 | 14,050 | 74,230 | 37,278,627 |
| Distribution system | 186,808,859 | 442,683,102 | 76,892,613 | 706,384,574 | 1,701,989 |
| Improvements | 173,421 | 219,995 | 5,838,519 | 6,231,935 | 1,161,233 |
| Construction in progress | 1,370,187 | 19,447,616 | 391,963 | 21,209,766 | - |
| Less accumulated depreciation | (65,764,186) | (117,521,647) | (23,744,105) | (207,029,938) | (34,867,311) |
| Total capital assets (net of accumulated depreciation) | 125,038,443 | 357,744,256 | 65,816,220 | 548,598,919 | 18,600,473 |
| Total noncurrent assets | 125,082,197 | 358,286,680 | 65,818,848 | 549,187,725 | 18,677,056 |
| TOTAL ASSETS | 161,958,835 | 496,331,529 | 71,308,524 | 729,598,888 | 40,291,410 |
| DEFERRED OUTFLOWS OF RESOURCES | | | | | |
| Deferred outflow related to pension | 1,204,575 | 1,070,733 | 267,684 | 2,542,992 | - |
| Deferred charge on refunding | 383,386 | 319,366 | 25,821 | 728,573 | - |
| Total deferred outflows of resources | 1,587,961 | 1,390,099 | 293,505 | 3,271,565 | - |
| TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES | \$ 163,546,796 | \$ 497,721,628 | \$ 71,602,029 | \$ 732,870,453 | \$40,291,410 |

The Notes to the Financial Statements are an integral part of this statement.

City of Georgetown, Texas

Statement of Net Position – Continued

Proprietary Funds

September 30, 2020

| | Electric Fund | Water Services Fund | Nonmajor Enterprise Funds | Total | Governmental Activities Internal Service Funds |
|--|------------------|---------------------------|------------------------------|----------------|--|
| CURRENT LIABILITIES | | | | | |
| Accounts payable | \$ 9,077,324 | \$ 4,894,662 | \$ 263,954 | \$ 14,235,940 | \$ 2,971,369 |
| Accrued employee benefits | 246,147 | 240,168 | 34,951 | 521,266 | 122,586 |
| Due to other funds | - | - | 10,964 | 10,964 | - |
| Unearned revenue | 21,222 | 354,122 | 22,070 | 397,414 | - |
| Current portion of long-term debt | 2,831,509 | 4,828,521 | 409,169 | 8,069,199 | - |
| Accrued interest | 150,728 | 263,571 | 27,390 | 441,689 | - |
| Construction contracts and retainages payable | 3,375 | 1,071,051 | - | 1,074,426 | - |
| Customer deposits | 1,383,703 | 228,395 | 6,046 | 1,618,144 | - |
| Total current liabilities | 13,714,008 | 11,880,490 | 774,544 | 26,369,042 | 3,093,955 |
| NONCURRENT LIABILITIES | | | | | |
| Accrued employee benefits | 311,450 | 296,725 | 43,952 | 652,127 | 155,596 |
| Long-term debt | 33,558,003 | 64,451,494 | 5,951,658 | 103,961,155 | - |
| Net pension liability | 1,681,010 | 1,494,231 | 373,558 | 3,548,799 | - |
| Total noncurrent liabilities | 35,550,463 | 66,242,450 | 6,369,168 | 108,162,081 | 155,596 |
| TOTAL LIABILITIES | 49,264,471 | 78,122,940 | 7,143,712 | 134,531,123 | 3,249,551 |
| DEFERRED INFLOWS OF RESOURCES | | | | | |
| Deferred inflows related to pension | 1,115,388 | 991,456 | 247,864 | 2,354,708 | - |
| TOTAL DEFERRED INFLOWS OF RESOURCES | 1,115,388 | 991,456 | 247,864 | 2,354,708 | - |
| NET POSITION | | | | | |
| Net investment in capital assets | 102,291,659 | 312,709,734 | 59,481,214 | 474,482,607 | 18,600,473 |
| Unrestricted | 10,875,278 | 105,897,498 | 4,729,239 | 121,502,015 | 18,441,386 |
| TOTAL NET POSITION | 113,166,937 | 418,607,232 | 64,210,453 | 595,984,622 | 37,041,859 |
| TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND NET POSITION | \$ 163,546,796 | \$ 497,721,628 | \$ 71,602,029 | \$ 732,870,453 | \$40,291,410 |

City of Georgetown, Texas

Statement of Revenues, Expenses, and Changes in Fund Net Position

Proprietary Funds

For the Fiscal Year Ended September 30, 2020

| | Electric Fund | Water Services Fund | Nonmajor Enterprise Funds | Total | Governmental Activities Internal Service Funds |
|--|----------------------|------------------------|------------------------------|-----------------------|---|
| OPERATING REVENUES | | | | | |
| Service charges | | | | | |
| Electric | \$ 85,733,317 | \$ - | \$ - | \$ 85,733,317 | \$ - |
| Water | - | 35,208,127 | - | 35,208,127 | - |
| Wastewater | - | 14,282,982 | - | 14,282,982 | - |
| Other | 1,143,781 | 7,372,343 | 7,385,691 | 15,901,815 | 41,465,581 |
| Total operating revenues | 86,877,098 | 56,863,452 | 7,385,691 | 151,126,241 | 41,465,581 |
| OPERATING EXPENSES | | | | | |
| Electric | 16,563,721 | - | - | 16,563,721 | 1,043,323 |
| Water | - | 24,778,226 | - | 24,778,226 | - |
| Wastewater | - | 5,104,410 | - | 5,104,410 | - |
| Depreciation | 1,758,117 | 10,985,196 | 2,385,500 | 15,128,813 | 3,309,227 |
| Utility contracts | 59,684,306 | 6,599,573 | - | 66,283,879 | - |
| Plant management | - | 6,768,035 | - | 6,768,035 | - |
| Other | - | - | 5,412,822 | 5,412,822 | 37,073,676 |
| Total operating expenses | 78,006,144 | 54,235,440 | 7,798,322 | 140,039,906 | 41,426,226 |
| NET OPERATING INCOME (LOSS) | 8,870,954 | 2,628,012 | (412,631) | 11,086,335 | 39,355 |
| NONOPERATING REVENUES (EXPENSES) | | | | | |
| Investment income | 13,530 | 1,490,887 | 53,750 | 1,558,167 | 184,906 |
| Donations and grants | 1,860 | 338 | 130,470 | 132,668 | - |
| Interest and fiscal charges | (1,173,486) | (2,119,457) | (218,039) | (3,510,982) | - |
| Gain(loss) on disposed assets | 4,569,628 | (2,941,233) | 450 | 1,628,845 | 193,714 |
| Other | 3,395,484 | 28,366,646 | 57,588 | 31,819,718 | 1,336,545 |
| Total nonoperating revenues (expenses) | 6,807,016 | 24,797,181 | 24,219 | 31,628,416 | 1,715,165 |
| INCOME BEFORE CONTRIBUTIONS AND TRANSFERS | 15,677,970 | 27,425,193 | (388,412) | 42,714,751 | 1,754,520 |
| CONTRIBUTIONS AND TRANSFERS | | | | | |
| Capital contributions | 6,531,987 | 31,198,103 | 13,460,732 | 51,190,822 | - |
| Transfers in | 500,000 | - | - | 500,000 | 3,949,465 |
| Transfers out | (4,829,792) | (4,183,560) | (428,606) | (9,441,958) | (1,277,500) |
| Total contributions and transfers | 2,202,195 | 27,014,543 | 13,032,126 | 42,248,864 | 2,671,965 |
| Change in net position | 17,880,165 | 54,439,736 | 12,643,714 | 84,963,615 | 4,426,485 |
| Net position, beginning of period | 95,286,772 | 364,167,496 | 51,566,739 | 511,021,007 | 32,615,374 |
| TOTAL NET POSITION, end of period | <u>\$113,166,937</u> | <u>\$ 418,607,232</u> | <u>\$ 64,210,453</u> | <u>\$ 595,984,622</u> | <u>\$ 37,041,859</u> |

The Notes to the Financial Statements are an integral part of this statement.

City of Georgetown, Texas
Statement of Cash Flows
Proprietary Funds
For the Fiscal Year Ended September 30, 2020

| | Electric Fund | Water Services Fund | Nonmajor Enterprise Funds | Total | Governmental Activities Internal Service Funds |
|---|----------------------|---------------------------|---------------------------------|----------------------|---|
| CASH FLOWS FROM OPERATING ACTIVITIES | | | | | |
| Cash received from customers | \$ 91,538,172 | \$ 85,673,143 | \$ 6,276,900 | \$ 183,488,215 | \$ 42,625,557 |
| Payments to suppliers | (76,971,935) | (34,313,644) | (3,472,056) | (114,757,635) | (33,244,842) |
| Payments to employees for services | (3,276,924) | (1,222,471) | (728,703) | (5,228,098) | (3,628,731) |
| Net cash provided by operating activities | 11,289,313 | 50,137,028 | 2,076,141 | 63,502,482 | 5,751,984 |
| CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES | | | | | |
| Transfers in | 500,000 | - | - | 500,000 | 3,949,465 |
| Transfers out | (4,829,792) | (4,183,560) | (428,606) | (9,441,958) | (1,277,500) |
| Net cash provided by (used in) noncapital financing activities | (4,329,792) | (4,183,560) | (428,606) | (8,941,958) | 2,671,965 |
| CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES | | | | | |
| Acquisition of capital assets | - | (6,338,040) | (1,131,838) | (7,469,878) | (5,166,917) |
| Proceeds on sale of capital assets | 7,070,053 | - | - | 7,070,053 | - |
| Donations and grants | 1,860 | 338 | 130,470 | 132,668 | - |
| Proceeds from issuance of long-term debt | 5,055,000 | 9,375,000 | 607,171 | 15,037,171 | - |
| Principal paid on revenue and certificates of obligation bonds | (2,862,035) | (4,222,329) | (332,350) | (7,416,714) | - |
| Interest paid on revenue and certificates of obligation bonds | (1,175,781) | (2,124,753) | (218,874) | (3,519,408) | - |
| Net cash provided by (used in) capital and related financing activities | 8,089,097 | (3,309,784) | (945,421) | 3,833,892 | (5,166,917) |
| CASH FLOWS FROM INVESTING ACTIVITIES | | | | | |
| Interest received | 13,530 | 1,490,887 | 53,750 | 1,558,167 | 184,906 |
| Change in temporary investments | (12,939,064) | (37,276,329) | (206,481) | (50,421,874) | (2,512,093) |
| Net cash provided by (used in) investing activities | (12,925,534) | (35,785,442) | (152,731) | (48,863,707) | (2,327,187) |
| Net change in cash and cash equivalents | 2,123,084 | 6,858,242 | 549,383 | 9,530,709 | 929,845 |
| CASH AND CASH EQUIVALENTS, beginning of year | 287,594 | 47,889,094 | 2,274,176 | 50,450,864 | 9,719,146 |
| CASH AND CASH EQUIVALENTS, end of year | <u>\$ 2,410,678</u> | <u>\$ 54,747,336</u> | <u>\$ 2,823,559</u> | <u>\$ 59,981,573</u> | <u>\$ 10,648,991</u> |
| CLASSIFIED AS | | | | | |
| Current assets | \$ 2,410,678 | \$ 54,747,336 | \$ 1,909,559 | \$ 59,067,573 | \$ 10,648,991 |
| Restricted assets | - | - | 914,000 | 914,000 | - |
| TOTAL | <u>\$ 2,410,678</u> | <u>\$ 54,747,336</u> | <u>\$ 2,823,559</u> | <u>\$ 59,981,573</u> | <u>\$ 10,648,991</u> |
| NON-CASH DISCLOSURE | | | | | |
| CAPITAL CONTRIBUTIONS | \$ 6,531,987 | \$ 31,198,103 | \$ 13,460,732 | \$ 51,190,822 | \$ - |
| OPERATING INCOME (LOSS) | \$ 8,870,954 | \$ 2,628,012 | \$ (412,631) | \$ 11,086,335 | \$ 39,355 |
| Adjustments to reconcile operating income (loss) to cash provided by operating activities | | | | | |
| Depreciation | 1,758,117 | 10,985,196 | 2,385,500 | 15,128,813 | 3,309,225 |
| Gain/loss on disposal of asset | 4,569,628 | (2,941,233) | - | 1,628,395 | - |
| Other income | 3,395,484 | 28,366,646 | 58,038 | 31,820,168 | 1,530,259 |
| Decrease (increase) in prepaid expenses | 1,365,141 | (105,464) | 88,859 | 1,348,536 | 61,823 |
| Decrease (increase) in inventories | (532,339) | - | (392) | (532,731) | 234,281 |
| Decrease (increase) in accounts receivable | 1,774,033 | 318,621 | (241,466) | 1,851,188 | (139,434) |
| Increase (decrease) in due to/from other funds | (9,071,579) | 9,085,418 | 10,964 | 24,803 | - |
| Increase (decrease) in accounts payable | (190,748) | 1,421,558 | 153,809 | 1,384,619 | 860,780 |
| Increase (decrease) in customer deposits | (509,344) | 228,395 | 6,046 | (274,903) | - |
| Increase (decrease) in unearned revenue | 901 | 124,424 | - | 125,325 | (230,849) |
| Increase (decrease) in net pension liability | (156,307) | 44,021 | 28,959 | (83,327) | - |
| Increase (decrease) in accrued employee benefits | 15,372 | (18,566) | (1,545) | (4,739) | 86,544 |
| NET CASH PROVIDED BY OPERATING ACTIVITIES | <u>\$ 11,289,313</u> | <u>\$ 50,137,028</u> | <u>\$ 2,076,141</u> | <u>\$ 63,502,482</u> | <u>\$ 5,751,984</u> |

The Notes to the Financial Statements are an integral part of this statement.

City of Georgetown, Texas
Statement of Fiduciary Net Position
Agency Funds
September 30, 2020

ASSETS

| | | |
|---------------------------|----|---------|
| Cash and cash equivalents | \$ | 405,788 |
|---------------------------|----|---------|

TOTAL ASSETS

| | |
|----|---------|
| \$ | 405,788 |
|----|---------|

LIABILITIES

| | | |
|------------------|----|---------|
| Accounts payable | \$ | 405,788 |
|------------------|----|---------|

TOTAL LIABILITIES

| | |
|----|---------|
| \$ | 405,788 |
|----|---------|



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Notes Section



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Note 1. Summary of Significant Accounting Policies

The accounting and reporting policies of the City of Georgetown, Texas, (the City), included in the accompanying basic financial statements conform to the generally accepted accounting principles (GAAP) applicable to state and local governments. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The following notes to the financial statements are an integral part of the City's Comprehensive Annual Financial Report.

A. Reporting Entity

The City of Georgetown was incorporated under the laws of the State of Texas in 1848 and operates under a Council-Manager form of government. The City's financial statements include the accounts of all City operations. Generally accepted accounting principles require all funds that are controlled by or are dependent on the City Council to be included in the City's financial statements. The reporting entity is the primary government, or the City, and those component units for which the primary government is financially accountable. Financial accountability is defined as the appointment of a voting majority of the potential component unit's board and either the ability to impose its will by the primary government or the possibility that the component unit will provide a financial benefit or impose a financial burden on the primary government. Blended component units, although legally separate entities are, in substance, part of the government's operations and so data from these units are combined with the data of the primary government. Based upon these considerations, the City's financial statements include the Georgetown Transportation Enhancement Corporation (GTEC) as a blended component unit. Discretely presented component units, on the other hand, are reported in a separate column in the government-wide financial statements to emphasize they are legally separate from the primary government, and whose exclusion would cause the reporting entity's financial statements to be misleading or incomplete. Based upon these considerations, the City's financial statements include the Georgetown Economic Development Corporation (GEDCO) as a discretely presented component unit.

Blended Component Unit

GTEC, the City's 4B economic development corporation, is a legally separate entity from the City that was created in May 2001 by voters approving an additional sales tax. GTEC is governed by a seven-member board appointed by City Council, of which two are Council members. The City Council maintains budgetary control over the corporation. The City Manager serves as the General Manager of the corporation and the City's Finance Director acts as the Financial Manager. For financial reporting purposes, GTEC is presented as a blended component unit within City operations because its sole purpose is to utilize sales tax revenues for the improvement of the City's transportation system. The revenues and expenditures for GTEC are accounted for in a general capital projects fund. The City issues debt on behalf of GTEC in exchange for pledged sales tax revenue that is transferred to the City to reimburse for debt service related to the bonds. GTEC's debt is shown in the Governmental Activities in the Statement of Net Position.

Discretely Presented Component Unit

GEDCO has been included in the reporting entity as a discretely presented component unit. GEDCO cannot be considered a blended component unit because the revenues are not only for the benefit of the City. GEDCO was created by the City in May 2005, under the Texas Development Act of 1979 for the purpose of promoting, assisting, and enhancing economic and development activities on behalf of the City. It is funded through voter authorized sales tax. The seven member Board, which includes two City Council members, is appointed by and serves at the discretion of the City Council. City Council approval is required for annual budgets and bonded debt issuance, therefore the City can impose its will on GEDCO. In the event of dissolution, net assets of GEDCO shall be converted to the City. Accordingly, the City accounts for GEDCO as a discretely presented component unit on the government-wide financial statements.

City of Georgetown, Texas

Notes to the Financial Statements

GEDCO is audited as part of the City of Georgetown; however, separately issued unaudited financial statements are available through the City of Georgetown's Finance Department.

Related Organizations

The Mayor and City Council are responsible for appointing a voting majority of the members of some local boards and commissions, but the City's accountability for these organizations does not extend beyond making the appointments. These entities are the Georgetown Industrial Development Corporation, Georgetown Hospital Authority, Georgetown Housing Authority, and Georgetown Higher Education Finance Corporation.

B. Basis of Presentation

Basic Financial Statements

The basic financial statements include both government-wide financial statements (based on the City as a whole) and fund financial statements. Both sets of financial statements classify activities as either governmental, which are supported by taxes and intergovernmental revenues, or business-type activities, which rely on fees and charges for support.

Government-Wide Financial Statements

The government-wide Statement of Activities demonstrates the degree to which the direct expenses of a given program or function is offset by the program's revenues. Direct expenses are those that are clearly identifiable with a specific program. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given program and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Taxes and other items not properly included among program revenues are reported instead as general revenues. The effect of interfund activity within the governmental and business-type activities columns has been removed from these statements.

Fund Financial Statements

The City segregates transactions related to certain functions or activities in separate funds in order to aid financial management and to demonstrate legal compliance. Each fund is considered a separate accounting entity and the operations of each fund are accounted for using a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues, and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled. Separate statements are presented for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. These statements present each major fund as a separate column on the fund financial statements; all non-major funds are aggregated and presented in a single column.

The government-wide focus is on the sustainability of the City as an entity and the change in net financial position resulting from the activities of the fiscal period. The focus of the fund financial statements is on the major individual funds of the governmental and business-type categories. Each presentation provides a different focus, which allows the reader to compare and analyze the information to enhance the usefulness of the statements.

City of Georgetown, Texas

Notes to the Financial Statements

Governmental Fund Types

Governmental Funds are those funds through which most governmental functions typically are financed. The measurement focus of governmental funds (in the fund financial statements) is on the sources, uses, and balance of current financial resources and include the General Fund, Special Revenue Funds, Debt Service Fund and Capital Projects Fund. The individual funds are described as follows:

Major Governmental Funds

General Fund – The General Fund is the general operating fund of the City. It is used to account for all financial resources except those required to be accounted for in another fund.

Georgetown Transportation Enhancement Corporation – This capital projects fund is used to account for the City's 4B Corporation activities, created to administer the voter approved half-cent sales tax for transportation improvements that aid in economic development efforts.

Debt Service Fund – The Debt Service Fund is used to account for the accumulation of resources for, and the payment of, general long-term debt principal, interest, and related costs.

General Capital Projects Fund – This capital projects fund is used to account for financial resources to be used for the acquisition or construction of parks, buildings, and other facilities. Such resources are derived from proceeds of general obligation bonds or other sources of revenue specifically set aside for capital projects.

Nonmajor Governmental Funds

Special Revenue Funds – The Special Revenue Funds are used to account for the proceeds of specific revenue sources (other than expendable trusts or major capital projects) that are restricted to expenditures for specified purposes.

Proprietary Fund Types

The Proprietary Fund Types are used to account for the City's organization and activities which are similar to those often found in the private sector. These funds are financed and operated in a manner similar to private business enterprises – where the intent of the City is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered mainly through user charges; or where the governing body has decided that periodic determination of revenues earned, expenses incurred and/or net income is appropriate for capital maintenance, public policy, management control, accountability or other purposes.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with the proprietary funds principal on-going operations. Operating expenses for the proprietary funds include the cost of personnel and contractual services, supplies and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Major Proprietary Funds

Electric Fund – This fund accounts for the City's electric utility, including operations, maintenance of the infrastructure and expansion of the system within the City's service territory.

Water Services Fund – This fund accounts for the City's water, sewer and water reuse systems, including operations, contracted maintenance, internal maintenance, expansion of the system within the City's service territory and the costs of environmental mandates that arise.

City of Georgetown, Texas

Notes to the Financial Statements

Non-Major Proprietary Funds

Enterprise Funds – The funds that are operated as enterprise funds within the City but are not considered major funds are the Stormwater Drainage and Airport Funds.

Internal Service Funds – The Internal Service Funds, which provide services primarily to other funds of the government, are presented in the summary form as part of the proprietary fund financial statements. The financial statements of the internal service funds are allocated in the governmental column when presented at the government-wide level. Various operations are accounted for as internal service funds, such as operational costs associated with automobile and heavy equipment owned by the City and made available to various departments, costs related to maintaining and repairing City owned facilities, operational costs associated with the City's computer equipment within various departments, as well as jointly shared administrative departments.

Fiduciary Fund Type – Agency Funds

The City's fiduciary fund is presented in the fund financial statements by type. Since by definition, these assets are being held for the benefit of a third party and cannot be used to address activities or obligations of the government, these funds are not incorporated in the government-wide statements. The City's fiduciary fund accounts for the operations of Cimarron Hills Public Improvement District in which taxes are received from the taxable value in Cimarron Hills and subsequently disbursed to the developer. It also accounts for the City's Flexible Spending Account funds. Deposits are made into this fund from payroll deductions until disbursements are made to the third party administrator to pay eligible claims.

C. Measurement Focus/Basis of Accounting

The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. Measurement focus refers to what is being measured and basis of accounting refers to timing of revenue and expenditure recognition in the financial statements.

The government-wide statements and fund financial statements for proprietary funds are reported using the economic resources measurement focus and the accrual basis of accounting. The agency fund also uses the accrual basis of accounting. The economic resources measurement focus means all assets and liabilities (whether current or non-current) are included on the statement of net position and the operating statements present increases (revenues) and decreases (expenses) in net total position. Under the accrual basis of accounting, revenues are recognized when earned, including unbilled utility services which are accrued. Expenses are recognized at the time the liability is incurred.

Governmental fund financial statements are reported using the current financial resources measurement focus and are accounted for using the modified accrual basis of accounting. With this measurement focus, only current assets and current liabilities generally are included on the balance sheet. Operating statements of these funds present increases (i.e., revenues and other financing sources) and decreases (i.e., expenditures and other financing uses) in net current assets.

Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual, i.e., both measurable and available. Available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. The City considers all revenues available if they are collected within sixty (60) days after year-end. Expenditures are recognized when the related fund liability is incurred, if measurable, except for principal and interest on general long-term debt, which are recorded when due, and compensated absences, which are recorded when payable from current available financial resources.

City of Georgetown, Texas

Notes to the Financial Statements

Ad valorem, sales, hotel, and franchise tax revenues recorded in the Governmental Fund Types are recognized under the susceptible to accrual concept. Licenses and permits, charges for services, fines and forfeitures, and miscellaneous revenues (except earnings on investments) are recorded as revenues when received in cash because they are generally not measurable until actually received. Investment earnings are recorded as earned since they are measurable and available.

D. Budgets

At least 30 days prior to the end of each fiscal year, the City Manager submits a proposed budget presenting a complete financial plan for the ensuing fiscal year to the City Council (the Council). Public hearings are conducted, at which time all interested persons' comments concerning the budget are heard. The budget must be legally adopted by the Council through passage of an ordinance no later than the 27th day of the last month of the fiscal year.

Formal budgetary integration is employed as a management control device during the year for all Governmental and Proprietary Fund Types. Budgets for all funds were legally adopted for the period. Budgetary control is exercised at the division level. All budgets are prepared on the budgetary basis, recognizing encumbrances outstanding at year-end as expenditures against that year's appropriation. These encumbrances are reconciled to generally accepted accounting principles where appropriate.

The Council may transfer any unencumbered appropriation balance or portion thereof from one division, office, department, or agency to another at any time. The City Manager has authority, without Council approval, to transfer appropriation balances from one expenditure account to another within a single division, office, department, or agency of the City; however, unbudgeted transfers between funds are prohibited.

The Council may authorize by a majority plus one vote, an emergency expenditure as an amendment to the original budget, but only in a case of grave public necessity, to meet an unusual and unforeseen condition that could not have been included in the original budget through the use of reasonable, diligent thought and attention. The governing body may make changes to the budget for other municipal purposes.

Budget amounts are as originally adopted, or as transferred pursuant to authorization of the City Manager or amended by the City Council. Individual amendments were not material in relation to the original appropriations, with the exception of amendments related to capital projects and grant expenditures, whose actual costs were unknown when the budget was adopted. Unencumbered appropriations lapse each year at September 30.

The Statement of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual – General Fund presents a comparison of budgetary data to actual results. The General Fund utilizes the same basis of accounting for both budgetary purposes and actual results, except for the effect of encumbrances and unrealized investment gains and losses, which are reconciled to the actual results for this comparison.

E. Encumbrances

Encumbrance account is employed as an extension of formal budgetary control in all governmental and proprietary funds. Encumbrance account is a process whereby purchase orders, contracts, and other commitments for the expending of monies are recorded in order to reserve that portion of the applicable appropriation.

City of Georgetown, Texas

Notes to the Financial Statements

F. Cash and Investments

For cash flow purposes, cash and cash equivalents consist of demand deposits, certificates of deposits and deposits in authorized investment pools.

The operating cash balances from all funds are consolidated in pooled cash and investment accounts. Excess pooled balances are invested in U.S. Treasury securities, U.S. Government agency securities, fully collateralized money market funds and local government investment pools. Maturities on all investments are consistent with the City's cash flow requirements. Investments, except for the investment pools, for the City are reported at fair value. The investment pools operate in accordance with appropriate state laws and regulations and are reported at amortized cost. Interest earnings are then allocated to each fund based on average monthly pooled equity balances. Separate cash and investment accounts are maintained for restricted cash such as debt service and bond proceeds reserved for future construction.

G. Restricted Assets

Certain cash and investments are restricted by various legal and contractual obligations. Included in the restricted assets are capital recovery fees (impact fees) restricted by law for future capital improvements, customer deposits, and specific bond proceeds restricted for use.

H. Inventories and Prepaid Items

Inventories consist of electric materials, jet fuel, office and other supplies valued at the weighted average cost method and are recognized as expenditures or expenses when used. The prepaid items consist of required payments made to a vendor for a contract in the following fiscal year. These items are accounted for using the consumption method.

I. Interfund Receivables and Payables

Short-term advances between funds are accounted for in the appropriate interfund receivable and payable accounts.

J. Note Receivable

Long-term note receivable, which consists of the principal amount of the loan, is reported in the governmental fund statements with an offset to nonspendable fund balance as resources are not available for expenditure. Long-term note receivable reported in the governmental activities on the government-wide statement of net position is not offset by unavailable revenue as it is recorded on an accrual basis at its net realizable value.

K. Interfund Transactions

All legally authorized transfers have been appropriately presented as interfund transfers and are included in the fund financial statements of both Governmental and Proprietary Fund types. As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

City of Georgetown, Texas

Notes to the Financial Statements

L. Intergovernmental Revenues

Intergovernmental revenues represent entitlements and shared revenues which are accounted for within the fund financed. Such revenues, received for purposes normally financed through the general government, are accounted for within the Special Revenue Funds.

M. Accrued Employee Benefits

All employees, with the exception of firefighters, may accumulate a maximum of two times their annual vacation, up to a cap of 240 hours, or 30 days paid upon separation. Firefighters may accrue up to a maximum cap of 360 hours that can be paid out upon separation. Upon termination, non-Civil Service employees will not receive payment of sick leave, unless they have a balance that originated prior to October 1, 2004. These employees were grandfathered under the old policy of receiving payment for one-half of their balance of sick leave up to 60 days at the rate of pay when the hours were banked. Upon termination, Civil Service employees are paid for the balance of their Civil Service sick leave earned after July 30, 2003 or October 31, 2005 (the effective date of the regulations in the City for fire civil service and police civil service employees, respectively), up to a maximum of 720 hours or 1,080 hours for those Firefighters on a 56 hour a week schedule on an annual basis. Civil Service employees hired prior to the effective date of the adoption of Civil Service regulations are also eligible under city policy to receive payment for one-half of their sick leave up to 60 days at the rate of pay when the hours were banked.

Accumulated vacation and sick leave, which is expected to be liquidated with expendable available financial resources, is reported as expenditure and a fund liability of the governmental fund that will pay it. Amounts of accumulated vacation leave within governmental funds that are not expected to be liquidated with expendable available financial resources are reported as a long-term liability on the statement of net position. No expenditure is reported for these amounts in the fund financial statements unless the benefits have matured, i.e. unused reimbursable leave still outstanding following an employee's resignation or retirement. Accumulated vacation and sick leave of proprietary fund types are recorded as an expense and liability of those funds as the benefits accrue to employees.

N. Capital Assets

Capital Assets other than Streets and Drainage

Capital assets, which include property, plant, equipment, and infrastructure assets, are reported in the applicable governmental or business-type activities column in the government-wide financial statements and in the fund financial statements for proprietary funds. All capital assets are valued at their historical cost or estimated historical cost if actual historical cost is not available. Donated assets are valued at their acquisition value on the date donated. Repairs and maintenance are recorded as expenses. Renewals and betterments are capitalized.

Assets capitalized, not including infrastructure assets, have an original cost of \$5,000 or more and an expected useful life of over one year.

City of Georgetown, Texas
Notes to the Financial Statements

Depreciation for assets not following the modified approach is computed using the straight-line method on the composite assets based upon the estimated useful lives as follows:

| | |
|------------------------------------|----------------|
| Distribution systems | 25 to 50 years |
| Buildings and improvements | 10 to 20 years |
| Furniture, fixtures, and equipment | 3 to 10 years |

The City records capital contributions to proprietary funds as revenue. Total capital contributions to the enterprise funds in fiscal year 2020 totaled \$46,053,363. Contributed capital is not recorded for governmental type funds, but is recognized on the government-wide statements and totaled \$14,460,645 for the year ended September 30, 2020.

Capital Assets – Streets and Drainage

Governmental Accounting Standards Board Statement No. 34 provides for an alternative approach to depreciation for measuring the value of infrastructure assets and the related costs incurred to maintain their service life at a locally established minimum standard. In order to adopt this alternative method, the City must use an asset management system, and must determine if the minimum standards are being maintained. This measurement occurs every three years at a minimum. The City has elected to use this alternative method for reporting its street infrastructure assets. The City contracted with the engineering firm of Dynatest North America, Inc. to complete pavement condition surveys for the City’s street network during fiscal year ended 2020.

The City uses the CarteGraph PavementView Pavement Management Information System to track the condition levels of each of the street sections. The entire streets inventory is captured in the system and the condition of the pavement is based on the following factors:

- Type of Distress
- Amount of Distress
- Severity of Distress
- Deduct Values (function of the first three)

The Pavement Condition Index (PCI) is a measurement scale based upon a condition index ranging from zero for a failed pavement to 100 for pavement with perfect condition. The condition index is used to classify pavement in the following conditions:

| <u>PCI</u> | <u>Rating</u> |
|------------|---------------|
| 100-85 | Good |
| 84-45 | Fair |
| 44-0 | Poor |

The PCI for fiscal year 2020 is 85.5. The previous score for 2014-2017 was 87. The City’s administrative policy is to maintain an average PCI level of 85. An 85 PCI is considered maintaining the streets in a “good” condition.

Staff prepares a street maintenance budget that meets this target for Council’s consideration during the budget process.

City of Georgetown, Texas

Notes to the Financial Statements

O. Long-term Obligations

The portion of long-term general obligation debt used to finance proprietary fund operations and payable from the revenues of the Enterprise Funds is recorded in such funds. General obligation bonds and other forms of long-term debt supported by general revenues are obligations of the City as a whole and not its individual funds. Accordingly, such unmatured obligations of the City are accounted for on the statement of net position and payments of principal and interest relating to the general obligation bonds are recorded as expenditures when they are paid in the fund statements. Self-supporting general obligation debt, which will be repaid from non-general revenue sources, is recorded in the appropriate proprietary fund.

P. Pensions and Other Post-employment Benefits

For purposes of measuring the net pension liability and net OPEB liability, related deferred outflows and inflows of resources, and pension expense, City specific information about its Fiduciary Net Position in the applicable plans and additions to/deductions from the City's Fiduciary Net Position have been determined on the same basis as they are reported. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value. Information regarding the City's Total Pension Liability and OPEB liability for life insurance benefits is obtained from TMRS through reports prepared for the City by TMRS consulting actuary, Gabriel Roeder Smith & Company, in compliance with applicable Governmental Accounting Standards Board (GASB) standards. Information regarding the City's OPEB liability for retiree healthcare benefits is obtained through reports prepared for the City by its consulting actuary, Gabriel Roeder Smith & Company, in compliance with applicable GASB standards.

Q. Estimates

The preparation of financial statements in conformity with U.S. generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Specifically, the actuarial calculations used to determine the annual required contributions and related liabilities of the City's retirement plan and post-employment obligations are based on assumptions about the possibility of events far into the future. Accordingly, actual results could differ from those estimates.

R. Risk Financing Activity

The City of Georgetown is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omission; injuries to employees; and natural disasters. During fiscal year 2020, the City purchased general liability and property insurance from Texas Municipal League Intergovernmental Risk Pool (TML-IRP). The City pays an annual premium to TML-IRP for such coverage. TML-IRP purchases reinsurance and the City does not retain risks of loss exceeding deductibles. Settled claims have not exceeded insurance coverage in the past three years.

The workers compensation plan is administered and paid through the Texas Municipal League-Intergovernmental Risk Pool (TML-IRP). Under this plan, the City does not retain risks of loss exceeding the deductibles. TML-IRP also brokers the City's Aviation and Underground Storage Tank Pollution liability insurance, as well as, the canine and surgical vet coverage. The City does not retain the risks of loss exceeding the deductibles.

City of Georgetown, Texas

Notes to the Financial Statements

S. Credit Risk

Financial investments which potentially subject the City to concentrations of credit risk consist principally of cash, investments and accounts receivable. At September 30, 2020, there was not a significant risk arising from cash, investments, or accounts receivable.

T. Nature and Purpose of Reservations and Designation of Fund Equity

The City's Fund Balance is the accumulated difference between assets and liabilities within governmental funds, and it allows the City to meet its contractual obligations, fund disaster, or emergency costs, provide cash flow for timing purposes and fund non-recurring expenses appropriated by City Council. The City Council has adopted a financial standard to maintain a General Fund minimum balance of 90 days of budgeted on-going expenditures and 75 days citywide. This policy establishes limitations on the purposes for which Fund Balances can be used in accordance with Governmental Accounting Standards Board (GASB) Statement No. 54.

Five Components of Fund Balance

Non-spendable Fund Balance – includes inherently non-spendable assets that will never convert to cash, as well as, assets that will not convert to cash soon enough to affect the current financial period. Assets included in this category are prepaid items, inventory, and non-financial assets held for resale.

Restricted Fund Balance – represents the portion of fund balance that is restricted to specific purposes that are externally imposed by creditors, grantors, contributors, laws or regulations of other governments, such as hotel/motel tax and bond proceeds.

Committed Fund Balance – describes the portion of fund balance that can only be used for specific purposes with constraints imposed by the formal action of the City Council's adoption of an ordinance, and remains binding unless the City Council removes the limitation.

Assigned Fund Balance – is that portion of fund balance that reflects the City's *intended* use for a specific purpose but is neither restricted nor committed. Assigned fund balances are determined by City management based on Council direction, in accordance with our financial policies adopted by resolution.

Unassigned Fund Balance – represents funds that have not been assigned to any other fund and cannot be properly classified in one of the other four categories within the general fund.

City of Georgetown, Texas

Notes to the Financial Statements

Below is the residual classification for the general fund:

| | General | Georgetown Transportation Enhancement Corporation | Debt Service | General Capital Projects | Nonmajor Governmental Funds | Total Governmental Funds |
|---------------------------|----------------------|--|---------------------|--------------------------------|-----------------------------------|--------------------------------|
| Nonspendable | | | | | | |
| Inventory/prepays | \$ - | \$ - | \$ - | \$ 20,930 | \$ - | \$ 20,930 |
| Note receivable | 245,067 | - | - | - | - | 245,067 |
| Restricted for | | | | | | |
| Debt service | - | - | 1,907,062 | - | - | 1,907,062 |
| Bond funds | - | - | - | 38,315,166 | - | 38,315,166 |
| Hotel/motel tax | - | - | - | - | 1,675,963 | 1,675,963 |
| Street maintenance tax | - | - | - | - | 3,530,549 | 3,530,549 |
| Other purposes | - | - | - | - | 2,901,071 | 2,901,071 |
| Committed for | | | | | | |
| Contingency | 11,414,340 | - | - | - | - | 11,414,340 |
| Benefit payout | 340,000 | - | - | - | - | 340,000 |
| Other capital projects | - | 31,029,700 | - | - | - | 31,029,700 |
| Nonmajor funds | - | - | - | - | 6,876,345 | 6,876,345 |
| Unassigned | 9,197,203 | - | - | - | - | 9,197,203 |
| Total fund balance | \$ 21,196,610 | \$ 31,029,700 | \$ 1,907,062 | \$38,336,096 | \$ 14,983,928 | \$ 107,453,396 |

When both restricted and unrestricted fund balance amounts are available for use, it is the City's policy to use restricted fund balance first, then unrestricted fund balance. Furthermore, committed fund balances are reduced first, followed by assigned amounts and then unassigned amounts when expenditures are incurred for which amounts in any of those unrestricted fund balance classifications are available. Amounts assigned to encumbrances relate to purchase commitments for future periods that do not yet meet expenditure recognition criteria.

U. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position and/or balance sheet will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City has the following items that qualify for reporting in this category:

- Deferred charges on refundings
- Pension and OPEB items:
 - Differences between expected and actual economic experience
 - Changes in actuarial assumptions
 - Difference between projected and actual investment earnings
 - Contributions to pension plan subsequent to the measurement date

In addition to liabilities, the statement of financial position and/or balance sheet will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. Property taxes levied, but not expected to be available to fund obligations in the current period, are recorded as deferred inflows of resources on the balance sheet. Additionally, deferred inflows of resources are recognized related to both pension and OPEB changes during the year.

City of Georgetown, Texas

Notes to the Financial Statements

V. Net Position

Net position represents the difference between assets, liabilities and respective deferred outflow or inflows of resources. A portion of net position represents net investments in capital assets which is the total balance of the City's investment in capital assets less accumulated depreciation and the outstanding balances of any borrowing spent for that acquisition, construction or improvements of those assets. Net position is reported as restricted when there are limitations imposed on their use either through (1) the enabling legislation adopted by the City, (2) through external restrictions imposed by grantors, or (3) laws or regulations of other governments.

Note 2. Cash and Investments

For cash flow purposes, cash and temporary investments consist of demand deposits, certificates of deposits, and authorized investment pools. The operating cash balance from all funds is consolidated in pooled cash and investment accounts. Excess pooled balances are invested in U.S. Treasury securities, U.S. Government agency securities, fully collateralized money market funds and local government investment pools. Maturities on all investments are consistent with the City's cash flow requirements. Investments are recorded at cost. Interest earnings are allocated to each fund based on average monthly pooled equity balances. Separate cash and investment accounts are maintained for restricted cash such as debt service, utility debt reserves, and bond proceeds reserved for future construction.

The investment policies of the City are governed by State statutes and a City Council adopted Investment Policy. Major provisions of the City's investment policy include: responsibility for investments, authorized investments, security dealer selection and qualifying procedures, safekeeping and custodial procedures, statement of investment objectives, and investment reporting requirements.

A. Deposits

Texas Statutes require that all bank deposits be insured or fully collateralized by the U.S. government obligations or obligations of the State of Texas and its agencies. Fair value of the collateral pledged must equal at least 102% of the bank deposits not covered by federal deposit insurance.

At year-end, the carrying amount of the City's bank deposits was \$14,275,762 and the bank balances were \$9,505,298, all of which were entirely covered by Federal depository insurance or by collateral held by the City's agent bank in the City's name.

In order to maximize interest earnings, the City utilizes a controlled disbursement account, which allows the City to deposit only as much money as needed to fund checks presented each day.

B. Investments

The City is authorized to invest in certificates of deposit, direct obligations of the U.S. government, U.S. government agency securities, fully collateralized direct repurchase agreements, no-load money market funds whose portfolios meet the City's investment requirements, and in qualified local government investment pools as approved by the City Council. Non-participating interest earning contracts, including certificates of deposit, and money market accounts are reported at cost. Investments in external investment pools are reported at amortized cost.

City of Georgetown, Texas

Notes to the Financial Statements

Interest rate risk is the potential for a decline in market value due to rising interest rates. In compliance with the City's Investment Policy, as of September 30, 2020, the City minimized the interest rate risk in the portfolio by limiting the weighted average maturity of security types to no longer than two years; structuring the investment portfolio so that securities matured to meet cash requirements for ongoing operations and capital improvement projects; monitoring credit ratings of portfolio positions to assure compliance with rating requirements imposed by the Public Funds Investment Act; and investing operating funds primarily in shorter-term securities and similar government investment pools.

The City evaluated all of its cash and investment positions, and determined that it had none subject to recurring fair value recognition or disclosures. The City's investment balances and weighted average maturity of such investments as of September 30, 2020 are:

| | Primary Government | |
|--|-----------------------|---------------------|
| | September 30, 2020 | Weighted Average |
| Investment pools (at amortized cost) | | |
| Texas local government investment pool (TexPool) | \$ 39,541,882 | 32 |
| Texas short-term asset reserve program (TexSTAR) | 87,105,794 | 22 |
| T-bills | 2,499,970 | 8 |
| Investments (at cost) | | |
| Money market accounts | 19,469,539 | 1 |
| Certificates of deposit | 113,140,672 | 179 |
| Total investments | 261,757,857 | |
| Portfolio weighted average maturity | | 90 |
| Carrying amount - cash | 13,808,445 | |
| Total cash and investments | \$ 275,566,302 | |

C. Credit Risk

Credit risk is the possibility that the issuer of a security will fail to make timely payments of interest or principal. In general, the lower the credit quality of a security, the higher the yield, with all other factors being equal. In compliance with the City's Investment Policy, as of September 30, 2020, the City minimized credit risk losses due to default of security issuer or backer by limiting investments to the safest types of securities; pre-qualifying the financial institutions, broker/dealers, intermediaries, and advisors with which the City will do business; and diversifying the investment portfolio so that potential losses on individual securities were minimized.

For short-term liquidity requirements, the City primarily utilizes the Texas Short-Term Asset Reserve Program (TexSTAR). JPMorgan Fleming Asset Management, Inc. and First Southwest Asset Management, Inc. serve as co-administrators under an agreement with the TexSTAR board of directors to provide investment and participant services for this pool. JPMorgan Chase Bank or its subsidiary J.P. Morgan Investor Services Co. provides the custodial, transfer agency, fund accounting, and depository services for this pool.

City of Georgetown, Texas

Notes to the Financial Statements

The City also maintains an account with the Texas Local Government Investment Pool (TexPool). Under the TexPool Participation Agreement, administrative and investment services to TexPool are provided by Federated Investors, Inc. through an agreement with the State of Texas Comptroller of Public Accounts. The State of Texas Comptroller of Public Accounts is the sole officer, director, and shareholder of the Texas Treasury Safekeeping Trust Company authorized to operate TexPool.

At year end, balances in TexSTAR and TexPool were rated AAAM by Standard & Poor's. All pools operate on a \$1 net asset value basis. In order to maintain a stable \$1 price of the fund, the pools will sell portfolio holdings if the ratio of the fair value of the portfolio divided by the book value of the portfolio is less than 0.995 or greater than 1.005. The pools are stated at their measured amortized cost, which is assumed to approximate fair value.

Note 3. Taxes

A. Property Taxes

Property is appraised and a lien on such property becomes enforceable as of January 1 of each year. Taxes are levied on and payable the following October 1. Taxes become delinquent February 1 of the following year and are subject to interest and penalty charges. Under an agreement which began August 1, 2000, Williamson County Tax Office collects the City's taxes. In the fund financial statements, City property tax revenues are recognized when levied to the extent that they are collected in the current year. Taxes collected prior to the levy date to which they apply are recorded as unearned revenues and recognized as revenue of the period to which they apply.

All collections from prior year levies are considered delinquent tax revenue for reporting purposes in the year collected. The allowance for uncollectible taxes at September 30, 2020 was \$10,732.

The City is permitted by the State of Texas to levy taxes up to \$2.50 per \$100 of assessed valuation for general government services and for the payment of principal and interest on general long-term debt. The combined current tax rate to finance general government services, including debt service for the fiscal year ended September 30, 2020, was \$0.42 per \$100 of assessed valuation.

The Williamson Central Appraisal District (Appraisal District) is responsible for the recording and appraisal of property for all taxing units in Williamson County. The Appraisal District is required to assess property at 100% of its appraised value. Real property must be reappraised at least every four years. The City may, at its own expense, require annual reviews by the Appraisal District through various appeals and, if necessary, legal action. Under this system, if the rate, excluding tax rates for bonds and other contractual obligations adjusted for new improvements, exceeds the rate for the previous year by more than 3.5%, qualified voters of the City may petition for an election to determine whether to limit the tax rate to an increase of no more than 3.5%.

In September 2004, voters approved an initiative to freeze property taxes for homeowners over the age of 65 or disabled. This measure mirrors the State of Texas Constitutional Amendment Proposition 13, which passed overwhelmingly statewide in 2003. Prop 13 gives local governments the option of "freezing" taxes for the elderly and disabled.

City of Georgetown, Texas

Notes to the Financial Statements

B. Sales Taxes

The City has adopted the provisions of Article 1066C, Vernon's Texas Civil Statutes, as amended, which grant the City the power to impose and levy a 1% Local Sales and Use Tax within the City. Proceeds of the tax are credited to the General Fund except for sales taxes generated at the airport which are credited to the Airport (Enterprise) Fund. Collections and enforcements are effected through the offices of the Comptroller of Public Accounts, State of Texas, who remits to the City monthly the proceeds of the tax, after deduction of a 2% service fee.

On October 1, 2001, the City began collecting an additional half-cent sales tax for its component unit, GTEC, to fund transportation improvements that promote economic development. These funds are reported in the GTEC General Capital Projects Fund, a blended component unit of the City.

On April 1, 2003, the City began collecting an additional quarter-cent sales tax in accordance with Texas House Bill 445 to fund maintenance on streets that were in existence at the time the sales tax was adopted by the voters. In November 2014 and again in November 2018, the citizens readopted this quarter-cent sales tax option. The sunset provision will expire in March 2023. These funds are reported in the Streets Special Revenue Fund.

On October 1, 2005, the City began collecting an additional eighth-cent sales tax in accordance with the Texas Development Corporation Act of 1979, Article 5190.6, Section 4A Texas Revised Civil Statutes for the promotion and development of new and expanded business enterprises. This sales tax is administered through GEDCO.

On October 1, 2005, the City began collecting an additional eighth-cent sales tax to be used toward the reduction of ad valorem property taxes. Proceeds are credited to the City's General Fund.

Note 4. Transfers

| Transfers Out | Transfers In | | | | | | | | Total Transfers Out |
|--|--------------------|---------------------|-------------|--------------------------|--------------------------|---------------------|-------------------|---------------------------|---------------------|
| | Governmental Funds | | | | | | Enterprise Funds | | |
| | Major Funds | | | | | | Major Funds | | |
| | General Fund | Debt Service | GTEC | General Capital Projects | Nonmajor Special Revenue | Internal Services | Electric | Nonmajor Enterprise Funds | |
| Governmental funds | | | | | | | | | |
| Major funds | | | | | | | | | |
| General fund | \$ - | \$ 67,000 | \$ - | \$ - | \$ 387,000 | \$ 70,860 | \$ - | \$ - | \$ 524,860 |
| GTEC | - | 2,403,361 | - | - | - | - | - | - | 2,403,361 |
| General capital projects | - | - | - | - | - | 3,204,546 | - | - | 3,204,546 |
| Nonmajor funds | 28,634 | 606,083 | - | - | - | 65,000 | 500,000 | - | 1,199,717 |
| Internal service funds | - | - | - | 1,262,000 | - | 15,500 | - | - | 1,277,500 |
| Enterprise funds | | | | | | | | | |
| Major funds | | | | | | | | | |
| Electric | 4,534,733 | - | - | - | - | 295,059 | - | - | 4,829,792 |
| Water services | 4,025,560 | - | - | - | - | 158,000 | - | - | 4,183,560 |
| Nonmajor funds | 288,106 | - | - | - | - | 140,500 | - | - | 428,606 |
| | <u>\$8,877,033</u> | <u>\$ 3,076,444</u> | <u>\$ -</u> | <u>\$1,262,000</u> | <u>\$ 387,000</u> | <u>\$ 3,949,465</u> | <u>\$ 500,000</u> | <u>\$ -</u> | <u>18,051,942</u> |
| Transfers eliminated in government-wide statements | | | | | | | | | (9,109,984) |
| Net transfers - statement of activities | | | | | | | | | \$ 8,941,958 |

City of Georgetown, Texas

Notes to the Financial Statements

The net transfers between the governmental types and business types total \$8,941,958. Per the City's fiscal and budgetary policy, utility operations transfer seven percent of gross billings for utility services to the General fund as a payment of the profits of the fund or a return on investment. Other types of transfers include grant matching, fire hydrant testing, equipment purchases, and capital project funding.

Note 5. Capital Assets

Capital asset activity for the year ended September 30, 2020 was as follows:

| | Balance September 30, 2019 | Additions | Deletions and Transfers | Balance September 30, 2020 |
|--|----------------------------------|----------------------|----------------------------|----------------------------------|
| Governmental activities | | | | |
| Capital assets not being depreciated | | | | |
| Land | \$ 21,772,554 | \$ - | \$ - | \$ 21,772,554 |
| Land rights | 20,938,510 | - | - | 20,938,510 |
| Streets | 278,203,966 | 12,501,801 | - | 290,705,767 |
| Construction in progress | 28,056,663 | 17,440,473 | (9,445,118) | 36,052,018 |
| Total capital assets not being depreciated | 348,971,693 | 29,942,274 | (9,445,118) | 369,468,849 |
| Capital assets being depreciated | | | | |
| Buildings | 96,726,621 | 181,448 | - | 96,908,069 |
| Furniture, machinery, and equipment | 26,002,471 | 1,213,159 | (37,317) | 27,178,313 |
| Vehicles | 33,480,030 | 4,263,679 | - | 37,743,709 |
| Distribution system | 1,547,389 | 782,501 | - | 2,329,890 |
| Bridges | 7,777,022 | - | - | 7,777,022 |
| Improvements | 53,409,562 | 11,802,987 | - | 65,212,549 |
| Total capital assets being depreciated | 218,943,095 | 18,243,774 | (37,317) | 237,149,552 |
| Less accumulated depreciation for | | | | |
| Buildings | (19,584,357) | (2,061,898) | - | (21,646,255) |
| Furniture, machinery, and equipment | (22,118,622) | (1,789,930) | - | (23,908,552) |
| Vehicles | (19,200,645) | (2,559,249) | - | (21,759,894) |
| Distribution system | (661,866) | (269,522) | 37,317 | (894,071) |
| Bridges | (3,697,947) | (265,664) | - | (3,963,611) |
| Improvements | (11,564,708) | (14,049,162) | - | (25,613,870) |
| Total accumulated depreciation | (76,828,145) | (20,995,425) | 37,317 | (97,786,253) |
| Total capital assets being depreciated, net | 142,114,950 | (2,751,651) | - | 139,363,299 |
| Governmental activities capital assets, net | \$ 491,086,643 | \$ 27,190,623 | \$ (9,445,118) | \$ 508,832,148 |
| Electric activities | | | | |
| Capital assets not being depreciated | | | | |
| Land | \$ 635,073 | \$ - | \$ - | \$ 635,073 |
| Land rights | 153,607 | - | - | 153,607 |
| Construction in progress | - | 5,375,929 | (4,005,742) | 1,370,187 |
| Total capital assets not being depreciated | 788,680 | 5,375,929 | (4,005,742) | 2,158,867 |
| Capital assets being depreciated | | | | |
| Buildings | 24,637 | - | - | 24,637 |
| Furniture, machinery, and equipment | 1,605,747 | 17,752 | - | 1,623,499 |
| Vehicles | 13,346 | - | - | 13,346 |
| Distribution system | 180,070,728 | 17,901,486 | (11,163,355) | 186,808,859 |
| Improvements | 173,421 | - | - | 173,421 |
| Total capital assets being depreciated | 181,887,879 | 17,919,238 | (11,163,355) | 188,643,762 |
| Less accumulated depreciation for | | | | |
| Buildings | (24,637) | - | - | (24,637) |
| Furniture, machinery, and equipment | (1,282,202) | (110,329) | - | (1,392,531) |
| Vehicles | (13,346) | - | - | (13,346) |
| Distribution system | (53,850,587) | (13,762,330) | - | (67,612,917) |
| Improvements | (171,161) | (2,261) | 3,452,667 | 3,279,245 |
| Total accumulated depreciation | (55,341,933) | (13,874,920) | 3,452,667 | (65,764,186) |
| Total capital assets being depreciated, net | 126,545,946 | 4,044,318 | (7,710,688) | 122,879,576 |
| Electric activities capital assets, net | \$ 127,334,626 | \$ 9,420,247 | \$ (11,716,430) | \$ 125,038,443 |

City of Georgetown, Texas
Notes to the Financial Statements

| | Balance September 30, 2019 | Additions | Deletions and Transfers | Balance September 30, 2020 |
|--|----------------------------------|----------------------|----------------------------|----------------------------------|
| Water services activities | | | | |
| Capital assets not being depreciated | | | | |
| Land | \$ 1,559,074 | \$ - | \$ - | \$ 1,559,074 |
| Land rights | 66,006 | - | - | 66,006 |
| Construction in progress | 9,721,532 | 10,627,902 | (901,818) | 19,447,616 |
| Total capital assets not being depreciated | 11,346,612 | 10,627,902 | (901,818) | 21,072,696 |
| Capital assets being depreciated | | | | |
| Buildings | 9,611,544 | - | - | 9,611,544 |
| Furniture, machinery, and equipment | 1,597,911 | 33,821 | - | 1,631,732 |
| Vehicles | 46,834 | - | - | 46,834 |
| Distribution system | 415,943,724 | 31,146,204 | (4,406,826) | 442,683,102 |
| Improvements | 219,995 | - | - | 219,995 |
| Total capital assets being depreciated | 427,420,008 | 31,180,025 | (4,406,826) | 454,193,207 |
| Less accumulated depreciation for | | | | |
| Buildings | (2,832,957) | (235,589) | - | (3,068,546) |
| Furniture, machinery, and equipment | (992,441) | (201,421) | - | (1,193,862) |
| Vehicles | (38,760) | (1,642) | - | (40,402) |
| Distribution system | (102,896,810) | (10,543,491) | 430,187 | (113,010,114) |
| Improvements | (205,671) | (3,052) | - | (208,723) |
| Total accumulated depreciation | (106,966,639) | (10,985,195) | 430,187 | (117,521,647) |
| Total capital assets being depreciated, net | 320,453,369 | 20,194,830 | (3,976,639) | 336,671,560 |
| Water services activities capital assets, net | \$ 331,799,981 | \$ 30,822,732 | \$ (4,878,457) | \$ 357,744,256 |
| Other nonmajor business-type activities | | | | |
| Capital assets not being depreciated | | | | |
| Land | \$ 589,632 | \$ - | \$ 51,904 | \$ 641,536 |
| Land rights | 1,503,538 | - | - | 1,503,538 |
| Construction in progress | 21,799 | 883,049 | (512,885) | 391,963 |
| Total capital assets not being depreciated | 2,114,969 | 883,049 | (460,981) | 2,537,037 |
| Capital assets being depreciated | | | | |
| Buildings | 3,856,218 | - | - | 3,856,218 |
| Furniture, machinery, and equipment | 393,873 | 28,015 | - | 421,888 |
| Vehicles | 14,050 | - | - | 14,050 |
| Distribution system | 62,750,012 | 14,142,601 | - | 76,892,613 |
| Improvements | 5,838,519 | - | - | 5,838,519 |
| Total capital assets being depreciated | 72,852,672 | 14,170,616 | - | 87,023,288 |
| Less accumulated depreciation for | | | | |
| Buildings | (2,290,896) | (49,232) | - | (2,340,128) |
| Furniture, machinery, and equipment | (196,036) | (10,320) | - | (206,356) |
| Vehicles | - | - | - | - |
| Distribution system | (1,119,475) | (2,052,061) | - | (3,171,536) |
| Improvements | (17,752,198) | (273,887) | - | (18,026,085) |
| Total accumulated depreciation | (21,358,605) | (2,385,500) | - | (23,744,105) |
| Total capital assets being depreciated, net | 51,494,067 | 11,785,116 | - | 63,279,183 |
| Other nonmajor business-type activities capital assets, net | \$ 53,609,036 | \$ 12,668,165 | \$ (460,981) | \$ 65,816,220 |

City of Georgetown, Texas
Notes to the Financial Statements

| | Balance September 30, 2019 | Additions | Deletions and Transfers | Balance September 30, 2020 |
|---|----------------------------------|----------------------|----------------------------|----------------------------------|
| Total business-type activities | | | | |
| Capital assets not being depreciated | | | | |
| Land | \$ 2,783,779 | \$ - | \$ 51,904 | \$ 2,835,683 |
| Land rights | 1,723,151 | - | - | 1,723,151 |
| Construction in progress | 9,743,331 | 16,886,880 | (5,420,445) | 21,209,766 |
| Total capital assets not being depreciated | 14,250,261 | 16,886,880 | (5,368,541) | 25,768,600 |
| Capital assets being depreciated | | | | |
| Buildings | 13,492,399 | - | - | 13,492,399 |
| Furniture, machinery, and equipment | 3,597,531 | 79,588 | - | 3,677,119 |
| Vehicles | 74,230 | - | - | 74,230 |
| Distribution system | 658,764,464 | 63,190,291 | (15,570,181) | 706,384,574 |
| Improvements | 6,231,935 | - | - | 6,231,935 |
| Total capital assets being depreciated | 682,160,559 | 63,269,879 | (15,570,181) | 729,860,257 |
| Less accumulated depreciation for | | | | |
| Buildings | (5,148,490) | (284,821) | - | (5,433,311) |
| Furniture, machinery, and equipment | (2,470,679) | (322,070) | - | (2,792,749) |
| Vehicles | (52,106) | (1,642) | - | (53,748) |
| Distribution system | (157,866,872) | (26,357,882) | 430,187 | (183,794,567) |
| Improvements | (18,129,030) | (279,200) | 3,452,667 | (14,955,563) |
| Total accumulated depreciation | (183,667,177) | (27,245,615) | 3,882,854 | (207,029,938) |
| Total capital assets being depreciated, net | 498,493,382 | 36,024,264 | (11,687,327) | 522,830,319 |
| Total business-type activities capital assets, net | \$ 512,743,643 | \$ 52,911,144 | \$ (17,055,868) | \$ 548,598,919 |

Depreciation expense was charged to function/programs of the primary government as follows:

| | |
|--|----------------------|
| Governmental activities | |
| Culture / recreation | \$ 3,103,364 |
| Development | 770,317 |
| Fire | 3,923,502 |
| General government | 1,288,719 |
| Highways and streets | 2,944,176 |
| Police | 3,878,587 |
| Environmental services | 1,924,584 |
| Internal service funds | 3,162,176 |
| Total depreciation expense governmental activities | \$ 20,995,425 |
| Business-type activities | |
| Electric | \$ 13,874,920 |
| Water services | 10,985,195 |
| Nonmajor | 2,385,500 |
| Total depreciation expense business-type activities | \$ 27,245,615 |

City of Georgetown, Texas
Notes to the Financial Statements

| | Governmental Activities | Business-type Activities | Total |
|---|----------------------------|-----------------------------|-----------------------|
| Net investment in capital assets | | | |
| Total capital assets | | | |
| (net of accumulated depreciation) | \$ 508,832,148 | \$ 548,598,919 | \$1,057,431,067 |
| Less long-term debt and related charges | (224,865,160) | (111,388,141) | (336,253,301) |
| Add unspent bond proceeds | 50,899,290 | 37,271,829 | 88,171,119 |
| Net long-term debt | (173,965,870) | (74,116,312) | (248,082,182) |
| Net investment in capital assets (net of related debt) | \$ 334,866,278 | \$ 474,482,607 | \$ 809,348,885 |

Note 6. Long-Term Liabilities

A. Overview

The following is a summary of long-term debt transactions of the City for the fiscal year ended September 30, 2020:

| | Balance as of September 30, 2019 | Additions | Retirements | Balance as of September 30, 2020 | Due within One Year |
|--------------------------------|--|---------------------|-----------------------|--|------------------------|
| Governmental activities | | | | | |
| General obligation bonds | \$204,223,234 | \$19,635,000 | \$(13,014,534) | \$210,843,700 | \$14,940,801 |
| Sales tax revenue bonds | 5,555,000 | - | (595,000) | 4,960,000 | 620,000 |
| Premiums | 11,175,985 | - | (829,736) | 10,346,249 | 831,430 |
| Compensated absences | 6,364,435 | 2,674,267 | (2,050,459) | 6,988,243 | 2,254,020 |
| Net pension liability | 22,722,792 | - | (7,593,704) | 15,129,088 | - |
| Other post employment benefits | 3,324,575 | 858,760 | - | 4,183,335 | - |
| Total governmental activities | 253,366,021 | 23,168,027 | (24,083,433) | 252,450,615 | 18,646,251 |
| Business-type activities | | | | | |
| Revenue bonds | 87,295,000 | 20,655,000 | (12,365,000) | 95,585,000 | 7,070,000 |
| General obligation bonds | 12,336,775 | 655,000 | (925,475) | 12,066,300 | 999,199 |
| Premiums | 4,778,117 | - | (399,063) | 4,379,054 | 399,061 |
| Compensated absences | 1,178,132 | 594,787 | (599,526) | 1,173,393 | 521,265 |
| Net pension liability | 6,040,235 | - | (2,491,436) | 3,548,799 | - |
| Total business-type activities | 111,628,259 | 21,904,787 | (16,780,500) | 116,752,546 | 8,989,525 |
| Total long-term debt | \$364,994,280 | \$45,072,814 | \$(40,863,933) | \$369,203,161 | \$27,635,776 |

Liabilities for compensated absences, net pension liability, and other post-employment benefits that are included in governmental activities are expended primarily in the General Fund as benefits are used by the employees.

City of Georgetown, Texas

Notes to the Financial Statements

At September 30, 2020, there was \$85,070,000 of authorized but unissued general obligation bonds. There are no authorized but unissued revenue bonds. The City is in compliance with all bond ordinances.

| Fiscal Years Ending September 30, | Governmental | | Business-type | | Total | |
|---|-----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| | Principal | Interest | Principal | Interest | Principal | Interest |
| 2021 | \$ 15,560,801 | \$ 7,556,425 | \$ 8,069,199 | \$ 3,533,513 | \$ 23,630,000 | \$ 11,089,938 |
| 2022 | 15,647,875 | 6,969,962 | 8,327,125 | 3,188,084 | 23,975,000 | 10,158,046 |
| 2023 | 15,815,478 | 6,436,765 | 7,959,522 | 2,907,785 | 23,775,000 | 9,344,550 |
| 2024 | 16,170,402 | 5,858,974 | 7,744,598 | 2,626,606 | 23,915,000 | 8,485,580 |
| 2025 | 15,828,256 | 5,228,171 | 8,021,744 | 2,354,605 | 23,850,000 | 7,582,776 |
| 2026-2030 | 62,572,634 | 18,375,242 | 34,577,366 | 8,029,788 | 97,150,000 | 26,405,030 |
| 2031-2035 | 54,628,254 | 8,489,544 | 27,526,746 | 3,390,623 | 82,155,000 | 11,880,167 |
| 2036-2040 | 19,580,000 | 1,200,735 | 5,425,000 | 294,964 | 25,005,000 | 1,495,699 |
| | <u>\$ 215,803,700</u> | <u>\$ 60,115,818</u> | <u>\$107,651,300</u> | <u>\$ 26,325,968</u> | <u>\$323,455,000</u> | <u>\$ 86,441,786</u> |

During the year ended September 30, 2020, the City issued \$11,210,000 in Combination Tax and Revenue Certificates of Obligation, \$9,080,000 in General Obligation Bonds, and \$14,430,000 in Utility System Revenue Bonds. The City also issued \$6,225,000 in Utility System Revenue Refunding Bonds which results in a gross cash flow savings through the year ending September 30, 2029 of \$728,905.

General Obligation Debt

A summary of tax-supported general obligation debt outstanding at September 30, 2020:

| | |
|---|--------------|
| \$9,720,000, 2011 Combination tax & revenue certificates of obligation due in annual installments through August 15, 2031; interest at 2% to 4% | \$ 5,625,000 |
| \$12,500,000, 2012 General obligation bonds due in annual installments through February 15, 2037; interest at 1.5% to 3.625% | 9,810,000 |
| \$1,650,000, 2012 Combination tax & revenue certificates of obligation due in annual installments through August 15, 2032; interest at 1.5% to 3.375% (portion included below) | 722,500 |
| \$1,016,532, 2012 General obligation and Refunding bonds due in annual installments through August 15, 2029; interest at 0.2% to 3.25% (portion included below) | 472,328 |
| \$12,500,000, 2012A General obligation bonds due in annual installments through August 15, 2037; interest at 2.0% to 3.25% (portion included below) | 9,880,000 |
| \$9,500,000, 2013 General obligation bonds due in annual installments through August 15, 2037; interest at 2.0% to 3.375% (portion included below) | 6,685,000 |
| \$9,646,976, 2013 General obligation and Refunding bonds due in annual installments through August 15, 2025; interest at 2.0% to 4.0% (portion included below) | 3,975,381 |
| \$4,800,000, 2014 General obligation bonds due in annual installments through August 15, 2034; interest at 2.0% to 3.60% | 3,795,000 |
| \$1,841,000, 2014 Combination tax & revenue certificates of obligation due in annual installments through August 15, 2034; interest at 3.00% to 3.625% (portion included below) | 1,456,728 |

City of Georgetown, Texas
Notes to Financial Statements

| | |
|--|------------------------------|
| \$9,709,525, 2014 General obligation and Refunding bonds due in annual installments through August 15, 2027; interest at 2.00% to 4.00% (portion included below) | 6,023,465 |
| \$4,345,000, 2015 General obligation bonds due in annual installments through August 15, 2035; interest at 3.00% to 4.00% | 3,550,000 |
| \$3,175,000, 2015 Combination tax & revenue certificates of obligation due in annual installments through August 15, 2035; interest at 2.00% to 3.50% (portion included below) | 1,995,000 |
| \$4,042,295, 2015 General obligation and Refunding bonds due in annual installments through August 15, 2028; interest at 2.000% to 3.125% (portion included below) | 1,875,020 |
| \$11,785,000, 2015A General obligation bonds due in annual installments through August 15, 2035; interest at 2.000% to 3.300% | 9,580,000 |
| \$12,585,000, 2016 General obligation bonds due in annual installments through August 15, 2036; interest at 2.000% to 4.000% | 10,705,000 |
| \$3,105,000, 2016 Combination tax and revenue certificates of obligation due in annual installments through August 15, 2036; interest at 2.000% to 4.000% (portion included below) | 2,290,000 |
| \$4,014,840, 2016 General obligation and Refunding bonds due in annual installments through August 15, 2027; interest at 2.000% to 3.000% (portion included below) | 1,905,849 |
| \$8,555,000, 2017 General obligation bonds due in annual installments through August 15, 2037; interest at 3.125% to 5.000% | 7,845,000 |
| \$8,655,000, 2017 Combination tax and revenue certificates of obligation due in annual installments through August 15, 2037; interest at 3.000% to 5.000% (portion included below) | 7,220,000 |
| \$12,385,000, 2017 General obligation and Refunding bonds due in annual installments through August 15, 2030; interest at 2.000% to 5.000% | 11,810,000 |
| \$23,555,000, 2018 General obligation bonds due in annual installments through August 15, 2038; interest at 3.00% to 5.000% | 22,230,000 |
| \$10,695,000, 2018 Combination tax and revenue certificates of obligation due in annual installments through August 15, 2038; interest at 3.000% to 4.000% | 8,625,000 |
| \$4,920,000, 2019 General obligation bonds due in annual installments through August 15, 2039; interest at 3.00% to 5.000% | 4,810,000 |
| \$13,830,000, 2019 Combination tax and revenue certificates of obligation due in annual installments through August 15, 2039; interest at 3.000% to 5.000% | 13,110,000 |
| \$5,815,000, 2020 Combination tax and revenue certificates of obligation due in annual installments through August 15, 2035; interest at 1.200% | 5,815,000 |
| \$9,080,000, 2020 General obligation bonds due in annual installments through August 15, 2035; interest at 2.290% | 9,080,000 |
| Total tax supported debt | <u><u>\$ 170,891,271</u></u> |

City of Georgetown, Texas
Notes to the Financial Statements

A summary of self-supporting general obligation debt outstanding at September 30, 2020:

| | |
|--|-----------|
| \$1,650,000, 2012 Combination tax & revenue certificates of obligation due in annual installments through August 15, 2032; interest at 1.5% to 3.375%; designated for GTEC capital improvements to be paid through revenues from the ½ cent GTEC sales tax. | 722,500 |
| \$2,165,180, 2012 General obligation and Refunding bonds due in annual installments through August 15, 2029; interest at 0.2% to 3.25%; designated for GTEC capital improvements to be paid through revenues from the ½ cent GTEC sales tax. | 1,006,043 |
| \$5,233,289, 2012 General obligation and Refunding bonds due in annual installments through August 15, 2029; interest at 0.2% to 3.25%; paid through Electric utility revenues. | 2,431,629 |
| \$4,065,000, 2013 Combination tax & revenue certificates of obligation due in annual installments through August 15, 2033; interest at 2.0% to 3.25%; to be paid through Electric and Water utility revenues. | 2,945,000 |
| \$442,408, 2013 General obligation and Refunding bonds due in annual installments through August 15, 2025; interest at 2.0% to 4.0%; portion dedicated for Airport Improvements, \$254,219, to be paid with Airport fees. Portion dedicated for Stormwater Drainage Improvements, \$188,189 to be paid through monthly fees charged to utility customers within the City limits. | 182,307 |
| \$915,616, 2013 General obligation and Refunding bonds due in annual installments through August 15, 2025; interest at 2.0% to 4.0%; designated for GTEC capital improvements to be paid through revenues from the ½ cent GTEC sales tax. | 377,312 |
| \$459,000, 2014 Combination tax & revenue certificates of obligation due in annual installments through August 15, 2034; interest at 3.00% to 3.625% to be paid through monthly Stormwater Drainage fees charged to utility. | 363,272 |
| \$162,030, 2014 General obligation and Refunding bonds due in annual installments through August 15, 2027; interest at 2.00% to 4.00% portion dedicated for Airport Improvements, \$8,593, to be paid with Airport fees. Portion dedicated for Stormwater Drainage Improvements, \$153,438, to be paid through monthly fees charged to utility customers within City limit. | 100,518 |
| \$2,403,445, 2014 General obligation and Refunding bonds due in annual installments through August 15, 2027; interest at 2.00% to 4.00% designated for GTEC capital improvements to be paid through revenues from the ½ cent GTEC sales tax. | 1,491,017 |

City of Georgetown, Texas

Notes to the Financial Statements

| | |
|--|-----------|
| \$6,470,000, 2015 Combination tax and revenue certificates of obligation due in annual installments through August 15, 2035; interest at 2.00% to 3.60%; to be paid through annual ad valorem tax levied on all taxable property within the Rivery TIRZ. | 5,680,000 |
| \$675,297, 2015 General obligation and Refunding bonds due in annual installments through August 15, 2028; interest at 2.0% to 3.125%; portion dedicated for Airport Improvements, \$188,168, to be paid with Airport fees. Portion dedicated for Stormwater Drainage Improvements, \$487,129 to be paid through monthly fees charged to utility customers within the City limits. | 313,290 |
| \$1,642,408, 2015 General obligation and Refunding bonds due in annual installments through August 15, 2028; interest at 2.0% to 3.125%; designated for GTEC capital improvements to be paid through revenues from the ½ cent GTEC sales tax. | 761,690 |
| \$3,070,000, 2015 Combination tax & revenue certificates of obligation due in annual installments through August 15, 2035; interest at 2.00% to 3.50%; portion dedicated for Airport Improvements, \$865,000, to be paid with Airport fees. Portion dedicated for Stormwater Drainage Improvements, \$2,205,000 to be paid through monthly fees charged to utility customers within the City limits. | 2,490,000 |
| \$745,000, 2015 Combination tax & revenue certificates of obligation due in annual installments through August 15, 2035; interest at 2.00% to 3.50%; paid through water utility revenues. | 600,000 |
| \$10,720,000, 2016 Combination tax and revenue certificates of obligation due in annual installments through August 15, 2036; interest at 2.000% to 3.000%; designated for GTEC capital improvements to be paid through revenues from the 1/2 cent GTEC sales tax. | 9,075,000 |
| \$2,980,000, 2016 Combination tax and revenue certificates of obligation due in annual installments through August 15, 2036; interest at 2.000% to 5.000%; designated for GEDCO-Rivery capital improvements to be paid through revenues from the .125 of a cent GEDCO sales tax. | 2,510,000 |
| \$1,645,000, 2016 Combination tax and revenue certificates of obligation due in annual installments through August 15, 2036; interest at 2.000% to 3.000%; to be paid through annual ad valorem tax levied on all taxable property within the Rivery TIRZ. | 1,395,000 |
| \$240,000, 2016 Combination tax and revenue certificates of obligation due in annual installments through August 15, 2036; interest at 2.000% to 3.000%; to be paid through monthly Stormwater Drainage fees charged to utility customers within City Limits. | 200,000 |
| \$3,409,997, 2016 General obligation and refunding bonds due in annual installments through August 15, 2027; interest at 2.000% to 2.500%; designated for GTEC capital improvements to be paid through revenues from ½ cent GTEC sales tax. | 1,618,867 |

City of Georgetown, Texas
Notes to the Financial Statements

| | |
|---|----------------|
| \$85,163, 2016 General obligation and refunding bonds due in annual installments through August 15, 2027; interest at 2.000% to 3.000%; portion dedicated for Airport Improvements, \$4,620, to be paid with Airport fees. Portion dedicated for Stormwater Drainage Improvements \$80,542 to be paid through monthly fees charged to utility customers within City limits. | 40,284 |
| \$555,000, 2017 General obligation and Refunding bonds due in annual installments through August 15, 2030; interest at 2.000% to 5.000% dedicated for Stormwater Drainage Improvements to be paid through monthly fees charged to utility customers within City limits. | 515,000 |
| \$5,750,000, 2017 Combination tax and revenue certificates of obligation due in installments through August 15, 2037; interest at 3.000% to 5.000%; designated for GTEC capital improvements to be paid through revenues from 1/2 cent GTEC sales tax. | 5,185,000 |
| \$145,000, 2018 Combined tax and revenue certificates of obligation due in installments through 8/15/2038; interest at 3% to 4%; portion dedicated for Airport Improvements. | 135,000 |
| \$1,140,000, 2019 Combination tax and revenue certificates of obligation due in annual installments through August 15, 2039; interest at 3.000% to 5.000%; portion dedicated for Airport Improvements, \$430,000, to be paid with Airport fees. Portion dedicated for Stormwater Drainage Improvements \$710,000 to be paid through monthly fees charged to utility customers within City limits. | 1,095,000 |
| \$5,390,000, 2019 Combination tax and revenue certificates of obligation due in annual installments through August 15, 2039; interest at 3.000% to 5.000%; portion funded by Solid Waste fees. | 5,390,000 |
| \$4,740,000, 2020 Combination tax and revenue certificates of obligation due in annual installments through August 15, 2035; interest at 1.200%; designated for GTEC capital improvements to be paid through revenues from 1/2 cent GTEC sales tax. | 4,740,000 |
| \$655,000, 2020 Combination tax and revenue certificates of obligation due in annual installments through August 15, 2035; interest at 1.200%; dedicated for Stormwater Drainage Improvements to be paid through monthly fees charged to utility customers within City limits. | 655,000 |
| Total self-supported general obligation debt | 52,018,729 |
| Grand total outstanding general obligation debt as of September 30, 2020 | \$ 222,910,000 |
| This amount is reported in the government-wide statements of activities as: | |
| Governmental activities | \$ 210,843,700 |
| Business-type activities | 12,066,300 |
| | \$ 222,910,000 |

City of Georgetown, Texas
Notes to the Financial Statements

B. Sales Tax Revenue Debt – Georgetown Transportation Enhancement Corporation

A summary of sales tax revenue debt outstanding at September 30, 2020 follows:

| | |
|--|---------------------|
| \$7,755,000, 2015 Senior lien sales tax revenue bonds due in annual installments through August 15, 2027; interest at 2.00% to 4.00%; repaid with 1/2 cent sales tax revenue | \$ 4,960,000 |
| Total outstanding sales tax revenue debt | \$ 4,960,000 |

C. Discretely Presented Component Unit

Georgetown Economic Development Corporation (GEDCO) participated in the City's issuance of \$18,690,000 Combination Tax and Revenue Certificates of Obligation, Series 2016 and is obligated to pay the City its portion of the principal and interest for the certificates, through 2036. Additionally, GEDCO has received a loan from the Water Services Fund as part of a tri-party agreement for economic development.

Repayment of GEDCO's outstanding long-term liabilities is as follows at September 30, 2020:

| Fiscal Years Ending September 30, | GEDCO | |
|---|---------------------|-------------------|
| | Principal | Interest |
| 2021 | \$ 192,830 | \$ 97,911 |
| 2022 | 199,511 | 95,306 |
| 2023 | 206,559 | 88,966 |
| 2024 | 214,354 | 79,271 |
| 2025-2029 | 959,175 | 272,155 |
| 2030-2034 | 860,000 | 144,700 |
| 2035-2036 | 385,000 | 17,400 |
| | \$ 3,017,429 | \$ 795,709 |

City of Georgetown, Texas
Notes to the Financial Statements

D. Revenue Debt

A summary of revenue bonds outstanding at September 30, 2020:

| | |
|--|----------------------|
| \$7,715,000, 2012 Utility System Revenue & Refunding bonds due in annual installments through August 15, 2023; interest at 2% to 4% | \$ 2,230,000 |
| \$11,855,000, 2014 Utility System Revenue & Refunding bonds due in annual installments through August 15, 2027; interest at 2% to 4% | 6,335,000 |
| \$13,000,000, 2014 Utility System Revenue bonds due in annual installments through August 15, 2034; interest at 2% to 4% | 10,320,000 |
| \$5,350,000, 2014 Utility System Revenue bonds due in annual installments through August 15, 2031; interest at 1% to 4% | 3,800,000 |
| \$10,920,000, 2015 Utility System Revenue & Refunding bonds due in annual installments through August 15, 2035; interest at 3.00% to 3.75% | 8,925,000 |
| \$9,620,000, 2016 Utility System Revenue bonds due in annual installments through August 15, 2036; interest at 2.000% to 4.000%. | 8,215,000 |
| \$6,925,000, 2016 Utility System Revenue bonds due in annual installments through August 15, 2028; interest at 3.000% to 4.000% | 4,410,000 |
| \$27,915,000, 2017 Utility System Revenue bonds due in annual installments through August 15, 2037; interest at 3.000% to 4.000% | 24,590,000 |
| \$6,510,000, 2018 Utility System Revenue bonds due in annual installments through August 15, 2038; interest at 2.000% to 4.000% | 6,105,000 |
| \$14,430,000, 2020 Utility System Revenue bonds due in annual installments through August 15, 2035; interest at 1.950% | 14,430,000 |
| \$6,225,000, Utility System Revenue bonds due in annual installments through August 15, 2029; interest at 1.350% | 6,225,000 |
| Total outstanding revenue debt as of September 30, 2020 | \$ 95,585,000 |

City of Georgetown, Texas
Notes to the Financial Statements

All net revenues of the electric and water services system are pledged for the payment of debt service for the revenue bonds. Net revenues, as defined by the various bond ordinances, include income and revenues derived from the operation of the system, after deduction of the amount necessary to pay all operating, maintenance, replacement, and betterment charges of the system.

These bond ordinances require that the net revenues, as defined, equal at least 1.35 times the average annual debt service on all revenue bonds. The City complied with this requirement at September 30, 2020.

Note 7. Defined Benefit Pension Plan

A. Plan Description

The City participates as one of 866 plans in the nontraditional, joint contributory, hybrid defined benefit pension plan administered by the Texas Municipal Retirement System (TMRS). TMRS is an agency created by the State of Texas and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code (the TMRS Act) as an agent multiple-employer retirement system for municipal employees in the State of Texas. The TMRS Act places the general administration and management of the System with a six-member Board of Trustees. Although the Governor, with the advice and consent of the Senate, appoints the Board, TMRS is not fiscally dependent on the State of Texas. TMRS's defined benefit pension plan is a tax-qualified plan under Section 401 (a) of the Internal Revenue Code. TMRS issues a publicly available comprehensive annual financial report that can be obtained at www.tmr.com.

All eligible employees of the city are required to participate in TMRS.

B. Benefits Provided

TMRS provides retirement, disability, and death benefits. Benefit provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS.

At retirement, the benefit is calculated as if the sum of the employee's contributions, with interest, and the city-financed monetary credits with interest were used to purchase an annuity. Members may choose to receive their retirement benefit in one of seven actuarially equivalent payments options. Members may also choose to receive a portion of their benefit as a Partial Lump Sum Distribution in an amount equal to 12, 24, or 36 monthly payments, which cannot exceed 75% of the member's deposits and interest.

A summary of plan provisions for the City are as follows:

| | |
|-----------------------------------|---|
| Employee deposit rate | 7% |
| Matching ratio (City to employee) | 2 to 1 |
| Years required for vesting | 5 |
| Service retirement eligibility | 20 years at any age, 5 year: at age 60 and above |
| Updated Service Credit | 100% Repeating |
| Annuity Increase to retirees | 30% of CPU Repeating |

City of Georgetown, Texas

Notes to the Financial Statements

C. Employees Covered by Benefit Terms

At the December 31, 2019 valuation and measurement date, the following employees were covered by the benefit terms:

| | |
|---|-------|
| Retirees or beneficiaries currently receiving benefits | 211 |
| Inactive employees entitled to but not yet receiving benefits | 269 |
| Active employees | 697 |
| | <hr/> |
| | 1,177 |
| | <hr/> |

D. Contributions

The contribution rates for employees in TMRS are either 5%, 6%, or 7% of employee gross earnings, and the city matching percentages are either 100%, 150%, or 200%, both as adopted by the governing body of the city. Under the state law governing TMRS, the contribution rate for each city is determined annually by the consulting actuary, using the Entry Age Normal (EAN) actuarial cost method. The actuarially determined rate is the estimated amount necessary to finance the cost of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability.

Employees for the City of Georgetown were required to contribute 7% of their annual gross earnings during the fiscal year. The contribution rates for the City of Georgetown were 12.54%, 12.36%, and 12.26% in calendar years 2018, 2019, and 2020 respectively. The City's contributions to TMRS for the year ended September 30, 2020 were \$5,912,566 and were equal to the required contributions.

E. Net Pension Liability

The City's Net Pension Liability (NPL) was measured as of December 31, 2019, and the Total Pension Liability (TPL) used to calculate the Net Pension Liability was determined by an actuarial valuation as of that date.

Actuarial Assumptions

The Total Pension Liability in the December 31, 2019 actuarial valuation was determined using the following actuarial assumptions:

| | |
|---------------------------|---|
| Inflation | 2.5% per year |
| Overall payroll growth | 2.75% per year |
| Investment rate of return | 6.75%, net pension plan investment expense, including inflation |

Salary increases are based on a service-related table. Mortality rates for active members are based on the PUB(10) mortality tables with the Public Safety table used for males and the General Employee table used for females. Mortality rates for healthy retirees and beneficiaries are based on the Gender-distinct 2019 Municipal Retirees of Texas mortality tables. The rates for actives, healthy retirees and beneficiaries are projected on a fully generational basis by Scale UMP to account for future mortality improvements. For disabled annuitants, the same mortality tables for healthy retirees is used with a 4- year set-forward for males and a 3-year set-forward for females. In addition, a 3.5% and 3.0% minimum mortality rate is applied, for males and females respectively, to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by Scale UMP to account for future mortality improvements subject to the floor.

City of Georgetown, Texas

Notes to the Financial Statements

The actuarial assumptions were developed primarily from the actuarial investigation of the experience of TMRS over the four-year period from December 31, 2014 to December 31, 2018. They were adopted in 2019 and first used in the December 31, 2109 actuarial valuation. The post-retirement mortality assumption for Annuity Purchase Rates (APRs) is based on the Mortality Experience Investigation Study covering 2009 through 2011 and dated December 31, 2013. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income in order to satisfy the short-term and long-term funding needs of TMRS.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. In determining their best estimate of a recommended investment return assumption under the various alternative asset allocation portfolios, GRS focused on the area between (1) arithmetic mean (aggressive) without an adjustment for time (conservative) and (2) the geometric mean (conservative) with an adjustment for time (aggressive). The target allocation and best estimates of real rates of return for each major asset class in fiscal year 2020 are summarized in the following table:

| Asset Class | Target Allocation | Long-term Expected Real Rate of Return (Arithmetic) |
|-----------------------|-------------------|--|
| Global equity | 30.0% | 5.30% |
| Core fixed income | 10.0% | 1.25% |
| Non-core fixed income | 20.0% | 4.14% |
| Real return | 10.0% | 3.85% |
| Real estate | 10.0% | 4.00% |
| Absolute return | 10.0% | 3.48% |
| Private equity | 10.0% | 7.75% |
| Total | 100.0% | |

Discount Rate

The discount rate used to measure the Total Pension Liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that employee and employer contributions will be made at the rates specified in statute. Based on that assumption, the pension plan's Fiduciary Net Position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the Total Pension Liability.

City of Georgetown, Texas
Notes to the Financial Statements

Changes in Net Pension Liability

| | Increase (Decrease) | | |
|---|-----------------------------------|---------------------------------------|---------------------------------------|
| | Total Pension Liability (a) | Plan Fiduciary Net Position (b) | Net Pension Liability (a) - (b) |
| Balance at December 31, 2018 | \$ 154,718,502 | \$ 125,955,474 | \$ 28,763,028 |
| Changes for the year | | | |
| Service cost | 7,773,892 | - | 7,773,892 |
| Interest | 10,571,618 | - | 10,571,618 |
| Change of benefit terms | - | - | - |
| Difference between expected and actual experience | (273,287) | - | (273,287) |
| Changes of assumptions | 529,624 | - | 529,624 |
| Contributions - employer | - | 5,912,566 | (5,912,566) |
| Contributions - employee | - | 3,384,157 | (3,384,157) |
| Net investment income | - | 19,503,600 | (19,503,600) |
| Benefit payments, including refund of employee contributions | (3,977,775) | (3,977,775) | - |
| Administrative expense | - | (110,028) | 110,028 |
| Other changes | - | (3,307) | 3,307 |
| Net changes | 14,624,072 | 24,709,213 | (10,085,141) |
| Balance at December 31, 2019 | \$ 169,342,574 | \$ 150,664,687 | \$ 18,677,887 |

Sensitivity of the Net Pension Liability to Changes in the Discount Rate

The following presents the net pension liability of the City, calculated using the discount rate of 6.75%, as well as what the City's net pension liability would be if it were calculated using a discount rate that is one-percentage-point lower (5.75%) or one-percentage-point higher (7.75%) than the current rate:

| | 1% Decrease in Discount Rate (5.75%) | Discount Rate (6.75%) | 1% Increase in Discount Rate (7.75%) |
|------------------------------|--|--------------------------|--|
| City's net pension liability | \$ 45,178,292 | \$ 18,677,886 | \$ (2,976,262) |

F. Pension Plan Fiduciary Net Position

Detailed information about the pension plan's Fiduciary Net Position is available in a separately issued TMRS financial report. That report may be obtained on the Internet at www.tmr.com.

City of Georgetown, Texas
Notes to the Financial Statements

G. Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended September 30, 2020, the City recognized pension expense of \$7,117,547.

At September 30, 2020, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

| | Deferred Outflows of Resources | Deferred Inflows of Resources |
|--|--------------------------------------|----------------------------------|
| Differences between expected and actual economic experience | \$ 550,744 | \$ 590,386 |
| Changes in actuarial assumptions | 915,306 | - |
| Difference in projected and actual investment earnings | 7,288,748 | 11,802,815 |
| Contributions subsequent to the measurement date | 4,629,366 | - |
| Total | \$ 13,384,164 | \$ 12,393,201 |

Deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date of \$4,629,336 will be recognized as a reduction of the net pension liability for the measurement year ending December 31, 2020 (i.e. recognized in the city's financial statements September 30, 2021). Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

| Measurement Years Ended December 31, | |
|--|-----------------------|
| 2020 | \$ (755,828) |
| 2021 | (964,063) |
| 2022 | 283,804 |
| 2023 | (2,210,500) |
| 2024 | (13,706) |
| Thereafter | 21,890 |
| | \$ (3,638,403) |

Note 8. Other Post-Employment Benefits (OPEB)

A. Post-Employment Healthcare Plan

Plan Description and Benefits Provided

In addition to the pension benefits described in the previous note, the City has established a medical insurance benefit plan for retirees, which is a single-employer defined benefit medical plan (the Retiree Medical Plan). The Retiree Medical Plan does not issue a publicly available financial report. Eligible retirees will be provided medical insurance benefits at a set premium rate annually. Eligible retirees may also cover their eligible dependents. Retirees are responsible for paying the premiums. A retiree is defined as someone who retires from the City and receives benefit payments. The City will stop insurance coverage on the retiree and dependent on the last day of the month when one of the following occurs:

1. The retiree reaches age 65; or
2. The retiree fails to submit the required set premium rate.

No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75.

The following employees were covered by the benefit terms as of December 31, 2019.

| | |
|--|-------|
| Retirees or beneficiaries | 13 |
| Inactive employees, nonretired members | 0 |
| Active members | 688 |
| | <hr/> |
| | 701 |
| | <hr/> |

Total OPEB Liability

The City's total OPEB liability was measured as of December 31, 2019, and was determined by an actuarial valuation as of December 31, 2019.

Actuarial Assumptions and Other Inputs

The total OPEB liability in the December 31, 2019 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

| | |
|-------------------------|--|
| Actuarial cost method | Individual entry-age normal |
| Discount rate | 2.75% |
| Inflation | 2.5% per year |
| Salary increases | 3.5% to 11.5%, including inflation |
| Demographic assumptions | |
| Mortality | Based on the experience study covering the four-year period ending December 31, 2018 as conducted for the TMRS. For healthy retirees, the gender-distinct 2019 Municipal Retirees of Texas mortality tables are used. The rates are projected on a fully generational basis using the ultimate mortality improvements rates in the MP tables to account for future mortality improvements. |
| Health care trend rates | Initial rate of 7% declining to an ultimate rate of 4.15% after 15 years. |
| Participation rates | 25% for retirees with age at least 50 at retirement; 0% for retirees with age less than 50 at retirement; 20% of retirees were assumed to elect two-person coverage. |

City of Georgetown, Texas
Notes to the Financial Statements

Changes in the Total OPEB Liability

| | Increase (Decrease) Total OPEB Liability |
|--|--|
| Balance at September 30, 2019 | \$ 2,237,267 |
| Changes for the year | |
| Service cost | 154,054 |
| Interest | 84,088 |
| Change of benefit terms | - |
| Difference between expected and actual experience | 65,680 |
| Changes of assumptions | 286,037 |
| Benefit payments | (95,554) |
| Net changes | 494,305 |
| Balance at September 30, 2020 | \$ 2,731,572 |

Changes of Assumptions

Changes of assumptions and other inputs reflect the effects of changes in the discount rate for each period. In fiscal year 2020, amounts reflect an increase in the discount rate from the beginning of the year from 3.71% to 2.75%, revised TMRS demographic assumptions, and updates to the healthcare trend assumption.

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate and Healthcare Cost Trend Rates

The following presents the total OPEB liability of the City, calculated using the discount rate of 2.75%, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is 1 percentage point lower or 1 percentage point higher than the current rate.

| | 1% Decrease in Discount Rate (1.75%) | Discount Rate (2.75%) | 1% Increase in Discount Rate (3.75%) |
|----------------------|--|--------------------------|--|
| Total OPEB liability | \$ 3,015,469 | \$ 2,731,572 | \$ 2,472,181 |

The following presents the total OPEB liability of the City, calculated using the current healthcare cost trend rates as well as what the City's total OPEB liability would be if it were calculated using trend rates that are 1 percentage point lower or 1 percentage point higher than the current trend rates.

| | 1% Decrease in Healthcare Cost Rate | Healthcare Cost Rate | 1% Increase in Healthcare Cost Rate |
|----------------------|---|-------------------------|---|
| Total OPEB liability | \$ 2,369,196 | \$ 2,731,572 | \$ 3,167,511 |

City of Georgetown, Texas
Notes to the Financial Statements

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

| | Year Ended September 30, 2020 |
|--|-------------------------------------|
| <u>OPEB Expense</u> | |
| Service cost | \$ 154,054 |
| Interest | 84,088 |
| Change of benefit terms | - |
| Difference between expected and actual experience | 65,680 |
| Changes of assumptions | 286,037 |
| Benefit payments | (95,554) |
| Expense | \$ 494,305 |

As of September 30, 2020, the deferred inflows and outflows of resources are as follows:

| | Deferred Outflows of Resources | Deferred Inflows of Resources |
|--|--------------------------------------|----------------------------------|
| Differences between expected and actual economic experience | \$ 62,999 | \$ - |
| Changes in actuarial assumptions | 335,652 | 73,098 |
| Difference in projected and actual investment earnings | - | - |
| Contributions subsequent to the measurement date | 71,666 | - |
| Total | \$ 470,317 | \$ 73,098 |

Amounts currently reported as deferred outflows of resources and deferred inflows of resources related to other postemployment benefits will be recognized in OPEB expense as follows:

| Year Ending September 30, | |
|------------------------------|-------------------|
| 2021 | \$ 34,824 |
| 2022 | 34,824 |
| 2023 | 34,824 |
| 2024 | 34,824 |
| 2025 | 34,824 |
| Thereafter | 151,433 |
| | \$ 325,553 |

B. Life Insurance Benefits

Plan Description and Benefits Provided

TMRS administers a defined benefit group-term life insurance plan known as the Supplemental Death Benefits Fund (SDBF). This is a voluntary program in which participating member cities may elect, by ordinance, to provide group-term life insurance coverage for their active members, including or not including retirees. It is considered to be a single-employer plan. The City elected, by ordinance, to provide group-term life insurance coverage to both current and retired employees. The City may terminate coverage under and discontinue participation in the SDBF by adopting an ordinance before November 1 of any year to be effective the following January 1.

City of Georgetown, Texas

Notes to the Financial Statements

The death benefit for active employees provides a lump-sum payment approximately equal to the employee's annual salary (Calculated based on the employee's actual earnings, for the 12-month period preceding the month of death). The death benefit for retirees is considered an OPEB and is a fixed amount of \$7,500. As the SDBF covers both active and retiree participants, with no segregation of assets, the SDBF is considered to be an unfunded OPEB plan (i.e. no assets are accumulated).

| | |
|---|-------|
| Inactive employees currently receiving benefits | 158 |
| Inactive employees entitled to but not yet receiving benefits | 84 |
| Active employees | 697 |
| | <hr/> |
| | 939 |
| | <hr/> |

Contributions

Valuation. The rate is equal to the cost of providing one-year term life insurance. The funding policy for the SDBF program is to assure that adequate resources are available to meet all death benefit payments for the upcoming year. The intent is not to pre-fund retiree term life insurance during employee's entire careers. The City's contributions to the TMRS SDBF for the year ended September 30, 2020 were \$4,835, which equaled the required contributions.

Total OPEB Liability

The City's total OPEB liability was measured as of December 31, 2019 and was determined by an actuarial valuation as of that date.

Actuarial Assumptions

The City's total OPEB liability in the December 31, 2019 valuation was determined using the following actuarial assumptions:

| | |
|--|---|
| Inflation | 2.5% per year |
| Salary increases | 3.5% to 11.5%, including inflation |
| Discount rate | 2.75% |
| Retirees' share of benefit related costs | \$0 |
| Administrative expenses | All administrative expenses are paid through the Pension Trust. |
| Mortality rates - service retirees | 2019 Municipal Retirees of Texas Mortality Tables. The rates are projected on a fully generational basis with scale UMP. |
| Mortality rates - disabled retirees | 2019 Municipal Retirees of Texas Mortality Tables with a 4 year setforward for males and a 3 year set-forward for females. In addition, a 3.5% and 3% minimum mortality rate will be applied to reflect the impairment for younger members who become disabled for males and females, respectively. The rates are projected on a fully generational basis by Scale UMP to account for future mortality improvements subject to the floor. |

The discount rate was based on the Fidelity Index's "20-Year Municipal GO AA Index" rate as of December 31, 2019.

The actuarial assumptions used in the December 31, 2019 valuation were based on the results of an actuarial experience study for the period December 31, 2014 to December 31, 2018.

City of Georgetown, Texas
Notes to the Financial Statements

Changes in the Total OPEB Liability

| | Increase (Decrease) Total OPEB Liability |
|--|--|
| Balance at December 31, 2018 | \$ 1,087,308 |
| Changes for the year | |
| Service cost | 72,518 |
| Interest | 41,595 |
| Change of benefit terms | - |
| Difference between expected and actual experience | (6,941) |
| Changes of assumptions | 262,118 |
| Benefit payments | (4,835) |
| Net changes | 364,455 |
| Balance at December 31, 2019 | \$ 1,451,763 |

Due to the SDBF being considered an unfunded OPEB plan under GASB 75, benefit payments are treated as being equal to the employer's yearly contributions for retirees. Changes in assumptions are a result of the change in municipal bond index rate from the previous year.

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The following presents the total OPEB liability of the City, calculated using the discount rate of 2.75%, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is one percentage-point lower (1.75%) or one percentage-point higher (3.75%) than the current rate:

| | 1% Decrease in Discount Rate (1.75%) | Discount Rate (2.75%) | 1% Increase in Discount Rate (3.75%) |
|----------------------|--|--------------------------|--|
| Total OPEB liability | \$ 1,805,110 | \$ 1,451,763 | \$ 1,181,872 |

OPEB Expense and Related Deferred Outflows of Resources and Deferred Inflows of Resources

For the year ended September 30, 2020, the City recognized OPEB expense of \$143,164.

At September 30, 2020, the City reported deferred outflows of resources related to OPEB from the following sources:

| | Deferred Outflows of Resources | Deferred Inflows of Resources |
|--|--------------------------------------|----------------------------------|
| Differences between expected and actual economic experience | \$ - | \$ 20,715 |
| Changes in actuarial assumptions | 217,706 | - |
| Difference in projected and actual investment earnings | - | - |
| Contributions subsequent to the measurement date | - | - |
| Total | \$ 217,706 | \$ 20,715 |

City of Georgetown, Texas
Notes to the Financial Statements

Amounts reported as deferred outflows and inflows of resources related to OPEB will be recognized in OPEB expense as follows:

| Year Ending September 30, | | |
|------------------------------|----|---------|
| 2021 | \$ | 29,051 |
| 2022 | | 29,051 |
| 2023 | | 29,051 |
| 2024 | | 29,051 |
| 2025 | | 29,051 |
| Thereafter | | 51,736 |
| | \$ | 196,991 |

Note 9. Risk Management

Health Benefits – On January 1, 2014, the City began a self-funded insurance program for provision of employee health insurance. In fiscal year 2019, the City made contributions to cover 83% of the employees' costs for medical plan premiums. The employees authorized payroll withholdings to pay the remainder contributions for themselves, and their family members, if elected.

In accordance with state statute, the City maintains a catastrophic loss insurance policy (stop-loss policy), which reimburses the City for annual claims totaling over \$150,000 per covered individual. For the fiscal year ended 2020, \$867,868 in stop-loss payments were received by the City. The City made no significant reductions in insurance coverage and no settlements have exceeded insurance coverage for the 2020 fiscal year. The City's contributions for the self-insurance during the year totaled \$7,940,475. Estimates of claims payable and of claims incurred but not reported at September 30, 2020 are reflected as accrued expenses of the fund. The liabilities include an amount for claims that have been incurred but were not reported until after September 30, 2020. Because actual claims liabilities depend on such complex factors such as inflation, changes in legal requirements, and damage awards, the process used in computing claims liability is an estimate that could materially change when the claims are ultimately finalized. Analysis of claims liability for the fiscal year 2020 is as follows:

| | | |
|-----------------------------------|-----------|----------------|
| Unpaid claims, beginning of year | \$ | 580,933 |
| Incurred claims | | 7,402,649 |
| Claim payments | | (7,386,649) |
| Unpaid claims, end of year | \$ | 596,933 |

Note 10. Deferred Compensation Plan

The City offers its employees a deferred compensation plan in accordance with Internal Revenue Code Section 457. The plan, available to all City employees, permits them to defer a portion of their salary until future years. Participation in the plan is optional. The deferred compensation is not available to employees until termination, retirement, death or an unforeseeable emergency.

Note 11. Commitments and Contingencies

A. Wholesale Power Agreements

The City has the following long-term agreements, which represent significant commitments:

- American Electric Power (AEP), through 2028
- Électricité de France Renewable Energy (EDF-RE), through 2035
- Clearway Energy, through 2043
- Mercuria Energy America (MEA) through 2021

B. Brazos River Authority (BRA) Water Contracts

Effective September 1, 2001, the City revised its previous water availability agreements with the BRA to further plan for future water needs and to standardize the pricing to a system-wide rate. The effective system-wide rate for Lake Georgetown Water and Lake Stillhouse Hollow Water fiscal year beginning September 1, 2020 is \$79.00 per acre-foot and for Colorado River Basin for fiscal year beginning September 1, 2020 is \$181.25 per acre-foot. The City paid a total of \$3,625,861 for water during the fiscal year. The City has three separate agreements with the BRA as follows:

Lake Georgetown Water – This agreement, effective September 1, 2001 and expiring August 31, 2050, requires BRA to make available to the City 6,720 acre-feet of water per year at BRA's system wide rate. The City paid \$531,728 for water under this agreement in fiscal year 2020.

Lake Stillhouse Hollow Water – This agreement, effective September 1, 2001 and expiring August 31, 2040, requires BRA to make available to the City 38,987 acre-feet of water per year at BRA's system wide rate. The City paid \$3,084,895 for water under this agreement in fiscal year 2020.

Colorado River Basin – This agreement, effective July 1, 2020, and expiring August 31, 2030, requires BRA to make available to the City 1,200 acre-feet of water per calendar year based on the Total LCRA Water Rate under the LCRA contract with the BRA. The City paid \$9,237 for water under this agreement in fiscal year 2020.

C. Brazos River Authority – Williamson County Regional Raw Water Line Agreement

The City is a party to an agreement dated June 30, 1986, with the Brazos River Authority (BRA), City of Round Rock, Jonah Water Special Utility District, and Chisholm Trail Special Utility District (CTSUD). The Brazos River Authority designed, constructed, owns, and operates a pipeline to transport water from Lake Stillhouse Hollow to Lake Georgetown to benefit the parties in the agreement. Total project construction cost for the raw water line was approximately \$40,000,000. In 2007, BRA refunded a portion of the original \$89,000,000 in debt, leaving approximately \$69,000,000 outstanding debt, including principal and interest. Each participant agreed to pay for the annual cost of debt and operations of the line. The City's obligation is \$50,500,000, including principal and interest, to be repaid annually through 2032. The amount for fiscal year 2020 was \$2,371,890.

City of Georgetown, Texas

Notes to the Financial Statements

The following schedule reflects the principal portion of the City's obligation:

| Years Ending September 30, | | |
|-------------------------------|----|---------------|
| 2021 | \$ | 2,277,352 |
| 2022 | | 2,273,009 |
| 2023 | | 2,276,986 |
| 2023 | | 2,271,146 |
| 2025-2033 | | 15,079,182 |
| | | <hr/> |
| | | \$ 24,177,675 |
| | | <hr/> |

As part of the CTSUD acquisition that occurred on September 12, 2014, the City assumed the ownership interest and related obligations of CTSUD's portion of this project.

D. Georgetown Village Public Improvement District

In 1999, the City of Georgetown created the Georgetown Village Public Improvement District No. 1, pursuant to Chapter 372 of the Texas Local Government Code. The City is required to construct and provide operation, repair, and maintenance of parks, recreational facilities, alleyways, lighting, landscaping and related improvements to the district that are above the standards that are met elsewhere in the City. Property owners are assessed an annual maintenance assessment of \$0.14 per \$100 valuation. Assessment revenue of \$458,669 was recognized for 2020. As of September 30, 2020, \$780,381 of costs associated with the Georgetown Village Public Improvement District have been reimbursed.

E. Cimarron Hills Public Improvement District

In May 2000, the City and Paloma Cimarron Hills, L.P. entered into a development agreement for a 606 home, 813 acre subdivision within the City's Extraterritorial Jurisdiction (ETJ). As part of this agreement, the City created the Cimarron Hills PID to reimburse the developer for costs of certain infrastructure improvements. Each lot within the development is assessed an annual fee based on its type of usage. The City also collects a per unit transportation fee which will be used to fund necessary roadway improvements and bridge crossings in the area. PID assessment collection began in 2002. In 2020, no PID assessments were received. The developer was reimbursed \$1,686 from current year collections and available fund balance. The assessments and related disbursements are recorded in the Agency Funds.

F. Gateway Tax Increment Reinvestment Zone (TIRZ)

This was established in November 2006 to fund improvements needed for redevelopment of the Williams Drive gateway area. A master plan for the area was developed in 2006, with implementation planned for future years. For the year ending September 30, 2020, total revenues were \$52,471 with no expenditures.

G. Downtown Tax Increment Reinvestment Zone (TIRZ)

This was established in 2004 to fund improvements in the downtown overlay district to assist in funding the downtown master plan. For the year ending September 30, 2020, total revenues were \$307,300 with total expenditures of \$50,484.

City of Georgetown, Texas

Notes to the Financial Statements

H. Rivery Park Tax Increment Reinvestment Zone (TIRZ)

This was established in 2008 to fund a convention center/hotel complex, as well as, an expansion to Rivery Park. In January 2014, the City entered into agreements for a 220-room Sheraton hotel and conference center at the 32-acre Rivery site for the development of the Summit at Rivery Park (Rivery) project. This project includes a 16,000 square-foot conference center that can accommodate up to 4,500 people and a public parking garage. Plans for the project include future phases with retail stores, restaurant sites, single-family homes, and multifamily residences for a total project investment of \$150,000,000 including \$65,000,000 for the hotel, conference center, and parking garage. Private investors funded most of the project costs.

A total of \$16,800,000 in future City and County property taxes generated at the site will be used to reimburse the City and the developer for the cost of the hotel and conference center, parking garage, and other public improvements. This includes \$12,500,000 of investments by the City and its related entities including GEDCO and GTEC.

In December 2014, the city council extended the construction and completion dates for the various development agreements for the project. Ground breaking occurred in February 2015, while the grand opening occurred on July 28, 2016.

The City and Williamson County agreed to reimburse up to \$25,000,000 for the project. The City will contribute 100% and Williamson County will contribute 80% of their respective incremental ad valorem tax valuation generated at the 32-acre site to fund the project. The City will remit half of the 1% City sales tax generated at the site to Williamson County as part of the agreement. For the year ending September 30, 2020, total revenues were \$754,131 with total expenditures of \$606,083.

I. South Georgetown Tax Increment Reinvestment Zone (TIRZ)

In June 2014, the City created the South Georgetown TIRZ on 595 undeveloped acres along Westinghouse Road near IH-35 to accelerate and ensure quality development and job creation in the area. This project abuts the high-growth corridor in neighboring Round Rock. The City intends to use this TIRZ to proactively build infrastructure, including sewer and road improvements, using future TIRZ revenues to reimburse the City for the costs of these improvements.

The TIRZ is expected to fund up to \$50,000,000 of public improvements through December 2044, with an estimated future assessed valuation within the TIRZ in excess of \$573,000,000. The City is currently in negotiations with landowners and developers in the area to facilitate and leverage the TIRZ improvements to ensure the success of the project. For the year ending September 30, 2020, total revenues were \$542,807 with expenditures of \$500,000.

J. Wolf Lakes Tax Increment Reinvestment Zone (TIRZ)

In December 2018, the City created the Wolf Lakes TIRZ on 164 acres located at the northwest corner of Interstate 35 and University Ave (SH29), bounded by Wolf Ranch Parkway to the west and the River Hills subdivision to the north. The purpose of the TIRZ is to provide economic and qualitative benefits by facilitating a program of public improvements.

The City and Williamson County agreed to reimburse up to \$130,000,000 for public improvement projects in the TIRZ. The City will contribute 70% of their respective incremental ad valorem tax valuation generated up to \$100,000,000 and Williamson County will contribute 50% of their respective incremental ad valorem tax valuation generated up to \$30,000,000.

City of Georgetown, Texas

Notes to the Financial Statements

K. Chapter 552 Infrastructure Financing Reimbursement Agreement

In August 2014, the City entered into a Chapter 552 Infrastructure Financing/Reimbursement Agreement for the Hillwood Wolf Ranch Development Project. This agreement is one of several associated with this project which included the City's consent to the creation of an In-City Municipal Utility District (MUD) to finance the costs of various improvements. This Chapter 552 agreement, allowable under Chapter 552 of the Local Government Code, facilitates the reimbursement of up to \$25,000,000 to the MUD for construction of specified public improvements within the Hillwood Wolf Ranch development. The annual repayment amount is funded from City ad valorem tax revenues received by the City for property within the MUD at a rate of \$0.15/per \$100 assessed valuation. The terms of this Chapter 552 Agreement continue until dissolution of the MUD or the date on which the City pays the maximum reimbursement amount of \$25,000,000, whichever occurs first. Reimbursements were made in FY2020 totaling \$255,414.

L. Chapter 380 Agreement Sales Tax Grant

In 2017, the City entered into a 380 Agreement with Holt Texas Ltd as part of an economic development agreement as an incentive for Holt Texas Ltd to expand its investment in infrastructure, land, and other improvements. As an incentive to expand Holt's investment, the City agreed to provide five (5) sales tax grants equal to 50% of the 1% general fund sales taxes collected by the City from Holt sales tax receipts in a 12 months sales tax reporting period up to a maximum of \$2,000,000. Holt Texas Ltd is required to meet a minimum sale of taxable items of \$35,000,000 in each sales tax reporting period in order to be eligible for the sales tax grant for that year. Holt Texas Ltd will open the expanded facility in the fourth quarter of 2019 with the first reporting period to be in 2020, fiscal year 2021. The agreement expires after the fifth sales tax grant is issued or the maximum \$2,000,000 is met.

M. Garey Park Trust

In June 2014, the City entered into a memorandum of understanding (MOU) whereby Alan Jack Garey donated his 525-acre ranch and home, on the conditions that the property shall be used exclusively as a public park and recreational facility for the benefit of all residents of the City of Georgetown and surrounding areas. The Gareys deeded 321.45 acres of land to the Texas Parks and Recreation Foundation, in trust for the benefit of the City. All of the land is now in the City of Georgetown's name. We have accepted operations and maintenance for the park. Garey Park opened in June 2018.

N. Grants

Amounts received or receivable from grantor agencies, principally the federal government, are subject to audit and adjustment by the agencies. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time, although the City expects such amounts, if any, to be immaterial.

O. Litigation

The City is involved in various legal actions in which claims of varying amounts are being asserted against the City. The City follows the practice of providing for these claims only when they become probable and reasonably determinable in amount. In the opinion of City management, these actions will not result in a significant change in the City's financial position.

P. Construction Contracts

Encumbrances on construction projects in progress as of September 30, 2020 are approximately \$10,439,000 for Governmental Funds and approximately \$14,437,000 for Enterprise Funds.

Note 12. Financial Hedging

In an effort to mitigate the financial and market risk associated with the purchase of natural gas, energy, and congestion price volatility, the City has established a Risk Management Policy. This policy was authorized by the City Council to enter into forward contracts for natural gas, swaps, and congestion rights for the purpose of reducing exposure to natural gas, energy, and congestion price risk. Use of these types of instruments for the purpose of reducing exposure to price risk is performed as a hedging activity.

At September 30, 2020, the City had multiple outstanding contracts, with wholesale customers to provide power supply and/or qualified scheduling entity services. For the power supply customers, the City charges an energy charge which is based on the quantity of power supplied multiplied by a fixed price, or multiplied by a fixed heat rate and a fuel index price. In order to hedge the City's risk, the City has entered into corresponding power supply agreements with counterparties to hedge against energy price or heat rate fluctuation in the market. These contracts meet the definition of a derivative instrument as defined by GASB Statement No. 53, *Accounting and Reporting for Derivative Instruments* (GASB 53). However, these contracts meet the normal purchases and sales exemption of GASB 53 as the City intends to use the physical commodity in its normal utility operations to supply energy to its customers. Accordingly, these contracts are not within the scope of GASB 53 and are not recorded on the City's Statement of Net Position.

At September 30, 2020, the City maintains a \$3,000,000 Letter of Credit at the Electric Reliability Council of Texas (ERCOT) in lieu of maintaining an unsecured deposit with that agency to comply with fiscal surety requirements.

A. Risks

Credit Risk. The City's over-the-counter agreements for natural gas and energy expose the City to credit risk. In the event of default, the City's operations will not be materially affected. However, the City does not expect the counterparties to fail to meet their obligations. The City maintains contracts with contractual provisions under the EEI (Edison Electric Institute) and EPC (Energy Procurement Contract) agreements.

Termination Risk. Termination risk is the risk that a derivative will terminate prior to its scheduled maturity date due to a contractual event. Contractual events include illegality, tax and credit events upon merger and other events. The City's exposure to termination risk for over-the counter agreements is minimal due to the high credit rating of the counterparties, and the contractual provisions under the EEI and EPC agreements applied to these contracts. Termination risk is associated with all of the City's derivatives up to their fair value of the instrument.

Netting Arrangements. The City enters into netting arrangements whenever it has entered into more than one derivative transaction with counterparty. Under the terms of these arrangements, should one party become insolvent or otherwise default on its obligations, close-out netting provisions permit the non-defaulting party to accelerate and terminate all outstanding transactions and net the transaction's fair values so that a single sum will be owed by or owed to the non-defaulting party.

Note 13. Subsequent Events

Due to the major winter storm that hit the State of Texas in February 2021, the price of energy experienced record price increases for an extended period of time. Due to these price increases, the Georgetown Electric Fund owes Shell Energy North America, our Qualified Scheduling Entity for the Texas market, between \$45 - \$50 million by April 1, 2021. With approval of the City Council, the City of Georgetown is looking to finance this obligation with tax-supported debt for a ten-year period. The City Council has set Electric utility rates sufficient to repay this debt obligation. Due to this additional obligation, Standard & Poor's lowered the rating on the Utility System Revenue Bonds to A+ as of February 2021.



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Required Supplementary Information

City of Georgetown, Texas
Required Supplementary Information
For the Fiscal Year Ended September 30, 2020

Texas Municipal Retirement System – Schedule of Changes in Net Pension Liability and Related Ratios*

| | Measurement 2019 | Measurement 2018 | Measurement 2017 | Measurement 2016 | Measurement 2015 | Measurement 2014 |
|--|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Total pension liability | | | | | | |
| Service cost | \$ 7,773,892 | \$ 7,418,271 | \$ 6,897,077 | \$ 6,387,917 | \$ 5,660,967 | \$ 4,549,949 |
| Interest | 10,571,618 | 9,700,878 | 8,852,731 | 8,051,567 | 7,402,393 | 6,747,717 |
| Changes of benefit terms | - | - | - | - | - | - |
| Difference between expected and actual experience | (273,287) | (511,751) | 231,554 | 486,906 | 903,470 | 71,207 |
| Changes of assumptions | 529,624 | - | - | - | 1,980,757 | - |
| Benefit payments | (3,977,775) | (3,792,957) | (3,560,669) | (3,063,090) | (2,491,010) | (2,652,717) |
| Net change in total pension liability | 14,624,072 | 12,814,441 | 12,420,693 | 11,863,300 | 13,456,577 | 8,716,156 |
| Total pension liability - beginning | 154,718,502 | 141,904,061 | 129,483,368 | 117,620,068 | 104,163,491 | 95,447,335 |
| Total pension liability - ending (a) | \$ 169,342,574 | \$ 154,718,502 | \$ 141,904,061 | \$ 129,483,368 | \$ 117,620,068 | \$ 104,163,491 |
| Plan fiduciary net position | | | | | | |
| Contributions - employer | \$ 5,912,566 | \$ 5,725,188 | \$ 5,323,953 | \$ 4,630,015 | \$ 4,371,324 | \$ 3,800,520 |
| Contributions - employee | 3,384,157 | 3,229,347 | 3,009,880 | 2,798,414 | 2,592,095 | 2,256,459 |
| Net investment income | 19,503,600 | (3,736,957) | 14,606,240 | 6,398,399 | 132,967 | 4,694,918 |
| Benefit payments | (3,977,775) | (3,792,957) | (3,560,669) | (3,063,089) | (2,491,010) | (2,652,717) |
| Administrative expense | (110,028) | (72,138) | (75,638) | (72,218) | (80,978) | (49,007) |
| Other | (3,307) | (3,767) | (3,833) | (3,891) | (4,000) | (4,029) |
| Net change in plan fiduciary net position | 24,709,213 | 1,348,716 | 19,299,933 | 10,687,630 | 4,520,398 | 8,046,144 |
| Plan fiduciary net position - beginning | 125,955,476 | 124,606,760 | 105,306,827 | 94,619,197 | 90,098,799 | 82,052,655 |
| Plan fiduciary net position - ending (b) | 150,664,689 | 125,955,476 | 124,606,760 | 105,306,827 | 94,619,197 | 90,098,799 |
| Net pension liability - ending (a) - (b) | \$ 18,677,885 | \$ 28,763,026 | \$ 17,297,301 | \$ 24,176,541 | \$ 23,000,871 | \$ 14,064,692 |
| Plan fiduciary net position as a percentage of total pension liability | 88.97% | 81.41% | 87.81% | 81.33% | 80.44% | 86.50% |
| Covered payroll | \$ 48,345,099 | \$ 46,133,526 | \$ 42,892,268 | \$ 39,775,322 | \$ 37,121,089 | \$ 32,235,133 |
| Net pension liability as a percentage of covered payroll | 38.63% | 62.35% | 40.33% | 60.78% | 61.96% | 43.63% |

*Schedule will include 10 years of information as it becomes available.

City of Georgetown, Texas

Required Supplementary Information – Continued

For the Fiscal Year Ended September 30, 2020

Texas Municipal Retirement System – Schedule of Contributions*

| | September 30, 2020 | September 30, 2019 | September 30, 2018 | September 30, 2017 | September 30, 2016 | September 30, 2015 |
|---|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Actuarially determined contribution | \$ 5,912,566 | \$ 5,900,133 | \$ 5,682,270 | \$ 5,172,343 | \$ 4,519,980 | \$ 4,165,570 |
| Contributions in relation to the actuarially determined contribution | 5,912,566 | 5,900,133 | 5,682,270 | 5,172,343 | 4,519,980 | 4,165,570 |
| Contribution deficiency (excess) | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Covered payroll | \$ 48,345,099 | \$ 48,020,769 | \$ 45,293,424 | \$ 39,775,322 | \$ 37,121,089 | \$ 32,235,133 |
| Contributions as a percentage of covered payroll | 12.23% | 12.29% | 12.55% | 13.00% | 12.18% | 12.92% |

*Schedule will include 10 years of information as it becomes available.

City of Georgetown, Texas

Required Supplementary Information – Continued

For the Fiscal Year Ended September 30, 2020

Notes to TMRS Schedules

TMRS schedules are intended to show information for ten years, and future years' information will be displayed as it becomes available.

Valuation Date

Actuarial determined contribution rates are calculated as of December 31 and become effective in January, 13 months later.

Methods and Assumptions Used to Determine Contribution Rates:

| | |
|-------------------------------|--|
| Actuarial cost method | Entry age normal |
| Amortization method | Level percentage of payroll, closed |
| Remaining amortization period | 26 years |
| Asset valuation method | 10 year smoothed market, 12.00% soft corridor |
| Inflation | 2.50% |
| Salary increases | 3.50% to 11.50%, including inflation |
| Investment rate of return | 6.75% |
| Retirement age | Experience-based table of rates that are specific to the City's plan of benefits. Last updated for the 2019 valuation pursuant to an experience study of the period 2014 - 2018. |
| Mortality | Post-retirement: 2019 Municipal Retirees of Texas Mortality Tables. The rates are projected on a fully generational basis with scale UMP. Pre-retirement: PUB(10) mortality tables, with the Public Safety table used for males and the General Employee table used for females. The rates are projected on a fully generational basis with scale UMP. |

There were no benefit changes during the year.

City of Georgetown, Texas

Required Supplementary Information – Continued

For the Fiscal Year Ended September 30, 2020

Post-employment Healthcare Plan – Schedule of Changes in the OPEB Liability and Related Ratios*

| | Measurement 2019 | Measurement 2018 | Measurement 2017 |
|--|---------------------|---------------------|---------------------|
| Total OPEB liability | | | |
| Service cost | \$ 154,054 | \$ 144,760 | \$ 128,392 |
| Interest | 84,088 | 73,344 | 74,997 |
| Changes of benefit terms | - | - | - |
| Difference between expected and actual experience | 65,680 | 4,261 | - |
| Changes of assumptions | 286,037 | (90,006) | 106,325 |
| Benefit payments | (95,554) | (77,104) | (63,836) |
| Net change in total OPEB liability | 494,305 | 55,255 | 245,878 |
| Total OPEB liability - beginning | 2,237,267 | 2,182,012 | 1,936,134 |
| Total OPEB liability - ending | \$ 2,731,572 | \$ 2,237,267 | \$ 2,182,012 |
| Covered payroll | \$ 48,345,099 | \$ 46,133,526 | \$ 40,193,300 |
| Total OPEB liability as a percentage of covered payroll | 5.65% | 4.85% | 5.43% |

Life Insurance Benefits – Schedule of Changes in the OPEB Liability and Related Ratios*

| | Measurement 2019 | Measurement 2018 | Measurement 2017 |
|--|---------------------|---------------------|---------------------|
| Total OPEB liability | | | |
| Service cost | \$ 72,518 | \$ 83,040 | \$ 64,338 |
| Interest | 41,595 | 37,420 | 34,993 |
| Changes of benefit terms | - | - | - |
| Difference between expected and actual experience | (6,941) | (25,887) | - |
| Changes of assumptions | 262,118 | (93,944) | 100,531 |
| Benefit payments | (4,835) | (4,613) | (4,289) |
| Net change in total OPEB liability | 364,455 | (3,984) | 195,573 |
| Total OPEB liability - beginning | 1,087,308 | 1,091,292 | 895,719 |
| Total OPEB liability - ending | \$ 1,451,763 | \$ 1,087,308 | \$ 1,091,292 |
| Covered payroll | \$ 48,345,099 | \$ 46,133,526 | \$ 42,892,268 |
| Total OPEB liability as a percentage of covered payroll | 3.00% | 2.36% | 2.54% |

*Schedules will include 10 years of information as it becomes available.

City of Georgetown, Texas

Required Supplementary Information – Continued

For the Fiscal Year Ended September 30, 2020

Modified Approach for Streets Infrastructure Capital Assets

GASB Statement 34 allows the City to use the Modified Approach with respect to infrastructure assets instead of depreciating these assets. The City Council adopted an average PCI level of 85, which is considered "good" condition for a street. The City's system for reporting assets is fully discussed in Note 1(n) of the notes. The following is additional information for the City's streets infrastructure for fiscal year 2020. This information is updated every three years and comparative data is included.

| Condition Rating Summary | | | | | |
|--------------------------|--------|----------|---------------|--------------------------|---------------|
| Condition | Rating | Segments | % of Segments | Area (sq. ft., in 000's) | % of Segments |
| Excellent | 95-100 | 1,350 | 33.0% | 18,386 | 29.6% |
| Good | 85-95 | 1,264 | 30.9% | 16,699 | 26.9% |
| Fair | 75-85 | 691 | 16.9% | 8,878 | 14.3% |
| Marginal | 65-75 | 348 | 8.5% | 4,425 | 7.1% |
| Poor | 40-65 | 348 | 8.5% | 4,707 | 7.6% |
| Damaged | <40 | 95 | 2.3% | 8,921 | 14.4% |
| | | 4,096 | 100.0% | 62,016 | 100.0% |

| | PCI Rating by Functional Class | | | |
|-----------------|--------------------------------|-----------|-----------|-----------|
| | 2008-2010 | 2011-2013 | 2014-2017 | 2018-2020 |
| Arterial | 93.00 | 89.70 | 90.00 | 94.50 |
| Collector | 93.75 | 86.30 | 86.10 | 85.80 |
| Local | 92.70 | 87.50 | 86.50 | 83.70 |
| Overall network | 93.00 | 87.70 | 87.30 | 85.50 |

| Costs to Maintain System at Designated Level | | | | | | |
|--|--------------|--------------|--------------|--------------|--------------|--------------|
| Fiscal Years Ending September 30, | 2020 | 2019 | 2018 | 2017 | 2016 | 2015 |
| Estimated maintenance cost | \$ 6,147,579 | \$ 6,801,616 | \$ 7,544,210 | \$ 4,202,259 | \$ 3,625,000 | \$ 3,570,000 |
| Budgeted maintenance cost | 5,081,762 | 6,945,399 | 7,525,408 | 4,813,259 | 4,520,000 | 4,811,850 |
| Actual maintenance cost | 4,984,964 | 4,851,658 | 4,749,625 | 4,126,042 | 4,550,677 | 4,106,996 |

Combining and Individual Fund Financial Statements and Schedules

City of Georgetown, Texas

Combining and Individual Fund Financial Statements and Schedules – Nonmajor Governmental Funds

Special Revenue Funds

Special Revenue Funds (SRFs) are used to account for proceeds of specific revenue sources that are legally restricted to expenditures for specified purposes. The City of Georgetown utilizes multiple SRFs to provide an extra level of transparency and accountability to the taxpayers.

Council Discretionary – This SRF was created in July 2015 and includes the projected year-end General Fund balance not allocated in the budget. These funds will be expended at the direction of the City Council for specific one-time purposes.

Conservation – is dedicated to energy efficiency programs and projects, and is supported solely by the \$.20 Conservation Fee charged monthly to all City of Georgetown electric customers on their utility bills. This fee is used to maintain compliance with House Bill 3693, which calls for enhancement of existing energy efficiency programs and strengthening of statutory requirements, as well as, to promote more electric demand management by customers. Specific programs supported by the **Conservation** SRF include Home Energy Audits, Weatherization Programs, and the LED Light Bulb Exchange Program.

Court Fees – includes the following SRFs:

- Court Security Fund
- Court Technology Fund
- Court Child Safety Fund
- Juvenile Case Manager Fund

The **Court Security Fund** is used to account for the receipt and expenditure of court costs related to security personnel.

The **Court Technology Fund** is used to finance the purchase or maintenance of technological enhancements for the Municipal Court.

Court Child Safety Fund is used to fund school crossing guard programs or other safety activities. All funds are governed by State statute.

The **Juvenile Case Manager Fund** is used for the receipt and expenditure of a court fee that is collected for a juvenile case manager. The fund is to finance the salary, benefits, training, travel expenses, office supplies, and other necessary expenses of the juvenile case manager, as outlined by statute.

Development includes the following SRFs:

- Permitting Fund
- Community Development Block Grant (CDBG) Fund
- Main Street Façade Fund

The **Permitting Fund's** source is technology fees charged to builders and property owners. These fees support the MyPermitNow system which is a comprehensive electronic permit, inspection, and tracking system for all types of construction projects. This system allows for efficient and improved customer service for both the internal and external customers by providing real time online permit information to customers.

The **CDBG Fund** is financed through the US Department of Housing and Urban Affairs Division. CDBG funds are administered through Williamson County and fund infrastructure improvements, such as sidewalks in eligible geographic areas.

City of Georgetown, Texas

Combining and Individual Fund Financial Statements and Schedules – Nonmajor Governmental Funds – Continued

The **Main Street Façade Fund** accounts for grants distributed by the Main Street Board for the improvement of commercial facades in the Downtown Overlay District. Revenue sources include General Fund contributions and fund raising efforts by the Main Street Board.

Fire – includes the following SRFs:

- Fire Billing Fund
- EMS Paramedic Fund

The **Fire Billing Fund's** revenue is derived from inspections and billing insurance carriers for fire protection services. These funds are used to purchase fire equipment and special needs. Revenues are also used to help fund fire prevention needs and public education.

Library – accounts for the receipt and expenditure of restricted donations such as memorials and gifts for a designated library purchase or program.

Parks – includes the following funds:

- Tree Fund
- Parks Restricted Fund
- Parkland Dedication
- Cemetery Fund

The **Tree Fund** is financed by fees assessed when development projects remove trees. These funds are used to plant, prune, irrigate, maintain, and fund other associated tree activities in City parks, or other City-owned property.

The **Parks Restricted Fund** is used to account for transfers in, donations, and grants. Funds are used for equipment replacement for parks.

The **Parkland Dedication Fund** was established through the Parkland Dedication Ordinance. When new residential developments are built, the developer is required to dedicate land or pay a fee in lieu of dedication. When a fee is paid, the money is set aside to be used in a restricted zone near the development. The funds must be used for parks and recreation improvements such as new playgrounds, new parks, new trails, or to buy parkland.

The **Cemetery Fund** pays for the ongoing maintenance of the City's cemeteries. Revenues are generated from plot sales and maintenance fees. In addition, the City Council committed to transfer money in from the General Fund to plan for long-term maintenance.

PEG Fee – The **Public, Education, and Government (PEG) Fund** is used to account for the receipt and expenditure of PEG fees collected through cable providers that are legally restricted for capital expenditures related to the City's cable access channel.

Police – includes the following funds:

- Police Seizures Fund
- Abandoned Vehicle Fund
- Animal Services Fund

City of Georgetown, Texas

Combining and Individual Fund Financial Statements and Schedules – Nonmajor Governmental Funds – Continued

The **Police Seizures Fund** is used to account for properties and revenues seized by the Georgetown Police Department. Federal and Texas State Law requires the funds only be used for a defined set of law enforcement purposes such as law enforcement training, crime prevention awareness programs, asset accounting and tracking, and witness-related costs. Purchases of police equipment and facilities equipment are also permitted under state law.

The **Abandoned Vehicle Fund** is used to track costs and related revenues for vehicles that have been impounded and are later auctioned.

The **Animal Services Fund** accounts for donations received from various sources and is used for items and projects that are related to the capital and service needs of the animal shelter.

Public Improvement Districts (PIDs) – includes the following funds:

- Village PID Fund
- Wolf Ranch PID Fund

The **Village PID Fund** accounts for taxes collected from property assessments in the Georgetown Village PID Tax District. The revenue is used for basic maintenance of parks and open spaces of less than one acre. Basic maintenance of parks one acre and larger are maintained by the City of Georgetown and is not paid for by the PID. Revenue is also used for landscape, nature trails and pedestrian walkways, park benches, trash containers, and entry signs and other similar signs.

The **Wolf Ranch PID Fund** was created to account for the collection of debt service incurred by the issuance of \$10,500,000 in sales tax revenue bonds which were used to complete the IH 35 frontage in front of the Wolf Ranch development site.

Streets Sales Tax – accounts for the receipt and expenditure of revenues collected from the quarter-cent sales tax approved by the citizens in November 2001 under Texas House Bill 445. The funds are required to be spent on maintenance of streets that were in existence at the time of adoption of the tax. This tax was reauthorized by voters in November of 2006, 2010, 2014, and 2018.

Tax Increment Reinvestment Zones (TIRZ) – accounts for public improvements within an area that will generate private-sector development. The tax base is frozen at a predevelopment level and the increases in taxes derived from increases in assessed valuations are used to retire bonds originally issued for the development or to leverage future growth in the assigned areas. TIRZ includes the following funds:

- Downtown TIRZ
- Rivery TIRZ
- Gateway TIRZ
- South Georgetown TIRZ
- Wolf Lakes TIRZ

The **Downtown TIRZ** was created by Ordinance No. 2004-77 and covers approximately 66 (+/-) acres, located entirely in Williamson County and within the corporate limits of the City. This fund is used to account for the development and redevelopment of downtown Georgetown into a mixed use, pedestrian-oriented environment, consistent with the goals of the City's Downtown Master Plan.

The **Rivery TIRZ** was created by Ordinance No. 2011-91, and the duration is through December 31, 2041. This fund is to help provide a financing vehicle necessary to facilitate a program of public improvements to allow and encourage the development of a hotel and conference center, enhance the overall park experience, the establishment of single and multifamily residential development, and commercial/retail space.

City of Georgetown, Texas

Combining and Individual Fund Financial Statements and Schedules – Nonmajor Governmental Funds – Continued

The **Gateway TIRZ** was created by Ordinance No. 2006-204, and the duration is through December 31, 2031. This fund is to help finance a program of public improvements to allow and encourage the development and redevelopment of the Williams Drive Gateway area into a mixed use, pedestrian oriented environment, consistent with the goals of the City's Williams Drive Gateway Redevelopment Plan.

The **South Georgetown TIRZ** was created by Ordinance No. 2014-31 and the duration is through December 31, 2044. The fund will be used to account for public infrastructure necessary to encourage high quality commercial/retail development at the intersection of IH-35 and Westinghouse Road, which is seen as the next major node as growth continues to move north from Round Rock, Texas.

The **Wolf Lakes TIRZ** was created by Ordinance No. 2018-76 and the duration is through December 31, 2049. The fund is to provide economic and qualitative benefits by facilitating a program of public improvements on the northwest corner of IH-35 and its intersection with SH-29.

Tourism – accounts for the receipt and expenditure of funds received by the City from the assessment of the 7% Hotel Occupancy Tax for hotel stays within the City. Eligible expenses are defined by state law and include operating a visitor center, promotion of local cultural sites, and historic preservation.

City of Georgetown, Texas
Combining Balance Sheet
Nonmajor Governmental Funds
September 30, 2020

| | Council Discretionary | Conservation | Court Fees | Development | Fire | Library Restricted |
|--|--------------------------|-------------------|-------------------|-------------------|---------------------|-----------------------|
| ASSETS | | | | | | |
| Cash and cash equivalents | \$ 58,811 | \$ 514,836 | \$ 55,052 | \$ 277,259 | \$ 245,961 | \$ 67,378 |
| Investments | 52,154 | 456,552 | 48,679 | 245,871 | 185,550 | 59,750 |
| Accounts receivable, net | | | | | | |
| Property tax | - | - | - | - | - | - |
| Sales tax | - | - | - | - | - | - |
| Grants | - | - | - | 10,810 | - | - |
| Other | - | - | - | - | 796,431 | - |
| Notes | - | - | - | - | - | - |
| TOTAL ASSETS | \$ 110,965 | \$ 971,388 | \$ 103,731 | \$ 533,940 | \$ 1,227,942 | \$ 127,128 |
| LIABILITIES AND FUND BALANCE | | | | | | |
| Accounts payable | \$ - | \$ - | \$ 3,985 | \$ 20,923 | \$ 48,527 | \$ 12,997 |
| Due to other funds | - | - | - | - | - | - |
| Unearned revenue | - | - | - | - | 794,742 | - |
| Total liabilities | - | - | 3,985 | 20,923 | 843,269 | 12,997 |
| DEFERRED INFLOWS - PROPERTY TAXES | - | - | - | - | - | - |
| FUND BALANCE | | | | | | |
| Restricted | - | - | 99,746 | - | - | - |
| Committed | 110,965 | 971,388 | - | 513,017 | 384,673 | 114,131 |
| Total fund balance | 110,965 | 971,388 | 99,746 | 513,017 | 384,673 | 114,131 |
| TOTAL LIABILITIES, DEFERRED INFLOWS, AND FUND BALANCE | \$ 110,965 | \$ 971,388 | \$ 103,731 | \$ 533,940 | \$ 1,227,942 | \$ 127,128 |

| Parks | PEG Fees | Police | Public Improvement Districts | Street Sales Tax | Tax Increment Reinvestment Zones | Tourism | Total |
|---------------------|------------------|-------------------|------------------------------------|------------------------|---|---------------------|---------------------|
| \$ 2,531,157 | \$118,779 | \$ 183,170 | \$ 460,239 | \$ 2,005,676 | \$ 835,689 | \$ 902,435 | \$ 8,256,442 |
| 2,244,611 | 105,333 | 162,575 | 408,137 | 1,778,619 | 741,082 | 800,272 | 7,289,185 |
| - | - | - | 677 | - | - | - | 677 |
| - | - | - | - | 757,252 | - | - | 757,252 |
| - | - | - | - | - | - | - | 10,810 |
| - | 40,605 | - | 842,975 | - | - | - | 1,680,011 |
| - | - | - | - | - | - | 2,823 | 2,823 |
| <u>\$ 4,775,768</u> | <u>\$264,717</u> | <u>\$ 345,745</u> | <u>\$ 1,712,028</u> | <u>\$ 4,541,547</u> | <u>\$ 1,576,771</u> | <u>\$ 1,705,530</u> | <u>\$17,997,200</u> |
| \$ 24,802 | \$ - | \$ 3,230 | \$ 213,631 | \$ 1,010,998 | \$ 6,220 | \$ 29,567 | \$ 1,374,880 |
| - | - | - | 587,299 | - | - | - | 587,299 |
| - | - | - | 255,675 | - | - | - | 1,050,417 |
| 24,802 | - | 3,230 | 1,056,605 | 1,010,998 | 6,220 | 29,567 | 3,012,596 |
| - | - | - | 676 | - | - | - | 676 |
| - | 264,717 | 311,310 | 654,747 | 3,530,549 | 1,570,551 | 1,675,963 | 8,107,583 |
| 4,750,966 | - | 31,205 | - | - | - | - | 6,876,345 |
| 4,750,966 | 264,717 | 342,515 | 654,747 | 3,530,549 | 1,570,551 | 1,675,963 | 14,983,928 |
| <u>\$ 4,775,768</u> | <u>\$264,717</u> | <u>\$ 345,745</u> | <u>\$ 1,712,028</u> | <u>\$ 4,541,547</u> | <u>\$ 1,576,771</u> | <u>\$ 1,705,530</u> | <u>\$17,997,200</u> |

City of Georgetown, Texas

Combining Statement of Revenues, Expenditures,
and Changes in Fund Balance –
Nonmajor Governmental Funds
For the Fiscal Year Ended September 30, 2020

| | Council Discretionary | Conservation | Court Fees | Development | Fire | Library Restricted |
|--|--------------------------|-------------------|------------------|-------------------|-------------------|-----------------------|
| REVENUES | | | | | | |
| Property tax/assessments | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Sales tax | - | - | - | - | - | - |
| Franchise tax | - | - | - | - | - | - |
| Other taxes | - | - | - | - | - | - |
| Charges for services | - | 67,143 | - | 189,113 | 142,877 | - |
| Fines and forfeitures | - | - | 34,880 | 614 | - | - |
| Donations and grants | - | - | - | 181,678 | 33,575 | 178,606 |
| Investment income | 1,582 | 13,922 | 1,204 | 5,927 | 6,013 | 2,068 |
| Other revenue | - | - | 15,192 | 58,763 | 115,357 | 85 |
| Total revenues | 1,582 | 81,065 | 51,276 | 436,095 | 297,822 | 180,759 |
| EXPENDITURES | | | | | | |
| Culture / recreation | - | - | - | - | - | 84,072 |
| Development | - | - | - | 62,718 | - | - |
| Fire services | - | - | - | - | 263,885 | - |
| General government | - | - | - | 112,516 | - | - |
| Highways and streets | - | - | - | 3,175 | - | - |
| Police | - | - | 16,558 | - | - | - |
| Environmental services | - | 87,277 | - | - | - | - |
| Capital outlay | - | - | - | 148,017 | - | - |
| Total expenditures | - | 87,277 | 16,558 | 326,426 | 263,885 | 84,072 |
| EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES | 1,582 | (6,212) | 34,718 | 109,669 | 33,937 | 96,687 |
| OTHER FINANCING SOURCES (USES) | | | | | | |
| Transfers in | - | - | - | 15,000 | - | - |
| Transfers out | - | - | - | - | - | (65,000) |
| Total other financing sources (uses) | - | - | - | 15,000 | - | (65,000) |
| Net change in fund balance | 1,582 | (6,212) | 34,718 | 124,669 | 33,937 | 31,687 |
| Fund balances, beginning of period | 109,383 | 977,600 | 65,028 | 388,348 | 350,736 | 82,444 |
| FUND BALANCES, end of period | \$ 110,965 | \$ 971,388 | \$ 99,746 | \$ 513,017 | \$ 384,673 | \$ 114,131 |

| Parks | PEG Fees | Police | Public Improvement Districts | Street Sales Tax | Tax Increment Reinvestment Zones | Tourism | Total |
|-------------|-----------|-----------|------------------------------------|---------------------|--|-------------|--------------|
| \$ - | \$ - | \$ - | \$ 458,668 | \$ - | \$ 1,289,322 | \$ - | \$ 1,747,990 |
| - | - | - | - | 4,245,662 | - | - | 4,245,662 |
| - | 125,073 | - | - | - | - | - | 125,073 |
| - | - | - | - | - | - | 984,760 | 984,760 |
| 517,983 | - | 1,032 | - | - | - | - | 918,148 |
| - | - | - | - | - | - | - | 35,494 |
| 1,087,212 | - | 61,977 | - | - | - | 47,272 | 1,590,320 |
| 54,886 | 2,388 | 4,658 | 16,400 | 50,115 | 16,357 | 21,323 | 196,843 |
| - | - | 988 | - | - | 351,032 | 79,097 | 620,514 |
| 1,660,081 | 127,461 | 68,655 | 475,068 | 4,295,777 | 1,656,711 | 1,132,452 | 10,464,804 |
| 402,977 | - | - | 223,846 | - | - | 979,735 | 1,690,630 |
| - | - | - | - | - | - | - | 62,718 |
| - | - | - | - | - | - | - | 263,885 |
| - | - | - | - | - | 40,372 | - | 152,888 |
| - | - | - | - | 975,529 | - | - | 978,704 |
| - | - | 171,517 | - | - | - | - | 188,075 |
| - | - | - | - | - | - | - | 87,277 |
| 206,231 | 28,349 | - | 556,535 | 3,063,261 | 10,111 | - | 4,012,504 |
| 609,208 | 28,349 | 171,517 | 780,381 | 4,038,790 | 50,483 | 979,735 | 7,436,681 |
| 1,050,873 | 99,112 | (102,862) | (305,313) | 256,987 | 1,606,228 | 152,717 | 3,028,123 |
| 372,000 | - | - | - | - | - | - | 387,000 |
| - | - | - | - | - | (1,106,083) | (28,634) | (1,199,717) |
| 372,000 | - | - | - | - | (1,106,083) | (28,634) | (812,717) |
| 1,422,873 | 99,112 | (102,862) | (305,313) | 256,987 | 500,145 | 124,083 | 2,215,406 |
| 3,328,093 | 165,605 | 445,377 | 960,060 | 3,273,562 | 1,070,406 | 1,551,880 | 12,768,522 |
| \$4,750,966 | \$264,717 | \$342,515 | \$ 654,747 | \$3,530,549 | \$ 1,570,551 | \$1,675,963 | \$14,983,928 |

City of Georgetown, Texas

Council Discretionary Special Revenue Fund

Schedule of Revenues and Expenditures (Budget Basis) –

Budget and Actual (Non-GAAP) – Reconciled to GAAP Basis

For the Fiscal Year Ended September 30, 2020

| | Original Budget | Final Budget | Actual Budgetary Basis | Variance to Budget |
|--|--------------------|-------------------|---------------------------|-----------------------|
| REVENUES | | | | |
| Investment earnings | \$ 2,500 | \$ 2,500 | \$ 1,582 | \$ (918) |
| Total revenues | 2,500 | 2,500 | 1,582 | (918) |
| EXPENDITURES | | | | |
| Operations | - | - | - | - |
| Capital outlay | - | - | - | - |
| Total expenditures | - | - | - | - |
| EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES | 2,500 | 2,500 | 1,582 | (918) |
| OTHER FINANCING SOURCES (USES) | | | | |
| Transfer in | - | - | - | - |
| Transfers out | - | - | - | - |
| Total other financing sources (uses) | - | - | - | - |
| EXCESS OF REVENUES OVER EXPENDITURES AND OTHER FINANCING SOURCES (USES) | 2,500 | 2,500 | 1,582 | (918) |
| Fund balance, beginning of year | 109,415 | 109,415 | 109,383 | (32) |
| FUND BALANCE, end of year | <u>\$ 111,915</u> | <u>\$ 111,915</u> | <u>\$ 110,965</u> | <u>\$ (950)</u> |

City of Georgetown, Texas

Conservation Special Revenue Fund

Schedule of Revenues and Expenditures (Budget Basis) –

Budget and Actual (Non-GAAP) – Reconciled to GAAP Basis

For the Fiscal Year Ended September 30, 2020

| | Original Budget | Final Budget | Actual Budgetary Basis | Variance to Budget |
|---|-------------------|-------------------|---------------------------|-----------------------|
| REVENUES | | | | |
| Investment earnings | \$ 12,000 | \$ 12,000 | \$ 13,922 | \$ 1,922 |
| Conservation revenue | 60,000 | 60,000 | 67,143 | 7,143 |
| Total revenues | 72,000 | 72,000 | 81,065 | 9,065 |
| EXPENDITURES | | | | |
| Operations | 231,000 | 231,000 | 87,277 | 143,723 |
| Total expenditures | 231,000 | 231,000 | 87,277 | 143,723 |
| EXCESS OF REVENUES OVER EXPENDITURES | (159,000) | (159,000) | (6,212) | 152,788 |
| OTHER FINANCING (USES) | | | | |
| Transfers out | | (4,207) | - | 4,207 |
| Total other financing (uses) | - | (4,207) | - | 4,207 |
| EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES AND OTHER FINANCING (USES) | (159,000) | (163,207) | (6,212) | 156,995 |
| Fund balance, beginning of year | 847,035 | 847,035 | 977,600 | 130,565 |
| FUND BALANCE, end of period | <u>\$ 688,035</u> | <u>\$ 683,828</u> | <u>\$ 971,388</u> | <u>\$ 287,560</u> |

City of Georgetown, Texas

Court Fees Special Revenue Fund

Schedule of Revenues and Expenditures (Budget Basis) –

Budget and Actual (Non-GAAP) – Reconciled to GAAP Basis

For the Fiscal Year Ended September 30, 2020

| | Original Budget | Final Budget | Actual Budgetary Basis | Variance to Budget |
|---|------------------|------------------|------------------------|--------------------|
| REVENUES | | | | |
| Court fees | \$ 34,275 | \$ 25,275 | \$ 34,880 | \$ 9,605 |
| Investment earnings | 1,000 | 10,000 | 1,204 | (8,796) |
| Other | - | 15,757 | 15,192 | (565) |
| Total revenues | 35,275 | 51,032 | 51,276 | 244 |
| EXPENDITURES | | | | |
| Operations | 45,500 | 61,257 | 16,558 | 44,699 |
| Total expenditures | 45,500 | 61,257 | 16,558 | 44,699 |
| EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES | (10,225) | (10,225) | 34,718 | 44,943 |
| OTHER FINANCING SOURCES | | | | |
| Transfers in | - | - | - | - |
| Transfers out | - | - | - | - |
| Total other financing sources | - | - | - | - |
| EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES AND OTHER FINANCING SOURCES (USES) | (10,225) | (10,225) | 34,718 | 44,943 |
| Fund balance, beginning of year | 93,723 | 93,723 | 65,028 | (28,695) |
| FUND BALANCE, end of period | <u>\$ 83,498</u> | <u>\$ 83,498</u> | <u>\$ 99,746</u> | <u>\$ 16,248</u> |

City of Georgetown, Texas

Development Special Revenue Fund

Schedule of Revenues and Expenditures (Budget Basis) –

Budget and Actual (Non-GAAP) – Reconciled to GAAP Basis

For the Fiscal Year Ended September 30, 2020

| | Original Budget | Final Budget | Actual Budgetary Basis | Variance to Budget |
|---|--------------------|-------------------|---------------------------|-----------------------|
| REVENUES | | | | |
| Donations and grants | \$ 400,000 | \$ 582,994 | \$ 181,678 | \$ (401,316) |
| Charges for services | - | - | 189,113 | 189,113 |
| Fines and forfeitures | - | - | 614 | 614 |
| Investment income | 4,000 | 4,000 | 5,927 | 1,927 |
| Other revenue | 168,000 | 168,000 | 58,763 | (109,237) |
| Total revenues | 572,000 | 754,994 | 436,095 | (318,899) |
| EXPENDITURES | | | | |
| Operations | 260,808 | 311,860 | 178,409 | 133,451 |
| Capital outlay | 400,000 | 582,994 | 148,017 | 434,977 |
| Total expenditures | 660,808 | 894,854 | 326,426 | 568,428 |
| EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES | (88,808) | (139,860) | 109,669 | 249,529 |
| OTHER FINANCING SOURCES (USES) | | | | |
| Transfers in | 15,000 | 15,000 | 15,000 | - |
| Total other financing sources (uses) | 15,000 | 15,000 | 15,000 | - |
| EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES AND OTHER FINANCING SOURCES (USES) | (73,808) | (124,860) | 124,669 | 249,529 |
| Fund balance, beginning of period | 273,144 | 324,196 | 388,348 | 64,152 |
| FUND BALANCE, end of period | <u>\$ 199,336</u> | <u>\$ 199,336</u> | <u>\$ 513,017</u> | <u>\$ 313,681</u> |

City of Georgetown, Texas

Fire Special Revenue Fund

Schedule of Revenues and Expenditures (Budget Basis) –

Budget and Actual (Non-GAAP) – Reconciled to GAAP Basis

For the Fiscal Year Ended September 30, 2020

| | Original Budget | Final Budget | Actual Budgetary Basis | Variance to Budget |
|---|--------------------|-----------------|---------------------------|-----------------------|
| REVENUES | | | | |
| Charges for service | \$ - | \$ - | \$ 33,575 | \$ 33,575 |
| Investment income | 1,000 | 1,000 | 6,014 | 5,014 |
| Donations and grants | - | - | 142,877 | 142,877 |
| Other revenue | 241,000 | 241,000 | 115,357 | (125,643) |
| Total revenues | 242,000 | 242,000 | 297,824 | 55,824 |
| EXPENDITURES | | | | |
| Operations | 334,596 | 334,596 | 263,887 | 70,709 |
| Total expenditures | 334,596 | 334,596 | 263,887 | 70,709 |
| EXCESS OF REVENUES OVER EXPENDITURES | (92,596) | (92,596) | 33,937 | 126,533 |
| OTHER FINANCING SOURCES | | | | |
| Transfers in | - | - | - | - |
| Total other financing sources | - | - | - | - |
| EXCESS OF REVENUES OVER EXPENDITURES AND OTHER FINANCING SOURCES | (92,596) | (92,596) | 33,937 | 126,533 |
| Fund balance, beginning of year | 92,596 | 92,596 | 350,736 | 258,140 |
| FUND BALANCE, end of year | \$ - | \$ - | \$ 384,673 | \$ 384,673 |
| ADJUSTMENTS TO GAAP | | | | |

City of Georgetown, Texas

Library Restricted Special Revenue Fund

Schedule of Revenues and Expenditures (Budget Basis) –

Budget and Actual (Non-GAAP) – Reconciled to GAAP Basis

For the Fiscal Year Ended September 30, 2020

| | Original Budget | Final Budget | Actual Budgetary Basis | Variance to Budget |
|---|--------------------|------------------|---------------------------|-----------------------|
| REVENUES | | | | |
| Investment income | \$ 1,200 | \$ 1,200 | \$ 2,068 | \$ 868 |
| Donations and grants | 165,000 | 165,000 | 178,606 | 13,606 |
| Other revenue | - | - | 85 | 85 |
| Total revenues | 166,200 | 166,200 | 180,759 | 14,559 |
| EXPENDITURES | | | | |
| Operations | 125,000 | 125,000 | 84,072 | 40,928 |
| Total expenditures | 125,000 | 125,000 | 84,072 | 40,928 |
| EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES | 41,200 | 41,200 | 96,687 | 55,487 |
| OTHER FINANCING SOURCES | | | | |
| Transfers in | (65,000) | (65,000) | (65,000) | - |
| Total other financing sources | (65,000) | (65,000) | (65,000) | - |
| EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES AND OTHER FINANCING (USES) | (23,800) | (23,800) | 31,687 | 55,487 |
| Fund balance, beginning of year | 65,659 | 65,659 | 82,444 | 16,785 |
| FUND BALANCE, end of year | <u>\$ 41,859</u> | <u>\$ 41,859</u> | <u>\$ 114,131</u> | <u>\$ 72,272</u> |

City of Georgetown, Texas

Parks Special Revenue Fund

Schedule of Revenues and Expenditures (Budget Basis) –

Budget and Actual (Non-GAAP) – Reconciled to GAAP Basis

For the Fiscal Year Ended September 30, 2020

| | Original Budget | Final Budget | Actual Budgetary Basis | Variance to Budget |
|--|---------------------|---------------------|---------------------------|-----------------------|
| REVENUES | | | | |
| Investment income | \$ 41,000 | \$ 41,000 | \$ 54,886 | \$ 13,886 |
| Donations and grants | 12,500 | 12,500 | 1,087,212 | 1,074,712 |
| Other | 910,650 | 910,650 | 517,983 | (392,667) |
| Total revenues | 964,150 | 964,150 | 1,660,081 | 695,931 |
| EXPENDITURES | | | | |
| Operations | 1,006,000 | 1,401,586 | 329,369 | 1,072,217 |
| Capital outlay | 394,000 | 628,451 | 279,839 | 348,612 |
| Total expenditures | 1,400,000 | 2,030,037 | 609,208 | 1,420,829 |
| EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES | (435,850) | (1,065,887) | 1,050,873 | 2,116,760 |
| OTHER FINANCING SOURCES | | | | |
| Transfers in | 372,000 | 372,000 | 372,000 | - |
| Total other financing sources | 372,000 | 372,000 | 372,000 | - |
| EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES AND OTHER FINANCING SOURCES | (63,850) | (693,887) | 1,422,873 | 2,116,760 |
| Fund balance, beginning of year | 2,464,462 | 3,182,102 | 3,328,093 | 145,991 |
| FUND BALANCE, end of year | <u>\$ 2,400,612</u> | <u>\$ 2,488,215</u> | <u>\$ 4,750,966</u> | <u>\$ 2,262,751</u> |

City of Georgetown, Texas

PEG Fees Special Revenue Fund

Schedule of Revenues and Expenditures (Budget Basis) –

Budget and Actual (Non-GAAP) – Reconciled to GAAP Basis

For the Fiscal Year Ended September 30, 2020

| | Original Budget | Final Budget | Actual Budgetary Basis | Variance to Budget |
|---|-------------------|-------------------|---------------------------|-----------------------|
| REVENUES | | | | |
| Investment earnings | \$ 1,000 | \$ 1,000 | \$ 2,388 | \$ 1,388 |
| Franchise taxes | - | - | 125,073 | 125,073 |
| Other revenue | 165,000 | 165,000 | - | (165,000) |
| Total revenues | 166,000 | 166,000 | 127,461 | (38,539) |
| EXPENDITURES | | | | |
| Capital outlay | 20,000 | 71,000 | 28,349 | 42,651 |
| Total expenditures | 20,000 | 71,000 | 28,349 | 42,651 |
| EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES | 146,000 | 95,000 | 99,112 | 4,112 |
| OTHER FINANCING SOURCES (USES) | | | | |
| Transfers out | - | - | - | - |
| Total other financing sources (uses) | - | - | - | - |
| EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES AND OTHER FINANCING (USES) | 146,000 | 95,000 | 99,112 | 4,112 |
| Fund balance, beginning of year | 160,153 | 165,605 | 165,605 | - |
| FUND BALANCE, end of year | \$ 306,153 | \$ 260,605 | \$ 264,717 | \$ 4,112 |

City of Georgetown, Texas

Police Special Revenue Fund

Schedule of Revenues and Expenditures (Budget Basis) –

Budget and Actual (Non-GAAP) – Reconciled to GAAP Basis

For the Fiscal Year Ended September 30, 2020

| | Original Budget | Final Budget | Actual Budgetary Basis | Variance to Budget |
|--|--------------------|-------------------|------------------------------|-----------------------|
| REVENUES | | | | |
| Investment income | \$ 3,500 | \$ 3,500 | \$ 4,658 | \$ 1,158 |
| Donations and grants | 40,000 | 40,000 | 61,977 | 21,977 |
| Charges for services | - | - | 1,032 | 1,032 |
| Other revenue | - | - | 988 | 988 |
| Total revenues | 43,500 | 43,500 | 68,655 | 25,155 |
| EXPENDITURES | | | | |
| Operations | 80,000 | 260,757 | 171,517 | 89,240 |
| Capital outlay | 9,094 | 9,050 | - | 9,050 |
| Total expenditures | 89,094 | 269,807 | 171,517 | 98,290 |
| EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES | (45,594) | (226,307) | (102,862) | 123,445 |
| Fund balance, beginning of year | 261,601 | 467,985 | 445,377 | (22,608) |
| FUND BALANCE, end of year | <u>\$ 216,007</u> | <u>\$ 241,678</u> | <u>\$ 342,515</u> | <u>\$ 100,837</u> |

City of Georgetown, Texas

Public Improvement Districts Special Revenue Fund

Schedule of Revenues and Expenditures (Budget Basis) –

Budget and Actual (Non-GAAP) – Reconciled to GAAP Basis

For the Fiscal Year Ended September 30, 2020

| | Original Budget | Final Budget | Actual Budgetary Basis | Variance to Budget |
|--|--------------------|-------------------|------------------------------|-----------------------|
| REVENUES | | | | |
| Property assessments | \$ 452,210 | \$ 452,310 | \$ 458,668 | \$ 6,358 |
| Investment revenue | 5,100 | 5,000 | 16,400 | 11,400 |
| Total revenues | 457,310 | 457,310 | 475,068 | 17,758 |
| EXPENDITURES | | | | |
| Operations | 300,828 | 308,102 | 223,846 | 84,256 |
| Capital outlay | - | 725,338 | 556,535 | 168,803 |
| Total expenditures | 300,828 | 1,033,440 | 780,381 | 253,059 |
| EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES | 156,482 | (576,130) | (305,313) | 270,817 |
| Fund balance, beginning of year | 151,636 | 960,054 | 960,060 | 6 |
| FUND BALANCE, end of year | <u>\$ 308,118</u> | <u>\$ 383,924</u> | <u>\$ 654,747</u> | <u>\$ 270,823</u> |

City of Georgetown, Texas

Street Sales Tax Special Revenue Fund

Schedule of Revenues and Expenditures (Budget Basis) –

Budget and Actual (Non-GAAP) – Reconciled to GAAP Basis

For the Fiscal Year Ended September 30, 2020

| | Original Budget | Final Budget | Actual Budgetary Basis | Variance to Budget |
|--|--------------------|-------------------|------------------------------|-----------------------|
| REVENUES | | | | |
| Sales tax | \$ 3,968,750 | \$ 3,968,750 | \$ 4,245,662 | \$ 276,912 |
| Investment income | 50,000 | 50,000 | 50,115 | 115 |
| Total revenues | 4,018,750 | 4,018,750 | 4,295,777 | 277,027 |
| EXPENDITURES | | | | |
| Operating | - | 1,508,271 | 975,529 | 532,742 |
| Capital outlay | 4,281,264 | 4,639,308 | 3,063,261 | 1,576,047 |
| Total expenditures | 4,281,264 | 6,147,579 | 4,038,790 | 2,108,789 |
| EXCESS OF REVENUES OVER EXPENDITURES | (262,514) | (2,128,829) | 256,987 | 2,385,816 |
| OTHER FINANCING (USES) | | | | |
| Transfers out | - | - | - | - |
| Total other financing (uses) | - | - | - | - |
| EXCESS OF REVENUES OVER EXPENDITURES AND OTHER FINANCING SOURCES (USES) | (262,514) | (2,128,829) | 256,987 | 2,385,816 |
| Fund balance, beginning of year | 1,012,514 | 3,067,145 | 3,273,562 | 206,417 |
| FUND BALANCE, end of year | \$ 750,000 | \$ 938,316 | \$ 3,530,549 | \$ 2,592,233 |

City of Georgetown, Texas

Tax Increment Reinvestment Zones Special Revenue Fund
Schedule of Revenues and Expenditures (Budget Basis) –
Budget and Actual (Non-GAAP) – Reconciled to GAAP Basis
For the Fiscal Year Ended September 30, 2020

| | Original Budget | Final Budget | Actual Budgetary Basis | Variance to Budget |
|---|--------------------|-------------------|---------------------------|-----------------------|
| REVENUES | | | | |
| Property assessments | \$ 1,230,084 | \$ 929,178 | \$ 1,289,322 | \$ 360,144 |
| Investment earnings | 4,500 | 309,406 | 16,357 | (293,049) |
| Other | 279,000 | 275,000 | 351,032 | 76,032 |
| Total revenues | 1,513,584 | 1,513,584 | 1,656,711 | 143,127 |
| EXPENDITURES | | | | |
| Operations | - | 194,250 | 40,372 | 153,878 |
| Capital outlay | 521,100 | 339,645 | 10,111 | 329,534 |
| Total expenditures | 521,100 | 533,895 | 50,483 | 483,412 |
| EXCESS OF REVENUES OVER EXPENDITURES | 992,484 | 979,689 | 1,606,228 | 626,539 |
| OTHER FINANCING SOURCES (USES) | | | | |
| Transfers out | (1,273,768) | (1,272,768) | (1,106,083) | 166,685 |
| Total other financing sources (uses) | (1,273,768) | (1,272,768) | (1,106,083) | 166,685 |
| EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES AND OTHER FINANCING SOURCES (USES) | (281,284) | (293,079) | 500,145 | 793,224 |
| Fund balance, beginning of year | 973,361 | 1,031,963 | 1,070,406 | 38,443 |
| FUND BALANCE, end of year | <u>\$ 692,077</u> | <u>\$ 738,884</u> | <u>\$ 1,570,551</u> | <u>\$ 831,667</u> |

City of Georgetown, Texas

Tourism Special Revenue Fund

Schedule of Revenues and Expenditures (Budget Basis) –

Budget and Actual (Non-GAAP) – Reconciled to GAAP Basis

For the Fiscal Year Ended September 30, 2020

| | Original Budget | Final Budget | Actual Budgetary Basis | Variance to Budget |
|---|---------------------|---------------------|---------------------------|-----------------------|
| REVENUES | | | | |
| Hotel/motel tax | \$ 1,300,000 | \$ 1,300,000 | \$ 984,760 | \$ (315,240) |
| Investment earnings | 36,500 | 18,000 | 21,323 | 3,323 |
| Donations and grants | | | 47,272 | 47,272 |
| Other | 144,283 | 162,783 | 79,097 | (83,686) |
| Total revenues | 1,480,783 | 1,480,783 | 1,132,452 | (348,331) |
| EXPENDITURES | | | | |
| Personnel | 413,567 | 413,567 | 367,959 | 45,608 |
| Operations | 998,714 | 1,010,452 | 611,776 | 398,676 |
| Total expenditures | 1,412,281 | 1,424,020 | 979,735 | 444,285 |
| EXCESS OF REVENUES OVER EXPENDITURES | 68,502 | 56,763 | 152,717 | 95,954 |
| OTHER FINANCING SOURCES (USES) | | | | |
| Transfers out | (28,634) | (28,634) | (28,634) | - |
| Total other financing sources (uses) | (28,634) | (28,634) | (28,634) | - |
| EXCESS OF REVENUES OVER EXPENDITURES AND OTHER FINANCING SOURCES | 39,868 | 28,129 | 124,083 | 95,954 |
| Fund balance, beginning of year | 1,437,144 | 1,551,889 | 1,551,880 | (9) |
| FUND BALANCE, end of year | <u>\$ 1,477,012</u> | <u>\$ 1,580,018</u> | <u>\$ 1,675,963</u> | <u>\$ 95,945</u> |

Supplementary Individual Fund Financial Statements and Schedules – Major Governmental Funds

City of Georgetown, Texas

General Fund

Schedule of Revenues and Expenditures (Budget Basis) –

Budget and Actual (Non-GAAP) – Reconciled to GAAP Basis

For the Fiscal Year Ended September 30, 2020

| | Original Budget | Final Budget | Actual Budgetary Basis | Variance to Budget |
|------------------------------|--------------------|-----------------|------------------------------|-----------------------|
| REVENUES | | | | |
| Taxes | | | | |
| Property tax | \$ 14,900,000 | \$ 14,960,000 | \$ 15,125,579 | \$ 165,579 |
| Sales tax | 17,859,375 | 17,861,875 | 19,108,465 | 1,246,590 |
| Franchise taxes | 5,890,270 | 5,910,270 | 5,757,843 | (152,427) |
| Other | 435,000 | 435,000 | 399,896 | (35,104) |
| Total taxes | 39,084,645 | 39,167,145 | 40,391,783 | 1,224,638 |
| LICENSES AND PERMITS | | | | |
| Permits and inspection fees | 3,343,500 | 3,969,250 | 5,434,776 | 1,465,526 |
| Licenses | 750 | - | - | - |
| Total licenses and permits | 3,344,250 | 3,969,250 | 5,434,776 | 1,465,526 |
| CHARGES FOR SERVICES | | | | |
| Library | 97,220 | 45,000 | 42,971 | (2,029) |
| Animal services | 65,000 | 65,000 | 82,640 | 17,640 |
| Parks and recreation | 2,833,100 | 2,656,400 | 1,475,032 | (1,181,368) |
| Environmental services | 10,155,450 | 9,955,450 | 10,086,812 | 131,362 |
| Fire protection | 7,176,152 | 7,156,032 | 7,366,605 | 210,573 |
| Police support | 532,200 | 459,800 | 394,301 | (65,499) |
| Total charges for services | 20,859,122 | 20,337,682 | 19,448,361 | (889,321) |
| FINES AND FORFEITURES | 352,250 | 352,250 | 298,524 | (53,726) |
| INTEREST AND OTHER | | | | |
| Investment income | 170,000 | 170,000 | 244,164 | 74,164 |
| Rent | 165,900 | 404,340 | 110,711 | (293,629) |
| Miscellaneous | 3,144,080 | 3,344,580 | 4,096,670 | 752,090 |
| Total interest and other | 3,479,980 | 3,918,920 | 4,451,545 | 532,625 |
| TOTAL REVENUES | 67,120,247 | 67,745,247 | 70,024,989 | 2,279,742 |

(continued)

City of Georgetown, Texas

General Fund

Schedule of Revenues and Expenditures (Budget Basis) –

Budget and Actual (Non-GAAP) – Reconciled to GAAP Basis – Continued

For the Fiscal Year Ended September 30, 2020

| | Original Budget | Final Budget | Actual Budgetary Basis | Variance to Budget |
|----------------------------|--------------------|-----------------|------------------------------|-----------------------|
| EXPENDITURES | | | | |
| Culture recreation | | | | |
| Downtown & community | | | | |
| service admin | | | | |
| Personnel | \$ 264,254 | \$ 264,254 | \$ 267,839 | \$ (3,585) |
| Operations | 356,639 | 360,699 | 333,443 | 27,256 |
| Total downtown & community | | | | |
| service admin | 620,893 | 624,953 | 601,282 | 23,671 |
| Parks | | | | |
| Personnel | 2,031,977 | 2,031,977 | 1,842,941 | 189,036 |
| Operations | 1,700,078 | 1,720,979 | 1,451,697 | 269,282 |
| Capital outlay | - | 5,000 | 8,056 | (3,056) |
| Total parks | 3,732,055 | 3,757,956 | 3,302,694 | 455,262 |
| Recreation | | | | |
| Personnel | 1,559,194 | 1,559,194 | 1,517,375 | 41,819 |
| Operations | 1,194,090 | 1,239,090 | 1,141,496 | 97,594 |
| Total recreation | 2,753,284 | 2,798,284 | 2,658,871 | 139,412 |
| Recreation programs | | | | |
| Personnel | 941,957 | 941,957 | 598,714 | 343,243 |
| Operations | 877,975 | 893,104 | 539,899 | 353,205 |
| Total recreation programs | 1,819,932 | 1,835,061 | 1,138,613 | 696,447 |
| Arts & culture | | | | |
| Personnel | - | - | - | - |
| Operations | 36,729 | 36,729 | 44,405 | (7,676) |
| Capital outlay | - | - | - | - |
| Total arts and culture | 36,729 | 36,729 | 44,405 | (7,676) |
| Library | | | | |
| Personnel | 1,778,768 | 1,778,769 | 1,720,337 | 58,431 |
| Operations | 817,662 | 1,009,745 | 1,026,889 | (17,144) |
| Capital outlay | 182,293 | - | - | - |
| Total library | 2,778,723 | 2,788,513 | 2,747,226 | 41,287 |
| Total culture recreation | 11,741,616 | 11,841,495 | 10,493,091 | 1,348,404 |

(continued)

City of Georgetown, Texas

General Fund

Schedule of Revenues and Expenditures (Budget Basis) –

Budget and Actual (Non-GAAP) – Reconciled to GAAP Basis – Continued

For the Fiscal Year Ended September 30, 2020

| | Original Budget | Final Budget | Actual Budgetary Basis | Variance to Budget |
|------------------------------|--------------------|-----------------|------------------------------|-----------------------|
| Development | | | | |
| Planning | | | | |
| Personnel | \$ 1,246,540 | \$ 1,246,540 | \$ 1,179,717 | \$ 66,823 |
| Operations | 456,750 | 690,649 | 474,409 | 216,239 |
| Total planning | 1,703,290 | 1,937,189 | 1,654,126 | 283,062 |
| Inspection services | | | | |
| Personnel | 1,199,969 | 1,199,969 | 1,168,388 | 31,581 |
| Operations | 147,071 | 147,071 | 140,938 | 6,133 |
| Total inspection services | 1,347,040 | 1,347,040 | 1,309,326 | 37,714 |
| Code enforcement | | | | |
| Personnel | 421,436 | 421,436 | 338,769 | 82,667 |
| Operations | 102,947 | 102,946 | 77,882 | 25,064 |
| Capital outlay | - | - | 651 | (651) |
| Total code enforcement | 524,383 | 524,382 | 417,302 | 107,080 |
| Total development | 3,574,713 | 3,808,610 | 3,380,754 | 427,856 |
| Environmental services | | | | |
| Operations | 8,525,875 | 8,532,355 | 8,450,680 | 81,675 |
| Total environmental services | 8,525,875 | 8,532,355 | 8,450,680 | 81,675 |

(continued)

City of Georgetown, Texas

General Fund

Schedule of Revenues and Expenditures (Budget Basis) –

Budget and Actual (Non-GAAP) – Reconciled to GAAP Basis – Continued

For the Fiscal Year Ended September 30, 2020

| | Original Budget | Final Budget | Actual Budgetary Basis | Variance to Budget |
|-----------------------------|--------------------|-----------------|------------------------------|-----------------------|
| Fire services | | | | |
| Support Services | | | | |
| Personnel | \$ 2,011,091 | \$ 2,011,090 | \$ 2,253,131 | \$ (242,041) |
| Operations | 1,109,254 | 1,124,533 | 1,023,708 | 100,825 |
| Capital outlay | - | 24,720 | 16,270 | 8,450 |
| Total support services | 3,120,345 | 3,160,343 | 3,293,109 | (132,766) |
| EMS | | | | |
| Personnel | 2,133,962 | 2,133,962 | 1,676,673 | 457,289 |
| Operations | 713,054 | 673,154 | 690,402 | (17,248) |
| Capital outlay | - | 57,750 | 5,940 | 51,810 |
| Total emergency services | 2,847,016 | 2,864,866 | 2,373,015 | 491,851 |
| Emergency Services | | | | |
| Personnel | 11,906,761 | 11,906,762 | 11,937,129 | (30,367) |
| Operations | 2,308,902 | 2,250,190 | 1,976,606 | 273,584 |
| Capital outlay | 65,000 | 155,249 | 90,917 | 64,332 |
| Total emergency services | 14,280,663 | 14,312,201 | 14,004,652 | 307,549 |
| Total fire services | 20,248,024 | 20,337,410 | 19,670,776 | 666,634 |
| General government | | | | |
| Operations | 3,261,450 | 3,443,750 | 4,148,434 | (704,684) |
| Total operations | 3,261,450 | 3,443,750 | 4,148,434 | (704,684) |
| City council | | | | |
| Personnel | 150,434 | 150,434 | 141,477 | 8,957 |
| Operations | 27,174 | 27,174 | 20,282 | 6,892 |
| Total city council | 177,608 | 177,608 | 161,758 | 15,850 |
| Community services | | | | |
| Personnel | 213,587 | 213,587 | 219,453 | (5,866) |
| Operations | 52,145 | 52,151 | 33,127 | 19,024 |
| Total community services | 265,732 | 265,738 | 252,580 | 13,158 |
| City manager's office | | | | |
| Personnel | 1,534,786 | 1,527,785 | 1,450,332 | 77,453 |
| Operations | 259,520 | 406,066 | 284,076 | 121,990 |
| Total city manager's office | 1,794,306 | 1,933,851 | 1,734,407 | 199,443 |
| City secretary | | | | |
| Personnel | 512,599 | 512,599 | 514,925 | (2,326) |
| Operations | 306,684 | 306,684 | 219,167 | 87,517 |
| Total city secretary | 819,283 | 819,283 | 734,092 | 85,191 |
| Communication office | | | | |
| Personnel | 397,184 | 397,184 | 370,292 | 26,892 |
| Operations | 287,269 | 287,269 | 131,435 | 155,834 |
| Capital outlay | - | - | - | - |
| Total communication office | 684,453 | 684,453 | 501,726 | 182,726 |
| Total general government | 7,002,832 | 7,324,682 | 7,532,998 | (208,316) |

(continued)

City of Georgetown, Texas

General Fund

Schedule of Revenues and Expenditures (Budget Basis) –

Budget and Actual (Non-GAAP) – Reconciled to GAAP Basis – Continued

For the Fiscal Year Ended September 30, 2020

| | Original Budget | Final Budget | Actual Budgetary Basis | Variance to Budget |
|--|--------------------|--------------------|------------------------------|---------------------------------|
| Highways and streets | | | | |
| Transportation admin | | | | |
| Personnel | \$ 530,491 | \$ 530,491 | \$ 422,485 | \$ 108,006 |
| Operations | 878,462 | 928,562 | 617,893 | 310,669 |
| Capital outlay | 60,100 | 10,000 | 294 | 9,706 |
| Total transportation admin | 1,469,053 | 1,469,053 | 1,040,671 | 428,381 |
| Streets | | | | |
| Personnel | 1,358,332 | 1,358,332 | 1,114,165 | 244,167 |
| Operations | 1,410,818 | 2,094,697 | 1,658,161 | 436,536 |
| Capital outlay | 1,630,887 | 1,807,984 | 994,708 | 813,276 |
| Total streets | 4,400,037 | 5,261,012 | 3,767,034 | 1,493,979 |
| Total highways and streets | 5,869,090 | 6,730,065 | 4,807,705 | 1,922,360 |
| Police services | | | | |
| Organization and administration | | | | |
| Personnel | 555,439 | 555,439 | 586,394 | (30,955) |
| Operations | 1,872,223 | 2,077,223 | 1,825,603 | 251,620 |
| Total organization and administration | 2,427,662 | 2,632,662 | 2,411,997 | 220,665 |
| Field operations bureau | | | | |
| Personnel | 12,178,480 | 12,178,480 | 11,942,576 | 235,904 |
| Operations | 1,625,177 | 1,536,588 | 1,348,930 | 187,658 |
| Capital outlay | 18,000 | 106,697 | 96,895 | 9,802 |
| Total field operations bureau | 13,821,657 | 13,821,765 | 13,388,401 | 433,364 |
| Animal services | | | | |
| Personnel | 696,530 | 696,529 | 670,010 | 26,519 |
| Operations | 276,988 | 292,978 | 243,767 | 49,211 |
| Total animal services | 973,518 | 989,507 | 913,776 | 75,730 |
| Municipal court | | | | |
| Personnel | 554,170 | 554,170 | 495,729 | 58,442 |
| Operations | 109,893 | 109,893 | 75,936 | 33,957 |
| Total municipal court | 664,063 | 664,063 | 571,665 | 92,398 |
| Total police services | 17,886,900 | 18,107,997 | 17,285,839 | 822,158 |
| TOTAL EXPENDITURES | 74,849,050 | 76,682,615 | 71,621,844 | 5,060,771 |
| EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES | (7,728,803) | (8,937,368) | (1,596,855) | 7,340,512 (continued) |

City of Georgetown, Texas

General Fund

Schedule of Revenues and Expenditures (Budget Basis) –

Budget and Actual (Non-GAAP) – Reconciled to GAAP Basis – Continued

For the Fiscal Year Ended September 30, 2020

| | Original Budget | Final Budget | Actual Budgetary Basis | Variance to Budget |
|---|----------------------|----------------------|------------------------------|-----------------------|
| OTHER FINANCING SOURCES (USES) | | | | |
| Transfers in | \$ 8,363,634 | \$ 8,433,100 | \$ 8,877,033 | \$ 443,933 |
| Transfers out | (524,860) | (524,860) | (524,860) | - |
| Total other financing sources (uses) | 7,838,774 | 7,908,240 | 8,352,173 | 443,933 |
| EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES AND OTHER FINANCING SOURCES (USES) - BUDGETARY BASIS | 109,971 | (1,029,128) | 6,755,318 | 7,784,445 |
| Fund balance, beginning of year | 10,463,385 | 14,263,750 | 14,441,292 | 177,542 |
| FUND BALANCE, end of year | <u>\$ 10,573,356</u> | <u>\$ 13,234,622</u> | <u>\$ 21,196,610</u> | <u>\$ 7,961,987</u> |

City of Georgetown, Texas

Georgetown Transportation Enhancement Corporation (GTEC)

Schedule of Revenues and Expenditures (Budget Basis) –

Budget and Actual (Non-GAAP) – Reconciled to GAAP Basis

For the Fiscal Year Ended September 30, 2020

| | Original Budget | Final Budget | Actual Budgetary Basis | Variance to Budget |
|---|----------------------|----------------------|---------------------------|-----------------------|
| REVENUES | | | | |
| Sales tax | \$ 7,937,500 | \$ 7,937,500 | \$ 8,491,328 | \$ 553,828 |
| Grants | - | - | - | - |
| Investment earnings | 230,000 | 230,000 | 272,223 | 42,223 |
| Total revenues | 8,167,500 | 8,167,500 | 8,763,551 | 596,051 |
| EXPENDITURES | | | | |
| Operations | 410,223 | 410,223 | 470,487 | (60,264) |
| Capital outlay | 13,234,375 | 15,259,855 | 370,569 | 14,889,286 |
| Principal, interest and fiscal charges | 3,333,921 | 4,916,725 | 879,100 | 4,037,625 |
| Total expenditures | 16,978,519 | 20,586,803 | 1,720,156 | 18,866,647 |
| EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES | (8,811,019) | (12,419,303) | 7,043,395 | 19,462,698 |
| OTHER FINANCING SOURCES (USES) | | | | |
| Issuance of bonds | 4,700,000 | 4,700,000 | 4,740,000 | 40,000 |
| Transfers out | - | (2,401,571) | (2,403,361) | (1,790) |
| Total other financing sources (uses) | 4,700,000 | 2,298,429 | 2,336,639 | 38,210 |
| EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES AND OTHER FINANCING SOURCES (USES) - BUDGETARY BASIS | (4,111,019) | (10,120,874) | 9,380,034 | 19,500,908 |
| Fund balance, beginning of year | 17,130,653 | 21,649,666 | 21,649,666 | - |
| FUND BALANCE, end of year | <u>\$ 13,019,634</u> | <u>\$ 11,528,792</u> | <u>\$ 31,029,700</u> | <u>\$ 19,500,908</u> |

City of Georgetown, Texas

Debt Service Fund

Schedule of Revenues and Expenditures (Budget Basis) –

Budget and Actual (Non-GAAP) – Reconciled to GAAP Basis

For the Fiscal Year Ended September 30, 2020

| | Original Budget | Final Budget | Actual Budgetary Basis | Variance to Budget |
|---|---------------------|---------------------|------------------------|---------------------|
| REVENUES | | | | |
| Ad valorem taxes | \$ 17,000,000 | \$ 17,000,000 | \$ 17,000,000 | \$ - |
| Investment earnings | 150,000 | 150,000 | 72,575 | (77,425) |
| Total revenues | 17,150,000 | 17,150,000 | 17,072,575 | (77,425) |
| EXPENDITURES AND OTHER | | | | |
| Principal, interest and fiscal charges | (20,027,904) | (20,461,720) | (20,246,153) | 215,567 |
| OTHER FINANCING SOURCES (USES) | | | | |
| Transfers in | 3,381,759 | 3,381,759 | 3,076,444 | (305,315) |
| Premium on issuance of bonds | - | - | - | - |
| Refunding bonds issued | - | - | - | - |
| Payment to refunding escrow agent | - | - | - | - |
| Total other financing sources (uses) | 3,381,759 | 3,381,759 | 3,076,444 | (305,315) |
| EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES AND OTHER FINANCING SOURCES (USES) - BUDGETARY BASIS | 503,855 | 70,039 | (97,134) | (167,173) |
| Fund balances, beginning of year | 1,950,739 | 1,950,950 | 2,004,196 | 53,246 |
| FUND BALANCE, end of year | <u>\$ 2,454,594</u> | <u>\$ 2,020,989</u> | <u>\$ 1,907,062</u> | <u>\$ (113,927)</u> |

City of Georgetown, Texas

General Capital Projects Fund

Schedule of Revenues and Expenditures (Budget Basis) –

Budget and Actual (Non-GAAP) – Reconciled to GAAP Basis

For the Fiscal Year Ended September 30, 2020

| | Original Budget | Final Budget | Actual Budgetary Basis | Variance to Budget |
|---|---------------------|---------------------|------------------------------|-----------------------|
| REVENUES | | | | |
| Investment earnings | \$ 640,000 | \$ 640,000 | \$ 547,254 | \$ (92,746) |
| Other | 110,000 | 110,000 | 26,582 | (83,418) |
| Total revenues | 750,000 | 750,000 | 573,836 | (176,164) |
| EXPENDITURES | | | | |
| Operations | - | - | 35,755 | (35,755) |
| Capital outlay | 20,660,000 | 53,893,889 | 18,111,164 | 35,782,725 |
| Bond issuance cost | 689,504 | 560,504 | 126,558 | 433,946 |
| Total expenditures | 21,349,504 | 54,454,393 | 18,273,477 | 36,180,916 |
| EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES | (20,599,504) | (53,704,393) | (17,699,641) | 36,004,752 |
| OTHER FINANCING SOURCES (USES) | | | | |
| Issuance of bonds | 18,575,200 | 14,766,000 | 14,895,000 | 129,000 |
| Transfers in | 1,250,000 | 1,262,000 | 1,262,000 | - |
| Transfers out | (3,186,200) | (3,227,692) | (3,204,546) | 23,146 |
| Total other financing sources (uses) | 16,639,000 | 12,800,308 | 12,952,454 | 152,146 |
| EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES AND OTHER FINANCING SOURCES (USES) - BUDGETARY BASIS | (3,960,504) | (40,904,085) | (4,747,187) | 36,156,898 |
| Fund balances, beginning of period | 6,854,520 | 43,198,383 | 43,083,283 | (115,100) |
| FUND BALANCE, end of year | <u>\$ 2,894,016</u> | <u>\$ 2,294,298</u> | <u>\$ 38,336,096</u> | <u>\$ 36,041,798</u> |

Combining Financial Statements – Nonmajor Proprietary Funds

City of Georgetown, Texas
Combining Financial Statements
Nonmajor Proprietary Funds

Enterprise Funds – The City's utilities are accounted for and operated in a manner similar to private business enterprises. Each utility accounted for as an independent entity, is an enterprise fund. Enterprise fund accounting is used where the intent of the City Council is to finance or recover the costs of providing goods or services to the general public on a continuing basis primarily through user charges or when the City Council has decided that periodic determination of net income is appropriate for accountability purposes.

Airport Fund – used to account for revenues and expenses related to the operation and maintenance of the City's airport.

Stormwater Drainage Fund – used to account for revenues and expenses related to the operations, capital projects, and debt service of the stormwater drainage facilities.

Internal Service Funds – This fund is used to account for services performed by one government organization or department for others.

Fleet Services Fund – The City uses this fund to purchase and account for all major equipment and vehicles. Each item is assigned annual lease and maintenance values which the leasing department pays to the Internal Service Fund. The annual lease value is determined by the projected replacement cost divided by the years of useful life of the item. The lease and maintenance payments made by the departments enable the Internal Service Fund to replace equipment and vehicles on a pre-planned schedule to minimize maintenance costs and reduce safety risks due to worn out equipment and vehicles. The fund also provides maintenance for all vehicles through the Vehicle Service Center.

Joint Services Fund – The Joint Services Fund is composed of departments which provide services to more than one city fund. Charges for services provided are determined by allocating each specific department's cost to the using fund.

Facilities Maintenance Fund – The City uses this fund to account for janitorial service, light maintenance, painting, landscape maintenance and roofing and air conditioning repairs for all City buildings. Each building is assigned an annual maintenance cost, which is paid to the Internal Service Fund by the occupying departments, based on square footage occupied. The payments made by the departments enable the Internal Service Fund to provide major and minor facility repairs on a preplanned schedule to minimize maintenance costs and provide preventative care to reduce long-term maintenance and replacement costs.

Information Technology Fund – The City uses this fund to account for purchases and maintenance of the City's computer systems. Each department pays an annual predetermined lease payment, based upon the equipment the department has. These payments enable the fund to replace older equipment and upgrade the City's computer resources and provide assistance in maintenance of equipment. This fund also provides for the management of the City's computer systems through personnel in the Information Services department.

Self-Insurance Fund – The City uses this account for its self-insurance program providing health insurance to employees and their family members.

City of Georgetown, Texas
Combining Statement of Net Position
Nonmajor Enterprise Funds
September 30, 2020

| | Airport Fund | Stormwater Drainage Fund | Total Nonmajor Enterprise Funds |
|---|-----------------|--------------------------------|---------------------------------------|
| ASSETS | | | |
| Current assets | | | |
| Cash and cash equivalents | \$ 675,098 | \$ 1,234,461 | \$ 1,909,559 |
| Cash and cash equivalents - restricted | 56,681 | 857,319 | 914,000 |
| Investments | 598,687 | 1,094,931 | 1,693,618 |
| Accounts receivable | | | |
| Services (net of allowance for uncollectibles) | 88,859 | 595,819 | 684,678 |
| Grants | 1,433 | 4,864 | 6,297 |
| Other | 49,103 | (14,736) | 34,367 |
| Prepaid expenses | 209,067 | - | 209,067 |
| Inventories | 38,090 | - | 38,090 |
| Total current assets | 1,717,018 | 3,772,658 | 5,489,676 |
| Noncurrent assets | | | |
| Long-term note receivables | 826 | 1,802 | 2,628 |
| Capital assets | | | |
| Land | 641,536 | - | 641,536 |
| Land rights | 391,868 | 1,111,670 | 1,503,538 |
| Buildings | 3,856,218 | - | 3,856,218 |
| Furniture, machinery, and equipment | 366,452 | 55,436 | 421,888 |
| Vehicles | - | 14,050 | 14,050 |
| Distribution system | 10,354,295 | 66,538,318 | 76,892,613 |
| Improvements | 5,838,519 | - | 5,838,519 |
| Construction in progress | - | 391,963 | 391,963 |
| Less accumulated depreciation | (9,086,952) | (14,657,153) | (23,744,105) |
| Total capital assets (net of accumulated depreciation) | 12,361,936 | 53,454,284 | 65,816,220 |
| Total noncurrent assets | 12,362,762 | 53,456,086 | 65,818,848 |
| TOTAL ASSETS | 14,079,780 | 57,228,744 | 71,308,524 |
| DEFERRED OUTFLOWS OF RESOURCES | | | |
| Deferred outflow related to pension | 133,842 | 133,842 | 267,684 |
| Deferred charge on refunding | 9,997 | 15,824 | 25,821 |
| Total deferred outflows of resources | 143,839 | 149,666 | 293,505 |
| TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES | \$ 14,223,619 | \$ 57,378,410 | \$ 71,602,029 |
| LIABILITIES | | | |
| Current liabilities | | | |
| Accounts payable | \$ 131,905 | \$ 132,049 | \$ 263,954 |
| Accrued employee benefits | 11,088 | 23,863 | 34,951 |
| Due to other funds | 10,964 | - | 10,964 |
| Unearned revenue | - | 22,070 | 22,070 |
| Current portion of long-term debt | 89,813 | 319,356 | 409,169 |
| Accrued interest | 6,702 | 20,688 | 27,390 |
| Customer deposits | 6,046 | - | 6,046 |
| Total current liabilities | 256,518 | 518,026 | 774,544 |
| Noncurrent liabilities | | | |
| Accrued employee benefits | 15,058 | 28,894 | 43,952 |
| Long-term debt payable | 1,435,973 | 4,515,685 | 5,951,658 |
| Net pension liability | 186,779 | 186,779 | 373,558 |
| Total noncurrent liabilities | 1,637,810 | 4,731,358 | 6,369,168 |
| Total liabilities | 1,894,328 | 5,249,384 | 7,143,712 |
| DEFERRED INFLOWS OF RESOURCES | | | |
| Deferred inflow related to pension | 123,932 | 123,932 | 247,864 |
| Total deferred inflow of resources | 123,932 | 123,932 | 247,864 |
| Net position | | | |
| Net investment in capital assets | 10,846,147 | 48,635,067 | 59,481,214 |
| Unrestricted | 1,359,212 | 3,370,027 | 4,729,239 |
| Total net position | 12,205,359 | 52,005,094 | 64,210,453 |
| TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION | \$ 14,223,619 | \$ 57,378,410 | \$ 71,602,029 |

City of Georgetown, Texas

Combining Statement of Revenues, Expenses
and Changes in Fund Net Position
Nonmajor Enterprise Funds
For the Fiscal Year Ended September 30, 2020

| | Airport Fund | Stormwater Drainage Fund | Total Nonmajor Enterprise Funds |
|---|-----------------|--------------------------------|--|
| OPERATING REVENUES | 3,227,141 | \$ 4,158,550 | \$ 7,385,691 |
| Total operating revenues | 3,227,141 | 4,158,550 | 7,385,691 |
| OPERATING EXPENSES | | | |
| Depreciation | 829,261 | 1,556,239 | 2,385,500 |
| Other | 3,077,265 | 2,335,557 | 5,412,822 |
| Total operating expenses | 3,906,526 | 3,891,796 | 7,798,322 |
| NET OPERATING INCOME (LOSS) | (679,385) | 266,754 | (412,631) |
| NONOPERATING REVENUES (EXPENSES) | | | |
| Investment income | 18,272 | 35,478 | 53,750 |
| Donations and grants | 129,190 | 1,280 | 130,470 |
| Interest and fiscal charges | (57,632) | (160,407) | (218,039) |
| Gain on asset disposal | - | 450 | 450 |
| Other | 57,588 | - | 57,588 |
| Total nonoperating revenues (expenses) | 147,418 | (123,199) | 24,219 |
| INCOME (LOSS) BEFORE CONTRIBUTIONS AND TRANSFERS | (531,967) | 143,555 | (388,412) |
| CONTRIBUTIONS AND TRANSFERS | | | |
| Capital contributions | - | 13,460,732 | 13,460,732 |
| Transfers out | - | (428,606) | (428,606) |
| Total contributions and transfers | - | 13,032,126 | 13,032,126 |
| CHANGE IN NET POSITION | (531,967) | 13,175,681 | 12,643,714 |
| Total net position, beginning of period | 12,737,326 | 38,829,413 | 51,566,739 |
| TOTAL NET POSITION, end of period | \$ 12,205,359 | \$ 52,005,094 | \$ 64,210,453 |

City of Georgetown, Texas
Combining Statement of Cash Flows
Nonmajor Enterprise Funds
For the Fiscal Year Ended September 30, 2020

| | Airport Fund | Stormwater Drainage Fund | Total Nonmajor Enterprise Funds |
|---|-------------------------|---|--|
| CASH FLOWS FROM OPERATING ACTIVITIES | | | |
| Cash received from customers | \$ 3,218,465 | \$ 3,058,435 | \$ 6,276,900 |
| Payments to suppliers | (2,580,934) | (891,122) | (3,472,056) |
| Payments to employees for services | (326,026) | (402,677) | (728,703) |
| Net cash provided by operating activities | 311,505 | 1,764,636 | 2,076,141 |
| CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES | | | |
| Transfers out | - | (428,606) | (428,606) |
| Net cash provided by (used in) noncapital financing activities | - | (428,606) | (428,606) |
| CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES | | | |
| Acquisition of capital assets | (89,118) | (1,042,720) | (1,131,838) |
| Donations, grants, and other | 129,190 | 1,280 | 130,470 |
| Proceeds from issuance of long-term debt | - | 607,171 | 607,171 |
| Principal paid on revenue and certificates of obligation bonds | (91,865) | (240,485) | (332,350) |
| Interest paid on revenue and certificates of obligation bonds | (58,957) | (159,917) | (218,874) |
| Net cash used in capital and related financing activities | (110,750) | (834,671) | (945,421) |
| CASH FLOWS FROM INVESTING ACTIVITIES | | | |
| Interest received | 18,272 | 35,478 | 53,750 |
| Change in temporary investments | (143,007) | (63,474) | (206,481) |
| Net cash used in investing activities | (124,735) | (27,996) | (152,731) |
| Net change in cash and cash equivalents | 76,020 | 473,363 | 549,383 |
| Cash and cash equivalents, beginning of year | 655,759 | 1,618,417 | 2,274,176 |
| CASH AND CASH EQUIVALENTS, end of year | \$ 731,779 | \$ 2,091,780 | \$ 2,823,559 |
| NON-CASH DISCLOSURE OF CAPITAL ACTIVITY | | | |
| DEVELOPER CONTRIBUTIONS | \$ - | \$ 13,460,732 | \$ 13,460,732 |
| NONCASH GRANTS RECEIVED | \$ 5,876,282 | \$ - | \$ 5,876,282 |
| Operating income (loss) | \$ (679,385) | \$ 266,754 | \$ (412,631) |
| Adjustments to reconcile operating income (loss) to cash provided by (used in) operating activities | | | |
| Depreciation | 829,261 | 1,556,239 | 2,385,500 |
| Other income | 57,588 | 450 | 58,038 |
| Decrease (increase) in accounts receivable | (72,310) | (169,156) | (241,466) |
| Decrease (increase) in prepaid expenses | 88,859 | - | 88,859 |
| Decrease (increase) in inventories | (392) | - | (392) |
| Increase (decrease) in accounts payable | 57,787 | 96,022 | 153,809 |
| Increase (decrease) in deposits | 6,046 | - | 6,046 |
| Increase (decrease) in due to other funds | 10,964 | - | 10,964 |
| Increase (decrease) in unearned revenue | - | - | - |
| Increase (decrease) in net pension liability | 11,822 | 17,137 | 28,959 |
| Increase (decrease) in accrued employee benefits | 1,265 | (2,810) | (1,545) |
| NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES | \$ 311,505 | \$ 1,764,636 | \$ 2,076,141 |

City of Georgetown, Texas
Combining Statement of Net Position
Internal Service Funds
September 30, 2020

| | Fleet Services Fund | Joint Services Fund | Facilities Maintenance Fund | Information Technology Fund | Self Insurance Fund | Total |
|---|---------------------------|---------------------------|-----------------------------------|-----------------------------------|---------------------------|---------------------|
| ASSETS | | | | | | |
| Current | | | | | | |
| Cash and cash equivalents | \$ 3,182,862 | \$ 1,364,276 | \$ 1,600,651 | \$ 1,532,170 | \$ 2,969,032 | \$10,648,991 |
| Investments | 2,822,536 | 1,209,830 | 1,419,445 | 1,358,717 | 2,632,916 | 9,443,444 |
| Prepaid expense | - | 211,146 | - | 1,657 | 168,000 | 380,803 |
| Accounts receivable | 283,285 | 183,372 | 62,265 | 359 | - | 529,281 |
| Inventories | - | 611,835 | - | - | - | 611,835 |
| Total current assets | 6,288,683 | 3,580,459 | 3,082,361 | 2,892,903 | 5,769,948 | 21,614,354 |
| Noncurrent | | | | | | |
| Long-term note receivables | 5,990 | 52,191 | 3,731 | 14,671 | - | 76,583 |
| Property and equipment | | | | | | |
| Land | 481,927 | 214,066 | - | - | - | 695,993 |
| Buildings | 13,500 | 432,955 | 63,666 | - | - | 510,121 |
| Furniture, machinery, and equipment | 1,649,319 | 1,232,943 | 1,534,149 | 7,703,410 | - | 12,119,821 |
| Vehicles | 37,278,627 | - | - | - | - | 37,278,627 |
| Distribution system | - | - | - | 1,701,989 | - | 1,701,989 |
| Improvements | 12,681 | 33,300 | 1,115,252 | - | - | 1,161,233 |
| Total property and equipment cost | 39,436,054 | 1,913,264 | 2,713,067 | 9,405,399 | - | 53,467,784 |
| Less accumulated depreciation | (22,902,537) | (1,698,774) | (2,390,011) | (7,875,989) | - | (34,867,311) |
| Net property and equipment | 16,533,517 | 214,490 | 323,056 | 1,529,410 | - | 18,600,473 |
| TOTAL ASSETS | \$ 22,828,190 | \$ 3,847,140 | \$ 3,409,148 | \$ 4,436,984 | \$ 5,769,948 | \$40,291,410 |
| LIABILITIES AND NET POSITION | | | | | | |
| Liabilities | | | | | | |
| Current liabilities | | | | | | |
| Accounts payable | \$ 85,788 | \$ 1,421,213 | \$ 192,887 | \$ 585,039 | \$ 686,442 | \$ 2,971,369 |
| Accrued employee benefits | 20,960 | - | 17,568 | 84,058 | - | 122,586 |
| Unearned revenue | - | - | - | - | - | - |
| Due to other funds | - | - | - | - | - | - |
| Total current liabilities | 106,748 | 1,421,213 | 210,455 | 669,097 | 686,442 | 3,093,955 |
| Noncurrent liabilities | | | | | | |
| Accrued employee benefits | 27,546 | - | 21,472 | 106,578 | - | 155,596 |
| Total liabilities | 134,294 | 1,421,213 | 231,927 | 775,675 | 686,442 | 3,249,551 |
| Net position | | | | | | |
| Net investment in capital assets | 16,533,517 | 214,490 | 323,056 | 1,529,410 | - | 18,600,473 |
| Unrestricted | 6,160,379 | 2,211,437 | 2,854,165 | 2,131,899 | 5,083,506 | 18,441,386 |
| Total net position | 22,693,896 | 2,425,927 | 3,177,221 | 3,661,309 | 5,083,506 | 37,041,859 |
| TOTAL LIABILITIES AND NET POSITION | \$ 22,828,190 | \$ 3,847,140 | \$ 3,409,148 | \$ 4,436,984 | \$ 5,769,948 | \$40,291,410 |

City of Georgetown, Texas

Combining Statement of Revenues, Expenses and Changes in Fund Net Position Internal Service Funds For the Fiscal Year Ended September 30, 2020

| | Fleet Services Fund | Joint Services Fund | Facilities Maintenance Fund | Information Technology Fund | Self Insurance Fund | Total |
|---|---------------------------|---------------------------|-----------------------------------|-----------------------------------|---------------------------|----------------------|
| OPERATING REVENUES | | | | | | |
| Charges for services | \$ 3,035,135 | \$17,275,170 | \$ 3,505,776 | \$ 7,644,778 | \$ 10,004,722 | \$ 41,465,581 |
| OPERATING EXPENSES | | | | | | |
| Administration | - | - | - | - | - | - |
| Accounting | - | 1,100,196 | - | - | - | 1,100,196 |
| Business Improvement Process (BIP) | - | 287,241 | - | - | - | 287,241 |
| City wide HR services | - | 1,001,744 | - | - | - | 1,001,744 |
| Conservation | - | 589,662 | - | - | - | 589,662 |
| Customer care | - | 5,016,033 | - | - | - | 5,016,033 |
| Economic development administration | - | 568,546 | - | - | - | 568,546 |
| Engineering support | - | 1,047,469 | - | - | - | 1,047,469 |
| Facilities maintenance contracts | - | - | 2,145,667 | - | - | 2,145,667 |
| Facilities maintenance services | - | - | 691,261 | - | - | 691,261 |
| Finance and administration | - | 941,310 | - | - | - | 941,310 |
| Fleet services operations | 1,992,481 | - | - | - | - | 1,992,481 |
| Human resources | - | 1,324,175 | - | - | - | 1,324,175 |
| Information technology | - | - | - | 6,146,929 | - | 6,146,929 |
| IT capital replacement and contracts | - | - | - | 691,011 | - | 691,011 |
| Joint services contracts | - | 1,435,607 | - | - | - | 1,435,607 |
| Legal services | - | 1,030,141 | - | - | - | 1,030,141 |
| Main street | - | - | - | - | - | - |
| Medical insurance | - | - | - | - | 8,941,188 | 8,941,188 |
| Purchasing | - | 877,266 | - | - | - | 877,266 |
| Service center | - | - | - | - | - | - |
| Systems engineering | - | 2,289,074 | - | - | - | 2,289,074 |
| Depreciation | 2,624,141 | 10,261 | 239,758 | 435,065 | - | 3,309,225 |
| Total operating expenses | 4,616,622 | 17,518,725 | 3,076,686 | 7,273,005 | 8,941,188 | 41,426,226 |
| NET OPERATING INCOME (LOSS) | (1,581,487) | (243,555) | 429,090 | 371,773 | 1,063,534 | 39,355 |
| NONOPERATING REVENUES (EXPENSES) | | | | | | |
| Investment income | 53,776 | 20,038 | 32,507 | 21,005 | 57,580 | 184,906 |
| Other | 733,463 | 683,482 | 65,502 | 1,711 | 46,101 | 1,530,259 |
| Total nonoperating revenues (expenses) | 787,239 | 703,520 | 98,009 | 22,716 | 103,681 | 1,715,165 |
| INCOME (LOSS) BEFORE CONTRIBUTIONS AND TRANSFERS | (794,248) | 459,965 | 527,099 | 394,489 | 1,167,215 | 1,754,520 |
| CONTRIBUTIONS AND TRANSFERS | | | | | | |
| Transfers in | 3,582,200 | 313,405 | - | 53,860 | - | 3,949,465 |
| Transfers out | (562,000) | (129,171) | - | (586,329) | - | (1,277,500) |
| Total contributions and transfers | 3,020,200 | 184,234 | - | (532,469) | - | 2,671,965 |
| CHANGE IN NET POSITION | 2,225,952 | 644,199 | 527,099 | (137,980) | 1,167,215 | 4,426,485 |
| Net position, beginning of period | 20,467,944 | 1,781,728 | 2,650,122 | 3,799,289 | 3,916,291 | 32,615,374 |
| NET POSITION, end of period | <u>\$ 22,693,896</u> | <u>\$ 2,425,927</u> | <u>\$ 3,177,221</u> | <u>\$ 3,661,309</u> | <u>\$ 5,083,506</u> | <u>\$ 37,041,859</u> |

City of Georgetown, Texas
Combining Statement of Cash Flows
Internal Service Funds
For the Fiscal Year Ended September 30, 2020

| | Fleet Services Fund | Joint Services Fund | Facilities Maintenance Fund | Information Technology Fund | Self Insurance Fund | Total |
|--|---------------------------|---------------------------|-----------------------------------|-----------------------------------|---------------------------|----------------------|
| CASH FLOWS FROM OPERATING ACTIVITIES | | | | | | |
| Department contributions | \$ 3,488,453 | \$ 17,913,987 | \$ 3,516,924 | \$ 7,655,370 | \$ 10,050,823 | \$ 42,625,557 |
| Payments to suppliers | (1,475,623) | (16,363,012) | (2,481,314) | (4,055,582) | (8,869,311) | (33,244,842) |
| Payments to employees for services | (588,371) | (649,373) | (343,810) | (2,047,177) | - | (3,628,731) |
| Net cash provided by (used in) operating activities | 1,424,459 | 901,602 | 691,800 | 1,552,611 | 1,181,512 | 5,751,984 |
| CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES | | | | | | |
| Transfers in | 3,582,200 | 313,405 | - | 53,860 | - | 3,949,465 |
| Transfers out | (562,000) | (129,171) | - | (586,329) | - | (1,277,500) |
| Net cash provided by (used in) noncapital financing activities | 3,020,200 | 184,234 | - | (532,469) | - | 2,671,965 |
| CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES | | | | | | |
| Acquisition of capital assets | (4,263,677) | - | (89,063) | (814,177) | - | (5,166,917) |
| Net cash provided by (used in) capital and related financing activities | (4,263,677) | - | (89,063) | (814,177) | - | (5,166,917) |
| CASH FLOWS FROM INVESTING ACTIVITIES | | | | | | |
| Interest received | 53,776 | 20,038 | 32,507 | 21,005 | 57,580 | 184,906 |
| Change in temporary investments | (456,576) | (607,857) | (443,857) | (159,657) | (844,146) | (2,512,093) |
| Net cash provided by (used in) investing activities | (402,800) | (587,819) | (411,350) | (138,652) | (786,566) | (2,327,187) |
| Net increase (decrease) in cash | (221,818) | 498,017 | 191,387 | 67,313 | 394,946 | 929,845 |
| Cash and cash equivalents, beginning of year | 3,404,680 | 866,259 | 1,409,264 | 1,464,857 | 2,574,086 | 9,719,146 |
| CASH AND CASH EQUIVALENTS, end of year | \$ 3,182,862 | \$ 1,364,276 | \$ 1,600,651 | \$ 1,532,170 | \$ 2,969,032 | \$ 10,648,991 |
| NON-CASH DISCLOSURE | | | | | | |
| DEVELOPER CONTRIBUTIONS RECEIVED | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| OPERATING INCOME (LOSS) | \$ (1,581,487) | \$ (243,555) | \$ 429,090 | \$ 371,773 | \$ 1,063,534 | \$ 39,355 |
| Adjustments to reconcile operating income (loss) to cash provided by (used in) operating activities: | | | | | | |
| Depreciation | 2,624,141 | 10,261 | 239,758 | 435,065 | - | 3,309,225 |
| Other income | 733,463 | 683,482 | 65,502 | 1,711 | 46,101 | 1,530,259 |
| Decrease (increase) in prepaid expenses | - | (174,589) | - | 269,412 | (33,000) | 61,823 |
| Decrease (increase) in inventories | - | 234,281 | - | - | - | 234,281 |
| Decrease (increase) in accounts receivable | (280,145) | 186,184 | (54,354) | 8,881 | - | (139,434) |
| Increase (decrease) in accounts payable | (72,552) | 436,387 | (1,816) | 393,884 | 104,877 | 860,780 |
| Increase (decrease) in unearned revenue | - | (230,849) | - | - | - | (230,849) |
| Increase (decrease) in accrued employee benefits | 1,039 | - | 13,620 | 71,885 | - | 86,544 |
| NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES | \$ 1,424,459 | \$ 901,602 | \$ 691,800 | \$ 1,552,611 | \$ 1,181,512 | \$ 5,751,984 |

Supplementary Individual Fund Financial Statements

City of Georgetown, Texas

Agency Funds

Statement of Changes in Assets and Liabilities For the Fiscal Year Ended September 30, 2020

| | Balance October 1, 2019 | Additions | Deductions | Balance September 30, 2020 |
|-------------------------------------|-------------------------------|---------------------|---------------------|----------------------------------|
| CAFETERIA PLAN-FLEX SPENDING | | | | |
| ASSETS | | | | |
| Cash and cash equivalents | \$ 26,742 | \$ 344,860 | \$ 327,054 | \$ 44,548 |
| TOTAL ASSETS | \$ 26,742 | \$ 344,860 | \$ 327,054 | \$ 44,548 |
| LIABILITIES | | | | |
| Accounts payable | \$ 26,742 | \$ 408,037 | \$ 390,231 | \$ 44,548 |
| TOTAL LIABILITIES | \$ 26,742 | \$ 408,037 | \$ 390,231 | \$ 44,548 |
| PUBLIC IMPROVEMENT DISTRICTS | | | | |
| Assets | | | | |
| Cash and cash equivalents | \$ 398,429 | \$ 874,645 | \$ 911,834 | \$ 361,240 |
| TOTAL ASSETS | \$ 398,429 | \$ 874,645 | \$ 911,834 | \$ 361,240 |
| Liabilities | | | | |
| Accounts payable | \$ 379,653 | \$ 386,570 | \$ 404,983 | \$ 361,240 |
| TOTAL LIABILITIES | \$ 379,653 | \$ 386,570 | \$ 404,983 | \$ 361,240 |
| TOTAL AGENCY FUNDS | | | | |
| Assets | | | | |
| Cash and cash equivalents | \$ 425,171 | \$ 1,219,505 | \$ 1,238,888 | \$ 405,788 |
| TOTAL ASSETS | \$ 425,171 | \$ 1,219,505 | \$ 1,238,888 | \$ 405,788 |
| Liabilities | | | | |
| Accounts payable | \$ 406,395 | \$ 794,607 | \$ 795,214 | \$ 405,788 |
| TOTAL LIABILITIES | \$ 406,395 | \$ 794,607 | \$ 795,214 | \$ 405,788 |

Statistical Section (Unaudited)



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City of Georgetown, Texas
Statistical Section (Unaudited)

This part of the City of Georgetown's comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the government's overall financial health.

Contents:

Financial Trend..... 132

These schedules contain trend information to help the reader understand how the government's financial performance and well-being have changed over time.

Revenue Capacity 142

These schedules contain information to help the reader assess the government's most significant local revenue source, the property tax.

Debt Capacity..... 152

These schedules present information to help the reader assess the affordability of the government's current levels of outstanding debt and the government's ability to issue additional debt in the future.

Demographic and Economic Information 166

These schedules offer demographic and economic indicators to help the reader understand the environment within which the government's financial activities take place.

Operating Information 170

These schedules contain service and infrastructure data to help the reader understand how the information in the government's financial report related to the services the government provides and the activities it performs.

Sources: Unless otherwise noted, the information in these schedules is derived from the comprehensive annual financial reports for the relevant year.

City of Georgetown, Texas
Net Position by Component
Last Ten Fiscal Years
(Accrual Basis of Accounting)

| | 2020 | 2019 | 2018 | 2017 | 2016 |
|--|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Governmental activities | | | | | |
| Net investment in capital assets | \$ 334,866,278 | \$ 314,793,619 | \$ 276,645,061 | \$ 266,518,836 | \$ 254,289,833 |
| Restricted | 10,217,761 | 5,992,268 | 7,677,564 | 6,423,693 | 4,958,105 |
| Unrestricted | 42,054,620 | 39,926,307 | 47,211,812 | 35,069,898 | 27,598,778 |
| Total governmental activities net position | \$ 387,138,659 | \$ 360,712,194 | \$ 331,534,437 | \$ 308,012,427 | \$ 286,846,716 |
| Business-type activities | | | | | |
| Net investment in capital assets | 474,482,607 | 421,399,112 | 361,380,352 | 374,238,275 | 380,034,944 |
| Unrestricted | 121,502,015 | 89,621,895 | 98,787,599 | 63,291,864 | 27,740,653 |
| Total business-type activities net position | \$ 595,984,622 | \$ 511,021,007 | \$ 460,167,951 | \$ 437,530,139 | \$ 407,775,597 |
| Primary government | | | | | |
| Net investment in capital assets | \$ 809,348,885 | \$ 736,192,731 | \$ 638,025,413 | \$ 640,757,111 | \$ 634,324,777 |
| Restricted | 10,217,761 | 5,992,268 | 7,677,564 | 6,423,693 | 4,958,105 |
| Unrestricted | 163,556,635 | 129,548,202 | 145,999,411 | 98,361,762 | 55,339,431 |
| Total primary government net position | \$ 983,123,281 | \$ 871,733,201 | \$ 791,702,388 | \$ 745,542,566 | \$ 694,622,313 |

| 2015 | 2014 | 2013 | 2012 | 2011 |
|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| \$ 239,377,879 | \$ 211,305,899 | \$ 174,798,105 | \$ 144,196,394 | \$ 138,536,744 |
| 3,958,088 | 824,704 | 1,109,220 | 26,064,001 | 30,407,806 |
| 20,056,114 | 33,401,250 | 40,995,207 | 28,542,479 | 21,859,346 |
| <u>\$ 263,392,081</u> | <u>\$ 245,531,853</u> | <u>\$ 216,902,532</u> | <u>\$ 198,802,874</u> | <u>\$ 190,803,896</u> |
| 328,886,853 | 287,569,126 | 230,939,554 | 220,809,992 | 210,252,907 |
| 48,127,105 | 57,575,322 | 36,040,786 | 37,049,395 | 30,771,961 |
| <u>\$ 377,013,958</u> | <u>\$ 345,144,448</u> | <u>\$ 266,980,340</u> | <u>\$ 257,859,387</u> | <u>\$ 241,024,868</u> |
| \$ 568,264,732 | \$ 498,875,025 | \$ 405,737,659 | \$ 365,006,386 | \$ 348,789,651 |
| 3,958,088 | 824,704 | 1,109,220 | 26,064,001 | 30,407,806 |
| 68,183,219 | 90,976,572 | 77,035,993 | 65,591,874 | 52,631,307 |
| <u>\$ 640,406,039</u> | <u>\$ 590,676,301</u> | <u>\$ 483,882,872</u> | <u>\$ 456,662,261</u> | <u>\$ 431,828,764</u> |

City of Georgetown, Texas
Changes in Net Position
Last Ten Fiscal Years
(Accrual Basis of Accounting)

| | 2020 | 2019 | 2018 | 2017 | 2016 |
|--|-----------------------|-----------------------|------------------------|-----------------------|-----------------------|
| EXPENSES | | | | | |
| Governmental activities | | | | | |
| Culture-recreation | \$ 15,598,354 | \$ 13,872,915 | \$ 13,151,439 | \$ 11,904,166 | \$ 12,128,222 |
| Development | 4,293,027 | 3,465,789 | 3,356,356 | 2,561,792 | 2,805,625 |
| Fire | 24,264,619 | 19,530,308 | 17,642,881 | 16,113,850 | 15,089,501 |
| General government | 6,844,030 | 5,684,392 | 4,989,778 | 5,959,340 | 6,348,544 |
| Police | 21,710,738 | 17,528,376 | 17,174,693 | 16,537,297 | 15,938,090 |
| Streets | 7,923,523 | 9,651,202 | 12,773,454 | 7,376,116 | 8,270,333 |
| Environmental services | 10,686,467 | 8,357,796 | 8,246,680 | 6,325,688 | 5,964,867 |
| Interest on long-term debt | 7,306,732 | 7,095,415 | 7,172,983 | 5,826,012 | 4,455,057 |
| Total governmental activities expenses | 98,627,490 | 85,186,193 | 84,508,264 | 72,604,261 | 71,000,239 |
| Business-type activities | | | | | |
| Airport | 79,179,630 | 4,306,091 | 3,675,044 | 3,123,008 | 2,655,035 |
| Electric | 56,354,897 | 81,228,070 | 77,960,552 | 66,383,559 | 59,649,218 |
| Stormwater | 3,964,161 | 3,723,377 | 3,707,981 | 3,882,824 | 3,844,129 |
| Water | 4,052,203 | 45,506,608 | 42,004,858 | 39,960,102 | 36,679,504 |
| Total business-type activities expenses | 143,550,891 | 134,764,146 | 127,348,435 | 113,349,493 | 102,827,886 |
| Total primary government expenses | \$ 242,178,381 | \$ 219,950,339 | \$ 211,856,699 | \$ 185,953,754 | \$ 173,828,125 |
| PROGRAM REVENUES | | | | | |
| Governmental activities | | | | | |
| Charges for services | | | | | |
| Culture-recreation | \$ 1,918,354 | \$ 3,012,266 | \$ 3,255,788 | \$ 2,534,735 | \$ 2,781,283 |
| Development | 5,622,473 | 4,434,081 | 3,169,625 | 2,653,201 | 2,666,369 |
| Fire | 2,806,272 | 7,641,026 | 4,538,006 | 4,116,783 | 3,718,280 |
| General government | 1,032,226 | 45,532 | 365,766 | 356,455 | 1,155,218 |
| Police | 478,602 | 992,621 | 1,004,922 | 743,304 | 200,276 |
| Streets | - | - | - | 4,124,813 | 843,386 |
| Environmental services | 10,218,066 | 9,284,703 | 8,782,764 | 7,329,850 | 7,380,876 |
| Operating grants and contributions | 5,900,401 | 225,105 | 1,560,956 | 470,604 | 397,920 |
| Capital grants and contributions | 11,142,679 | 9,890,127 | 15,480,125 | 5,612,025 | 12,784,076 |
| Total governmental activities program revenues | 39,119,073 | 35,525,461 | 38,157,952 | 27,941,770 | 31,927,684 |
| Business-type activities | | | | | |
| Charges for services | | | | | |
| Airport | 3,284,729 | 3,376,373 | 3,500,244 | 3,318,983 | 2,905,729 |
| Electric | 94,842,210 | 86,335,438 | 73,419,224 | 70,109,269 | 66,916,207 |
| Stormwater | 4,159,000 | 3,618,468 | 3,571,582 | 3,409,626 | 3,277,508 |
| Water | 82,288,865 | 65,693,605 | 65,542,222 | 42,729,980 | 45,485,151 |
| Operating grants and contributions | 132,671 | - | - | - | - |
| Capital grants and contributions | 51,190,822 | 31,949,771 | 11,757,245 | 32,180,271 | 25,104,637 |
| Total business-type activities program revenues | 235,898,297 | 190,973,655 | 157,790,517 | 151,748,129 | 143,689,232 |
| Total primary government program revenues | \$ 275,017,370 | \$ 226,499,116 | \$ 195,948,469 | \$ 179,689,899 | \$ 175,616,916 |
| Net (expense)/revenue | | | | | |
| Governmental activities | \$ (59,508,417) | \$ (49,660,732) | \$ (46,350,312) | \$ (44,662,491) | \$ (39,072,555) |
| Business-type activities | 92,347,406 | 56,209,509 | 30,442,082 | 38,398,636 | 40,861,346 |
| Total primary government net expense | \$ 32,838,989 | \$ 6,548,777 | \$ (15,908,230) | \$ (6,263,855) | \$ 1,788,791 |

| 2015 | 2014 | 2013 | 2012 | 2011 |
|-----------------|-----------------|-----------------|-----------------|-----------------|
| \$ 11,003,525 | \$ 10,438,052 | \$ 9,775,209 | \$ 9,328,048 | \$ 9,393,530 |
| 2,317,907 | 2,037,449 | 1,650,530 | 2,284,858 | 2,374,321 |
| 11,731,142 | 10,378,471 | 9,144,092 | 8,634,002 | 8,110,294 |
| 5,435,195 | 5,239,050 | 6,447,308 | 4,851,250 | 5,293,370 |
| 13,284,900 | 12,862,736 | 12,042,349 | 11,522,334 | 11,029,444 |
| 6,463,416 | 9,486,497 | 5,459,183 | 5,564,690 | 6,522,933 |
| 5,700,681 | 5,097,618 | 4,855,404 | 4,830,921 | 4,339,101 |
| 5,061,021 | 5,738,394 | 3,806,106 | 4,375,653 | 3,656,673 |
| 60,997,787 | 61,278,267 | 53,180,181 | 51,391,756 | 50,719,666 |
| 2,838,401 | 3,289,827 | 3,171,550 | 3,012,745 | 3,751,193 |
| 59,043,948 | 60,073,430 | 46,543,022 | 56,407,348 | 54,289,631 |
| 2,983,286 | 2,638,430 | 2,204,172 | 1,905,019 | 1,970,307 |
| 33,360,468 | 24,158,727 | 22,844,363 | 21,597,278 | 22,224,364 |
| 98,226,103 | 90,160,414 | 74,763,107 | 82,922,390 | 82,235,495 |
| \$ 159,223,890 | \$ 151,438,681 | \$ 127,943,288 | \$ 134,314,146 | \$ 132,955,161 |
| \$ 2,506,592 | \$ 3,146,318 | \$ 2,425,587 | \$ 2,285,209 | \$ 2,252,608 |
| 2,510,092 | 1,942,914 | 1,659,670 | 1,668,635 | 905,118 |
| 1,740,719 | 1,200,894 | 1,433,679 | 1,137,982 | 1,032,663 |
| 1,321,261 | 1,474,961 | 1,261,561 | 1,206,994 | 435,926 |
| 831,461 | 805,728 | 959,027 | 895,703 | 1,009,004 |
| 625 | 1,021 | 1,125 | - | - |
| 6,811,773 | 5,266,815 | 6,059,904 | 5,491,495 | 5,116,570 |
| 642,448 | 286,431 | 256,593 | 956,438 | 962,183 |
| 17,701,672 | 23,901,801 | 5,999,666 | 2,431,374 | 4,422,720 |
| 34,066,643 | 38,026,883 | 20,056,812 | 16,073,830 | 16,136,792 |
| 2,631,211 | 3,254,368 | 2,906,267 | 2,881,144 | 3,388,816 |
| 63,197,781 | 60,319,235 | 54,743,979 | 59,344,615 | 58,535,067 |
| 2,638,945 | 2,487,548 | 2,206,108 | 2,132,810 | 2,036,047 |
| 43,488,320 | 33,659,956 | 27,244,363 | 26,596,509 | 27,142,648 |
| 25,056 | 25,056 | 25,589 | 147,601 | 127,051 |
| 9,405,360 | 76,095,951 | 4,558,296 | 3,917,721 | 2,062,382 |
| 121,386,673 | 175,842,114 | 91,684,602 | 95,020,400 | 93,292,011 |
| \$ 155,453,316 | \$ 213,868,997 | \$ 111,741,414 | \$ 111,094,230 | \$ 109,428,803 |
| \$ (26,931,144) | \$ (23,251,384) | \$ (33,123,369) | \$ (35,317,926) | \$ (34,582,874) |
| 23,160,570 | 85,681,700 | 16,921,495 | 12,098,010 | 11,056,516 |
| \$ (3,770,574) | \$ 62,430,316 | \$ (16,201,874) | \$ (23,219,916) | \$ (23,526,358) |

City of Georgetown, Texas
Changes In Net Position
Last Ten Fiscal Years – Continued
(Accrual Basis Of Accounting)

| | 2020 | 2019 | 2018 | 2017 | 2016 |
|---------------------------------------|-----------------------|----------------------|----------------------|----------------------|----------------------|
| GENERAL REVENUES AND OTHER | | | | | |
| CHANGES IN NET POSITION | | | | | |
| Governmental activities | | | | | |
| Property tax | \$ 33,731,126 | \$ 30,784,640 | \$ 27,118,902 | \$ 24,734,830 | \$ 22,815,206 |
| Sales tax | 31,845,454 | 27,647,382 | 25,036,952 | 23,008,606 | 21,556,336 |
| Franchise taxes | 5,882,916 | 5,646,479 | 5,274,758 | 4,973,295 | 4,926,315 |
| Taxes - other | 1,384,656 | 1,833,555 | 1,663,994 | 3,027,357 | 2,459,912 |
| Investment income | 1,514,798 | 2,687,704 | 1,518,679 | 731,135 | 398,206 |
| Other | 2,633,974 | 2,631,661 | - | 164,835 | - |
| Transfers | 8,941,958 | 7,607,068 | 9,259,037 | 9,188,144 | 10,371,215 |
| Total governmental activities | \$ 85,934,882 | \$ 78,838,489 | \$ 69,872,322 | \$ 65,828,202 | \$ 62,527,190 |
| Business-type activities | | | | | |
| Investment income | \$ 1,558,167 | \$ 2,250,615 | \$ 1,454,767 | \$ 544,050 | \$ 271,508 |
| Other | - | - | - | - | - |
| Transfers | (8,941,958) | (7,607,068) | (9,259,037) | (9,188,144) | (10,371,215) |
| Total business-type activities | (7,383,791) | (5,356,453) | (7,804,270) | (8,644,094) | (10,099,707) |
| Total primary government | \$ 78,551,091 | \$ 73,482,036 | \$ 62,068,052 | \$ 57,184,108 | \$ 52,427,483 |
| CHANGES IN NET POSITION | | | | | |
| Governmental activities | \$ 26,426,465 | \$ 29,177,757 | \$ 23,522,010 | \$ 21,165,711 | \$ 23,454,635 |
| Business-type activities | 84,963,615 | 50,853,056 | 22,637,812 | 29,754,542 | 30,761,639 |
| Total primary government | \$ 111,390,080 | \$ 80,030,813 | \$ 46,159,822 | \$ 50,920,253 | \$ 54,216,274 |

| 2015 | 2014 | 2013 | 2012 | 2011 |
|----------------------|-----------------------|----------------------|----------------------|----------------------|
| \$ 20,650,114 | \$ 18,984,850 | \$ 17,037,036 | \$ 15,751,826 | \$ 14,362,895 |
| 19,165,963 | 18,655,801 | 17,002,757 | 15,045,592 | 14,148,242 |
| 4,925,043 | 4,478,899 | 4,471,487 | 3,924,052 | 3,874,815 |
| 2,118,567 | 1,939,217 | 1,331,281 | 1,143,217 | 1,100,490 |
| 201,492 | 169,477 | 241,449 | 230,788 | 187,314 |
| 82,963 | 36,854 | 1,129,389 | 710,403 | 590,398 |
| 4,904,089 | 7,615,607 | 11,719,799 | 6,511,026 | 6,871,447 |
| <u>\$ 52,048,231</u> | <u>\$ 51,880,705</u> | <u>\$ 52,933,198</u> | <u>\$ 43,316,904</u> | <u>\$ 41,135,601</u> |
| \$ 167,866 | \$ 98,015 | \$ 126,322 | \$ 156,329 | \$ 171,947 |
| - | - | 4,919,258 | 4,003,968 | 2,971,392 |
| (4,904,089) | (7,615,607) | (11,719,799) | (6,511,026) | (6,871,447) |
| (4,736,223) | (7,517,592) | (6,674,219) | (2,350,729) | (3,728,108) |
| <u>\$ 47,312,008</u> | <u>\$ 44,363,113</u> | <u>\$ 46,258,979</u> | <u>\$ 40,966,175</u> | <u>\$ 37,407,493</u> |
| \$ 25,117,087 | \$ 28,629,321 | \$ 19,809,829 | \$ 7,998,978 | \$ 6,552,727 |
| 18,424,347 | 78,164,108 | 10,247,276 | 9,747,281 | 7,328,408 |
| <u>\$ 43,541,434</u> | <u>\$ 106,793,429</u> | <u>\$ 30,057,105</u> | <u>\$ 17,746,259</u> | <u>\$ 13,881,135</u> |

City of Georgetown, Texas

Fund Balances of Governmental Funds

Last Ten Fiscal Years

(Modified Accrual Basis of Accounting)

| | 2020 | 2019 | 2018 | 2017 | 2016 |
|---|----------------------|----------------------|----------------------|----------------------|----------------------|
| General fund | | | | | |
| Nonspendable | \$ 245,067 | \$ 454,443 | \$ 231,057 | \$ 246,648 | \$ 507,929 |
| Committed | | | | | |
| Contingency | 11,414,340 | 9,977,771 | 8,500,000 | 7,925,000 | 7,925,000 |
| Economic stability | - | - | 1,150,000 | 1,150,000 | - |
| Benefit payout | 340,000 | 170,000 | 252,000 | 222,000 | - |
| Assigned | - | 1,011,219 | 682,350 | 919,906 | 1,502,188 |
| Unassigned | 9,197,203 | 2,827,859 | 1,131,340 | 2,862,071 | 2,561,845 |
| Total general fund | \$ 21,196,610 | \$ 14,441,292 | \$ 11,946,747 | \$ 13,325,625 | \$ 12,496,962 |
| Other governmental funds | | | | | |
| Nonspendable | \$ 20,930 | \$ - | \$ - | \$ - | \$ - |
| Restricted | | | | | |
| Debt service | 1,907,062 | 2,004,196 | 2,110,421 | 1,938,926 | 1,867,190 |
| Bond funds | 38,315,166 | 32,713,686 | 29,208,307 | 17,258,365 | 23,602,097 |
| Hotel/motel tax | 1,675,963 | 1,551,880 | 1,301,053 | 853,337 | 499,231 |
| Street maintenance tax | 3,530,549 | 1,558,875 | 3,301,181 | 3,422,465 | 2,388,379 |
| Other purposes | 2,901,071 | 638,729 | 547,157 | 762,196 | 692,834 |
| Committed | | | | | |
| Other capital projects | 31,029,700 | 20,821,652 | 16,896,037 | 11,556,682 | 10,985,484 |
| Other purposes | 6,876,345 | 6,747,159 | 7,723,610 | 5,405,555 | 3,324,663 |
| Assigned | - | 13,469,490 | 17,529,424 | 22,456,924 | 26,160,650 |
| Unassigned | - | - | (228,267) | (495,350) | (105,707) |
| Total all other governmental funds | \$ 86,256,786 | \$ 79,505,667 | \$ 78,388,923 | \$ 63,159,100 | \$ 69,414,821 |

Note: City of Georgetown first applied GASB Statement No. 54 in fiscal year 2011; therefore, the new fund balance distinctions for years prior to fiscal year 2011 are not available.

| 2015 | 2014 | 2013 | 2012 |
|----------------------|----------------------|----------------------|----------------------|
| \$ 66,702 | \$ 22,810 | \$ 18,697 | \$ 2,110 |
| 7,695,000 | 7,500,000 | 7,400,000 | 7,000,000 |
| - | - | - | - |
| - | - | - | - |
| 1,835,134 | 1,755,953 | 1,631,482 | 1,210,247 |
| 2,407,019 | 2,893,916 | 3,999,924 | 2,419,053 |
| <u>\$ 12,003,855</u> | <u>\$ 12,172,679</u> | <u>\$ 13,050,103</u> | <u>\$ 10,631,410</u> |

| | | | |
|----------------------|----------------------|----------------------|----------------------|
| \$ - | \$ - | \$ - | \$ - |
| 1,489,314 | 1,268,186 | 1,109,220 | 1,749,324 |
| 15,336,646 | 14,840,447 | 15,438,897 | 18,112,419 |
| 544,252 | 579,118 | 515,525 | 526,488 |
| 2,534,655 | 2,773,940 | 5,029,263 | 4,205,153 |
| 344,436 | 352,032 | 188,072 | 244,969 |
| 8,489,829 | 12,386,987 | 12,292,845 | 8,770,010 |
| 4,202,843 | 4,009,871 | 2,174,368 | 2,293,194 |
| 7,606,841 | 13,385,685 | 25,444,232 | 8,891,080 |
| (663,535) | - | - | - |
| <u>\$ 39,885,281</u> | <u>\$ 49,596,266</u> | <u>\$ 62,192,422</u> | <u>\$ 44,792,637</u> |

| | 2011 |
|---|----------------------|
| General fund | |
| Reserved | \$ 1,894,618 |
| Unreserved | 8,260,029 |
| Total general fund | <u>\$ 10,154,647</u> |
| Other governmental funds | |
| Reserved | \$ 31,712,735 |
| Unreserved, reported in | |
| Special revenue funds | - |
| Capital projects funds | 10,682,665 |
| Total all other governmental funds | <u>\$ 42,395,400</u> |

City of Georgetown, Texas
Changes In Fund Balances of Governmental Funds
Last Ten Fiscal Years
(Modified Accrual Basis of Accounting)

| | 2020 | 2019 | 2018 | 2017 | 2016 |
|---|----------------------|---------------------|----------------------|-----------------------|----------------------|
| REVENUES | | | | | |
| Property taxes | \$ 33,808,581 | \$ 30,854,570 | \$ 28,636,709 | \$ 26,109,522 | \$ 25,276,211 |
| Sales tax and other taxes | 33,230,110 | 29,480,937 | 26,700,946 | 24,588,124 | 21,556,336 |
| Franchise taxes | 5,882,916 | 5,646,479 | 5,274,758 | 4,973,295 | 4,926,315 |
| Licenses and permits | 3,435,817 | 3,756,125 | 2,747,720 | 2,652,279 | 2,113,126 |
| Charges for service | 18,241,169 | 19,299,458 | 16,126,270 | 14,273,666 | 12,512,232 |
| Fine and forfeitures | 399,007 | 473,251 | 457,279 | 500,577 | 525,510 |
| Donations and grants | 7,107,087 | 1,263,616 | 7,108,038 | 5,231,886 | 6,852,346 |
| Investment income | 1,329,892 | 2,379,050 | 1,322,819 | 672,070 | 356,761 |
| Other revenue | 746,569 | 2,082,621 | 2,883,871 | 1,875,015 | 3,207,387 |
| Total revenues | 104,181,148 | 95,236,107 | 91,258,410 | 80,876,434 | 77,326,224 |
| EXPENDITURES | | | | | |
| Culture / recreation | 12,175,658 | 13,051,248 | 12,804,253 | 11,362,281 | 11,144,256 |
| Development | 3,443,205 | 3,260,516 | 3,222,862 | 2,517,985 | 5,565,942 |
| Fire services | 19,821,262 | 18,373,565 | 16,079,479 | 14,848,470 | 13,823,467 |
| General government | 5,413,335 | 5,347,716 | 5,276,868 | 4,791,467 | 3,361,740 |
| Highways and streets | 4,852,090 | 9,079,580 | 12,271,033 | 6,992,059 | 7,794,109 |
| Police | 17,376,416 | 16,490,203 | 15,935,637 | 14,737,071 | 13,876,795 |
| Environmental services | 8,537,957 | 7,862,780 | 7,911,890 | 6,328,860 | 5,951,829 |
| Capital outlay | 23,707,970 | 32,473,431 | 28,581,061 | 39,219,989 | 23,482,464 |
| Debt service | | | | | |
| Principal retirement | 13,484,534 | 12,600,418 | 11,062,889 | 10,372,836 | 8,860,415 |
| Interest and fiscal charges | 7,767,277 | 7,454,605 | 6,724,766 | 5,808,925 | 4,931,447 |
| Total expenditures | 116,579,704 | 125,994,062 | 119,870,738 | 116,979,943 | 98,792,464 |
| Excess (deficiency) of revenues over expenditures | (12,398,556) | (30,757,955) | (28,612,328) | (36,103,509) | (21,466,240) |
| OTHER FINANCING SOURCES (USES) | | | | | |
| Transfers in | 13,602,477 | 12,093,253 | 16,406,657 | 15,963,898 | 14,712,268 |
| Transfers out | (7,332,484) | (6,939,985) | (9,893,720) | (10,046,733) | (7,421,944) |
| Premiums on issuance of bonds | - | 2,489,315 | 3,837,621 | 1,799,286 | 1,831,554 |
| Sale of property | - | 2,631,661 | - | - | - |
| Payment to refunding escrow agent | - | - | (15,027,285) | - | (7,877,733) |
| Bonds issued | 19,635,000 | 24,095,000 | 47,140,000 | 22,960,000 | 50,244,742 |
| Total other financing sources (uses) | 25,904,993 | 34,369,244 | 42,463,273 | 30,676,451 | 51,488,887 |
| NET CHANGE IN FUND BALANCES | \$ 13,506,437 | \$ 3,611,289 | \$ 13,850,945 | \$ (5,427,058) | \$ 30,022,647 |
| Debt service as a percentage of noncapital expenditures | 22.9% | 21.4% | 19.5% | 20.8% | 18.3% |

| 2015 | 2014 | 2013 | 2012 | 2011 |
|----------------|-----------------|--------------|--------------|--------------|
| \$ 22,721,315 | \$ 20,938,464 | \$17,584,750 | \$16,236,905 | \$14,904,657 |
| 19,165,963 | 18,655,801 | 17,790,450 | 15,698,207 | 14,724,741 |
| 4,925,043 | 4,478,899 | 4,471,487 | 3,924,052 | 3,874,815 |
| 2,002,380 | 1,932,563 | 1,536,660 | 1,236,478 | 890,948 |
| 10,671,299 | 9,762,561 | 9,479,669 | 8,493,243 | 8,199,073 |
| 586,853 | 668,566 | 739,556 | 682,760 | 810,950 |
| 1,435,279 | 8,236,215 | 3,979,292 | 1,687,184 | 4,121,625 |
| 172,952 | 152,252 | 212,629 | 230,788 | 187,313 |
| 2,106,152 | 1,474,961 | 2,960,559 | 2,870,008 | 1,735,082 |
| 63,787,236 | 66,300,282 | 58,755,052 | 51,059,625 | 49,449,204 |
| 10,448,536 | 9,613,918 | 9,262,282 | 8,377,084 | 8,229,049 |
| 2,322,321 | 2,299,379 | 1,626,315 | 2,155,243 | 2,195,537 |
| 11,513,926 | 9,748,456 | 8,804,938 | 8,253,567 | 7,725,794 |
| 4,115,280 | 3,412,293 | 3,144,173 | 3,178,251 | 3,595,481 |
| 6,075,407 | 8,810,437 | 3,422,340 | 5,061,214 | 6,044,755 |
| 13,010,497 | 11,875,081 | 11,677,968 | 10,577,384 | 10,221,220 |
| 5,703,227 | 5,092,327 | 4,857,396 | 4,823,170 | 4,321,888 |
| 24,006,253 | 32,164,540 | 16,760,621 | 15,938,457 | 12,604,835 |
| 7,868,518 | 7,765,414 | 6,452,644 | 5,533,987 | 4,998,369 |
| 4,595,331 | 4,449,327 | 3,771,791 | 4,094,247 | 3,686,318 |
| 89,659,296 | 95,231,172 | 69,780,468 | 67,992,604 | 63,623,246 |
| (25,872,060) | (28,930,890) | (11,025,416) | (16,932,979) | (14,174,042) |
| 10,972,315 | 12,570,645 | 13,969,841 | 9,734,354 | 7,915,723 |
| (9,313,269) | (7,506,242) | (4,331,850) | (5,492,299) | (2,654,379) |
| 1,001,947 | - | - | - | - |
| - | 3,550,000 | - | - | - |
| (14,098,445) | (11,911,063) | (11,356,689) | (3,416,787) | - |
| 27,429,703 | 18,753,970 | 32,562,592 | 18,981,711 | 21,650,000 |
| 15,992,251 | 15,457,310 | 30,843,894 | 19,806,979 | 26,911,344 |
| \$ (9,879,809) | \$ (13,473,580) | \$19,818,478 | \$ 2,874,000 | \$12,737,302 |
| 19.0% | 19.4% | 19.3% | 18.5% | 17.0% |

City of Georgetown, Texas

Property Tax Rates, Levies and Collections

Last Ten Fiscal Years

(Modified Accrual Basis of Accounting)

| Fiscal Year | Tax Rate | General Fund | Interest and Sinking Fund | Total Tax Levy | Current Tax Collections | Percent of Levy Collected |
|-------------|----------|--------------|---------------------------|----------------|-------------------------|---------------------------|
| 2011 | 0.3562 | 0.2199 | 0.1363 | 15,098,808 | 14,635,299 | 96.93% |
| 2012 | 0.3875 | 0.2229 | 0.1646 | 16,444,180 | 16,050,914 | 97.61% |
| 2013 | 0.4100 | 0.2364 | 0.1736 | 17,806,346 | 17,384,594 | 97.63% |
| 2014 | 0.4395 | 0.2160 | 0.2235 | 19,697,573 | 19,270,107 | 97.83% |
| 2015 | 0.4340 | 0.2074 | 0.2266 | 21,383,874 | 20,968,385 | 98.06% |
| 2016 | 0.4340 | 0.2072 | 0.2268 | 23,803,581 | 23,354,913 | 98.12% |
| 2017 | 0.4240 | 0.1967 | 0.2273 | 25,551,262 | 25,470,885 | 99.69% |
| 2018 | 0.4200 | 0.1927 | 0.2273 | 28,043,693 | 27,622,737 | 98.50% |
| 2019 | 0.4200 | 0.1996 | 0.2205 | 30,490,501 | 30,291,980 | 99.35% |
| 2020 | 0.4200 | 0.1955 | 0.2245 | 33,674,169 | 33,495,990 | 99.47% |

Source: City of Georgetown Tax Assessor.

| Delinquent Tax Collections | Total Tax Collections | Total Collections as a Percent of Current Levy | Outstanding Delinquent Taxes | Outstanding Delinquent Taxes as a Percent of Current Levy |
|----------------------------------|--------------------------|--|------------------------------------|---|
| 120,092 | 14,755,391 | 97.73% | 343,417 | 2.27% |
| 44,797 | 16,095,711 | 97.88% | 349,082 | 2.12% |
| 76,902 | 17,461,496 | 98.06% | 344,851 | 1.94% |
| 81,450 | 19,351,557 | 98.24% | 346,016 | 1.76% |
| 36,825 | 21,005,210 | 98.23% | 378,664 | 1.77% |
| 71,125 | 23,426,038 | 98.41% | 377,543 | 1.59% |
| (6,876) | 25,464,009 | 99.66% | 452,566 | 1.77% |
| 89,789 | 27,712,526 | 98.82% | 581,133 | 2.07% |
| 69,555 | 30,361,535 | 99.58% | 509,410 | 1.67% |
| 52,780 | 33,548,770 | 99.63% | 429,275 | 1.27% |

City of Georgetown, Texas

Assessed and Estimated Actual Value of Taxable Property

Last Ten Fiscal Years

| Fiscal Year | Real Property | | Personal Property | |
|----------------|----------------------------------|------------------------------|----------------------------------|------------------------------|
| | Assessed Value ⁽¹⁾ | Estimated Actual Value | Assessed Value ⁽¹⁾ | Estimated Actual Value |
| 2011 | 3,786,177,221 | 3,786,177,221 | 269,771,730 | 269,771,730 |
| 2012 | 3,885,150,718 | 3,885,150,718 | 311,033,417 | 311,033,417 |
| 2013 | 4,033,324,389 | 4,033,324,389 | 382,683,621 | 382,683,621 |
| 2014 | 4,227,513,729 | 4,227,513,729 | 370,699,347 | 370,699,347 |
| 2015 | 4,801,066,109 | 4,801,066,109 | 326,852,517 | 326,852,517 |
| 2016 | 5,460,868,492 | 5,460,868,492 | 372,206,180 | 372,206,180 |
| 2017 | 6,055,421,970 | 6,055,421,970 | 426,545,483 | 426,545,483 |
| 2018 | 6,547,754,115 | 6,547,754,115 | 542,912,696 | 542,912,696 |
| 2019 | 7,402,055,252 | 7,402,055,252 | 428,295,165 | 428,295,165 |
| 2020 | 8,112,088,405 | 8,112,088,405 | 569,752,477 | 569,752,477 |

Source: Williamson County Appraisal District Tax Assessor/Collector.

(1) Net of exemptions.

| Total | | Total Direct Tax Rate | Ratio of Total Assessed Value to Total Estimated Actual Value |
|----------------------------------|------------------------------|--------------------------------|--|
| Assessed Value ⁽¹⁾ | Estimated Actual Value | | |
| 4,055,948,951 | 4,055,948,951 | 0.3562 | 100.00% |
| 4,196,184,135 | 4,196,184,135 | 0.3875 | 100.00% |
| 4,416,008,010 | 4,416,008,010 | 0.4100 | 100.00% |
| 4,598,213,076 | 4,598,213,076 | 0.4395 | 100.00% |
| 5,127,918,626 | 5,127,918,626 | 0.4340 | 100.00% |
| 5,838,074,672 | 5,838,074,672 | 0.4340 | 100.00% |
| 6,481,967,453 | 6,481,967,453 | 0.4240 | 100.00% |
| 7,090,666,811 | 7,090,666,811 | 0.4200 | 100.00% |
| 7,830,350,417 | 7,830,350,417 | 0.4200 | 100.00% |
| 8,681,840,882 | 8,681,840,882 | 0.4200 | 100.00% |

City of Georgetown, Texas

Property Tax Rates – Direct and Overlapping Governments

(Per \$100 of Assessed Value)

Last Ten Fiscal Years

| Fiscal Year | City of Georgetown | | | Georgetown Independent School District | Williamson County | Total |
|----------------|--------------------|-------------------------|---------------|--|----------------------|-------|
| | General Fund | Debt Service Fund | Total City | | | |
| 2011 | 0.21 | 0.14 | 0.35 | 1.36 | 0.49 | 2.20 |
| 2012 | 0.22 | 0.16 | 0.38 | 1.40 | 0.49 | 2.27 |
| 2013 | 0.24 | 0.17 | 0.41 | 1.40 | 0.49 | 2.30 |
| 2014 | 0.22 | 0.22 | 0.44 | 1.40 | 0.49 | 2.33 |
| 2015 | 0.21 | 0.23 | 0.44 | 1.40 | 0.49 | 2.33 |
| 2016 | 0.21 | 0.23 | 0.44 | 1.40 | 0.48 | 2.32 |
| 2017 | 0.21 | 0.22 | 0.42 | 1.41 | 0.48 | 2.31 |
| 2018 | 0.19 | 0.23 | 0.42 | 1.41 | 0.46 | 2.29 |
| 2019 | 0.20 | 0.22 | 0.42 | 1.41 | 0.46 | 2.29 |
| 2020 | 0.20 | 0.22 | 0.42 | 1.34 | 0.46 | 2.22 |

Source: Information furnished by respective tax assessors.

City of Georgetown, Texas
Principal Property Taxpayers
Current Year and Nine Years Ago

| Taxpayer | Type of Business | 2020 | | | 2011 | | |
|------------------------------------|-------------------|-----------------------|------|---|-----------------------|------|---|
| | | Assessed Value | Rank | Percentage of Total Assessed Value ⁽¹⁾ | Assessed Value | Rank | Percentage of Total Assessed Value ⁽¹⁾ |
| Citicorp North America | Development | \$ 203,336,161 | 1 | 2.34% | \$ 41,714,222 | 3 | 1.03% |
| WPG Wolf Ranch LLC | Development | 89,994,394 | 2 | 1.04% | 55,874,164 | 1 | 1.38% |
| Citigroup Technology Inc | Development | 82,650,000 | 3 | 0.95% | | | |
| BT-JV VG LLC | Development | 77,471,609 | 4 | 0.89% | | | |
| Carroll at Rivery Ranch LLC | Apartments | 46,598,805 | 5 | 0.54% | | | |
| LG WR1 LLC | Development | 42,545,746 | 6 | 0.49% | | | |
| St. David's Healthcare Partnership | Hospital | 42,325,855 | 7 | 0.49% | | | |
| Water's Edge Luxury Apartments LLC | Apartments | 42,006,832 | 8 | 0.48% | 41,949,819 | 2 | 1.03% |
| MRP Wolf Ranch LP | Development | 38,711,340 | 9 | 0.45% | | | |
| PBH Georgetown Apts LLC | Apartments | 37,000,000 | 10 | 0.43% | | | |
| The Bassham Trust | Development | | | | 23,620,874 | 4 | 0.58% |
| Citicorp North America Inc 3375 | Development | | | | 22,530,014 | 5 | 0.56% |
| South Austin Ave Prof Bldg | Hospital | | | | 18,086,744 | 6 | 0.45% |
| Wal-Mart Real Estate Bus Trust | Grocer | | | | 16,241,376 | 7 | 0.40% |
| Del Webb Texas Ltd | Development | | | | 12,859,498 | 8 | 0.32% |
| Republic Square K/C Ltd | Development | | | | 12,500,000 | 9 | 0.31% |
| Hewlett Holdings Ltd | Automobile Dealer | | | | 12,059,642 | 10 | 0.30% |
| Total | | \$ 702,640,742 | | 8.09% | \$ 257,436,353 | | 6.35% |

Source: City Tax Assessor/Collector.

(1) The total assessed valuation for the fiscal year ended September 30, 2020 was certified at \$8,681,840,882.

*Per certified roll. Does not include some major property owners whose property is under protest as of date of certification.

City of Georgetown, Texas

Taxable Sales by Category

Last Ten Fiscal Years

| NAICS Sectors | 2020* | 2019 | 2018 | 2017 | 2016 |
|--|-------------------------|-------------------------|-------------------------|-----------------------|-----------------------|
| Agriculture/Forestry/Fishing/Hunting | \$ - | \$ - | \$ - | \$ - | \$ - |
| Mining, quarrying, oil & gas extraction | - | - | - | - | - |
| Utilities | 35,016,212 | 43,667,940 | 30,132,050 | 24,653,363 | 24,509,458 |
| Construction | 33,901,554 | 40,056,047 | 25,020,124 | 24,798,897 | 18,369,915 |
| Manufacturing | 123,745,096 | 115,742,117 | 120,869,078 | 82,046,181 | 7,590,482 |
| Wholesale trade | 27,978,783 | 27,804,152 | 24,744,056 | 24,816,039 | 21,912,478 |
| Retail trade | 599,889,893 | 549,216,372 | 534,956,456 | 525,453,413 | 552,269,512 |
| Transportation, warehousing | 4,564,338 | 3,677,032 | 3,834,944 | 3,219,999 | 2,159,562 |
| Information | 76,362,611 | 77,390,775 | 62,540,410 | 47,709,743 | 51,059,437 |
| Finance, insurance | 2,632,221 | 2,612,369 | 3,303,579 | 3,557,444 | 3,357,319 |
| Real estate, rental, leasing | 3,827,475 | 3,444,769 | 3,364,139 | 3,387,155 | 3,393,642 |
| Professional, scientific, technical svcs | 12,500,619 | 9,757,092 | 9,359,072 | 8,624,509 | 8,189,352 |
| Management of companies, enterprises | 604,538 | 638,249 | 180,993 | - | 315,805 |
| Admin, support, waste mgmt, remediation svcs | 10,492,522 | 12,919,075 | 10,208,258 | 8,787,903 | 8,131,282 |
| Educational svcs | 356,809 | 540,780 | 645,249 | 479,225 | 538,758 |
| Healthcare, social assistance | 585,190 | 734,147 | 546,285 | 607,795 | 439,596 |
| Arts, entertainment, recreation | 9,140,944 | 12,786,896 | 12,774,273 | 13,139,889 | 12,251,028 |
| Accommodation, food services | 155,984,061 | 152,328,276 | 141,635,730 | 134,051,840 | 127,069,718 |
| Other svcs (except public administration) | 79,418,380 | 40,019,932 | 30,602,131 | 27,870,439 | 26,724,994 |
| Public administration | - | 1,027 | 57,786 | 31,743 | 18,245 |
| Other | - | - | - | 2,613 | - |
| Total | \$ 1,177,001,246 | \$ 1,093,337,047 | \$ 1,014,774,613 | \$ 933,238,189 | \$ 868,300,583 |
| City direct sales tax rate | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% |

Source: Window on State Government - Glenn Hegar, Texas Comptroller of Public Accounts website.

Amounts subject to sales tax have been restated by the state since the 2012 comprehensive annual financial report release.

Notes: All reporting is by North American Industry Classification System (NAICS) sector. Standard Industrial Classification (SIC) Codes are no longer being assigned to taxpayers.

*2020 is projected as 4th Quarter actuals were not in at time of update.

| 2015 | 2014 | 2013 | 2012 | 2011 |
|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| \$ - | \$ 448 | \$ - | \$ 4,825 | \$ - |
| - | - | - | - | - |
| 23,612,396 | 21,368,744 | 19,031,408 | 19,253,904 | 18,628,820 |
| 33,485,247 | 33,585,485 | 5,384,717 | 4,967,279 | 4,002,432 |
| 5,902,324 | 5,486,476 | 8,554,720 | 4,585,577 | 5,873,390 |
| 16,065,173 | 14,122,397 | 16,091,304 | 16,186,257 | 14,174,184 |
| 514,459,509 | 468,668,683 | 446,244,500 | 405,055,103 | 378,427,824 |
| 1,202,760 | 1,316,100 | 1,218,175 | 1,242,589 | 1,061,271 |
| 43,345,486 | 40,292,168 | 33,781,552 | 30,485,692 | 29,916,065 |
| 1,009,355 | 578,893 | 563,947 | 482,899 | 424,931 |
| 2,719,424 | 3,000,201 | 2,370,540 | 2,165,251 | 3,781,875 |
| 7,915,851 | 7,237,174 | 8,234,560 | 7,522,451 | 5,292,086 |
| - | - | - | - | - |
| 7,493,100 | 4,548,385 | 4,190,713 | 3,601,364 | 3,359,965 |
| 349,784 | 344,038 | 359,795 | 372,185 | 154,882 |
| 504,981 | 279,142 | 213,183 | 308,645 | 444,834 |
| 12,529,599 | 11,347,603 | 11,787,222 | 11,914,044 | 11,362,973 |
| 116,778,321 | 104,451,832 | 97,227,191 | 86,308,956 | 81,339,685 |
| 28,398,634 | 28,483,626 | 24,097,238 | 18,603,403 | 16,990,190 |
| 32,673 | 31,222 | 53,482 | 20,023 | 31,428 |
| - | - | - | - | 1,198 |
| \$ 815,804,617 | \$ 745,142,617 | \$ 679,404,247 | \$ 613,080,447 | \$ 575,268,033 |
| 2.00% | 2.00% | 2.00% | 2.00% | 2.00% |

City of Georgetown, Texas

Direct and Overlapping Sales Tax Rates

Last Ten Fiscal Years

| Fiscal Year | City Direct Rate | State of Texas |
|------------------------|---------------------------------|---------------------------|
| 2011 | 2% | 6.25% |
| 2012 | 2% | 6.25% |
| 2013 | 2% | 6.25% |
| 2014 | 2% | 6.25% |
| 2015 | 2% | 6.25% |
| 2016 | 2% | 6.25% |
| 2017 | 2% | 6.25% |
| 2018 | 2% | 6.25% |
| 2019 | 2% | 6.25% |
| 2020 | 2% | 6.25% |

Source: Information furnished by City of Georgetown.

City of Georgetown, Texas
Sales Tax Revenue Payers by Industry
Fiscal Years 2020 and 2011

| 2020* | | | | | |
|--|------------------|------------------|-------------------------|----------------------|------------------|
| NAICS Sectors | Number of Filers | Percent of Total | | Tax Liability | Percent of Total |
| Agriculture/Forestry/Fishing/Hunting | 1 | 0.05% | \$ - | \$ - | 0.00% |
| Mining, quarrying, oil & gas extraction | 2 | 0.10% | - | - | 0.00% |
| Utilities | 6 | 0.31% | 35,660,320 | 713,206 | 3.00% |
| Construction | 179 | 9.32% | 35,781,396 | 715,628 | 3.01% |
| Manufacturing | 136 | 7.08% | 122,576,987 | 2,451,540 | 10.31% |
| Wholesale trade | 70 | 3.65% | 27,880,477 | 557,610 | 2.35% |
| Retail trade | 642 | 33.44% | 607,273,044 | 12,145,461 | 51.09% |
| Transportation, warehousing | 12 | 0.63% | 4,530,240 | 90,605 | 0.38% |
| Information | 40 | 2.08% | 77,367,465 | 1,547,349 | 6.51% |
| Finance, insurance | 16 | 0.83% | 2,640,367 | 52,807 | 0.22% |
| Real estate, rental, leasing | 40 | 2.08% | 3,867,843 | 77,357 | 0.33% |
| Professional, scientific, technical svcs | 142 | 7.40% | 12,564,144 | 251,283 | 1.06% |
| Management of companies, enterprises | 5 | 0.26% | 618,621 | 12,372 | 0.05% |
| Admin, support, waste mgmt, remediation svcs | 100 | 5.21% | 10,475,575 | 209,511 | 0.88% |
| Educational svcs | 16 | 0.83% | 364,484 | 7,290 | 0.03% |
| Healthcare, social assistance | 44 | 2.29% | 622,333 | 12,447 | 0.05% |
| Arts, entertainment, recreation | 58 | 3.02% | 9,589,139 | 191,783 | 0.81% |
| Accommodation, food services | 224 | 11.67% | 157,410,584 | 3,148,212 | 13.24% |
| Other svcs (except public administration) | 145 | 7.55% | 79,452,500 | 1,589,050 | 6.68% |
| Public administration | 3 | 0.16% | - | - | 0.00% |
| Other | 39 | 2.03% | - | - | 0.00% |
| Totals | 1,920 | 100.00% | \$ 1,188,675,519 | \$ 23,773,510 | 100.00% |

| 2011 | | | | | |
|--|------------------|------------------|-----------------------|----------------------|------------------|
| NAICS Sectors | Number of Filers | Percent of Total | | Tax Liability | Percent of Total |
| Agriculture/Forestry/Fishing/Hunting | 0 | 0.00% | \$ - | \$ - | 0.00% |
| Mining, quarrying, oil & gas extraction | 5 | 0.34% | - | - | 0.00% |
| Utilities | 7 | 0.44% | 17,151,900 | 343,038 | 2.98% |
| Construction | 104 | 6.55% | 3,233,450 | 64,669 | 0.56% |
| Manufacturing | 104 | 6.57% | 5,926,500 | 118,530 | 1.03% |
| Wholesale trade | 63 | 3.95% | 10,540,450 | 210,809 | 1.83% |
| Retail trade | 591 | 37.22% | 386,600,025 | 7,732,000 | 67.15% |
| Transportation, warehousing | 20 | 1.26% | 1,160,500 | 23,210 | 0.20% |
| Information | 31 | 1.96% | 29,951,650 | 599,033 | 5.20% |
| Finance, insurance | 10 | 0.61% | 426,650 | 8,533 | 0.07% |
| Real estate, rental, leasing | 25 | 1.59% | 3,726,150 | 74,523 | 0.65% |
| Professional, scientific, technical svcs | 135 | 8.48% | 5,080,350 | 101,607 | 0.88% |
| Management of companies, enterprises | 1 | 0.06% | - | - | 0.00% |
| Admin, support, waste mgmt, remediation svcs | 95 | 5.98% | 3,200,650 | 64,013 | 0.56% |
| Educational svcs | 10 | 0.65% | 137,000 | 2,740 | 0.02% |
| Healthcare, social assistance | 23 | 1.47% | 501,700 | 10,034 | 0.09% |
| Arts, entertainment, recreation | 44 | 2.79% | 11,167,200 | 223,344 | 1.94% |
| Accommodation, food services | 144 | 9.05% | 81,149,925 | 1,622,998 | 14.09% |
| Other svcs (except public administration) | 144 | 9.05% | 15,801,000 | 316,020 | 2.74% |
| Public administration | 6 | 0.40% | - | - | 0.00% |
| Other | 25 | 1.57% | - | - | 0.00% |
| Totals | 1,588 | 100.00% | \$ 575,755,099 | \$ 11,515,102 | 100.00% |

Source: Window on State Government.

Notes: The City direct sales tax rate for both 2019 and 2010 is 2%. Due to confidentiality issues, the names of the ten largest revenue payers are not available. The categories presented are intended to provide alternative information regarding the sources of the City's revenue. All reporting is now by North American Industry Classification System (NAICS) sectors. Standard Industrial Classification (SIC) Codes are no longer being assigned to taxpayers, and data on SIC filers is no longer available.

* 2020 is projected as 4th quarter actuals were not available at the time of update.

City of Georgetown, Texas

Ratios of Outstanding Debt by Type

Last Ten Fiscal Years

| Fiscal Year | Governmental Activities | | | Business-Type Activities | | |
|----------------|--------------------------------|-------------------------------|-----------------------|--------------------------|--------------------------------|-----------------------|
| | General Obligation Bonds | Sales Tax Revenue Bonds | Related Premiums * | Revenue Bonds | General Obligation Bonds | Related Premiums * |
| 2011 | \$ 89,613,941 | \$ 9,870,000 | \$ - | \$ 55,945,000 | \$ 12,981,059 | \$ - |
| 2012 | 100,356,664 | 9,420,000 | - | 51,425,000 | 11,618,336 | - |
| 2013 | 116,738,088 | 8,955,000 | - | 48,090,268 | 14,551,893 | - |
| 2014 | 116,200,602 | 8,470,000 | - | 61,885,000 | 13,884,399 | - |
| 2015 | 122,965,751 | 7,755,000 | - | 67,910,000 | 16,414,254 | - |
| 2016 | 154,191,338 | 7,225,000 | 4,596,657 | 72,545,000 | 15,286,384 | 2,943,619 |
| 2017 | 170,194,599 | 6,685,000 | 6,020,112 | 92,730,000 | 13,865,309 | 5,152,405 |
| 2018 | 192,278,643 | 6,125,000 | 9,391,939 | 93,335,000 | 12,491,356 | 5,043,308 |
| 2019 | 204,223,234 | 5,555,000 | 11,175,985 | 87,295,000 | 12,336,775 | 4,778,117 |
| 2020 | 210,843,700 | 4,960,000 | 10,360,307 | 100,220,124 | 12,066,301 | 4,925,077 |

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

* The City began including premiums related to debt for the 2016 presentation.

| Total Primary Government | | Percentage of Personal Income | Per Capita | |
|--------------------------------|-------------|-------------------------------------|---------------|-------|
| \$ | 168,410,000 | 11.63% | \$ | 3,444 |
| | 172,820,000 | 11.97% | | 3,469 |
| | 188,335,249 | 11.84% | | 3,728 |
| | 200,440,001 | 11.15% | | 3,839 |
| | 215,045,005 | 10.28% | | 3,786 |
| | 256,787,998 | 10.25% | | 4,373 |
| | 294,647,425 | 9.56% | | 4,859 |
| | 318,665,246 | 9.88% | | 5,040 |
| | 325,364,111 | 11.12% | | 4,802 |
| | 338,450,432 | 8.82% | | 4,685 |

City of Georgetown, Texas

Ratios of Net General Obligation Bonded Debt to Assessed Value and Net General Obligation Bonded Debt Per Capita Last Ten Fiscal Years

| Fiscal Year | Population | Assessed Value ⁽¹⁾ | Taxable Assessed Valuation Per Capita | Gross Bonded Debt ⁽²⁾ | Less Debt Service Funds Available |
|-------------|------------|-------------------------------|---------------------------------------|----------------------------------|-----------------------------------|
| 2011 | 48,902 | \$ 4,055,948,951 | \$ 82,940 | \$ 102,595,000 | \$ 1,976,586 |
| 2012 | 49,543 | 4,196,184,135 | 84,698 | 111,975,000 | 1,749,324 |
| 2013 | 50,513 | 4,416,008,010 | 87,423 | 131,190,000 | 1,109,220 |
| 2014 | 52,214 | 4,598,213,076 | 88,065 | 130,085,001 | 1,268,186 |
| 2015 | 56,798 | 5,127,918,626 | 90,283 | 139,380,005 | 1,489,313 |
| 2016 | 58,723 | 5,838,074,672 | 99,417 | 169,477,722 | 1,867,190 |
| 2017 | 60,642 | 6,481,967,453 | 106,889 | 184,059,908 | 1,946,870 |
| 2018 | 63,227 | 7,090,666,811 | 112,146 | 204,770,000 | 2,113,651 |
| 2019 | 67,756 | 7,830,350,417 | 115,567 | 216,560,000 | 2,242,784 |
| 2020 | 72,243 | 8,681,840,882 | 120,176 | 222,910,000 | 2,195,384 |

Sources: WCAD

Notes: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

(1) Net of exemptions.

(2) Includes all long-term general obligation debt. Beginning in 2019, related premiums and discounts are also included.

(3) Less debt service funds available.

| Net Bonded Debt | Ratio of Net Bonded Debt to Assessed Value ⁽³⁾ | Ratio of Gross Bonded Debt to Assessed Value ⁽³⁾ | Net Bonded Debt Per Capita ⁽³⁾ | Total Bonded Debt Per Capita ⁽³⁾ |
|--------------------------------|--|--|--|--|
| \$ 73,396,051 | 1.81% | 2.48% | \$ 1,501 | \$ 2,058 |
| 83,698,631 | 1.99% | 2.63% | 1,689 | 2,225 |
| 101,604,245 | 2.30% | 2.95% | 2,011 | 2,575 |
| 128,816,815 | 2.80% | 2.80% | 2,467 | 2,467 |
| 137,890,692 | 2.69% | 2.69% | 2,428 | 2,428 |
| 167,610,532 | 2.87% | 2.87% | 2,854 | 2,854 |
| 182,113,038 | 2.81% | 2.81% | 3,003 | 3,003 |
| 202,656,349 | 2.86% | 2.86% | 3,205 | 3,205 |
| 214,317,216 | 2.74% | 2.74% | 3,163 | 3,163 |
| 220,714,616 | 2.54% | 2.54% | 3,055 | 3,055 |

City of Georgetown, Texas

Computation of Direct and Estimated Overlapping Bonded Debt Last Ten Fiscal Years

| Taxing Body | Debt | | City's Share ⁽²⁾ | | |
|---------------------------------------|------------------|------------|-----------------------------|----------------|---------------------------|
| | Amount | As of | Percent | Amount | Per Capita ⁽¹⁾ |
| ESTIMATED OVERLAPPING DEBT | | | | | |
| Georgetown I.S.D. | \$ 417,470,000 | 09/30/2020 | 66.21% | \$ 276,406,887 | \$ 2,588 |
| Austin CCD | 386,625 | 09/30/2020 | 0.03% | 116 | 0 |
| Jarrell ISD | 99,305,000 | 09/30/2020 | 33.05% | 32,820,303 | 2,563 |
| Southeast Williamson County | 17,925,000 | 09/30/2020 | 100.00% | 17,925,000 | 248 |
| Williamson County | 1,010,794,956 | 09/30/2020 | 12.40% | 125,338,575 | 212 |
| Williamson Co MUD #28 | 27,250,000 | 09/30/2020 | 100.00% | 27,250,000 | 377 |
| Total estimated overlapping debt | 1,554,819,956 | | 29.70% | 461,815,764 | 5,989 |
| DIRECT DEBT - City of Georgetown | 228,295,000 | 09/30/2020 | 100.00% | 228,295,000 | 3,160 |
| DIRECT AND ESTIMATED OVERLAPPING DEBT | \$ 1,783,114,956 | | | \$ 690,110,764 | \$ 9,149 |

RATIO OF DIRECT AND OVERLAPPING TAX SUPPORTED DEBT TO TAXABLE ASSESSED VALUATION

Source: Municipal Advisory Council of Texas and entities listed.

- (1) GISD taxpayer population – 106,800
Williamson County population – 590,551
Jarrell ISD taxpayer population – 12,806
City of Georgetown population – 72,243
Williamson Co. MUD #28 population – 690

- (2) Information represents the share of the respective debt which are obligations of the citizens of the City of Georgetown.



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City of Georgetown, Texas
Computation of Legal Debt Margin
Last Ten Fiscal Years

| | 2020 | 2019 | 2018 | 2017 | 2016 |
|---|----------------------|----------------------|----------------------|----------------------|-------------------------|
| DEBT LIMIT | \$ 97,670,710 | \$ 97,670,710 | \$ 79,770,002 | \$ 72,922,134 | \$ 65,678,340 |
| Total net debt applicable to limit ⁽¹⁾ | 13,940,000 | 12,502,643 | 12,725,000 | 10,354,174 | 9,082,545 |
| LEGAL DEBT MARGIN | \$ 83,730,710 | \$ 85,168,067 | \$ 67,045,002 | \$ 62,567,960 | \$ 56,595,795 |
| Total net debt applicable to limit as a percentage of debt limit | 14.27% | 12.80% | 15.95% | 14.20% | 13.83% |
| ASSESSED VALUATION MINUS EXEMPTIONS 2020 | | | | | \$ 8,681,840,882 |
| Allowable tax levy for annual debt service purpose: \$1.25 per \$100 of assessed valuation, assuming 90% collection rate | | | | | \$ 97,670,710 |
| 2020 annual debt service requirements for general obligation debt: | | | | | |
| Principal | | | | 20,943,695 | |
| Interest and fiscal charges | | | | 11,176,562 | 32,120,257 |
| Legal margin for annual debt service requirements | | | | | \$ 65,550,453 |

Note: All taxable property within the City is subject to the assessment levy and collection by the City of a continuing, direct annual ad valorem tax sufficient to provide for the payment of principal and interest on the Bonds within the limits prescribed by law. Article XI, Section 5, of the Texas Constitution is applicable to the City, and limits the maximum ad valorem tax rate to \$2.50 per \$100 assessed valuation (for all City purposes). The Charter of the City adopts the provisions of the constitution without further limitation. Under rules promulgated by the Office of the Attorney General of Texas, such office will not approve tax bonds of the City unless the City can demonstrate its ability to pay debt service requirements on all outstanding City tax bonds, including the issue to be approved, from a tax levy of \$1.25 per \$100 of valuation, based on 90% collection of tax.

(1) The legal margin computation includes the general obligation debt that will be repaid by self-supporting sources such as the Airport, Stormwater Drainage, Water, Electric, and Georgetown Transportation Enhancement Corporation (GTEC) funds.

| 2015 | 2014 | 2013 | 2012 | 2011 |
|---------------|--------------|--------------|--------------|---------------|
| \$ 57,689,085 | \$51,729,897 | \$49,680,090 | \$47,207,072 | \$ 45,629,426 |
| 6,652,866 | 6,521,597 | 8,570,145 | 7,350,236 | 8,640,634 |
| \$ 51,036,219 | \$45,208,300 | \$41,109,945 | \$39,856,836 | \$ 36,988,792 |
| 11.53% | 12.61% | 17.25% | 15.57% | 18.94% |

City of Georgetown, Texas

Revenue Bond Coverage

Utility Funds ⁽¹⁾

Last Ten Fiscal Years

| Fiscal Year | Eligible Revenues | Interest Earnings | Operating Expenses (Excluding Depreciation) | Net Revenue Available for Debt Service |
|------------------------|------------------------------|------------------------------|--|---|
| 2011 | \$ 88,605,410 | \$ 159,888 | \$ 65,271,517 | \$ 23,493,781 |
| 2012 | 89,907,801 | 144,460 | 66,531,990 | 23,520,271 |
| 2013 | 86,876,459 | 118,277 | 58,803,394 | 28,191,342 |
| 2014 | 93,979,191 | 93,850 | 72,927,251 | 21,145,790 |
| 2015 | 106,686,101 | 164,921 | 78,010,309 | 28,840,713 |
| 2016 | 112,401,358 | 263,279 | 82,451,857 | 30,212,780 |
| 2017 | 126,705,643 | 529,545 | 91,766,018 | 35,469,170 |
| 2018 | 138,961,446 | 1,421,310 | 103,030,548 | 37,352,208 |
| 2019 | 152,029,043 | 2,185,604 | 107,422,916 | 46,791,731 |
| 2020 | 175,502,680 | 2,185,604 | 119,498,271 | 58,190,013 |

Source: Finance and Administration Division.

Notes: (1) Electric, Water, and Wastewater only.

| Debt Service Requirements | | | | Times Coverage |
|---------------------------|-----------------------------|--------------|------|----------------|
| Principal | Interest and Fiscal Charges | Total | | |
| \$ 3,880,000 | \$ 1,859,107 | \$ 5,739,107 | 4.09 | |
| 4,255,000 | 1,742,974 | 5,997,974 | 3.92 | |
| 3,970,000 | 1,963,653 | 5,933,653 | 4.75 | |
| 4,716,977 | 2,231,375 | 6,948,352 | 3.04 | |
| 5,421,104 | 2,100,147 | 7,521,251 | 3.83 | |
| 5,227,329 | 2,738,792 | 7,966,121 | 3.79 | |
| 5,845,826 | 2,931,943 | 8,777,769 | 4.04 | |
| 6,717,094 | 3,433,854 | 10,150,948 | 3.68 | |
| 6,982,358 | 3,681,909 | 10,664,267 | 4.39 | |
| 7,660,031 | 3,314,390 | 10,974,421 | 5.30 | |

City of Georgetown, Texas

Utility System Condensed Statement of Operations ⁽¹⁾

For the Last Ten Fiscal Years

| | 2020 | 2019 | 2018 | 2017 | 2016 | 2015 |
|---|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| REVENUES | | | | | | |
| Water System | \$ 49,491,109 | \$ 44,271,022 | \$ 41,055,098 | \$ 37,776,171 | \$ 34,861,125 | \$ 26,358,532 |
| Electric System | 85,733,317 | 80,255,956 | 69,170,339 | 65,001,374 | 61,570,922 | 60,870,094 |
| Miscellaneous other | 8,516,124 | 6,447,569 | 6,348,385 | 5,661,272 | 5,107,307 | 14,746,510 |
| Interest Earnings | 1,504,417 | 2,185,604 | 1,421,310 | 529,545 | 263,279 | 164,921 |
| Total revenues | 145,244,967 | 133,160,151 | 117,995,132 | 108,968,362 | 101,802,633 | 102,140,057 |
| EXPENSES ⁽¹⁾ | | | | | | |
| Water System | 29,882,636 | 24,329,664 | 22,201,454 | 21,485,743 | 13,520,486 | 11,885,339 |
| Electric System | 16,563,721 | 18,713,967 | 18,876,347 | 16,712,384 | 14,623,945 | 8,259,062 |
| Utility Contracts | 66,283,879 | 61,833,672 | 59,621,450 | 53,567,891 | 51,999,930 | 55,419,233 |
| Total expenses | 112,730,236 | 104,877,303 | 100,699,251 | 91,766,018 | 80,144,361 | 75,563,634 |
| NET AVAILABLE FOR DEBT SERVICE | <u>\$ 32,514,731</u> | <u>\$ 28,282,848</u> | <u>\$ 17,295,881</u> | <u>\$ 17,202,344</u> | <u>\$ 21,658,272</u> | <u>\$ 26,576,423</u> |

Notes:

(1) Excluding depreciation costs & plant management cost

(2) Electric, Water & Wastewater only

Information provided to comply with continuing disclosure requirements of SEC Rule 15c2-12.

| | |
|---|--------------|
| Average Annual Principal and Interest Requirements, 2021-2040 | \$ 6,742,175 |
| Coverage of Average Requirements by Fiscal Year 2020 Net Income | 4.82 |

| | |
|---|--------------|
| Maximum Principal and Interest Requirements, 2021 | \$10,931,978 |
| Coverage of Maximum Requirements by Fiscal Year 2020 Net Income | 2.97 |

| 2014 | 2013 | 2012 | 2011 |
|---------------|---------------|---------------|---------------|
| \$ 24,953,208 | \$ 24,930,408 | \$ 25,026,601 | \$ 25,896,644 |
| 58,017,664 | 53,780,319 | 58,403,735 | 57,694,311 |
| 4,997,415 | 4,888,117 | 3,966,677 | 2,927,695 |
| 93,850 | 118,277 | 144,460 | 159,888 |
| 88,062,137 | 83,717,121 | 87,541,473 | 86,678,538 |
| 8,561,671 | 7,737,541 | 7,053,864 | 7,708,924 |
| 7,056,224 | 7,265,433 | 8,828,039 | 5,554,896 |
| 55,147,284 | 43,800,420 | 50,650,087 | 52,007,697 |
| 70,765,179 | 58,803,394 | 66,531,990 | 65,271,517 |
| \$ 17,296,958 | \$ 24,913,727 | \$ 21,009,483 | \$ 21,407,021 |

City of Georgetown, Texas

Utility System Condensed Statement of System Equity ⁽²⁾

For the Last Ten Fiscal Years

| | 2020 | 2019 | 2018 | 2017 | 2016 | 2015 |
|---|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Utility system ⁽¹⁾ | \$ 645,250,729 | \$ 611,718,902 | \$ 553,287,525 | \$ 525,643,929 | \$ 494,823,457 | \$ 457,712,841 |
| Less: accumulated depreciation | (183,285,833) | (162,305,826) | (146,759,978) | (133,268,971) | (121,636,964) | (110,006,443) |
| Net value of system | 461,964,896 | 449,413,076 | 406,527,547 | 392,374,958 | 373,186,493 | 347,706,398 |
| Plus: Construction fund | 20,817,803 | 9,721,532 | 12,635,837 | 7,358,762 | 12,759,150 | 5,468,908 |
| Net plant | 482,782,699 | 459,134,608 | 419,163,384 | 399,733,720 | 385,945,643 | 353,175,306 |
| Plus: Working capital | 149,323,989 | 93,607,376 | 93,545,021 | 93,642,260 | 62,636,620 | 65,108,279 |
| Total | 632,106,688 | 552,741,984 | 512,708,405 | 493,375,980 | 448,582,263 | 418,283,585 |
| Revenue bond debt ⁽²⁾ | 95,585,000 | 87,295,000 | 98,311,788 | 99,715,131 | 84,655,583 | 79,967,207 |
| CITY'S EQUITY IN SYSTEM | \$ 536,521,688 | \$ 465,446,984 | \$ 414,396,617 | \$ 393,660,849 | \$ 363,926,680 | \$ 338,316,378 |
| PERCENTAGE CITY'S EQUITY IN SYSTEM | 84.88% | 84.21% | 80.83% | 79.79% | 81.13% | 80.88% |

Notes:

(1) Electric, Water and Wastewater funds only

(2) Changes in bond ordinances no longer require reservation of interest and sinking or reserve funds for utility revenue debt.

Information provided to comply with continuing disclosure requirements of SEC Rule 15c2-12.

| 2014 | 2013 | 2012 | 2011 |
|-----------------------|-----------------------|-----------------------|-----------------------|
| \$ 424,822,231 | \$ 338,199,636 | \$ 313,923,709 | \$ 306,424,774 |
| (99,974,691) | (91,339,365) | (82,719,027) | (76,797,760) |
| 324,847,540 | 246,860,271 | 231,204,682 | 229,627,014 |
| 4,910,605 | 12,193,462 | 22,866,932 | 11,692,027 |
| 329,758,145 | 259,053,733 | 254,071,614 | 241,319,041 |
| 51,655,164 | 35,992,864 | 33,419,764 | 35,700,091 |
| 381,413,309 | 295,046,597 | 287,491,378 | 277,019,132 |
| 74,051,097 | 59,028,078 | 59,050,004 | 64,540,000 |
| <u>\$ 307,362,212</u> | <u>\$ 236,018,519</u> | <u>\$ 228,441,374</u> | <u>\$ 212,479,132</u> |
| 80.59% | 79.99% | 79.46% | 76.70% |

City of Georgetown, Texas
Demographic and Economic Statistics
Last Ten Fiscal Years

| Fiscal Year | Population | Personal Income | Per Capita Personal Income | School Enrollment | Unemployment Rate |
|-------------|------------|------------------|----------------------------|-------------------|-------------------|
| 2011 | 48,902 | \$ 1,959,356,434 | \$ 40,067 | 10,470 | 7.08% |
| 2012 | 49,543 | 2,090,070,541 | 42,187 | 10,396 | 7.08% |
| 2013 | 50,513 | 2,097,602,838 | 41,526 | 10,396 | 5.70% |
| 2014 | 52,214 | 2,234,028,204 | 42,786 | 10,582 | 5.30% |
| 2015 | 56,798 | 2,211,600,524 | 38,938 | 10,924 | 3.70% |
| 2016 | 59,134 | 2,572,210,732 | 43,498 | 11,452 | 4.00% |
| 2017 | 60,642 | 2,709,423,918 | 44,679 | 11,444 | 2.90% |
| 2018 | 63,227 | 3,040,649,657 | 48,091 | 11,512 | 2.90% |
| 2019 | 67,756 | 3,440,378,656 | 50,776 | 11,804 | 3.40% |
| 2020 | 72,243 | 3,839,354,235 | 53,145 | 11,827 | 6.70% |

Sources:

Population: City of Georgetown Planning and Development Division.

Per Capita Personal Income: U.S. Dept. of Commerce / Bureau of Economic Analysis

School Enrollment: Georgetown Independent School District.

Unemployment Rate: Texas Workforce Commission, Labor Market and Career Information TRACER.

Notes:

Per capita personal income is for Williamson County and reflects estimates available as of January 1, 2020.

Population for 2020 reflects city's population estimate for month ending Sep 30, 2020.

Personal income calculated using city's population estimate and per capita income data.

Unemployment rate reflects estimate for month ending Sep 30, 2020.

City of Georgetown, Texas
Principal Employers
Current Year and Nine Years Ago

| Employer | 2020 | | | 2011 | | |
|--------------------------|--------------|------|-------------------------------------|--------------|------|-------------------------------------|
| | Employees | Rank | Percentage of Total City Employment | Employees | Rank | Percentage of Total City Employment |
| Georgetown ISD | 1,911 | 1 | 2.74% | 1,700 | 1 | 3.74% |
| Williamson County Govt | 1,785 | 2 | 2.56% | 1,500 | 2 | 3.30% |
| City of Georgetown | 876 | 3 | 1.25% | 531 | 4 | 1.17% |
| Airborn, Inc | 602 | 4 | 0.86% | 550 | 3 | 1.21% |
| St. David's Hospital | 457 | 5 | 0.65% | 441 | 6 | 0.97% |
| Southwestern University | 436 | 6 | 0.62% | 507 | 5 | 1.12% |
| Wesleyan Homes | 392 | 7 | 0.56% | 301 | 7 | 0.66% |
| Caring Home Health | 310 | 8 | 0.44% | 269 | 8 | 0.59% |
| Smile Doctors | 300 | 9 | 0.43% | | | 0.00% |
| Lone Star Circle of Care | 256 | 10 | 0.37% | | | 0.00% |
| Sun City (Del Webb) | | | 0.00% | 260 | 9 | 0.57% |
| Home Depot | | | 0.00% | 249 | 10 | 0.55% |
| Totals | 7,325 | | 10.49% | 6,308 | | 13.88% |

Source: Economic Development Department

City of Georgetown, Texas

Full Time Equivalent City Government Employees by Function

Last Ten Fiscal Years

| Function | 2020 | 2019 | 2018 | 2017 | 2016 | 2015 | 2014 | 2013 | 2012 | 2011 |
|------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| General Government | | | | | | | | | | |
| Culture & Recreation | | | | | | | | | | |
| Administration | 2 | 2 | 2 | 2 | - | 5 | 4 | 4 | 3 | - |
| CVB | 5 | 5 | 5 | 5 | - | - | - | - | - | - |
| Parks | 28 | 29 | 28 | 20 | 21 | 22 | 21 | 21 | 23 | 23 |
| Recreation | 26 | 25 | 25 | 23 | 27 | 42 | 39 | 39 | 39 | 39 |
| Rec. Programs | 6 | 6 | 6 | 6 | 6 | 4 | 4 | 4 | 3 | 3 |
| Library | 24 | 24 | 24 | 24 | 23 | 22 | 22 | 22 | 23 | 22 |
| Development | | | | | | | | | | |
| Administration | | | - | - | - | - | - | - | - | 2 |
| Planning | 13 | 13 | 12 | 11 | 10 | 9 | 8 | 8 | 11 | 11 |
| Inspection Svcs. | 15 | 15 | 14 | 14 | 13 | 10 | 10 | 10 | 12 | 13 |
| Code Enforcement | 6 | 5 | 5 | 5 | 5 | 5 | 4 | 4 | 4 | 6 |
| Environmental | | | | | | | | | | |
| Environmental Svcs. | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Fire Services | | | | | | | | | | |
| Fire Based Paramedic Program | 23 | 23 | 23 | 19 | 15 | 15 | - | - | - | - |
| Support Svcs. | 15 | 15 | 14 | 14 | 14 | 13 | 7 | 6 | 7 | 6 |
| Emergency Svcs. | 106 | 106 | 88 | 88 | 84 | 81 | 86 | 84 | 84 | 81 |
| General Government | | | | | | | | | | |
| General Government | 4 | 3 | 3 | 3 | 2 | 3 | 2 | 2 | 2 | 2 |
| City Secretary | 2 | 6 | 6 | 5 | 5 | 5 | 4 | - | - | - |
| City Council | 6 | - | - | - | - | - | - | 3 | 3 | 2 |
| City Manager's Office | - | 9 | 9 | 10 | 10 | 4 | 5 | 6 | 4 | 6 |
| Highways / Streets | | | | | | | | | | |
| Transportation Admin. | 4 | 3 | 3 | 4 | 2 | 3 | 3 | 2 | 2 | 1 |
| Streets | 19 | 20 | 20 | 19 | 19 | 19 | 19 | 19 | 19 | 19 |
| Police Services | | | | | | | | | | |
| Administration | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 5 | 5 |
| Field Operations | 117 | 111 | 110 | 106 | 103 | 102 | 98 | 98 | 99 | 99 |
| Animal Svcs. | 12 | 12 | 11 | 11 | 11 | 11 | 11 | 9 | 9 | 9 |
| Municipal Court | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 6 | 7 | 7 |
| Fleet Services | 10 | 10 | 9 | 9 | 9 | 8 | 8 | 8 | 7 | 6 |
| Facilities Maintenance | 6 | 6 | 6 | 7 | 7 | 7 | 7 | 6 | 7 | 7 |
| Information Technology | 25 | 25 | 23 | 22 | 18 | 18 | 16 | 13 | 13 | 13 |
| Joint Svcs. | 110 | 110 | 109 | 104 | 101 | 92 | 87 | 82 | 78 | 76 |
| Water | 60 | 57 | 52 | 58 | 51 | 37 | 19 | 19 | 19 | 20 |
| Sewer | 7 | 7 | 7 | 7 | 7 | 14 | 14 | 14 | 14 | 14 |
| Electric | 74 | 77 | 77 | 67 | 73 | 60 | 57 | 54 | 49 | 44 |
| Other Enterprises | 15 | 15 | 14 | 15 | 14 | 13 | 13 | 11 | 11 | 11 |
| Total | 764 | 746 | 710 | 690 | 658 | 632 | 575 | 555 | 553 | 544 |

Source: City Finance and Administration Division

Notes: A full-time employee is scheduled to work 2,080 hours per year (including vacation and sick leave).
Full-time equivalent employment is calculated by dividing total labor hours by 2,080.



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City of Georgetown, Texas

Operating Indicators by Functions

Last Ten Fiscal Years

| Function | 2020 | 2019 | 2018 | 2017 | 2016 |
|--|-------------|-------------|-------------|-------------|-------------|
| Culture and recreation | | | | | |
| Recreation Center memberships | 11,713 | 13,127 | 13,001 | 12,433 | 12,944 |
| CVB number of visitor inquiries | 39,063 | 78,857 | 77,119 | 75,302 | 69,108 |
| Library | | | | | |
| Circulation | 430,995 | 547,279 | 498,281 | 533,602 | 513,725 |
| Number of patrons added | 3,025 | 4,791 | 4,100 | 3,529 | 3,818 |
| Economic Development | | | | | |
| Number of proposals generated | 68 | 61 | 68 | 62 | 51 |
| Community Development | | | | | |
| Inspections/Code Enforcement | | | | | |
| Number of inspections | 75,520 | 61,741 | 55,702 | 41,834 | 40,500 |
| New residential permits issued | 1,882 | 1,334 | 1,193 | 728 | 703 |
| New commercial permits issued/TFO/Industrial | 70 | 48 | 66 | 85 | 66 |
| Number of code enforcement violations | 13,838 | 17,687 | 18,777 | 8,702 | 13,784 |
| Planning and Development Services | | | | | |
| Development applications filed | 600 | 530 | 430 | 408 | 385 |
| Annexations (in acres) | 75 | 428 | 962 | 649 | 246 |
| Fire Services | | | | | |
| Number of calls for service | 10,613 | 10,539 | 10,070 | 9,362 | 8,510 |
| General Govt | | | | | |
| Bond rating - S&P | AA+ | AA+ | AA+ | AA+ | AA+ |
| City Manager's Office | | | | | |
| Number of public information requests processed | 2,493 | 2,028 | 1,818 | 1,589 | 1,290 |
| Police Services | | | | | |
| Number of calls for service | 35,090 | 33,618 | 30,307 | 25,803 | 24,704 |
| Number of traffic accidents | 2,244 | 2,534 | 2,358 | 2,145 | 2,156 |
| Animal Services | | | | | |
| Number of pets impounded | 1,384 | 1,358 | 1,462 | 1,533 | 1,891 |
| Number of adoptions | 783 | 803 | 888 | 1,028 | 872 |
| Municipal Court | | | | | |
| Number of court cases | 3,397 | 4,406 | 3,925 | 4,797 | 4,905 |
| Number of warrants served | 170 | 150 | 146 | 225 | 278 |
| Utility Office | | | | | |
| Number of utility customers | 54,206 | 50,539 | 46,534 | 43,281 | 40,372 |
| Water | | | | | |
| Number of new connects | 4,003 | 3,065 | 4,446 | 2,351 | 1,532 |
| Average daily water treated (million gallons) | 22.5 | 19 | 20 | 19 | 13 |
| Average daily consumption (million gallons) | 22.5 | 19 | 18 | 16 | 16 |
| Sewer | | | | | |
| Number of new connects | 1,827 | 2,873 | 2,355 | 2,006 | 1,221 |
| Average daily wastewater treated (million gallons) | 5.4 | 6 | 5 | 4 | 5 |
| Electric | | | | | |
| kWhs consumed | 664,967,846 | 643,472,635 | 649,208,058 | 621,464,114 | 605,019,836 |
| Number of new connects | 1,501 | 1,102 | 1,254 | 581 | 315 |
| AMR | | | | | |
| Total number of work orders completed | 38,205 | 9,237 | 5,203 | 3,677 | 3,223 |
| Total reads by AMR | 852,737 | 1,064,472 | 741,638 | 723,463 | 694,802 |
| Other Enterprises | | | | | |
| Stormwater & Drainage | | | | | |
| Number of detention ponds cleaned | 318 | 600 | 600 | 552 | 456 |
| Number of work orders | 225 | 340 | 263 | 233 | 242 |
| Airport | | | | | |
| Gallons of fuel sold | 793,970 | 732,974 | 759,400 | 866,833 | 778,328 |

Sources: Various City departments and City-Monthly Activity Indicators Report.

| 2015 | 2014 | 2013 | 2012 | 2011 |
|-------------|-------------|-------------|-------------|-------------|
| 11,604 | 9,901 | 10,678 | 13,769 | 16,044 |
| 55,156 | 54,188 | 50,617 | 42,901 | 35,749 |
| 527,987 | 559,209 | 550,683 | 552,032 | 527,746 |
| 3,428 | 2,161 | 2,446 | 2,526 | 2,184 |
| 56 | 44 | 48 | 38 | 36 |
| 31,828 | 29,818 | 30,282 | 21,270 | 18,383 |
| 718 | 701 | 777 | 664 | 509 |
| 92 | 92 | 61 | 89 | 97 |
| 14,052 | 16,213 | 15,225 | 11,535 | 11,090 |
| 373 | 370 | 313 | 290 | 284 |
| 2,022 | 152 | 161 | 61 | 703 |
| 7,084 | 6,250 | 6,153 | 5,706 | 5,674 |
| AA+ | AA+ | AA+ | AA+ | AA+ |
| 1,129 | 871 | 678 | 759 | 835 |
| 24,744 | 23,044 | 22,747 | 23,018 | 22,161 |
| 2,091 | 1,940 | 1,888 | 1,679 | 1,525 |
| 1,889 | 1,860 | 1,664 | 1,670 | 1,560 |
| 983 | 904 | 690 | 822 | 686 |
| 5,641 | 7,658 | 7,833 | 7,347 | 8,902 |
| 374 | 349 | 398 | 313 | 587 |
| 38,450 | 28,400 | 27,559 | 26,345 | 25,563 |
| 1,909 | 1,455 | 909 | 705 | 530 |
| 16 | 16 | 16 | 15 | 17 |
| 16 | 13 | 13 | 13 | 14 |
| 1,154 | 1,295 | 955 | 939 | 523 |
| 5 | 4 | 4 | 4 | 4 |
| 590,029,360 | 565,518,133 | 544,339,879 | 537,985,801 | 547,475,852 |
| 1,230 | 598 | 484 | 226 | 477 |
| 1,489 | 1,554 | 1,113 | 826 | 2,419 |
| 568,896 | 542,058 | 616,296 | - | - |
| 454 | 422 | 404 | 372 | 372 |
| 489 | 530 | 710 | 552 | 196 |
| 636,128 | 648,065 | 565,851 | 581,450 | 765,839 |

City of Georgetown, Texas

Capital Assets by Functions

Last Ten Fiscal Years

| Function | 2020 | 2019 | 2018 | 2017 | 2016 |
|-------------------------------|--------|--------|--------|--------|--------|
| Culture and recreation | | | | | |
| Parks (developed acres) | 1,084 | 1,054 | 1,054 | 494 | 480 |
| Recreation Centers | 1 | 1 | 1 | 1 | 1 |
| Senior Centers | 1 | 1 | 1 | 1 | 1 |
| Libraries | 1 | 1 | 1 | 1 | 1 |
| Fire Services | | | | | |
| Fire stations | 5 | 5 | 5 | 5 | 5 |
| Fire vehicles | 48 | 43 | 38 | 36 | 36 |
| Highways and streets | | | | | |
| Center line miles | 397 | 438 | 327 | 326 | 324 |
| Police Services | | | | | |
| Police stations | 1 | 1 | 1 | 1 | 1 |
| Police vehicles | 99 | 97 | 92 | 91 | 88 |
| Police motorcycle units | 4 | 6 | 6 | 6 | 6 |
| Electric | | | | | |
| Meters | 28,562 | 27,660 | 26,558 | 25,607 | 24,881 |

Sources: Various City departments and City budget document.

| 2015 | 2014 | 2013 | 2012 | 2011 |
|--------|--------|--------|--------|--------|
| 480 | 473 | 473 | 473 | 473 |
| 1 | 1 | 1 | 1 | 1 |
| 1 | 1 | 1 | 1 | 1 |
| 1 | 1 | 1 | 1 | 1 |
| 5 | 5 | 5 | 5 | 4 |
| 34 | 29 | 25 | 22 | 18 |
| 312 | 310 | 310 | 305 | 295 |
| 1 | 1 | 1 | 1 | 1 |
| 84 | 84 | 87 | 87 | 93 |
| 6 | 6 | 4 | 4 | 4 |
| 24,147 | 22,918 | 22,660 | 22,504 | 22,090 |

City of Georgetown, Texas

Ten Largest Electric Customers

For the Fiscal Year Ended September 30, 2020

| Customer | % of Total Electric Usage |
|--|------------------------------|
| CITICORP OF N AMERICA, IN | 9.60% |
| CITY OF GEORGETOWN | 5.86% |
| SOUTHWESTERN UNIVERSITY | 2.72% |
| WILLIAMSON COUNTY | 2.63% |
| SCOTT & WHITE MEDICAL CENTER | 1.74% |
| GEORGETOWN INDEPENDENT SCHOOL DISTRICT | 1.74% |
| ROUND ROCK PREMIUM OUTLETS | 1.49% |
| HEB GROCERY CO | 1.31% |
| ST DAVIDS GTWN HOSPITAL | 1.10% |
| R&D MOULDERS | 1.01% |
| TOTAL | 29.20% |

Source: City of Georgetown Customer Care.

City of Georgetown, Texas

Water Usage (Gallons)

Last Ten Fiscal Years

| Fiscal Year Ended September 30, | Average Day Usage (000s) | Peak Day Production (000s) | Total Usage (000s) |
|--|---|---|-----------------------------------|
| 2011 | 14,024 | 26,778 | 5,955,541 |
| 2012 | 16,152 | 30,058 | 5,748,912 |
| 2013 | 15,976 | 28,818 | 5,121,278 |
| 2014 | 15,987 | 28,687 | 4,750,902 |
| 2015 | 15,875 | 35,394 | 5,794,201 |
| 2016 | 15,603 | 34,712 | 5,695,453 |
| 2017 | 15,815 | 38,003 | 5,772,395 |
| 2018 | 17,304 | 41,217 | 6,316,003 |
| 2019 | 19,130 | 41,692 | 6,449,467 |
| 2020 | 19,629 | 42,870 | 7,184,253 |

Source: City of Georgetown

City of Georgetown, Texas

Ten Largest Water Customers

For the Fiscal Year Ended September 30, 2020

| Customer | Water Usage (1,000 Gallons) | % of Total Water Usage |
|--|--------------------------------|---------------------------|
| CITY OF GEORGETOWN | 57,029 | 0.79% |
| GEORGETOWN INDEPENDENT SCHOOL DISTRICT | 52,546 | 0.73% |
| SOUTHWESTERN UNIVERSITY | 51,281 | 0.71% |
| N3 OWNER LP | 43,031 | 0.60% |
| SUN CITY TX COMM ASSOC | 41,207 | 0.57% |
| CITY OF LEANDER | 35,195 | 0.49% |
| CITICORP OF N AMERICA, IN | 35,037 | 0.49% |
| WILLIAMSON COUNTY | 34,137 | 0.48% |
| WESLEYAN HOMES | 32,069 | 0.45% |
| CYPRESS CREEK AT RIVER BEND | 26,264 | 0.37% |
| TOTAL | 407,796 | 5.68% |

Source: City of Georgetown Customer Care.

City of Georgetown, Texas
Daily Flow (Wastewater Treatment)
Last Ten Fiscal Years

| Average Daily Wastewater Flow | |
|-------------------------------|-----------|
| Fiscal Year | Gallons |
| 2011 | 3,327,000 |
| 2012 | 3,594,000 |
| 2013 | 3,641,000 |
| 2014 | 4,260,000 |
| 2015 | 4,607,964 |
| 2016 | 4,871,523 |
| 2017 | 4,068,219 |
| 2018 | 4,517,592 |
| 2019 | 6,433,000 |
| 2020 | 6,216,592 |

Source: City of Georgetown

City of Georgetown, Texas

Ten Largest Wastewater Customers

For the Fiscal Year Ended September 30, 2020

| Customer | Volume (1,000 Gallons) | % of Total |
|--|---------------------------|------------|
| Georgetown Independent School District | 41,561 | 1.83% |
| CITICORP OF N AMERICA, IN | 31,164 | 1.37% |
| SOUTHWESTERN UNIVERSITY | 30,862 | 1.36% |
| WILLIAMSON COUNTY | 26,983 | 1.19% |
| CYPRESS CREEK AT RIVER BEND | 25,386 | 1.12% |
| N3 OWNER LP | 18,751 | 0.83% |
| PULTE HOMES OF TEXAS LP | 17,118 | 0.75% |
| ST DAVIDS GTWN HOSPITAL | 15,455 | 0.68% |
| City of Georgetown | 14,865 | 0.66% |
| INDIAN CREEK APTS | 14,793 | 0.65% |
| | 236,937 | 10.44% |

Source: City of Georgetown

City of Georgetown, Texas

Valuation, Exemptions and Ad Valorem Tax Debt For the Fiscal Year Ended September 30, 2020

| | | |
|--|-------------------|----------------------|
| 2019/20 Market Valuation Established by Williamson Central Appraisal District (excluding totally exempt property) | | 9,138,263,855 |
| Less Exemptions/Reductions at 100% Market Value: | | <u>(456,422,973)</u> |
| 2019/20 Taxable Assessed Valuation | | 8,681,840,882 |
| City Funded Debt Payable from Ad Valorem Taxes ⁽¹⁾ | \$ 202,620,000 | |
| The Bonds | 9,080,000 | |
| The Certificates | <u>11,210,000</u> | |
| Total Debt Payable from Ad Valorem Taxes ⁽¹⁾ | | 222,910,000 |
| Interest and Sinking Fund | | <u>(2,195,384)</u> |
| Net Debt Payable from Ad Valorem Taxes | | 220,714,616 |
| Ratio of Net Tax Supported Debt to Taxable Assessed Valuation ⁽¹⁾ | | 2.33% |
| 2020 Estimated Population - 72,944 | | |
| Per Capita Taxable Assessed Valuation - \$119,020.63 | | |
| Per Capita Net Ad Valorem Tax Debt Payable from Ad Valorem Taxes - \$3,025.81 | | |

Notes:

(1) Includes \$5,792,554 of self-supporting debt paid from Stormwater and Airport revenues and \$6,544,222 of self-supporting debt paid from Electric and Water revenues. Includes \$21,910,010 of self-supporting debt paid from the City's sales tax levied for economic development pursuant to an interlocal agreement with the City's Type B Corporation (GTEC). There is also \$9,720,000 of self-supporting debt paid from ad valorem tax revenues within the Riverly and Downtown TIRZs.

City of Georgetown, Texas
Taxable Assessed Valuations by Category
Last Ten Fiscal Years

| Category | 2020 | | 2019 | |
|---|-------------------------|------------|-------------------------|------------|
| | Amount | % of Total | Amount | % of Total |
| Real, Residential, Single-Family | \$ 6,186,218,922 | 64.77% | \$ 5,771,630,770 | 66.32% |
| Real, Residential, Multi-Family | 553,433,317 | 5.79% | 392,904,514 | 4.51% |
| Real, Vacant Lots/Tracts | 132,587,985 | 1.39% | 126,008,013 | 1.45% |
| Real, Acreage (Land Only) | 376,424,722 | 3.94% | 380,712,227 | 4.37% |
| Real, Farm and Ranch Improvements | 94,432,830 | 0.99% | 86,900,050 | 1.00% |
| Real, Commercial/Industrial | 1,376,948,403 | 14.42% | 1,327,848,862 | 15.26% |
| Real and Intangible, Personal, Utilities, Other | 69,585,049 | 0.73% | 65,072,520 | 0.75% |
| Tangible Personal, Commercial | 462,417,703 | 4.84% | 316,561,698 | 3.64% |
| Tangible Personal, Industrial | - | 0.00% | - | 0.00% |
| Tangible Personal, Other, Inventory | 298,544,512 | 3.13% | 235,348,599 | 2.70% |
| Total Appraisal Value Before Exemptions | \$ 9,550,593,443 | 100.00% | \$ 8,702,987,253 | 100.00% |
| Less: Total Exemptions/Reductions | 868,752,561 | | 872,636,836 | |
| Taxable Assessed Value | \$ 8,681,840,882 | | \$ 7,830,350,417 | |

| Category | 2015 | | 2014 | |
|---|-------------------------|------------|-------------------------|------------|
| | Amount | % of Total | Amount | % of Total |
| Real, Residential, Single-Family | \$ 3,919,149,977 | 41.04% | \$ 3,383,707,151 | 65.32% |
| Real, Residential, Multi-Family | 180,615,033 | 1.89% | 141,539,008 | 2.73% |
| Real, Vacant Lots/Tracts | 107,717,396 | 1.13% | 105,728,114 | 2.04% |
| Real, Acreage (Land Only) | 329,513,434 | 3.45% | 274,265,523 | 5.29% |
| Real, Farm and Ranch Improvements | 10,841,218 | 0.11% | 9,762,143 | 0.19% |
| Real, Commercial/Industrial | 959,342,874 | 10.04% | 852,941,178 | 16.46% |
| Real and Intangible, Personal, Utilities, Other | 51,686,900 | 0.54% | 41,161,229 | 0.79% |
| Tangible Personal, Commercial | 234,873,665 | 2.46% | 294,627,224 | 5.69% |
| Tangible Personal, Industrial | - | 0.00% | - | 0.00% |
| Tangible Personal, Other, Inventory | 93,708,389 | 0.98% | 76,722,581 | 1.48% |
| Total Appraisal Value Before Exemptions | \$ 5,887,448,886 | 61.64% | \$ 5,180,454,151 | 100.00% |
| Less: Total Exemptions/Reductions | 759,530,260 | | 582,241,075 | |
| Taxable Assessed Value | \$ 5,127,918,626 | | \$ 4,598,213,076 | |

Source: Williamson County Appraisal District

| 2018 | | 2017 | | 2016 | |
|------------------|------------|------------------|------------|------------------|------------|
| Amount | % of Total | Amount | % of Total | Amount | % of Total |
| \$ 5,269,955,833 | 60.55% | \$ 4,843,150,575 | 66.57% | \$ 4,461,872,364 | 66.73% |
| 321,729,040 | 3.70% | 301,347,956 | 4.14% | 244,374,369 | 3.65% |
| 113,986,653 | 1.31% | 102,618,534 | 1.41% | 109,578,980 | 1.64% |
| 413,248,527 | 4.75% | 392,906,486 | 5.40% | 400,074,586 | 5.98% |
| 12,051,614 | 0.14% | 11,464,706 | 0.16% | 10,959,024 | 0.16% |
| 1,090,806,455 | 12.53% | 1,119,423,577 | 15.39% | 1,018,036,078 | 15.22% |
| 55,881,385 | 0.64% | 20,955,168 | 0.29% | 39,895,007 | 0.60% |
| 441,440,286 | 5.07% | 365,113,563 | 5.02% | 294,660,363 | 4.41% |
| - | 0.00% | - | 0.00% | - | 0.00% |
| 120,423,148 | 1.38% | 118,430,638 | 1.63% | 107,456,924 | 1.61% |
| <hr/> | | <hr/> | | <hr/> | |
| \$ 7,839,522,941 | 90.08% | \$ 7,275,411,203 | 100.00% | \$ 6,686,907,695 | 100.00% |
| 748,856,130 | | 793,443,750 | | 848,833,023 | |
| <hr/> | | <hr/> | | <hr/> | |
| \$ 7,090,666,811 | | \$ 6,481,967,453 | | \$ 5,838,074,672 | |
| <hr/> | | <hr/> | | <hr/> | |
| 2013 | | 2012 | | 2011 | |
| Amount | % of Total | Amount | % of Total | Amount | % of Total |
| \$ 3,212,802,019 | 64.13% | \$ 3,051,782,791 | 62.49% | \$ 2,951,917,721 | 62.66% |
| 136,323,871 | 2.72% | 134,630,205 | 2.76% | 136,781,699 | 2.90% |
| 110,691,837 | 2.21% | 112,194,608 | 2.30% | 117,503,406 | 2.49% |
| 287,098,365 | 5.73% | 277,760,619 | 5.69% | 280,860,043 | 5.96% |
| 9,458,303 | 0.19% | 7,749,074 | 0.16% | 7,748,104 | 0.16% |
| 838,635,946 | 16.74% | 873,539,170 | 17.89% | 827,031,630 | 17.55% |
| 45,546,793 | 0.91% | 47,029,662 | 0.96% | 45,209,184 | 0.96% |
| 302,428,949 | 6.04% | 315,920,307 | 6.47% | 278,224,342 | 5.91% |
| - | 0.00% | 2,281,333 | 0.05% | 2,234,106 | 0.05% |
| 67,225,632 | 1.34% | 60,766,941 | 1.24% | 63,594,310 | 1.35% |
| <hr/> | | <hr/> | | <hr/> | |
| \$ 5,010,211,715 | 100.00% | 4,883,654,710 | 100.00% | 4,711,104,545 | 99.99% |
| 594,203,705 | | 687,470,575 | | 655,155,594 | |
| <hr/> | | <hr/> | | <hr/> | |
| \$ 4,416,008,010 | | \$ 4,196,184,135 | | \$ 4,055,948,951 | |
| <hr/> | | <hr/> | | <hr/> | |

City of Georgetown, Texas

Authorized but Unissued General Obligation Bonds

September 30, 2020

| Purpose | Date Authorized | Amount Authorized | Amount Issued | Authorization Being Used | Unissued Balance |
|--------------------|--------------------|-----------------------|-----------------------|--------------------------------|----------------------|
| Roads | 11/04/2008 | \$ 46,000,000 | \$ 25,050,000 | \$ - | \$ 20,950,000 |
| Parks & recreation | 11/04/2008 | 35,500,000 | 22,710,000 | - | 12,790,000 |
| Roads | 05/09/2015 | 105,000,000 | 53,670,000 | - | 51,330,000 |
| Total | | <u>\$ 186,500,000</u> | <u>\$ 101,430,000</u> | <u>\$ -</u> | <u>\$ 85,070,000</u> |



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City of Georgetown, Texas
General Fund Revenues and Expenditure History
Last Ten Fiscal Years

| | Fiscal Year Ending September 30, | | | | |
|----------------------------------|----------------------------------|----------------------|----------------------|----------------------|----------------------|
| | 2020 | 2019 | 2018 | 2017 | 2016 |
| Revenues: | | | | | |
| Taxes | \$ 40,326,794 | \$ 36,564,950 | \$ 33,892,988 | \$ 31,618,006 | \$ 29,675,061 |
| Licenses and Permits | 3,435,817 | 3,756,125 | 2,747,720 | 2,652,279 | 2,113,126 |
| Charges for Services | 17,296,439 | 19,138,571 | 13,488,592 | 11,838,632 | 10,676,249 |
| Fines and Forfeitures | 363,513 | 348,353 | 352,296 | 453,675 | 476,138 |
| Miscellaneous and Interest | 5,883,819 | 1,511,303 | 1,082,940 | 825,006 | 1,074,393 |
| Total Revenues | 67,306,382 | 61,319,302 | 51,564,536 | 47,387,598 | 44,014,967 |
| Expenditures: | | | | | |
| General Government | 4,815,269 | 4,914,894 | 4,913,556 | 4,436,866 | 3,237,092 |
| Development Services | 3,380,104 | 3,126,561 | 2,910,130 | 2,389,998 | 2,297,979 |
| Culture / Recreation | 10,485,028 | 10,994,484 | 10,319,911 | 9,552,133 | 9,447,132 |
| Fire Services | 19,557,377 | 18,113,884 | 13,526,334 | 12,500,721 | 11,806,803 |
| Police Services | 17,188,341 | 16,295,091 | 15,804,410 | 14,471,049 | 13,778,073 |
| Environmental Services / Streets | 12,263,385 | 12,294,557 | 12,663,901 | 10,310,775 | 10,333,422 |
| Capital outlay | 1,213,733 | - | - | - | - |
| Total Expenditures | 68,903,237 | 65,739,471 | 60,138,242 | 53,661,542 | 50,900,501 |
| Excess (Deficiency) of | | | | | |
| Revenues Over Expenditures | (1,596,855) | (4,420,169) | (8,573,706) | (6,273,944) | (6,885,534) |
| Transfers In | 8,877,033 | 7,686,360 | 9,165,637 | 9,592,342 | 8,909,975 |
| Transfers Out | (524,860) | (771,646) | (1,970,809) | (2,489,735) | (1,531,334) |
| Net Increase (Decrease) | 6,755,318 | 2,494,545 | (1,378,878) | 828,663 | 493,107 |
| Fund Balance, Beginning of Year | 14,441,292 | 11,946,747 | 13,325,625 | 12,496,962 | 12,003,855 |
| Fund Balance, End of Year | \$ 21,196,610 | \$ 14,441,292 | \$ 11,946,747 | \$ 13,325,625 | \$ 12,496,962 |

Source: City's Audited Financial Statements.

| Fiscal Year Ending September 30, | | | | |
|----------------------------------|----------------------|----------------------|----------------------|----------------------|
| 2015 | 2014 | 2013 | 2012 | 2011 |
| \$ 27,331,498 | \$ 25,293,544 | \$ 24,522,441 | \$ 22,013,241 | \$ 21,335,893 |
| 2,002,380 | 1,932,563 | 1,536,660 | 1,236,478 | 890,948 |
| 10,556,447 | 9,682,702 | 9,302,816 | 8,268,169 | 8,082,889 |
| 529,920 | 598,717 | 670,582 | 616,815 | 762,923 |
| 722,772 | 682,447 | 1,460,008 | 579,060 | 614,138 |
| 41,143,017 | 38,189,973 | 37,492,507 | 32,713,763 | 31,686,791 |
| 3,762,714 | 3,013,544 | 2,908,971 | 2,992,852 | 3,384,950 |
| 2,148,991 | 2,003,688 | 1,579,575 | 1,890,481 | 2,195,537 |
| 9,156,876 | 8,401,551 | 7,945,906 | 7,183,369 | 7,289,676 |
| 10,595,388 | 9,455,714 | 8,638,166 | 7,590,667 | 7,011,366 |
| 12,899,092 | 11,687,498 | 11,471,418 | 10,498,193 | 10,060,311 |
| 9,281,051 | 9,435,835 | 8,236,375 | 8,247,315 | 7,347,201 |
| - | - | - | - | - |
| 47,844,112 | 43,997,830 | 40,780,411 | 38,402,877 | 37,289,041 |
| (6,701,095) | (5,807,857) | (3,287,904) | (5,689,114) | (5,602,250) |
| 7,720,944 | 6,964,508 | 6,655,673 | 6,200,518 | 6,079,801 |
| (1,188,673) | (2,034,075) | (949,076) | (34,641) | (85,022) |
| (168,824) | (877,424) | 2,418,693 | 476,763 | 392,529 |
| 12,172,679 | 13,050,103 | 10,631,410 | 10,154,647 | 9,762,118 |
| <u>\$ 12,003,855</u> | <u>\$ 12,172,679</u> | <u>\$ 13,050,103</u> | <u>\$ 10,631,410</u> | <u>\$ 10,154,647</u> |

City of Georgetown, Texas

Municipal Sales Tax History – General Fund Last Ten Fiscal Years

| Fiscal Year Ended September 30, | Total Collected | % of Ad Valorem Tax Levy | Equivalent of Ad Valorem Tax Rate | Per Capita | Levy | Tax Rate |
|--|----------------------------|---|--|-----------------------|---------------|---------------------|
| 2011 | \$ 7,803,863 | 52.41% | 0.1867 | 160 | \$ 14,889,961 | 0.3562 |
| 2012 | 8,277,502 | 49.10% | 0.1903 | 167 | 16,856,914 | 0.3875 |
| 2013 | 9,326,554 | 50.78% | 0.2082 | 185 | 18,367,332 | 0.4100 |
| 2014 | 10,984,723 | 53.24% | 0.2340 | 210 | 20,632,709 | 0.4395 |
| 2015 | 11,296,645 | 49.55% | 0.2150 | 199 | 22,799,091 | 0.4340 |
| 2016 | 12,679,188 | 54.22% | 0.2353 | 216 | 23,384,947 | 0.4340 |
| 2017 | 13,595,005 | 53.21% | 0.2256 | 232 | 25,551,262 | 0.4240 |
| 2018 | 14,827,612 | 52.87% | 0.2221 | 235 | 28,043,693 | 0.4200 |
| 2019 | 16,581,705 | 54.38% | 0.2284 | 245 | 30,490,501 | 0.4200 |
| 2020 | 19,108,465 | 56.75% | 0.2383 | 265 | 33,674,169 | 0.4200 |

City of Georgetown, Texas

Monthly and Volumetric Water Rates

For the Fiscal Year Ended September 30, 2020

| Customer Meter Size | Customer Charge per Month | |
|---------------------|---------------------------|--------------|
| | Inside City | Outside City |
| 5/8 inch | \$15.50 | \$18.50 |
| 3/4 inch | 23.00 | 27.50 |
| 1 inch | 38.50 | 46.00 |
| 1 1/2 inch | 76.50 | 91.50 |
| 2 inch | 153.50 | 183.50 |
| 3 inch | 368.00 | 440.00 |
| 4 inch | 644.00 | 770.00 |
| 6 inch | 1,410.00 | 1,686.00 |
| 8 inch | 2,450.00 | 2,929.50 |

| Residential Water Rates | |
|-------------------------|--------------------|
| 1,000 Gallons | Volumetric Rate |
| 0 - 10 | \$1.75 |
| 11 - 20 | 2.40 |
| 21 - 40 | 4.00 |
| 41 - 60 | 6.50 |
| 61 and over | 8.50 |

| Nonresidential Water Rates | |
|--|--------|
| Cost per thousand gallons, Tier 1 | \$2.40 |
| Cost per thousand gallons, Tier 2 | 6.50 |
| Irrigation Meter, cost per thousand gallons, Tier 1 | 4.00 |
| Irrigation Meter, cost per thousand gallons, Tier 1 | 8.50 |

Source: City of Georgetown

Note: Rates effective January 1, 2019

City of Georgetown, Texas

Monthly Wastewater Rates

For the Fiscal Year Ended September 30, 2020

Residential and Small Commercial

Net Monthly Rate:

Flat Rate Inside City Limits: \$32.00 per month *

Flat Rate Outside City Limits: \$36.75 per month *

* Low income residential discount: 20% below current flat rate for qualifying households

Commercial

Net Monthly Rate:

a. Inside City Limits

1. Customer Charge \$48.40 per month *

2. Volumetric Charge * \$2.75 per 1,000 gallons

b. Outside City Limits

1. Customer Charge \$55.65 per month

2. Volumetric Charge * \$3.15 per 1,000 gallons

Large Commercial

Net Monthly Rate:

a. Inside City Limits

1. Customer Charge \$85.95 per month

2. Volumetric Charge * \$2.75 per 1,000 gallons

b. Outside City Limits

1. Customer Charge \$98.85 per month

2. Volumetric Charge * \$3.15 per 1,000 gallons

High Strength Commercial

Net Monthly Rate:

a. Inside City Limits

1. Customer Charge \$48.4 per month

2. Volumetric Charge * \$4.50 per 1,000 gallons

b. Outside City Limits

1. Customer Charge \$55.65 per month

2. Volumetric Charge * \$5.20 per 1,000 gallons

Multifamily

Net Monthly Rate:

a. Inside City Limits

1. Customer Charge \$114.95 per month

2. Volumetric Charge * \$2.75 per 1,000 gallons

b. Outside City Limits

1. Customer Charge \$132.20 per month

2. Volumetric Charge * \$3.15 per 1,000 gallons

* The volumetric charges are calculated using the actual water consumption billed per month.

Source: City of Georgetown

Notes: Rates effective October 1, 2019

City of Georgetown, Texas

Monthly Electric Rates

For the Fiscal Year Ended September 30, 2020

| All Customers | | | |
|------------------------------------|----------------------|---|-------------------|
| Purchased Power Cost Adjustment: | | \$0.02375 per kWh | |
| Transmission Cost of Service: | | \$0.0000 per kWh | |
| Residential Sales Tax: | | 2.00% of total electric charges; outside City limits: None | |
| Commercial Sales Tax: | | 8.25% of total electric charges; outside City limits: 6.25% | |
| Residential Service | | | |
| Customer Charge: | | \$24.80 per month | |
| Energy Charge: | | \$0.0958 per kWh | |
| Small General Service | | | |
| Customer Charge: | | \$50.00 per month | |
| Energy Charge: | | \$0.0902 per kWh | |
| School Charge | | | |
| Customer Charge: | | \$200.00 per month | |
| Energy Charge: | | \$0.1150 per kWh | |
| Water & Wastewater Pumping Service | | | |
| Customer Charge: | | \$195.00 per month | |
| Demand Charge: | | \$19.58 per kWh | |
| Energy Charge: | | \$0.04504 per kWh | |
| Large General Service | | | |
| Customer Charge: | | \$175.00 per month | |
| Demand Charge: | | \$11.00 per kWh (50 kW minimum) | |
| Energy Charge: | | \$0.06543 per kWh | |
| Minimum Bill: | | \$725.00 | |
| Industrial | | | |
| Customer Charge: | | \$350.00 per month | |
| Demand Charge: | | \$16.00 per kWh (500 kW minimum) | |
| Energy Charge: | | \$0.05648 per kWh | |
| Minimum Bill: | | \$8,350.00 | |
| Large Industrial Service | | | |
| Customer Charge: | | \$510.00 per month | |
| Demand Charge: | | \$19.25 per kWh (2000 kW minimum) | |
| Energy Charge: | | \$0.05317 per kWh | |
| Minimum Bill: | | \$39,010.00 | |
| Municipal Service | | | |
| Customer Charge: | | \$132.00 per month | |
| Energy Charge: | | \$0.0700 per kWh | |
| Lighting Service | High Pressure Sodium | Municipal Street | Retail Street |
| 100 Watt per light (35 kWh) | \$8.50 per month | \$5.09 per month | \$5.26 per month |
| 200 Watt per light (71 kWh) | \$14.50 per month | \$9.29 per month | \$9.75 per month |
| 250 Watt per light (86 kWh) | \$16.70 per month | \$11.13 per month | \$11.64 per month |
| 400 Watt per light (137 kWh) | \$23.50 per month | \$17.33 per month | \$18.17 per month |

Source: City of Georgetown

Effective January 7, 2019

PCA effective February 1, 2019



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Compliance Section



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**Independent Auditor's Report on Internal Control over
Financial Reporting and on Compliance and Other Matters
Based on an Audit of Financial Statements Performed
In Accordance with *Government Auditing Standards***

To the Honorable Mayor and
Members of the City Council
City of Georgetown, Texas

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Georgetown, Texas (the City), as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the City's basic financial statements and have issued our report thereon dated March 31, 2021.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider material weaknesses. However, material weaknesses may exist that were not identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

The Honorable Mayor and
Members of the City Council
City of Georgetown, Texas

Purpose of the Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Weaver and Tidwell, L.L.P.

WEAVER AND TIDWELL, L.L.P.

Austin, Texas
March 31, 2021

**Independent Auditor's Report on Compliance for Each
Major Federal Program and Report on Internal Control over Compliance
in Accordance with the Uniform Guidance**

To the Honorable Mayor and
Members of the City Council
City of Georgetown, Texas

Report on Compliance for Each Major Federal Program

We have audited the City of Georgetown, Texas' (the City's) compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended September 30, 2020. The City's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with the federal statutes, regulations, and terms and conditions of its federal awards applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of the City's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the City's compliance.

Opinion on Each Major Federal Program

In our opinion, the City complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended September 30, 2020.

The Honorable Mayor and
Members of the City Council
City of Georgetown, Texas

Report on Internal Control over Compliance

Management of the City is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the City's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Weaver and Tidwell, L.L.P.

WEAVER AND TIDWELL, L.L.P.

Austin, Texas
March 31, 2021

City of Georgetown, Texas

Schedule of Findings and Questioned Costs

Fiscal Year Ended September 30, 2020

Section 1. Summary of Auditor's Results

Financial Statements

An unmodified opinion was issued on the financial statements.

Internal control over financial reporting:

| | | |
|--|------------------------------|---|
| Material weakness(es) identified? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Significant deficiencies identified that are not considered to be material weakness(es)? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> None reported |
| Noncompliance material to financial statements noted? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

Federal Awards

Internal control over major programs:

| | | |
|--|------------------------------|---|
| Material weakness(es) identified? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Significant deficiencies identified that are not considered to be material weakness(es)? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> None reported |

An unmodified opinion was issued on compliance for major programs.

| | | |
|--|------------------------------|--|
| Any audit findings disclosed that are required to be reported in accordance with Section 2 CFR 200.516(a)? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|--|------------------------------|--|

Identification of major programs:

97.083 FEMA SAFER Grant

| | |
|--|------------------|
| Dollar threshold used to distinguish between type A and type B programs? | <u>\$750,000</u> |
|--|------------------|

| | | |
|--|------------------------------|--|
| Auditee qualified as low-risk auditee? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|--|------------------------------|--|

City of Georgetown, Texas

Schedule of Findings and Questioned Costs – Continued
Fiscal Year Ended September 30, 2020

Section 2. Financial Statement Findings

None

Section 3. Federal Award Finding

None

City of Georgetown, Texas

Schedule of Expenditures of Federal Awards

Fiscal Year Ended September 30, 2020

| Federal Grantor/ Pass-Through Grantor/ Program Title | Federal CFDA Number | Pass-Through Entity Identifying Number | Federal Program Expenditures |
|--|---------------------------|--|------------------------------------|
| <u>DEPARTMENT OF JUSTICE</u> | | | |
| Direct Program | | | |
| Bulletproof Vest Program | 16.607 | | \$ 1,554 |
| Equitable Sharing Funds | 16.922 | | 73,562 |
| Total Department of Justice | | | 75,116 |
| <u>DEPARTMENT OF TREASURY</u> | | | |
| Direct Program | | | |
| Equitable Sharing Funds | 21.016 | | 6,372 |
| Total direct programs | | | 6,372 |
| Passed through Williamson County | | | |
| | | Wilco Forward Phase II | |
| CARES COVID-19 Relief Fund | 21.019 | COVID-19 | 108,399 |
| Total passed through programs | | | 108,399 |
| Total Department of Treasury | | | 114,771 |
| <u>DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT</u> | | | |
| Passed through Williamson County | | | |
| CDBG (17th Street Sidewalk) | 14.218 | B-17-UC-48-0502 | 149,738 |
| CDBG (Home Repair) | 14.218 | B-19-UC-48-0502 | 31,940 |
| Total Department of Housing and Urban Development | | | 181,678 |
| <u>DEPARTMENT OF TRANSPORTATION</u> | | | |
| Passed through Texas Parks and Wildlife | | | |
| National Recreational Trails Fund | 20.219 | RT-017010 | 183,760 |
| Total Department of Transportation | | | 183,760 |
| <u>DEPARTMENT OF HOMELAND SECURITY</u> | | | |
| Passed through Federal Emergency Management Agency | | | |
| SAFER | 97.083 | EMW-2017-FH-00496 | 718,167 |
| TIFMAS - Hurricane Laura Deployment | 97.036 | TX-TIFMAS-200013 | 10,817 |
| Total Department of Homeland Security | | | 728,984 |
| Total Expenditures of Federal Awards | | | \$ 1,284,309 |

The Notes to the Schedule of Expenditures of Federal Awards are an integral part of this statement.

City of Georgetown, Texas

Notes to the Schedule of Expenditures of Federal Awards

Fiscal Year Ended September 30, 2020

Note 1. General

The accompanying schedule of expenditures of federal awards presents the activity of all applicable federal awards of the City of Georgetown, Texas (the City). The City's reporting entity is defined in Note 1 to the City's financial statements. Federal awards received directly from federal agencies as well as federal awards passed through other government agencies are included in the respective schedule. The City has not elected to use the 10% de minimis indirect cost rate.

Note 2. Basis of Accounting

The accompanying schedule of expenditures of federal awards is presented using the modified accrual basis of accounting, which is described in Note 1 to the City's financial statements.

Note 3. Relationship to Federal Financial Reports

Grant expenditures reports as of September 30, 2020, which have been submitted to grantor agencies will, in some cases, differ slightly from amounts disclosed herein. The reports prepared for grantor agencies are typically prepared at a later date and often reflect refined estimates of year-end accruals. The reports will agree at termination of the grant, as the discrepancies noted are timing differences.



City of Georgetown, Texas
City Council Regular Meeting
April 13, 2021

SUBJECT:

Consideration and possible action to approve the submission of an application for an Internet Crimes Against Children (ICAC) Affiliate Sub-Award Pass Through Grant in the amount of \$25,174.00 -- Wayne Nero, Police Chief

ITEM SUMMARY:

This is pursuant to a 2018 Office of Juvenile Justice and Delinquency Prevention grant awarded to the Texas Office of the Attorney General Southern ICAC Task Force Program, which Georgetown PD is a participant. <https://ojjdp.ojp.gov/funding/awards/2018-mc-fx-k065#supplemental-award-1-0>

This is a 3 year grant. This is also a pass through grant. While the Texas AG's Office is the original recipient, they annually fund sub awards to task force participants. This funding is being requested in support of our digital forensic detective position who supports such cases.

The Office of the Attorney General's Internet Crimes Against Children (ICAC) is responsible for 134 counties within the Southern Texas ICAC Region which stretches along the Texas coastline and East towards the state of Louisiana. The geographic area of responsibility has a population exceeding 10 million people.

The purpose of this grant program is to provide support for the operation of the Southern Texas ICAC Task Force administered by the Office of the Attorney General (OAG). The Task Force is responsible for combatting on-line child exploitation including the sexual solicitation of children, and the dissemination of child pornography and child violence images or materials on the Internet. The ICAC grant funded personnel are critical in addressing the increased caseload and providing investigative and forensic assistance to law enforcement in the areas where an expertise involving internet crimes against children is required.

Sub awards under the ICAC grant may be used to:

- Allow the agencies to receive training,
- Purchase necessary equipment,
- Purchase necessary software,
- Purchase other assistive technology products; and
- Provide expenses to expand their abilities to investigate technology-facilitated child exploitation and child pornography cases.

The Georgetown Police Department is requesting \$25,174.00 in pass through/sub grant funding toward the purchase of the following items supporting our digital forensics position:

| GEORGETOWN ICAC SUB-AWARD | | |
|---------------------------|---------------------------------------|---------------------|
| ITEM | DESCRIPTION | COST |
| Magnet | AXIOM Renewal | \$ 2,190.00 |
| Cellebrite | UFED | \$ 9,385.00 |
| Sumuri | Talino - Digital Forensic Workstation | \$ 13,599.00 |
| TOTAL | | \$ 25,174.00 |

The City Council is asked to consider approval of the submission of an application for an Internet Crimes Against Children (ICAC) Affiliate Sub-Award Pass Through Grant in the amount of \$25,174.00 to be used toward the purchase of this equipment.

FINANCIAL IMPACT:

There is no grant match.

SUBMITTED BY:

Shirley J. Rinn on behalf of Wayne Nero, Police Chief

ATTACHMENTS:

Grant Application

| OAG ICAC Sub-Award Grant Request | | | |
|--|--|------------------------------|----------------------------------|
| Contact Information for Agencies Requesting an OAG ICAC Sub-Award Grant | | | |
| <i>Please fill out the cells below and provide the following information for your agency:</i> | | | |
| Agency Name | | Georgetown Police Department | |
| Grant Contact (The person the OAG contacts directly for an immediate response and/or changes regarding the grant contract.) | | | |
| Title | Detective | | |
| Name | Sarah Lewis | | |
| Phone | 512-930-6593 | | |
| Email | sarah.lewis@georgetown.org | | |
| Authorized Official (The person authorized to apply for, accept, decline, or cancel the grant. This person signs all grant adjustment requests, inventory reports, progress reports and financial reports as well as any other official documents related to the grant.) | | | |
| Title | Assistant Chief | | |
| Name | Cory Tchida | | |
| Phone | 512-930-6101 | | |
| Email | cory.tchida@georgetown.org | | |
| Financial Contact (The person the OAG contacts with inquiries regarding budget and/or invoice expenditure reimbursements.) | | | |
| Title | Assistant Chief | | |
| Name | Cory Tchida | | |
| Phone | 512-930-6101 | | |
| Email | cory.tchida@georgetown.org | | |
| OAG ICAC Sub-Award Grant Budget Request | | | |
| Complete the Budget below for the costs requested to be covered by an OAG ICAC Sub-Award Grant. For the Equipment, Supplies, and Other Direct Operating Expenses Budget Categories, the "Cost Requested on this OAG Grant" will auto-calculate based on the quantity requested and the cost per unit of item. Travel sub-totals, Categorical totals, and Total Amount Requested for OAG ICAC Sub-Award grant will also auto-calculate. | | | |
| TRAVEL | | | |
| Travel Purpose (name of Conference or Training) | Number of Staff included in Requested Travel | Expense Type | Cost Requested on this OAG Grant |
| Training 1 | | | |
| | | Airfare/Mileage | |
| | | Hotel | |
| | | Per diem | |
| | | Car Rental/Shuttle | |
| | | Parking | |
| | | Misc./Hotel Tax | |
| | | TOTAL | \$ - |
| Training 2 | | | |
| | | Airfare/Mileage | |
| | | Hotel | |
| | | Per diem | |
| | | Car Rental/Shuttle | |
| | | Parking | |
| | | Misc./Hotel Tax | |
| | | TOTAL | \$ - |
| Total Travel Requested | | | \$ - |

TRAVEL NARRATIVE

Provide a justification for each Travel request describing how the Travel supports the goal of the ICAC grant and Task Force. Ensure to include the number staff

EQUIPMENT (an article of non-expendable, tangible personal property having a useful life of more than one (1) year and a per unit acquisition cost which equals the lesser of the capitalization level established by the grantee for financial statement purposes or \$5,000.)

| purposes of \$0,000.) | | | |
|---------------------------|--------------------|---------------|----------------------------------|
| Item | Quantity Requested | Cost Per Unit | Cost Requested on this OAG Grant |
| | | | \$ - |
| | | | \$ - |
| | | | \$ - |
| | | | \$ - |
| | | | \$ - |
| | | | \$ - |
| | | | \$ - |
| | | | \$ - |
| | | | \$ - |
| | | | \$ - |
| | | | \$ - |
| | | | \$ - |
| Total Equipment Requested | | | \$ - |

EQUIPMENT NARRATIVE

Provide a summary justification describing how the Equipment items requested supports the goal of the ICAC grant and Task Force.

SUPPLIES (consumable items directly related to the day to day operations of the ICAC program. Computers, regardless of cost, should be requested in Supplies.)

| Item | Quantity Requested | Cost Per Unit | Cost Requested on this OAG Grant |
|-------------------------------------|--------------------|---------------|----------------------------------|
| Sumari- Talino Forensic Workstation | 1 | \$ 13,599.00 | \$ 13,599 |
| | | | \$ - |
| | | | \$ - |
| | | | \$ - |
| | | | \$ - |
| | | | \$ - |

| | | | |
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| | | | \$ - |
| | | | \$ - |
| | | | \$ - |
| | | | \$ - |
| Total Supplies Requested | | | \$ 13,599 |

SUPPLIES NARRATIVE

Provide a summary justification describing how the Supplies items requested supports the goal of the ICAC grant and Task Force.

[illegible]

| | | | |
|---|--|--|-----------|
| | | | \$ - |
| | | | \$ - |
| Total ODOE Requested | | | \$ 11,575 |
| OTHER DIRECT OPERATING EXPENSES NARRATIVE | | | |
| Provide a summary justification describing how the ODOE items requested supports the goal of the ICAC grant and Task Force. | | | |
| | | | |
| | | | |
| Total Amount Requested for OAG ICAC Sub-Award Grant | | | \$ 25,174 |

City of Georgetown, Texas
City Council Regular Meeting
April 13, 2021

SUBJECT:

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

ITEM SUMMARY:

Due to an unanticipated resignation within the Fire Administration Office, we have reevaluated our organizational structure. This Amendment will enhance the operational efficiencies of the department.

The Georgetown Fire Department operates under an existing ordinance and statutory language that allows the Fire Chief to assign a Firefighter to a specialized position. The assigned member is compensated for the additional responsibility and/or loss of scheduled overtime compensation, via an assignment stipend that is added to their base pay.

The purpose of this agenda item is to amend the existing ordinance so that it addresses the current needs and operation of the Georgetown Fire Department. Specifically, the ordinance language has been amended so that it reflects the new organizational structure in the Fire Administration Office.

A redline version of the ordinance has been included for your reference.

FINANCIAL IMPACT:

Budgeted in the FY21 Budget

SUBMITTED BY:

John Sullivan, Fire Chief

ATTACHMENTS:

Assignment Ordinance - Memo

Assignment Ordinance - Redline

Ordinance - Assignment Pay - First Reading

Assignment Pay - Presentation

Subject:

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

Item Summary:

Due to an unanticipated resignation within the Fire Administration Office, we have reevaluated our organizational structure. This Amendment will enhance the operational efficiencies of the department.

The Georgetown Fire Department operates under an existing ordinance and statutory language that allows the Fire Chief to assign a Firefighter to a specialized position. The assigned member is compensated for the additional responsibility and/or loss of scheduled overtime compensation, via an assignment stipend that is added to their base pay.

The purpose of this agenda item is to amend the existing ordinance so that it addresses the current needs and operation of the Georgetown Fire Department. Specifically, the ordinance language has been amended so that it reflects the new organizational structure in the Fire Administration Office.

A redline version of the ordinance has been included for your reference.

Financial Impact:

Budgeted in the FY21 Budget

Sec. 2.28.210. - Assignment Pay

- A. The assignment of "Professional Development & Safety Chief" is a specialized function within the Georgetown Fire Department and that assignment involves oversight, coordination, development and implementation of the Fire Department's safety, medical and fire services training program; maintaining skills and abilities that promotes individual and organizational compliance to local, regional, State and National guidelines; and coordinate all training programs and related equipment for the Fire Department. There will be only one member of the Fire Department who may be assigned to serve as " Professional Development & Safety Chief" at any one point in time. When a member is designated by the Fire Chief or his designee to serve as " Professional Development & Safety Chief" for the Fire Department, that member is entitled to receive \$350.00 per month as assignment pay. The member must actually perform this assignment for more than two weeks per month in order to be entitled to be paid this assignment pay.
- B. The assignment of "Training Specialist" is a specialized function within the Georgetown Fire Department and that assignment involves oversight, coordination, development and implementation of the Fire Department's medical and/or fire services training program. When a member is designated by the Fire Chief or his designee to serve as "Training Specialist" for the Fire Department, that member is entitled to receive \$200.00 per month as assignment pay. The member must actually perform this assignment for more than two weeks per month in order to be entitled to be paid this assignment pay.
- C. The assignment of "Specialty Operations Chief" is a specialized function within the Georgetown Fire Department and that assignment involves the oversight, coordination, and training for the Specialty Teams that include Swift Water, Haz-Mat, Rope Rescue, Dive Team, Wildland and any other assigned responsibilities. Additional responsibilities include the development, coordination and integration of "specialty operation" functions into the Truck Company positions. There will be only one member of the Fire Department who may be assigned to serve as "Specialty Operations Chief" at any one point in time. When a member is designated by the Fire Chief or his designee to serve as "Specialty Operations Chief" for the Fire Department, that member is entitled to receive \$350.00 per month as assignment pay. The member must actually perform for more than two weeks per month in order to be entitled to be paid this assignment pay.
- D. The assignment of "EMS Quality Assurance Field Trainer" is a specialized function within the Georgetown Fire Department and that assignment involves educating/training the employees in the EMS responsibilities; maintaining skills and abilities that promotes compliance to local, regional, State and National guidelines; and coordinate all EMS training programs and related equipment for the Fire Department. There will be only three members of the Fire Department who may be assigned to serve as "EMS Quality Assurance Field Trainer" at any one time. When a member is designated by the Fire Chief or his designee to serve as "EMS Quality Assurance Field Trainer" for the Fire Department, that member is entitled to receive \$200.00 per month as assignment pay. The member must actually perform this assignment for more than two weeks per month in order to be entitled to be paid this assignment pay.
- E. The assignment of "Clinical Coordinator" is a specialized function within the Georgetown Fire Department and that assignment involves regulatory compliance, liaison to regional advisory committees, credentialing, Mission Lifeline, Infection Control, Vaccine Coordination, privacy specialist (HIPAA), CAAS Accreditation, and support Medical Director on EMS related tasks.

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There will be only one member of the Fire Department who may be assigned to serve as "Clinical Coordinator" at any one time. When a member is designated by the Fire Chief or his designee to serve as "Clinical Coordinator" for the Fire Department, that member is entitled to receive \$3200.00 per month as assignment pay. The member must actually perform this assignment for more than two weeks per month in order to be entitled to be paid this assignment pay.

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F. The assignment of "EMS Coordinator" is a specialized function within the Georgetown Fire Department and that assignment supports the credentialing and paramedic development program, serves as Infection Control Officer, DEA Compliance, DSHS Compliance, MTS Franchise, ImmTrac, and supports the Operations Chief on EMS related tasks. There will be only one member of the Fire Department who may be assigned to serve as "EMS Coordinator" at any one time. When a member is designated by the Fire Chief or his designee to serve as "EMS Coordinator" for the Fire Department, that member is entitled to receive \$3200.00 per month as assignment pay. The member must actually perform this assignment for more than two weeks per month in order to be entitled to be paid this assignment pay.

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D-G. The assignment of "Safety and Health Officer" is a specialized function within the Georgetown Fire Department and that assignment involves regulatory compliance, liaison to regional advisory committees, supporting department and City safety initiatives, injury/exposure reduction programs, serves as department wellness coordinator and supports that Training Chief on safety, health and development related projects. There will be only one member of the Fire Department who may be assigned to serve as "Safety and Health Officer" at any one time. When a member is designated by the Fire Chief or his designee to serve as "Safety and Health Officer" for the Fire Department, that member is entitled to receive \$300.00 per month as assignment pay. The member must actually perform this assignment for more than two weeks per month in order to be entitled to be paid this assignment pay.

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E-H. The assignment of "Logistics Officer" is a specialized function within the Georgetown Fire Department and that assignment involves technical administrative and functional work to meet the logistical needs of the Fire Department; responsible for coordinating the procurement and maintenance of department assets; serves as coordinator for department stock and supply operations, fleet services, facility and grounds; assists with technical programs including radios, maps, hydrants and other necessary supply and support aspects for the Fire Department. There will be only one member of the Fire Department who is assigned to serve as the "Logistics Officer" at any one point in time. When a member is designated by the Fire Chief or his designee to serve as "Logistics Officer" for the Fire Department, that member is entitled to receive \$300.00 per month as assignment pay. The member must actually perform this assignment for more than two weeks per month in order to be entitled to be paid this assignment pay.

F-I. Ambulance Assignment Pay is only available to employees at the rank of Fire Fighter assigned to work a 24 hour shift assigned to an ambulance/TRV. The assigned member will be compensated at a rate of \$25 per 24 hour shift. If a shift is split between multiple employees, the full assignment pay will be granted to the employee who works the largest portion of that shift. If a shift is evenly split, the full assignment pay will be granted to the employee working the first portion of the shift. In the event that a 12 hour peak ambulance is deployed, the Department Head is authorized to create procedures to adapt ambulance assignment pay to incent assigned employees. New employees assigned to an ambulance as part of their training are not eligible for Ambulance Assignment Pay. All assignments are at the discretion of the Department Head.

G-J. The assignment of "Fire and Life Safety Intern" is a specialized function within the Georgetown Fire Department and that assignment involves performing inspections, conducting public education, plan review, fire investigation, writing reports, and taking enforcement actions for the Fire Department. When a member is designated by the Fire Chief or his designee to serve as "Fire and Life Safety Intern" for the Fire Department, that member is entitled to receive \$200.00 per month as assignment pay. The member must actually perform this assignment for more than two weeks per month in order to be entitled to be paid this assignment pay.

H-K. Paramedic Credential Pay is a specialized function that is only available to the ranks of Fire Fighter, Paramedic II, and Fire Driver. Employees receiving Paramedic Credential Pay are ineligible to receive Paramedic Certification Pay or Paramedic Assignment Pay. The assigned members shall be compensated at a rate of \$450 per month. Determination of eligibility for Paramedic Credential Pay is made by the Department Head (Fire Chief).

(Ord. No. [2018-73](#), §§ 2—11; Ord. No. 2016-02, §§ 2—8)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN AMENDING SECTION 2.28.210 OF THE CODE OF ORDINANCES RELATING TO ASSIGNMENT PAY AND CREATING “ASSIGNMENT PAY” FOR CERTAIN ASSIGNMENTS WITHIN THE FIRE DEPARTMENT; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Georgetown adopted Chapter 143 of the Texas Local Government Code for its police and fire departments;

WHEREAS, there are specialized assignments within the Fire and Police Departments that certain fire fighters and certain police officers perform that are not performed by every fire fighter or every police officer;

WHEREAS, § 143.042 of the Texas Local Government Code states that the governing body of a municipality may authorize assignment pay for fire fighters or police officers who perform specialized functions in the Fire or Police Department; and

WHEREAS, § 143.042 (c) of the Texas Local Government Code requires that the governing body must set forth in an ordinance the amount of assignment pay and the conditions under which it is to be payable to members of the Fire and Police Department;

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS THAT:

Section 1. The matters and facts set forth in the preamble are hereby found to be true.

Section 2. Section 2.28.210 of the Code of Ordinances is hereby amended and restated as shown on Exhibit A attached hereto.

Section 3. It is hereby found and determined that the meetings at which this ordinance was passed were open to the public, as required by Section 551, Texas Government Code, and that advance public notice of the time, place and purpose of said meetings was given.

Section 4. Should any section, paragraph, sentence, clause, phrase or word of this ordinance be declared unconstitutional or invalid for any purpose by a court of competent jurisdiction, the remainder of this ordinance shall not be affected thereby and to this end the provisions of this Ordinance are declared to be severable.

Section 5. All other ordinances, section, or parts of ordinances heretofore adopted by the City of

Georgetown in conflict with the provisions set out above in this ordinance are hereby repealed or amended as indicated.

Section 6. This Ordinance shall become effective immediately after its second and final reading.

PASSED AND APPROVED on First Reading on the ____ day of _____, 2021 at a regular meeting of the City Council of the City of Georgetown, Texas.

PASSED AND APPROVED on Second Reading on the ____ day of _____, 2021 at a regular meeting of the City Council of the City of Georgetown, Texas.

CITY OF GEORGETOWN

Josh Schroeder, Mayor

ATTEST:

APPROVED AS TO FORM:

Robyn Densmore, City Secretary

Skye Masson, City Attorney

EXHIBIT A

Sec. 2.28.210. - Assignment Pay

- A. The assignment of "Professional Development & Safety Chief" is a specialized function within the Georgetown Fire Department and that assignment involves oversight, coordination, development and implementation of the Fire Department's safety, medical and fire services training program; maintaining skills and abilities that promotes individual and organizational compliance to local, regional, State and National guidelines; and coordinate all training programs and related equipment for the Fire Department. There will be only one member of the Fire Department who may be assigned to serve as " Professional Development & Safety Chief" at any one point in time. When a member is designated by the Fire Chief or his designee to serve as " Professional Development & Safety Chief" for the Fire Department, that member is entitled to receive \$350.00 per month as assignment pay. The member must actually perform this assignment for more than two weeks per month in order to be entitled to be paid this assignment pay.
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ITEM : Fire Department Assignment Pay

**First Reading of an Ordinance of the City of Georgetown,
Texas amending Sec. 2.28.210 “Assignment Pay” for certain
assignments within the Fire Department**

– John Sullivan, Fire Chief

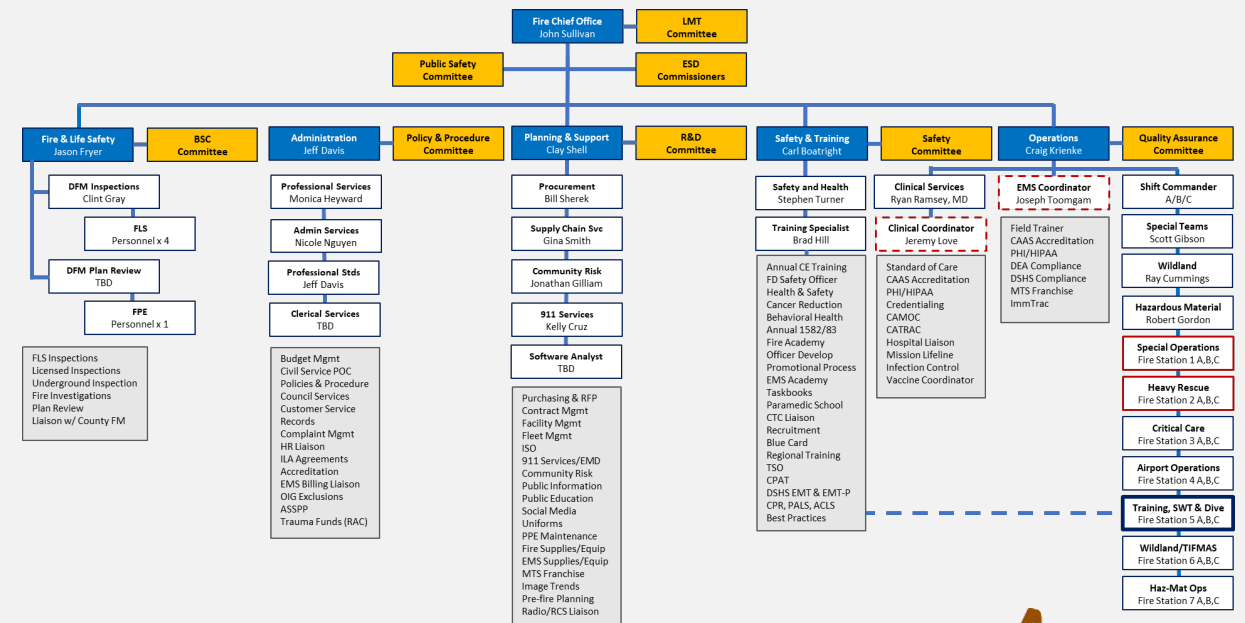
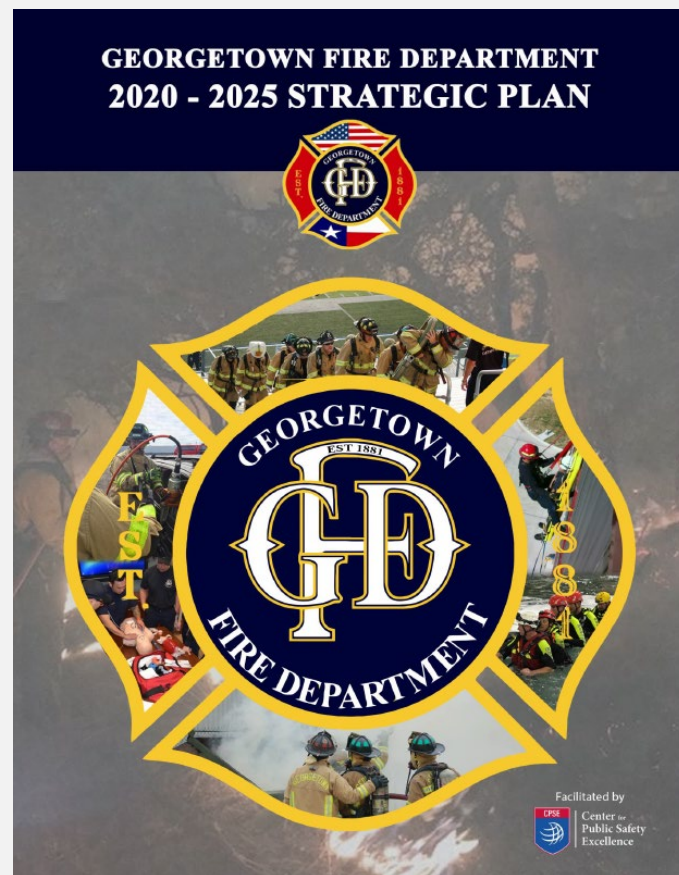


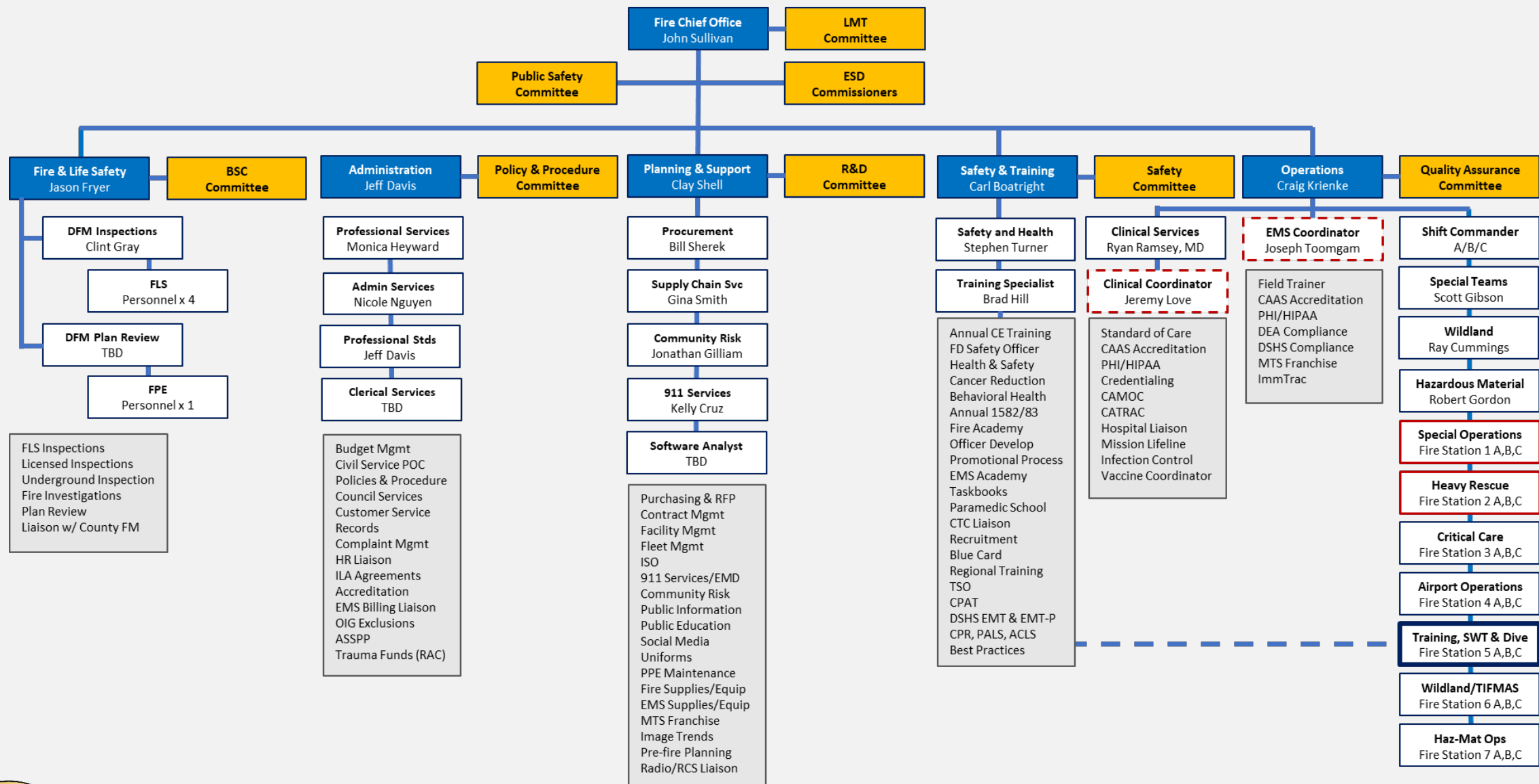
Background

- Subchapter C of LGC143.042 authorizes the governing body (Council) to authorize assignment pay for firefighters that perform specialized functions.
- Assignment pay primarily compensates for loss of scheduled overtime and enhances equality of compensation.

Purpose

Alignment with Strategic Plan and Organizational Changes







Ordinance Changes

- **Create** Clinical Coordinator assignment to support Medical Director
- **Create** EMS Coordinator assignment to support EMS Operations
- **Create** Safety & Health Assignment to oversee Strategic Plan priorities



Ordinance

An ordinance of the City Council of the City of Georgetown amending section 2.28.210 of the code of ordinances relating to Assignment Pay and creating “Assignment Pay” for certain assignments within the Fire Department; Repealing all ordinances or parts of ordinances in conflict therewith; providing a severability clause; and providing an effective date.

City of Georgetown, Texas
City Council Regular Meeting
April 13, 2021

SUBJECT:

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

ITEM SUMMARY:

The South Georgetown Tax Increment Reinvestment Zone was created in 2014, with a plan to utilize 100% of the property tax generated by the incremental taxes to reimburse the city utilities and Georgetown Transportation Enhancement Corporation for infrastructure improvements. In 2018 the City conducted an independent real estate market consultant to update the development assumptions for the zone. With updated information and changing needs, the city began reassessing the assumptions for the zone with a goal of redirecting some of the property tax revenues back to the General Fund to support funding for general services.

The obligations within the zone have either been paid, or are being paid through other sources. Most significantly, the Georgetown Transportation Enhancement Corporation will continue to fund the debt service for the Mays Street extension rather than be reimbursed for this debt through property taxes.

Dissolving the zone requires a public hearing, as well as an ordinance to dissolve the zone and the board of the directors.

FINANCIAL IMPACT:

.

SUBMITTED BY:

Danella Elliott

ATTACHMENTS:

Ordinance Terminating South Georgetown TIRZ
Terminating South Georgetown TIRZ Presentation

ORDINANCE NO. 2021-____

An Ordinance of the City Council of the City of Georgetown, Texas, terminating the South Georgetown Tax Increment Reinvestment Zone, City of Georgetown, Texas (the “Zone”); dissolving the Board of Directors and Tax Increment Fund for the Zone; repealing conflicting ordinances and resolutions; including a severability clause; and establishing an effective date.

Whereas, on June 10, 2014, the City Council of City of Georgetown, Texas adopted Ordinance No. 2014-31 designating the South Georgetown Tax Increment Reinvestment Zone (“Zone”) and established a Board of Directors for the Zone (the “Board of Directors”) to promote development or redevelopment in the Zone in accordance with the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended (the “Act”); and

Whereas, pursuant to Ordinance No. 2014-31, the termination of the Zone shall occur on December 31, 2044, or at an earlier time designated by subsequent ordinance of the City Council in the event the City determines that the Zone should be terminated due to insufficient private investment, accelerated private investment or other good cause, or at such time as all project costs and tax increment bonds, if any, and the interest thereon, have been paid in full; and

Whereas, Section 311.017 of the Act provides that a reinvestment zone terminates on the earlier of: (1) the termination date designated in the ordinance designating the zone or an earlier or later termination date designated by an ordinance adopted under Section 311.007(c) of the Act; or (2) the date on which all project costs, tax increment bonds and interest on those bonds, and other obligations have been paid in full; and

Whereas, private development is occurring in the Zone without the need for the Zone to finance the construction of any project and it does not appear that the Zone will be used to finance the construction of any project in the foreseeable future and, accordingly, good cause exists for the termination of the Zone; and

Whereas, no tax increment bonds, or other indebtedness have been issued by, for, on behalf of, or through the Zone and there are no outstanding project costs or other obligations of the Zone and, accordingly, Section 311.017 of the Act has been satisfied; and

Whereas, on April 13, 2021, the City Council held a public hearing in accordance with the Act to consider the termination the Zone and dissolving the Board of Directors and Tax Increment Fund for the Zone; and

Whereas, notice of such public hearing was published in a newspaper of general circulation in the City more than seven (7) days before the date of the public hearing; and

Whereas, at such public hearing interested persons were allowed to speak for or against the termination of the Zone and/or the dissolution of the Board of Directors and Tax Increment Fund for the Zone; and

Whereas, the City Council after conducting such public hearing and having heard such evidence and testimony has determined that the termination of the Zone and dissolving the Board of Directors and Tax Increment Fund for the Zone is in the best interest of the citizens of the City of Georgetown.

Ordinance Number: 2021-____

Page 1 of 2

Description: Terminating South Georgetown Tax Increment Reinvestment Zone

Date Approved: _____, 2021

Now, therefore, be it ordained by the City Council of the City of Georgetown, Texas, that:

Section 1. The City Council, after conducting such public hearing and having heard such evidence and testimony finds and determines that the facts and recitations contained in the preamble of this Ordinance are declared to be true and correct. and are incorporated into this Ordinance for all purposes.

Section 2. The South Georgetown Tax Increment Reinvestment Zone, City of Georgetown, Texas (the “Zone”), shall terminate on the final passage and adoption of this Ordinance.

Section 3. The Board of Directors for the Zone and the Tax Increment Fund for the Zone are hereby dissolved effective on the final passage and adoption of this Ordinance.

Section 4. All ordinances and resolutions, or parts of ordinances and resolutions, in conflict with this Ordinance are hereby repealed, and are no longer of any force and effect.

Section 5. If any provision of this Ordinance or application thereof to any person or circumstance shall be held invalid, such invalidity shall not affect the other provisions, or application thereof, of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are hereby declared to be severable.

Section 6. The Mayor is hereby authorized to sign this Ordinance and the City Secretary to attest. This Ordinance shall become effective in accordance with the provisions of state law and the City Charter of the City of Georgetown.

APPROVED on First Reading on the 13th day of April, 2021.

APPROVED AND ADOPTED on Second Reading on the 27th day of April, 2021.

THE CITY OF GEORGETOWN:

ATTEST:

Josh Schroder
Mayor

Robyn Densmore, TRMC
City Secretary

APPROVED AS TO FORM:

Skye Masson
City Attorney

Ordinance Number: 2021-____

Page 2 of 2

Description: Terminating South Georgetown Tax Increment Reinvestment Zone

Date Approved: _____, 2021

South Georgetown Tax Increment Reinvestment Zone - Dissolution

April 2021

Agenda

- Proposal to dissolve the South Georgetown Tax Increment Reinvestment Zone
- Basis
 - Assessed value/market conditions shifted
 - Projects funded through utilities are being or have been reimbursed or are funded through impact fees
 - No TIF/TIRZ debt issued (GTEC issued debt and is supporting debt through sales tax)
 - General Fund provides services to the zone with no tax revenue

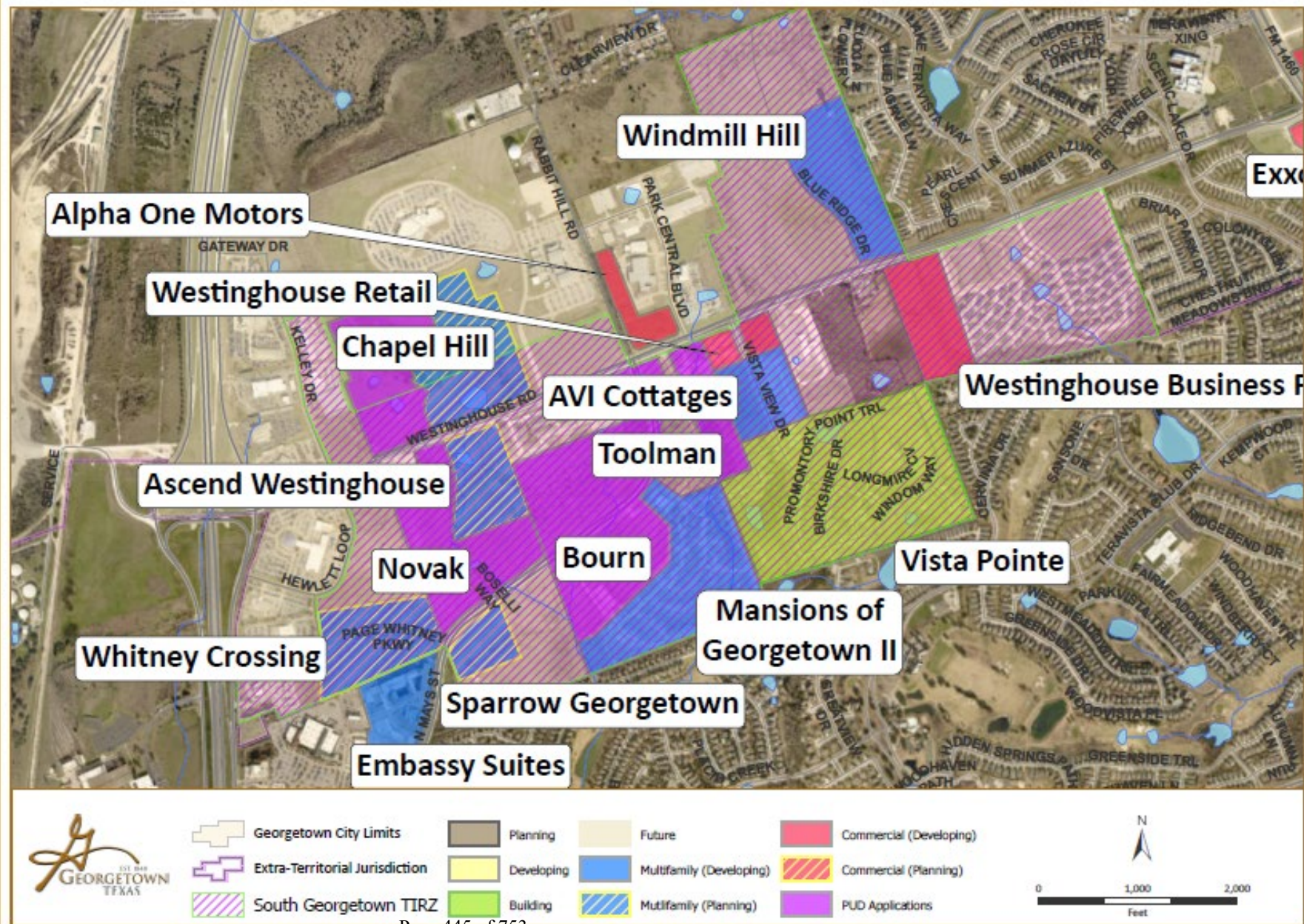
Adjustments made over past three years

- Conducted an independent market study in 2018
 - Found the growth patterns did not match the original assumptions
- Began working through budget shifts beginning in 2018
 - GTEC able to fund new roads with increased sales tax revenue (no TIRZ reimbursement)
 - Wastewater pays \$123K per year towards lift station based upon permits
 - Completed Electric reimbursement for investment in 2021

TIRZ – View when adopted



SOUTH GEORGETOWN TIRZ DEVELOPMENT



South Georgetown TIRZ - Background

- Tax Increment Reinvestment Zone
- Authorized by Texas Constitution and Chapter 311 of Tax Code
- Geographical area where property tax revenues are dedicated from incremental increase in assessed values towards improvements in the zone
- Property would not develop otherwise
- Created in 2014
- Expires in 2044 or after debt and other obligations of zone have been met

Original assumptions

- Zone
 - 37 properties
 - 594 acres
 - Base year of zone value - \$21.3M
- Projects paid from zone can not exceed \$50M
 - Expected private capital investment of \$500M
 - Value of \$943M projected at the end of life of TIRZ
 - Estimated \$35M of improvements needed
- Utility funds and GTEC to pay the up front costs of the project, with the TIRZ reimbursing over time through the increment (at 100% of increment)

Original Assumptions

- Zone created to ignite development, where there was no single property owner that could drive the bigger infrastructure needs
- Board of Directors made up of city council and staff and GTEC
 - City Manager, Water Director, Planning Director
 - Mayor and District 1 Councilmember

Projects – Original Plan

| Improvement | Project Costs/ Debt Issuance | Projected Source | Estimated Date | Est. Debt Svc | % of Total |
|--------------------------------------|---------------------------------|---------------------|-------------------|---------------|---------------|
| Lift Station | \$ 1,500,000 | City (WW) | 2014 | \$ 123,975 | 4% |
| Force Main | \$ 900,000 | City (WW) | 2014 | \$ 74,385 | 3% |
| Gravity Sewer | \$ 5,300,000 | City (WW) | 2016 | \$ 438,045 | 15% |
| Elevated Storage Tank | \$ 1,800,000 | City (Water) | 2016 | \$ 148,770 | 5% |
| Electric Utility Extensions | \$ 5,600,000 | City (Electric) | 2014 | \$ 462,840 | 16% |
| Subtotal - Utility Improvements | \$ 15,100,000 | | | \$ 1,248,015 | 43% |
| Oakmont/Mays | \$ 6,200,000 | GTEC | 2015 | \$ 512,430 | 18% |
| Blue Springs Road | \$ 1,900,000 | GTEC | 2019 | \$ 157,035 | 5% |
| Rabbit Hill Road | \$ 4,300,000 | GTEC | 2017 | \$ 355,395 | 12% |
| westinghouse Road Repair & Main | \$ 7,500,000 | GTEC | 2017 | \$ 619,875 | 21% |
| Subtotal - Road Improvements | \$ 19,900,000 | | | \$ 1,644,735 | 57% |
| Total - TIRZ Estimated Project Costs | \$ 35,000,000 | | | \$ 2,892,750 | 100% |

Project Status

- **Lift Station and Force Main** **\$2.4M**
 - Complete
 - Paid through WW impact fees
- **Rabbit Hill Elevated Storage** **\$2.2M**
 - Complete; paid through water impact fees
- **Oakmont/Mays/Rabbit Hill Road** **\$10.7M**
 - Paid through GTEC sales tax

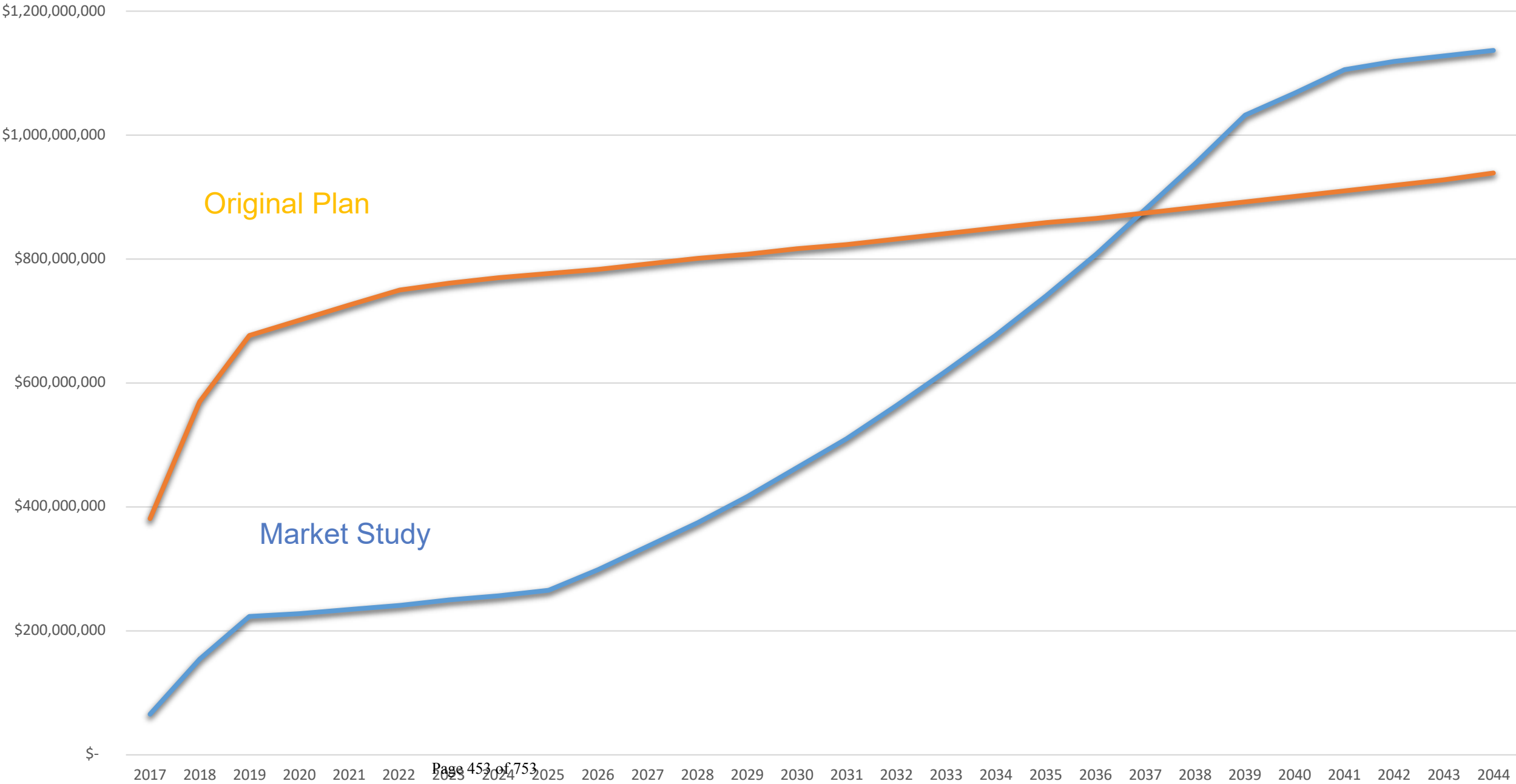
Project Status

- **Sewer Interceptor** **\$1.6M**
 - Budgeted significantly higher (\$5.3M)
 - Paid by WRDG partners – to be reimbursed
 - Must meet minimum connections to be reimbursed
 - Have paid \$658K of \$1.47M with \$123K annually paid by Wastewater fund
- **Electric** **\$5.6M est.**
 - Paid for utility lines associated with roads at \$950K paid through the TIRZ generated to date. No further funds needed

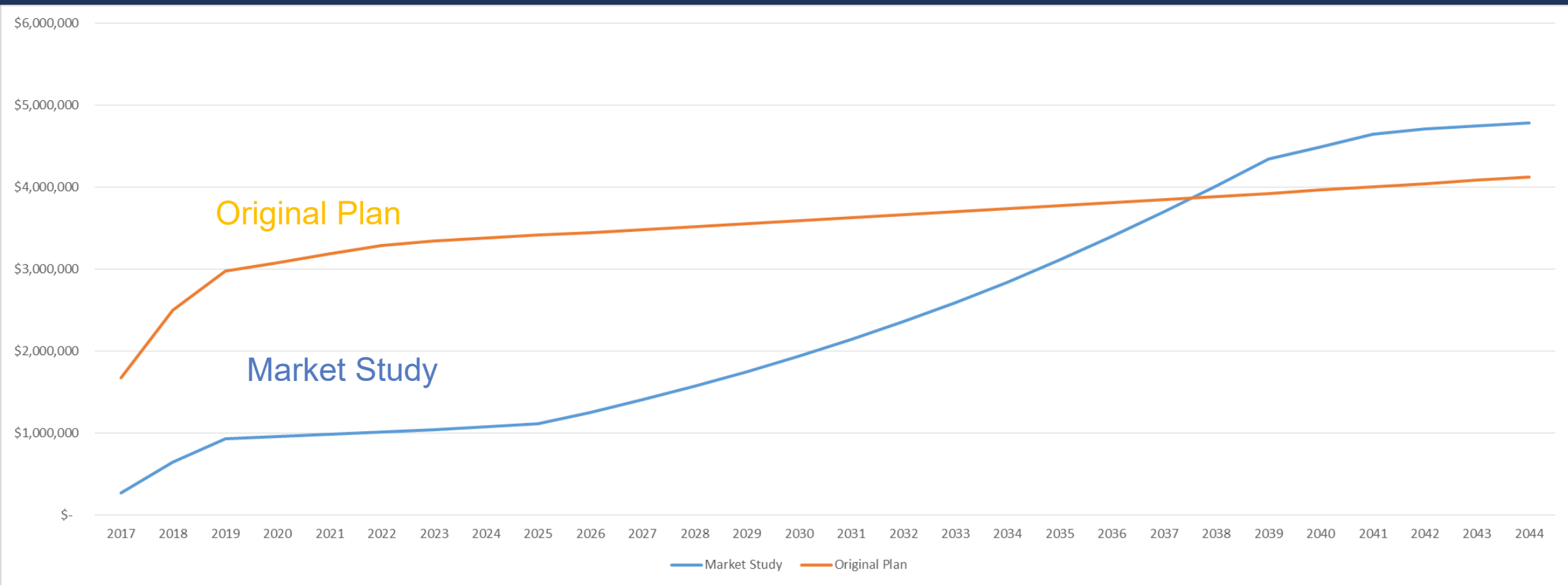
Market Study

- Conducted in FY2018
- Capital Market Research (Charles Heimsath)
 - Calculated absorption rates based on our area and other projects in progress
 - Market trends that could affect forecast

TIF Increment Estimates



Tax Revenue – Plan versus Market



Summary

- Obligations for infrastructure in the TIRZ have either been met or are being met through other sources (economic sales tax, impact fees, wastewater funds)
- Annual TIRZ revenues are appx \$800K for 2021
- Propose to formally dissolve TIRZ so that property tax revenues can be collected in General Fund so that revenue generated by taxes funds services

Process

- Public Hearing – April 13
- Formally terminate agreement with GTEC to reimburse for debt service for Mays St (have not reimbursed since 2018)
- Ordinance to dissolve TIRZ and its board of directors
 - First Reading 4/13
 - Second Reading 4/27

Caption

- Public Hearing and First Reading of an Ordinance of the City Council of the City of Georgetown, Texas, terminating the South Georgetown Tax Increment Reinvestment Zone, City of Georgetown, Texas (the “Zone”); dissolving the Board of Directors and Tax Increment Fund for the Zone; repealing conflicting ordinances and resolutions; including a severability clause; and establishing an effective date.

City of Georgetown, Texas
City Council Regular Meeting
April 13, 2021

SUBJECT:

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

ITEM SUMMARY:

Overview of Applicant's Request:

The applicant is seeking to incorporate the subject property into the city limits and entitle it for development for multi-family and commercial uses through a Planned Unit Development (PUD) district. The applicant's letter of intent (Exhibit 6) describes their intent to create a unified development with a mix of commercial and multi-family uses, and to complement the historic home on the subject property.

A one-acre tract, currently identified as being within the city limits and zoned AG, is included as a part of this request. This one-acre tract was annexed as part of a larger area in a planned annexation by the City. The boundary of this one-acre tract was not made clear in 2011, so it is included in this request for annexation and initial zoning to clarify its status.

Staff's Analysis:

Staff has reviewed the request in accordance with the Unified Development Code (UDC) and other applicable codes. Staff has determined that the proposed request meets 4 of the 5 criteria established in UDC Section 3.06.030 for a Zoning Map Amendment and 5 of the 6 criteria established in UDC 3.06.040 for a Planned Unit Development, as outlined in the attached Staff Report.

Public Comments:

As required by the Unified Development Code (UDC), all property owners and registered neighborhood associations within 300-feet of the subject property were notified of the request (19 notices mailed), a legal notice advertising the public hearing was placed in the Sun Newspaper (February 28, 2021) and signs were posted on-site. As of the publication date of this report, staff has received one (1) written comments in favor and two (2) in opposition of the request.

Planning and Zoning Commission Recommendation:

At their March 16, 2021 meeting, the Planning and Zoning Commission recommended approval (5-0) of the request.

FINANCIAL IMPACT:

None. The applicant has paid the required application fees.

SUBMITTED BY:

Ethan Harwell, Senior Planner

ATTACHMENTS:

2020-12-ANX - P&Z Staff Report

Exhibit 1 – Location Map

Exhibit 2 – Future Land Use Map

Exhibit 3 – Zoning Map

Exhibit 4 - PUD Development Plan

Exhibit 5 – Letter of Intent

Exhibit 6 – Public Comment

Presentation
Ordinance with Exhibits

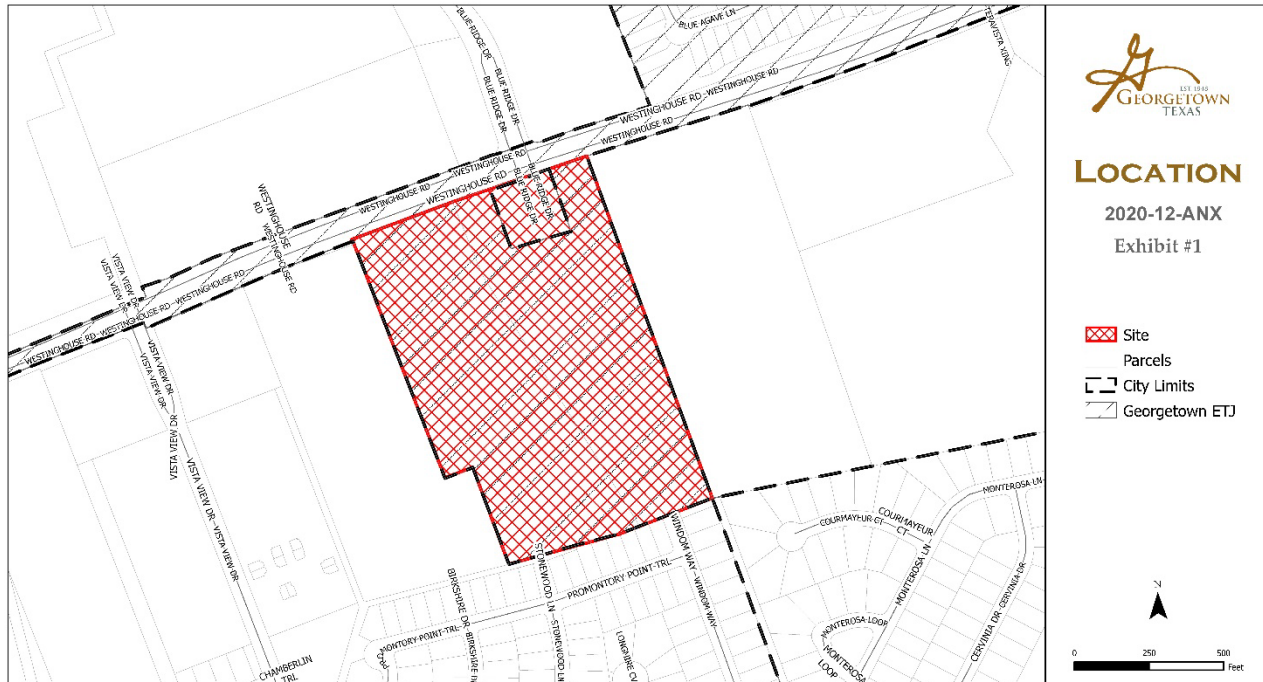


Planning and Zoning Commission Planning Department Staff Report

Report Date: March 12, 2021
Case No: 2020-12-ANX
Project Planner: Ethan Harwell, Senior Planner

Item Details

Project Name: Johnson Place PUD
Project Location: 1100 & 1200 Westinghouse Road, within City Council district No. 1 and the extraterritorial jurisdiction.
Total Acreage: 22.27 acres
Legal Description: 22.27 acres out of the Barney C. Low Survey, Abstract No. 385
Applicant: Galleria Walk, Inc., c/o Brad Walters
Property Owner: Janice Lynn Dees; Charles J. Johnson
Request: Zoning Map Amendment to zone, upon annexation, approximately 22.27 acres to the Planned Unit Development (PUD) zoning district with base districts of Local Commercial (C-1), High Density Multi-Family (MF-2), and Low Density Multi-Family (MF-1).
Case History: This is the first public hearing of this request.



Planning Department Staff Report

Overview of Applicant's Request

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A one-acre tract, currently identified as being within the city limits and zoned AG, is included as a part of this request. This one-acre tract was annexed as part of a larger area in a planned annexation by the City. The boundary of this one-acre tract was not made clear in 2011, so it is included in this request for annexation and initial zoning to clarify its status.

Site Information

Location:

The subject property is located on Westinghouse Road, approximately 1.23 miles east of IH-35 and 1 mile west of FM 1460. Currently, the eastern most tract is used as a single-family residence.

Physical and Natural Features:

Generally, the property is lacking in trees or vegetation and it slopes toward the south. An existing house on the property is listed on the Historic Resources Survey as a High Priority Historic Structure. The stone structure was constructed in the 1860s and is located just south of the intersection of Westinghouse Road and Blue Ridge Drive.

Future Land Use and Zoning Designations:

The subject property has a future land use designation of Regional Center. Approximately 1 acre of property around the historic home is within the city limits and has a zoning designation of Agriculture (AG). The remainder of the subject property is outside of the city limits.

Surrounding Properties:

The area around the subject property is a mixture of developed and undeveloped properties. To the north and west several industrial, commercial and multi-family sites are developed or already entitled – especially along Mays Street, including Class A office, hotel, indoor self-storage, commercial, flex space, and multi-family residential uses. To the east and south development is primarily large single-family residential neighborhoods.

The current zoning, Future Land Use designation, and existing uses of the adjacent properties to the north, south, east, and west are outlined in the table below:

Planning Department Staff Report

| DIRECTION | ZONING DISTRICT | FUTURE LAND USE | EXISTING USE |
|-----------|--|----------------------------|---|
| North | General Commercial (C-3) High Density Multi-Family (MF-2) | Regional Center | Commercial Subdivision (Under Review)/Multi-family Complex |
| East | Business Park (BP) | Mixed Density Neighborhood | Undeveloped |
| South | Residential Single-Family (RS) | Mixed Density Neighborhood | Single-Family Neighborhood |
| West | Local Commercial (C-1) | Regional Center | DPS Office |



Property History:

In 2011, these properties were included as a part of a City initiated involuntary annexation. The two property owners consented to annexation agreements (Exhibits 3 and 4) to delay any involuntary annexation for at least 15 years. The agreements also give the property owner the right to make a request for voluntary annexation at any time. Approximately, one acre out of these properties was excluded from this agreement to allow an existing homestead to be incorporated into the city limits.

In June 2020 a request for voluntary annexation with initial zoning was denied by the City Council. This request proposed to zone approximately 4.18 acres to the Local Commercial district (C-1), 12.82 acres to the High Density Multi-Family district (MF-2), and 5.27 acres to the Low Density Multi-Family district (MF-1).



Comprehensive Plan Guidance

Future Land Use Map:

The Regional Center designation is meant to facilitate large scale commercial development that serves a larger geographic area. These developments are should be located at key locations along major highways and arterial roads as they tend to be more automobile oriented. High density residential development can complement the commercial uses in these areas, but should be a secondary use in the area. Care should be taken to ensure that there is an appropriate transition of land uses from these high intensity development areas to lower intensity uses such single-family residential.

DUA: 18 or more

Target Ratio: 75% nonresidential, 25% residential

Primary Use: Large retailers

Secondary Uses: Mixed use, high density residential, chain restaurants, specialty retailers, professional office, and civic uses

Utilities

The subject property is located within the City's service area for water and wastewater. Additionally, the northwest portion of the property is located within the City of Georgetown Oncor dual service area, and the southeast portion within the Oncor exclusive service area for electric. It is anticipated that there is adequate capacity to serve the subject property at this time. A Utility Evaluation may be required at time of Site Development Plan to determine capacity and any necessary utility improvements.

Transportation

The subject property's primary frontage is on Westinghouse Road, a major arterial road. Arterial streets provide traffic movement through and between different areas within the city and access to adjacent land uses. Access is more controllable because driveway spacing requirements are much greater and, if safety dictates, overall access can be limited to specific turning movements. Major Arterials connect major traffic generators and land use concentrations and serve much larger traffic volumes over greater distances.

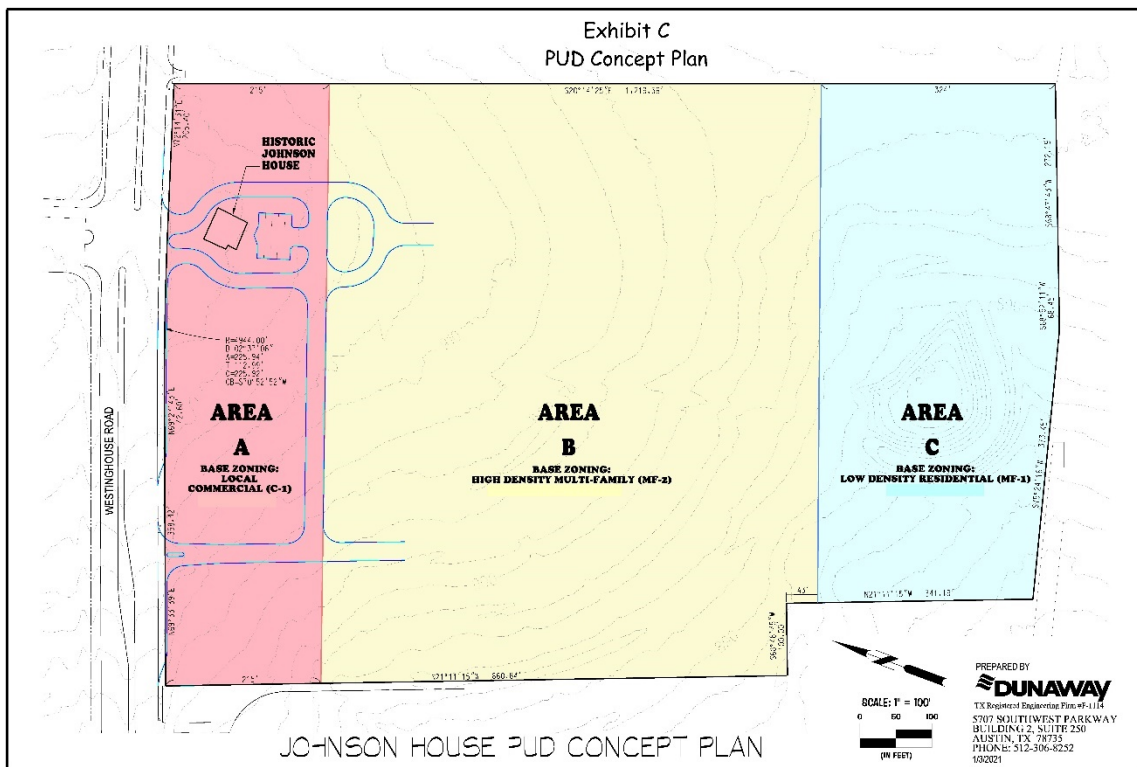
Windom Way, a local street in the Vista Pointe neighborhood, is constructed as a stub on to the southeast corner of this property. The property will also have access to a future traffic signal, installed as a part of the Windmill Hill development, at the intersection of Westinghouse Road and Blue Ridge Drive (a major collector level roadway). The proposed PUD includes plans for a driveway that could take advantage of this traffic light while preserving the historic home.

A Traffic Impact Analysis (TIA) will be required at time of Site Development Plan for any development that generates more than two thousand (2,000) average daily trips based upon the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual.

Proposed Zoning district

Overview & Vision:

The proposed PUD envisions a well-integrated development of restaurant, retail, and office space along Westinghouse Road that is connected to and integrated with apartments and townhomes on the rear of the property - creating a space where businesses can take advantage of frontage on a major thoroughfare and adaptive reuse opportunities with the historic Johnson House, and residents can live near amenities such as shops and office while taking advantage of views to the south.



The proposed Planned Unit Development (PUD) includes three areas of base zoning: Area A - Local Commercial (C-1), Area B - High Density Multi-Family (MF-2), and Area C - Low Density Multi-Family (MF-1). The development standards in the proposed PUD will ensure that the development allows for integration of the commercial properties with the residential development, a transition of uses from Westinghouse Road to the single-family neighborhood to the rear, and a cohesive design that complements the Johnson House.

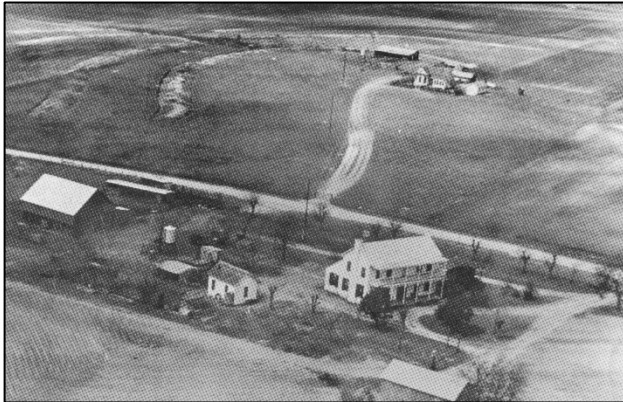
Johnson House:

The subject property is located on what was once the homestead of the J. J. Family. The house is estimated to have been constructed c. 1868 by the J. J. Johnson family. The Johnsons were Swedish immigrants who settled in Texas in the 1850s and began farming their own homestead in Williamson County in 1866, with the stone two-story farmhouse located close to what is now Westinghouse Road. The Johnsons contributed significantly to the development and community of Georgetown - impacts of which are still seen today.

The house is constructed of limestone and has been stuccoed over. The proposed PUD envisions the

Planning Department Staff Report

historic structure as a centerpiece of development. Restrictions on height for the buildings in Area A and architectural styles complementing the home will place emphasis on it. It is expected that the house will be adapted to suit a commercial user.



Land Use & Dimensional Standards:

Area A is intended to provide areas for commercial and retail activities that primarily serve the residential uses in Areas B and C. Area A will follow the permitted uses and dimensional standards of the Local Commercial (C-1) district save for the uses prohibited below.

Prohibited Uses in Area A:

- Home Health Care Services
- Laundromat
- Funeral Home
- Self-Storage, Indoor
- Pest Control or Janitorial Services
- Automobile Parts & Accessories Sales, Indoor
- Fuel Sales
- Car Wash

Dimensional Standards:

- Street Setback = 25'
- Side Setback = 10'
- Rear Setback = 0'
- Building Height = 35' / 2 Stories

Area B is intended to house the bulk of the residential development on the property. With a High Density Multi-Family (MF-2) base zoning, the PUD proposes to prohibit the uses below in Area B, but allow for both attached and detached dwelling units and a 5-foot increase in building height to allow a 50-foot tall building.

Prohibited Uses in Area B:

- Group Home (7 to 15 residents)
- Group Home (16 residents or more)
- Assisted Living
- Nursing or Convalescent Home
- Hospice Facility
- Orphanage
- Student Housing
- Rooming or Boarding House
- Halfway House

Dimensional Standards:

- Street Setback = 25'
- Side Setback = 15'
- Rear Setback = 15'
- Building Height = ~~45'~~ 50' / 4 Stories
- Max. Density = 24 DUA
- Max. Units per Building = 24. More than 24 unites per building may be allowed if the wall does not exceed 240' in length.

Walls longer than 240' maybe allowed when not facing a residential district or has an irregular shape.

Area C is the least restrictive of the areas within the proposed PUD. With a base zoning of Low Density Multi-Family (MF-1), the area limits the uses, height, and massing in the following ways.

Prohibited Uses in Area C:

- Group Home (7 to 15 residents)
- Assisted Living
- Nursing or Convalescent Home
- Hospice Facility
- Orphanage
- Student Housing
- Rooming or Boarding House
- Halfway House

Dimensional Standards:

- Street Setback = 20'
- Side Setback = 10'
- Rear Setback to Residential = 20'
- Building Height = ~~35'~~ 30' / 2 Stories
- Max. Density = 14 DUA
- Max. Units per Building = 14. More than 14 units per building may be allowed if the wall does not face a residential district or has an irregular shape.

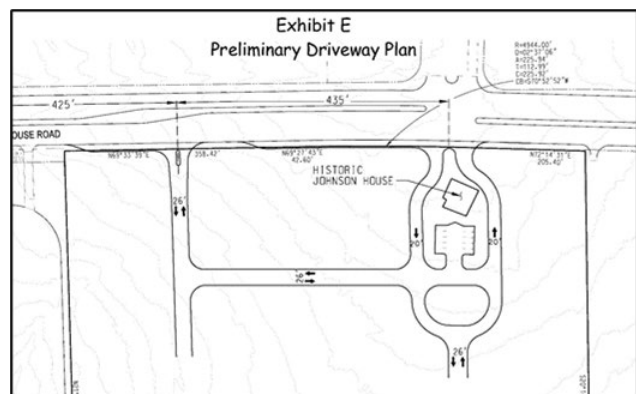
Phased Mix of Uses:

The proposed development intends to provide a series of commercial space that can develop with neighborhood service retail or other types of businesses. To ensure that the commercial space is developed as the residential uses, which have a higher demand on them, the proposed PUD includes terms to phase in residential units based on the amount of commercial space provided as follows:

- The ratio of commercial space in Area A to residential space in Areas B and C shall be 1:1 until 10,000 square feet of commercial space is delivered in Area A.

Vehicular & Pedestrian Circulation:

The proposed PUD includes standards for shared driveways for all Areas of the PUD that would allow for the use of the traffic light to be installed at Blue Ridge Drive and Westinghouse Road. The shared driveways would be complemented by a comprehensive sidewalk system throughout the PUD that links the residential buildings with the commercial sites.



Intergovernmental and Interdepartmental Review

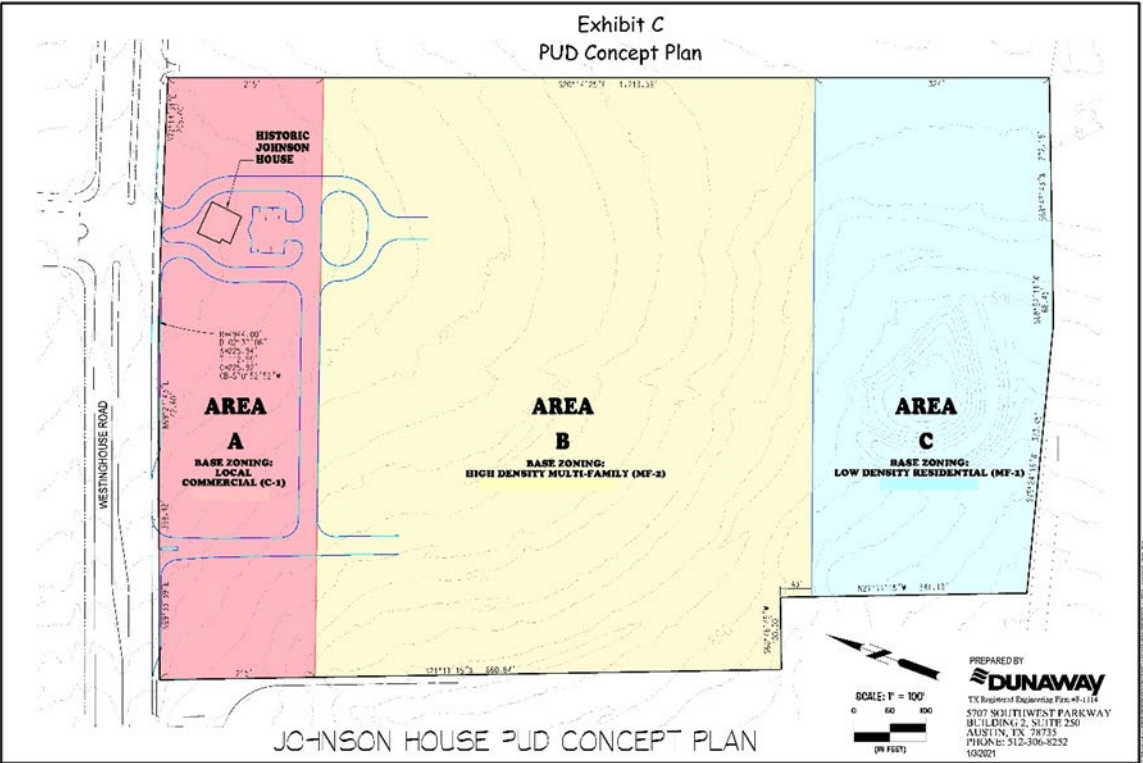
The proposed rezoning request was reviewed by all applicable City Departments to determine the appropriateness of the requested zoning on the subject property. No comments were issued regarding the zoning request.

Planning Department Staff Report

Approval Criteria

Staff has reviewed the proposed rezoning request and has found that it fully complies with 4 of the 5 criteria established in UDC Section 3.06.030 for a Zoning Map Amendment, as outlined below:

| ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA | | | | |
|---|---------------------------------|----------------------------|-----------------------------|--------------------------------------|
| 1. The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action. | | | | Complies |
| An application must provide the necessary information to review and make a knowledgeable decision in order for staff to schedule an application for consideration by the Planning and Zoning Commission and City Council. This application was reviewed by staff and deemed to be complete. | | | | |
| 2. The zoning change is consistent with the Comprehensive Plan. | | | | Partially Complies |
| The subject property has a Future Land Designation of Regional Center. This designation supports large scale employment, retail, and multi-family uses that require well planned connectivity for the traffic they generate. | | | | |
| Under the Regional Center designation, the integration of high density multi-family development with commercial development is encouraged to help promote 1) a balance of land use (Policy LU.1), complete neighborhoods (Policy LU.3), innovative forms of compact, pedestrian friendly development and a wider array of affordable housing choices (Policy LU.11). | | | | |
| The Regional Center Future Land Use Designation calls for a land use ratio of 75% non-residential development and 25% residential development. Currently, not all of the property within this Regional Center area is entitled, but the target for residential development has been met (25.77%). The proposed development would place the FLU area 3.39% over the target ratio for residential uses (25%) and only leave approximately 1.63% of the total land area that is currently undeveloped/unentitled to balance the ratio. | | | | |
| However, it is worth noting that small deviations from the proposed ratio can be appropriate in certain circumstances when the deviations do not completely alter the intended character of the Future Land Use designation. This request includes a commercial portion along the roadway that helps to create an effective transition of uses and would facilitate the provision of services in a well-integrated manner with the high density residential use also on the property (LU.1, LU.11). | | | | |
| | 2030 Plan Recommendation | Existing Conditions | With Proposed Zoning | Deviation from Recommendation |
| Non-residential | 75% | 68.77% | 69.98% | -5.02% |
| Residential | 25% | 25.77% | 28.39% | +3.39% |
| Ag/Unentitled | - | 5.46% | 1.63% | +1.63% |
| | | | | |

| ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA | |
|---|----------|
| 3. The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City. | Complies |
| The proposed configuration within the PUD on the property promotes cohesive and integrated development along a major roadway where the uses allowed in each Area would be appropriate. In addition, it promotes the orderly development of the City by providing a transition of uses from most intense along the major roadway to less intense where it abuts single-family residential development. | |
| 4. The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood. | Complies |
| The subject property is bordered to the east by an undeveloped property in the Business Park (BP) zoning district and to the west by a branch of the Texas Department of Public Safety in the Local Commercial (C-1) zoning district. Generally, the proposed base zonings for Area A (C-1), Area B (MF-1), and Area C (MF-2) are compatible adjacent to each other both in use and standards like building height, setbacks, building design, landscaping requirements, etc. | |
| <div><p>Exhibit C PUD Concept Plan</p></div> | |
| To the south of the subject property is the Vista Pointe neighborhood, which is still under construction. This neighborhood is zoned Residential Single-Family (RS), and portions of the subject property border some of the platted residential lots. The proposed PUD configuration would allow for a gradual transition between the two developments in use and form. | |
| The portion of the subject property that borders the residential lots is proposed to be a part of Area C with a MF-1 base district. The dimensional standards and permitted uses of the MF-1 district limit the scale of development in area of the subject property. This limitation on scale results in a | |

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA

design where the development naturally shifts the bulk of its building mass and intensity away from the rear property line. The MF-1 district allows for detached dwelling units, where the MF-2 district does not. This would potentially allow a housing product more similar in size and scale to a single-family home to be placed in the sensitive area along the border with the existing neighborhood.

The Dimensional Standards for each area within the proposed PUD are to be modified as below.

| | Area A: Local Commercial (C-1) | Area B High Density MF (MF-2) | Area C Low Density MF (MF-1) |
|------------------------|---|--|---|
| Density | - | 24 DUA | 14 DUA |
| Units per Building | - | 24* | 14* |
| Max. Building Height | 35' / 2 Stories | 45' 50' / 4 stories | 35' 30' / 2 stories |
| Rear Setback to RS | 25' | 30' | 20' |
| Landscape Buffer Width | | 15' | 15' |
| Product | - | Attached units only | Attached and Detached units only |

*DU per building can be increased if certain design requirements to limit the scale and mass of the building are met.

5. The property to be rezoned is suitable for uses permitted by the District that would be applied by the proposed amendment.

Complies

The portion of the subject property is generally suitable for use as a commercial or multi-family development.

Within the proposed commercial area on the subject property there are several existing structures including a high priority historic resource. The Johnson House is a stone house that dates from the 1860s when the subject property was first used as a homestead and therefore is a high priority historic resource. The house is also listed on the National Register of Historic Places. It is likely that the stone house would not be possible to relocate; however, it is also likely that the structure can be repurposed for commercial use using adaptive reuse techniques.

Staff has reviewed the proposed rezoning request and has found that it fully complies with 5 of the 6 criteria established in UDC Section 3.06.040 for a Planned Unit Development, as outlined below:

PLANNED UNIT DEVELOPMENT (PUD) APPROVAL CRITERIA

1. A variety of housing types, employment opportunities, or commercial services to achieve a balanced community.

Complies

It is within the vision of the proposed PUD that the various types of residential units allowed within Areas B and C are to be balanced and complemented by the commercial services in Area A. The proposed terms for phasing land uses work to achieve this goal.

Planning Department Staff Report

| PLANNED UNIT DEVELOPMENT (PUD) APPROVAL CRITERIA | |
|---|-----------------|
| 2. An orderly and creative arrangement of all land uses with respect to each other and to the entire community. | Complies |
| <p>The proposed configuration of Areas A, B, and C takes into account guidance from the 2030 Comprehensive Plan and provides a transition of uses throughout the subject property. Commercial uses in Area A along the Westinghouse Rd frontage provide a buffer for the bulk of the residential units in Area B from the roadway. Then, Area C at the south end of the property limits the height, bulk, and intensity of the use next to the traditional single-family homes it borders.</p> | |
| 3. A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as roadways, bicycle ways, and pedestrian walkways. | Complies |
| <p>The proposed PUD includes a plan for driveways onto Westinghouse Road. It also includes terms that would require each residential building in Areas B and C to connect to sidewalks that would lead them and connect to the commercial services provided in Area A.</p> | |
| 4. The provisions of cultural or recreational facilities for all segments of the community. | Complies |
| <p>Concurrently with the process of this PUD request, the Applicant is also in the process of requesting that the existing Johnson house be designated a local Historic Landmark through the City's designation process due its historic significance. The proposed PUD places the historic Johnson house at the center of Area A of the development. Placing the historic resource within view of public enhances the understanding visitors to the site have of the history of the property and this area of the City. In addition, it includes additional architectural standards and criteria for all new buildings within Zone A to ensure the new buildings will be architecturally harmonious with the historic Johnson house.</p> | |
| 5. The location of general building envelopes to take maximum advantage of the natural and manmade environment. | Complies |
| <p>The proposed driveway plan accommodates for both the need to provide a driveway and connection to the future stop light at Blue Ridge Drive and the desire to preserve the existing, historic Johnson House. The remainder of the site can take advantage of views to the south out of multi-story buildings, but the proposed land plan prevents these multi-story building from being placed too close to the single-family neighborhood behind the subject property.</p> | |
| 6. The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities, and services. | Complies |
| <p>The development within the proposed PUD would be served by shared facilities like parking lots and driveways. These facilities would be installed with the first phases of development to meet accessibility requirements.</p> <p>The PUD includes a standard that will allow the development of both the commercial and multi-</p> | |

PLANNED UNIT DEVELOPMENT (PUD) APPROVAL CRITERIA

family uses to be developed at a 1 to 1 ratio up to 10,000 square feet of commercial building space. The proposed terms on the phasing of uses ensures that the site develops concurrently at a steady rate with both commercial and residential uses. This will allow the commercial and multi-family areas to be reviewed and approved at the same time until completion of at least 10,000 square feet of commercial building space.

In general, the proposed Planned Unit Development is compatible with the Future Land Use plan guidance on transitions and compatible uses, and it provides for a development on the subject property that is appropriate in location, use, scale, and context. The proposed request on the subject property is consistent with development trends in the area and with the adjacent developments. However, should this request be approved, it will impact the ratio of nonresidential to residential development in the Regional Center FLU area around IH-35 and Westinghouse Road, by entitled more than 25% of the area to residential uses.

Meetings Schedule

March 16, 2021 – Planning and Zoning Commission

March 23, 2021 – City Council First Reading of the Ordinance

April 13, 2021 – City Council Second Reading of the Ordinance

Public Notification

As required by the Unified Development Code, all property owners within a 300-foot radius of the subject property were notified of the Zoning Map Amendment request (19 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper (February 28, 2021) and signs were posted on-site. To date, staff has received one (1) written comment in favor two (2) in opposition to the request.

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Future Land Use Map

Exhibit 3 – Zoning Map

Exhibit 4 – PUD Development Plan

Exhibit 5 – Letter of Intent



Exhibit 6 – Public Comment

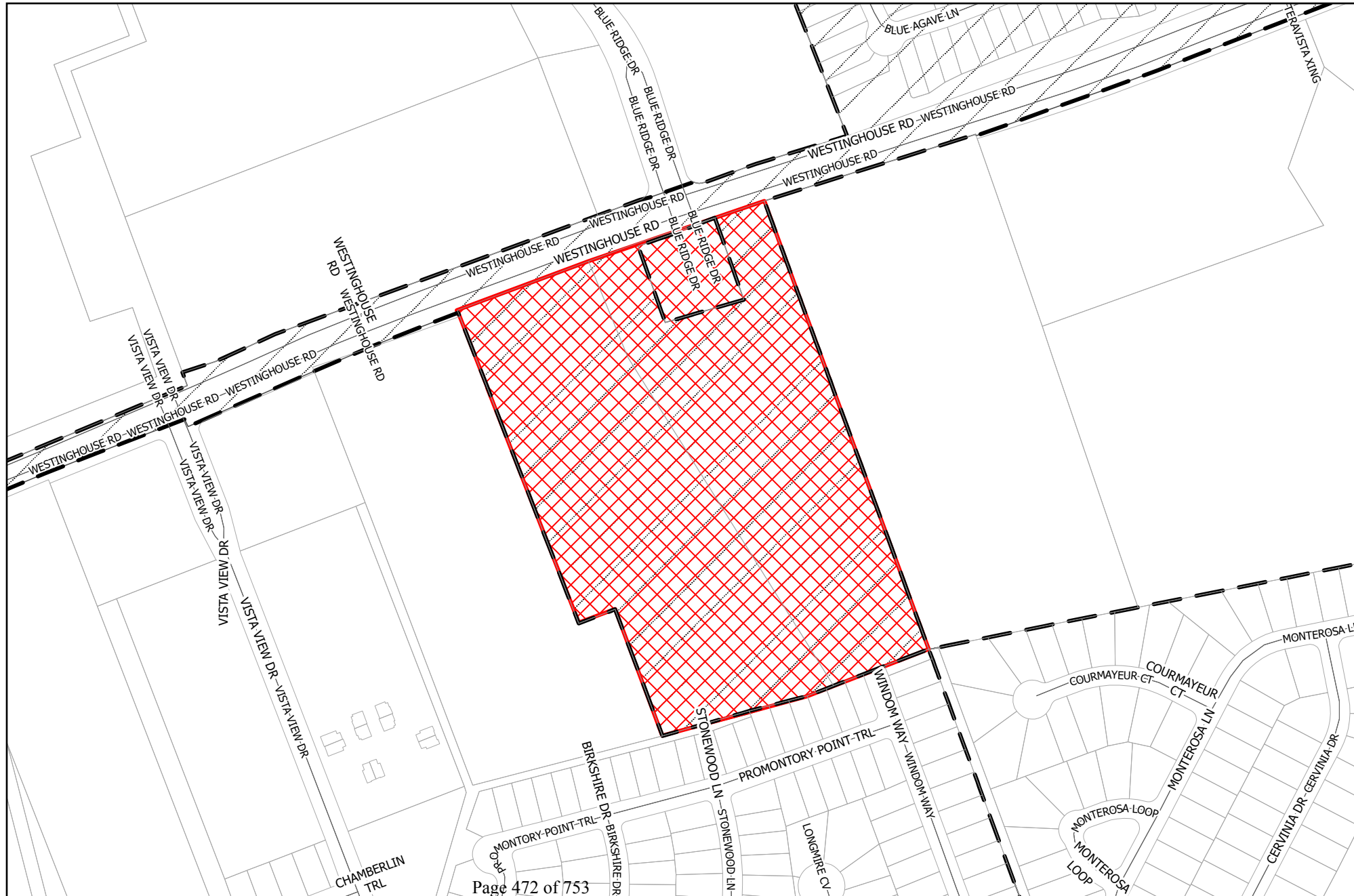
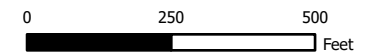


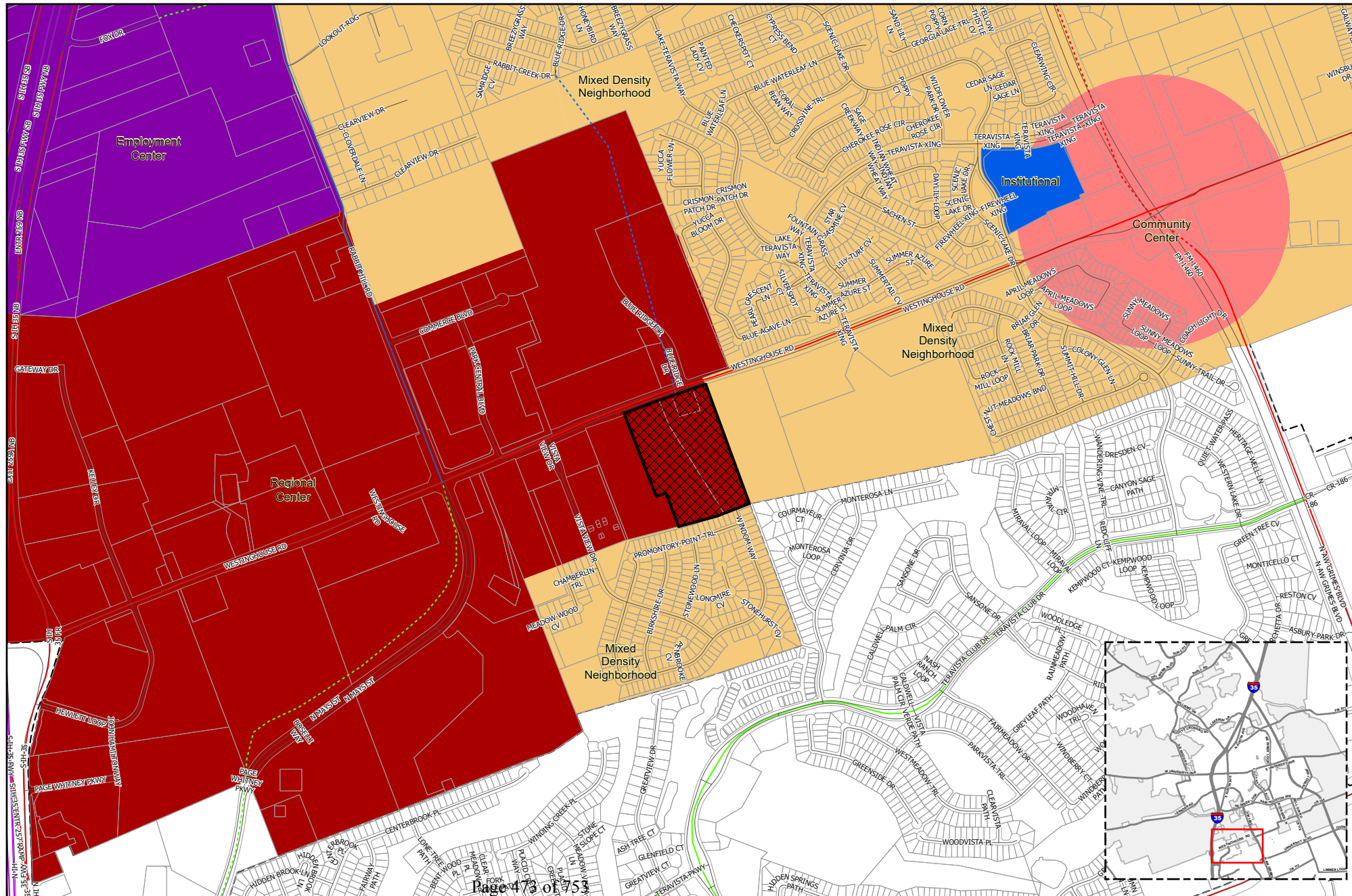
LOCATION

2020-12-ANX

Exhibit #1

-  Site
-  Parcels
-  City Limits
-  Georgetown ETJ





FUTURE LAND USE/ OVERALL TRANSPORTATION PLAN

2020-12-ANX

Exhibit #2

- Site
- Parcels
- City Limits
- Georgetown ETJ
- Future Land Use**
- Community Center
- Employment Center
- Institutional
- Mining
- Mixed Density Neighborhood
- Neighborhood
- Open Space
- Parks and Recreation
- Regional Center
- Rural Residential
- Special Area
- Thoroughfare**
- Existing Freeway
- Existing Major Arterial
- Existing Minor Arterial
- Existing Collector
- Proposed Freeway
- Proposed Major Arterial
- Proposed Minor Arterial
- Proposed Collector
- Proposed Rail

0 500 1,000
Feet



ZONING

2020-12-ANX

Exhibit #3

- Site
 - PUD
 - City Limits
 - Courthouse View Overlay
 - Old Town Overlay
 - Historic Overlay
 - Downtown Overlay
 - SPO Overlay
 - Gateway Overlay
 - Parcels
 - Georgetown ETJ
- Zoning**
- AG - Agriculture
 - BP - Business Park
 - C-1 - Local Commercial
 - C-3 - General Commercial
 - CN - Neighborhood Commercial
 - IN - Industrial
 - MF-1 - Low-Density Multi-family
 - MF-2 - High-Density Multi-family
 - MH - Manufactured Housing
 - MU-DT - Mixed-Use Downtown
 - OF - Office
 - PF - Public Facility
 - RE - Residential Estate
 - RL - Residential Low-Density
 - RS - Residential Single-Family
 - TF - Two-Family
 - TH - Townhouse

0 500 1,000 Feet

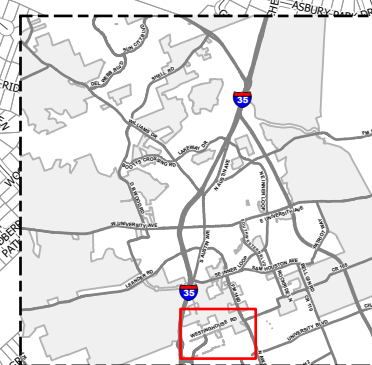
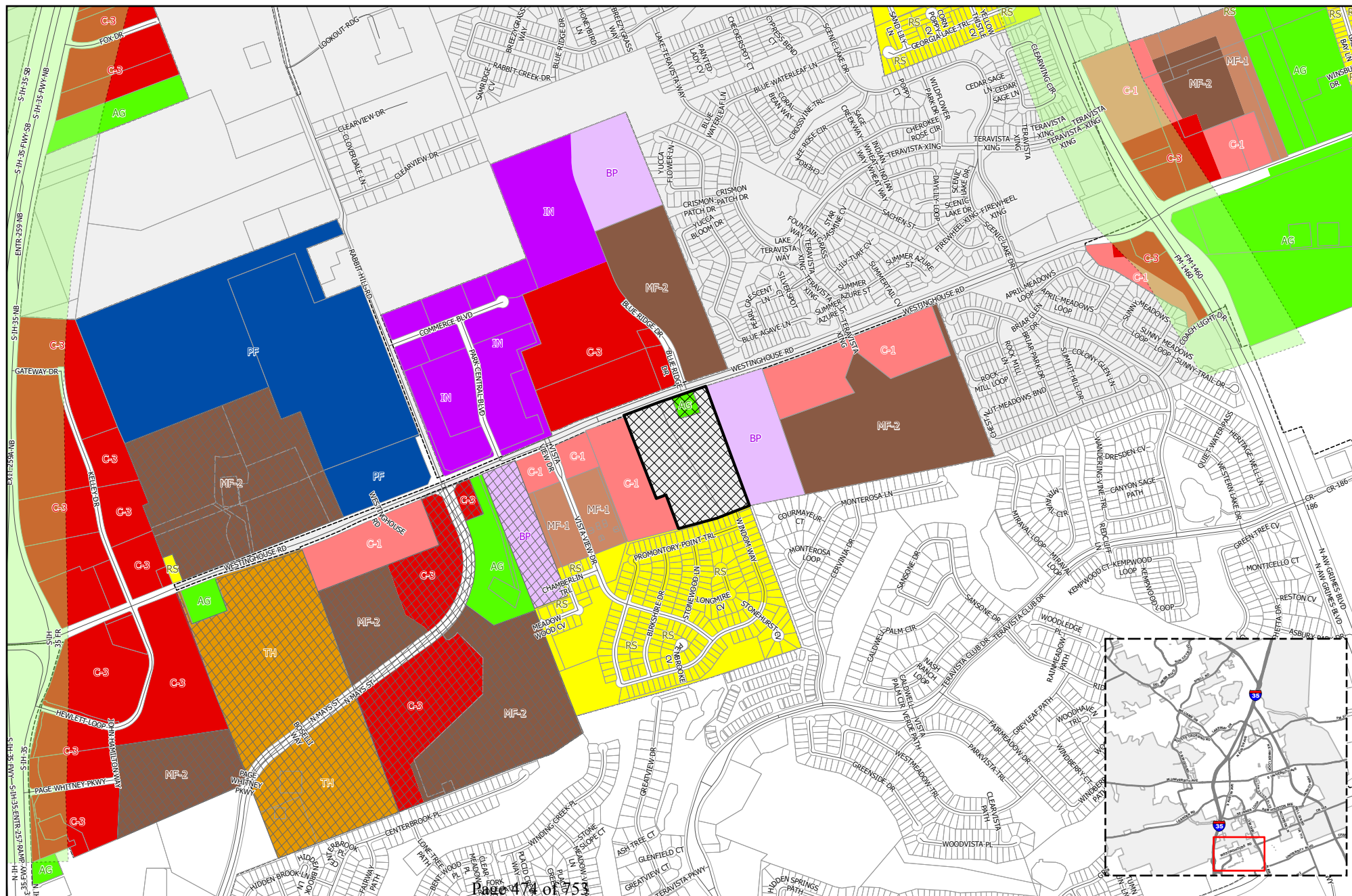


Exhibit A
Johnson Place
Planned Unit Development Plan
2020-12-ANX

- **Purpose and Intent**

The Johnson Place PUD (PUD) is composed of approximately 22.26 acres within the Barney C. Low Survey, Abstract 385, Williamson County, Texas, as described in Exhibit B (Legal Description). The 22.26-acre PUD is in compliance with and will be developed in accordance with the Georgetown Unified Development Code as adopted through November 2, 2020 (UDC), except as established in this exhibit.

The purpose of the PUD is to create a well-planned commercial and residential district that compliments the surrounding land uses, offers well-designed internal connections between uses, and preserves Georgetown's cultural and architectural heritage. This PUD provides for both commercial uses and residential uses to accomplish the goals of the 2030 Plan Land Use Element. Policy LU.1 and Regional Center Future Land Use Designation encourages a mixture and balance of commercial and residential uses that complement one another and promote a "complete neighborhood."

A unique feature of the property is the existing historic Johnson House near the northern boundary of the PUD along Westinghouse Road. The two-story limestone home with a two-story front porch was constructed in the 1850's, and is one of the oldest buildings in Georgetown. The historic Johnson House will set the architectural character of the PUD where all buildings will be designed to complement and enhance the home's timeless architecture and local materials. The Johnson House itself will be restored and re-purposed to serve as a commercial space, and the PUD design intent is to celebrate the restored home by making it a focal point, surrounded by complimentary new commercial buildings. This adaptive re-use of the historic Johnson House preserves a valuable piece of Georgetown's cultural heritage and revives a unique asset for economic development. By giving the historic home a useful role in the current economic life of the community, this adaptive re-use is a positive and effective way to provide for the home's ongoing maintenance and preservation.

- **Applicability and Base Zoning**

All aspects regarding the development of this PUD shall comply with the UDC, and other applicable provisions in the City's Code of Ordinances, except as modified within this PUD or the exhibits attached to the PUD Ordinance.

The PUD will have three character and use zones, as described below:

- Area A – Local Commercial (C-1) base zoning. Commercial uses with a focus on the adaptive re-use of the historic Johnson House, and the development of new commercial buildings that complement and enhance the historic home.
- Area B – High Density Multifamily (MF-2) base zoning. High-density residential use with integrated pedestrian connections to the commercial uses in Area A.
- Area C – Low Density Multifamily (MF-1) base zoning. Low density residential to be compatible with the adjacent Vera Vista single family community to the south, and integrated pedestrian connections to Area A and Area B.

This PUD allows the flexibility to mix various land uses and define boundaries during the site planning process. Each plat or site plan submitted to the City will identify the use at the time of submittal to the City. All development within the PUD will comply with the modified development standards of this PUD. In the case that this PUD does not address a specific City requirement, the Georgetown UDC shall apply. In the event of a conflict between this PUD and the identified base zoning district, this PUD shall control.

- **Allowable Uses**

Area – A:

The uses allowed within the PUD Area-A shall comply with the list of allowed and prohibited uses defined in the UDC Zoning Use Table 5.04.010 for the Local Commercial (C-1) base district with the following exceptions.

The following Local Commercial (C-1) uses shall not be permitted in this Area:

- Home Health Care Services
- Laundromat
- Funeral Home
- Self-Storage, Indoor
- Pest Control or Janitorial Services
- Automobile Parts & Accessories Sales, Indoor
- Fuel Sales
- Car Wash

Area – B:

The uses allowed within the PUD Area-B shall comply with the list of allowed and prohibited uses defined in the UDC Zoning Use Tables 5.02.010 and 5.04.010 for the High Density Multifamily (MF-2) base district with the following exceptions.

The following High Density Multifamily (MF-2) uses shall not be permitted in this Area:

- Group Home (7 to 15 residents)
- Group Home (16 residents or more)
- Assisted Living
- Nursing or Convalescent Home
- Hospice Facility
- Orphanage
- Student Housing
- Rooming or Boarding House
- Halfway House

The following uses shall be permitted in this Area:

- Multifamily, Detached Dwelling Units

Area – C:

The uses allowed within the PUD Area-C shall comply with the list of allowed and prohibited uses defined in the UDC Zoning Use Tables 5.02.010 and 5.04.010 for the Low Density Multifamily (MF-1) base districts with the following exceptions.

The following Low Density Multifamily (MF-1) uses shall not be permitted in this Area:

- Group Home (7 to 15 residents)
- Assisted Living
- Nursing or Convalescent Home
- Hospice Facility
- Orphanage
- Student Housing
- Rooming or Boarding House
- Halfway House

Phased Mix of Uses:

To fulfill the City's vision for this property specified in the 2030 Comprehensive Plan, support the 2030 Plan goals of a balance of land uses and lack of neighborhood services within this major east-west corridor, and fulfill the vision set forth for the Johnson Place PUD, this PUD identifies minimum commitments for commercial, and entertainment space in the project. Residential uses shall be phased into the project to ensure a balance of supportive land uses, as follows:

- The ratio of commercial space in Area A to residential space in Areas B and C shall be 1:1 until 10,000 square feet of gross floor area of commercial building

space (exclusive of site features such as but not limited to off street parking, setbacks, and site landscaping) is delivered in Area A. This will allow the commercial and multi-family areas to be reviewed and approved at the same time until completion of at least 10,000 square feet of commercial building space.

- **Land Use Plan**

Exhibit C attached is a PUD Concept Plan intended to visually convey the design intent for the PUD. Approval of this PUD does not constitute plat or site plan approval, and all development related approvals required by the UDC are still required.

- **Vehicular & Pedestrian Circulation**

Development shall comply with the applicable provisions in UDC Chapter 12 governing pedestrian and vehicular circulation. Primary access to and from the PUD shall be located at the entrance along Westinghouse Road as illustrated on **Exhibit D**. Secondary access to and from the PUD shall be located at a secondary entrance on Westinghouse Road, as conceptually illustrated on **Exhibit D**. Along with the pedestrian circulation design standards outlined in UDC Chapter 12, development of this PUD shall include pedestrian street connections at the main entrance on Westinghouse Road. The pedestrian connections will internally link all buildings, open spaces and gathering spaces to allow for full pedestrian maneuverability.

- **Architectural Criteria**

The new commercial buildings within Area A will be architecturally harmonious with the historic Johnson House with references to the house's form, materials, wood details, and roof slopes, but in a modern way to not imitate or duplicate the architectural style of the historic home. Buildings in Area A will include architectural features such as: covered outdoor porches, visible structural beams and posts, exposed rafter tails, exposed roof structure elements, and gable roofs.

- **Impervious Cover**

The PUD site is located over the Edwards Aquifer. Per the UDC, the impervious cover limit is established at:

- 70% in Area A, the Local Commercial (C-1) base zoning district,
- 50% in Area B, the High Density Multifamily (MF-2) based zoning district, and
- 50% in Area C, the Low Density Multifamily (MF-1) base zoning district

Per the UDC Section 11.02.010, increased impervious cover may be available if a development meets certain waiver criteria.

- **Building Height**

To achieve the design intent of respecting and enhancing the Johnson House, new structures within Area A will be limited to two stories and up to thirty-five feet (35') in height.

Area B is not adjacent to a single-family residential neighborhood or to the historic Johnson House. New structures within Area B may be up to four stories and up to fifty feet (50') in height.

To ensure compatibility with the existing single-family residential neighborhood to the south, new structures within Area C will be limited to two stories and a maximum height of 30'.

- **Parking**

Parking shall be provided in accordance with Chapter 9 of the UDC.

When easements and cross-access conflict with shade tree street yard requirements, the tree planting area shall be set back to accommodate the planting of shade trees.

- **Exhibits:**

Exhibit A – PUD Development Plan

Exhibit B – Legal Description

Exhibit C – PUD Concept Plan

Exhibit D – Preliminary Driveway Plan

Exhibit B
Legal Description

DESCRIPTION

DESCRIBING A 22.27 ACRE TRACT OF LAND IN THE BARNEY C. LOW SURVEY A-385, WILLIAMSON COUNTY, TEXAS, SAME BEING ALL OF OR A PORTION OF THE FOLLOWING THREE TRACTS OF LAND:

- 1) ALL OF THAT CERTAIN 11.26 ACRE TRACT OF LAND DESCRIBED IN A REPLACEMENT WARRANTY DEED TO JOHN MARTIN DEES AND WIFE, JANICE LYNN DEES, EXECUTED ON DECEMBER 2, 2010 AND RECORDED IN DOCUMENT NUMBERS 2011002616, OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE,
- 2) A PORTION OF THAT CERTAIN 2.0 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO CHARLES J. JOHNSON AND WIFE, VIRGINIA L. JOHNSON, EXECUTED ON DECEMBER 16, 1974 AND RECORDED IN VOLUME 601, PAGE 68, DEED RECORDS OF SAID COUNTY AND STATE,
- 3) A PORTION OF THAT CERTAIN 60.00 ACRE TRACT OF LAND DESCRIBED AS THE FIRST TRACT IN A WARRANTY DEED TO CHARLES J. JOHNSON, EXECUTED ON AUGUST 18, 1981 AND RECORDED IN VOLUME 848, PAGE 817, DEED RECORDS OF SAID COUNTY AND STATE,

SAID 22.27 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an iron rod at the northeast corner of the remnant portion of said 60.00 acre tract, as shown on a survey map signed by William F. Forest, Jr., R.P.L.S. No. 1847 and dated January 21, 2020, same being the southeast corner of that certain 0.130 of an acre tract of described as Exhibit "B" in a deed to Williamson County, Texas as recorded in Document Number 2008011388, Official Public Records of said County and State, in the south right-of-way line of Westinghouse Road and in the west line of that certain 15.933 acre tract of land described in a deed to GT-WR DEVELOPMENT I, LLC as recorded in Document Number 2017119571, Official Public Records of said County and State;

THENCE, with the east line of said remnant portion of 60.00 acre tract, same being the west line of said 15.933 acre tract, S20°12'41"E, 1219.56 feet to an iron rod at the southeast corner of said remnant portion of 60.00 acres, as shown on said survey map, same being the southwest corner of said 15.933 acre tract, the northwest corner of Teravista Section 13B, a subdivision recorded in Document Number 2007091715, Official Public Records of said County and State and the northeast corner of Vista Pointe Subdivision Phase Two, a subdivision recorded in Document Number 2019099524, Official Public Records of said County and State;

THENCE, with the south line of said remnant portion of 60.00 acre tract and the south line of said 11.26 acre tract, same being the north line of said Vista Pointe Subdivision Phase Two, the following three courses:

- 1) S68°52'44"W, 271.55 to an iron rod at the southwest corner of said remnant portion of 60.00 acre tract, as shown on said survey map, same being the southeast corner of said 11.26 acre tract;
- 2) S68°40'51"W, 69.09 feet to a calculated point;
- 3) S75°25'58"W, 373.45 feet to a calculated point at the southwest corner of said 11.26 acre tract, same being the southeast corner of that certain 11.5029 acre tract of land described in a deed to DPS Georgetown 2000, LLC as recorded in Document Number 2017011892, Official Public Records of said County and State;

THENCE, with the west line of said 11.26 acre tract, same being the east line of said 11.5029 acre tract, the following three courses:

- 1) N21°09'33"W, 341.19 feet to a calculated point;
- 2) S68°50'27"W, 100.00 feet to a calculated point;
- 3) N21°09'33"W, 860.84 feet to an iron rod at the northwest corner of said 11.26 acre tract, as shown on said survey map, same being the northeast corner of said 11.5029 acre tract, the southwest corner of that certain 484 square foot tract of land described as Exhibit "C" in said deed recorded in Document Number 2008011388, Official Public Records of said County and State and in the south right-of-way line of said Westinghouse Road;

THENCE, with the north line of said 11.26 acre tract, the north line of the remnant portion of said 2.0 acre tract and the north line of said remnant portion of 60.00 acre tract, same being the south line of said deed recorded in Document Number 2008011388, Official Public Records of said County and State and the south line of said Westinghouse Road, the following four courses:

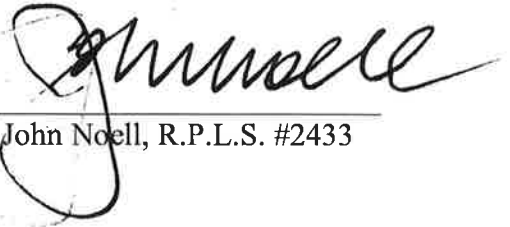
- 1) N69°35'21"E, 358.42 feet to an iron rod, as shown on said survey map;
- 2) N69°29'25"E, 42.60 feet to an iron rod, as shown on said survey map;
- 3) Along a curve to the right having a radius of 4944.00 feet, an arc length of 225.94 feet, a central angle of 2°37'06" and a chord which bears N70°52'52"E, 225.92 feet to an iron rod, as shown on said survey map;
- 4) N72°16'13"E, 205.40 feet to the POINT OF BEGINNING and containing 22.27 acres of land.

EXHIBIT "A"
Dunaway/UDG #6252
F.N. #1585

Barney C. Low Survey A-385
Williamson County, Texas
Page 3 of 4

Field Notes Prepared by:
Dunaway/UDG
5707 Southwest Parkway
Building 2, Suite 250
Austin, Texas 78735
(512) 306-8252
TBPLS NO. 10065900
Map attached.




John Noell, R.P.L.S. #2433
October 27, 2020
Date

Basis of Bearings: The bearing basis for this survey is the State Plane Coordinate System, NAD83, Texas Central Zone, (4203), GEOID: 12A Datum: NAVD88, Convergence: 1°22'15.67", as shown on a survey map signed by William F. Forest, Jr., R.P.L.S. No. 1847 and dated January 21, 2020.

References: WCAD: R508658, R039947 and R039939 Austin Grid: MM-49

Additional R.O.W.
Exhibits "A", "B" and "C"
Doc. No. 2008011388

Westinghouse Road

N69°35'21"E

N69°29'25"E

N72°16'13"E

POINT OF BEGINNING
22.27 ACRES
FIELD NOTE #1585

358.42'
Charles J. Johnson and wife,
Virginia L. Johnson
Remnant portion of 2.0 acres
Vol. 601, Pg. 68

42.60'

205.40'

860.84'

DPS Georgetown
2000, LLC
11.5029 Acres
Doc. No. 2017011892

John Martin Dees and wife,
Janice Lynn Dees
11.26 Acres
Doc. No. 2011002616

Charles J. Johnson
Remnant portion of 60 acres
Vol. 848, Pg. 817

GT-WR DEVELOPMENT I, LLC
15.933 Acres
DOC. NO. 2017119571

N21°09'33"W

22.27 ACRES

S20°12'41"E 1219.56'

C1
R=4944.00'
D=02°37'06"
A=225.94'
T=112.99'
C=225.92'
CB=N70°52'52"E

S68°50'27"W
100.00'

N21°09'33"W 341.19'

LEGEND

● IRON ROD

S68°52'44"W
271.55'

S75°25'58"W
373.45'

S68°40'51"W
69.09'

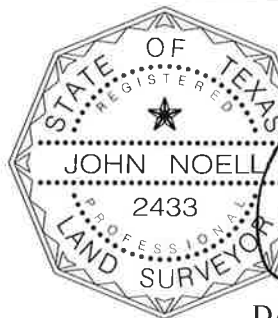
Vista Pointe Subdivision Phase Two
Doc. No. 2019099524

Teravista Section 13B
Doc. No. 2007091715

SCALE: 1" = 200'

DUNAWAY

TX Registered Engineering Firm #F-1114
5707 SOUTHWEST PARKWAY
BUILDING 2, SUITE 250
AUSTIN, TX 78735
PHONE: 512-306-8252
TBPLS 10065900

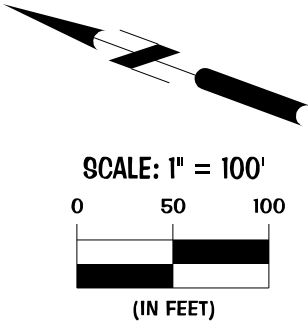
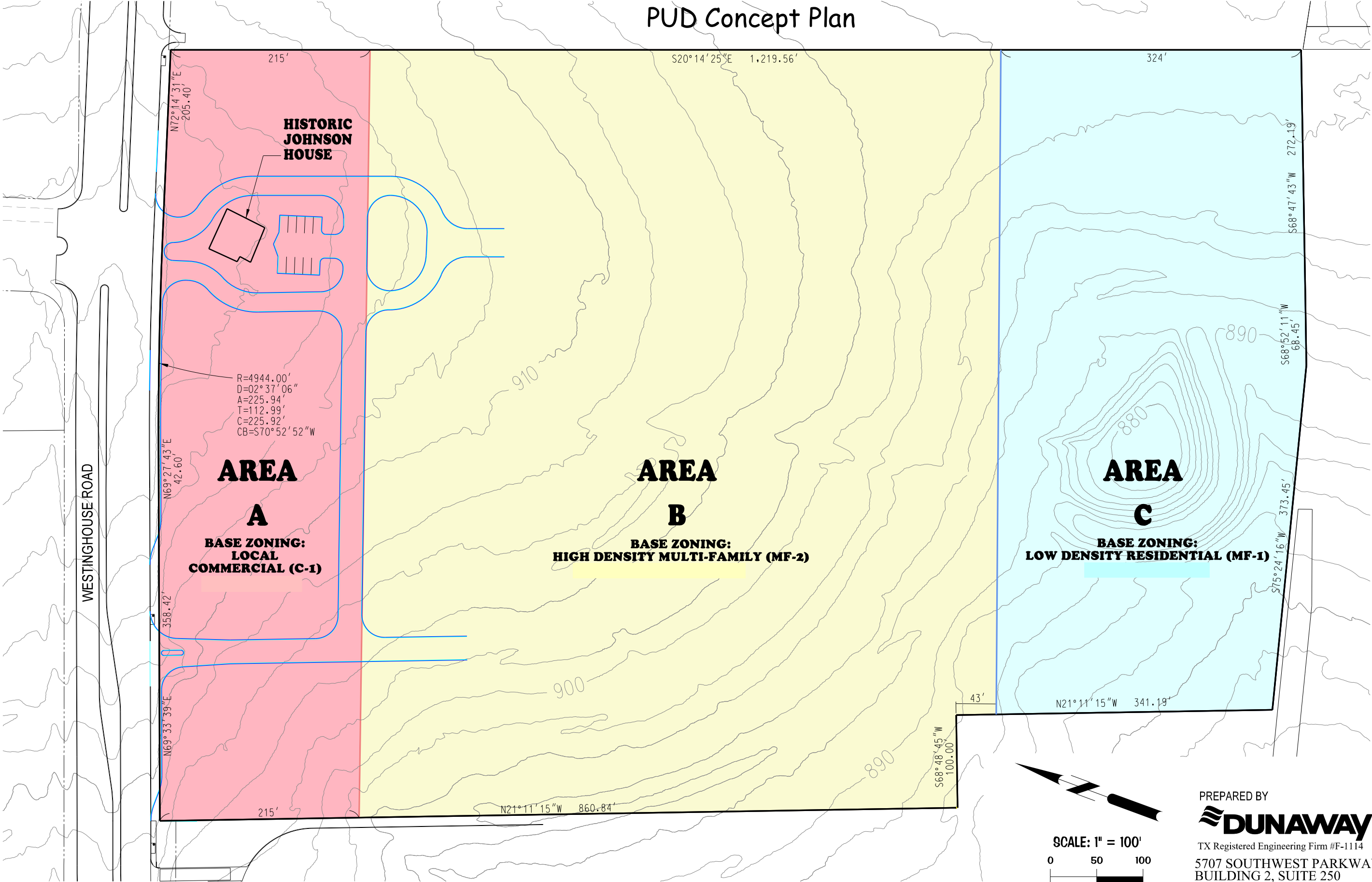


DATE: OCTOBER 27, 2020

FIELD NOTE #1585 TO ACCOMPANY THIS MAP

SHEET 4 OF 4

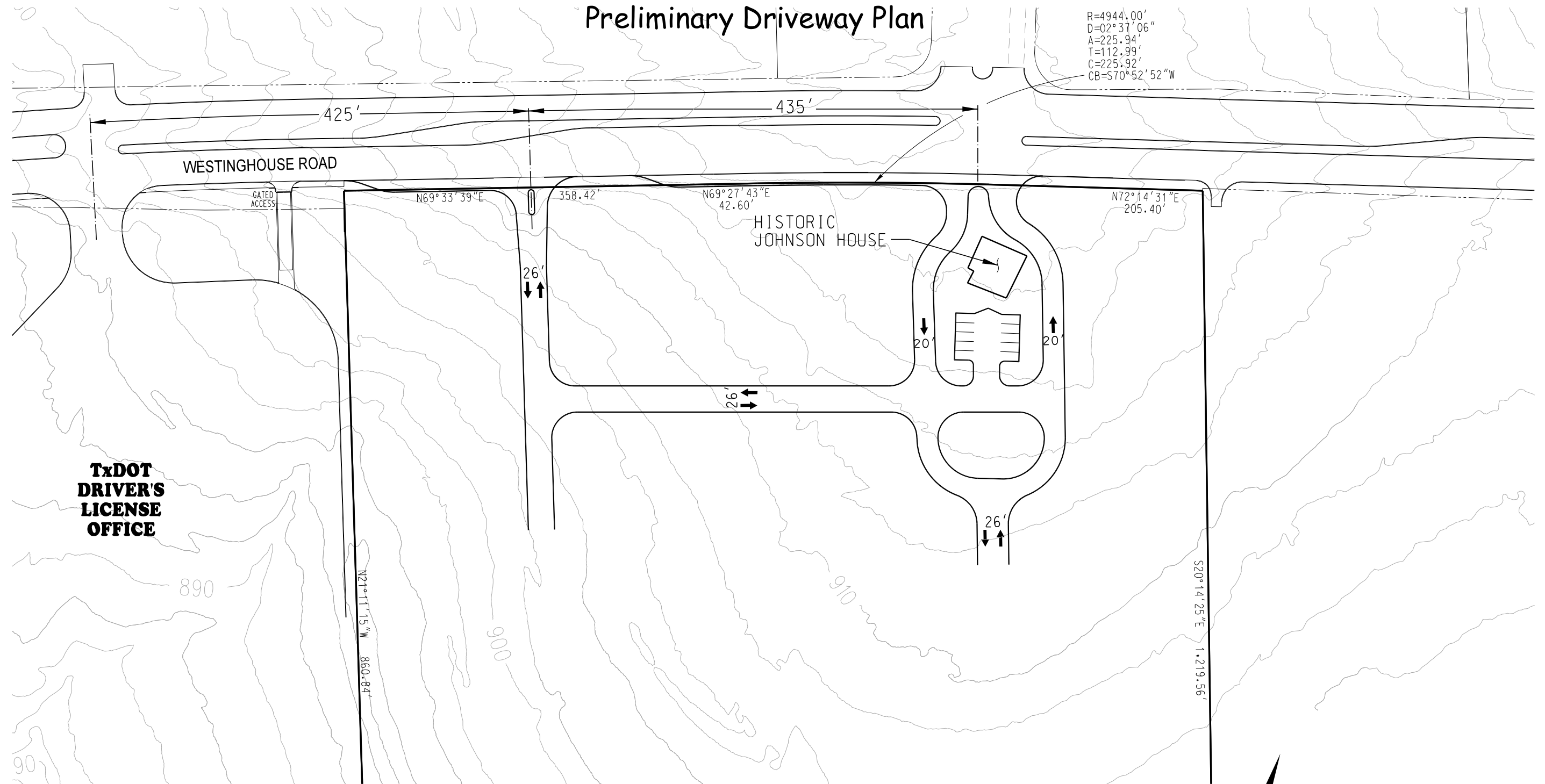
Exhibit C
PUD Concept Plan



PREPARED BY
DUNAWAY
TX Registered Engineering Firm #F-1114
5707 SOUTHWEST PARKWAY
BUILDING 2, SUITE 250
AUSTIN, TX 78735
PHONE: 512-306-8252
1/3/2021

Exhibit D Preliminary Driveway Plan

R=4944.00'
D=02°37'06"
A=225.94'
T=112.99'
C=225.92'
CB=S70°52'52"W



**TxDOT
DRIVER'S
LICENSE
OFFICE**

HISTORIC
JOHNSON HOUSE

PRELIMINARY DRIVEWAY ACCESS EXHIBIT

SCALE: 1" = 100'
0 50 100
(IN FEET)

PREPARED BY
DUNAWAY
TX Registered Engineering Firm #F-1114
5707 SOUTHWEST PARKWAY
BUILDING 2, SUITE 250
AUSTIN, TX 78735
PHONE: 512-306-8252
1/3/2021

October 29, 2020

City of Georgetown
Planning Department
Georgetown, Texas

RE: Letter of Intent for Annexation of 22.26 acres at 1100 and 1200 Westinghouse Road, Georgetown, Texas

The purpose of this letter is to outline the owners' intent to request voluntary annexation into the City of Georgetown.

- The subject property is contiguous to the current city limits.
- The total size of the property is 22.26 acres.
- The current use of the property is agriculture with one single family residence.
- There is a single resident living on the subject property.

APPROVAL CRITERIA (ANNEXATION)

- A. We believe the application is complete and the field notes, exhibits, and other information contained within the application are sufficient and correct enough to allow adequate review and final action.
- B. The benefits of the annexation promote the health, safety and general welfare of the City, as well as the safe, orderly, and healthful development of the City. The subject property is surrounded on all four sides by property within the Georgetown city limits. Annexing the subject property will aid in consistency and compatibility of planning and land use between the subject property and the neighboring properties.
- C. The application is consistent with the City's adopted long-range plans and annexation policies. The property is surrounded on all four sides by property within the Georgetown city limits. The Future Land Use for this area is Mixed Use Community, which we would be achieving with the Planned Unit Development requested.

APPROVAL CRITERIA (REZONING)

- A. We believe the application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action.

- B. The zoning change is consistent with the Comprehensive Plan. As described above, the Future Land Use for this area is Mixed Use Community, which we would be achieving with the PUD requested.
- C. The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City. The front and middle sections of the property (Area A and Area B) are ideal for commercial uses on a major roadway with convenient access to Interstate 35. The rear section of the property (Area C) is appropriate for low density residential to be compatible with the adjacent Vista View single family residential community to the south. The adjacent land uses on each side are commercial, which is a complementary use.
- D. The proposed PUD enhances the present zoning and conforming uses of nearby property and the character of the neighborhood. Examples of this enhancement include:
 - a. The adjacent property to the east is vacant land zoned BP-Business Park. The presence of a quality multi-use development next door will support a business park. Business owners and managers will be more likely to choose this location for their business if they know that their employees can find commercial services and housing options nearby.
 - b. The adjacent property to the south is the Vista View subdivision zoned RS-Residential Single Family. To ensure compatibility, commercial uses will not be permitted in the rear portion of the PUD which will be limited to two-story residential.
 - c. The adjacent property to the west is the Texas Department of Public Safety driver's license office zoned C-1 Local Commercial. The commercial uses in the PUD will benefit from the daily activity and patrons visiting the driver's license office.
 - d. The property to the north across Westinghouse Road includes a large vacant parcel zoned C-3 General Commercial with a planned convenience store and medical office building. There is also a parcel zoned MF-2 High Density Multifamily that is currently under construction. The commercial and residential uses in the PUD will be complementary to the commercial and residential uses across Westinghouse Road. The variety of complementary uses together with the new traffic signal and the proposed restoration of the historic Johnson House, reflect the orderly and logical development of this area of Georgetown.
- E. The property to be rezoned is suitable for uses permitted by the PUD district that would be applied by the proposed amendment. We propose a combination of commercial and residential land uses for the property. The new traffic signal will allow safe ingress and egress for vehicles, as well as pedestrian access across Westinghouse Road. The property has a gentle slope that will facilitate safe drives and pedestrian sidewalks within the site. The property contains an historic home (the Johnson House) that was built and occupied in the 1850's by Swedish immigrants. The home is not occupied currently and needs to be restored. The PUD would facilitate the preservation, restoration, and re-use of this high priority historic home. With many historic architectural details including a second story balcony enjoying views to the southeast, this well-built limestone home will make an excellent professional office (e.g. attorney, architects, etc.).

The applicant reserves the right to pull this annexation application from consideration at any time during the proceedings.

With this signed petition for voluntary annexation, the landowners understand that construction of any capital improvements necessary for development on the property will not be the responsibility of the City of Georgetown if approved for annexation; rather, such improvements will occur through non-City financial assistance through the subdivision and construction process.

Sincerely,

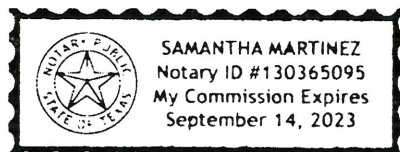


Charles J. Johnson

State of Texas
County of Williamson

Before me, (Samantha Martinez), on this day personally appeared
Charles J. Johnson, known to me (or proved to me on the oath of
_____ or through (Texas Driver License) to be the
person whose name is subscribed to the foregoing instrument and acknowledged to me that he
executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 2nd day of November, (year) 2020


Notary Public's Signature

Sincerely,

Janice Lynn Dees
Janice Lynn Dees

State of Texas

County of Dallas

Before me, (*BLAKE ALDREDGE WRIGHT*), on this day personally appeared
JANICE DEES, known to me (or proved to me on the oath of
_____ or through (*DRIVERS LICENSE*) to be the
person whose name is subscribed to the foregoing instrument and acknowledged to me that he
executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 29 day of OCT, ²⁰²⁰ (year).

Blake Aldredge Wright
Notary Public's Signature





CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

Comments from Neighboring Property Owners

You are being notified as a requirement of the City of Georgetown Code of Ordinances. You are invited to express your views or concerns regarding the – described petition by returning this comment form and/or by attending one or both of the scheduled public hearings on the matter.

Project Name/Address: 1100 & 1200 Westinghouse Road

Project Case Number: 2020-12-ANX P&Z Date: March 16, 2021 Case Manager: Ethan Harwell

Name of Respondent: Janice Lynn Dees
(Please print name)

Signature of Respondent: Janice L Dees
(Signature required for protest)

Address of Respondent: 1100 Westinghouse Rd.
(Address required for protest)

I am in FAVOR: ☒ I OBJECT: ☐

Additional Comments:

This project would be a beautiful addition to the area.
The historic restoration of the old Johnson House
would be a wonderful jewel for this project.

Written comments may be sent to City of Georgetown Planning Department, P. O. Box 409, Georgetown, Texas 78627. Emailed comments may be sent to planning@georgetown.org. Any such comments may be presented to the Commission.



CITY OF GEORGETOWN
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Project Name/Address: 1100 & 1200 Westinghouse Road

Project Case Number: 2020-12-ANX P&Z Date: March 16, 2021 Case Manager: Ethan Harwell

Name of Respondent: Javier Hernandez
(Please print name)

Signature of Respondent: _____
(Signature required for protest)

Address of Respondent: 4104 Promontory Point Trail, Georgetown, TX
(Address required for protest) 78626

I am in FAVOR: _____

I OBJECT: ☒ _____

Additional Comments:

| | |
|----------------------------------|---|
| _____ _____ _____ _____ | RECEIVED MAR 04 2021 CITY OF GEORGETOWN PLANNING DEPARTMENT |
|----------------------------------|---|

Written comments may be sent to City of Georgetown Planning Department, P. O. Box 409, Georgetown, Texas 78627. Emailed comments may be sent to planning@georgetown.org. Any such comments may be presented to the Commission.



CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

Comments from Neighboring Property Owners

You are being notified as a requirement of the City of Georgetown Code of Ordinances. You are invited to express your views or concerns regarding the – described petition by returning this comment form and/or by attending one or both of the scheduled public hearings on the matter.

Project Name/Address: 1100 & 1200 Westinghouse Road

Project Case Number: 2020-12-ANX P&Z Date: March 16, 2021 Case Manager: Ethan Harwell

Name of Respondent: Cynthia Hernandez
(Please print name)

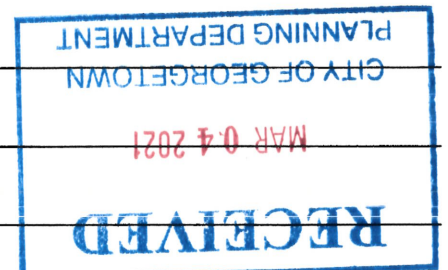
Signature of Respondent: *Cula [Signature]*
(Signature required for protest)

Address of Respondent: 4104 Promontory Point Trail,
(Address required for protest) Georgetown, TX 78626

I am in FAVOR: _____

I OBJECT: ☒ _____

Additional Comments:



Written comments may be sent to City of Georgetown Planning Department, P. O. Box 409, Georgetown, Texas 78627. Emailed comments may be sent to planning@georgetown.org. Any such comments may be presented to the Commission.

Johnson Place PUD 2020-12-ANX

City Council First Reading
April 13, 2021

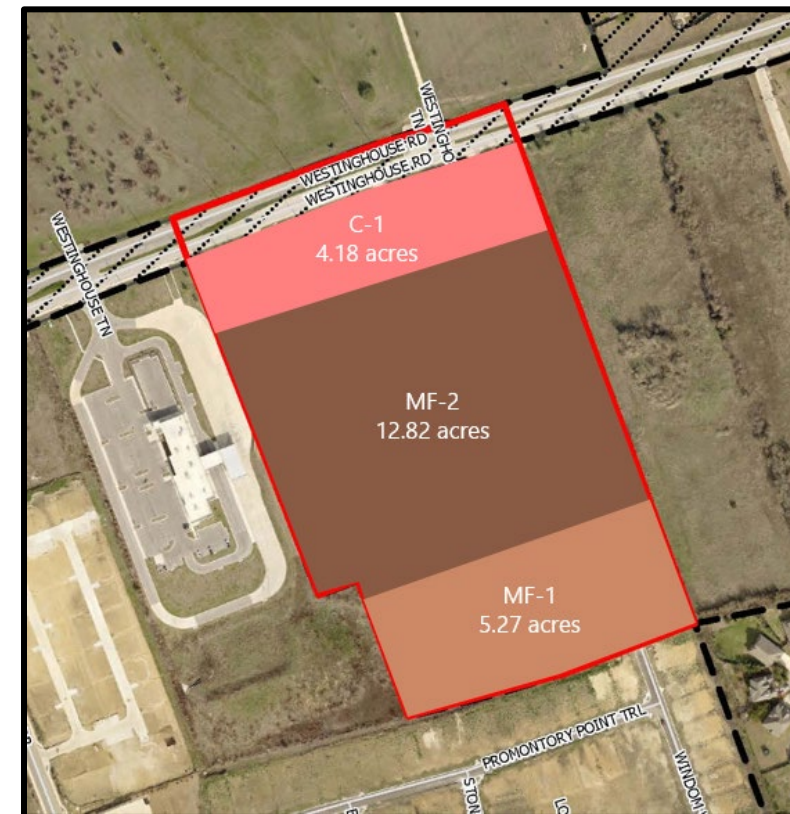
Item Under Consideration

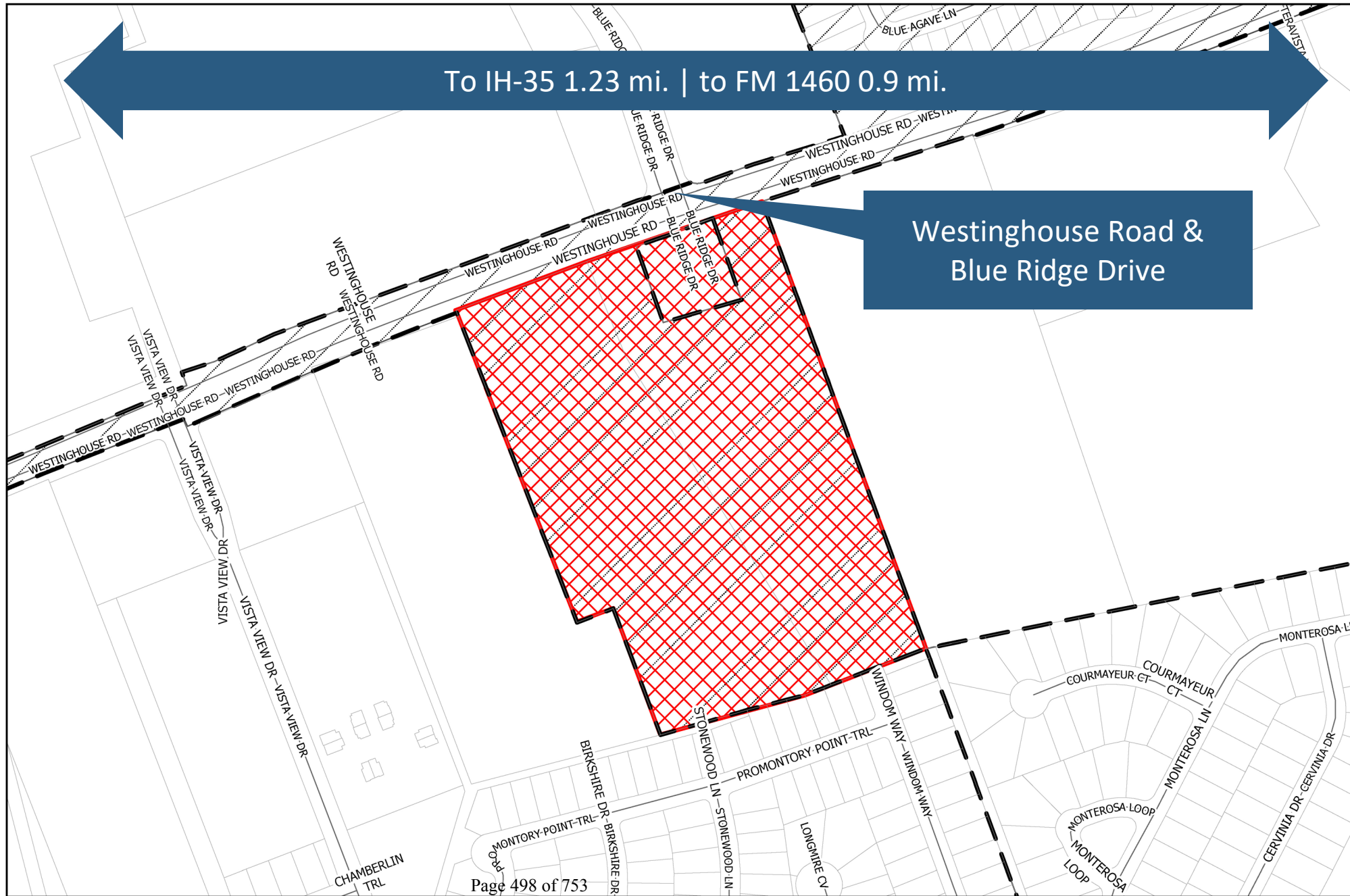
2020-12-ANX

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

Property History

- 2011 Annexation Area #8
 - Annexation agreement for the area around the homestead approved under a 15-year term.
- 2020 Request
 - Annexation w/ Initial Zoning was approved by P&Z, but denied by City Council:
 - P&Z Local Commercial (C-1), High Density Multi-Family (MF-2), and Low Density Multi-Family (MF-1)
- 2021 New Request
 - Planned Unit Development
 - Historic Landmark Designation








LOCATION

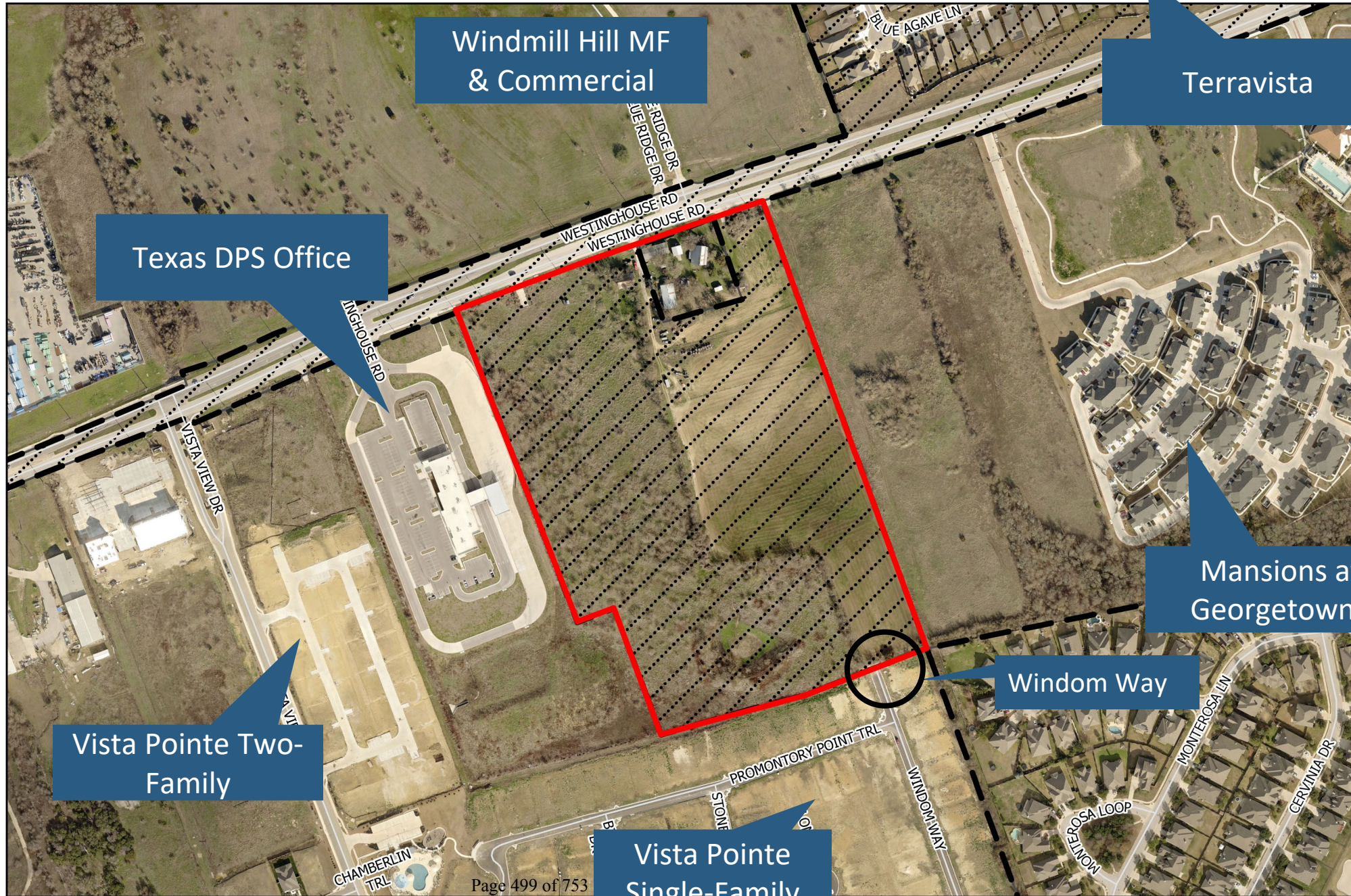
2020-12-ANX

Exhibit #1

-  Site
-  Parcels
-  City Limits
-  Georgetown ETJ



0 250 500
Feet



Windmill Hill MF
& Commercial

Terravista

Texas DPS Office



AERIAL

2020-12-ANX

- Site
- City Limits
- Georgetown ETJ

Mansions at
Georgetown I

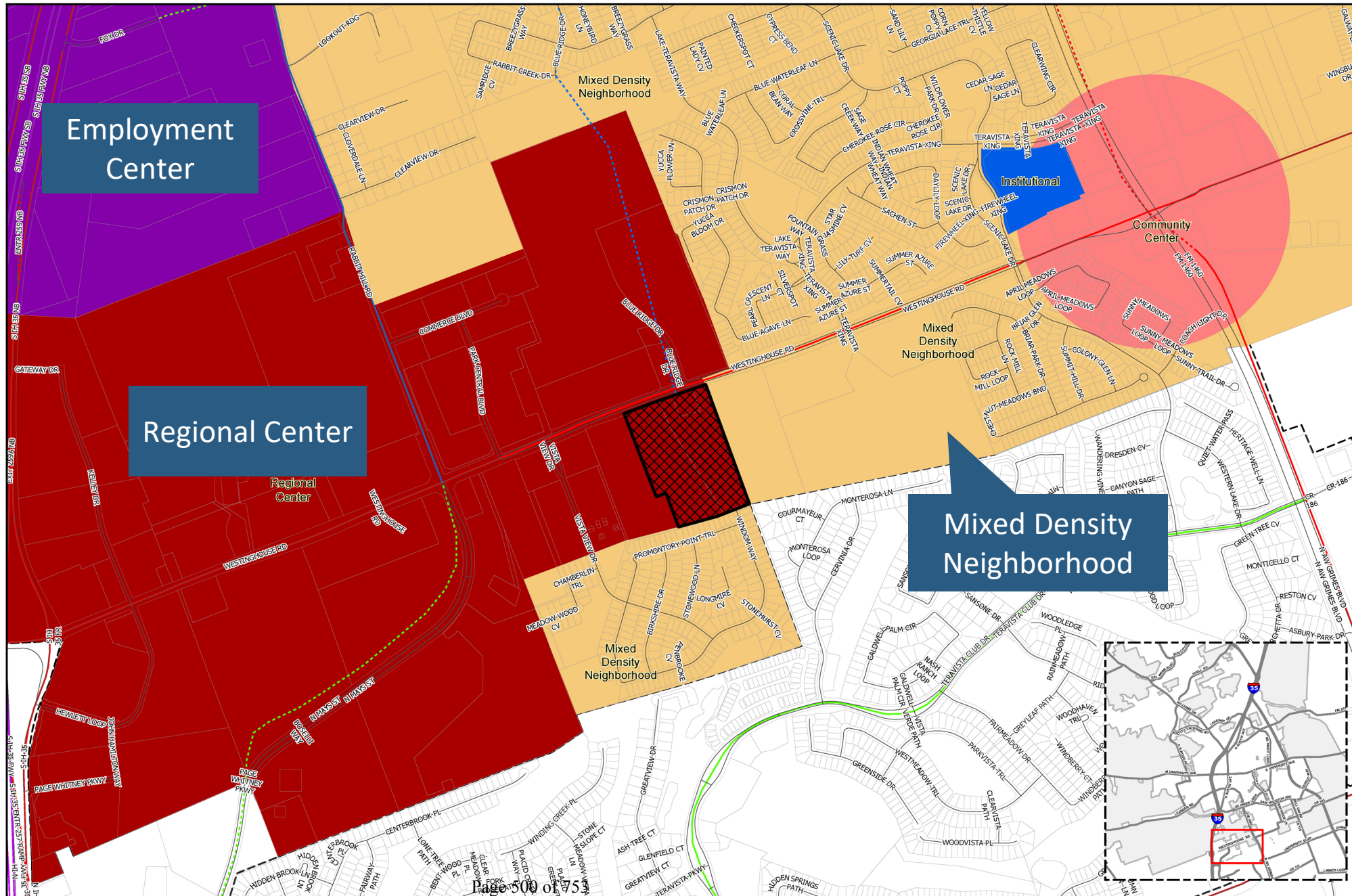
Windom Way

Vista Pointe Two-
Family

Vista Pointe
Single-Family



0 250 500
Feet



FUTURE LAND USE/ OVERALL TRANSPORTATION PLAN

2020-12-ANX
Exhibit #2

- Site
- Parcels
- City Limits
- Georgetown ETJ
- Future Land Use**
- Community Center
- Employment Center
- Institutional
- Mining
- Mixed Density Neighborhood
- Neighborhood
- Open Space
- Parks and Recreation
- Regional Center
- Rural Residential
- Special Area
- Thoroughfare**
- Existing Freeway
- Existing Major Arterial
- Existing Minor Arterial
- Existing Collector
- Proposed Freeway
- Proposed Major Arterial
- Proposed Minor Arterial
- Proposed Collector
- Proposed Rail

0 500 1,000
Feet



Regional Center (RC)

- Located around arterial roads and highways
- Space for large scale commercial development
- Serves a larger geographic area
- Higher density residential uses can be appropriate when context sensitive land use planning and site design ensure an appropriate transition of land uses

DUA: 18 or more

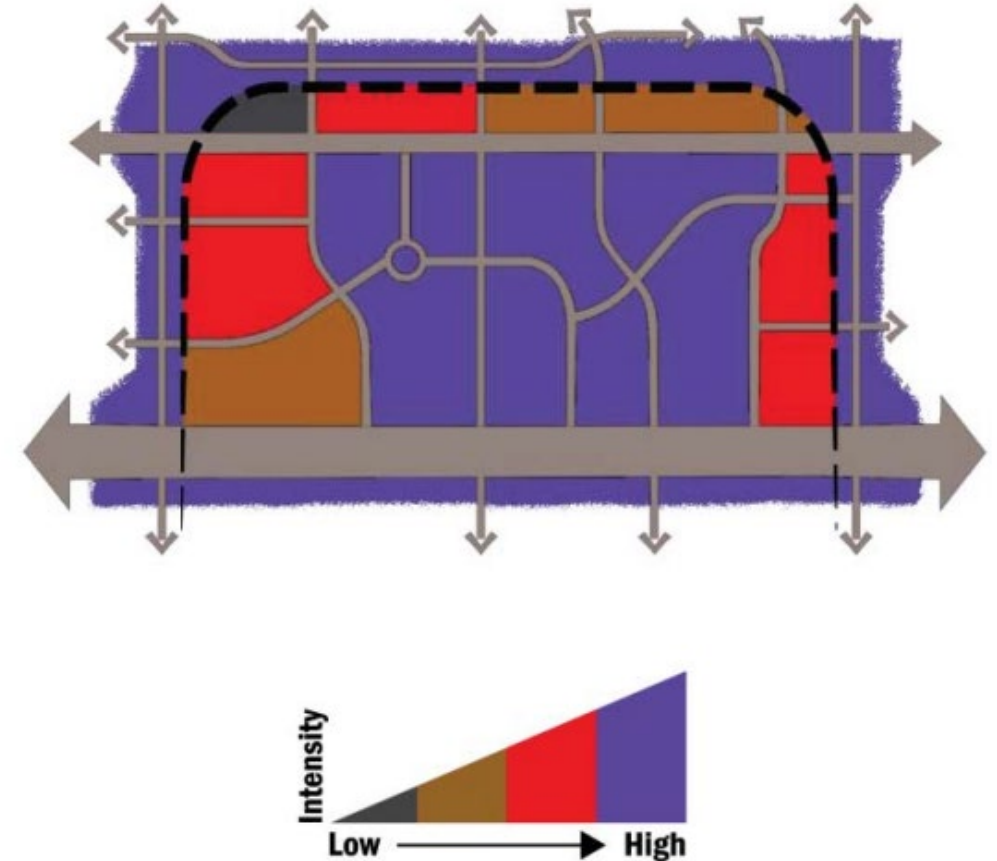
Target Ratio: 75% nonresidential, 25% residential

Primary Use: Large retailers

Secondary Uses: Mixed use, high density residential, chain restaurants, specialty retailers, professional office, and civic uses

Transitions - Corridor

- Transition between commercial and less dense residential development along a major roadway.
- Networks of internal streets link commercial uses and supporting residential uses
- Development standards should ensure context sensitive development.

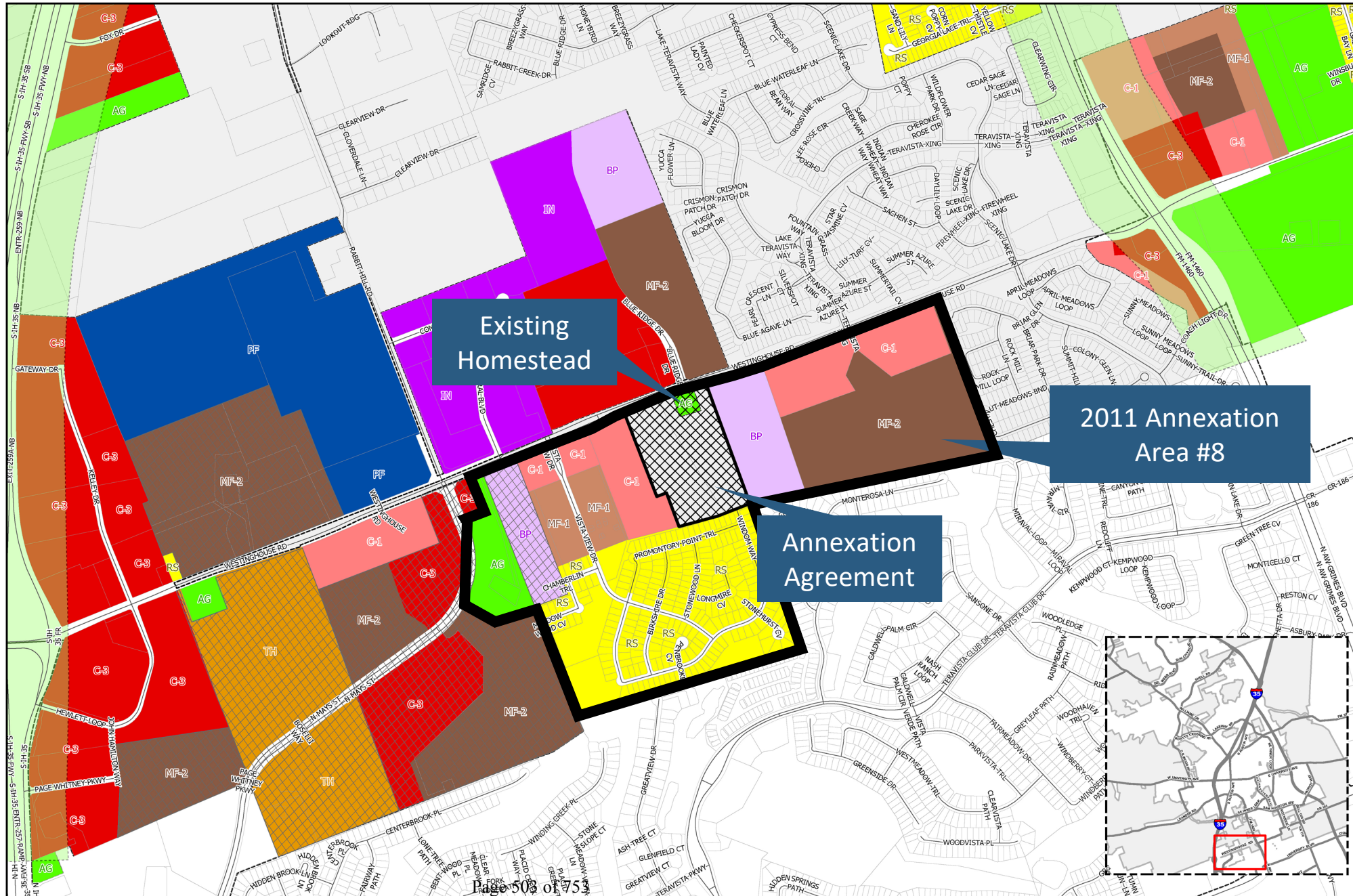


ZONING 2020-12-ANX

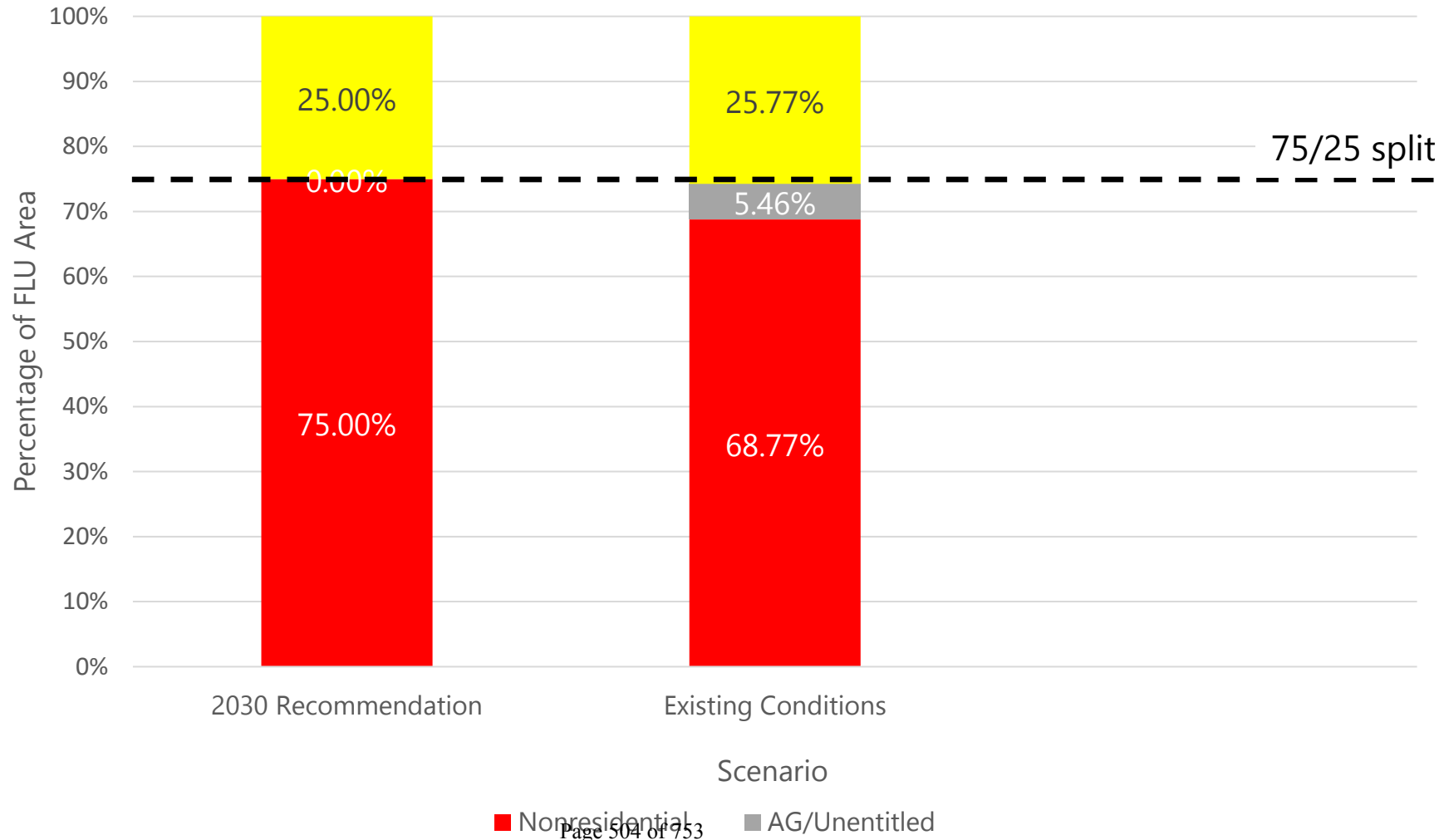
Exhibit #3

- Site
 - PUD
 - City Limits
 - Courthouse View Overlay
 - Old Town Overlay
 - Historic Overlay
 - Downtown Overlay
 - SPO Overlay
 - Gateway Overlay
 - Parcels
 - Georgetown ETJ
- Zoning**
- AG - Agriculture
 - BP - Business Park
 - C-1 - Local Commercial
 - C-3 - General Commercial
 - CN - Neighborhood Commercial
 - IN - Industrial
 - MF-1 - Low-Density Multi-family
 - MF-2 - High-Density Multi-family
 - MH - Manufactured Housing
 - MU-DT - Mixed-Use Downtown
 - OF - Office
 - PF - Public Facility
 - RE - Residential Estate
 - RL - Residential Low-Density
 - RS - Residential Single-Family
 - TF - Two-Family
 - TH - Townhouse

0 500 1,000 Feet



Land Use Ratios – Regional Center



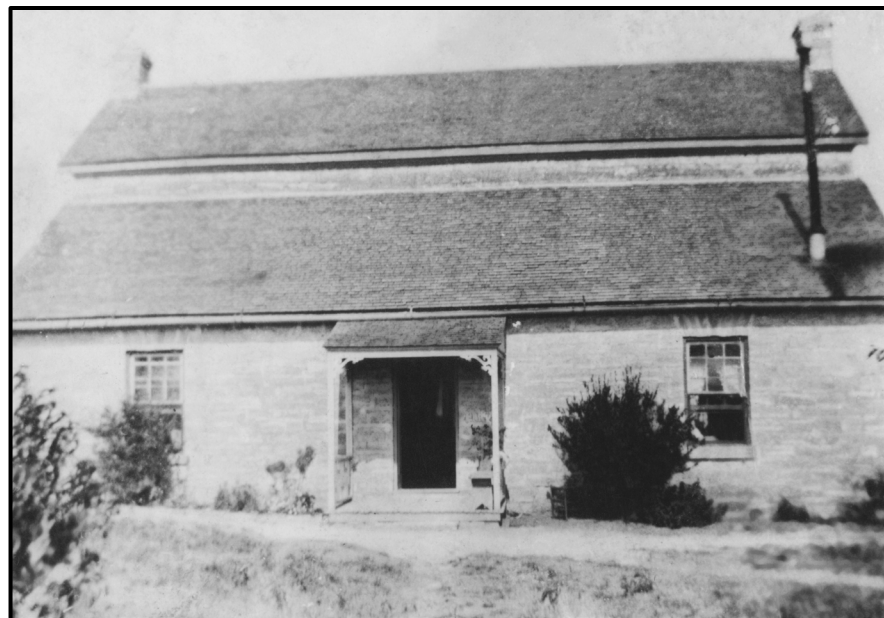
Total Area:
 691 acres
 100%

Area of Subject Property:
 22.27 acres
 3.22%

Johnson Place PUD

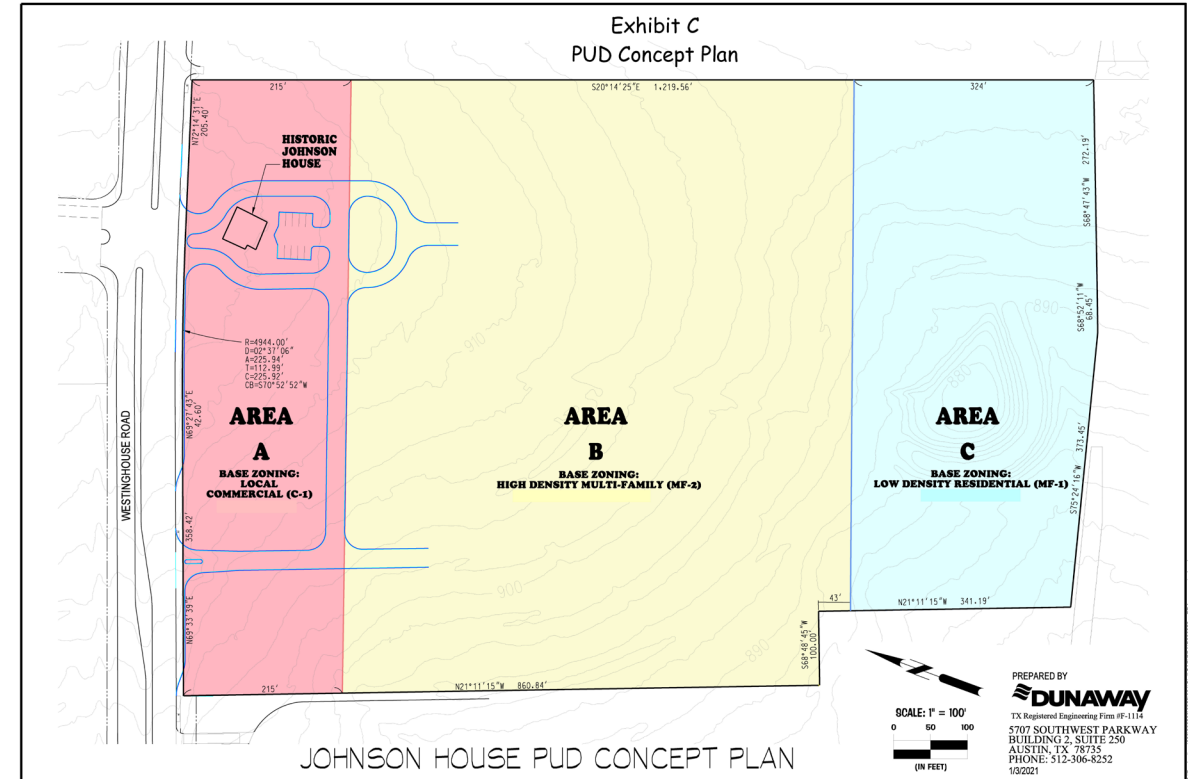
The purpose of the PUD is to create a well-planned commercial and residential district that:

- compliments the surrounding land uses
- offers well-designed internal connections between uses,
- and preserves Georgetown's cultural and architectural heritage.



Johnson Place PUD

- Base Zoning
 - C-1, MF-2, and MF-1
- Permitted Uses & Dimensional Standards
- Respects Historic Home & Design Vision
- Driveway Plan & Ped. Access Plan
- Phasing of Uses



Johnson House

- Built c. 1868 for J.J. Johnson & Family
- Immigrated from Sweden in 1850
- Critical to the development of Palm Valley, Brushy Settlement, and Georgetown
- Johnson Family farmed up to three farms around Georgetown as well as owned property in town
- Built of stone, stucco applied later

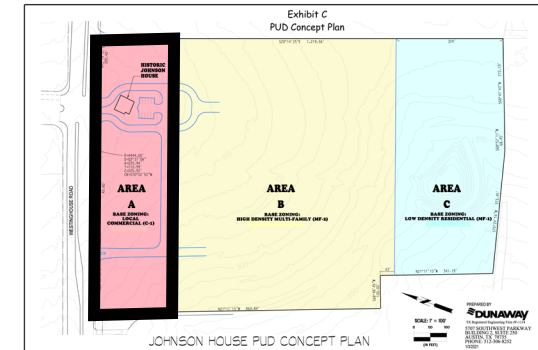
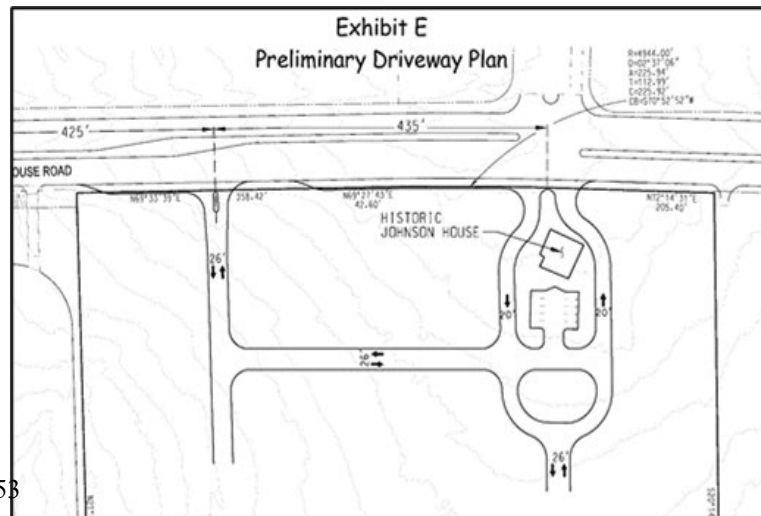


Area A

- Retail, Service, and Office Related Uses
 - Follows C-1 use table save for these exceptions
- Design focused around the historic home
- Driveways provided as shown in the development plan.



Page 508 of 758



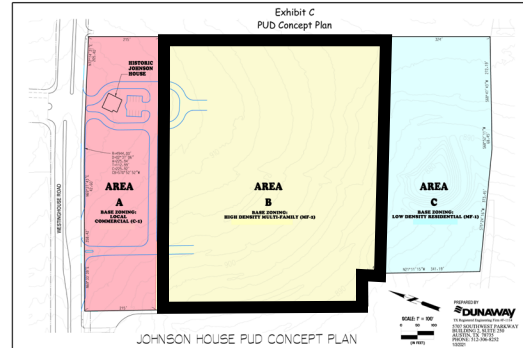
Prohibited Uses in Area A:

- Home Health Care Services
- Laundromat
- Funeral Home
- Self-Storage, Indoor
- Pest Control or Janitorial Services
- Automobile Parts & Accessories Sales, Indoor
- Fuel Sales
- Car Wash

Dimensional Standards:

- Street Setback = 25'
- Side Setback = 10'
- Rear Setback = 0'
- Building Height = 35' / [2 Stories](#)

Area B



- High Density Multi-Family (MF-2)
 - Allows Multi-Family, Detached units
 - Modifies some dimensional standards
- Pedestrian connections required from each building to the commercial area

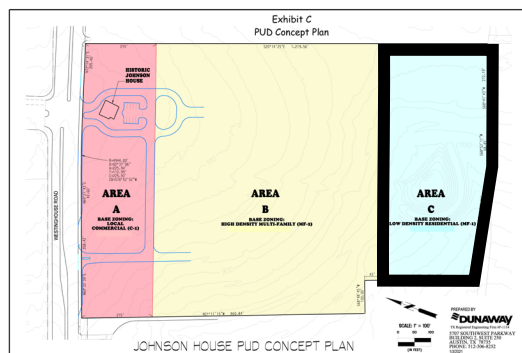
Prohibited Uses in Area B:

- Group Home (7 to 15 residents)
- Group Home (16 residents or more)
- Assisted Living
- Nursing or Convalescent Home
- Hospice Facility
- Orphanage
- Student Housing
- Rooming or Boarding House
- Halfway House

Dimensional Standards:

- Street Setback = 25'
- Side Setback = 15'
- Rear Setback = 15'
- Building Height = ~~45'~~ 50' / 4 Stories
- Max. Density = 24 DUA
- Max. Units per Building = 24. More than 24 unites per building may be allowed if the wall does not exceed 240' in length. Walls longer than 240' maybe allowed when not facing a residential district or has an irregular shape.

Area C



- Low Density Multi-Family (MF-1)
 - Allows Multi-Family, Detached units
 - Modifies some dimensional standards
- Pedestrian connections required from each building to the commercial area

Prohibited Uses in Area C:

- Group Home (7 to 15 residents)
- Assisted Living
- Nursing or Convalescent Home
- Hospice Facility
- Orphanage
- Student Housing
- Rooming or Boarding House
- Halfway House

Dimensional Standards:

- Street Setback = 20'
- Side Setback = 10'
- Rear Setback to Residential = 20'
- Building Height = ~~35'~~ 30' / 2 Stories
- Max. Density = 14 DUA
- Max. Units per Building = 14. More than 14 units per building may be allowed if the wall does not face a residential district or has an irregular shape.

Site Features/Limits Required by the UDC at Site Development:

1. Light poles capped at 15-feet, limitations on brightness
2. 50-foot setback for waste containers

14 DUA
30' / 2 Stories
20' setback
15' Landscape Buffer

24 DUA
50' / 4 Stories

Complete
Windom Way

Shared Property Line with
Existing Single-Family Homes

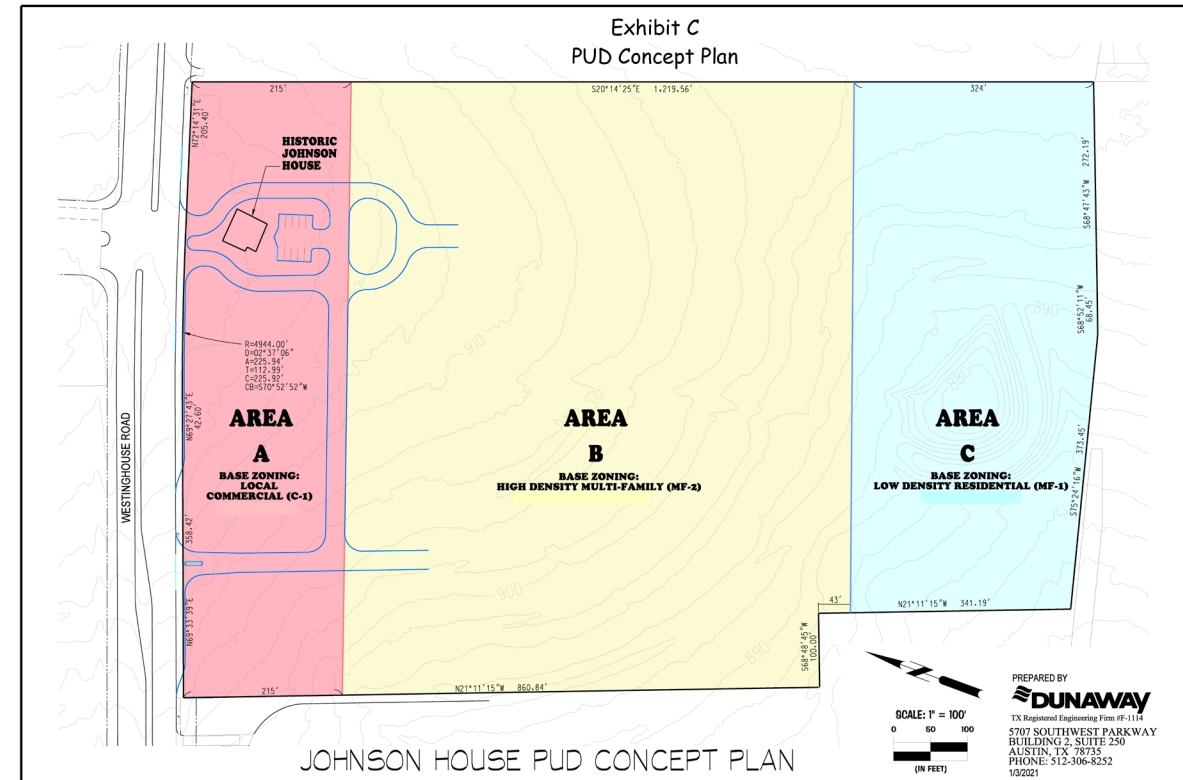
 Site
 City Limits
 Georgetown ETJ



Phasing of Uses

- Ensures that mix of uses is provided from the beginning of development
- Emphasizes the vision for a well-integrated development

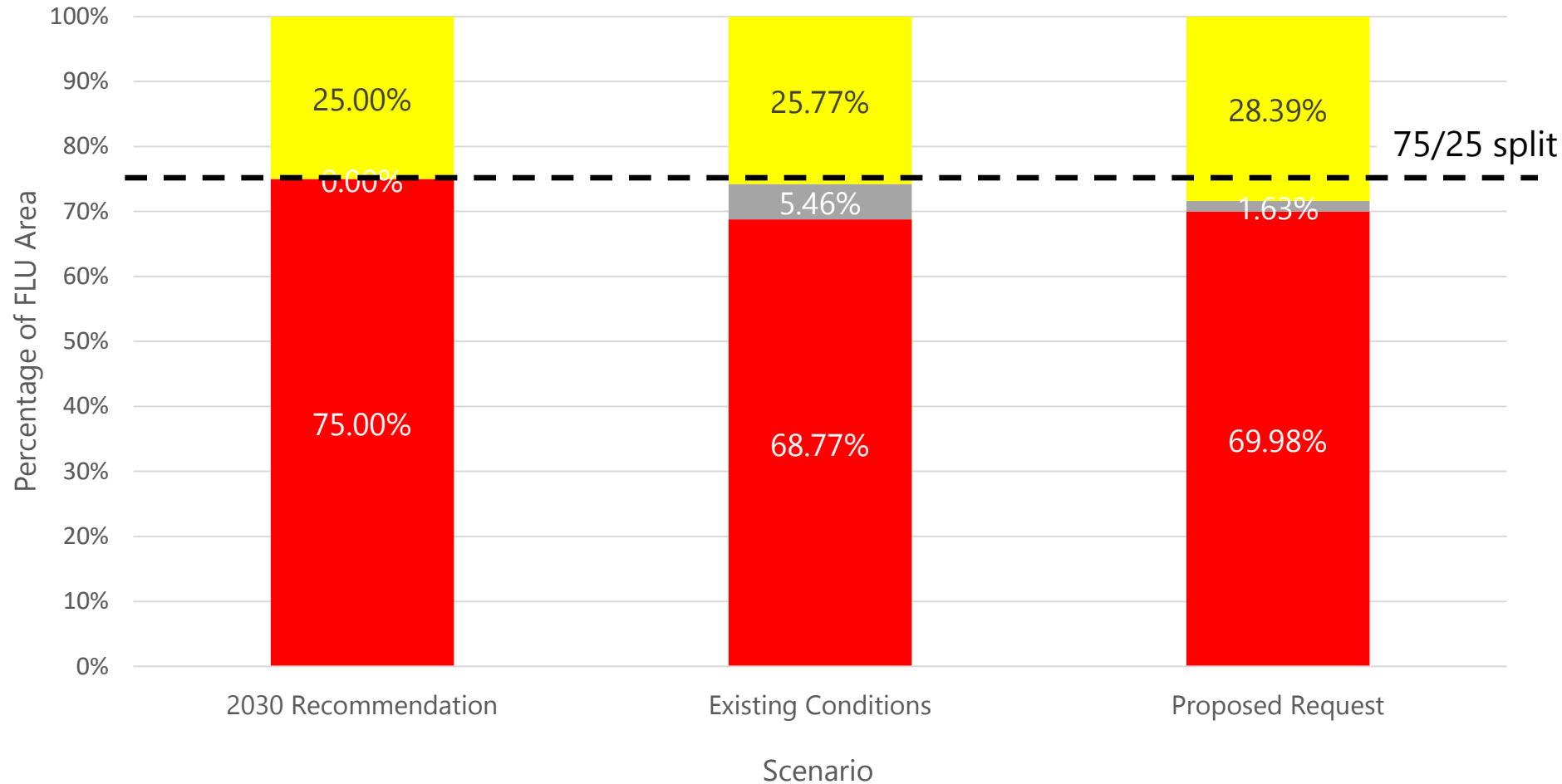
The ratio of commercial space in Area A to residential space in Areas B and C shall be 1:1 until 10,000 square feet of commercial space is delivered in Area A.



Approval Criteria – UDC Section 3.06.030

| Criteria for Zoning Map Amendment | Complies | Partially Complies | Does Not Comply |
|--|----------|--------------------|-----------------|
| The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action; | X | | |
| The zoning change is consistent with the Comprehensive Plan; | | X | |
| The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City; | X | | |

Land Use Ratios – Regional Center



Total Area:
 691 acres
 100%






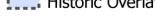
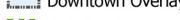
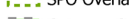
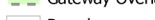


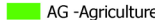
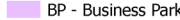
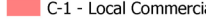
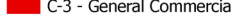

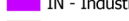

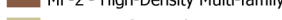
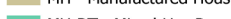
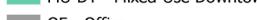





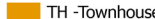

Area of Subject Property:
 22.27 acres
 3.22%

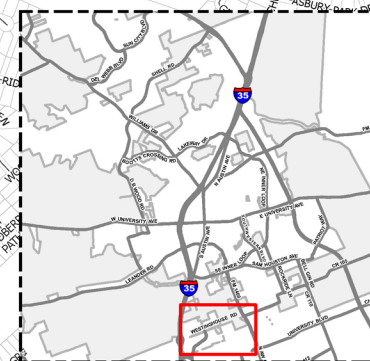
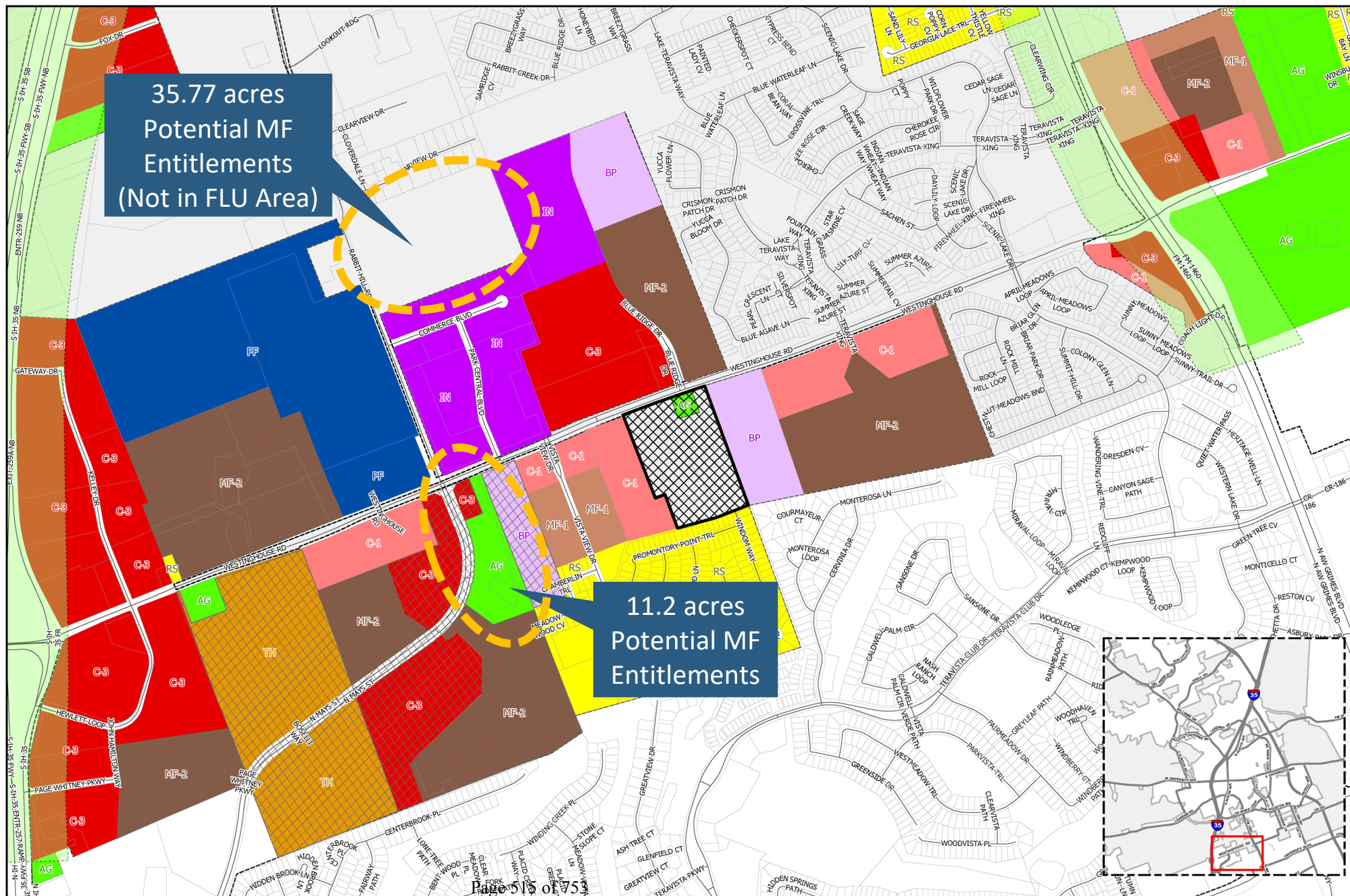
AG/Unentitled:
 15.45 acres
 1.63%

ZONING

2020-12-ANX

Exhibit #3

-  Site
 -  PUD
 -  City Limits
 -  Courthouse View Overlay
 -  Old Town Overlay
 -  Historic Overlay
 -  Downtown Overlay
 -  SPO Overlay
 -  Gateway Overlay
 -  Parcels
 -  Georgetown ETJ
- Zoning**
-  AG - Agriculture
 -  BP - Business Park
 -  C-1 - Local Commercial
 -  C-3 - General Commercial
 -  CN - Neighborhood Commercial
 -  IN - Industrial
 -  MF-1 - Low-Density Multi-family
 -  MF-2 - High-Density Multi-family
 -  MH - Manufactured Housing
 -  MU-DT - Mixed-Use Downtown
 -  OF - Office
 -  PF - Public Facility
 -  RE - Residential Estate
 -  RL - Residential Low-Density
 -  RS - Residential Single-Family
 -  TF - Two-Family
 -  TH - Townhouse



Approval Criteria – UDC Section 3.06.030

| Criteria for Zoning Map Amendment | Complies | Partially Complies | Does Not Comply |
|--|----------|--------------------|-----------------|
| The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood; and | X | | |
| The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment. | X | | |

Approval Criteria – UDC Section 3.06.040

| Criteria for PUDs | Complies | Partially Complies | Does Not Comply |
|---|----------|--------------------|-----------------|
| A variety of housing types, employment opportunities, or commercial services to achieve a balanced community. | X | | |
| An orderly and creative arrangement of all land uses with respect to each other and to the entire community. | X | | |
| A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as roadways, bicycle ways, and pedestrian walkways. | X | | |

Approval Criteria – UDC Section 3.06.040

| Criteria for PUDs | Complies | Partially Complies | Does Not Comply |
|---|----------|--------------------|-----------------|
| The provisions of cultural or recreational facilities for all segments of the community. | X | | |
| The location of general building envelopes to take maximum advantage of the natural and manmade environment. | X | | |
| The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities, and services. | X | | |

Planning & Zoning Commission Action

- At their March 16, 2021 meeting, the Planning & Zoning Commission recommended approval of the Zoning Map Amendment request (5-0).

Tentative Schedule

| Status | Date | Body | Purpose |
|--------|------------|--------------|--|
| ✓ | February 9 | City Council | Municipal Services Agreement |
| ✓ | March 16 | P&Z | Public Hearing & Consideration of Zoning |
| ✓ | April 13 | City Council | Public Hearing & 1 st Reading |
| | April 27 | City Council | 2 nd Reading |

First Reading of an Ordinance

- An Ordinance of the City Council of the City of Georgetown, Texas, providing for the extension of certain boundary limits of the City of Georgetown, Texas, and the annexation and designation of initial zoning designation of Planned Unit Development (PUD) zoning district, with a base district of Local Commercial (C-1), High Density Multi-Family (MF-2), and Low Density Multi-Family (MF-1), for certain territory consisting of 22.27 acres, more or less, in the Barney C. Low Survey, Abstract No. 385 and portions of right-of-way on Westinghouse Road, as described herein; repealing conflicting ordinances and resolutions; including a severability clause; and establishing an effective date.

An Ordinance of the City Council of the City of Georgetown, Texas, providing for the extension of certain boundary limits of the City of Georgetown, Texas, and the annexation and designation of initial zoning designation of Planned Unit Development (PUD) zoning district, with a base district of Local Commercial (C-1), High Density Multi-Family (MF-2), and Low Density Multi-Family (MF-1), for certain territory consisting of 22.27 acres, more or less, in the Barney C. Low Survey, Abstract No. 385 and portions of right-of-way on Westinghouse Road, as described herein; repealing conflicting ordinances and resolutions; including a severability clause; and establishing an effective date.

Whereas, the owners of the area proposed for annexation requested annexation of the area by the City of Georgetown ("City"), pursuant to Local Government Code Section 43.0671; and

Whereas, all of the herein-described property lies within the extraterritorial jurisdiction of the City of Georgetown, Texas; and

Whereas, the Georgetown City Council approved a Municipal Services Agreement for the subject property on February 9, 2021; and

Whereas, the Section 4.03.010 of the City's Unified Development Code ("UDC") creates procedures for initial zoning of newly annexed territory; and

Whereas, all prerequisites of state law and the City Charter have been complied with;

Now, therefore, be it ordained by the City Council of the City of Georgetown, Texas that:

Section 1. The facts and recitations contained in the preamble of this ordinance are hereby found and declared to be true and correct, and are incorporated by reference herein and expressly made a part hereof, as if copied verbatim.

Section 2. The City Council of the City of Georgetown hereby annexes into the city limits 22.27 acres in the Barney C. Low Survey, Abstract No. 385, as shown and described in "Exhibit A" and 1.99 acres of right-of-way on Westinghouse Road as shown and described in "Exhibit B" of this ordinance (the "Property"). The Property is hereby included in City Council District 1, as it is adjacent to Council District 1 and no other City Council Districts. The City's official boundary map and City Council Districts map shall be amended accordingly.

Section 3. In accordance with the procedures for initial zoning of newly annexed territory described in Section 4.03.010 of the UDC, and for the reasons set forth by City Staff, the City Council hereby finds that a zoning classification of Planned Unit Development (PUD) zoning

district, with a base district of Local Commercial (C-1), High Density Multi-Family (MF-2), and Low Density Multi-Family (MF-1) is appropriate for the Property and consistent with the City's Comprehensive Plan, and upon annexation the Property shall have a zoning designation of Planned Unit Development (PUD) zoning district, with a base district of Local Commercial (C-1), High Density Multi-Family (MF-2), and Low Density Multi-Family (MF-1) in accordance with the development plan attached as "*Exhibit C*". The City's Official Zoning Map shall be amended accordingly.

Section 4. Upon annexation of the Property, the City shall provide to the Property the municipal services set forth in the Municipal Services Agreement attached to this ordinance as *Exhibit "D"* and by this reference incorporated within it (the "*Agreement*"), pursuant to the schedule set forth therein. The City shall have no obligation to provide services to the Property not listed in the Agreement.

Section 5. All ordinances and resolutions, or parts of ordinances and resolutions, in conflict with this Ordinance are hereby repealed, and are no longer of any force and effect.

Section 6. The Mayor is hereby authorized to sign this ordinance and the City Secretary to attest. This ordinance shall become effective and be in full force and effect in accordance with the City Charter.

Passed and Approved on First Reading on the 13th day of April 2021.

Passed and Approved on Second Reading on the 27th day of April 2021.

The City of Georgetown:

Attest:

Josh Schroeder
Mayor

Robyn Densmore, TRMC
City Secretary

Approved as to form:

Skye Masson
City Attorney

DESCRIPTION

DESCRIBING A 22.27 ACRE TRACT OF LAND IN THE BARNEY C. LOW SURVEY A-385, WILLIAMSON COUNTY, TEXAS, SAME BEING ALL OF OR A PORTION OF THE FOLLOWING THREE TRACTS OF LAND:

- 1) ALL OF THAT CERTAIN 11.26 ACRE TRACT OF LAND DESCRIBED IN A REPLACEMENT WARRANTY DEED TO JOHN MARTIN DEES AND WIFE, JANICE LYNN DEES, EXECUTED ON DECEMBER 2, 2010 AND RECORDED IN DOCUMENT NUMBERS 2011002616, OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE,
- 2) A PORTION OF THAT CERTAIN 2.0 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO CHARLES J. JOHNSON AND WIFE, VIRGINIA L. JOHNSON, EXECUTED ON DECEMBER 16, 1974 AND RECORDED IN VOLUME 601, PAGE 68, DEED RECORDS OF SAID COUNTY AND STATE,
- 3) A PORTION OF THAT CERTAIN 60.00 ACRE TRACT OF LAND DESCRIBED AS THE FIRST TRACT IN A WARRANTY DEED TO CHARLES J. JOHNSON, EXECUTED ON AUGUST 18, 1981 AND RECORDED IN VOLUME 848, PAGE 817, DEED RECORDS OF SAID COUNTY AND STATE,

SAID 22.27 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an iron rod at the northeast corner of the remnant portion of said 60.00 acre tract, as shown on a survey map signed by William F. Forest, Jr., R.P.L.S. No. 1847 and dated January 21, 2020, same being the southeast corner of that certain 0.130 of an acre tract of described as Exhibit "B" in a deed to Williamson County, Texas as recorded in Document Number 2008011388, Official Public Records of said County and State, in the south right-of-way line of Westinghouse Road and in the west line of that certain 15.933 acre tract of land described in a deed to GT-WR DEVELOPMENT I, LLC as recorded in Document Number 2017119571, Official Public Records of said County and State;

THENCE, with the east line of said remnant portion of 60.00 acre tract, same being the west line of said 15.933 acre tract, S20°12'41"E, 1219.56 feet to an iron rod at the southeast corner of said remnant portion of 60.00 acres, as shown on said survey map, same being the southwest corner of said 15.933 acre tract, the northwest corner of Teravista Section 13B, a subdivision recorded in Document Number 2007091715, Official Public Records of said County and State and the northeast corner of Vista Pointe Subdivision Phase Two, a subdivision recorded in Document Number 2019099524, Official Public Records of said County and State;

THENCE, with the south line of said remnant portion of 60.00 acre tract and the south line of said 11.26 acre tract, same being the north line of said Vista Pointe Subdivision Phase Two, the following three courses:

- 1) S68°52'44"W, 271.55 to an iron rod at the southwest corner of said remnant portion of 60.00 acre tract, as shown on said survey map, same being the southeast corner of said 11.26 acre tract;
- 2) S68°40'51"W, 69.09 feet to a calculated point;
- 3) S75°25'58"W, 373.45 feet to a calculated point at the southwest corner of said 11.26 acre tract, same being the southeast corner of that certain 11.5029 acre tract of land described in a deed to DPS Georgetown 2000, LLC as recorded in Document Number 2017011892, Official Public Records of said County and State;

THENCE, with the west line of said 11.26 acre tract, same being the east line of said 11.5029 acre tract, the following three courses:

- 1) N21°09'33"W, 341.19 feet to a calculated point;
- 2) S68°50'27"W, 100.00 feet to a calculated point;
- 3) N21°09'33"W, 860.84 feet to an iron rod at the northwest corner of said 11.26 acre tract, as shown on said survey map, same being the northeast corner of said 11.5029 acre tract, the southwest corner of that certain 484 square foot tract of land described as Exhibit "C" in said deed recorded in Document Number 2008011388, Official Public Records of said County and State and in the south right-of-way line of said Westinghouse Road;

THENCE, with the north line of said 11.26 acre tract, the north line of the remnant portion of said 2.0 acre tract and the north line of said remnant portion of 60.00 acre tract, same being the south line of said deed recorded in Document Number 2008011388, Official Public Records of said County and State and the south line of said Westinghouse Road, the following four courses:

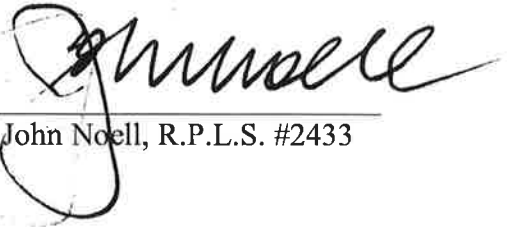
- 1) N69°35'21"E, 358.42 feet to an iron rod, as shown on said survey map;
- 2) N69°29'25"E, 42.60 feet to an iron rod, as shown on said survey map;
- 3) Along a curve to the right having a radius of 4944.00 feet, an arc length of 225.94 feet, a central angle of 2°37'06" and a chord which bears N70°52'52"E, 225.92 feet to an iron rod, as shown on said survey map;
- 4) N72°16'13"E, 205.40 feet to the POINT OF BEGINNING and containing 22.27 acres of land.

EXHIBIT "A"
Dunaway/UDG #6252
F.N. #1585

Barney C. Low Survey A-385
Williamson County, Texas
Page 3 of 4

Field Notes Prepared by:
Dunaway/UDG
5707 Southwest Parkway
Building 2, Suite 250
Austin, Texas 78735
(512) 306-8252
TBPLS NO. 10065900
Map attached.




John Noell, R.P.L.S. #2433
October 27, 2020
Date

Basis of Bearings: The bearing basis for this survey is the State Plane Coordinate System, NAD83, Texas Central Zone, (4203), GEOID: 12A Datum: NAVD88, Convergence: 1°22'15.67", as shown on a survey map signed by William F. Forest, Jr., R.P.L.S. No. 1847 and dated January 21, 2020.

References: WCAD: R508658, R039947 and R039939 Austin Grid: MM-49

Additional R.O.W.
Exhibits "A", "B" and "C"
Doc. No. 2008011388

Westinghouse Road

N69°35'21"E

N69°29'25"E

N72°16'13"E

POINT OF BEGINNING
22.27 ACRES
FIELD NOTE #1585

358.42'
Charles J. Johnson and wife,
Virginia L. Johnson
Remnant portion of 2.0 acres
Vol. 601, Pg. 68

42.60'

205.40'

860.84'

DPS Georgetown
2000, LLC
11.5029 Acres
Doc. No. 2017011892

John Martin Dees and wife,
Janice Lynn Dees
11.26 Acres
Doc. No. 2011002616

Charles J. Johnson
Remnant portion of 60 acres
Vol. 848, Pg. 817

GT-WR DEVELOPMENT I, LLC
15.933 Acres
DOC. NO. 2017119571

N21°09'33"W

22.27 ACRES

S68°50'27"W
100.00'

N21°09'33"W

341.19'

S20°12'41"E

1219.56'

C1
R=4944.00'
D=02°37'06"
A=225.94'
T=112.99'
C=225.92'
CB=N70°52'52"E

LEGEND

● IRON ROD

S68°52'44"W
271.55'

S75°25'58"W
373.45'

S68°40'51"W
69.09'

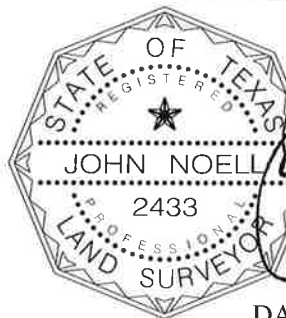
Vista Pointe Subdivision Phase Two
Doc. No. 2019099524

Teravista Section 13B
Doc. No. 2007091715

SCALE: 1" = 200'

DUNAWAY

TX Registered Engineering Firm #F-1114
5707 SOUTHWEST PARKWAY
BUILDING 2, SUITE 250
AUSTIN, TX 78735
PHONE: 512-306-8252
TBPLS 10065900



DATE: OCTOBER 27, 2020

FIELD NOTE #1585 TO ACCOMPANY THIS MAP

SHEET 4 OF 4

DESCRIPTION

DESCRIBING A 1.99 ACRE TRACT OF LAND IN THE BARNEY C. LOW SURVEY A-385 AND THE J. S. PATTERSON SURVEY A-502, WILLIAMSON COUNTY, TEXAS, SAME BEING ADJACENT TO THE FOLLOWING FIVE TRACTS OF LAND:

- 1) THE NORTH LINE OF THAT CERTAIN 11.26 ACRE TRACT OF LAND DESCRIBED IN A REPLACEMENT WARRANTY DEED TO JOHN MARTIN DEES AND WIFE, JANICE LYNN DEES, EXECUTED ON DECEMBER 2, 2010 AND RECORDED IN DOCUMENT NUMBER 2011002616, OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE,
- 2) THE NORTH LINE OF THE REMNANT PORTION OF THAT CERTAIN 2.0 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO CHARLES J. JOHNSON AND WIFE, VIRGINIA L. JOHNSON, EXECUTED ON DECEMBER 16, 1974 AND RECORDED IN VOLUME 601, PAGE 68, DEED RECORDS OF SAID COUNTY AND STATE,
- 3) THE NORTH LINE OF THE REMNANT PORTION OF THAT CERTAIN 60.00 ACRE TRACT OF LAND DESCRIBED AS THE FIRST TRACT IN A WARRANTY DEED TO CHARLES J. JOHNSON, EXECUTED ON AUGUST 18, 1981 AND RECORDED IN VOLUME 848, PAGE 817, DEED RECORDS OF SAID COUNTY AND STATE,
- 4) A PORTION OF THE SOUTH LINE OF THAT CERTAIN 70.08 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO GR WINDMILL HILL, LLC, EXECUTED ON DECEMBER 12, 2017 AND RECORDED IN DOCUMENT NUMBER 2017114635, OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE,
- 5) A PORTION OF THE SOUTH LINE OF WINDMILL HILL PHASE 1, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2016081826, OFFICIAL PUBLIC RECORDS OF SAID COUTNY AND STATE,

SAID 1.99 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an iron rod found at the northeast corner of said remnant portion of 60.00 acre tract, same being the southeast corner of that certain 0.130 of an acre tract of described as Exhibit "B" in a deed to Williamson County, Texas as recorded in Document Number 2008011388, Official Public Records of said County and State, in the south right-of-way line of Westinghouse Road and in the west line of that certain 15.933 acre tract of land described in a deed to GT-WR DEVELOPMENT I, LLC as recorded in Document Number 2017119571, Official Public Records of said County and State;

THENCE, with the north line of said remnant portion of 60.00 acre tract, the north line of the remnant portion of said 2.0 acre tract, and the north line of said 11.26 acre tract, same being the south line of those tracts of land described as Exhibits "A", "B" and "C" of said deed recorded in Document Number 2008011388, Official Public Records of said County and State and the south line of said Westinghouse Road, the following three courses:

- 1) S72°16'54"W, 205.40 feet to an iron rod found;
- 2) Along a curve to the left having a radius of 4944.00 feet, an arc length of 225.93 feet, a central angle of 2°37'06" and a chord which bears S70°52'17"W, 225.91 feet to an iron rod found;
- 3) S69°29'47"W, 400.90 feet to an iron rod found at the northwest corner of said 11.26 acre tract, same being the southwest corner of said tract described as Exhibit "C" and the northeast corner of that certain 11.5029 acre tract of land described in a deed to DPS Georgetown 2000, LLC as recorded in Document Number 2017011892, Official Public Records of said County and State;

THENCE, through the interior of said Westinghouse Road, N20°15'34"W, 102.71 feet to a calculated point in the north line of said Westinghouse Road, same being the south line of said 70.08 acre tract, from which an iron rod found bear S69°44'26"W, 460.42 feet;

THENCE, with the north line of said Westinghouse Road, same being the south line of said 70.08 acre tract and the south line of said Windmill Hill Phase 1, the following three courses:

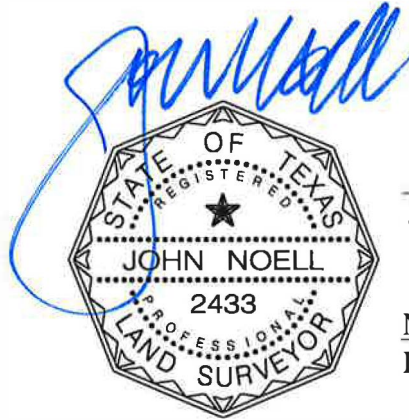
- 1) N69°44'26"E, 534.89 feet to an iron rod found;
- 2) N69°43'11"E, 180.11 feet to an iron rod found;
- 3) N69°44'33"E, 116.95 feet to a calculated point from which an iron rod found bears N69°44'33"E, 24.33 feet;

THENCE, through the interior of said Westinghouse Road, S20°15'27"E, 114.62 feet to the POINT OF BEGINNING and containing 1.99 acres of land.

EXHIBIT "B"
Dunaway/UDG #6252
F.N. #1559

Barney C. Low Survey A-385
J. S. Patterson Survey A-502
Williamson County, Texas
Page 3 of 4

Field Notes Prepared by:
Dunaway/UDG
5707 Southwest Parkway
Building 2, Suite 250
Austin, Texas 78735
(512) 306-8252
TBPLS NO. 10065900
Map attached.



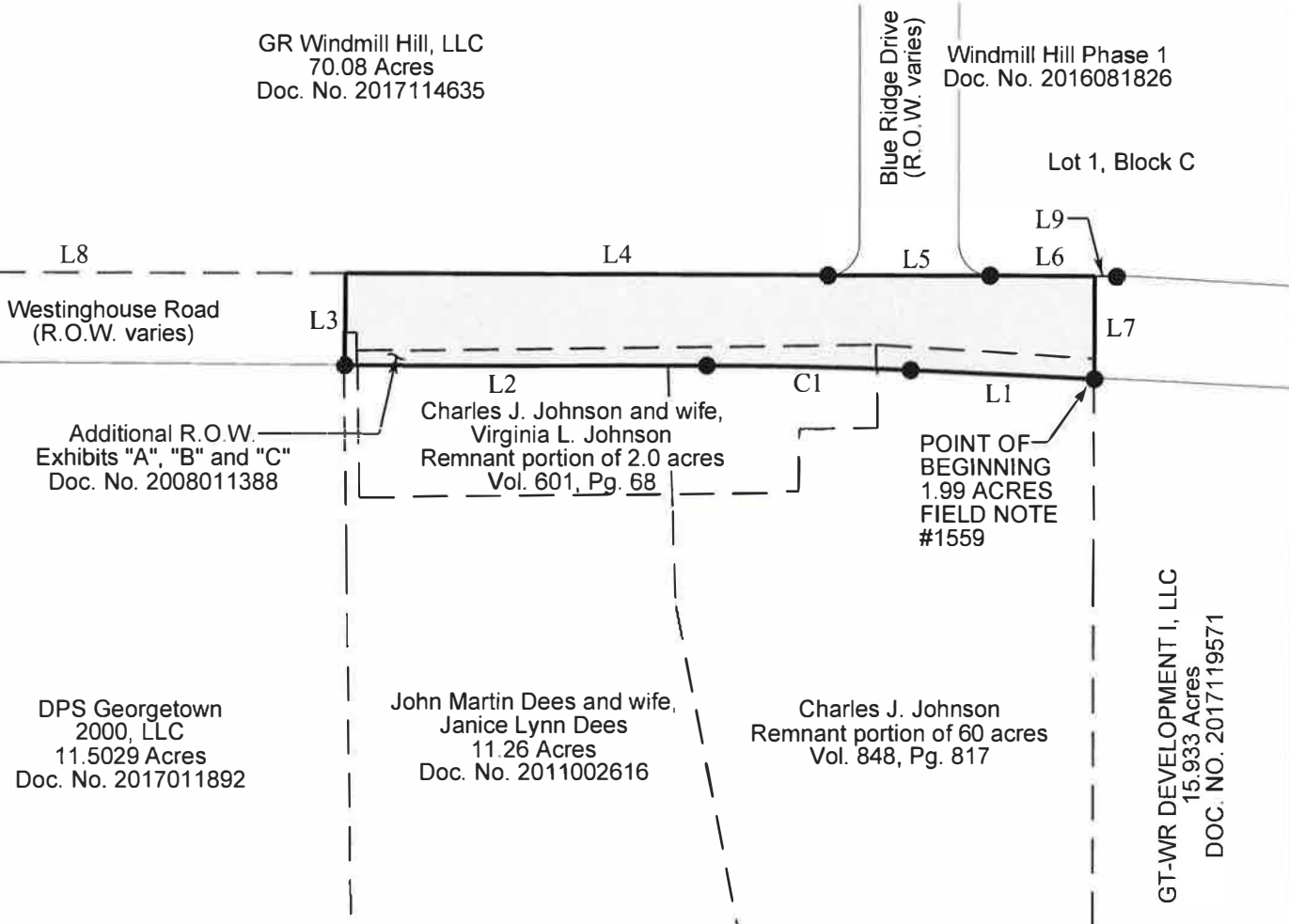
John Noell, R.P.L.S. #2433

March 11, 2020

Date

Basis of Bearings: Bearings shown hereon are based on the Texas State Plane Coordinate System Nad83 (1986 adjustment), Texas Central Zone (4203). All bearings, distances and acreages shown hereon relate to this datum and grid coordinate system.

References: WCAD: Adjacent to R508658, R039947, R039939, R040479, R449699
and R551679 Austin Grid: MM-49



LEGEND

● IRON ROD FOUND

CURVE TABLE

C1
 R=4944.00'
 D=02°37'06"
 A=225.93'
 T=112.99'
 C=225.91'
 CB=S70°52'17"W

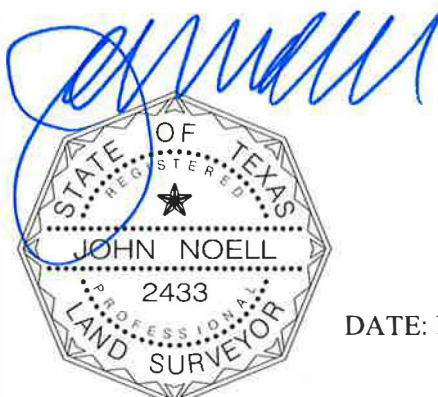
LINE TABLE

| | | |
|----|-------------|---------|
| L1 | S72°16'54"W | 205.40' |
| L2 | S69°29'47"W | 400.90' |
| L3 | N20°15'34"W | 102.71' |
| L4 | N69°44'26"E | 534.89' |
| L5 | N69°43'11"E | 180.11' |
| L6 | N69°44'33"E | 116.95' |
| L7 | S20°15'27"E | 114.62' |
| L8 | S69°44'26"W | 460.42' |
| L9 | N69°44'33"E | 24.33' |

SCALE: 1" = 200'

DUNAWAY

TX Registered Engineering Firm #F-1114
 5707 SOUTHWEST PARKWAY
 BUILDING 2, SUITE 250
 AUSTIN, TX 78735
 PHONE: 512-306-8252
 TBPLS 10065900



DATE: MARCH 11, 2020

Exhibit A
Johnson Place
Planned Unit Development Plan
2020-12-ANX

- **Purpose and Intent**

The Johnson Place PUD (PUD) is composed of approximately 22.26 acres within the Barney C. Low Survey, Abstract 385, Williamson County, Texas, as described in Exhibit B (Legal Description). The 22.26-acre PUD is in compliance with and will be developed in accordance with the Georgetown Unified Development Code as adopted through November 2, 2020 (UDC), except as established in this exhibit.

The purpose of the PUD is to create a well-planned commercial and residential district that compliments the surrounding land uses, offers well-designed internal connections between uses, and preserves Georgetown's cultural and architectural heritage. This PUD provides for both commercial uses and residential uses to accomplish the goals of the 2030 Plan Land Use Element. Policy LU.1 and Regional Center Future Land Use Designation encourages a mixture and balance of commercial and residential uses that complement one another and promote a "complete neighborhood."

A unique feature of the property is the existing historic Johnson House near the northern boundary of the PUD along Westinghouse Road. The two-story limestone home with a two-story front porch was constructed in the 1850's, and is one of the oldest buildings in Georgetown. The historic Johnson House will set the architectural character of the PUD where all buildings will be designed to complement and enhance the home's timeless architecture and local materials. The Johnson House itself will be restored and re-purposed to serve as a commercial space, and the PUD design intent is to celebrate the restored home by making it a focal point, surrounded by complimentary new commercial buildings. This adaptive re-use of the historic Johnson House preserves a valuable piece of Georgetown's cultural heritage and revives a unique asset for economic development. By giving the historic home a useful role in the current economic life of the community, this adaptive re-use is a positive and effective way to provide for the home's ongoing maintenance and preservation.

- **Applicability and Base Zoning**

All aspects regarding the development of this PUD shall comply with the UDC, and other applicable provisions in the City's Code of Ordinances, except as modified within this PUD or the exhibits attached to the PUD Ordinance.

The PUD will have three character and use zones, as described below:

- Area A – Local Commercial (C-1) base zoning. Commercial uses with a focus on the adaptive re-use of the historic Johnson House, and the development of new commercial buildings that complement and enhance the historic home.
- Area B – High Density Multifamily (MF-2) base zoning. High-density residential use with integrated pedestrian connections to the commercial uses in Area A.
- Area C – Low Density Multifamily (MF-1) base zoning. Low density residential to be compatible with the adjacent Vera Vista single family community to the south, and integrated pedestrian connections to Area A and Area B.

This PUD allows the flexibility to mix various land uses and define boundaries during the site planning process. Each plat or site plan submitted to the City will identify the use at the time of submittal to the City. All development within the PUD will comply with the modified development standards of this PUD. In the case that this PUD does not address a specific City requirement, the Georgetown UDC shall apply. In the event of a conflict between this PUD and the identified base zoning district, this PUD shall control.

- **Allowable Uses**

Area – A:

The uses allowed within the PUD Area-A shall comply with the list of allowed and prohibited uses defined in the UDC Zoning Use Table 5.04.010 for the Local Commercial (C-1) base district with the following exceptions.

The following Local Commercial (C-1) uses shall not be permitted in this Area:

- Home Health Care Services
- Laundromat
- Funeral Home
- Self-Storage, Indoor
- Pest Control or Janitorial Services
- Automobile Parts & Accessories Sales, Indoor
- Fuel Sales
- Car Wash

Area – B:

The uses allowed within the PUD Area-B shall comply with the list of allowed and prohibited uses defined in the UDC Zoning Use Tables 5.02.010 and 5.04.010 for the High Density Multifamily (MF-2) base district with the following exceptions.

The following High Density Multifamily (MF-2) uses shall not be permitted in this Area:

- Group Home (7 to 15 residents)
- Group Home (16 residents or more)
- Assisted Living
- Nursing or Convalescent Home
- Hospice Facility
- Orphanage
- Student Housing
- Rooming or Boarding House
- Halfway House

The following uses shall be permitted in this Area:

- Multifamily, Detached Dwelling Units

Area – C:

The uses allowed within the PUD Area-C shall comply with the list of allowed and prohibited uses defined in the UDC Zoning Use Tables 5.02.010 and 5.04.010 for the Low Density Multifamily (MF-1) base districts with the following exceptions.

The following Low Density Multifamily (MF-1) uses shall not be permitted in this Area:

- Group Home (7 to 15 residents)
- Assisted Living
- Nursing or Convalescent Home
- Hospice Facility
- Orphanage
- Student Housing
- Rooming or Boarding House
- Halfway House

Phased Mix of Uses:

To fulfill the City's vision for this property specified in the 2030 Comprehensive Plan, support the 2030 Plan goals of a balance of land uses and lack of neighborhood services within this major east-west corridor, and fulfill the vision set forth for the Johnson Place PUD, this PUD identifies minimum commitments for commercial, and entertainment space in the project. Residential uses shall be phased into the project to ensure a balance of supportive land uses, as follows:

- The ratio of commercial space in Area A to residential space in Areas B and C shall be 1:1 until 10,000 square feet of gross floor area of commercial building

space (exclusive of site features such as but not limited to off street parking, setbacks, and site landscaping) is delivered in Area A. This will allow the commercial and multi-family areas to be reviewed and approved at the same time until completion of at least 10,000 square feet of commercial building space.

- **Land Use Plan**

Exhibit C attached is a PUD Concept Plan intended to visually convey the design intent for the PUD. Approval of this PUD does not constitute plat or site plan approval, and all development related approvals required by the UDC are still required.

- **Vehicular & Pedestrian Circulation**

Development shall comply with the applicable provisions in UDC Chapter 12 governing pedestrian and vehicular circulation. Primary access to and from the PUD shall be located at the entrance along Westinghouse Road as illustrated on **Exhibit D**. Secondary access to and from the PUD shall be located at a secondary entrance on Westinghouse Road, as conceptually illustrated on **Exhibit D**. Along with the pedestrian circulation design standards outlined in UDC Chapter 12, development of this PUD shall include pedestrian street connections at the main entrance on Westinghouse Road. The pedestrian connections will internally link all buildings, open spaces and gathering spaces to allow for full pedestrian maneuverability.

- **Architectural Criteria**

The new commercial buildings within Area A will be architecturally harmonious with the historic Johnson House with references to the house's form, materials, wood details, and roof slopes, but in a modern way to not imitate or duplicate the architectural style of the historic home. Buildings in Area A will include architectural features such as: covered outdoor porches, visible structural beams and posts, exposed rafter tails, exposed roof structure elements, and gable roofs.

- **Impervious Cover**

The PUD site is located over the Edwards Aquifer. Per the UDC, the impervious cover limit is established at:

- 70% in Area A, the Local Commercial (C-1) base zoning district,
- 50% in Area B, the High Density Multifamily (MF-2) based zoning district, and
- 50% in Area C, the Low Density Multifamily (MF-1) base zoning district

Per the UDC Section 11.02.010, increased impervious cover may be available if a development meets certain waiver criteria.

- **Building Height**

To achieve the design intent of respecting and enhancing the Johnson House, new structures within Area A will be limited to two stories and up to thirty-five feet (35') in height.

Area B is not adjacent to a single-family residential neighborhood or to the historic Johnson House. New structures within Area B may be up to four stories and up to fifty feet (50') in height.

To ensure compatibility with the existing single-family residential neighborhood to the south, new structures within Area C will be limited to two stories and a maximum height of 30'.

- **Parking**

Parking shall be provided in accordance with Chapter 9 of the UDC.

When easements and cross-access conflict with shade tree street yard requirements, the tree planting area shall be set back to accommodate the planting of shade trees.

- **Exhibits:**

Exhibit A – PUD Development Plan

Exhibit B – Legal Description

Exhibit C – PUD Concept Plan

Exhibit D – Preliminary Driveway Plan

Exhibit B
Legal Description

DESCRIPTION

DESCRIBING A 22.27 ACRE TRACT OF LAND IN THE BARNEY C. LOW SURVEY A-385, WILLIAMSON COUNTY, TEXAS, SAME BEING ALL OF OR A PORTION OF THE FOLLOWING THREE TRACTS OF LAND:

- 1) ALL OF THAT CERTAIN 11.26 ACRE TRACT OF LAND DESCRIBED IN A REPLACEMENT WARRANTY DEED TO JOHN MARTIN DEES AND WIFE, JANICE LYNN DEES, EXECUTED ON DECEMBER 2, 2010 AND RECORDED IN DOCUMENT NUMBERS 2011002616, OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE,
- 2) A PORTION OF THAT CERTAIN 2.0 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO CHARLES J. JOHNSON AND WIFE, VIRGINIA L. JOHNSON, EXECUTED ON DECEMBER 16, 1974 AND RECORDED IN VOLUME 601, PAGE 68, DEED RECORDS OF SAID COUNTY AND STATE,
- 3) A PORTION OF THAT CERTAIN 60.00 ACRE TRACT OF LAND DESCRIBED AS THE FIRST TRACT IN A WARRANTY DEED TO CHARLES J. JOHNSON, EXECUTED ON AUGUST 18, 1981 AND RECORDED IN VOLUME 848, PAGE 817, DEED RECORDS OF SAID COUNTY AND STATE,

SAID 22.27 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an iron rod at the northeast corner of the remnant portion of said 60.00 acre tract, as shown on a survey map signed by William F. Forest, Jr., R.P.L.S. No. 1847 and dated January 21, 2020, same being the southeast corner of that certain 0.130 of an acre tract of described as Exhibit "B" in a deed to Williamson County, Texas as recorded in Document Number 2008011388, Official Public Records of said County and State, in the south right-of-way line of Westinghouse Road and in the west line of that certain 15.933 acre tract of land described in a deed to GT-WR DEVELOPMENT I, LLC as recorded in Document Number 2017119571, Official Public Records of said County and State;

THENCE, with the east line of said remnant portion of 60.00 acre tract, same being the west line of said 15.933 acre tract, S20°12'41"E, 1219.56 feet to an iron rod at the southeast corner of said remnant portion of 60.00 acres, as shown on said survey map, same being the southwest corner of said 15.933 acre tract, the northwest corner of Teravista Section 13B, a subdivision recorded in Document Number 2007091715, Official Public Records of said County and State and the northeast corner of Vista Pointe Subdivision Phase Two, a subdivision recorded in Document Number 2019099524, Official Public Records of said County and State;

THENCE, with the south line of said remnant portion of 60.00 acre tract and the south line of said 11.26 acre tract, same being the north line of said Vista Pointe Subdivision Phase Two, the following three courses:

- 1) S68°52'44"W, 271.55 to an iron rod at the southwest corner of said remnant portion of 60.00 acre tract, as shown on said survey map, same being the southeast corner of said 11.26 acre tract;
- 2) S68°40'51"W, 69.09 feet to a calculated point;
- 3) S75°25'58"W, 373.45 feet to a calculated point at the southwest corner of said 11.26 acre tract, same being the southeast corner of that certain 11.5029 acre tract of land described in a deed to DPS Georgetown 2000, LLC as recorded in Document Number 2017011892, Official Public Records of said County and State;

THENCE, with the west line of said 11.26 acre tract, same being the east line of said 11.5029 acre tract, the following three courses:

- 1) N21°09'33"W, 341.19 feet to a calculated point;
- 2) S68°50'27"W, 100.00 feet to a calculated point;
- 3) N21°09'33"W, 860.84 feet to an iron rod at the northwest corner of said 11.26 acre tract, as shown on said survey map, same being the northeast corner of said 11.5029 acre tract, the southwest corner of that certain 484 square foot tract of land described as Exhibit "C" in said deed recorded in Document Number 2008011388, Official Public Records of said County and State and in the south right-of-way line of said Westinghouse Road;

THENCE, with the north line of said 11.26 acre tract, the north line of the remnant portion of said 2.0 acre tract and the north line of said remnant portion of 60.00 acre tract, same being the south line of said deed recorded in Document Number 2008011388, Official Public Records of said County and State and the south line of said Westinghouse Road, the following four courses:

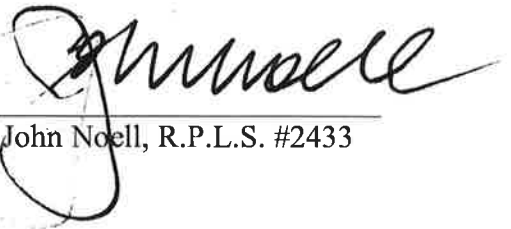
- 1) N69°35'21"E, 358.42 feet to an iron rod, as shown on said survey map;
- 2) N69°29'25"E, 42.60 feet to an iron rod, as shown on said survey map;
- 3) Along a curve to the right having a radius of 4944.00 feet, an arc length of 225.94 feet, a central angle of 2°37'06" and a chord which bears N70°52'52"E, 225.92 feet to an iron rod, as shown on said survey map;
- 4) N72°16'13"E, 205.40 feet to the POINT OF BEGINNING and containing 22.27 acres of land.

EXHIBIT "A"
Dunaway/UDG #6252
F.N. #1585

Barney C. Low Survey A-385
Williamson County, Texas
Page 3 of 4

Field Notes Prepared by:
Dunaway/UDG
5707 Southwest Parkway
Building 2, Suite 250
Austin, Texas 78735
(512) 306-8252
TBPLS NO. 10065900
Map attached.





John Noell, R.P.L.S. #2433

October 27, 2020

Date

Basis of Bearings: The bearing basis for this survey is the State Plane Coordinate System, NAD83, Texas Central Zone, (4203), GEOID: 12A Datum: NAVD88, Convergence: 1°22'15.67", as shown on a survey map signed by William F. Forest, Jr., R.P.L.S. No. 1847 and dated January 21, 2020.

References: WCAD: R508658, R039947 and R039939 Austin Grid: MM-49

Additional R.O.W.
Exhibits "A", "B" and "C"
Doc. No. 2008011388

Westinghouse Road

N69°35'21"E

N69°29'25"E

N72°16'13"E

POINT OF BEGINNING
22.27 ACRES
FIELD NOTE #1585

358.42'
Charles J. Johnson and wife,
Virginia L. Johnson
Remnant portion of 2.0 acres
Vol. 601, Pg. 68

42.60'

205.40'

860.84'

DPS Georgetown
2000, LLC
11.5029 Acres
Doc. No. 2017011892

John Martin Dees and wife,
Janice Lynn Dees
11.26 Acres
Doc. No. 2011002616

Charles J. Johnson
Remnant portion of 60 acres
Vol. 848, Pg. 817

GT-WR DEVELOPMENT I, LLC
15.933 Acres
DOC. NO. 2017119571

N21°09'33"W

22.27 ACRES

S68°50'27"W
100.00'

N21°09'33"W

341.19'

S20°12'41"E

1219.56'

C1
R=4944.00'
D=02°37'06"
A=225.94'
T=112.99'
C=225.92'
CB=N70°52'52"E

LEGEND

● IRON ROD

S68°52'44"W
271.55'

S75°25'58"W
373.45'

S68°40'51"W
69.09'

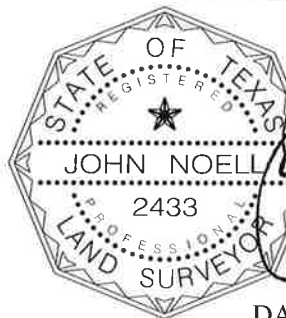
Vista Pointe Subdivision Phase Two
Doc. No. 2019099524

Teravista Section 13B
Doc. No. 2007091715

SCALE: 1" = 200'

DUNAWAY

TX Registered Engineering Firm #F-1114
5707 SOUTHWEST PARKWAY
BUILDING 2, SUITE 250
AUSTIN, TX 78735
PHONE: 512-306-8252
TBPLS 10065900



DATE: OCTOBER 27, 2020

FIELD NOTE #1585 TO ACCOMPANY THIS MAP
Page 541 of 753

SHEET 4 OF 4

Exhibit C
PUD Concept Plan

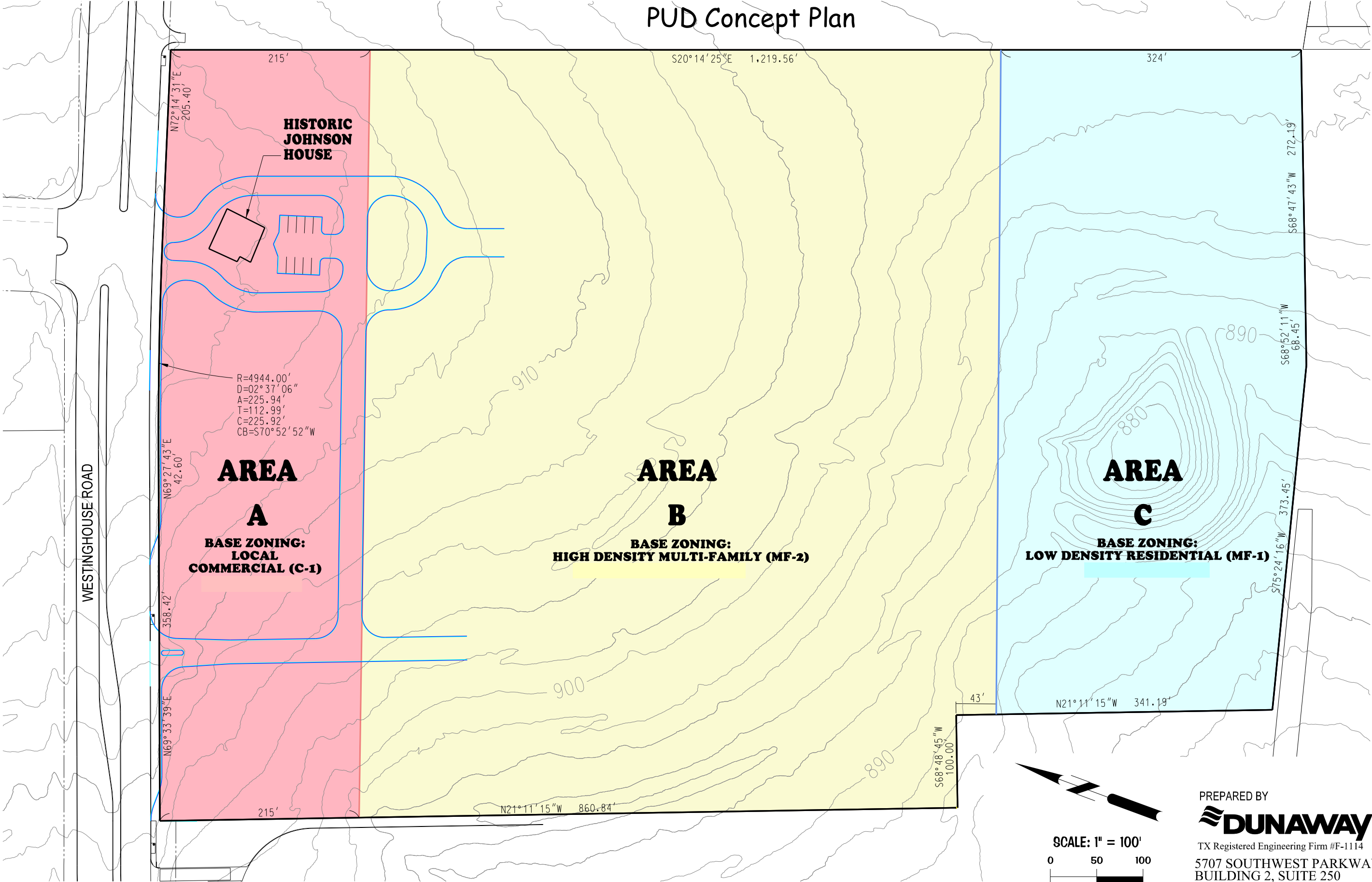
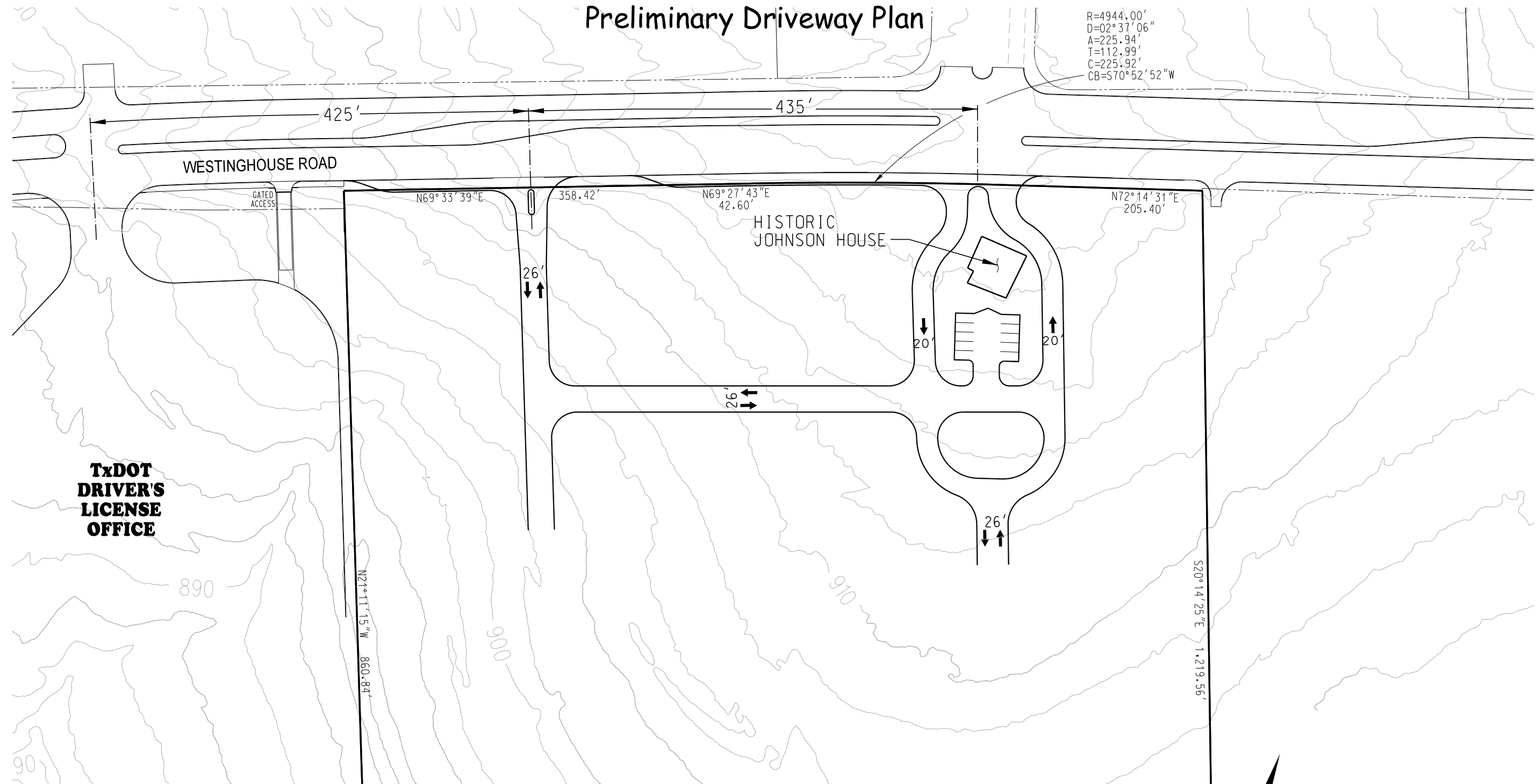
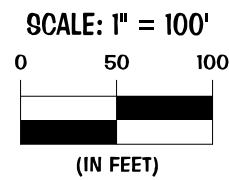


Exhibit D
Preliminary Driveway Plan



R=4944.00'
D=02°37'06"
A=225.94'
T=112.99'
C=225.92'
CB=S70°52'52"W

**TxDOT
DRIVER'S
LICENSE
OFFICE**



MUNICIPAL SERVICES AGREEMENT
BETWEEN THE CITY OF GEORGETOWN, TEXAS
AND CHARLES J. JOHNSON AND JANICE LYNN DEES

This Municipal Services Agreement ("Agreement") is entered into on the 9th day of February, 2021 by and between the City of Georgetown, Texas, a home-rule municipality of the State of Texas ("City") and Charles J. Johnson and Janice Lynn Dees (collectively, "Owner").

RECITALS

The parties agree that the following recitals are true and correct and form the basis upon which the parties have entered into this Agreement

WHEREAS, Section 43.0671 of the Local Government Code permits the City to annex an area if each owner of land in an area requests the annexation;

WHEREAS, where the City elects to annex such an area, the City is required to enter into a written agreement with the property owner(s) that sets forth the City services to be provided for the Property on or after the effective date of annexation (the "Effective Date");

WHEREAS, Owner owns certain parcels of land located at 1100 and 1200 Westinghouse Road, which consists of approximately 22.27 acres of land and 1.99 acres of right-of-way on Westinghouse Road in the City's extraterritorial jurisdiction, such property being more particularly described and set forth in Exhibit "A" attached and incorporated herein by reference ("Property");

WHEREAS, Owner has filed a written request with the City for annexation of the Property, identified as Annexation Case No. 2020-12-ANX ("Annexation Case");

WHEREAS, City and Owner desire to set out the City services to be provided for the Property on or after the effective date of annexation;

WHEREAS, the Annexation Case and execution of this Agreement are subject to approval by the Georgetown City Council; and

NOW THEREFORE, in exchange for the mutual covenants, conditions and promises contained herein, City and Owner agree as follows:

1. **PROPERTY.** This Agreement is only applicable to the Property, which is the subject of the Annexation Case.
2. **INTENT.** It is the intent of the City that this Agreement provide for the delivery of full, available municipal services to the Property in accordance with state law, which may be accomplished through any means permitted by law.

3. MUNICIPAL SERVICES.

- a. Commencing on the Effective Date, the City will provide the municipal services set forth below. As used in this Agreement, “providing services” includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City's infrastructure extension policies and developer or property owner participation in accordance with applicable city ordinances, rules, regulations, and policies.
 - i. Fire Protection and Emergency Medical Services – The City of Georgetown Fire Department will provide response services in the annexed area consisting of: fire suppression and rescue; emergency response to 9-1-1 calls; fire prevention education efforts, and other duties and services provided by the Georgetown Fire Department.
 - ii. Police – The City’s Police Department will provide protection and law enforcement services.
 - iii. Planning and Development, Building Permits, and Inspections Services - Upon annexation, the City will provide site plan review; zoning approvals; Building Code and other standard Code inspection services; City Code enforcement; sign regulations and permits; and Stormwater Permit services in the annexed.
 - iv. Parks and Recreational Facilities. Residents of the Property will be permitted to utilize all existing publicly-owned parks and recreational facilities and all such facilities acquired or constructed after the Effective Date (including community service facilities, libraries, swimming pools, etc.), throughout the City. Any private parks, facilities, and buildings will be unaffected by the annexation; provided, however, that the City will provide for maintenance and operation of the same upon acceptance of legal title thereto by the City and appropriations therefor. In the event the City acquires any other parks, facilities, or buildings necessary for City services within the Property, the appropriate City department will provide maintenance and operations of the same.
 - v. Other Publicly Owned Buildings. Residents of the Property will be permitted to use all other publicly owned buildings and facilities where the public is granted access.
 - vi. Library – Upon annexation, library privileges will be available to anyone residing in the annexed area
 - vii. Stormwater Utility Services – The Property will be included in the City’s Stormwater Utility service area and will be assessed a monthly fee based on the amount of impervious surface. The fees

will cover the direct and indirect costs of stormwater management services.

- viii. Streets, Roads, and Street Lighting – The City will provide preventative maintenance of the existing public streets and roads in the annexed area over which it has jurisdiction through maintenance and preventative maintenance services such as emergency pavement repair; ice and snow monitoring; crack seal, sealcoat, slurry seal, and PM overlay; and other routine repair. The City shall not maintain private roads in the annexed area. Preventative maintenance projects are prioritized on a City-wide basis and scheduled based on a variety of factors, including surface condition, rideability, age, traffic volume, functional classification, and available funding. As new streets are dedicated and accepted for maintenance they will be included in the City’s preventative maintenance program.
 - ix. Water and Wastewater Facilities in the Annexed Area that Are Not Within the Area of Another Water or Wastewater Utility – City-owned water and wastewater facilities that exist in the annexed area will be maintained in accordance with City ordinances, standards, policies and procedures.
 - x. Solid Waste Services – The City will provide solid waste collection services in accordance with existing City ordinances and policies, except where prohibited by law.
 - xi. Code Compliance – The City’s Code Department will provide education, enforcement, and abatement relating to code violations within the Property.
 - xii. Animal Control Services – Upon annexation, the City shall provide animal control services in the annexed area.
 - xiii. Business Licenses and Regulations – Upon annexation, the City shall provide business licensing services (Carnivals Circuses and Other Exhibitions; Electrician’s Licenses; Gross Receipts Charge or Street Rental; Peddlers and Solicitors; Taxicabs, Buses and Other Vehicles for Hire; Horse Drawn Carriages and other Non-Motorized Vehicles for Hire; Sexually Oriented Businesses; and Alcoholic Beverages) in the annexed area
- b. The City will provide water service and wastewater treatment service to developments established after the Effective Date in accordance with, and on the schedule determined by, the City’s extension policies, capital improvements schedule, and applicable law and at rates established by City ordinances for such services.
 - c. The City may impose a fee for any municipal service in the area annexed if

the same type of fee is imposed within the corporate boundaries of the City. All City fees are subject to revision from time to time by the City in its sole discretion.

- d. It is understood and agreed that the City is not required to provide a service that is not included in this Agreement.
 - e. Owner understands and acknowledges that the City departments listed above may change names or be re-organized by the City Manager. Any reference to a specific department also includes any subsequent City department that will provide the same or similar services.
- 4. **SERVICE LEVEL.** The City will provide the Property with a level of services, infrastructure, and infrastructure maintenance that is comparable to the level of services, infrastructure, and infrastructure maintenance available in other parts of the City with topography, land use, and population density similar to those reasonably contemplated or projected for the Property.
 - 5. **AUTHORITY.** City and Owner represent that they have full power, authority and legal right to execute, deliver and perform their obligations pursuant to this Agreement. Owner acknowledges that approval of the Annexation Case is within the sole jurisdiction of the City Council. Nothing in this Agreement guarantees favorable decisions by the City Council.
 - 6. **SEVERABILITY.** If any part, term, or provision of this Agreement is held by the courts to be illegal, invalid, or otherwise unenforceable, such illegality, invalidity, or unenforceability will not affect the validity of any other part, term or provision, and the rights of the parties will be construed as if the part, term, or provision was never part of the Agreement.
 - 7. **INTERPRETATION.** The parties to this Agreement covenant and agree that in any litigation relating to this Agreement, the terms and conditions of the Agreement will be interpreted according to the laws of the State of Texas. The parties acknowledge that they are of equal bargaining power and that each of them was represented by legal counsel in the negotiation and drafting of this Agreement.
 - 8. **GOVERNING LAW AND VENUE.** Venue shall be in the state courts located in Williamson County, Texas or the United States District Court for the Western District of Texas, Austin Division and construed in conformity with the provisions of Texas Local Government Code Chapter 43.
 - 9. **NO WAIVER.** The failure of either party to insist upon the performance of any term or provision of this Agreement or to exercise any right granted hereunder shall not constitute a waiver of that party's right to insist upon appropriate performance or to assert any such right on any future occasion.
 - 10. **GOVERNMENTAL POWERS.** It is understood that by execution of this Agreement, the City does not waive or surrender any of its governmental powers

or immunities.

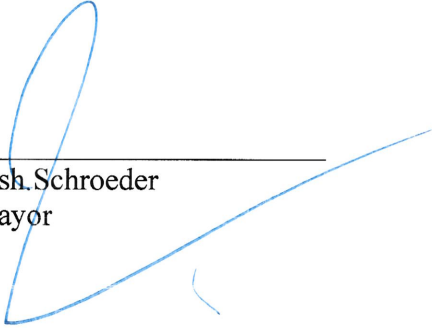
11. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.
12. **CAPTIONS.** The captions to the various clauses of this Agreement are for informational purposes only and shall not alter the substance of the terms and conditions of this Agreement.
13. **AGREEMENT BINDS AND BENEFITS SUCCESSORS AND RUNS WITH THE LAND.** This Agreement is binding on and inures to the benefit of the parties, their successors, and assigns. The term of this Agreement constitutes covenants running with the land comprising the Property, is binding on the Owner and the City, and is enforceable by any current or future owner of any portion of the Property.
14. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the parties and supersedes all prior oral and written agreements between said parties. This Agreement shall not be amended unless executed in writing by both parties.

Executed as of the day and year first above written to be effective on the effective date of annexation of the Property.


CITY OF GEORGETOWN

By:


Josh Schroeder
Mayor



Approved as to Form:

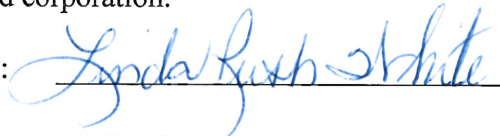

Skye Masson
City Attorney

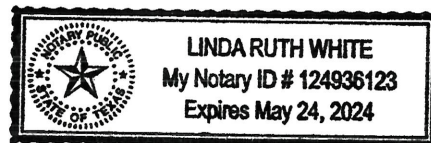
Attest:


Robyn Densmore, TRMC
City Secretary

State of Texas §
County of Williamson §

This instrument was acknowledged before me on the 9th day of February, 2021,
by Josh Schroeder, Mayor of the City of Georgetown, a Texas municipal corporation, on behalf of
said corporation.

By: 
Notary Public, State of Texas



(CHARLES J. JOHNSON)

By:

Charles J. Johnson
(Charles J. Johnson)

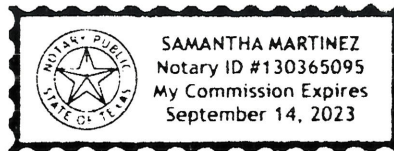
State of Texas §
County of Williamson §

This instrument was acknowledged before me on the 29th day of December, 20 20, by Charles J. Johnson, as himself of Charles J. Johnson on behalf of said self [insert name of company or individual where applicable].

By:

Samantha Martinez

Notary Public, State of Texas



JANICE LYNN DEES

By: Janice Lynn Dees
(Janice Lynn Dees)

State of Texas §
County of Dallas §

This instrument was acknowledged before me on the 18th day of December, 2020, by
Janice Dees, TX Driver license of Janice Lynn Dees on behalf of said
individual. [insert name of company or individual where applicable].

By: Stefanie Randall

Notary Public, State of Texas



EXHIBIT A

DESCRIPTION

DESCRIBING A 22.27 ACRE TRACT OF LAND IN THE BARNEY C. LOW SURVEY A-385, WILLIAMSON COUNTY, TEXAS, SAME BEING ALL OF OR A PORTION OF THE FOLLOWING THREE TRACTS OF LAND:

- 1) ALL OF THAT CERTAIN 11.26 ACRE TRACT OF LAND DESCRIBED IN A REPLACEMENT WARRANTY DEED TO JOHN MARTIN DEES AND WIFE, JANICE LYNN DEES, EXECUTED ON DECEMBER 2, 2010 AND RECORDED IN DOCUMENT NUMBERS 2011002616, OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE,
- 2) A PORTION OF THAT CERTAIN 2.0 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO CHARLES J. JOHNSON AND WIFE, VIRGINIA L. JOHNSON, EXECUTED ON DECEMBER 16, 1974 AND RECORDED IN VOLUME 601, PAGE 68, DEED RECORDS OF SAID COUNTY AND STATE,
- 3) A PORTION OF THAT CERTAIN 60.00 ACRE TRACT OF LAND DESCRIBED AS THE FIRST TRACT IN A WARRANTY DEED TO CHARLES J. JOHNSON, EXECUTED ON AUGUST 18, 1981 AND RECORDED IN VOLUME 848, PAGE 817, DEED RECORDS OF SAID COUNTY AND STATE,

SAID 22.27 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an iron rod at the northeast corner of the remnant portion of said 60.00 acre tract, as shown on a survey map signed by William F. Forest, Jr., R.P.L.S. No. 1847 and dated January 21, 2020, same being the southeast corner of that certain 0.130 of an acre tract of described as Exhibit "B" in a deed to Williamson County, Texas as recorded in Document Number 2008011388, Official Public Records of said County and State, in the south right-of-way line of Westinghouse Road and in the west line of that certain 15.933 acre tract of land described in a deed to GT-WR DEVELOPMENT I, LLC as recorded in Document Number 2017119571, Official Public Records of said County and State;

THENCE, with the east line of said remnant portion of 60.00 acre tract, same being the west line of said 15.933 acre tract, S20°12'41"E, 1219.56 feet to an iron rod at the southeast corner of said remnant portion of 60.00 acres, as shown on said survey map, same being the southwest corner of said 15.933 acre tract, the northwest corner of Teravista Section 13B, a subdivision recorded in Document Number 2007091715, Official Public Records of said County and State and the northeast corner of Vista Pointe Subdivision Phase Two, a subdivision recorded in Document Number 2019099524, Official Public Records of said County and State;

THENCE, with the south line of said remnant portion of 60.00 acre tract and the south line of said 11.26 acre tract, same being the north line of said Vista Pointe Subdivision Phase Two, the following three courses:

- 1) S68°52'44"W, 271.55 to an iron rod at the southwest corner of said remnant portion of 60.00 acre tract, as shown on said survey map, same being the southeast corner of said 11.26 acre tract;
- 2) S68°40'51"W, 69.09 feet to a calculated point;
- 3) S75°25'58"W, 373.45 feet to a calculated point at the southwest corner of said 11.26 acre tract, same being the southeast corner of that certain 11.5029 acre tract of land described in a deed to DPS Georgetown 2000, LLC as recorded in Document Number 2017011892, Official Public Records of said County and State;

THENCE, with the west line of said 11.26 acre tract, same being the east line of said 11.5029 acre tract, the following three courses:

- 1) N21°09'33"W, 341.19 feet to a calculated point;
- 2) S68°50'27"W, 100.00 feet to a calculated point;
- 3) N21°09'33"W, 860.84 feet to an iron rod at the northwest corner of said 11.26 acre tract, as shown on said survey map, same being the northeast corner of said 11.5029 acre tract, the southwest corner of that certain 484 square foot tract of land described as Exhibit "C" in said deed recorded in Document Number 2008011388, Official Public Records of said County and State and in the south right-of-way line of said Westinghouse Road;

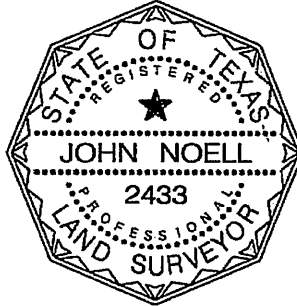
THENCE, with the north line of said 11.26 acre tract, the north line of the remnant portion of said 2.0 acre tract and the north line of said remnant portion of 60.00 acre tract, same being the south line of said deed recorded in Document Number 2008011388, Official Public Records of said County and State and the south line of said Westinghouse Road, the following four courses:

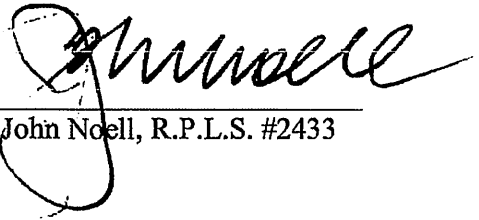
- 1) N69°35'21"E, 358.42 feet to an iron rod, as shown on said survey map;
- 2) N69°29'25"E, 42.60 feet to an iron rod, as shown on said survey map;
- 3) Along a curve to the right having a radius of 4944.00 feet, an arc length of 225.94 feet, a central angle of 2°37'06" and a chord which bears N70°52'52"E, 225.92 feet to an iron rod, as shown on said survey map;
- 4) N72°16'13"E, 205.40 feet to the POINT OF BEGINNING and containing 22.27 acres of land.

EXHIBIT "A"
Dunaway/UDG #6252
F.N. #1585

Barney C. Low Survey A-385
Williamson County, Texas
Page 3 of 4

Field Notes Prepared by:
Dunaway/UDG
5707 Southwest Parkway
Building 2, Suite 250
Austin, Texas 78735
(512) 306-8252
TBPLS NO. 10065900
Map attached.





John Noell, R.P.L.S. #2433

October 27, 2020

Date

Basis of Bearings: The bearing basis for this survey is the State Plane Coordinate System, NAD83, Texas Central Zone, (4203), GEOID: 12A Datum: NAVD88, Convergence: 1°22'15.67", as shown on a survey map signed by William F. Forest, Jr., R.P.L.S. No. 1847 and dated January 21, 2020.

References: WCAD: R508658, R039947 and R039939

Austin Grid: MM-49

Additional R.O.W.
Exhibits "A", "B" and "C"
Doc. No. 2008011388

Westinghouse Road

N69°35'21"E

N69°29'25"E

N72°16'13"E

POINT OF BEGINNING
22.27 ACRES
FIELD NOTE #1585

358.42'
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Virginia L. Johnson
Remnant portion of 2.0 acres
Vol. 601, Pg. 68

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DPS Georgetown
2000, LLC
11.5029 Acres
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John Martin Dees and wife,
Janice Lynn Dees
11.26 Acres
Doc. No. 2011002616

Charles J. Johnson
Remnant portion of 60 acres
Vol. 848, Pg. 817

GT-WR DEVELOPMENT I, LLC
15.933 Acres
DOC. NO. 2017119571

860.84'
N21°09'33"W

S68°50'27"W
100.00'

N21°09'33"W
341.19'

22.27 ACRES

S20°12'41"E
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C1
R=4944.00'
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A=225.94'
T=112.99'
C=225.92'
CB=N70°52'52"E

LEGEND

● IRON ROD

S68°52'44"W
271.55'

S75°25'58"W
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S68°40'51"W
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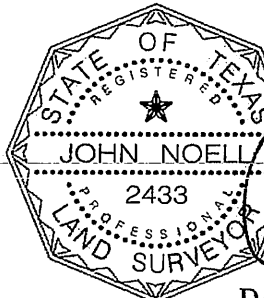
Vista Pointe Subdivision Phase Two
Doc. No. 2019099524

Teravista Section 13B
Doc. No. 2007091715

SCALE: 1" = 200'

DUNAWAY

TX Registered Engineering Firm #F-1114
5707 SOUTHWEST PARKWAY
BUILDING 2, SUITE 250
AUSTIN, TX 78735
PHONE: 512-306-8252
TBPLS 10065900



DATE: OCTOBER 27, 2020

FIELD NOTE #1585 TO ACCOMPANY THIS MAP

SHEET 4 OF 4

DESCRIPTION

DESCRIBING A 1.99 ACRE TRACT OF LAND IN THE BARNEY C. LOW SURVEY A-385 AND THE J. S. PATTERSON SURVEY A-502, WILLIAMSON COUNTY, TEXAS, SAME BEING ADJACENT TO THE FOLLOWING FIVE TRACTS OF LAND:

- 1) THE NORTH LINE OF THAT CERTAIN 11.26 ACRE TRACT OF LAND DESCRIBED IN A REPLACEMENT WARRANTY DEED TO JOHN MARTIN DEES AND WIFE, JANICE LYNN DEES, EXECUTED ON DECEMBER 2, 2010 AND RECORDED IN DOCUMENT NUMBER 2011002616, OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE,
- 2) THE NORTH LINE OF THE REMNANT PORTION OF THAT CERTAIN 2.0 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO CHARLES J. JOHNSON AND WIFE, VIRGINIA L. JOHNSON, EXECUTED ON DECEMBER 16, 1974 AND RECORDED IN VOLUME 601, PAGE 68, DEED RECORDS OF SAID COUNTY AND STATE,
- 3) THE NORTH LINE OF THE REMNANT PORTION OF THAT CERTAIN 60.00 ACRE TRACT OF LAND DESCRIBED AS THE FIRST TRACT IN A WARRANTY DEED TO CHARLES J. JOHNSON, EXECUTED ON AUGUST 18, 1981 AND RECORDED IN VOLUME 848, PAGE 817, DEED RECORDS OF SAID COUNTY AND STATE,
- 4) A PORTION OF THE SOUTH LINE OF THAT CERTAIN 70.08 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO GR WINDMILL HILL, LLC, EXECUTED ON DECEMBER 12, 2017 AND RECORDED IN DOCUMENT NUMBER 2017114635, OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE,
- 5) A PORTION OF THE SOUTH LINE OF WINDMILL HILL PHASE 1, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2016081826, OFFICIAL PUBLIC RECORDS OF SAID COUTNY AND STATE,

SAID 1.99 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an iron rod found at the northeast corner of said remnant portion of 60.00 acre tract, same being the southeast corner of that certain 0.130 of an acre tract of described as Exhibit "B" in a deed to Williamson County, Texas as recorded in Document Number 2008011388, Official Public Records of said County and State, in the south right-of-way line of Westinghouse Road and in the west line of that certain 15.933 acre tract of land described in a deed to GT-WR DEVELOPMENT I, LLC as recorded in Document Number 2017119571, Official Public Records of said County and State;

THENCE, with the north line of said remnant portion of 60.00 acre tract, the north line of the remnant portion of said 2.0 acre tract, and the north line of said 11.26 acre tract, same being the south line of those tracts of land described as Exhibits "A", "B" and "C" of said deed recorded in Document Number 2008011388, Official Public Records of said County and State and the south line of said Westinghouse Road, the following three courses:

- 1) S72°16'54"W, 205.40 feet to an iron rod found;
- 2) Along a curve to the left having a radius of 4944.00 feet, an arc length of 225.93 feet, a central angle of 2°37'06" and a chord which bears S70°52'17"W, 225.91 feet to an iron rod found;
- 3) S69°29'47"W, 400.90 feet to an iron rod found at the northwest corner of said 11.26 acre tract, same being the southwest corner of said tract described as Exhibit "C" and the northeast corner of that certain 11.5029 acre tract of land described in a deed to DPS Georgetown 2000, LLC as recorded in Document Number 2017011892, Official Public Records of said County and State;

THENCE, through the interior of said Westinghouse Road, N20°15'34"W, 102.71 feet to a calculated point in the north line of said Westinghouse Road, same being the south line of said 70.08 acre tract, from which an iron rod found bear S69°44'26"W, 460.42 feet;

THENCE, with the north line of said Westinghouse Road, same being the south line of said 70.08 acre tract and the south line of said Windmill Hill Phase 1, the following three courses:

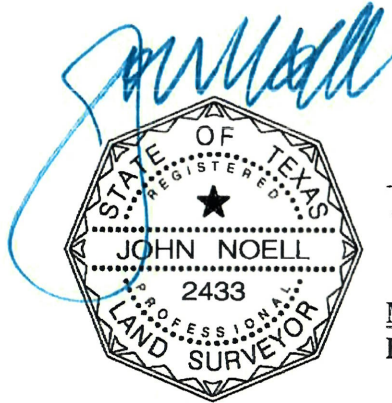
- 1) N69°44'26"E, 534.89 feet to an iron rod found;
- 2) N69°43'11"E, 180.11 feet to an iron rod found;
- 3) N69°44'33"E, 116.95 feet to a calculated point from which an iron rod found bears N69°44'33"E, 24.33 feet;

THENCE, through the interior of said Westinghouse Road, S20°15'27"E, 114.62 feet to the POINT OF BEGINNING and containing 1.99 acres of land.

EXHIBIT "A"
Dunaway/UDG #6252
F.N. #1559

Barney C. Low Survey A-385
J. S. Patterson Survey A-502
Williamson County, Texas
Page 3 of 4

Field Notes Prepared by:
Dunaway/UDG
5707 Southwest Parkway
Building 2, Suite 250
Austin, Texas 78735
(512) 306-8252
TBPLS NO. 10065900
Map attached.

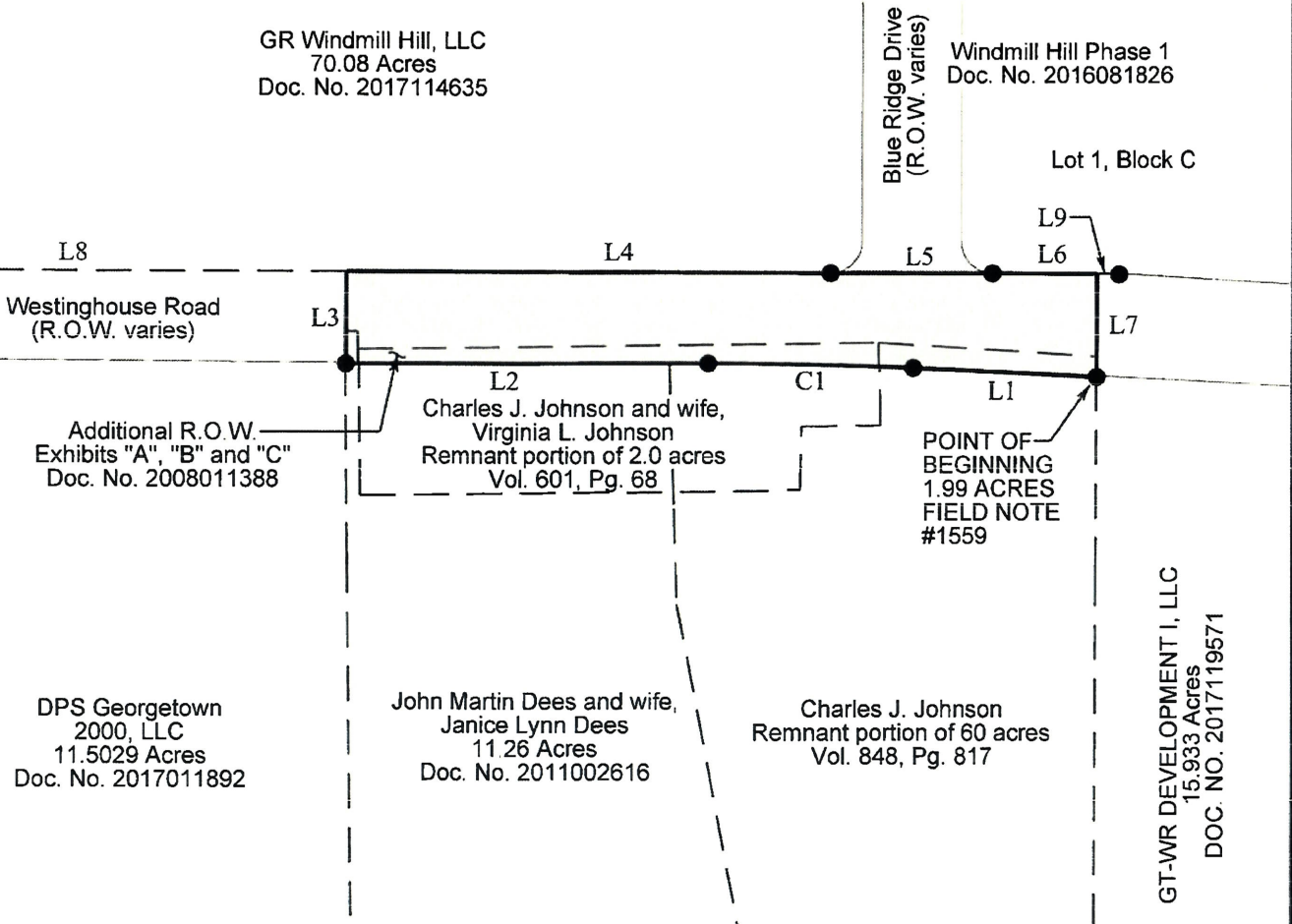


John Noell, R.P.L.S. #2433

March 11, 2020
Date

Basis of Bearings: Bearings shown hereon are based on the Texas State Plane Coordinate System Nad83 (1986 adjustment), Texas Central Zone (4203). All bearings, distances and acreages shown hereon relate to this datum and grid coordinate system.

References: WCAD: Adjacent to R508658, R039947, R039939, R040479, R449699
and R551679 Austin Grid: MM-49



LEGEND

● IRON ROD FOUND



SCALE: 1" = 200'

CURVE TABLE

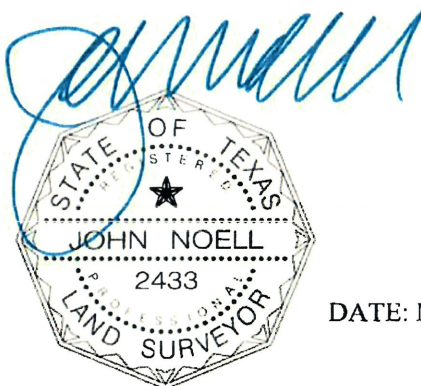
C1
R=4944.00'
D=02°37'06"
A=225.93'
T=112.99'
C=225.91'
CB=S70°52'17"W

LINE TABLE

| | | |
|----|-------------|---------|
| L1 | S72°16'54"W | 205.40' |
| L2 | S69°29'47"W | 400.90' |
| L3 | N20°15'34"W | 102.71' |
| L4 | N69°44'26"E | 534.89' |
| L5 | N69°43'11"E | 180.11' |
| L6 | N69°44'33"E | 116.95' |
| L7 | S20°15'27"E | 114.62' |
| L8 | S69°44'26"W | 460.42' |
| L9 | N69°44'33"E | 24.33' |

DUNAWAY

TX Registered Engineering Firm #F-1114
5707 SOUTHWEST PARKWAY
BUILDING 2, SUITE 250
AUSTIN, TX 78735
PHONE: 512-306-8252
TBPLS 10065900



DATE: MARCH 11, 2020

FIELD NOTE #1559 TO ACCOMPANY THIS MAP

SHEET 4 OF 4

City of Georgetown, Texas
City Council Regular Meeting
April 13, 2021

SUBJECT:

Public Hearing and First Reading of an Ordinance for the voluntary annexation of an approximate 56.65-acre tract of land out of the Isaac Donagan Survey, Abstract No. 178, with an initial zoning designation of Residential Single-Family (RS), for the property generally located at 3313 and 3321 W. SH 29 -- Sofia Nelson, CNU-A, Planning Director

ITEM SUMMARY:

Overview of Applicant's Request:

The applicant is requesting the annexation of the subject property with an initial zoning designation of Residential Single-Family (RS) in order to develop a single-family subdivision.

Staff's Analysis:

Staff has reviewed the request in accordance with the Unified Development Code (UDC) and other applicable codes. Staff has determined that the proposed request meets 5 of the 5 the criteria established in UDC Section 3.06.030 for a Zoning Map Amendment, as outlined in the attached Staff Report.

Public Comments:

As required by the Unified Development Code (UDC), all property owners and registered neighborhood associations within 300-feet of the subject property were notified of the request (55 notices mailed), a legal notice advertising the public hearing was placed in the Sun Newspaper (February 28, 2021) and signs were posted on-site. As of the publication date of this report, staff has received two (2) written comments in favor and two (2) in opposition of the request (incorporated as Exhibit 6).

Planning and Zoning Commission Recommendation:

At their March 16, 2021 meeting, the Planning and Zoning Commission recommended approval (5-0) of the request.

FINANCIAL IMPACT:

None. The applicant has paid the required application fees.

SUBMITTED BY:

Ethan Harwell, Senior Planner

ATTACHMENTS:

2021-1-ANX - P&Z Staff Report

Exhibit 1 – Location Map

Exhibit 2 – Future Land Use Map

Exhibit 3 – Zoning Map

Exhibit 4 – Design and development standards of the Residential Single-Family (RS) zoning district

Exhibit 5 – Letter of Intent

Exhibit 6 – Public Comments

Ordinance with Exhibits

Presentation



Planning and Zoning Commission Planning Department Staff Report

Report Date: March 12, 2021
Case No: 2021-1-ANX
Project Planner: Ethan Harwell, Senior Planner

Item Details

Project Name: The Bagwell Tract
Project Location: 3313 and 3321 W. SH 29, within City Council district No. 2.
Total Acreage: 55.65-acres
Legal Description: 55.65-acres in the Isaac Donagan Survey, Abstract No. 178
Applicant: SEC Planning, c/o Mark Baker; Scott Felder Homes of Texas, c/o Marcus Moreno
Property Owner: William C. Bagwell; William Cody Bagwell and Thad Bagwell, as Co-Trustees of the Bagwell-Cody Trust
Request: Zoning Map Amendment to zone the subject property to the **Residential Single-Family (RS) zoning district**, upon annexation.
Case History: This is the first public hearing of this request.



Planning Department Staff Report

Overview of Applicant's Request

The applicant is requesting the annexation of the subject property with an initial zoning designation of Residential Single-Family (RS) for the purpose of developing a single-family subdivision.

Site Information

Location:

The subject property is located on the south side of W. SH 29, along the South Fork of the San Gabriel River, just east of Parkside Parkway.

Physical and Natural Features:

The subject property has approximately 470-feet of frontage along the South Fork of the San Gabriel River. The tree covered property slopes north to south into the river valley. Two structures exist on the property that are used as residences.

Future Land Use and Zoning Designations:

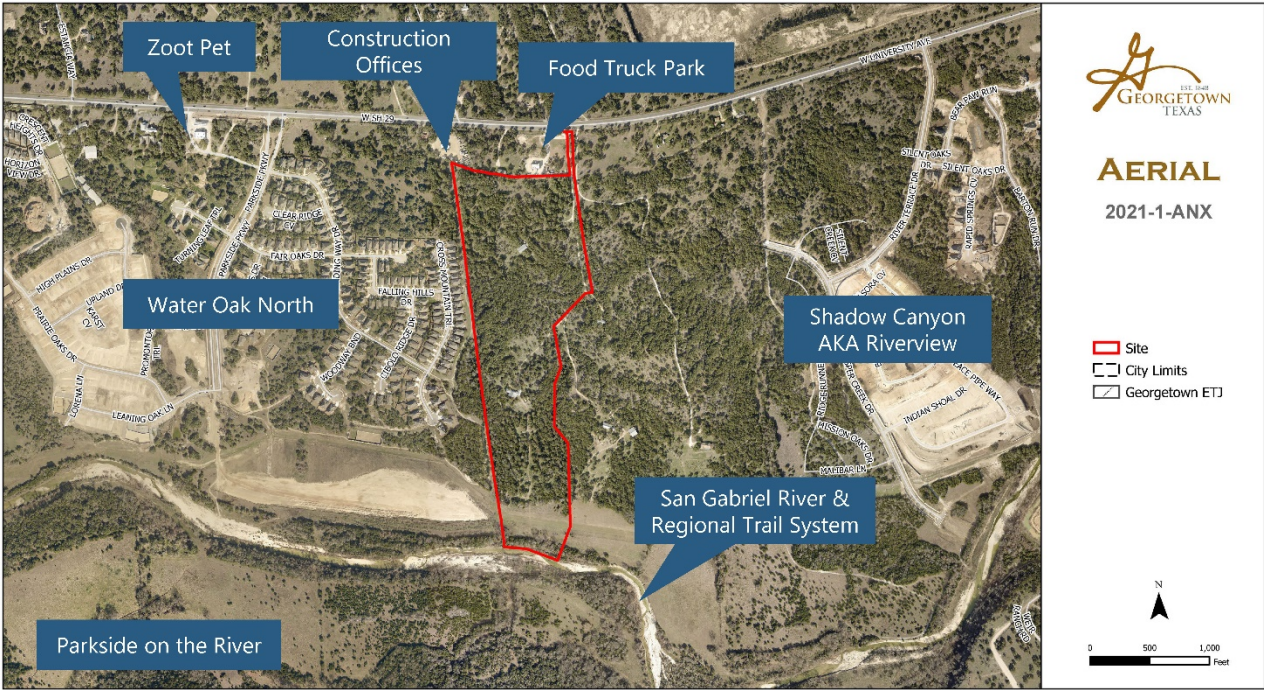
The subject property has a Future Land Use designation of Mixed Density Neighborhood and Open Space. There is no zoning designation on the subject property as it is located in the ETJ.

Surrounding Properties:

The subject property sits on the West SH 29 corridor which has rapidly developed over roughly the past decade. The vast majority of the development has been single-family subdivision on the south side of the highway. Small pockets of neighborhood serving commercial sites have been saved at the front of many of the large subdivision such as Shadow Canyon (AKA Riverview) or Water Oak North. A large commercial site, the Preserve at Water Oak, was recently approved at Parkside Parkway & SH 29.

The current zoning, Future Land Use designation, and existing uses of the adjacent properties to the north, south, east and west are outlined in the table below:

| DIRECTION | ZONING DISTRICT | FUTURE LAND USE | EXISTING USE |
|-----------|--------------------|---|---|
| North | N/A - ETJ | Mixed Density Neighborhood; Community Center | Construction Office; Food Truck Park |
| East | N/A - ETJ | Mixed Density Neighborhood | |
| South | N/A - ETJ | Neighborhood | Undeveloped - Quarry |
| West | ETJ Dev. Agreement | Mixed Density Neighborhood | Single-Family Nbhd. |



Property History:

This is the first development request for the subject property. Prior to this request the subject property has been used for residential or agricultural purposes.

Comprehensive Plan Guidance

Future Land Use Map: Mixed-Density Neighborhood (MDN)

This category includes a blend of single-family and medium-density housing types. Medium density housing options are consistent with and complementary to the traditional single-family neighborhood with emphasis on connectivity and access to neighborhood amenities including schools and parks. Development standards for medium density housing and any nonresidential uses are in place to ensure compatibility through increased setbacks for taller buildings, architectural designs that are consistent with the neighborhood, location of more intense uses and development nearer to the edge of developments, and enhanced landscaping. Additionally, any non-residential uses are located primarily at arterials and other major roadway intersections and include appropriate buffering and pedestrian orientation to support the surrounding residents.

DUA: 5.1-14.0

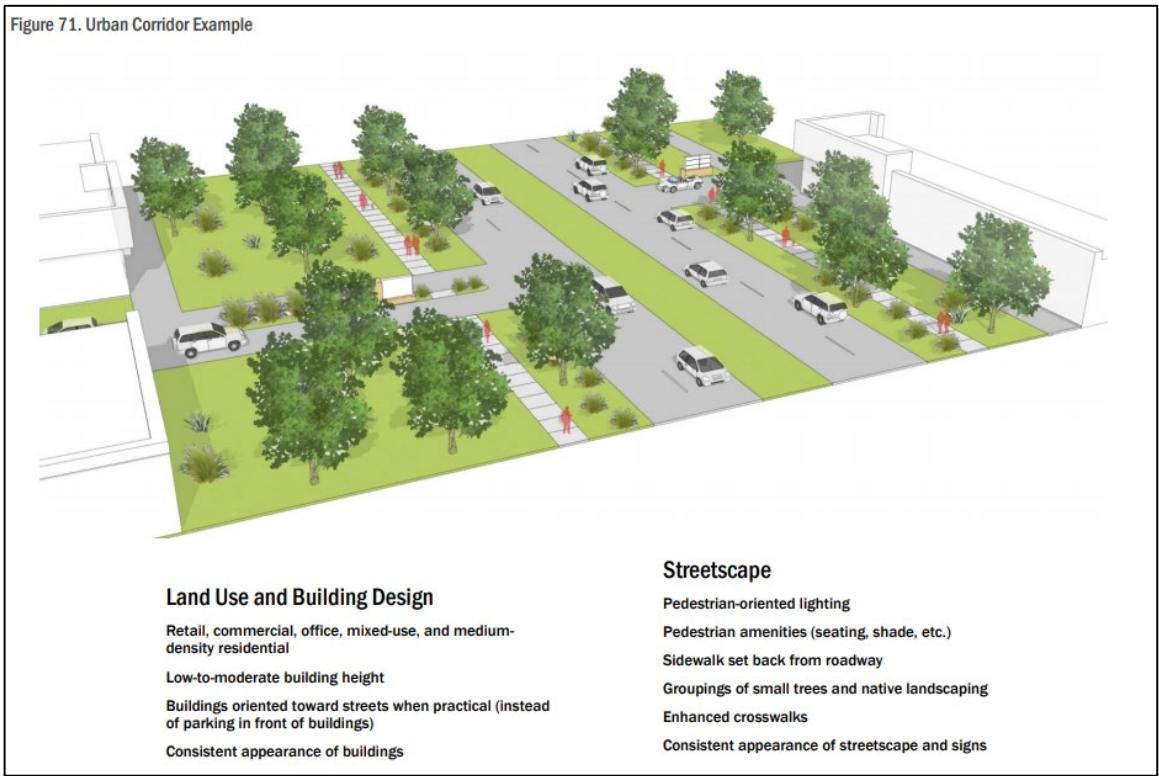
Target Ratio: 80% residential, 20% nonresidential

Primary Use: Variety of single-family home types (detached, duplex, townhome)

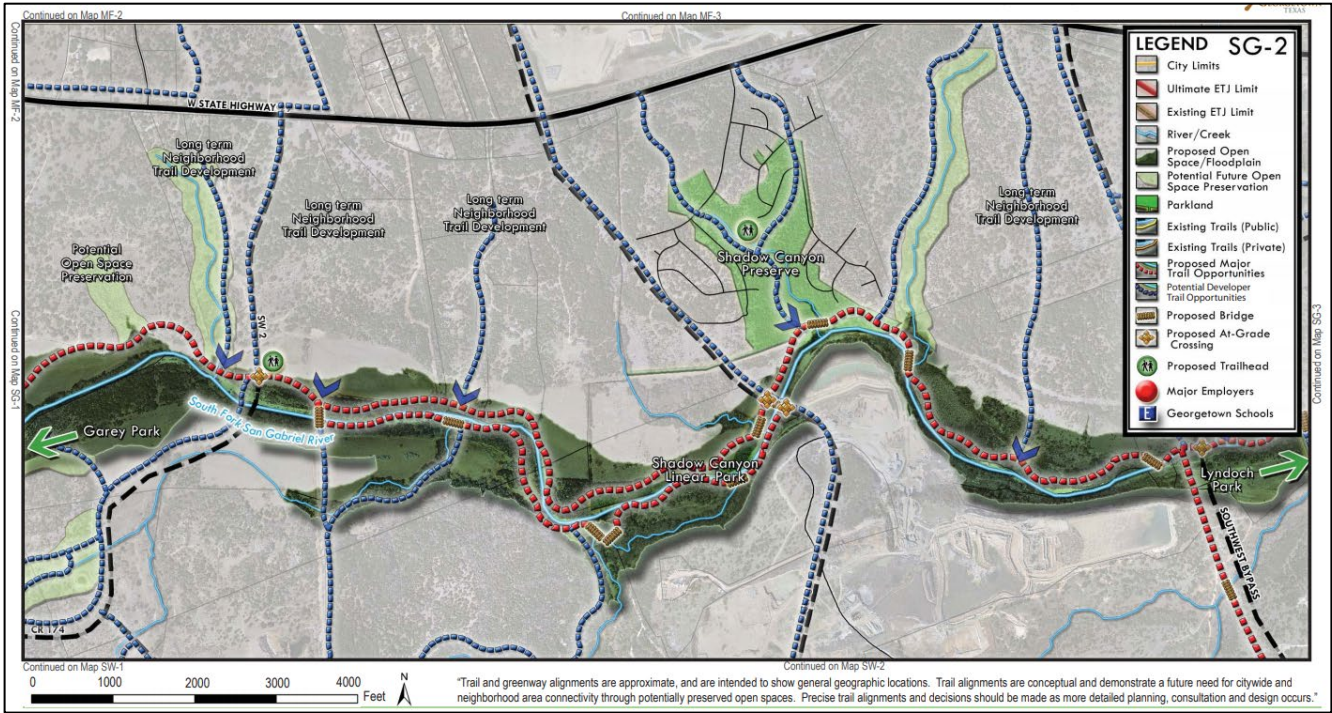
Secondary Uses: Limited neighborhood-serving retail, office, institutional, and civic uses

Other Master Plans:

The Gateway & Image Corridor Element of the 2030 Comprehensive Plan calls for SH 29 to be developed as a Urban Corridor. These corridors are envisioned as being the roadways that welcome visitors to Georgetown through areas that once were along the city's fringe but have since seen development into true neighborhoods and commercial centers.



The Parks and Trails Masterplan also calls for the extension of the regional trail along the South Fork of the San Gabriel River through this property. It also identifies an opportunity for trail development within the future neighborhood to connect to the regional trail.



Planning Department Staff Report

Utilities

The subject property is located within the City's service area for water and wastewater. Additionally, it is located within the Pedernales Electric Cooperative (PEC) service area for electric. It is anticipated that there is adequate capacity to serve the subject property at this time. A Utility Evaluation may be required at time of Subdivision Plat to determine capacity and any necessary utility improvements.

Transportation

W. SH 29 is considered to be a major arterial road. Arterial roads provide traffic movement through and between different areas within the city and access to adjacent land uses. Access is more controllable because driveway spacing requirements are much greater and, if safety dictates, overall access can be limited to specific turning movements. Major Arterials connect major traffic generators and land use concentrations and serve much larger traffic volumes over greater distances.

This neighborhood would have access to SH 29 through future connections to Water Oak North, Phase 6 and to the extension of Whisper Creek Drive, a major collector road. Major collector roads serve as the gathering and transition point for vehicles entering and exiting a major arterial level road.

A Traffic Impact Analysis (TIA) will be required at time of Site Development Plan for any development that generates more than two thousand (2,000) average daily trips based upon the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual.

Proposed Zoning district

The Residential Single-Family (RS) zoning district allows for medium density and its minimum lot size is 5,500 square feet. The RS district contains standards for development that maintain single-family neighborhood characteristics. The RS district may be located within proximity of neighborhood-friendly commercial and public services and protected from incompatible uses. All housing types in the RS district shall use the lot, dimensional and design standards of the district.

Permitted land uses within the district include detached single-family homes and group homes with 6 or less residents. Attached single-family homes, churches, family home day care, and schools among other uses are permitted subject to specific design limitations to ensure compatibility with the surrounding properties. Other uses such as accessory dwelling units, bed and breakfast, group day care, general office and other similar uses may be permitted subject to approval of a Special Use Permit (SUP). Exhibit 4 contains a comprehensive list of RS district permitted uses and development standards.

Intergovernmental and Interdepartmental Review

The proposed rezoning request was reviewed by all applicable City Departments to determine the appropriateness of the requested zoning on the subject property. No comments were issued regarding the zoning request.

Approval Criteria

Staff has reviewed the proposed rezoning request and has found that it [complies, partially complies, does not comply] with the criteria established in UDC Section 3.06.030 for a Zoning Map Amendment, as outlined below:

| ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA | |
|---|-----------------|
| 1. The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action. | Complies |
| <p>An application must provide the necessary information to review and make a knowledgeable decision in order for staff to schedule an application for consideration by the Planning and Zoning Commission and City Council. This application was reviewed by staff and deemed to be complete.</p> | |
| 2. The zoning change is consistent with the Comprehensive Plan. | Complies |
| <p>The Future Land Use designation on the subject property is Mixed Density Neighborhood. The proposed Residential Single-Family (RS) zoning would allow for a single-family lot configuration that lands within the target density of the Mixed Density Neighborhood designation of 5 to 14 dwelling units an acre.</p> <p>The Mixed Density Neighborhood promotes a mixture of low to moderate density housing types within a neighborhood so long as they are organized at key locations where they contribute to the transition of uses (Policies LU.1, LU.3) or complement neighborhood amenities such as parks or schools. This mix of dwelling types could be accomplished with the provision of different housing types or even the provision of different lot sizes. The proposed RS zoning does not specifically accomplish this goal as it gives great flexibility in dimensional standards and product types allowed – there is no control of lot and product mix. A developer may choose any product type from the set list of permitted uses. A developer may also plat lots at any size so long as they meet the minimum. However this may be appropriate as the subject property is not located along any collector level streets or adjacent to any large commercial properties that might pose a nuisance to a residential property.</p> <p>The Mixed Density Neighborhood designation covers all the property between the South Fork of the San Gabriel River and SH 29 from the future Southwest Bypass to Cole Estates. This area totals approximately 1,553-acres or 2.42 square miles. The proposed initial zoning designation would place the area slightly over the desired split of 80% residential and 20% non-residential, It is worth noting that the FLU only represents one side of the 3.18 mile corridor where appropriate locations for commercial are somewhat limited. There has been little to no commercial development along the north side of SH 29, so this FLU area primarily functions as everything south of the highway. If the north side of the highway were to develop the land use patterns would alter this analysis. No longer would the corridor carry such a linear use pattern, where the primary thoroughfare is east to west down the highway, but it could potentially become group more into sections where</p> | |

| ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA | | | | | | | | | | | | | | | | | | |
|---|-----------------|---------------|----------------|-------------|---------------|----------------|---------------------|--------|-------|--------|---------------------|--------|--------|-------|------------------|--------|--------|-------|
| residents interact with property on both sides of SH 29 with north-south cross streets. | | | | | | | | | | | | | | | | | | |
| <div><h3>Land Use Ratios – Mixed Density Neighborhood</h3><table><tr><th>Scenario</th><th>Residential</th><th>AG/Unentitled</th><th>Nonresidential</th></tr><tr><td>2030 Recommendation</td><td>80.00%</td><td>0.00%</td><td>20.00%</td></tr><tr><td>Existing Conditions</td><td>79.90%</td><td>15.33%</td><td>4.77%</td></tr><tr><td>Proposed Request</td><td>83.48%</td><td>11.75%</td><td>4.77%</td></tr></table></div> | | | Scenario | Residential | AG/Unentitled | Nonresidential | 2030 Recommendation | 80.00% | 0.00% | 20.00% | Existing Conditions | 79.90% | 15.33% | 4.77% | Proposed Request | 83.48% | 11.75% | 4.77% |
| Scenario | Residential | AG/Unentitled | Nonresidential | | | | | | | | | | | | | | | |
| 2030 Recommendation | 80.00% | 0.00% | 20.00% | | | | | | | | | | | | | | | |
| Existing Conditions | 79.90% | 15.33% | 4.77% | | | | | | | | | | | | | | | |
| Proposed Request | 83.48% | 11.75% | 4.77% | | | | | | | | | | | | | | | |
| 3. The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City. | Complies | | | | | | | | | | | | | | | | | |
| <p>The development of the subject property would continue orderly development of the city by filling in a portion of developable property that was leapfrogged as the SH 29 corridor developed with the Shadow Canyon and Water Oak North subdivisions. The proposed zoning would continue the current development pattern that exists between SH 29 and the South Fork of the San Gabriel River – commercial properties along the highway transitioning to single-family homes as you move toward the river and the regional trail system.</p> | | | | | | | | | | | | | | | | | | |
| 4. The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood. | Complies | | | | | | | | | | | | | | | | | |
| <p>The existing uses around the subject property are single-family residential and have the same designation as the zoning requested for the subject property.</p> <p>The commercial properties located along the highway adjacent to the subject property are used for a variety of uses (construction office, food truck park, etc.). These properties are not within the city limits so there is no zoning enforcement. The properties are smaller in size as are the uses on them. There is not expected to be any conflict.</p> | | | | | | | | | | | | | | | | | | |

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA

5. The property to be rezoned is suitable for uses permitted by the District that would be applied by the proposed amendment.

Complies

The subject property appears to be suitable for the uses permitted in the Residential Single-Family (RS) district. The natural topography and tree cover can be reasonably accommodated with this development, and the proposed subdivision on the subject property would have several opportunities to connect to existing and future streets.

In general, the requested zoning district is appropriate within the site limitations and context of the subject property, and the request continues the development pattern that has been seen along the SH 29 corridor thus far. This development pattern promotes an appropriate transition of uses and provides residents access to amenities like the San Gabriel River Trail.

Meetings Schedule

March 16, 2021 – Planning and Zoning Commission

April 13, 2021 – City Council First Reading of the Ordinance

April 27, 2021 – City Council Second Reading of the Ordinance

Public Notification

As required by the Unified Development Code, all property owners and registered neighborhood associations within a 300-foot radius of the subject property were notified of the Zoning Map Amendment request (55 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper (February 28, 2021) and signs were posted on-site. To date, staff has received one (1) written comments in favor, and two (2) in opposition to the request (Exhibit 6).

Attachments

Exhibit 1 – Location Map

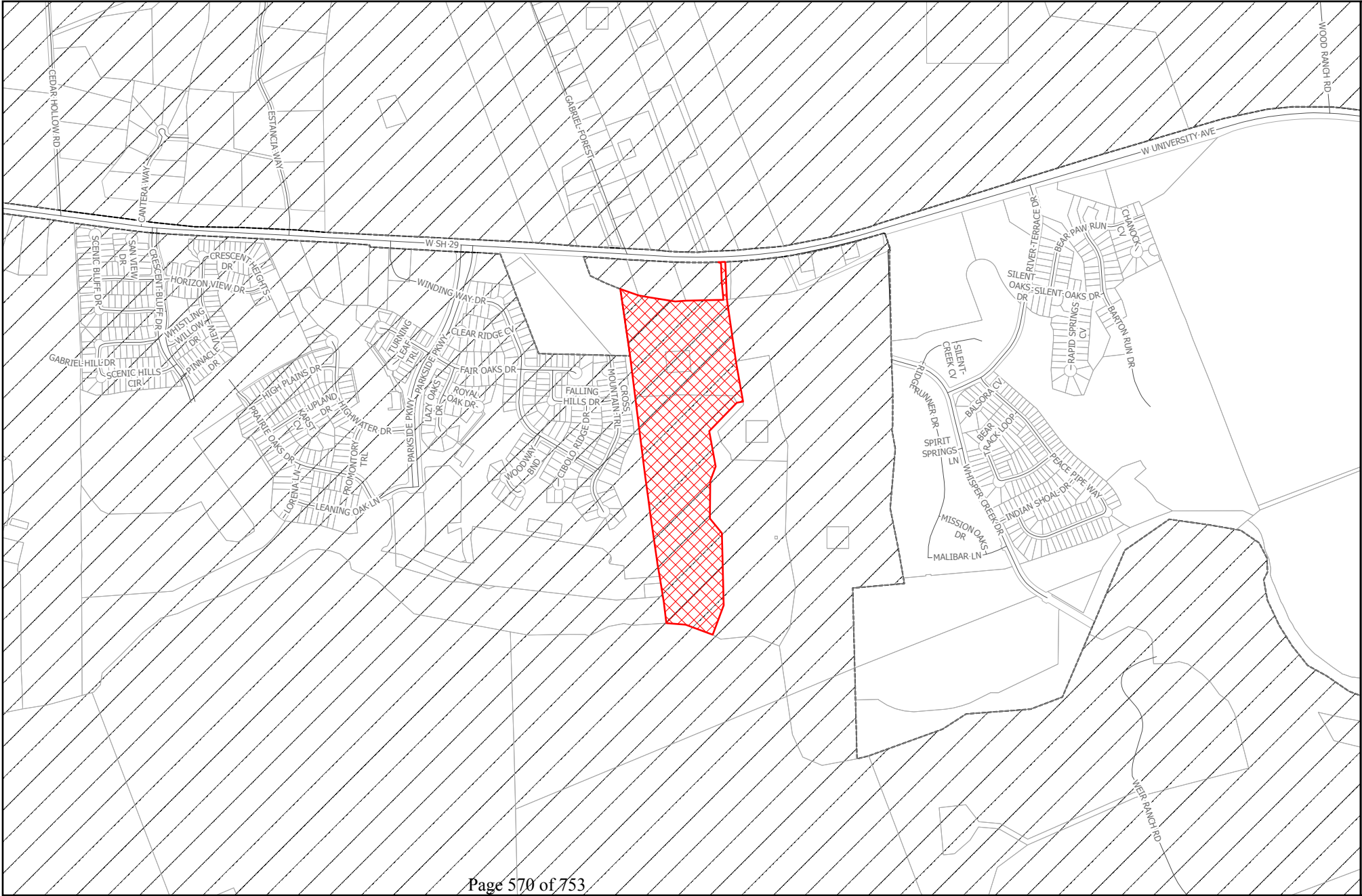
Exhibit 2 – Future Land Use Map

Exhibit 3 – Zoning Map

Exhibit 4 – Design and development standards of the Residential Single-Family (RS) zoning district



Exhibit 5 – Letter of Intent

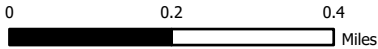
Exhibit 6 – Public Comments

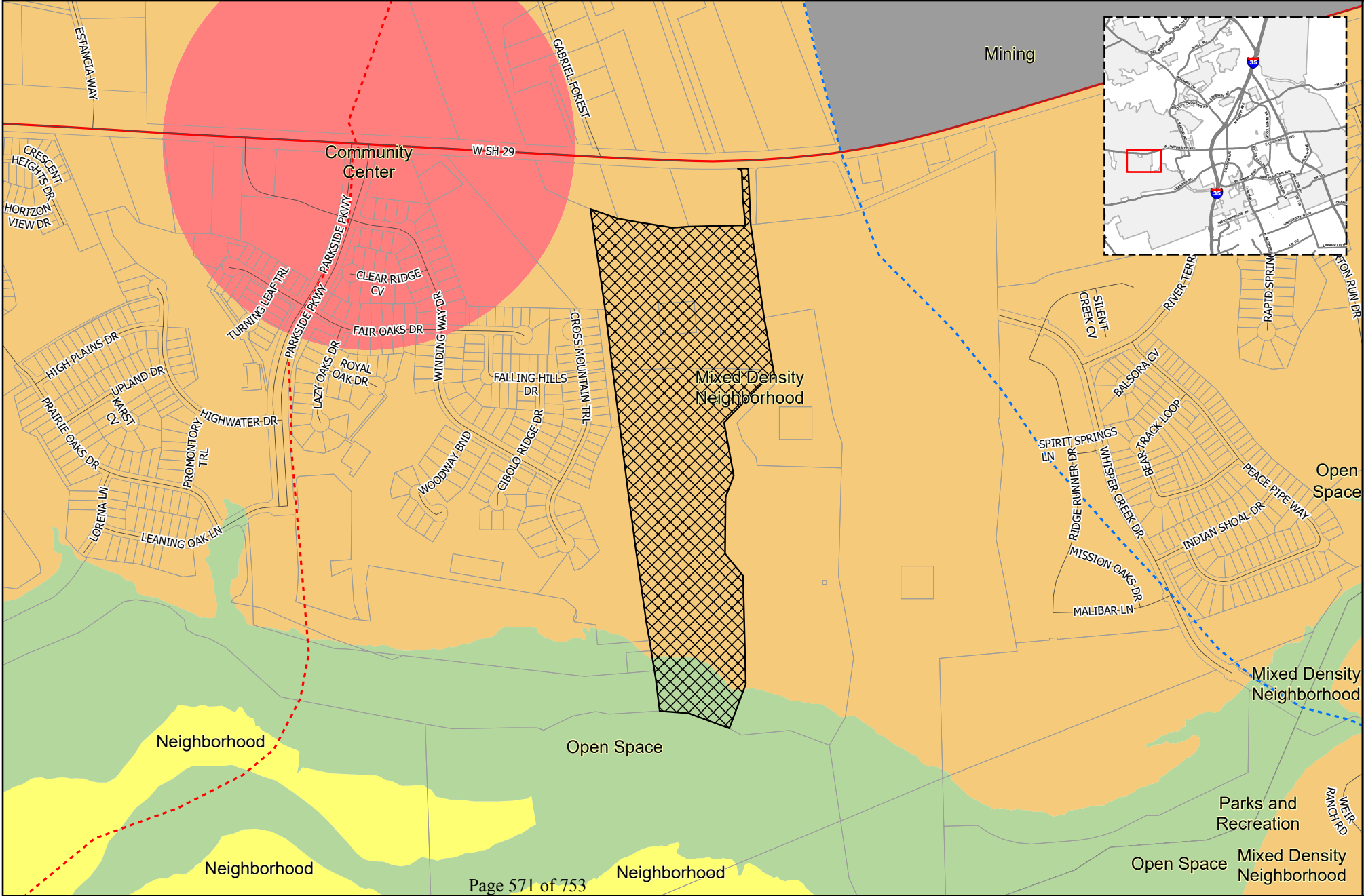


LOCATION

2021-1-ANX
Exhibit #1

-  Site
-  Parcels
-  City Limits
-  Georgetown ETJ

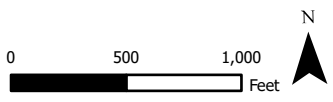


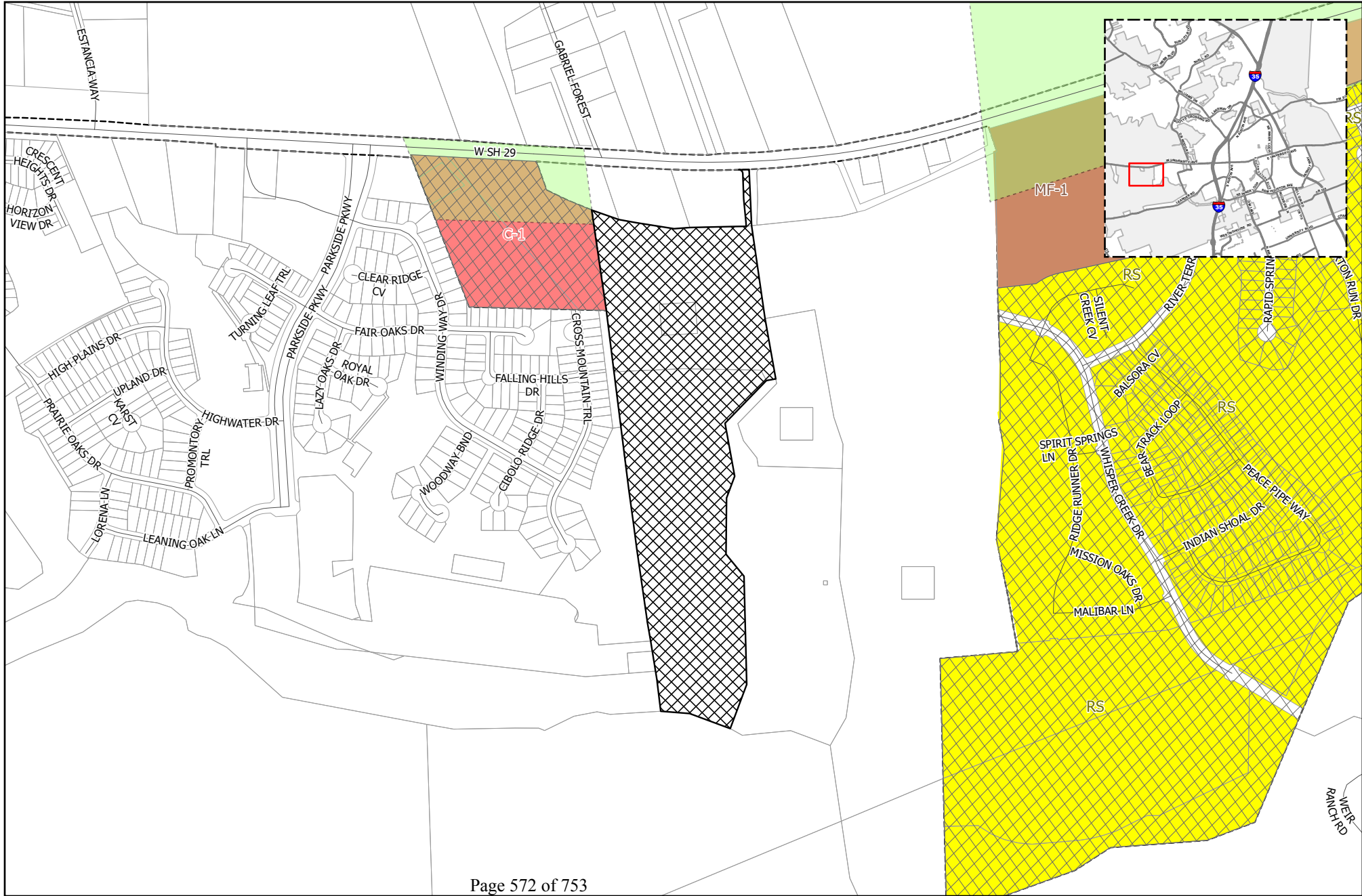


**FUTURE LAND USE/
OVERALL TRANSPORTATION
PLAN**

**2021-1-ANX
Exhibit #2**

- Site
- Parcels
- City Limits
- Georgetown ETJ
- Future Land Use**
 - Community Center
 - Employment Center
 - Institutional
 - Mining
 - Mixed Density Neighborhood
 - Neighborhood
 - Open Space
 - Parks and Recreation
 - Regional Center
 - Rural Residential
 - Special Area
- Thoroughfare**
 - Existing Freeway
 - Existing Major Arterial
 - Existing Minor Arterial
 - Existing Collector
 - Proposed Freeway
 - Proposed Major Arterial
 - Proposed Minor Arterial
 - Proposed Collector
 - Proposed Rail



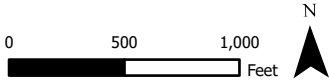


ZONING

2021-1-ANX

Exhibit #3

- Site
 - PUD
 - City Limits
 - Courthouse View Overlay
 - Old Town Overlay
 - Historic Overlay
 - Downtown Overlay
 - SPO Overlay
 - Gateway Overlay
 - Parcels
 - Georgetown ETJ
- Zoning**
- AG - Agriculture
 - BP - Business Park
 - C-1 - Local Commercial
 - C-3 - General Commercial
 - CN - Neighborhood Commercial
 - IN - Industrial
 - MF-1 - Low-Density Multi-family
 - MF-2 - High-Density Multi-family
 - MH - Manufactured Housing
 - MU-DT - Mixed-Use Downtown
 - OF - Office
 - PF - Public Facility
 - RE - Residential Estate
 - RL - Residential Low-Density
 - RS - Residential Single-Family
 - TF - Two-Family
 - TH - Townhouse



Residential Single-Family (RS) District

| District Development Standards | | |
|--------------------------------------|--|---|
| Minimum Lot Size = 5,500 square feet | Front Setback = 20 feet | Bufferyard = 10 feet with plantings when non-residential develops adjacent to residential |
| Minimum Lot Width = 45 feet | Side Setback = 6 feet | |
| Corner Lot Width = 55 feet | Rear Setback = 10 feet | |
| Maximum Building Height = 35 feet | Side/Rear Street Setback = 15 feet | |
| | Street Facing Garage Setback = 25 feet | |
| | Unloaded Street Setback = 20 feet | |

| Specific Uses Allowed within the District | | |
|---|---------------------------------------|-----------------------------------|
| Allowed by Right | Subject to Limitations | Special Use Permit (SUP) Required |
| Group Home (<7 residents) | Church (with columbarium) | Accessory Dwelling Unit |
| Single-family Detached | Day Care (family home) | Activity Center (youth/senior) |
| Utilities (Minor) | Golf Course | Bed and Breakfast (with events) |
| | Home Based Business | Cemetery/Columbaria/Mausoleum |
| | Nature Preserve/Community Garden | Community Center |
| | Neighborhood Amenity Center | Day Care (Group) |
| | Park (Neighborhood) | Emergency Services Station |
| | School (Elementary) | General Office |
| | Single-family Attached | Halfway House |
| | Utilities (Intermediate) | Hospice Facility |
| | Wireless Transmission Facility (<41') | Rooming/Boarding House |
| | | School (Middle) |



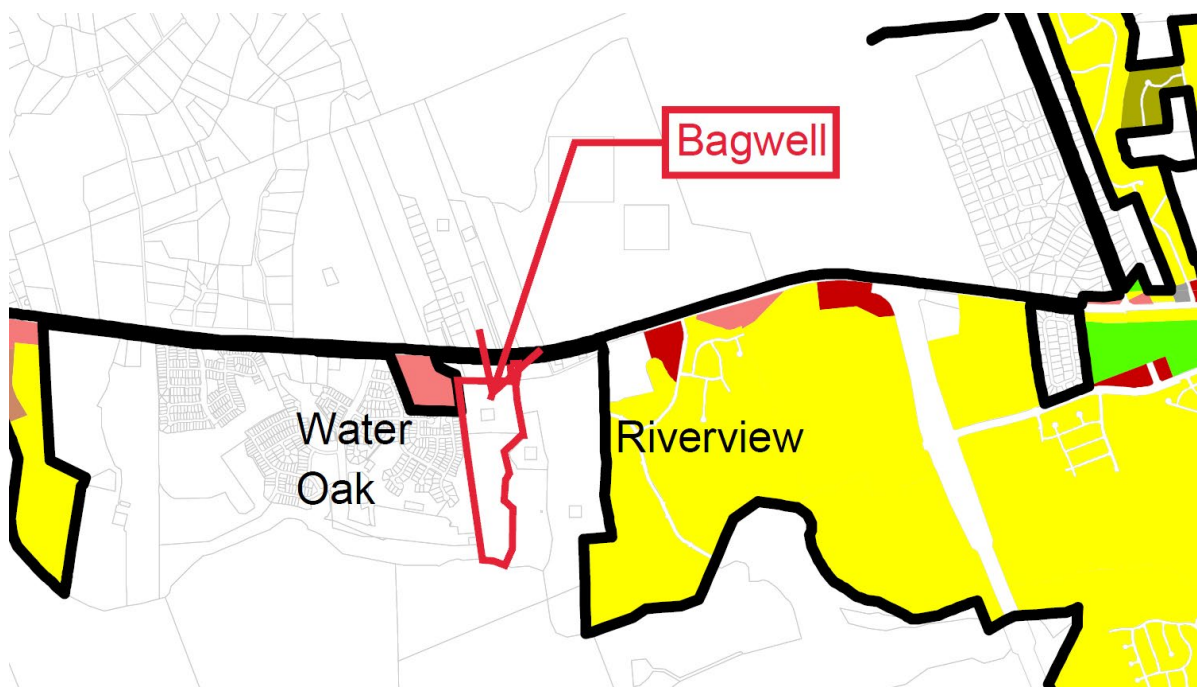
January 14, 2021

City of Georgetown Planning Department
406 W. 8th Street
Georgetown, TX 78626

Re: Bagwell Property Annexation Application Letter of Intent

The Bagwell Property is approximately 56.6 acres located south of S.H. 29 and directly to the east of the Water Oak subdivision and within the City of Georgetown ETJ. The Property is not currently located within the City Limits but is contiguous with current city limits. The property is currently being utilized for agricultural uses.

The property is located in between the traditional single family housing communities of Water Oak and Riverview. The proposed project is contemplated to continue the pattern of land use adjacent to the boundaries and provide pedestrian and vehicular connectivity, linking together the predominately residential area.





The Future Land Use Plan within the Georgetown 2030 Plan illustrates the subject area as “Mixed Density Neighborhood”. The proposed project anticipates 2 to 3 different product sizes within the 50 acre neighborhood. Recreational access will be provided to the San Gabriel River frontage and a trail extension to the City regional trail will be provided. The Bagwell property will be accessed via the following connections:

- An independent connection to Highway 29
- A road stub to the east for an ultimate connection to a Major Collector on the adjoining property.
- A connection to the west via Bermuda Drive, connecting the property to Parkside Parkway.

The range of lot sizes proposed and the connections to the City collector road network and trail system is consistent with the City’s long range plans and annexation policies.

Upon Annexation, the Applicant will be requesting to zone the entire tract (RS) Residential Single Family.

Based on the aforementioned project description, connectivity, amenities and proposed uses, the applicant believes that zoning request meets the criteria outlined in the Georgetown Unified Development Code, Section 3.06.030.

Sec. 3.06.030. - Approval Criteria (Rezoning).

The City Council shall consider the following approval criteria for zoning changes:

A. The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action;

B. The zoning change is consistent with the Comprehensive Plan;

C. The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City;

D. The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood; and

E. The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment.

SEC Planning, LLC

Land Planning + Landscape Architecture + Community Branding

CLIENT-CENTERED THINKING™

The applicant reserves the right to pull this annexation application from consideration at any time during the proceedings.

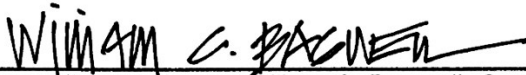
With this signed petition for voluntary annexation, the landowner understands that construction of any capital improvements necessary for development on the property will not be the responsibility of the City of Georgetown if approved for annexation; rather, such improvements will occur through non-City financial assistance through the subdivision and construction process."

Thank you for your consideration of this annexation request. Should you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

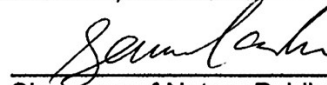


Mark Baker
Principal



Bagwell-Cody Trust, William C. Bagwell, Owner Signature

STATE OF Texas COUNTY OF Williamson 18th day of January, 2021, by William Bagwell, for and on behalf thereof.


Signature of Notary Public - State of Texas

Samuel Asher
Print, type, or stamp commissioned name of Notary



RECEIVED

MAR 10 2021

CITY OF GEORGETOWN
PLANNING DEPARTMENT



CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

Comments from Neighboring Property Owners

You are being notified as a requirement of the City of Georgetown Code of Ordinances. You are invited to express your views or concerns regarding the – described petition by returning this comment form and/or by attending one or both of the scheduled public hearings on the matter.

Project Name/Address: 3313 and 3321 W SH 29

Project Case Number: 2021-1-ANX P&Z Date: March 16, 2021 Case Manager: Ethan Harwell

Name of Respondent: LLOYDETTE B. PENHALLEGON & WILLIAM K. PENHALLEGON^{III}
(Please print name)

Signature of Respondent: Lloydette Penhallegon & William K. Penhallegon^{III}
(Signature required for protest)

Address of Respondent: 304 CROSS MOUNTAIN TRL GEORGETOWN, TX 78628
(Address required for protest)

I am in FAVOR: _____

I OBJECT: _____

Additional Comments: WE STRONGLY OBJECT. We do not want to see 56 acres of beautiful "Hill Country" oak trees wiped out and destroyed local wildlife habitat. In addition, Chesmar Homes stated, "this area is a greenbelt and there would be NO construction".

While we may be unable to prevent this zoning change. The developer should be required to leave a thick barrier of established trees between the backyards of Cross Mountain Trail and the possible construction.

Written comments may be sent to City of Georgetown Planning Department, P. O. Box 409, Georgetown, Texas 78627. Emailed comments may be sent to planning@georgetown.org. Any such comments may be presented to the Commission.

Ethan Harwell

From: Ethan Harwell
Sent: Wednesday, March 10, 2021 10:23 AM
To: Ethan Harwell
Subject: FW: [EXTERNAL] Comments on 2021-1-ANX
Attachments: [REDACTED]

From: Stan Schwartz [REDACTED]
Sent: Monday, March 8, 2021 3:11 PM
To: WEB_Planning <planning@georgetown.org>
Subject: [EXTERNAL] Comments on 2021-1-ANX

[EXTERNAL EMAIL]

Dear Mr. Harwell,

Attached are my comments regarding 2021-1-ANX. I found some conflicts in the zoning descriptions regarding the initial annexation proposal agenda item X March 9, 2021 and the P&Z request scheduled for March 16, 2021. I am opposed to Mixed Density zoning request or status. I am supporting Single Family (RS) zone status. Without an idea of the development type and proposal, how can you grant annexation?

Sincerely,
Stan Schwartz
1208 Falling Hills Dr
Georgetown, TX 78628
512-677-3080



CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

Comments from Neighboring Property Owners

You are being notified as a requirement of the City of Georgetown Code of Ordinances. You are invited to express your views or concerns regarding the – described petition by returning this comment form and/or by attending one or both of the scheduled public hearings on the matter.

Project Name/Address: 3313 and 3321 W SH 29

Project Case Number: 2021-1-ANX **P&Z Date:** March 16, 2021 **Case Manager:** Ethan Harwell

Name of Respondent: Stanley Schwartz
(Please print name)

Signature of Respondent: [Signature]
(Signature required for protest)

Address of Respondent: 1208 Falling Hills Dr. 78628
(Address required for protest)

I am in FAVOR: _____ **I OBJECT:** X

Additional Comments:

There seems to be a conflict or discrepancy in the current zoning of this property between the annexation request (Future land use designation of Mixed Density and open space) vs the P+Z hearing March 16, 2021 to the Residential Single Family (RS) Zoning district.

Written comments may be sent to City of Georgetown Planning Department, P. O. Box 409, Georgetown, Texas 78627. Emailed comments may be sent to planning@georgetown.org. Any such comments may be presented to the Commission.

I would be opposed to Mixed Density & I would support Single Family (RS)

Ethan Harwell

From: ttenag@gmail.com [REDACTED]
Sent: Wednesday, March 3, 2021 12:12 PM
To: WEB_Planning <planning@georgetown.org>
Subject: [EXTERNAL] Public Hearing 3/16/21 Comments for Proj, Case Numb. 2021-1-ANX

[EXTERNAL EMAIL]

Hello Ethen,

I am a resident of The Water Oak at San Gabriel development that is directly west of the proposed zone change request parcel. The past 5 years have reflected a staggering amount of growth as I am certain you and City Council are aware. Growth is inevitable and difficult to manage. This past year has been a challenge on many levels as well.

My concern is specific and general at the same time regarding this proposal. The issues associated with the Route 29 corridor's rapid growth has much opportunity which has evolved over the past 5 years, adding more demand to this area prior to the proper correction of current infrastructure is not prudent. Highway safety planning, traffic light additions, increased accident rates need to be addressed and acted upon with urgency to address the current situation on Route 29 before any additional zone changes should be considered or approved.

The existing issue with Propane service for the development has been a challenge and delinquent in addressing the current rapid growth. The same scenario would likely exist for additional residential expansion in a new adjacent development. The utilities need to be formally addressed and improved anticipation of long term demand must be resolved before future approvals are granted.

Much of the planning must be thought out several years in advance as you well know. Review of the past 5 years growth is an excellent reference point and it is prudent to anticipate an even greater rate of growth considering the areas national growth interest.

Unless these areas of concern are addressed, I am opposed to any further residential change approvals along the entire Route 29 corridor.

I appreciate the opportunity to provide input,

Tony Tenaglia
300 Cross Mountain Trail
Georgetown, TX

Ethan Harwell

From: [REDACTED]
Sent: Sunday, March 14, 2021 11:37 AM
To: WEB_Planning; Ethan Harwell
Subject: [EXTERNAL] 2021-1-ANX, 3313 & 3321 W SH 29

Follow Up Flag: Follow up
Flag Status: Flagged

[EXTERNAL EMAIL]

I will try to follow the format on the notification letter:

Project Case Number 2021-1-ANX
P&Z Date: March 16, 2021
Case Manager: Ethan Harwell

Name: Juan and Rosemary Guerrero
228 Cross Mountain Trl, Georgetown TX 78628

We live on Cross Mountain Trl in the Water Oak development, and would definitely be impacted by development of this property. We would like to comment on the requested zoning change upon annexation of the property at 3313/3321 W SH 29. We believe that the RS is the best designation for this property in keeping with the Water Oak development currently in place. However we do have a few concerns even with optimal zoning.

1. This request contains the terms Mixed Density and Residential Single Family. We want to confirm that is will be RS only. We would not support Duplexes, Townhomes, etc. on this property as it is not compatible with the current development in place (Water Oak)
2. The entrance to this property is fairly narrow. We are concerned that this will not allow for a right turn lane into the neighborhood, and force traffic through Water Oak through the planned connector street.
3. Further development along the HWY 29 corridor will lead to increased traffic on HWY 29. Current speed limits are never enforced, and it is quickly becoming as clogged as other east/west corridors. We saw this happen on FM 1431 through Round Rock and Cedar Park. Without adequate planning for traffic lights, turn lanes, etc. we will see an increase in accidents due to the high speeds on this road.
4. The city is, and has been, creating non-contiguous annexation of neighborhoods and properties along SH 29. Over time, this will lead to confusion in response areas for first responders (sheriff or Georgetown PD)
5. While you have put the basics of the development code in the presentation (45 foot lots, 35 ft height, etc.) you have not addressed another major concern with this development, which is the enforcement of the tree ordinance. This property is heavily treed, and we would want this vigorously enforced, and not just a clear-cut neighborhood. The new section of Water Oak and the newer sections of Riverview are all clear-cut, and this is not in keeping with the conservation of trees. And we've seen where developers come in and want variances from this ordinance, so we are very skeptical of what will eventually occur behind us.

This process is extremely frustrating to impacted homeowners, as the release of information is very piecemeal. When the notice is sent out, there is not a full presentation available on the website to review. This is not available until the Friday before the P&Z meeting. This problem is compounded because there is no overall plan presented for this property, so we are basically blind to the eventual look of the neighborhood. We do not know whether the goal is to rezone and then sell the property, or whether there is already a plan. Too many unknowns to be fully supportive.

Juan and Rosemary Guerrero

An Ordinance of the City Council of the City of Georgetown, Texas, providing for the extension of certain boundary limits of the City of Georgetown, Texas, and the annexation of certain territory consisting of 56.65 acres, more or less, in the Isaac Donagan Survey, Abstract No. 178, with the initial zoning designation of Residential Single-Family (RS) zoning district as described herein; repealing conflicting ordinances and resolutions; including a severability clause; and establishing an effective date.

Whereas, the owners of the area proposed for annexation requested annexation of the area by the City of Georgetown ("City"), pursuant to Local Government Code Section 43.0671; and

Whereas, all of the herein-described property lies within the extraterritorial jurisdiction of the City of Georgetown, Texas; and

Whereas, the Georgetown City Council approved a Municipal Services Agreement for the subject property on March 9, 2021; and

Whereas, the Section 4.03.010 of the City's Unified Development Code ("UDC") creates procedures for initial zoning of newly annexed territory; and

Whereas, all prerequisites of state law and the City Charter have been complied with;

Now, therefore, be it ordained by the City Council of the City of Georgetown, Texas that:

Section 1. The facts and recitations contained in the preamble of this ordinance are hereby found and declared to be true and correct, and are incorporated by reference herein and expressly made a part hereof, as if copied verbatim.

Section 2. The City Council of the City of Georgetown hereby annexes into the city limits 56.65 acres in the Isaac Donagan Survey, Abstract No. 178, as shown in "Exhibit A" and as described in "Exhibit B" of this ordinance (the "Property"). The Property is hereby included in City Council District 2, as it is adjacent to Council District 2 and no other City Council Districts. The City's official boundary map and City Council Districts map shall be amended accordingly.

Section 3. In accordance with the procedures for initial zoning of newly annexed territory described in Section 4.03.010 of the UDC, and for the reasons set forth by City Staff, the City Council hereby finds that a zoning classification of Residential Single-Family (RS) is appropriate for the Property and consistent with the City's Comprehensive Plan, and upon annexation the Property shall have a zoning of Residential Single-Family (RS). The City's Official Zoning Map shall be amended accordingly.

Section 4. Upon annexation of the Property, the City shall provide to the Property the municipal services set forth in the Municipal Services Agreement attached to this ordinance as Exhibit "C" and by this reference incorporated within it (the "Agreement"), pursuant to the schedule set forth therein. The City shall have no obligation to provide services to the Property not listed in the Agreement.

Section 5. All ordinances and resolutions, or parts of ordinances and resolutions, in conflict with this Ordinance are hereby repealed, and are no longer of any force and effect.

Section 6. The Mayor is hereby authorized to sign this ordinance and the City Secretary to attest. This ordinance shall become effective and be in full force and effect in accordance with the City Charter.

Passed and Approved on First Reading on the 13th day of April, 2021.

Passed and Approved on Second Reading on the 27th day of April, 2021

The City of Georgetown:

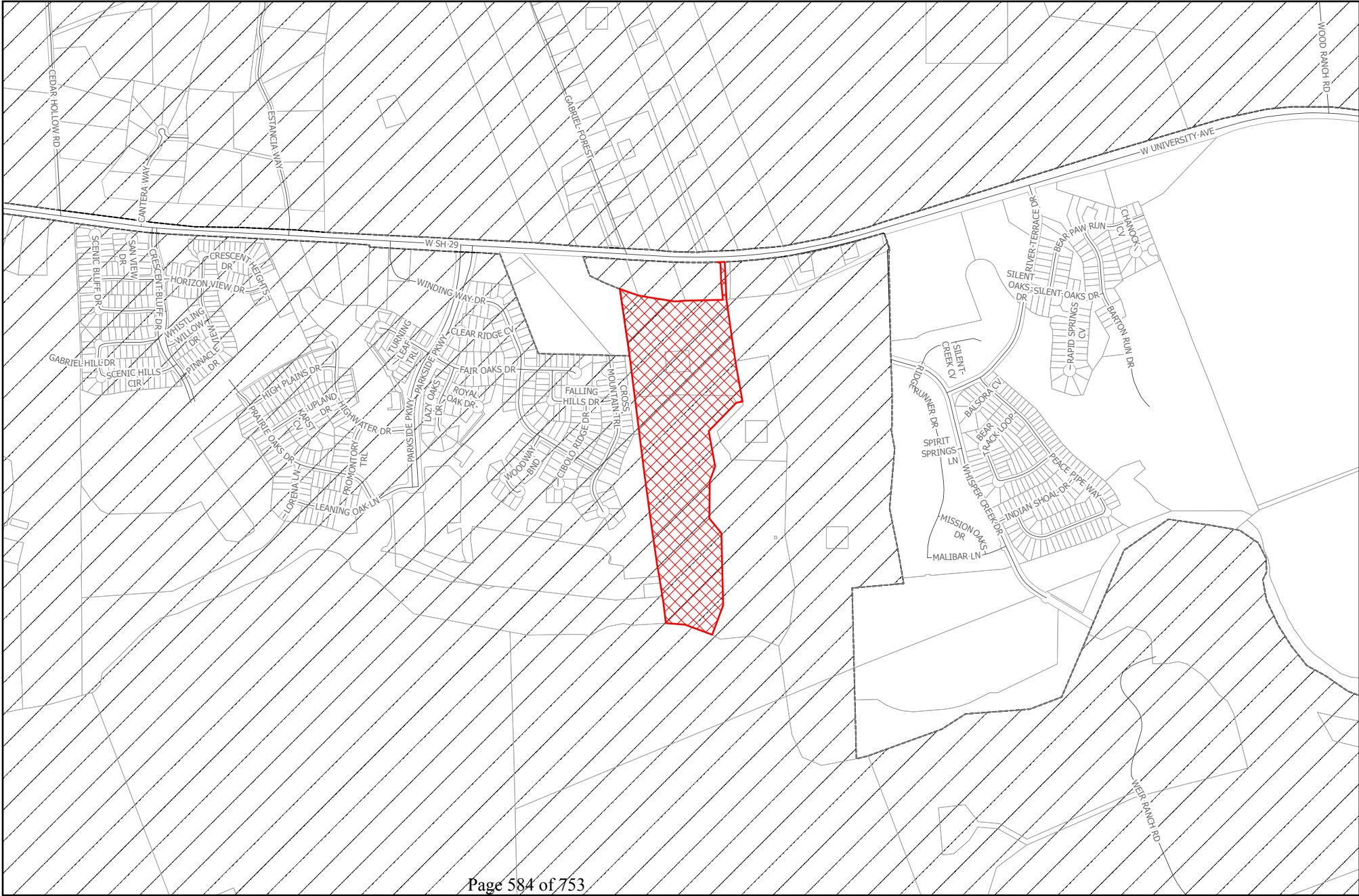
Attest:

Josh Schroeder
Mayor

Robyn Densmore, TRMC
City Secretary



Approved as to form:

Skye Masson
City Attorney



LOCATION

2021-1-ANX
Exhibit #1

-  Site
-  Parcels
-  City Limits
-  Georgetown ETJ

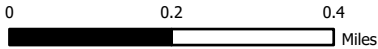


Exhibit B

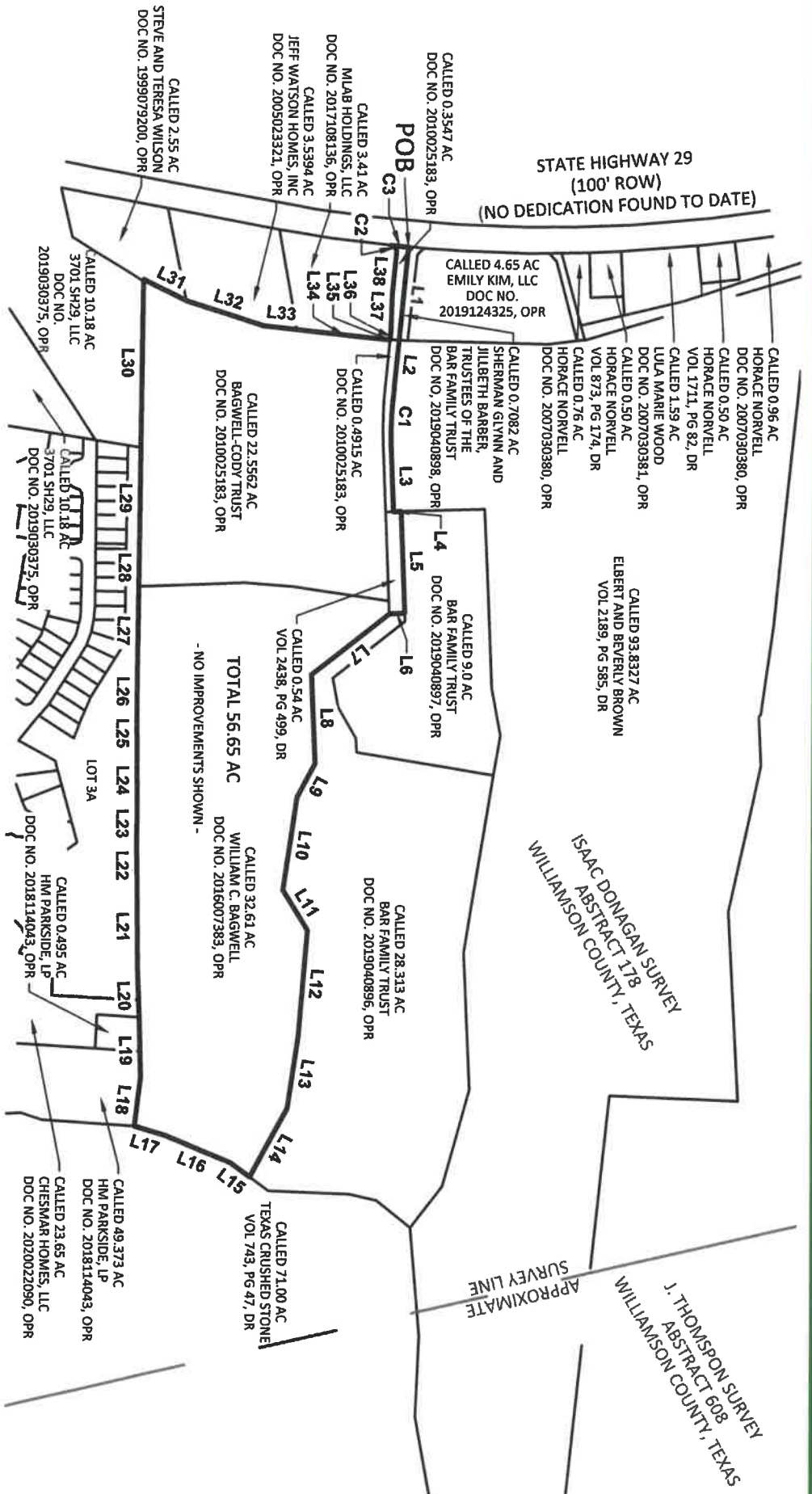


GRAPHIC SCALE: 1" = 600'

SHEET 1: MAP
SHEET 2: TABLES

NOTES:

1. REFERENCE IS HEREON MADE TO THE METES AND BOUNDS DESCRIPTION OF THIS TRACT ACCOMPANYING THIS SKETCH.
2. THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF ANY ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



SKETCH OF ZONING

FOR

BAGWELL TRACT
ISAAC DONAGAN SURVEY, ABSTRACT 178
WILLIAMSON COUNTY, TEXAS



| | | |
|----------|---|---|
| ADDRESS | 1978 S. AUSTIN AVENUE | GEORGETOWN, TX 78626 |
| PHONE | 512.990.9412 | TECHNICAL REGISTERED ENGINEERING FIRM F-181 |
| SERVICES | TECHNICAL REGISTERED ENGINEERING FIRM F-181 | TECHNICAL REGISTERED ENGINEERING FIRM F-181 |
| | TECHNICAL REGISTERED ENGINEERING FIRM F-181 | TECHNICAL REGISTERED ENGINEERING FIRM F-181 |
| | TECHNICAL REGISTERED ENGINEERING FIRM F-181 | TECHNICAL REGISTERED ENGINEERING FIRM F-181 |

DATE 1-22-2021

JOB NO. 22795

Exhibit B

| Line Table | | |
|------------|---------------|---------|
| Line # | Direction | Length |
| L1 | S 01°56'51" E | 361.38' |
| L2 | S 01°57'03" E | 186.25' |
| L3 | S 09°59'17" E | 264.96' |
| L4 | N 80°03'42" E | 29.91' |
| L5 | S 09°59'17" E | 393.44' |
| L6 | S 80°01'38" W | 59.91' |
| L7 | S 44°16'24" W | 381.56' |
| L8 | S 10°07'02" E | 345.09' |
| L9 | S 20°36'22" W | 148.88' |
| L10 | S 00°46'45" W | 360.13' |
| L11 | S 39°23'32" E | 182.52' |
| L13 | S 00°47'29" W | 283.86' |
| L14 | S 20°44'47" W | 301.80' |
| L15 | N 60°41'00" W | 89.50' |
| L16 | N 75°01'51" W | 276.84' |
| L17 | N 80°40'59" W | 123.83' |
| L18 | N 00°25'18" W | 188.62' |
| L19 | N 08°50'33" W | 209.44' |
| L20 | N 09°50'24" W | 216.94' |
| L21 | N 08°15'27" W | 319.11' |

| Line Table | | |
|------------|---------------|---------|
| Line # | Direction | Length |
| L22 | N 08°03'47" W | 149.47' |
| L23 | N 07°22'37" W | 172.62' |
| L24 | N 07°52'24" W | 161.62' |
| L25 | N 07°52'32" W | 201.58' |
| L26 | N 07°08'33" W | 120.67' |
| L27 | N 06°58'42" W | 347.80' |
| L28 | N 07°00'59" W | 140.08' |
| L29 | N 07°05'31" W | 396.88' |
| L31 | S 71°02'39" E | 185.79' |
| L32 | S 79°54'31" E | 309.76' |
| L33 | N 88°48'41" E | 132.91' |
| L34 | N 88°45'10" E | 357.90' |
| L35 | N 84°14'51" E | 2.68' |
| L36 | N 01°52'33" W | 25.89' |
| L37 | N 05°46'21" W | 150.11' |
| L38 | N 01°56'55" W | 162.85' |

| Curve Table | | | | | |
|-------------|---------|----------|------------|---------------|---------|
| Curve # | Length | Radius | Delta | Bearing | Chord |
| C1 | 212.81' | 1515.00' | 008°02'54" | S 04°37'08" E | 212.64' |
| C2 | 39.18' | 25.00' | 089°47'18" | N 45°52'52" W | 35.29' |
| C3 | 69.88' | 5779.58' | 000°41'34" | N 87°52'35" E | 69.88' |

LEGEND

OPR OFFICIAL PUBLIC RECORDS OF
 WILLIAMSON COUNTY, TEXAS
 DR DEED RECORDS OF
 WILLIAMSON COUNTY, TEXAS
 PR PLAT RECORDS OF
 WILLIAMSON COUNTY, TEXAS
 POB POINT OF BEGINNING
 ROW RIGHT-OF-WAY

SKETCH OF ZONING
 FOR
 BAGWELL TRACT
 ISAAC DONAGON SURVEY, ABSTRACT 178
 WILLIAMSON COUNTY, TEXAS



| | | |
|----------|-------------------------|---|
| ADDRESS | 1978 S. AUSTIN AVENUE | GEORGETOWN, TX 78626 |
| PHONE | 512.930.2412 | TEKAS REGISTERED ENGINEERING FIRM F-181 |
| SERVICES | TSPLS FIRM NO. 10003700 | MEG STEGERBIZZELL.COM |
| | >>ENGINEERS | >>PLANNERS |
| | | >>SURVEYORS |

DATE 1-22-2021 JOB NO. 22795

Exhibit B

Page 1 of 4
Proj No. 22795
January 22, 2021

22795 Acres
Isaac Donagan Survey
Abstract No. 178
Williamson County, Texas

DESCRIPTION OF

DESCRIPTION OF A 56.65 ACRE TRACT OF LAND LOCATED IN THE ISAAC DONAGAN SURVEY, ABSTRACT 178, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 0.3547 ACRE TRACT OF LAND, THAT CERTAIN CALLED 0.4915 ACRE TRACT OF LAND, AND THAT CERTAIN CALLED 22.5562 ACRE TRACT OF LAND, ALL DESCRIBED IN A GENERAL WARRANTY DEED TO WILLIAM CHARLES BAGWELL AND PATRICIA C. BAGWELL, AS TRUSTEES OF THE BAGWELL-CODY TRUST, UNDER AN INSTRUMENT DATED APRIL 19, 2010, OF RECORD IN DOCUMENT NO. 2010025183, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THAT CERTAIN CALLED 0.54 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO WILLIAM C BAGWELL, ET UX, OF RECORD IN VOLUME 2438, PAGE 499, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THAT CERTAIN CALLED 32.61 ACRE TRACT OF LAND CONVEYED TO WILLIAM C. BAGWELL BY SPECIAL WARRANTY DEED OF RECORD IN DOCUMENT NO. 2016007383, SAID OFFICIAL PUBLIC RECORDS, SAID 56.65 ACRE TRACT OF LAND BASED ON A SURVEY BY BURY AND PARTNERS MADE ON THE GROUND IN 2007, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a point, on the south right-of-way line of State Highway No. 29 (SH 29), for the northeast corner of said 0.3547 acre tract of land, same being the northeast corner of the herein described tract;

THENCE, South 01°56'51" East, with the east boundary line of said 0.3547 acre tract of land, a distance of 361.38 feet, to a point for the southeast corner of said 0.3547 acre tract of land, same being the northeast corner of said 0.4915 acre tract of land;

THENCE, with the east boundary line of said 0.4915 acre tract of land, the following three courses and distances:

1. South 01°57'03" East, a distance of 186.25 feet, to a point;
2. with a non-tangent curve to the left an arc distance of 212.81 feet, having a radius of 1515.00 feet, a central angle of 008°02'54", and a chord that bears South 04°37'08" East, a chord distance of 212.64 feet, to a point;
3. South 09°59'17" East, a distance of 264.96 feet, to a point in the north boundary line of said 0.54 acre tract, for the southeast corner of said 0.4915 acre tract;

MTC
01/22/2021

STEGE BIZZELL

1978 S. Austin Ave
Georgetown, TX 78626

Exhibit B

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January 22, 2021

22795 Acres
Isaac Donagan Survey
Abstract No. 178
Williamson County, Texas

THENCE, North 80°03'42" East, with the north boundary line of said 0.54 acre tract, a distance of 29.91 feet, to a point, for the northeast corner of said 0.54 acre tract;

THENCE, South 09°59'17" East, with the east boundary line of said 0.54 acre tract of land, a distance of 393.44 feet, to a point for the southeast corner of said 0.54 acre tract of land;

THENCE, South 80°01'38" West, with the south boundary line of said 0.54 acre tract of land, a distance of 59.91 feet, to a point in the east boundary line of said 32.61 acre tract of land, for the southwest corner of said 0.54 acre tract;

THENCE, with the east boundary line of said 32.61 acre tract of land, the following eight (8) courses and distances:

1. South 44°16'24" West, a distance of 381.56 feet, to a point;
2. South 10°07'02" East, a distance of 345.09 feet, to a point;
3. South 20°36'22" West, a distance of 148.88 feet, to a point;
4. South 00°46'45" West, a distance of 360.13 feet, to a point;
5. South 39°23'32" East, a distance of 182.52 feet, to a point;
6. South 02°40'14" East, a distance of 410.77 feet, to a point;
7. South 00°47'29" West, a distance of 283.86 feet, to a point;
8. South 20°44'47" West, a distance of 301.80 feet, to a point for the southeast corner of said 32.61 acre tract, for the southeast corner of the herein described tract;

THENCE, with the south boundary line of said 32.61 acre tract of land, the following three (3) courses and distances:

1. North 60°41'00" West, a distance of 89.50 feet, to a point;
2. North 75°01'51" West, a distance of 276.84 feet, to a point;
3. North 80°40'59" West, a distance of 123.83 feet, to a point for the southwest corner of said 32.61 acre tract of land, for the southwest corner of the herein described tract;

THENCE, with the west boundary line of said 32.61 acre tract of land, the following ten (10) courses and distances:

1. North 00°25'18" West, a distance of 188.62 feet, to a point;
2. North 08°50'33" West, a distance of 209.44 feet, to a point;
3. North 09°50'24" West, a distance of 216.94 feet, to a point;
4. North 08°15'27" West, a distance of 319.11 feet, to a point;
5. North 08°03'47" West, a distance of 149.47 feet, to a point;
6. North 07°22'37" West, a distance of 172.62 feet, to a point;

WAC
01/22/2021

STEGER BIZZELL

1978 S. Austin Ave
Georgetown, TX 78626

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22795 Acres
Isaac Donagan Survey
Abstract No. 178
Williamson County, Texas

7. North 07°52'24" West, a distance of 161.62 feet, to a point;
8. North 07°52'32" West, a distance of 201.58 feet, to a point;
9. North 07°08'33" West, a distance of 120.67 feet, to a point;
10. North 06°58'42" West, a distance of 347.80 feet, to a point for the northwest corner of said 32.61 acre tract of land, same point being the southwest corner of said 22.5562 acre tract of land;

THENCE, with the west boundary line of said 22.5562 acre tract of land, the following three (3) courses and distances:

1. North 07°00'59" West, a distance of 140.08 feet, to a point;
2. North 07°05'31" West, a distance of 396.88 feet, to a point;
3. North 06°55'00" West, a distance of 648.83 feet, to a point for the northwest corner of said 22.5562 acre tract of land;

THENCE, with the north boundary line of said 22.5562 acre tract of land, the following five (5) courses and distances:

1. South 71°02'39" East, a distance of 185.79 feet, to a point;
2. South 79°54'31" East, a distance of 309.76 feet, to a point;
3. North 88°48'41" East, a distance of 132.91 feet, to a point;
4. North 88°45'10" East, a distance of 357.90 feet, to a point;
5. North 84°14'51" East, a distance of 2.68 feet, to a point for the northeast corner of said 22.5562 acre tract, same point being the northwest corner of said 0.4915 acre tract, and same point being the southwest corner of said 0.3547 acre tract;

THENCE, with the west boundary line of said 0.3547 acre tract, the following four (4) courses and distances:

1. North 01°52'33" West, a distance of 25.89 feet, to a point;
2. North 05°46'21" West, a distance of 150.11 feet, to a point;
3. North 01°56'55" West, a distance of 162.85 feet, to a point;
4. with a non-tangent curve to the left an arc distance of 39.18 feet, having a radius of 25.00 feet, a central angle of 089°47'18", and a chord that bears North 45°52'52" West, a chord distance of 35.29 feet, to a point on aforementioned south right-of-way line of SH 29;

THENCE, with a non-tangent curve to the left, with said south right-of-way line of SH 29, and with the north boundary line of said 0.3547 acre tract, an arc distance of 69.88 feet, having a radius of 5779.58 feet, a central angle of 000°41'34", and a chord that bears

mtg
01/22/2021

STEGER BIZZELL

1978 S. Austin Ave
Georgetown, TX 78626

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January 22, 2021

22795 Acres
Isaac Donagan Survey
Abstract No. 178
Williamson County, Texas


North 87°52'35" East, a chord distance of 69.88 feet, to the **POINT OF BEGINNING**, and containing 56.65 acres of land, more or less, within these metes and bounds.

The foregoing metes and bounds description and survey on which it is based is accompanied by and a part of a survey map of the subject tract.

This document was prepared under 22 tac §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

I certify that this description was prepared from a survey made by Bury and Partners in 2007.

Steger & Bizzell Engineering Inc.


Miguel A. Escobar, LSLS, RPLS
Texas Reg. No. 5630
1978 South Austin Avenue
Georgetown, Texas 78626
(512) 930-9412
TBPELS Firm No. 10003700



P:\22000-22999\22795 Bagwell Tract SFH\Survey Data\Descriptions\22795-zoning m&b bagwell.docx

STEGER & BIZZELL

1978 S. Austin Ave
Georgetown, TX 78626

Exhibit C

MUNICIPAL SERVICES AGREEMENT

BETWEEN THE CITY OF GEORGETOWN, TEXAS;

WILLIAM C. BAGWELL; AND WILLIAM CODY BAGWELL AND

THAD BAGWELL, AS CO-TRUSTEES OF THE BAGWELL-CODY TRUST

This Municipal Services Agreement ("Agreement") is entered into on the 9th day of March, 2021 by and between the City of Georgetown, Texas, a home-rule municipality of the State of Texas ("City"), and William C. Bagwell, and William Cody Bagwell and Thad Bagwell, as Co-Trustees of the Bagwell-Cody Trust (collectively "Owner").

RECITALS

The parties agree that the following recitals are true and correct and form the basis upon which the parties have entered into this Agreement

WHEREAS, Section 43.0671 of the Local Government Code permits the City to annex an area if each owner of land in an area requests the annexation;

WHEREAS, where the City elects to annex such an area, the City is required to enter into a written agreement with the property owner(s) that sets forth the City services to be provided for the Property on or after the effective date of annexation (the "Effective Date");

WHEREAS, Owner owns certain parcels of land located at 3313 and 3321 W. SH 29, which consists of approximately 55.65 acres of land in the City's extraterritorial jurisdiction, such property being more particularly described and set forth in Exhibit "A" attached and incorporated herein by reference ("Property");

WHEREAS, Owner has filed a written request with the City for annexation of the Property, identified as Annexation Case No. 2021-1-ANX ("Annexation Case");

WHEREAS, City and Owner desire to set out the City services to be provided for the Property on or after the effective date of annexation;

WHEREAS, the Annexation Case and execution of this Agreement are subject to approval by the Georgetown City Council; and

NOW THEREFORE, in exchange for the mutual covenants, conditions and promises contained herein, City and Owner agree as follows:

1. **PROPERTY.** This Agreement is only applicable to the Property, which is the subject of the Annexation Case.
2. **INTENT.** It is the intent of the City that this Agreement provide for the delivery

of full, available municipal services to the Property in accordance with state law, which may be accomplished through any means permitted by law.

3. MUNICIPAL SERVICES.

- a. Commencing on the Effective Date, the City will provide the municipal services set forth below. As used in this Agreement, “providing services” includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City's infrastructure extension policies and developer or property owner participation in accordance with applicable city ordinances, rules, regulations, and policies.
 - i. Fire Protection and Emergency Medical Services – The City of Georgetown Fire Department will provide response services in the annexed area consisting of: fire suppression and rescue; emergency response to 9-1-1 calls; fire prevention education efforts, and other duties and services provided by the Georgetown Fire Department.
 - ii. Police – The City’s Police Department will provide protection and law enforcement services.
 - iii. Planning and Development, Building Permits, and Inspections Services - Upon annexation, the City will provide site plan review; zoning approvals; Building Code and other standard Code inspection services; City Code enforcement; sign regulations and permits; and Stormwater Permit services in the annexed.
 - iv. Parks and Recreational Facilities. Residents of the Property will be permitted to utilize all existing publicly-owned parks and recreational facilities and all such facilities acquired or constructed after the Effective Date (including community service facilities, libraries, swimming pools, etc.), throughout the City. Any private parks, facilities, and buildings will be unaffected by the annexation; provided, however, that the City will provide for maintenance and operation of the same upon acceptance of legal title thereto by the City and appropriations therefor. In the event the City acquires any other parks, facilities, or buildings necessary for City services within the Property, the appropriate City department will provide maintenance and operations of the same.
 - v. Other Publicly Owned Buildings. Residents of the Property will be permitted to use all other publicly owned buildings and facilities where the public is granted access.
 - vi. Library – Upon annexation, library privileges will be available to anyone residing in the annexed area

- vii. Stormwater Utility Services – The Property will be included in the City’s Stormwater Utility service area and will be assessed a monthly fee based on the amount of impervious surface. The fees will cover the direct and indirect costs of stormwater management services.
 - viii. Streets, Roads, and Street Lighting – The City will provide preventative maintenance of the existing public streets and roads in the annexed area over which it has jurisdiction through maintenance and preventative maintenance services such as emergency pavement repair; ice and snow monitoring; crack seal, sealcoat, slurry seal, and PM overlay; and other routine repair. The City shall not maintain private roads in the annexed area. Preventative maintenance projects are prioritized on a City-wide basis and scheduled based on a variety of factors, including surface condition, rideability, age, traffic volume, functional classification, and available funding. As new streets are dedicated and accepted for maintenance they will be included in the City’s preventative maintenance program.
 - ix. Water and Wastewater Facilities in the Annexed Area that Are Not Within the Area of Another Water or Wastewater Utility –City-owned water and wastewater facilities that exist in the annexed area will be maintained in accordance with City ordinances, standards, policies and procedures.
 - x. Solid Waste Services – The City will provide solid waste collection services in accordance with existing City ordinances and policies, except where prohibited by law.
 - xi. Code Compliance – The City’s Code Department will provide education, enforcement, and abatement relating to code violations within the Property.
 - xii. Animal Control Services – Upon annexation, the City shall provide animal control services in the annexed area.
 - xiii. Business Licenses and Regulations – Upon annexation, the City shall provide business licensing services (Carnivals Circuses and Other Exhibitions; Electrician’s Licenses; Gross Receipts Charge or Street Rental; Peddlers and Solicitors; Taxicabs, Buses and Other Vehicles for Hire; Horse Drawn Carriages and other Non-Motorized Vehicles for Hire; Sexually Oriented Businesses; and Alcoholic Beverages) in the annexed area
- b. The City will provide water service and wastewater treatment service to developments established after the Effective Date in accordance with, and

on the schedule determined by, the City's extension policies, capital improvements schedule, and applicable law and at rates established by City ordinances for such services.

- c. The City may impose a fee for any municipal service in the area annexed if the same type of fee is imposed within the corporate boundaries of the City. All City fees are subject to revision from time to time by the City in its sole discretion.
 - d. It is understood and agreed that the City is not required to provide a service that is not included in this Agreement.
 - e. Owner understands and acknowledges that the City departments listed above may change names or be re-organized by the City Manager. Any reference to a specific department also includes any subsequent City department that will provide the same or similar services.
4. **SERVICE LEVEL.** The City will provide the Property with a level of services, infrastructure, and infrastructure maintenance that is comparable to the level of services, infrastructure, and infrastructure maintenance available in other parts of the City with topography, land use, and population density similar to those reasonably contemplated or projected for the Property.
5. **AUTHORITY.** City and Owner represent that they have full power, authority and legal right to execute, deliver and perform their obligations pursuant to this Agreement. Owner acknowledges that approval of the Annexation Case is within the sole jurisdiction of the City Council. Nothing in this Agreement guarantees favorable decisions by the City Council.
6. **SEVERABILITY.** If any part, term, or provision of this Agreement is held by the courts to be illegal, invalid, or otherwise unenforceable, such illegality, invalidity, or unenforceability will not affect the validity of any other part, term or provision, and the rights of the parties will be construed as if the part, term, or provision was never part of the Agreement.
7. **INTERPRETATION.** The parties to this Agreement covenant and agree that in any litigation relating to this Agreement, the terms and conditions of the Agreement will be interpreted according to the laws of the State of Texas. The parties acknowledge that they are of equal bargaining power and that each of them was represented by legal counsel in the negotiation and drafting of this Agreement.
8. **GOVERNING LAW AND VENUE.** Venue shall be in the state courts located in Williamson County, Texas or the United States District Court for the Western District of Texas, Austin Division and construed in conformity with the provisions of Texas Local Government Code Chapter 43.
9. **NO WAIVER.** The failure of either party to insist upon the performance of any

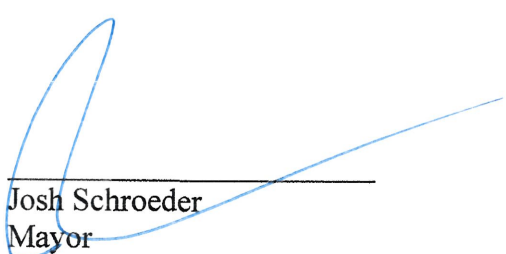
term or provision of this Agreement or to exercise any right granted hereunder shall not constitute a waiver of that party's right to insist upon appropriate performance or to assert any such right on any future occasion.

10. **GOVERNMENTAL POWERS.** It is understood that by execution of this Agreement, the City does not waive or surrender any of its governmental powers or immunities.
11. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.
12. **CAPTIONS.** The captions to the various clauses of this Agreement are for informational purposes only and shall not alter the substance of the terms and conditions of this Agreement.
13. **AGREEMENT BINDS AND BENEFITS SUCCESSORS AND RUNS WITH THE LAND.** This Agreement is binding on and inures to the benefit of the parties, their successors, and assigns. The term of this Agreement constitutes covenants running with the land comprising the Property, is binding on the Owner and the City, and is enforceable by any current or future owner of any portion of the Property.
14. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the parties and supersedes all prior oral and written agreements between said parties. This Agreement shall not be amended unless executed in writing by both parties.

Executed as of the day and year first above written to be effective on the effective date of annexation of the Property.


CITY OF GEORGETOWN

By:



Josh Schroeder
Mayor

Approved as to Form:

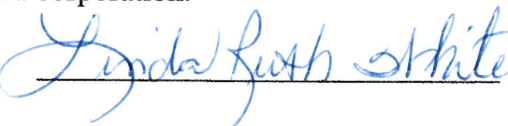

Skye Masson
City Attorney

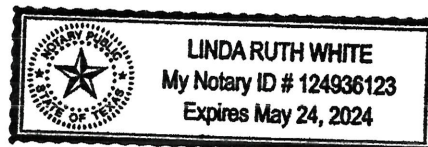
Attest:


Robyn Densmore, TRMC
City Secretary

State of Texas §
County of Williamson §

This instrument was acknowledged before me on the 9th day of March, 2021,
by Josh Schroeder, Mayor of the City of Georgetown, a Texas municipal corporation, on behalf
of said corporation.

By: 
Notary Public, State of Texas



State of Texas §

County of Williamson §

This instrument was acknowledged before me on the _____ day of _____, 20____,
by Josh Schroeder, Mayor of the City of Georgetown, a Texas municipal corporation, on behalf
of said corporation.

By: _____

Notary Public, State of Texas

William C. Bagwell

By:

WILLIAM C. BAGWELL

William C. Bagwell

Individual

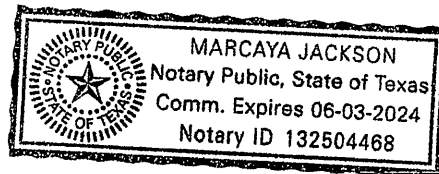
State of Texas §
County of Williamson §

This instrument was acknowledged before me on the 24 day of February, 2021, by
_____ of William C. Bagwell.

By:

Marcaya Jackson

Notary Public, State of Texas



The Bagwell-Cody Trust

By:

William C. Bagwell

William Cody Bagwell

Trustee

State of Texas

County of Williamson

This instrument was acknowledged before me on the 24 day of February, 2021, by
Page 598 of 753

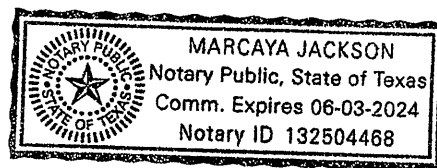
8

William Bagwell

of William C. Bagwell, Trustee on
behalf of said The Bagwell-Cody Trust.

By: Marcaya Jackson

Notary Public, State of Texas



By: Thad Bagwell

Thad Bagwell

Trustee

State of Texas
County of Williamson

This instrument was acknowledged before me on the 24 day of February, 2024, by
Thad Bagwell
of said The Bagwell-Cody Trust.

By: Marcaya Jackson

Notary Public, State of Texas

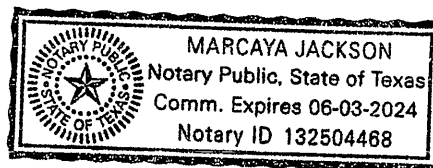


EXHIBIT A

Bagwell Tract Municipal Service Agreement (2021-1-ANX)

1

EXHIBIT A

DESCRIPTION OF

DESCRIPTION OF A 56.65 ACRE TRACT OF LAND LOCATED IN THE ISAAC DONAGAN SURVEY, ABSTRACT 178, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 0.3547 ACRE TRACT OF LAND, THAT CERTAIN CALLED 0.4915 ACRE TRACT OF LAND, AND THAT CERTAIN CALLED 22.5562 ACRE TRACT OF LAND, ALL DESCRIBED IN A GENERAL WARRANTY DEED TO WILLIAM CHARLES BAGWELL AND PATRICIA C. BAGWELL, AS TRUSTEES OF THE BAGWELL-CODY TRUST, UNDER AN INSTRUMENT DATED APRIL 19, 2010, OF RECORD IN DOCUMENT NO. 2010025183, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THAT CERTAIN CALLED 0.54 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO WILLIAM C BAGWELL, ET UX, OF RECORD IN VOLUME 2438, PAGE 499, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THAT CERTAIN CALLED 32.61 ACRE TRACT OF LAND CONVEYED TO WILLIAM C. BAGWELL BY SPECIAL WARRANTY DEED OF RECORD IN DOCUMENT NO. 2016007383, SAID OFFICIAL PUBLIC RECORDS, SAID 56.65 ACRE TRACT OF LAND BASED ON A SURVEY BY BURY AND PARTNERS MADE ON THE GROUND IN 2007, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a point, on the south right-of-way line of State Highway No. 29 (SH 29), for the northeast corner of said 0.3547 acre tract of land, same being the northeast corner of the herein described tract;

THENCE, South 01°56'51" East, with the east boundary line of said 0.3547 acre tract of land, a distance of 361.38 feet, to a point for the southeast corner of said 0.3547 acre tract of land, same being the northeast corner of said 0.4915 acre tract of land;

THENCE, with the east boundary line of said 0.4915 acre tract of land, the following three courses and distances:

1. South 01°57'03" East, a distance of 186.25 feet, to a point;
2. with a non-tangent curve to the left an arc distance of 212.81 feet, having a radius of 1515.00 feet, a central angle of 008°02'54", and a chord that bears South 04°37'08" East, a chord distance of 212.64 feet, to a point;
3. South 09°59'17" East, a distance of 264.96 feet, to a point in the north boundary line of said 0.54 acre tract, for the southeast corner of said 0.4915 acre tract;

MAG
01/22/2021

STEGER BIZZELL

1978 S. Austin Ave
Georgetown, TX 78626

THENCE, North 80°03'42" East, with the north boundary line of said 0.54 acre tract, a distance of 29.91 feet, to a point, for the northeast corner of said 0.54 acre tract;

THENCE, South 09°59'17" East, with the east boundary line of said 0.54 acre tract of land, a distance of 393.44 feet, to a point for the southeast corner of said 0.54 acre tract of land;

THENCE, South 80°01'38" West, with the south boundary line of said 0.54 acre tract of land, a distance of 59.91 feet, to a point in the east boundary line of said 32.61 acre tract of land, for the southwest corner of said 0.54 acre tract;

THENCE, with the east boundary line of said 32.61 acre tract of land, the following eight (8) courses and distances:

1. South 44°16'24" West, a distance of 381.56 feet, to a point;
2. South 10°07'02" East, a distance of 345.09 feet, to a point;
3. South 20°36'22" West, a distance of 148.88 feet, to a point;
4. South 00°46'45" West, a distance of 360.13 feet, to a point;
5. South 39°23'32" East, a distance of 182.52 feet, to a point;
6. South 02°40'14" East, a distance of 410.77 feet, to a point;
7. South 00°47'29" West, a distance of 283.86 feet, to a point;
8. South 20°44'47" West, a distance of 301.80 feet, to a point for the southeast corner of said 32.61 acre tract, for the southeast corner of the herein described tract;

THENCE, with the south boundary line of said 32.61 acre tract of land, the following three (3) courses and distances:

1. North 60°41'00" West, a distance of 89.50 feet, to a point;
2. North 75°01'51" West, a distance of 276.84 feet, to a point;
3. North 80°40'59" West, a distance of 123.83 feet, to a point for the southwest corner of said 32.61 acre tract of land, for the southwest corner of the herein described tract;

THENCE, with the west boundary line of said 32.61 acre tract of land, the following ten (10) courses and distances:

1. North 00°25'18" West, a distance of 188.62 feet, to a point;
2. North 08°50'33" West, a distance of 209.44 feet, to a point;
3. North 09°50'24" West, a distance of 216.94 feet, to a point;
4. North 08°15'27" West, a distance of 319.11 feet, to a point;
5. North 08°03'47" West, a distance of 149.47 feet, to a point;
6. North 07°22'37" West, a distance of 172.62 feet, to a point;

1140
01/22/2021

STEGE BIZZELL

1978 S. Austin Ave
Georgetown, TX 78626

7. North 07°52'24" West, a distance of 161.62 feet, to a point;
8. North 07°52'32" West, a distance of 201.58 feet, to a point;
9. North 07°08'33" West, a distance of 120.67 feet, to a point;
10. North 06°58'42" West, a distance of 347.80 feet, to a point for the northwest corner of said 32.61 acre tract of land, same point being the southwest corner of said 22.5562 acre tract of land;

THENCE, with the west boundary line of said 22.5562 acre tract of land, the following three (3) courses and distances:

1. North 07°00'59" West, a distance of 140.08 feet, to a point;
2. North 07°05'31" West, a distance of 396.88 feet, to a point;
3. North 06°55'00" West, a distance of 648.83 feet, to a point for the northwest corner of said 22.5562 acre tract of land;

THENCE, with the north boundary line of said 22.5562 acre tract of land, the following five (5) courses and distances:

1. South 71°02'39" East, a distance of 185.79 feet, to a point;
2. South 79°54'31" East, a distance of 309.76 feet, to a point;
3. North 88°48'41" East, a distance of 132.91 feet, to a point;
4. North 88°45'10" East, a distance of 357.90 feet, to a point;
5. North 84°14'51" East, a distance of 2.68 feet, to a point for the northeast corner of said 22.5562 acre tract, same point being the northwest corner of said 0.4915 acre tract, and same point being the southwest corner of said 0.3547 acre tract;

THENCE, with the west boundary line of said 0.3547 acre tract, the following four (4) courses and distances:

1. North 01°52'33" West, a distance of 25.89 feet, to a point;
2. North 05°46'21" West, a distance of 150.11 feet, to a point;
3. North 01°56'55" West, a distance of 162.85 feet, to a point;
4. with a non-tangent curve to the left an arc distance of 39.18 feet, having a radius of 25.00 feet, a central angle of 089°47'18", and a chord that bears North 45°52'52" West, a chord distance of 35.29 feet, to a point on aforementioned south right-of-way line of SH 29;

THENCE, with a non-tangent curve to the left, with said south right-of-way line of SH 29, and with the north boundary line of said 0.3547 acre tract, an arc distance of 69.88 feet, having a radius of 5779.58 feet, a central angle of 000°41'34", and a chord that bears

WLC
01/22/2021

STEGE BIZZELL

1978 S. Austin Ave
Georgetown, TX 78626

Page 4 of 4
Proj No. 22795
January 22, 2021

22795 Acres
Isaac Donagan Survey
Abstract No. 178
Williamson County, Texas


North 87°52'35" East, a chord distance of 69.88 feet, to the **POINT OF BEGINNING**, and containing 56.65 acres of land, more or less, within these metes and bounds.

The foregoing metes and bounds description and survey on which it is based is accompanied by and a part of a survey map of the subject tract.

This document was prepared under 22 tac §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

I certify that this description was prepared from a survey made by Bury and Partners in 2007.

Steger & Bizzell Engineering Inc.


Miguel A. Escobar, LSLS, RPLS
Texas Reg. No. 5630
1978 South Austin Avenue
Georgetown, Texas 78626
(512) 930-9412
TBPELS Firm No. 10003700



P:\22000-22999\22795 Bagwell Tract SFH\Survey Data\Descriptions\22795-zoning m&b bagwell.docx

STEGER  BIZZELL

1978 S. Austin Ave
Georgetown, TX 78626

SHEET 1 OF 2

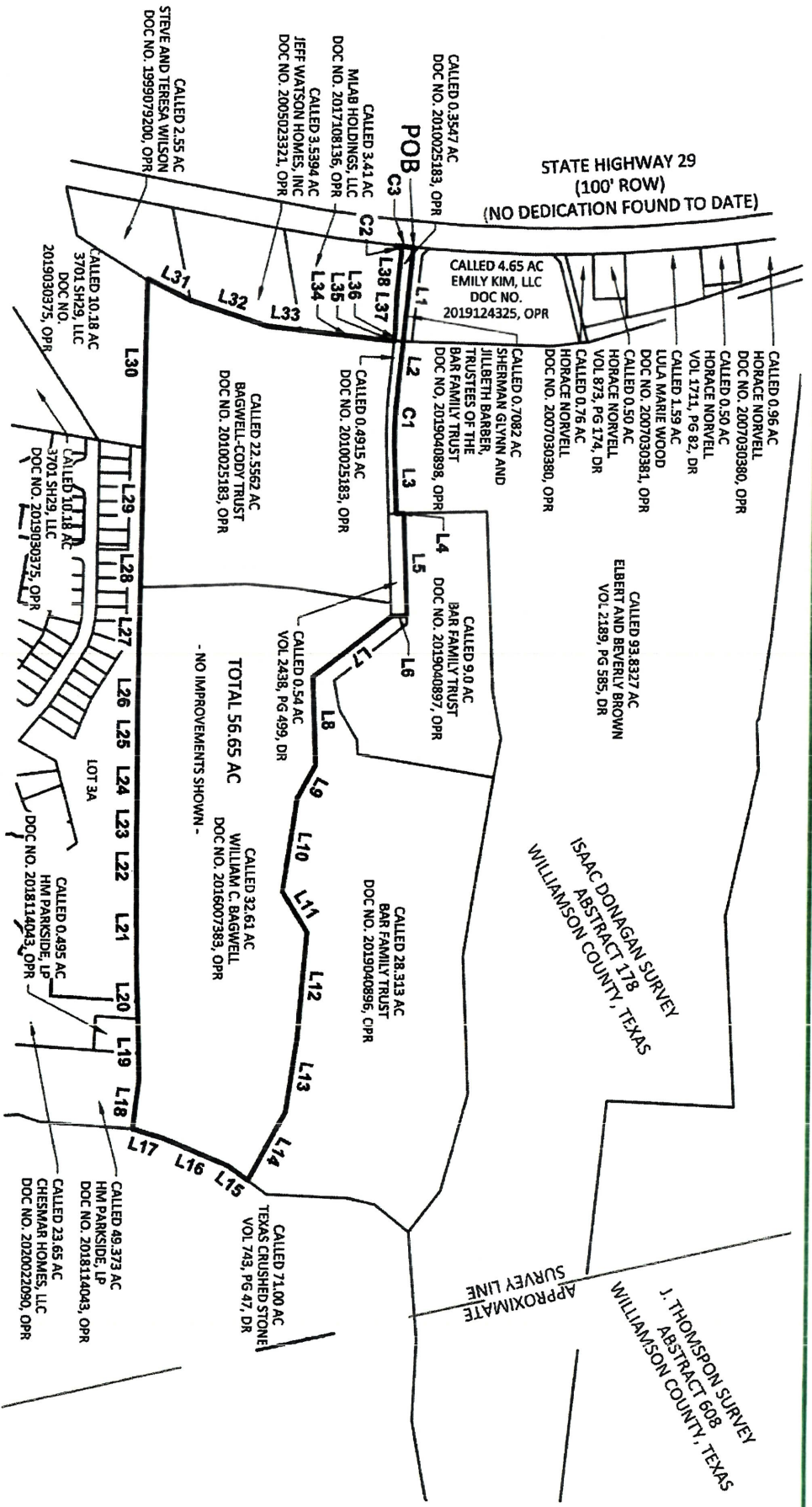
SHEET 1: MAP
SHEET 2: TABLES

GRAPHIC SCALE: 1" = 600'



NOTES:

1. REFERENCE IS HEREON MADE TO THE METES AND BOUNDS DESCRIPTION OF THIS TRACT ACCOMPANYING THIS SKETCH.
2. THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



SKETCH OF ZONING
FOR
BAGWELL TRACT
ISAAC DONAGAN SURVEY, ABSTRACT 178
WILLIAMSON COUNTY, TEXAS

STEGE BIZZELL

| | | | |
|---------|------------------------|-----------|----------------------|
| ADDRESS | 1978 S. AUSTIN AVENUE | CITY | GEORGETOWN, TX 78626 |
| PHONE | 512.930.9412 | TELEPHONE | 512.930.9412 |
| FAX | 512.930.9412 | TELEPHONE | 512.930.9412 |
| EMAIL | STEGEBIZZELL@GMAIL.COM | TELEPHONE | 512.930.9412 |

DATE

1-22-2021

JOB NO.

22795

| Line Table | | |
|------------|---------------|---------|
| Line # | Direction | Length |
| L1 | S 01°56'51" E | 361.38' |
| L2 | S 01°57'03" E | 186.25' |
| L3 | S 09°59'17" E | 264.96' |
| L4 | N 80°03'42" E | 29.91' |
| L5 | S 09°59'17" E | 393.44' |
| L6 | S 80°01'38" W | 59.91' |
| L7 | S 44°16'24" W | 381.56' |
| L8 | S 10°07'02" E | 345.09' |
| L9 | S 20°36'22" W | 148.88' |
| L10 | S 00°46'45" W | 380.13' |
| L11 | S 39°23'32" E | 182.52' |
| L13 | S 00°47'29" W | 283.86' |
| L14 | S 20°44'47" W | 301.80' |
| L15 | N 60°41'00" W | 89.50' |
| L16 | N 75°01'51" W | 276.84' |
| L17 | N 80°40'59" W | 123.83' |
| L18 | N 00°25'18" W | 188.62' |
| L19 | N 08°50'33" W | 209.44' |
| L20 | N 09°50'24" W | 216.94' |
| L21 | N 08°15'27" W | 319.11' |

| Line Table | | |
|------------|---------------|---------|
| Line # | Direction | Length |
| L22 | N 08°03'47" W | 149.47' |
| L23 | N 07°22'37" W | 172.62' |
| L24 | N 07°52'24" W | 161.62' |
| L25 | N 07°52'32" W | 201.58' |
| L26 | N 07°08'33" W | 120.67' |
| L27 | N 06°58'42" W | 347.80' |
| L28 | N 07°00'59" W | 140.08' |
| L29 | N 07°05'31" W | 396.88' |
| L31 | S 71°02'39" E | 185.79' |
| L32 | S 79°54'31" E | 309.76' |
| L33 | N 88°48'41" E | 132.91' |
| L34 | N 88°45'10" E | 357.90' |
| L35 | N 84°14'51" E | 2.68' |
| L36 | N 01°52'33" W | 25.89' |
| L37 | N 05°46'21" W | 150.11' |
| L38 | N 01°56'55" W | 162.85' |

| Curve Table | | | | | |
|-------------|---------|----------|------------|---------------|---------|
| Curve # | Length | Radius | Delta | Bearing | Chord |
| C1 | 212.81' | 1515.00' | 008°02'54" | S 04°37'08" E | 212.64' |
| C2 | 39.18' | 25.00' | 089°47'18" | N 45°52'52" W | 35.29' |
| C3 | 69.88' | 5779.58' | 000°41'34" | N 87°52'35" E | 69.88' |

LEGEND

OPR OFFICIAL PUBLIC RECORDS OF
WILLAMSON COUNTY, TEXAS
DR DEED RECORDS OF
WILLAMSON COUNTY, TEXAS
PR PLAT RECORDS OF
WILLAMSON COUNTY, TEXAS
POB POINT OF BEGINNING
KDW RIGHT-OF-WAY

SKETCH OF ZONING
FOR
BAGWELL TRACT
ISAAC DONAGON SURVEY, ABSTRACT 178
WILLAMSON COUNTY, TEXAS

| | | | | | |
|---|--|---|--|----------------------|--|
|  | | 1978 S. AUSTIN AVENUE | | GEORGETOWN, TX 78626 | |
| | | 512.930.9412 | | STEGEBIZZELL.COM | |
| JOB NO. 22795 DATE 1-22-2021 | | TEXAS REGISTERED ENGINEERING FIRM F-181 TRPLS FROM NO. 10003/20 SURVEYORS | | | |

The Bagwell Tract

2021-1-ANX

City Council
April 13, 2021

Item Under Consideration

2021-1-ANX

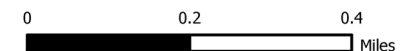
- **Public Hearing** and **First Reading** of an Ordinance for the voluntary **annexation** of an approximate **56.65-acre tract** of land out of the Isaac Donagan Survey, Abstract No. 178, with an initial zoning designation of **Residential Single-Family (RS)**, for the property generally located at 3313 and 3321 W. SH 29



LOCATION

2021-1-ANX
Exhibit #1

-  Site
-  Parcels
-  City Limits
-  Georgetown ETJ



4.77 mi. to Ronald Reagan | 3.16 mi. to IH-35

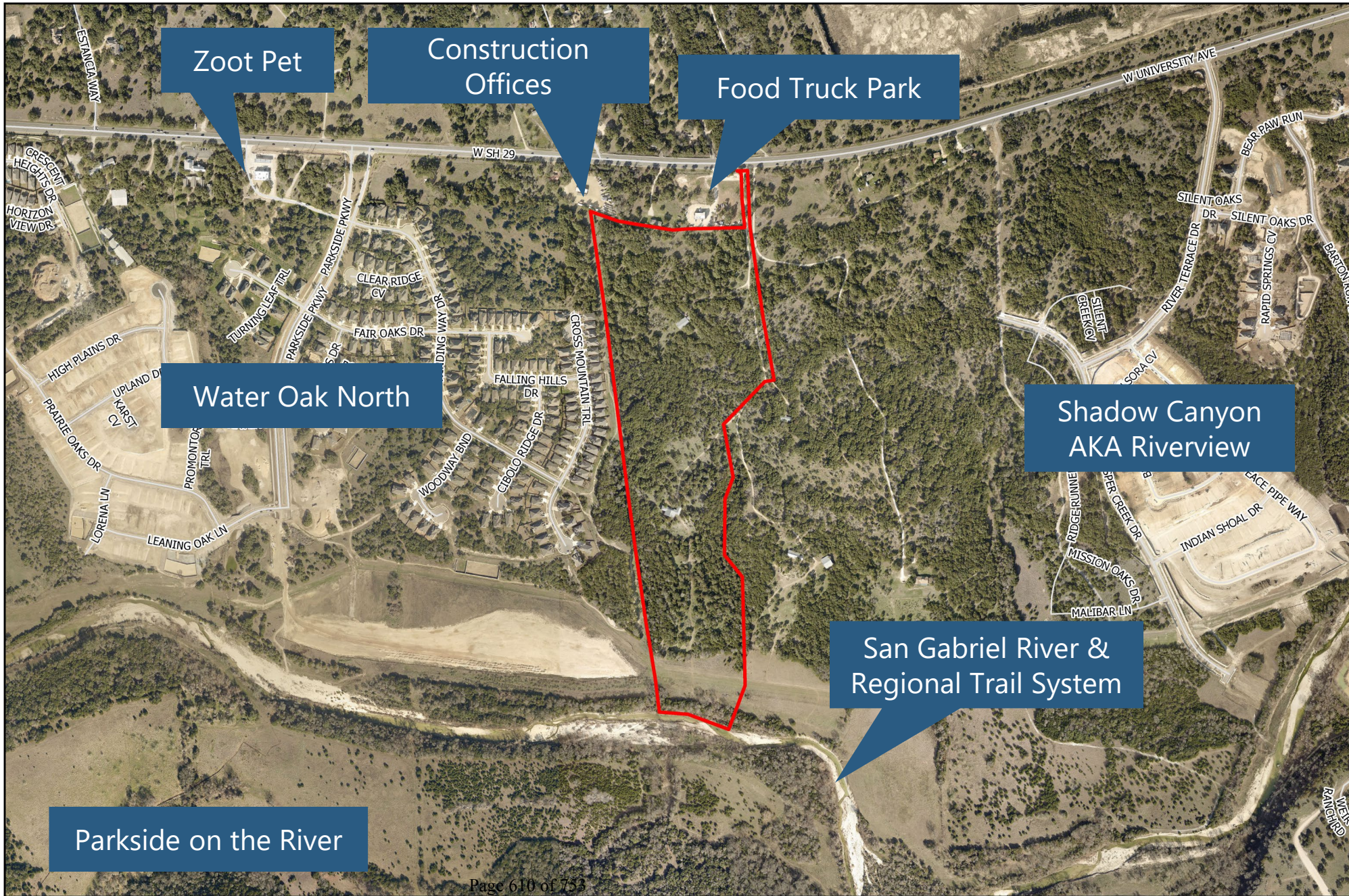
Preserve at Water Oak PUD

Wolf Ranch
Guy Tract

Shadow Canyon
AKA Riverview

Water Oak North

Parkside on the River



AERIAL
2021-1-ANX

-  Site
-  City Limits
-  Georgetown ETJ



0 500 1,000
Feet



**FUTURE LAND USE/
OVERALL TRANSPORTATION
PLAN**

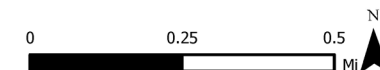
2021-1-ANX

Exhibit #2

- Site
- Parcels
- City Limits
- Georgetown ETJ
- Future Land Use**
 - Community Center
 - Employment Center
 - Institutional
 - Mining
 - Mixed Density Neighborhood
 - Neighborhood
 - Open Space
 - Parks and Recreation
 - Regional Center
 - Rural Residential
 - Special Area
- Thoroughfare**
 - Existing Freeway
 - Existing Major Arterial
 - Existing Minor Arterial
 - Existing Collector
 - Proposed Freeway
 - Proposed Major Arterial
 - Proposed Minor Arterial
 - Proposed Collector
 - Proposed Rail

Thoroughfare

- Existing Freeway
- Existing Major Arterial
- Existing Minor Arterial
- Existing Collector
- Proposed Freeway
- Proposed Major Arterial
- Proposed Minor Arterial
- Proposed Collector
- Proposed Rail



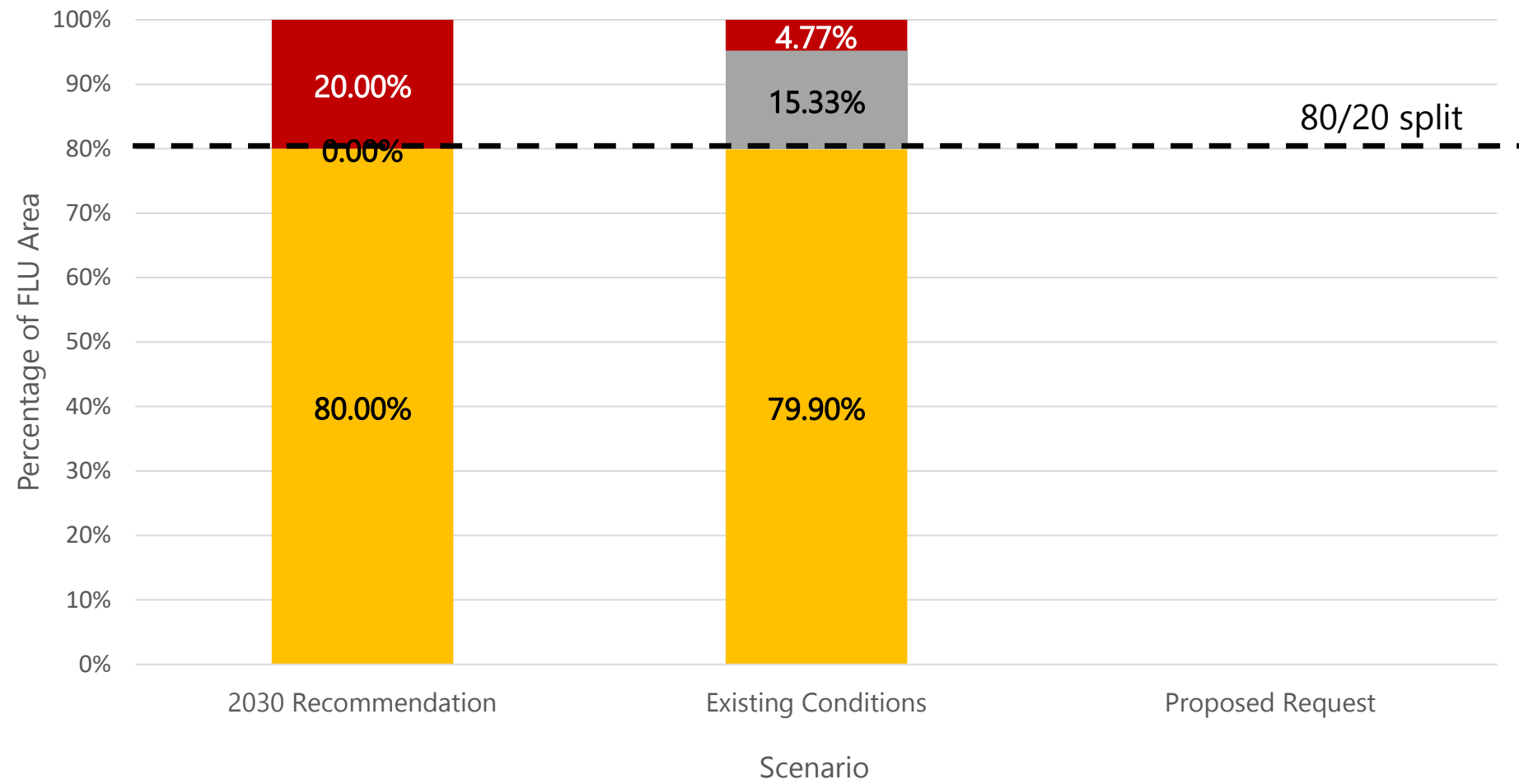
Preserve at Water Oak PUD

Planned Major
Collector

Future Connection to
Parkside on the River
and Leander Road

Future
Connections

Land Use Ratios – Mixed Density Neighborhood



Total Area:
 1,553 acres
 100%

Area of Subject Property:
 55.65 acres
 3.58%

Mixed Density Neighborhood (MDN)

- Provides for a variety of housing types within a traditional neighborhood
- Duplexes, townhomes, quadplexes, or potentially moderate density multi-family
- Compatibility between housing types can be achieved through development standards like lot size, setbacks, and building design
- Transitions of land uses and connectivity to neighborhood serving commercial is encouraged

DUA: 5.1-14.0

Target Ratio: 80% residential, 20% nonresidential

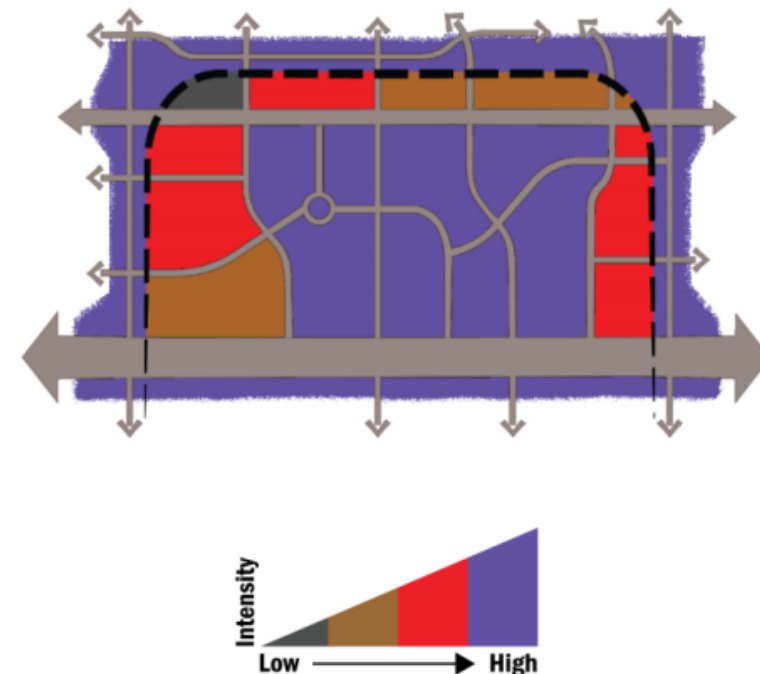
Primary Use: Variety of single-family home types (detached, duplex, townhome)

Secondary Uses: Limited neighborhood-serving retail, office, institutional, and civic uses

Transitions

- Policy LU.1 “Encourage a balanced mix of residential, commercial, and employment uses at varying densities and intensities to reflect a gradual transition from urban to suburban to rural development.”
- More intense uses placed along roadways
- Uses that are more adaptable to other locations placed away from corridor

Figure 28. Corridor (Section 1)



The corridor development pattern serves as a transition between commercial and less dense residential development along a major roadway. A corridor development pattern utilizes a network of internal local streets to provide access between the commercial uses and supporting moderate to high density residential uses.

SH 29/ W. University Corridor

- Policy LU.7 "Strengthen Georgetown's image and quality feel within enhanced gateways and commercial corridors."
- Policy GC.1 "Strengthen Georgetown's image and quality feel within enhanced gateways and commercial corridors."
- Planned as a part of *Urban Corridor*
 - Fringe Areas that have developed rapidly
 - Streetscape built around use framework

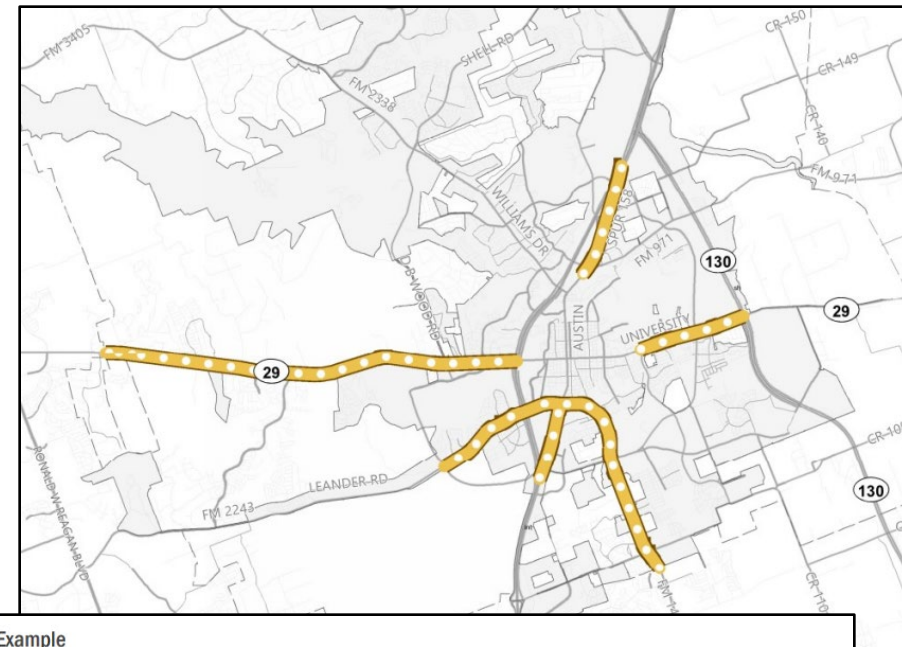






























Figure 71. Urban Corridor Example

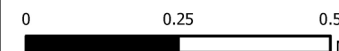




-  Site
 -  PUD
 -  City Limits
 -  Courthouse View Overlay
 -  Old Town Overlay
 -  Historic Overlay
 -  Downtown Overlay
 -  SPO Overlay
 -  Gateway Overlay
 -  Parcels
 -  Georgetown ETJ

Zoning

 -  AG -Agriculture
 -  BP - Business Park
 -  C-1 - Local Commercial
 -  C-3 - General Commercial
 -  CN - Neighborhood Commercial
 -  IN - Industrial
 -  MF-1 - Low-Density Multi-family
 -  MF-2 - High-Density Multi-family
 -  MH - Manufactured Housing
 -  MU-DT - Mixed-Use Downtown
 -  OF - Office
 -  PF - Public Facility
 -  RE - Residential Estate
 -  RL - Residential Low-Density
 -  RS - Residential Single-Family
 -  TF -Two-Family
 -  TH -Townhouse



Residential Single-Family (RS)

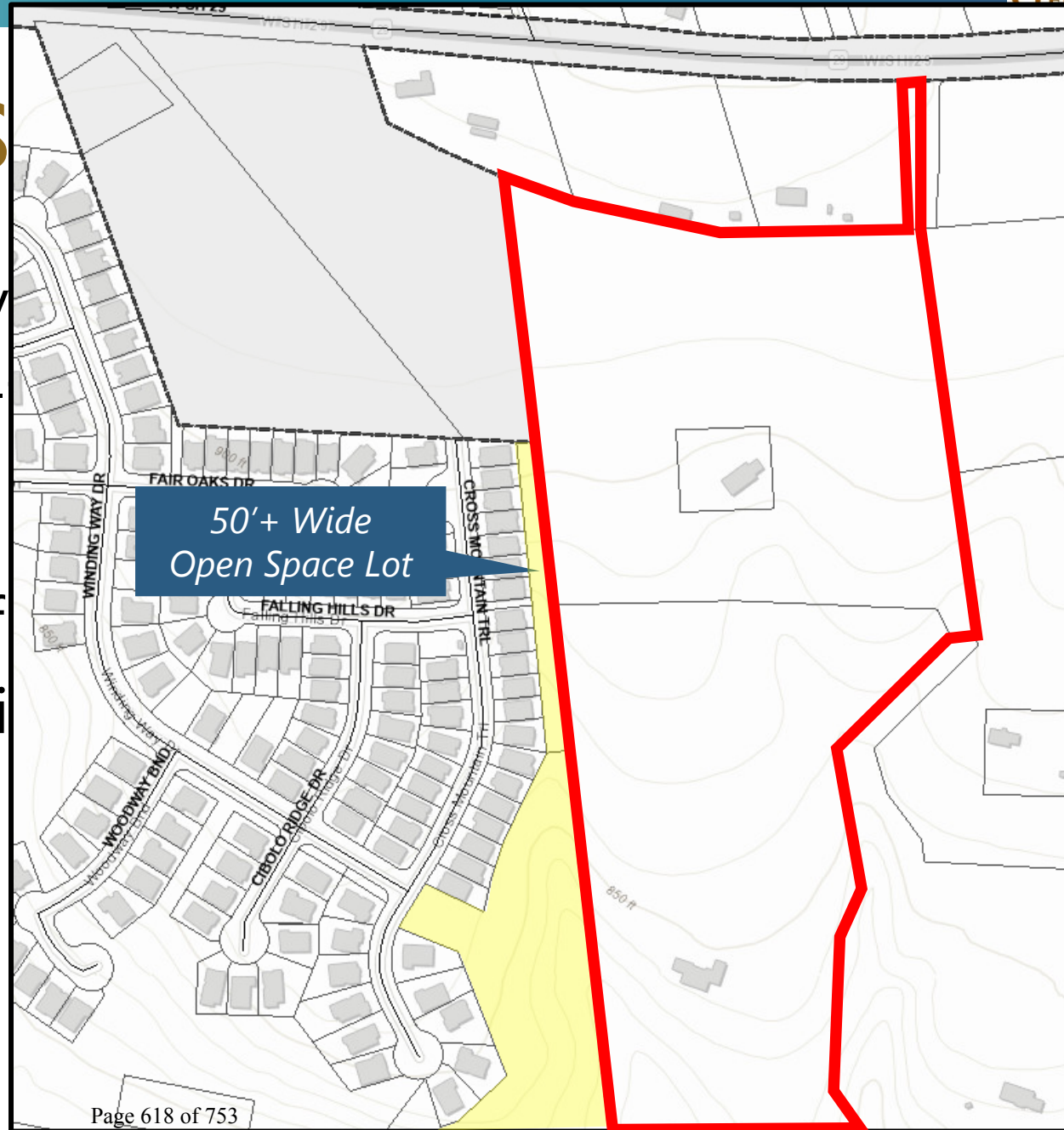
- Medium density
- Primarily single-family neighborhoods
- May be located in proximity of neighborhood-friendly commercial
- Protected from incompatible uses

Dimensional Standards

- Min. lot size = 5,500 sq. ft.
- Min. lot width = 45'
- Max building height = 35'
- Front setback = 20'
- Side setback = 6'
- Rear setback = 10'
- Side/rear street setback = 15'
- Street facing garage setback = 25'

Residential S

- Medium density
- Primarily single-neighborhoods
- May be located neighborhood-f
- Protected from i



al Standards

00 sq. ft.

5'
ht = 35'

etback = 15'

ge setback = 25'

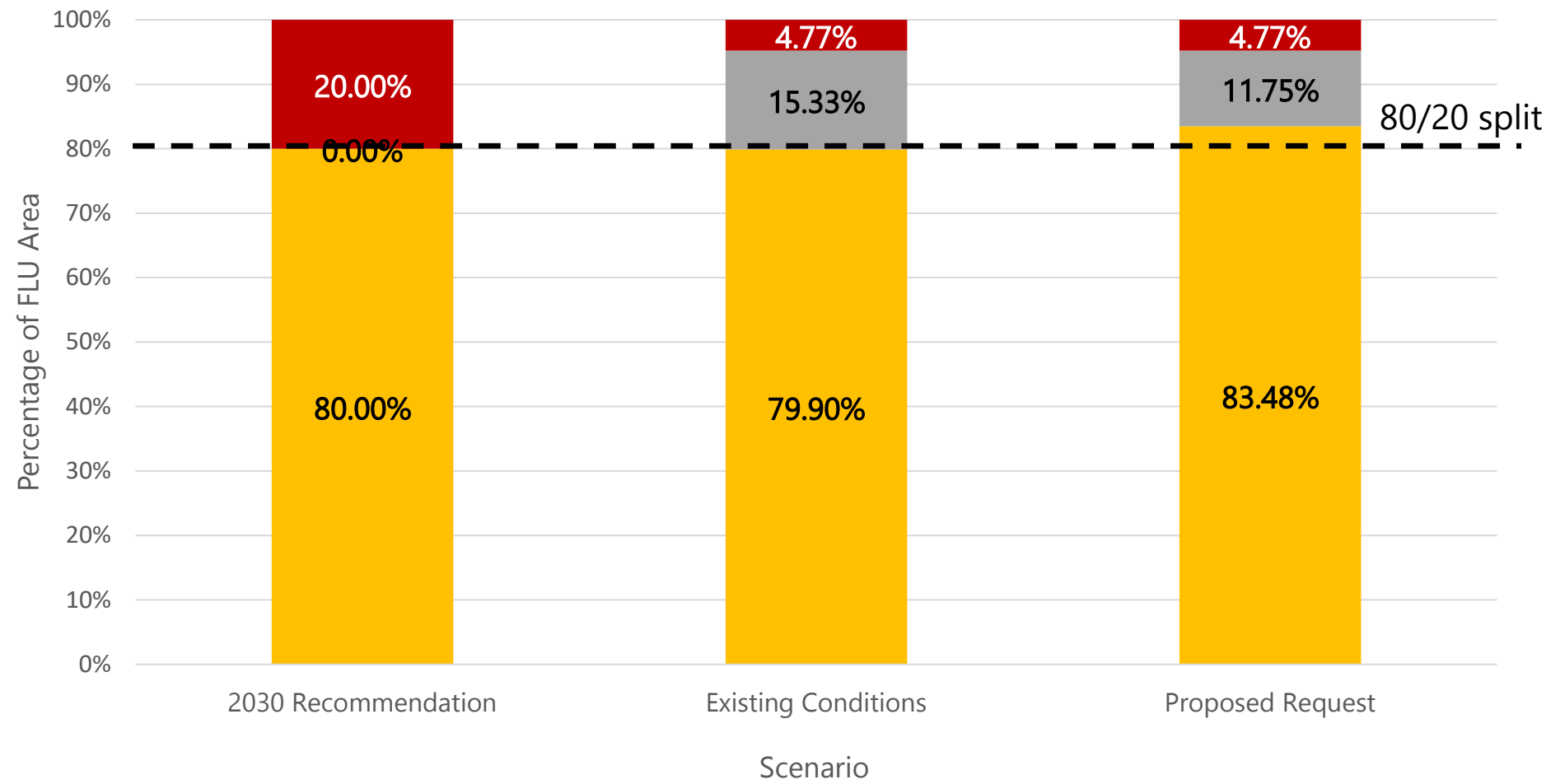
Residential Single-Family (RS)

| Permitted by Right | Permitted with Limitations | Permitted with a SUP |
|---------------------------|---------------------------------------|---------------------------------|
| Group Home (<7 residents) | Church (with columbarium) | Accessory Dwelling Unit |
| Single-family, Detached | Day Care (family home) | Activity Center (youth/senior) |
| Utilities (Minor) | Golf Course | Bed and Breakfast (with events) |
| | Home Based Business | Cemetery/Columbaria/Mausoleum |
| | Nature Preserve/Community Garden | Community Center |
| | Neighborhood Amenity Center | Day Care (group) |
| | Park (neighborhood) | Emergency Services Station |
| | School (elementary) | General Office |
| | Single-family Attached | Halfway House |
| | Utilities (intermediate) | Hospice Facility |
| | Wireless Transmission Facility (<41') | Rooming/Boarding House |
| | | School (middle) |

Approval Criteria – UDC Section 3.06.030

| Criteria for Zoning Map Amendment | Complies | Partially Complies | Does Not Comply |
|--|----------|--------------------|-----------------|
| The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action; | X | | |
| The zoning change is consistent with the Comprehensive Plan; | X | | |
| The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City; | X | | |

Land Use Ratios – Mixed Density Neighborhood














Total Area:
 1,553 acres
 100%


















Area of Subject Property:
 55.65 acres
 3.58%

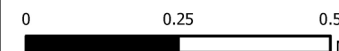
AG/Unentitled:
 182.5 acres
 11.75%



-  Site
 -  PUD
 -  City Limits
 -  Courthouse View Overlay
 -  Old Town Overlay
 -  Historic Overlay
 -  Downtown Overlay
 -  SPO Overlay
 -  Gateway Overlay
 -  Parcels
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 -  BP - Business Park
 -  C-1 - Local Commercial
 -  C-3 - General Commercial
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 -  MF-1 - Low-Density Multi-family
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 -  RE - Residential Estate
 -  RL - Residential Low-Density
 -  RS - Residential Single-Family
 -  TF -Two-Family
 -  TH -Townhouse

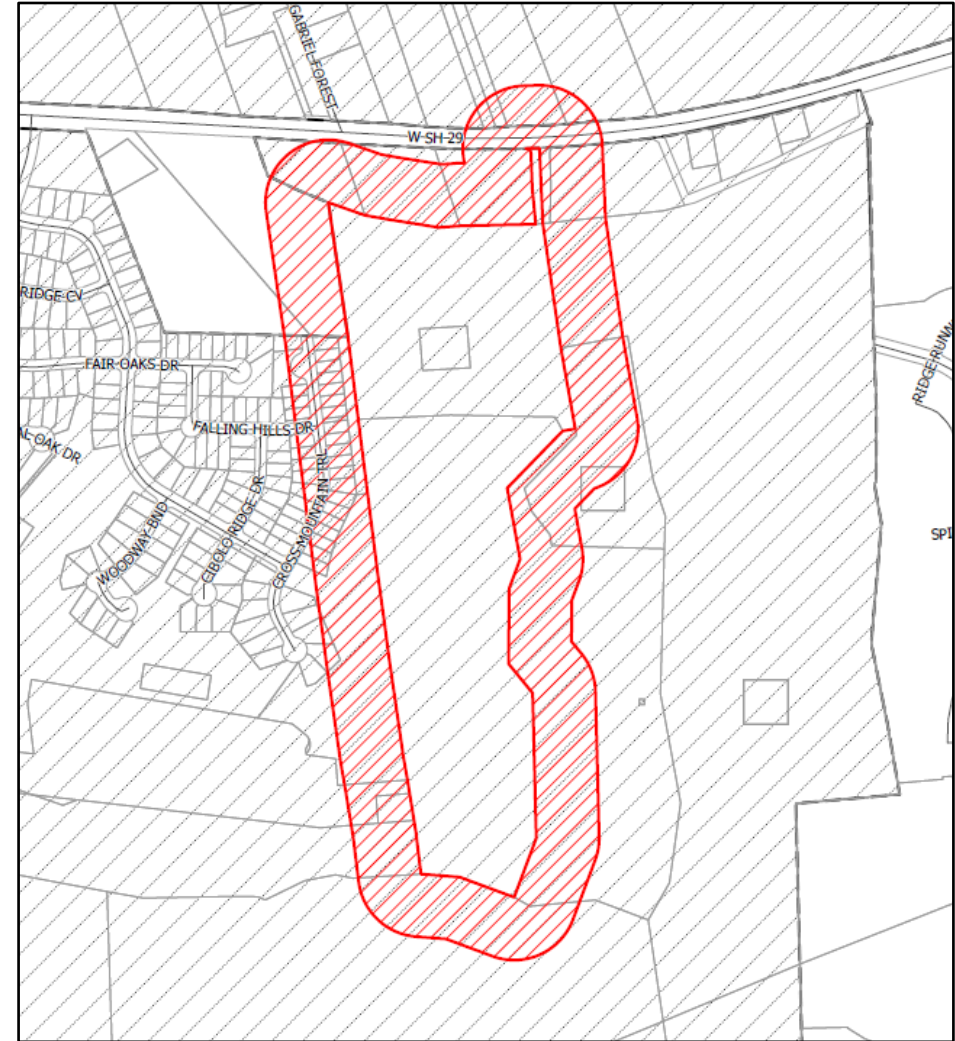


Approval Criteria – UDC Section 3.06.030

| Criteria for Zoning Map Amendment | Complies | Partially Complies | Does Not Comply |
|--|----------|--------------------|-----------------|
| The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood; and | X | | |
| The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment. | X | | |

Public Notifications

- 55 property owners within the 300' buffer
- Notice in Sun News on Feb. 28
- Signs posted on the property
- To date, staff has received:
 - 2 comment in FAVOR
 - 2 comments OPPOSED



Planning & Zoning Commission Action

- At their March 16, 2021 meeting, the Planning & Zoning Commission recommended APPROVAL of the request (5-0).

Tentative Schedule

| Status | Date | Body | Purpose |
|--------|----------|--------------|--|
| ✓ | March 9 | City Council | Municipal Services Agreement |
| ✓ | March 16 | P&Z | Public Hearing & Consideration of Zoning |
| | April 13 | City Council | Public Hearing & 1 st Reading |
| | April 27 | City Council | 2 nd Reading |

First Reading of an Ordinance

- An Ordinance of the City Council of the City of Georgetown, Texas, providing for the extension of certain boundary limits of the City of Georgetown, Texas, and the annexation of certain territory consisting of 56.65 acres, more or less, in the Isaac Donagan Survey, Abstract No. 178, with the initial zoning designation of Residential Single-Family (RS) zoning district as described herein; repealing conflicting ordinances and resolutions; including a severability clause; and establishing an effective date.

City of Georgetown, Texas
City Council Regular Meeting
April 13, 2021

SUBJECT:

Public Hearing and First Reading of an Ordinance on a request for a Zoning Map Amendment to rezone 3.31 acres out of Lots 8 and 9 of the Georgetown Technology Park Subdivision, from the Local Commercial (C-1), Industrial (IN) and Agriculture (AG) zoning districts to the Industrial (IN) zoning district, for the property generally located at 4915 S IH 35 and 5 Sierra Way -- Andreina Dávila-Quintero, AICP, Current Planning Manager

ITEM SUMMARY:

Overview of Applicant's Request:

The applicant is requesting to rezone the subject properties from the Local Commercial (C-1) zoning district and the Agriculture (AG) zoning district to the Industrial (IN) zoning district to continue the industrial uses on the subject property. There is a small portion of the property that is already zoned Industrial (IN) that was designated in 1989, resulting in the property with split zoning districts. This rezoning request would also provide a uniform zoning district across the two lots and consistent with the surrounding Industrial (IN) zoning districts.

Staff's Analysis:

Staff has reviewed the request in accordance with the Unified Development Code (UDC) and other applicable codes. Staff has determined that the proposed request meets 5 of the 5 criteria established in UDC Section established in UDC Section 3.06 for a Zoning Map Amendment (rezoning), as outlined in the attached Staff Report.

Public Comments:

As required by the Unified Development Code (UDC), all property owners and registered neighborhood associations within 300-feet of the subject property were notified of the request (8 notices mailed), a legal notice advertising the public hearing was placed in the Sun Newspaper (February 28, 2021) and signs were posted on-site. As of the publication date of this report, staff has received 0 written comments in favor and 0 in opposition of the request.

Planning and Zoning Commission Recommendation:

At their March 16, 2021 meeting, the Planning and Zoning Commission recommended approval (5-0) of the request.

FINANCIAL IMPACT:

None. The applicant has paid the required application fees.

SUBMITTED BY:

Ryan Clark, Planner

ATTACHMENTS:

2020-29-REZ - P&Z Staff Report

Exhibit 1 - Location Map

Exhibit 2 - Future Land Use Map

Exhibit 3 - Zoning Map

Exhibit 4 - Design and development standards of the IN zoning district

Exhibit 5 - Letter of Intent

Ordinance with Exhibits

Presentation

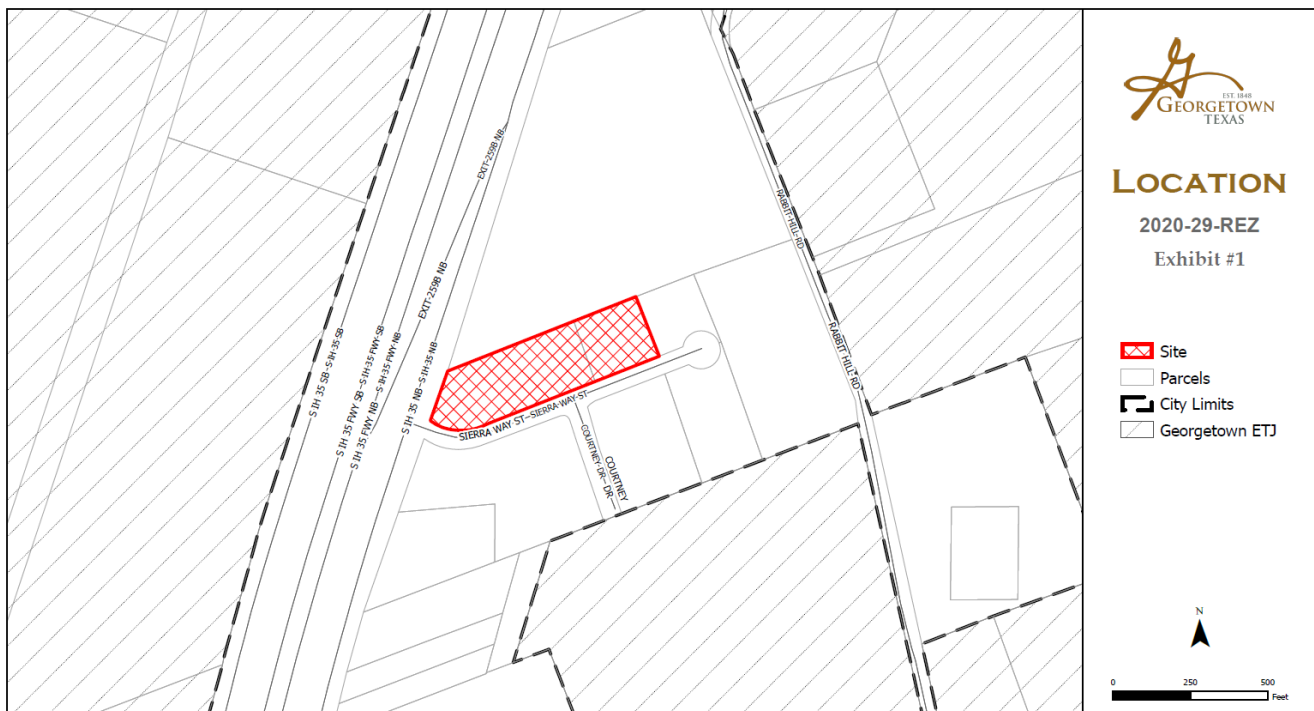


Planning and Zoning Commission Planning Department Staff Report

Report Date: March 12, 2021
Case No: 2020-29-REZ
Project Planner: Ryan Clark, Planner

Item Details

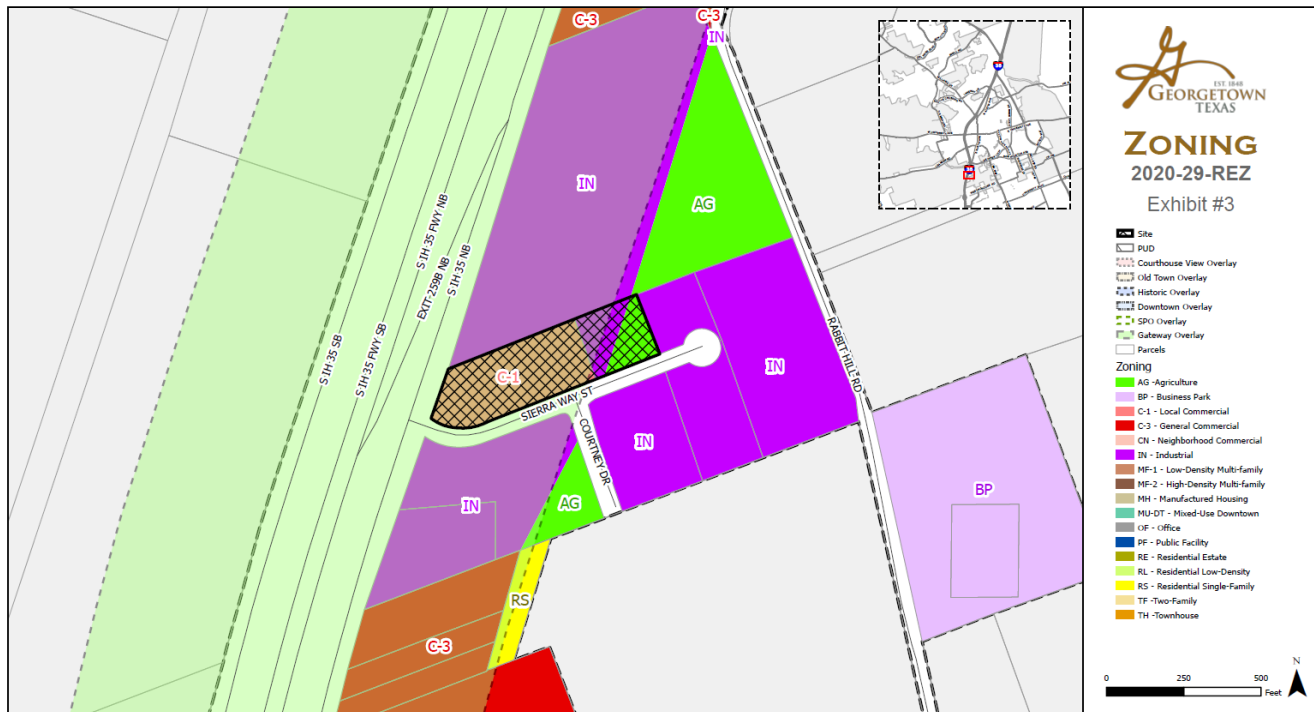
Project Name: 4915 S IH 35 Rezoning
Project Location: 4915 S IH 35 and 5 Sierra Way, within City Council district No. 1.
Total Acreage: 3.31
Legal Description: Lots 8 & 9 of the Georgetown Technology Park Subdivision
Applicant: Randall Rogers
Representative: Randall Rogers
Property Owner: Randall Rogers
Request: Zoning Map Amendment to rezone the subject property from the Local Commercial (C-1), Industrial (IN) and Agriculture (AG) zoning districts to the Industrial (IN) zoning district.
Case History: This is the first public hearing of this request.



Planning Department Staff Report

Overview of Applicant's Request

The Applicant is requesting to rezone the subject properties from the Local Commercial (C-1), Industrial (IN), and the Agriculture (AG) zoning districts to the Industrial (IN) zoning district to continue the industrial uses on the subject property. There is a small portion of the property that is already zoned Industrial (IN) that was designated in 1989, resulting in the property with split zoning districts. This rezoning request would also provide a uniform zoning district across the two lots and consistent with the surrounding Industrial (IN) zoning districts.



Site Information

Location:

The subject properties are located at 4915 S IH 35 and 5 Sierra Way Street, at the northeast corner of S IH 35's frontage road and Sierra Way Street (north of Westinghouse Road). It is currently developed with an Industrial use.

Physical and Natural Features:

Both properties are already graded and developed with a few buildings and a storage yard that contains heavy industrial equipment and vehicles. There are no water features on the properties and the main building that fronts S IH 35 has existing trees and landscaping in place.

Future Land Use and Zoning Designations:

The subject properties have an Employment Center Future Land Use designation and are currently zoned Local Commercial (C-1), Industrial (IN), and Agriculture (AG). The property abutting IH 35 is also in the Highway Gateway Overlay District.

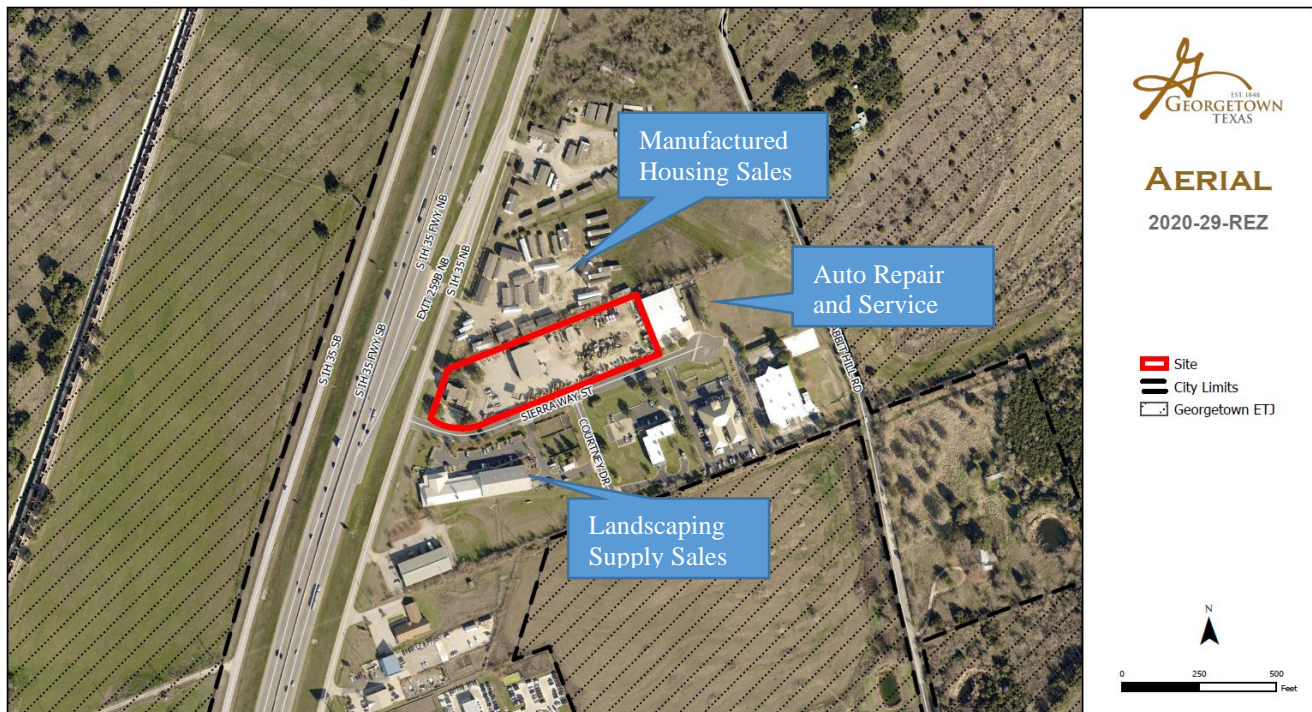
Planning Department Staff Report

Surrounding Properties:

The subject properties are located along the east side of the IH-35 corridor north of Westinghouse Road and along Sierra Way Street. All of the properties along Sierra Way Street are existing industrial uses. The properties to the north and south of the subject properties along IH-35 are also developed with industrial uses. Surrounding all of these properties are undeveloped parcels of land, the majority of which are in the ETJ.

The current zoning, Future Land Use designation, and existing uses of the adjacent properties to the north, south, east and west are outlined in the table below:

| DIRECTION | ZONING DISTRICT | FUTURE LAND USE | EXISTING USE |
|-----------|--------------------------------------|-------------------|--|
| North | Agriculture (AG) and Industrial (IN) | Employment Center | Manufactured Housing Sales |
| East | Industrial (IN) | Employment Center | Automobile Repair and Service, General |
| South | Industrial (IN) | Employment Center | Landscape Supply Sales/Garden Center |
| West | Unincorporated (ETJ) | Employment Center | Undeveloped |



Property History:

Lot 8 and the approximately half of Lot 9 adjacent to Lot 8 were annexed in 1987 under Ordinance Number 870407 and had an original zoning designation of Residential Single-Family (RS). The eastern part of Lot 9 was annexed in 2008 under Ordinance 2008-83 and was given the original zoning designation of Agriculture (AG), which is what it still bears currently. Lot 8 and the western portion of

Lot 9 were rezoned in 1989 from RS to the zoning they have today, Local Commercial (C-1) and Industrial (IN). The properties were platted as they are today in 1992 with the Georgetown Technology Park Subdivision.

Comprehensive Plan Guidance

Future Land Use Map:

This area is designated as Employment Center by the Future Land Use Map. Centers with employment-generating uses support heightened economic activity through quality architectural design and well-integrated supporting uses such as retail, restaurants. The inclusion of moderate to high density residential is appropriate as a supporting use to these areas of commerce and employment. Because these areas often act as a transition between more intensely developed industrial uses and residential neighborhoods, standards should be developed to ensure that development of these activities is compatible with the character of the surrounding area. Care should be taken to protect adjacent uses from adverse impacts potentially associated with existing industrial uses (commercial traffic, outside storage, etc.), using buffering and/or performance-based development standards.

DUA: 14 or more

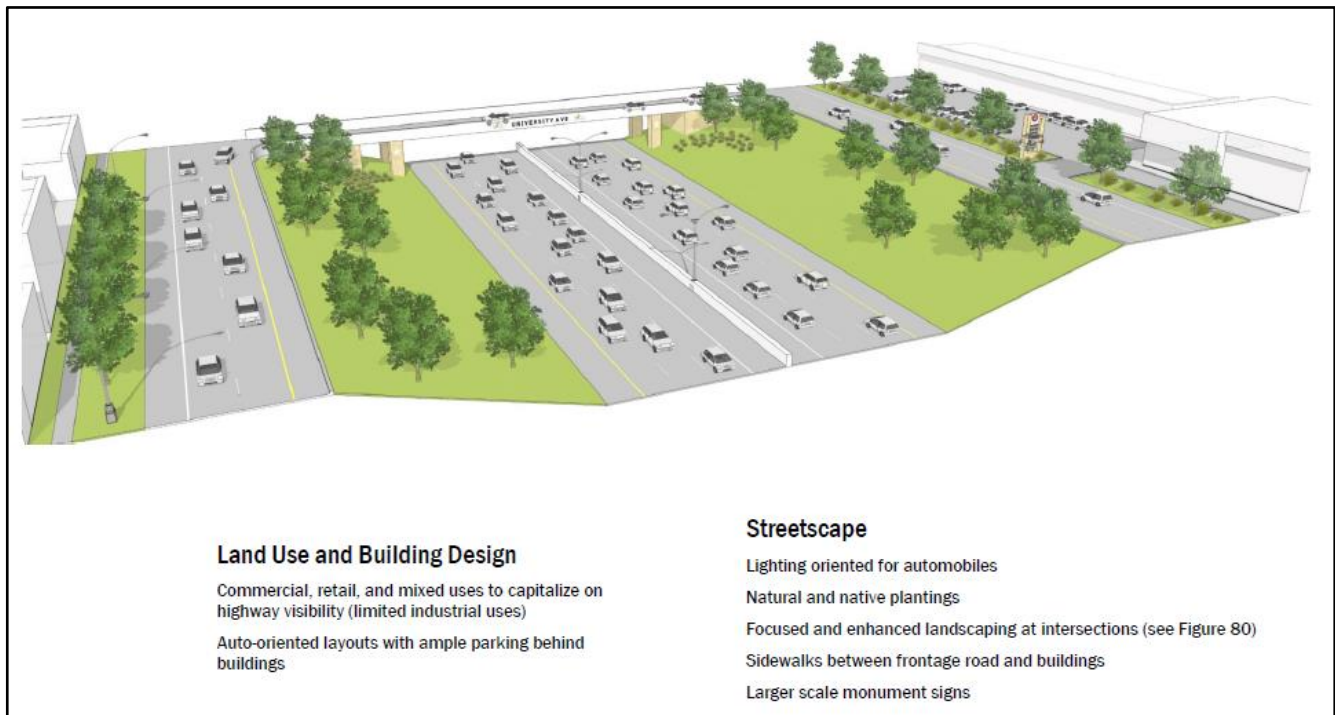
Target Ratio: 80%
nonresidential, 20% residential

Primary Use: Advanced
manufacturing, life sciences, and
professional services

Secondary Uses: Flex workspace,
environmentally friendly
manufacturing, retail,
commercial, high-density
residential, mixed-use

Other Master Plans:

Due to its location along a freeway (IH-35), the subject property is also located within the Highway Corridor, one of the Image Corridors adopted as part of the 2030 Plan Update. Highway corridors are located along the City's major roadways with the highest traffic volumes and traffic speeds. Highway corridors include primarily auto-oriented, nonresidential development such as commercial, retail, office, and mixed-use to capitalize on highway visibility and access; however, industrial development is not appropriate within these corridors without significant screening and performance standards. Highway corridors are the most visible to residents and visitors and project a positive image of Georgetown.



The Gateway Overlay zoning district notes that Highway Corridors include primarily auto-oriented, nonresidential development such as commercial, retail, office, and mixed-use to capitalize on highway visibility and access.

Utilities

The subject property is located within the City's service area for water, wastewater, electric. Additionally, it is located within the Georgetown and Oncor service area for electric. It is anticipated that there is adequate capacity to serve the subject property at this time. A Utility Evaluation may be required at time of Site Development Plan to determine capacity and any necessary utility improvements.

Transportation

The subject property abuts two streets, Sierra Way Street and the frontage road for IH-35. Sierra Way Street is classified as a local street. Local streets are intended to provide access to adjoining properties by collecting the traffic from surrounding areas and distributing it to adjoining collectors or arterial streets. Local streets can access both collector level streets and arterial level streets.

IH-35 is classified as a Freeway in the City's Overall Transportation Plan. Freeways and Tollways are controlled access roadways that allow for the movement of traffic through and around the City. This classification includes interstate highways, state highways, tollways and loops. Direct property access is limited as access is not the intended purpose of these facilities. Design characteristics of these facilities include multiple travel lanes, limited access points, high traffic volumes and high traffic speeds.

A Traffic Impact Analysis (TIA) will be required at time of Site Development Plan for any development that generates more than two thousand (2,000) average daily trips based upon the latest edition of the

Planning Department Staff Report

Institute of Transportation Engineers (ITE) Trip Generation Manual.

Proposed Zoning district

The Industrial (IN) zoning district is intended to provide a location for manufacturing and industrial activities that may generate some nuisances. Traffic generation will likely include heavy vehicles, making access to an arterial or freeway necessary. Unless separated by a major roadway, the Industrial District is not appropriate adjacent to any residential uses.

Permitted uses in this district include, but are not limited to, emergency services station, driving range, bus barn, transit passenger terminal, wholesale showrooms, manufacturing, processing and assembly, and heavy equipment and repair. Other uses such as kennels, heliport, temporary concrete products, and construction field offices are permitted subject to specific design limitations to ensure compatibility with the surrounding properties. Certain land uses including substance abuse clinic, indoor firing range, airport, and waste related uses may be permitted subject to approval of a Special Use Permit (SUP). Exhibit 4 contains a comprehensive list of IN district permitted uses and development standards.

Due to the high intensity of the Industrial (IN) zoning district, this district is the only district that permits general outdoor storage, which is defined as the storage of merchandise, goods or materials that are not actively for sale. This includes but is not limited to items that are stacked on pallets and shelves, stored in shipping containers or conexes, and semi-trailers not attached to a truck. However, it is important to note that outdoor storage is not permitted in a front or street yard, and must be screened by a solid opaque wall or fence. These standards minimize the impact that the outdoor storage may have on the area.

Intergovernmental and Interdepartmental Review

The proposed rezoning request was reviewed by all applicable City Departments to determine the appropriateness of the requested zoning on the subject property. No comments were issued regarding the zoning request.

Approval Criteria

Staff has reviewed the proposed rezoning request and has found that it complies with the criteria established in UDC Section 3.06.030 for a Zoning Map Amendment, as outlined below:

| ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA | |
|---|-----------------|
| 1. The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action. | Complies |
| An application must provide the necessary information to review and make a knowledgeable decision in order for staff to schedule an application for consideration by the Planning and Zoning Commission and City Council. This application was reviewed by staff and deemed to be complete. | |
| 2. The zoning change is consistent with the Comprehensive Plan. | Complies |

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA

The 2030 Comprehensive Plan designates this property for “Employment Center” uses. Employment Center is intended to be employment-generating uses that support heightened economic activity that also takes care to protect adjacent uses from adverse impacts potentially associated with existing industrial uses. This designation provides for primary uses of advanced manufacturing, life sciences, and professional services. The Employment Center Future Land Use area has a targeted land use ratio of 80% nonresidential to 20% residential. Currently, this area sits at 21% nonresidential, 74% vacant, and 5% residential. This rezoning request will not result in a change to the target ratio envisioned for this area.

As the City’s most intense zoning district, the requested Industrial (IN) zoning district allows for high intensity manufacturing and professional uses such as Contractor Services and Manufacturing, Processing, and Assembly. Because of this, the Industrial (IN) district allows for the highest concentration of employment-generating uses, both primary and secondary, called for in the Comprehensive Plan. The current zoning of Local Commercial (C-1) and Agriculture (AG) does not allow for uses that support heightened economic activity as well as the Industrial (IN) district does. Permitted uses in the Agriculture (AG) zoning district, such as Animal Husbandry and Horticulture, are uses that require large amounts of land for relatively few workers in a way that is not as in line with the goals of the Employment Center. The Local Commercial (C-1) district may accommodate for limited employment generating uses; however, it should be noted that the uses primarily allowed within this district are more service focused uses intended to serve the nearby residential neighborhoods and thus are not in line with what the comprehensive plan envisions for this area.

Policy LU.1 calls for a balanced mix of uses of varying densities and intensities to reflect a gradual transition from urban to suburban development. This policy states that gradual transitions in intensities are to be achieved through placement of more intense uses near the center of the area where services and transportation networks are more established. As this property is next to IH 35 and is also within an industrially used area that is not near any low intensity commercial or neighborhood uses, this zone change would serve to accomplish Policy LU.1. In addition, this zoning district, should it be approved, would allow uses that support Georgetown’s target industries including advanced manufacturing, life sciences, and professional services, as identified by the Target Industry Analysis (2017) (Land Use Policy LU.8).

3. The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City.

Complies

The standards of the IN district include minimum setbacks, bufferyard requirements, impervious cover limits, screening requirements, and building design standards that should ensure a design appropriate to the existing zoning of the area. The properties surrounding the subject property are already zoned IN, and as such this change would be consistent with the surrounding area. This property also has direct access to Interstate 35, something that will support orderly and healthful development of industrial uses. The bufferyard requirements in place would also help to promote

Planning Department Staff Report

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA

the health, safety, and general welfare of the area if the neighboring properties were to develop with uses less intense than industrial in the future. In addition, as a portion of the property is also designated with the Highway Gateway Overlay district, the additional and enhanced landscape standards of this overlay, in addition to the restriction of outdoor storage in a street yard, will ensure that the gateway is preserved.

4. The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.

Complies

Two of the properties adjacent to the subject properties are split zoned between IN and AG, the rest of the properties in the immediate vicinity are all zoned IN and utilize uses conforming with the IN zoning district. The subject property is part of a small 9-lot industrial park subdivision that has been developed as such since 1992 when a portion was in the extraterritorial jurisdiction (ETJ). The subject property is currently used for General Contractor Services, a use permitted in IN by right and Business Park (BP) by SUP that is not allowed in C-1 or AG. The rezoning would bring the property into compliance because of this and would bring the subject property into greater compatibility with the uses and character of the area.

5. The property to be rezoned is suitable for uses permitted by the District that would be applied by the proposed amendment.

Complies

The property is an appropriate size and is suitable for industrial uses in compliance with the standards of this zoning district to include setbacks, parking, bufferyard and screening requirements. It is important to also note that this property is currently being utilized for a use best categorized as General Contractor Services, and as such this request will bring this property into conformance with the UDC's use regulations.

These findings show that the subject property is generally suitable for the Industrial zoning district. The location of this property adjacent to other industrial uses as well as its location away from neighborhoods and less intense uses makes it an appropriate place for the Industrial district. Furthermore, the uses and development standards of the Industrial district are consistent with the Future Land Use Guide's Employment Center designation.

Meetings Schedule

3/16/2021 – Planning and Zoning Commission

4/13/2021 – City Council First Reading of the Ordinance

4/27/2021 – City Council Second Reading of the Ordinance

Public Notification

As required by the Unified Development Code, all property owners and registered neighborhood associations within a 300-foot radius of the subject property were notified of the Zoning Map Amendment request (8 notices), a legal notice advertising the public hearing was placed in the Sun

Planning Department Staff Report

Newspaper (February 28, 2021) and signs were posted on-site. To date, staff has received 0 written comments in favor, and 0 in opposition to the request.

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Future Land Use Map

Exhibit 3 – Zoning Map

Exhibit 4 – Design and development standards of the Industrial (IN) District.

Exhibit 5 – Letter of Intent

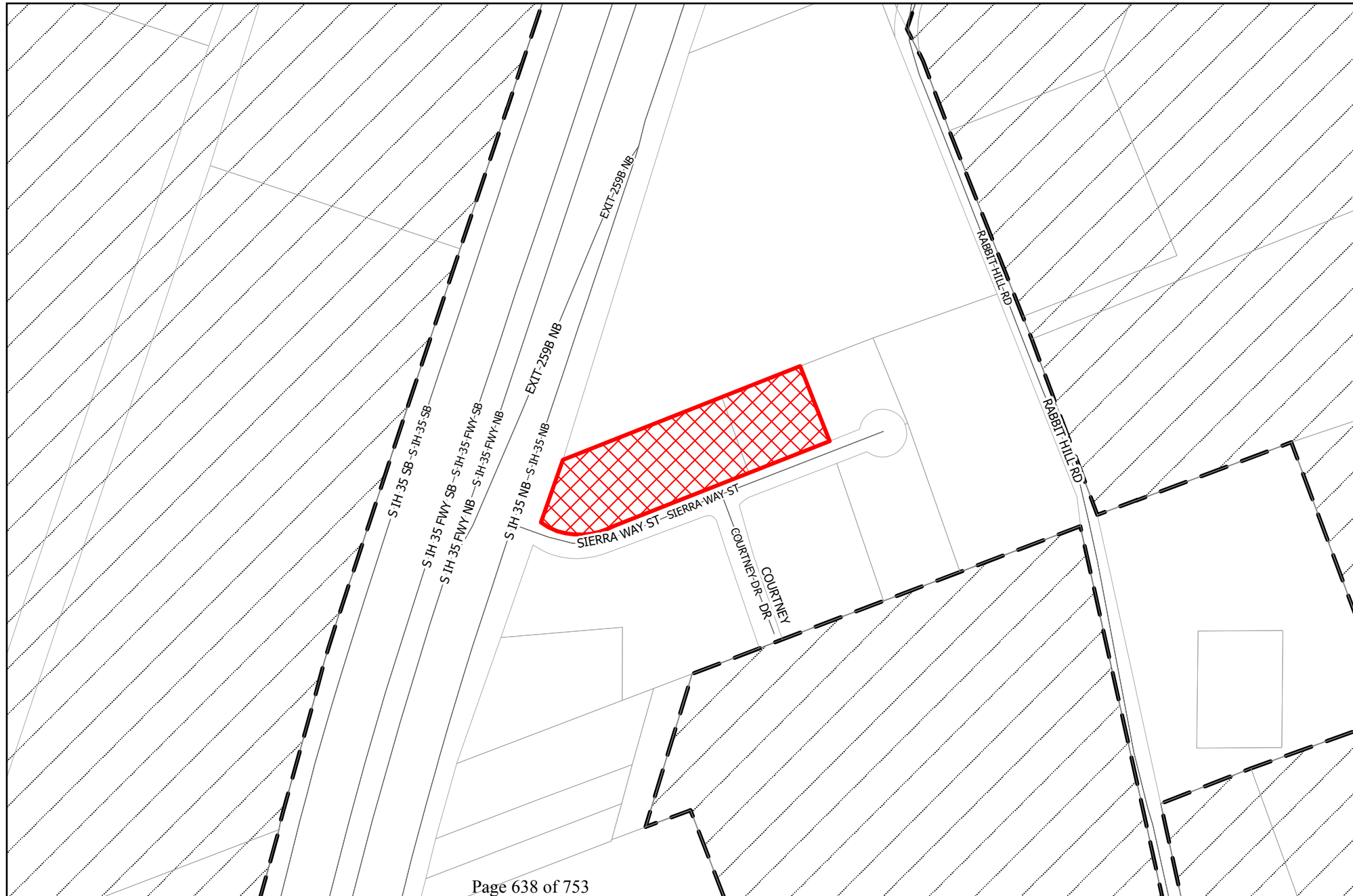
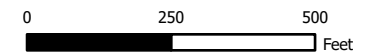


LOCATION

2020-29-REZ

Exhibit #1

-  Site
-  Parcels
-  City Limits
-  Georgetown ETJ



Open
Space



**FUTURE LAND USE/
OVERALL TRANSPORTATION
PLAN**

2020-29-REZ

Exhibit #2

- Site
- Parcels
- ▬ City Limits
- ▬ Georgetown ETJ
- Future Land Use**
 - Community Center
 - Employment Center
 - Institutional
 - Mining
 - Mixed Density Neighborhood
 - Neighborhood
 - Open Space
 - Parks and Recreation
 - Regional Center
 - Rural Residential
 - Special Area
- Thoroughfare**
 - Existing Freeway
 - Existing Major Arterial
 - Existing Minor Arterial
 - Existing Collector
 - Proposed Freeway
 - Proposed Major Arterial
 - Proposed Minor Arterial
 - Proposed Collector
 - Proposed Rail

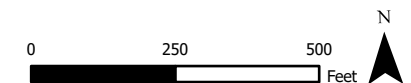
**Employment
Center**

SIERRA WAY ST

COURTNEY DR

RABBIT HILL RD

**Mixed Density
Neighborhood**



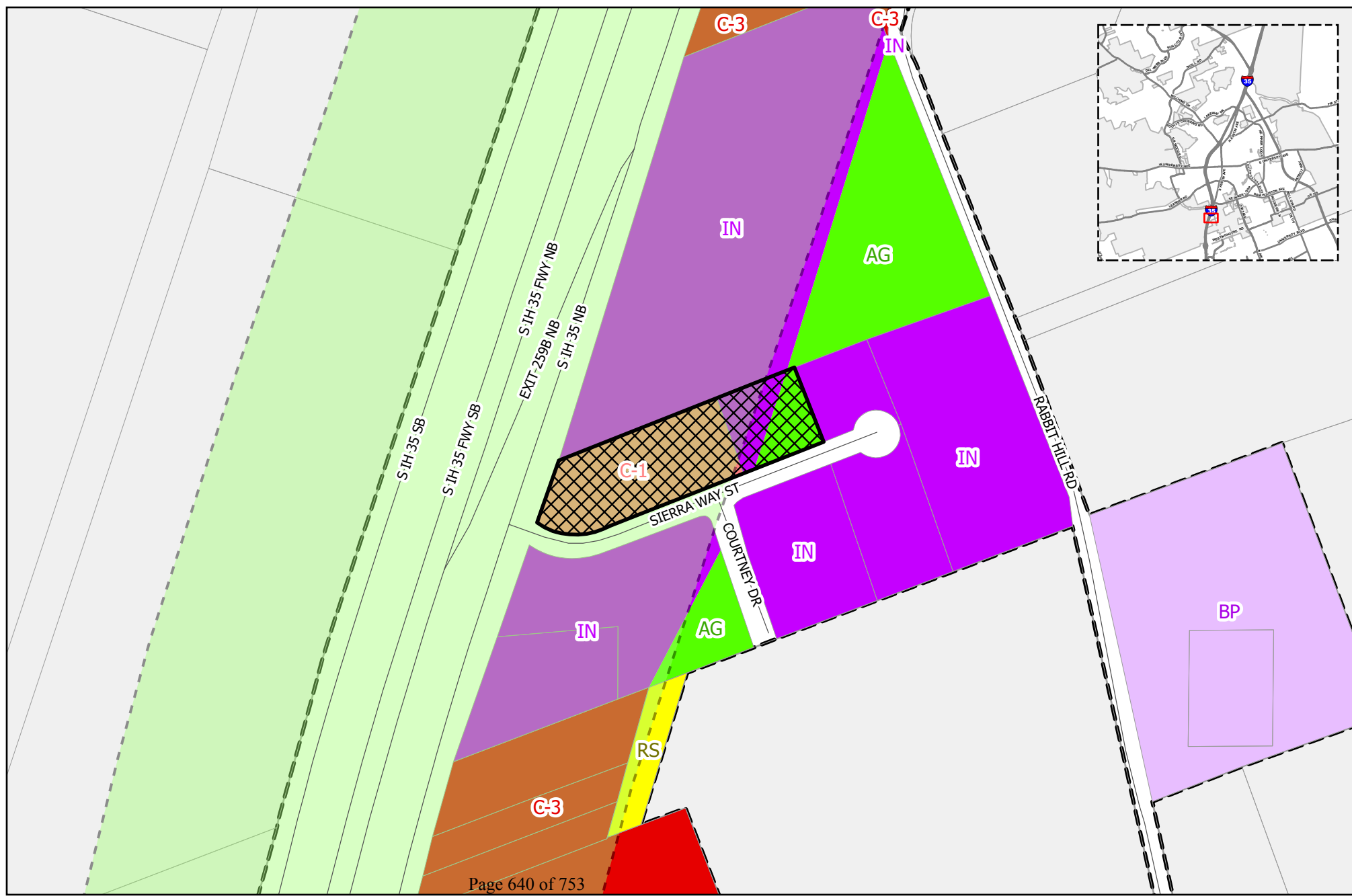
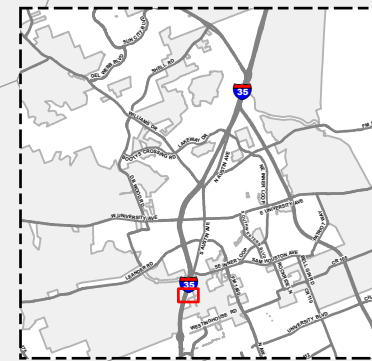


ZONING

2020-29-REZ

Exhibit #3

- Site
 - PUD
 - Courthouse View Overlay
 - Old Town Overlay
 - Historic Overlay
 - Downtown Overlay
 - SPO Overlay
 - Gateway Overlay
 - Parcels
- Zoning**
- AG -Agriculture
 - BP - Business Park
 - C-1 - Local Commercial
 - C-3 - General Commercial
 - CN - Neighborhood Commercial
 - IN - Industrial
 - MF-1 - Low-Density Multi-family
 - MF-2 - High-Density Multi-family
 - MH - Manufactured Housing
 - MU-DT - Mixed-Use Downtown
 - OF - Office
 - PF - Public Facility
 - RE - Residential Estate
 - RL - Residential Low-Density
 - RS - Residential Single-Family
 - TF -Two-Family
 - TH -Townhouse



INDUSTRIAL (IN) DISTRICT

District Development Standards

| | | |
|-----------------------------------|--|---|
| Maximum Building Height = 60 feet | Front/Street Setback = 25 feet Side Setback = 10 feet Side Setback to Residential = 25 feet Rear Setback = 10 feet Rear Setback to Residential = 35 feet | Bufferyard = 30 feet with a fence and plantings adjacent to AG, RE, RL, RS, TF, MH, TH, MF-1, or MF-2 districts |
|-----------------------------------|--|---|

Specific Uses Allowed within the District

| Allowed by Right | Subject to Limitations | Special Use Permit (SUP) Required |
|---|---|---|
| Emergency Services Station Government/Post Office Naure Presreve/Community Garden Food Catering Services Athletic Facility, Indoor/Outdoor Driving Range Medical or Dental Office Medical or Dental Clinic Medical Complex General Office Integrated Office Center Data Center Artisan Studio/Gallery Small Engine Repair Self-Storage, Indoor Commercial Document Storage Event Catering/Equipment Rental Furniture Repair/Upholstery Heavy Equipment Sales/Repair Pest Control/Janitorial Services Office/Showroom Wholesale Showrooms Stone/Dirt/Mulch Sales Yards Manufactured Housing Sales Car Sales/Rental/Leasing Facility Car Parts/Accessories Sales, Outdoor Car Repair/Service, Limited Bus Barn Parking Lot, Off-site/Commercial Park-n-Ride Facility Private Transport Service Dispatch Facility Rail or Transit Yard Transit Passenger Terminal Utilities (Minor, Intermediate, Major) Contractor Services, Limited/General Movie Production Printing/Publishing Office/Warehouse Manufacturing, Processing and Assembly, Limited/General | Business/Trade School Animal Shelter Neighborhood Public Park Kennel Self-Storage, Outdoor Heliport Wireless Transmission Facility (>40') Seasonal Product Sales Farmer's market, Temporary Mobile/Outdoor Food Vendor Business Offices, Temporary Concrete Products, Temporary Construction Field Office Construction Staging, Off-site Parking Lot, Temporary Towing Services/Impound Lots Allowed by Right con't Warehouse/Distribution, Limited/General Truck Terminal Lumber Yard Dry Cleaning/Laundry Plant Asphalt/Concrete Batch Plant Recycling Collection Center Meat Market Taxidermist Recreational Vehicle Sales | Correctional Facility Hospital Psychiatric Hospital Substance Abuse Clinic Cemetery, Columbaria, Mausoleum, or Memorial Park Sexually Oriented Business Major Event Entertainment Indoor Firing Range Fuel Sales Car Wash Airport Wireless Transmission Facility (<41') Resource Extraction Oil Refinery/Distribution Waste Related Uses Wrecking, Scrap, Salvage yard Restaurant, General Restaurant, Drive-Through |

PO BOX 1955
Georgetown, TX 78627
January 26, 2021

City of Georgetown
Planning Department
Andreina Davila-Quintero, AICP
406 W 8th Street
Georgetown, TX 78626

Attn: Andreina Davila-Quintero, AICP
Re: Rezoning Application #APP-PnZ-84340 "Letter Of Intent"

Dear Ms. Andriena Davila-Quintero,

We are providing information regarding the above referenced rezoning application. This property has been recognized as the home of Rogers Construction Company since 1984. Recently the owner shown as Mary W. Rogers & Credit Shelter Trust passed away on October 25, 2020. As part of the settlement of her estate the property will need to be sold. In examining the current zoning of this property, we find that it has three different zoning designations which were established in 1989 when the City of Georgetown annexed this area on the south side of Georgetown. What is shown as Lot 9 of Georgetown Technology Park (WCDAR R330702) is zoned C-1. What is shown as Lot 8 of Georgetown Technology Park (WCDAR R330700) is zoned one-half Industrial and the other one-half Agriculture.

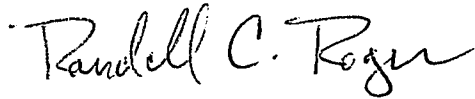
In the past the business located on this property employed as many as 115 persons. For the property to continue to be used by a new owner for the same purpose as it has been used for the last 36 years would require that the zoning be consistent with its current usage. Thus, we are asking that the entire property, both Lot 9 and Lot 8 of Georgetown Technology Park be rezoned to Industrial, which again reflects its current usage.

As we examine the Georgetown Future Use Map, this property is shown as an Employment Center, which we feel complies with the Approved Criteria outlined in UDC Section 3.06.030 which is consistent with the Comprehensive Plan; and will continue to promote the health, safety and general welfare of the City of Georgetown, and the safe orderly, and healthful development of the City. This zoning change will not change anything in regard to nearby properties and the character of the neighborhood as this entire area was fully developed in its present state approximately 20 to 25 years ago.

Hopefully the information contained with this application is sufficient and correct enough to allow an adequate review and final action on this rezoning request. Should additional information be required as part of this request, please feel free to contact me utilizing the following information:

Randall C. Rogers
PO Box 1955
Georgetown, TX 78627
(512) 750-3056
rcrogers32@hotmail.com

Sincerely,

A handwritten signature in black ink that reads "Randall C. Rogers". The signature is written in a cursive style with a large, stylized "R" and "C".

Randall C. Rogers

Acting on behalf of the estate of Mary W. Rogers and Credit Shelter Trust.

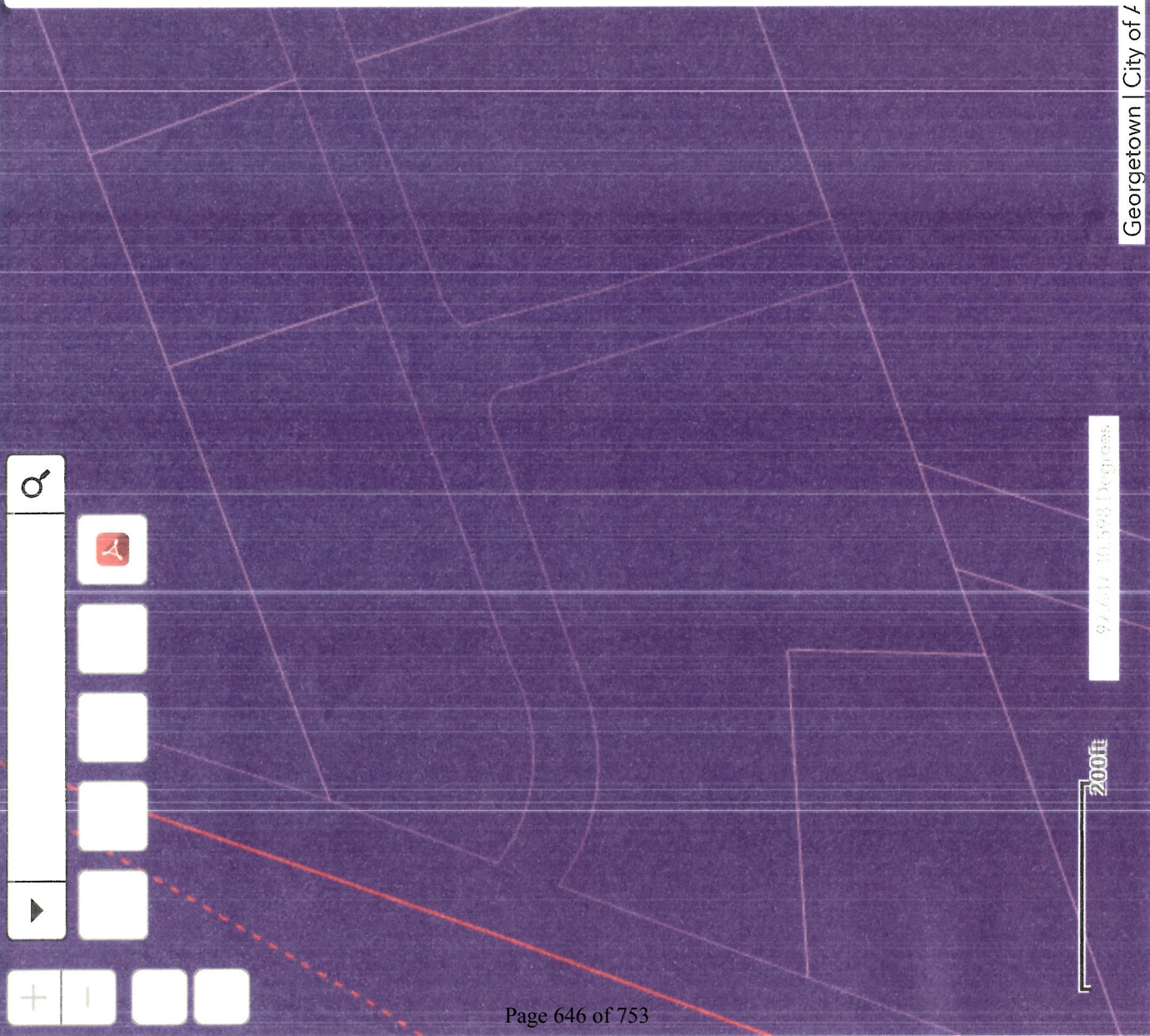


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Q



Legend

Layers

Thoroughfare 2035

- Existing Freeway
- Existing Major Arterial
- Existing Minor Arterial
- Existing Collector
- Proposed Freeway
- Proposed Major Arterial
- Proposed Minor Arterial
- Proposed Collector
- Proposed Rail

Parcels



Future Land Use

- Community Center
- Employment Center
- Institutional
- Mining
- Mixed Density Neighborhood
- Neighborhood
- Open Space
- Parks and Recreation
- Regional Center
- Rural Residential
- Special Area

200ft

97.631 10.593 Degrees

ORDINANCE NO. _____

An Ordinance of the City Council of the City of Georgetown, Texas, amending part of the Official Zoning Map to rezone 3.31 acres out of Lots 8 and 9 of the Georgetown Technology Park Subdivision, generally located at 4915 South IH 35, from the Local Commercial (C-1), Industrial (IN) and Agriculture (AG) zoning districts to the Industrial (IN) zoning district; repealing conflicting ordinances and resolutions; including a severability clause; and establishing an effective date.

Whereas, an application has been made to the City for the purpose of amending the Official Zoning Map, adopted on the 12th day of June, 2012, for the specific Zoning District classification of the following described real property ("The Property"):

3.31 acres out of Lots 8 and 9 of the Georgetown Technology Park Subdivision, generally located at 4915 S IH 35, as recorded in Document Number 9211352 of the Official Public Records of Williamson County, Texas, hereinafter referred to as "The Property"; and

Whereas, public notice of such hearing was accomplished in accordance with State Law and the City's Unified Development Code through newspaper publication, signs posted on the Property, and mailed notice to nearby property owners; and

Whereas, the Planning and Zoning Commission, at a meeting on March 16, 2021, held the required public hearing and submitted a recommendation of approval to the City Council for the requested rezoning of the Property; and

Whereas, the City Council, at a meeting on April 13, 2021, held an additional public hearing prior to taking action on the requested rezoning of the Property.

Now, therefore, be it ordained by the City Council of the City of Georgetown, Texas, that:

Section 1. The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct, and are incorporated by reference herein and expressly made a part hereof, as if copied verbatim. The City Council hereby finds that this Ordinance implements the vision, goals, and policies of the Georgetown 2030 Comprehensive Plan and further finds that the enactment of this Ordinance is not inconsistent or in conflict with any other policies or provisions of the 2030 Comprehensive Plan and the City's Unified Development Code.

Section 2. The Official Zoning Map, as well as the Zoning District classification(s) for the Property is hereby amended from the Agriculture (AG), Local Commercial (C-1) and Industrial (IN) zoning districts to the Industrial (IN) zoning district, in accordance with the attached *Exhibit A* (Location Map) and incorporated herein by reference.

Ordinance Number: _____

Page 1 of 2

Description: 4915 S IH 35 Zoning Map Amendment

Case File Number: 2020-29-REZ

Date Approved: _____

Exhibits A Attached

Section 3. All ordinances and resolutions, or parts of ordinances and resolutions, in conflict with this Ordinance are hereby repealed, and are no longer of any force and effect.

Section 4. If any provision of this Ordinance or application thereof to any person or circumstance shall be held invalid, such invalidity shall not affect the other provisions, or application thereof, of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are hereby declared to be severable.

Section 5. The Mayor is hereby authorized to sign this ordinance and the City Secretary to attest. This ordinance shall become effective in accordance with the provisions of state law and the City Charter of the City of Georgetown.

APPROVED on First Reading on the 13th day of April, 2021.

APPROVED AND ADOPTED on Second Reading on the 27th day of April, 2021.

THE CITY OF GEORGETOWN:

ATTEST:

Josh Schroeder
Mayor

Robyn Densmore, TRMC
City Secretary

APPROVED AS TO FORM:

Skye Masson
City Attorney

Ordinance Number: _____

Description: 4915 S IH 35 Zoning Map Amendment

Date Approved: _____

Page 2 of 2

Case File Number: 2020-29-REZ

Exhibits A Attached

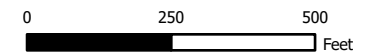


LOCATION

2020-29-REZ

Exhibit #1

-  Site
-  Parcels
-  City Limits
-  Georgetown ETJ



Project Name 2020-29-REZ

City Council First Reading
April 13, 2021

Item Under Consideration

2020-29-REZ

- Public Hearing and First Reading of an Ordinance on a request for a Zoning Map Amendment to rezone 3.31 acres out of Lots 8 and 9 of the Georgetown Technology Park Subdivision, from the Local Commercial (C-1), Industrial (IN) and Agriculture (AG) zoning districts to the Industrial (IN) zoning district, for the property generally located at 4915 S IH 35 and 5 Sierra Way



LOCATION

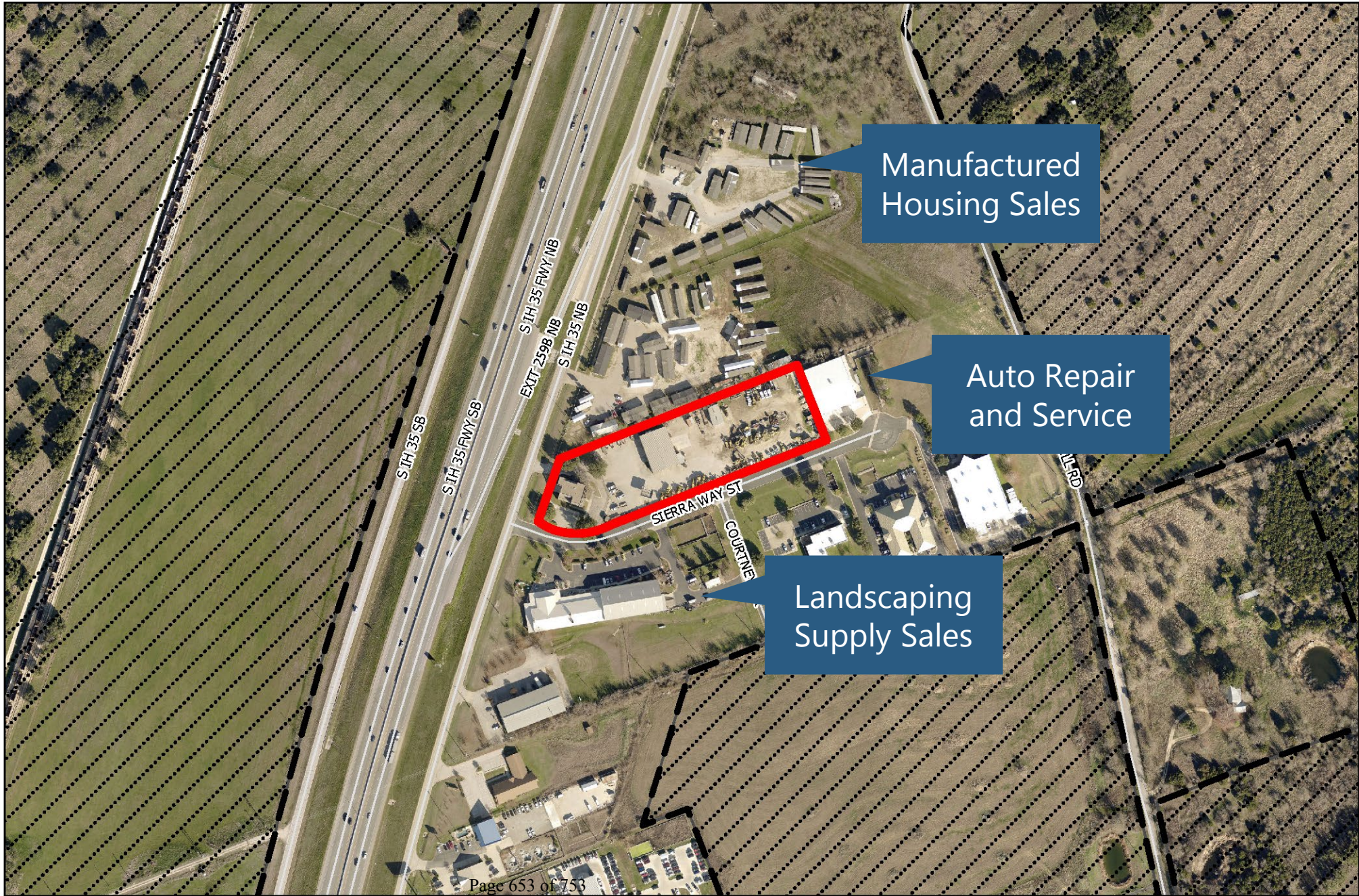
2020-29-REZ

Exhibit #1

-  Site
-  Parcels
-  City Limits
-  Georgetown ETJ





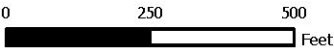
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Feet



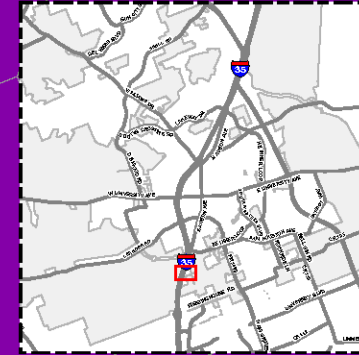
AERIAL

2020-29-REZ

-  Site
-  City Limits
-  Georgetown ETJ



Open
Space

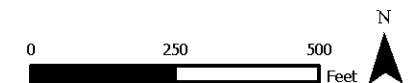


**FUTURE LAND USE/
OVERALL TRANSPORTATION
PLAN**

2020-29-REZ

Exhibit #2

- Site
- Parcels
- ▬ City Limits
- ▬ Georgetown ETJ
- Future Land Use**
- Community Center
- Employment Center
- Institutional
- Mining
- Mixed Density Neighborhood
- Neighborhood
- Open Space
- Parks and Recreation
- Regional Center
- Rural Residential
- Special Area
- Thoroughfare**
- Existing Freeway
- Existing Major Arterial
- Existing Minor Arterial
- Existing Collector
- Proposed Freeway
- Proposed Major Arterial
- Proposed Minor Arterial
- Proposed Collector
- Proposed Rail



**Employment
Center**

SIERRA WAY ST

COURTNEY DR

RABBIT HILL RD

**Mixed Density
Neighborhood**

Employment Center (EC)

- Employment-generating uses that support heightened economic activity through quality architectural design
- Transition areas between more intensely developed industrial uses and residential neighborhoods
- Use of buffering and/or performance-based development standards to protect adjacent uses from adverse impacts

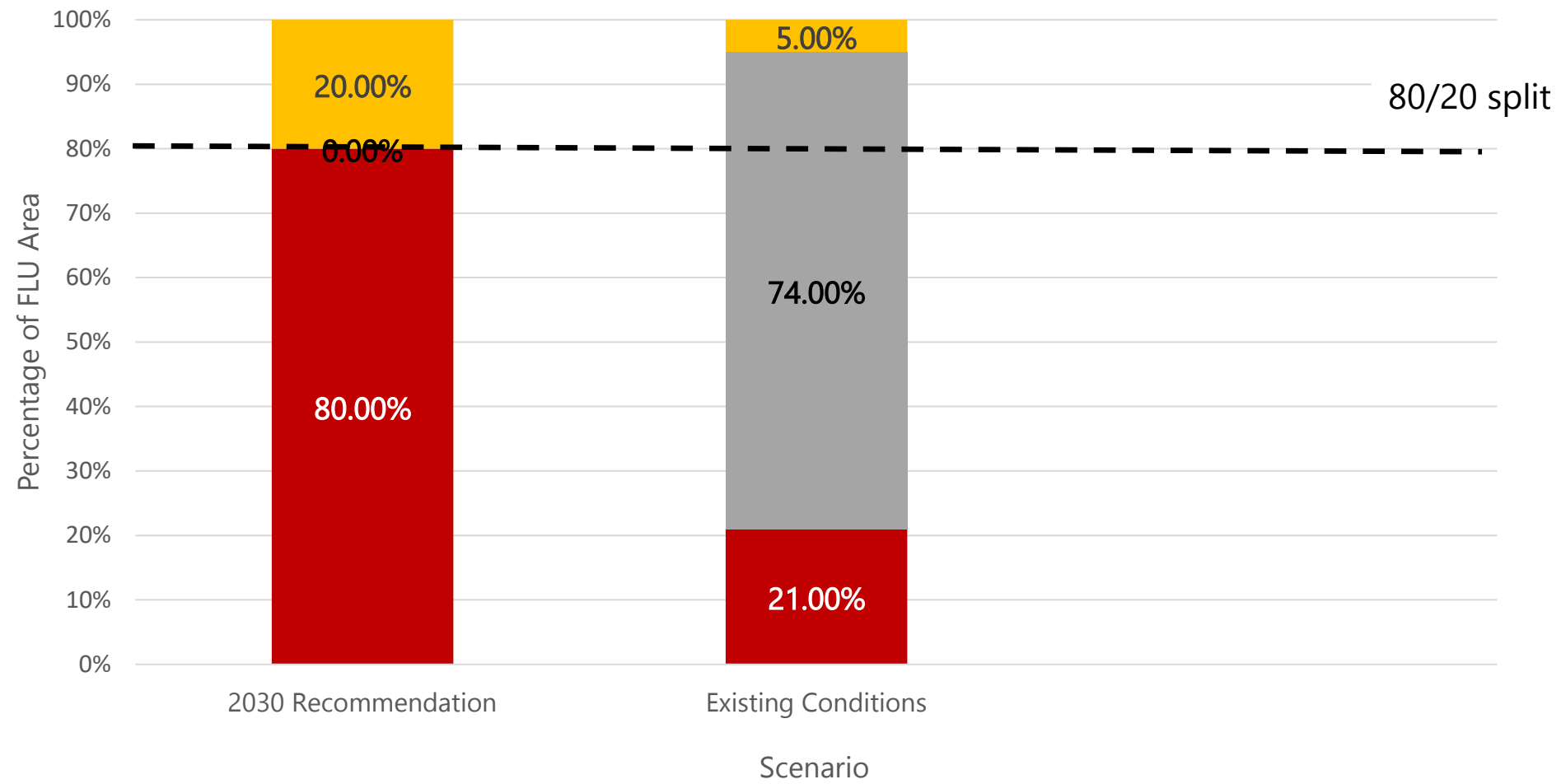
DUA: 14 or more

Target Ratio: 80% nonresidential, 20% residential

Primary Use: Advanced manufacturing, life sciences, and professional services

Secondary Uses: Flex workspace, environmentally friendly manufacturing, retail, commercial, high-density residential, mixed-use

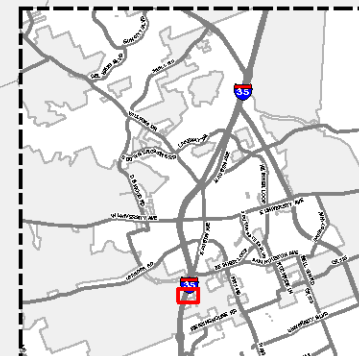
Land Use Ratios – Employment Center




























Total Area:
 601 acres
 100%

Area of Subject Property:
 3.31 acres
 0.5%

AG/Unentitled (if needed):
 444 acres
 74%



-  Site
 -  PUD
 -  Courthouse View Overlay
 -  Old Town Overlay
 -  Historic Overlay
 -  Downtown Overlay
 -  SPO Overlay
 -  Gateway Overlay
 -  Parcels
- ## Zoning
-  AG - Agriculture
 -  BP - Business Park
 -  C-1 - Local Commercial
 -  C-3 - General Commercial
 -  CN - Neighborhood Commercial
 -  IN - Industrial
 -  MF-1 - Low-Density Multi-family
 -  MF-2 - High-Density Multi-family
 -  MH - Manufactured Housing
 -  MU-DT - Mixed-Use Downtown
 -  OF - Office
 -  PF - Public Facility
 -  RE - Residential Estate
 -  RL - Residential Low-Density
 -  RS - Residential Single-Family
 -  TF - Two-Family
 -  TH - Townhouse



Industrial (IN)

- Location for manufacturing and industrial activities that can generate nuisances
- Traffic generation can include heavy vehicles
- Access to Arterial or Freeway necessary
- Not appropriate adjacent to residential uses

Dimensional Standards

- Max building height = 60'
- Front/street setback = 25'
- Side setback = 10'
- Rear setback = 10'
- Side Setback to Residential = 25'
- Rear Setback to Residential = 35'
- 30' bufferyard when adjacent to residential

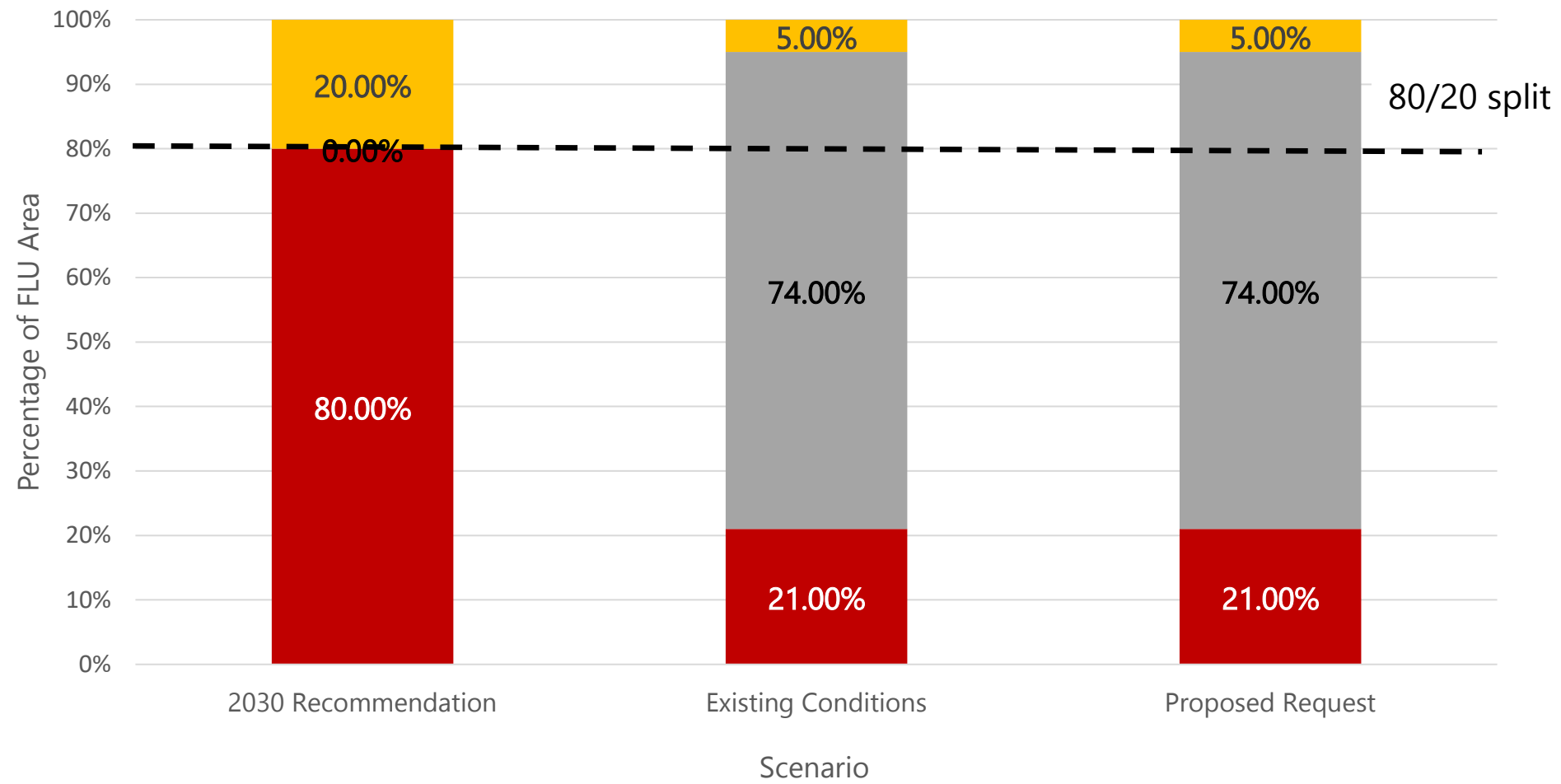
Industrial (IN)

| Permitted by Right | | Permitted with Limitations | Permitted with a SUP |
|-----------------------------------|---|---------------------------------------|---|
| Emergency Services Station | Car Sales/Rental/Leasing Facility | Business/Trade School | Correctional Facility |
| Government/Post Office | Car Parts/Accessories Sales, Outdoor | Animal Shelter | Hospital |
| Naure Presreve/Community Garden | Car Repair/Service, Limited | Neighborhood Public Park | Psychiatric Hospital |
| Food Catering Services | Bus Barn | Kennel | Substance Abuse Clinic |
| Athletic Facility, Indoor/Outdoor | Parking Lot, Off-site/Commercial | Self-Storage, Outdoor | Cemetery/Columbaria/Mausoleum/Memorial Park |
| Driving Range | Park-n-Ride Facility | Heliport | Sexually Oriented Business |
| Medical or Dental Office | Private Transport Service Dispatch Facility | Wireless Transmission Facility (>40') | Major Event Entertainment |
| Medical or Dental Clinic | Rail or Transit Yard | Seasonal Product Sales | Indoor Firing Range |
| Medical Complex | Transit Passenger Terminal | Farmer's market, Temporary | Fuel Sales |
| General Office | Utilities (Minor, Intermediate, Major) | Mobile/Outdoor Food Vendor | Car Wash |
| Integrated Office Center | Contractor Services, Limited/General | Business Offices, Temporary | Airport |
| Data Center | Movie Production | Concrete Products, Temporary | Wireless Transmission Facility (<41') |
| Artisan Studio/Gallery | Printing/Publishing | Construction Field Office | Resource Extraction |
| Small Engine Repair | Office/Warehouse | Construction Staging, Off-site | Oil Refinery/Distribution |
| Self-Storage, Indoor | Manufacturing, Processing and Assembly, Limited/General | Parking Lot, Temporary | Waste Related Uses |
| Commercial Document Storage | Warehouse/Distribution, Limited/General | | Wrecking, Scrap, Salvage yard |
| Event Catering/Equipment Rental | Truck Terminal | | |
| Furniture Repair/Upholstery | Lumber Yard | | |
| Heavy Equipment Sales/Repair | Dry Cleaning/Laundry Plant | | |
| Pest Control/Janitorial Services | Asphalt/Concrete Batch Plant | | |
| Office/Showroom | Recycling Collection Center | | |
| Wholesale Showrooms | Meat Market | | |
| Stone/Dirt/Mulch Sales Yards | Taxidermist | | |
| Manufactured Housing Sales | | | |

Approval Criteria – UDC Section 3.06.030

| Criteria for Rezoning | Complies | Partially Complies | Does Not Comply |
|--|----------|--------------------|-----------------|
| The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action; | X | | |
| The zoning change is consistent with the Comprehensive Plan; | X | | |
| The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City; | X | | |

Land Use Ratios – Employment Center



Total Area:
 601 acres
 100%

Area of Subject Property:
 3.31 acres
 0.5%

AG/Unentitled (if needed):
 444 acres
 74%

Approval Criteria – UDC Section 3.06.030

| Criteria for Rezoning | Complies | Partially Complies | Does Not Comply |
|--|----------|--------------------|-----------------|
| The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood; and | X | | |
| The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment. | X | | |

Planning & Zoning Commission Action

- At their March 16, 2021 meeting, the Planning & Zoning Commission recommended approval of the request (5-0).

First Reading of an Ordinance

- An Ordinance of the City Council of the City of Georgetown, Texas, amending part of the Official Zoning Map to rezone 3.31 acres out of out of Lots 8 and 9 of the Georgetown Technology Park Subdivision, generally located at 4915 South IH 35, from the Local Commercial (C-1) zoning district to the Industrial (IN) zoning district; repealing conflicting ordinances and resolutions; including a severability clause; and establishing an effective date.

City of Georgetown, Texas
City Council Regular Meeting
April 13, 2021

SUBJECT:

Consideration and possible action to approve an agreement for enforcement of workforce housing development standards between the City of Georgetown and Vida Apartments, LLC -- Susan Watkins, Neighborhood & Housing Program Manager

ITEM SUMMARY:

Request – Consideration of a Workforce Housing Agreement

In exchange for 10% additional impervious cover, the applicant will reserve 10% of the total units for tenants making 80% AMI for 10 years. An agreement between the City and Vida Apartments, LLC, will serve to enforce the set aside of 12 units at 80% AMI for 10 years (**Exhibit A**). Eligible tenants will submit income verification, and the owner will provide quarterly reports demonstrating compliance. The agreement requires \$150,000 in fiscal surety for guarantee of performance.

Project Background

Proposed Development

- The applicant is developing a 124 unit apartment complex with attached garages and clubhouse with a fitness center and pool at 2900 NE Inner Loop.

Prior development approvals

- The site at 2900 NE Inner Loop was annexed into the City in 2005 and rezoned in 2016 to Low Density Multi-Family (MF-1).
- The Site Development Plan for Vida Apartments was submitted on January 21, 2020. The unusual shape of the site was caused by the bifurcation of the site by the construction of the NE Inner Loop. As such, additional impervious cover over what is allowed by the Unified Development Code is needed for this project. The applicant is using the Workforce Housing Development Standards (UDC 06.07.04) to obtain the additional impervious cover. The Site Development Plan was approved with the following conditions on May 5, 2020, by the Planning and Zoning Commission:
 - Demonstrates a binding commitment to reserve a minimum of 10% of the total dwellings units for households earning less than 80% of the area median income for at least 10 years, in a form approved by the City Attorney;
 - Obtains the zoning and subdivision variances necessary to permit the development to proceed as proposed in the submitted site plan, including any conflicts with the UDC shown therein; or
 - Submits a revised site plan that meets the development standards and allowable housing types of the Zoning District in which the property sits.

Workforce Housing Development Standards

The Workforce Housing Development standards were adopted on March 8, 2016. The standards were amended in 2017 to be consistent with other residential UDC updates at that time. The purpose of the standards are to encourage affordable housing for the workforce by allowing flexibility to the development standards and allowable housing types for projects that foster housing affordability. The dimensional standards for workforce housing developments include reduced lot size and setbacks and increased building height, units per building, and impervious cover.

- Impervious cover can be increased by ten percent (10%) for every ten percent (10%) of the total development set as workforce units, to the maximum of seventy percent (70%).
- Workforce units are units available for those whose incomes are less than or equal to eighty percent (80%) of the area median family income (AMI) (as set by the Department of Housing and Urban Development – updated annually). The current AMI for Williamson County is \$98,900, and 80% AMI is \$79,100 for a family of four.

Workforce Housing Agreement

An agreement between the City and Vida Apartments, LLC, will serve to enforce the set aside of 12 units at 80% AMI for 10 years in exchange for additional allowed impervious cover on the site (**Exhibit A**). Eligible tenants will submit income verification, and the owner will provide quarterly reports demonstrating compliance. The agreement requires \$150,000 in fiscal surety for guarantee of performance.

Approval Schedule

Following the approval of the Workforce Housing Agreement, the applicant can submit the Site Development Plan and be approved at the following P&Z meeting. Fiscal surety is needed for SDP approval.

FINANCIAL IMPACT:

Fiscal surety in the amount of \$150,000 will be paid by Vida Apartments.

SUBMITTED BY:

Susan Watkins, Neighborhood & Housing Program Manager

ATTACHMENTS:

Presentation

Exhibit A - Workforce Housing Agreement

Vida Apartments Workforce Housing Agreement

CITY COUNCIL: APRIL 13, 2021



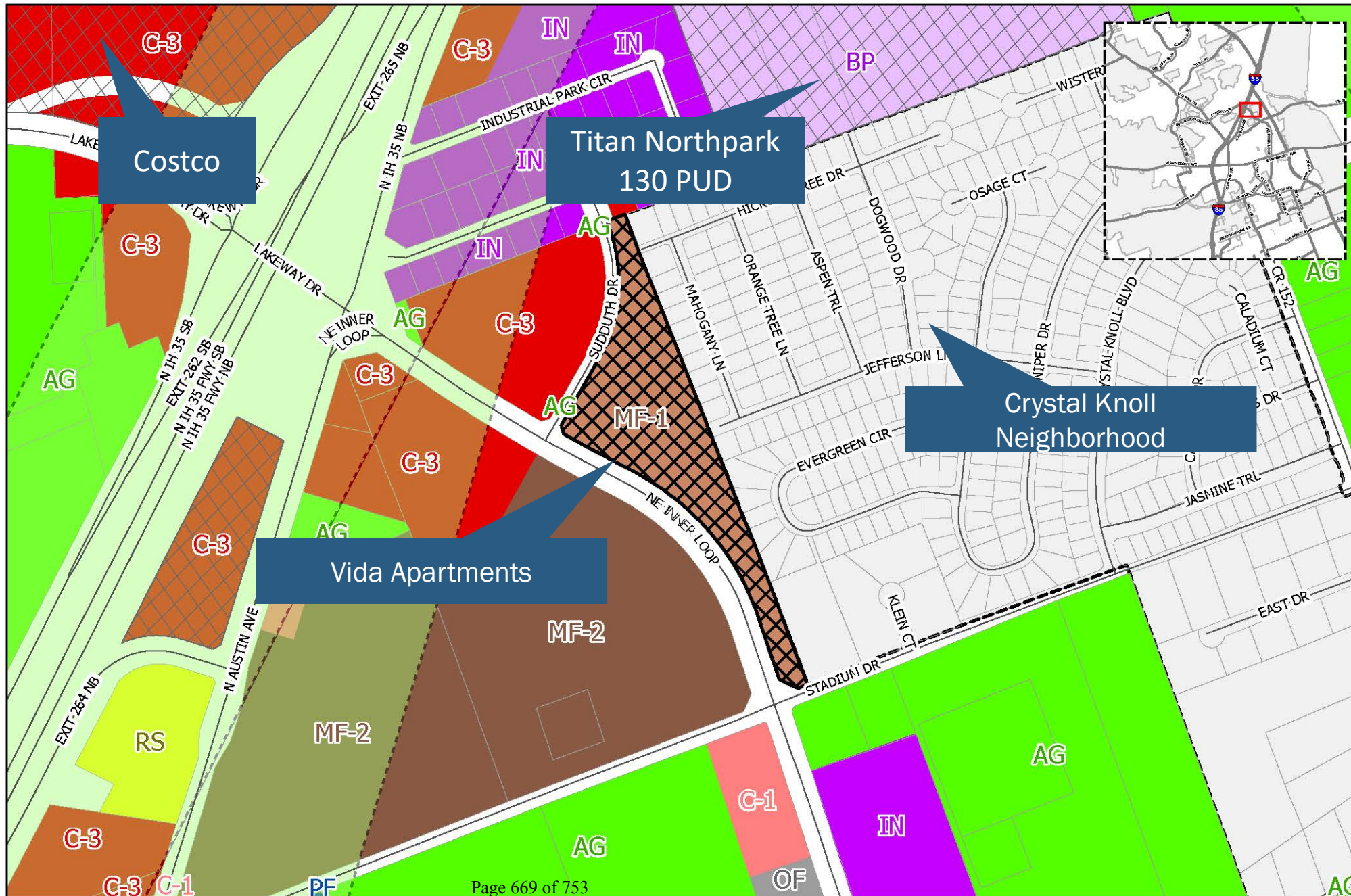
AERIAL

2020-7-SDP

-  Site
-  City Limits
-  Georgetown ETJ



0 250 500
Feet



ZONING

2020-7-SDP

Exhibit #3

- Site
- PUD
- City Limits
- Courthouse View Overlay
- Old Town Overlay
- Historic Overlay
- Downtown Overlay
- SPO Overlay
- Gateway Overlay
- Parcels
- Georgetown ETJ

Zoning

- AG - Agriculture
- BP - Business Park
- C-1 - Local Commercial
- C-3 - General Commercial
- CN - Neighborhood Commercial
- IN - Industrial
- MF-1 - Low-Density Multi-family
- MF-2 - High-Density Multi-family
- MH - Manufactured Housing
- MU-DT - Mixed-Use Downtown
- OF - Office
- PF - Public Facility
- RE - Residential Estate
- RL - Residential Low-Density
- RS - Residential Single-Family
- TF - Two-Family
- TH - Townhouse

0 250 500 Feet



UDC 6.07.040 – WORKFORCE HOUSING DEVELOPMENT

- **Adopted in March 8, 2016**
- **Amended in 2017 to be consistent with other residential UDC updates**
- **Purpose**
 - To encourage affordable housing for the workforce, the Code allows flexibility to the development standards and allowable housing types for projects that foster housing affordability.
- **Dimensional Standards**
 - Reduced lot size, setbacks
 - Increased building height, units per building, impervious cover

UDC 6.07.040 – WORKFORCE HOUSING DEVELOPMENT

- Impervious cover can be increased by ten percent (10%) for every ten percent (10%) of the total development set as workforce units, to the maximum of seventy percent (70%)
- Workforce units are units available for those whose incomes are less than or equal to eighty percent (80%) of the area median family income (as set by the Department of Housing and Urban Development – updated annually)

AREA MEDIAN INCOME 2021

Williamson County - \$98,900

| Persons in household | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|----------------------|--------|--------|--------|---------------|--------|--------|--------|---------|
| 80% Income Limits | 55,400 | 63,300 | 71,200 | 79,100 | 85,450 | 91,800 | 98,100 | 104,450 |

WORKFORCE HOUSING AGREEMENT

- **In exchange for 10% impervious cover, the applicant will reserve 10% units at 80% AMI for 10 years**
 - 12 units total set aside
 - Owner provides quarterly reports to City
 - Marketing of units
 - Fiscal surety - \$150,000

APPROVAL SCHEDULE

- **City Council approves agreement – April 13, 2021**
- **Applicant resubmits Site Development Plan**
- **Applicant posts fiscal surety**
- **Planning & Zoning Commission final approval of Site Development Plan**
- **Building Permit under review**

REQUESTED ACTION

- Approval of Workforce Housing agreement



WORKFORCE HOUSING AGREEMENT

This agreement is made this ____ day of _____, 2021, by and between the City of Georgetown (“City”), a Texas home-rule municipal corporation, and **Vida Apartments, LLC, a limited liability company** (“Owner”).

RECITALS

WHEREAS, Owner is the record owner of that certain real property located at what will be commonly known as **Vida Apartments at Georgetown**, in the City of Georgetown, County of Williamson, State of Texas (the “Property”), and whose legal description is set forth in Exhibit “A”, which is attached hereto and incorporated herein by this reference; and

WHEREAS, Owner intends to develop, rehabilitate, or construct approximately **124 units** on the Property; and

WHEREAS, in connection therewith, Owner sought and has or will receive one or more Modified Development Standards from City’s Workforce Housing Program (“Program”), which was adopted by ordinance and codified in Section 6.07.040 of the City’s Unified Development Code (“UDC”); and

WHEREAS, as a condition to receive the Modified Development Standards provided by the Program, Owner agrees to set aside a certain percentage of Workforce Housing Unit(s) at the Qualifying Development for rent to income Eligible Households so as to provide affordable housing opportunities to low- and moderate-income households; and

WHEREAS, the City of Georgetown Planning Department (“Department”) administers, coordinates, and implements various local, state, and federal public funding sources to promote the production of affordable housing citywide; and

WHEREAS, Owner agrees that the modified development standards received because of the Program benefit the Property, Owner, and the future Owners; and

WHEREAS, it is the intent of the parties that the Workforce Housing Unit(s) herein, shall be continuously held, and may only be rented subject to this Agreement for the benefit of Eligible Households; and

WHEREAS, it is the desire of City and Owner to enter into this Agreement to ensure that such requirement or condition, whereby Owner agrees to offer units for rental to Eligible Households, is fully complied with and to provide for the terms and conditions for the rental of Workforce Housing Unit(s); and



WHEREAS, these provisions are for the purpose of enabling only Eligible Households to rent the Workforce Housing Unit(s) at the Property.

NOW THEREFORE, in consideration of Modified Development Standards, mutual covenants, and representations herein contained, the parties enter into the following specific agreements and restrictions listed below.

SPECIFIC AGREEMENTS AND RESTRICTIONS

1. DEFINITIONS

- (A) Workforce Housing Unit means a dwelling unit provided for rent to an Eligible Household.
- (B) Agreement means this “Workforce Housing Agreement” between City and Owner.
- (C) Buyer means the entity or person who intends to hold a record ownership interest or receives a record ownership interest in the Property after the Effective Date of this Agreement.
- (D) Compliant Year means a continuous 12-month period where affordability requirements were met.
- (E) Duly Authorized Agent means a property manager, property management entity, and their agents.
- (F) Eligible Household means a household whose annual income does not exceed the applicable Median Family Income.
- (G) Funding Program means a local, state, or federal program with more restrictive affordability requirements or procedures and forms that apply to the Qualifying Development.
- (H) Modified Development Standards mean the waivers, bonuses, modifications, or increases authorized by the Program.
- (I) Maximum Rent means the maximum rental rate, by bedroom count, published by Department on City’s website.
- (J) Median Family Income (MFI) means the median family income for the statistical metropolitan area as determined by the Department.
- (K) Minimum Affordability Period means the minimum number of years the Workforce Housing Unit(s) must be available to Eligible Households.
- (L) Owner means each person or entity holding a record ownership interest in the Property, their successors and assignees, transferees, heirs, executors, administrators, or duly authorized agents. Owner shall not include persons or entities who/which hold an interest merely as security for the performance of an obligation. Except for Section 2(E)(ii), Owner shall not include persons or entities after they have ceased to hold a record ownership interest in the Property.



- (M) Qualifying Development means Vida Apartments at Georgetown, Georgetown, TX, a development accessing waivers and modifications of development regulations granted under the Program.

2. GENERAL REQUIREMENTS

- (A) Recitals. The recitals set forth above are incorporated into this Agreement for all purposes.
- (B) Runs with the Property.
- (i) This Agreement shall run with the Property for the Minimum Affordability Period.
 - (ii) Owner shall record this Agreement in the official real property records of Williamson County, Texas, prior to any final plat or Site Development Plan approval by City.
 - (iii) If this Agreement is amended or terminated, Owner shall record the amendment or termination.
- (C) Term of the Agreement.
- (i) This Agreement shall remain in effect for the Minimum Affordability Period unless City, its successor or assigns, executes an amendment or a termination to this Agreement.
 - (ii) The Minimum Affordability Period is 10 Compliant Years from the date the last certificate of occupancy is issued for the Qualifying Development.
 - (iii) In addition to the remedies described in Sections 4 and 5, if Department is unable to confirm, for any reason, that the affordability requirements were met during any 12-month period, such 12-month period is a noncompliant year and may not be used to satisfy the Minimum Affordability Period.
- (D) Binds Owner's Successors and Assigns.
- (i) This Agreement shall be binding upon Owner and Owner's heirs, successors, and assigns in ownership of the Property or any portion thereof and shall be binding upon and inure to the benefit of the City and its successors and assigns.
 - (ii) City reserves the right to designate another public agency or not-for-profit corporation to perform City's obligations or to exercise City's rights under this Agreement.
 - (iii) This Agreement is enforceable against a Buyer even if Owner fails to notify the Buyer of this Agreement.
- (E) Assignment and Assumption.
- (i) In the event of any sale, re-sale, or other transfer of the Property prior to the expiration of the term of this Agreement, as a condition of close of escrow or, if transferred without a closing, at the time of transfer:
 - (a) Owner shall require the Buyer to execute an Assignment and Assumption Agreement ("Assignment") on a form approved by the City Attorney; and
 - (b) Owner shall provide City with a copy of the Assignment as set forth in Section 6(E).



- (ii) If Owner fails to assign or the Buyer fails to assume this Agreement before or at the transfer of the Property, this Agreement:
 - (a) remains binding upon Owner until the Assignment is signed by both Owner and the Buyer; and
 - (b) is binding upon the Buyer.
- (F) Workforce Housing Unit(s).
 - (i) Owner shall set aside 12 of the units as Workforce Housing Unit(s) in the Qualifying Development.
 - (ii) Owner shall set aside the following percentage of Workforce Housing Unit(s) for the following MFI:
 - (a) **100% (12 units) at or below 80% MFI**
 - (iii) The Workforce Housing Units may be floating or fixed.
- (G) Minimum Set-Aside Requirement. Owner shall ensure that the minimum percentage of Workforce Housing Unit(s) is maintained throughout the term of this Agreement.
- (H) Rent Limits. Owner shall not charge more than the Maximum Rent for a Workforce Housing Unit based on the MFI limited stipulated in this Agreement.
- (I) Verification/Income Eligibility.
 - (i) Owner shall verify household income eligibility at the time of initial application and upon execution of each renewal.
 - (ii) Owner shall collect and maintain the documentation necessary to determine income eligibility of the applicant(s) for a rental unit.
 - (iii) Owner shall require the applicant to declare all sources of regular continuing income for all adult household members.
 - (iv) Whenever household income must be verified, Owner shall use the income verification forms made available by Department.
 - (v) Owner shall provide Department with income verification forms when requested by Department or Department's agent.
- (J) Monitoring. Owner shall cooperate in the monitoring process and shall comply with requests for information from Department or Department's agent.
 - (i) Throughout the Term of this Agreement, Owner shall provide Department quarterly reports on January 31, April 30, July 31, and October 31 with information regarding the Workforce Housing Units current as of the last day of the prior month. Upon Owner's reasonable written request, Department shall provide Owner with an additional three (3) business days to provide the reports.
 - (ii) Such quarterly reports shall be in a form acceptable to Department, but at a minimum shall include the number of Workforce Housing Units occupied and vacant, the rental rate of each Workforce Housing Unit, and the location of each Workforce Housing Unit within the Qualifying Development.
 - (iii) Failure to provide the quarterly reports shall be considered a breach of this Agreement, subject to the notice and cure provisions herein.



- (K) Tenant File. Owner shall maintain an electronic tenant file for each required Workforce Housing Unit. The file, at a minimum, must contain the following and be retained on-site for a period of no less than 4 years after the date the lease has expired:
 - (i) rental application;
 - (ii) current lease and subsequent lease renewals;
 - (iii) income eligibility/verification forms, including source documentation and household income calculation;
 - (iv) annual, lease renewal income recertification, including income eligibility/verification forms, income source documentation and household income calculation;
 - (v) Department-approved Household Income Documentation Forms
 - (vi) HUD Median Family Income (MFI) Chart for original determination and subsequent renewals; and
 - (vii) chart showing Maximum Rent, which was used for establishing original base rent and subsequent renewals
- (L) Workforce Housing Unit Leases.
 - (i) Owner shall include the lease addendum and provisions attached to this Agreement as Exhibit “B” in Owner’s lease or rental agreements.
 - (ii) To comply with City’s affordability requirements, the term of each lease or rental agreements must be a minimum of twelve (12) months.
 - (iii) Owner shall include the following requirements in each lease or rental agreement:
 - (a) provisions(s) that inform the applicant/tenant that Owner relied on the income certification and supporting documents provided by the applicant/tenant that establish their eligibility for occupancy in one of the Workforce Housing Units;
 - (b) a statement that informs the applicant/tenant that any material misstatement in such certification (whether intentional or not) may be cause for immediate termination of the lease if the misstatement cannot be corrected and substantiated; and
 - (c) a statement that informs the applicant/tenant that their occupancy in one of the Workforce Housing Units is subject to annual recertification.
- (M) Compliance with Fair Housing and Equal Opportunity Laws.
 - (i) Owner shall comply with applicable federal, state, and local fair housing and anti-discrimination laws in the marketing and provision of housing.
 - (ii) Occupants of Workforce Housing Unit(s) shall have access to all on-site amenities available to market-rate units, including the same access to common areas and facilities provided to occupants of market-rate units.
 - (iii) Owner may not discriminate on the basis of an individual’s source of income, which means lawful, regular, and verifiable income including, but not limited to, housing vouchers and other subsidies provided by government or non-governmental entities, child support, or spousal maintenance, but does not include future gifts.



- (N) Affirmative Marketing of the Property. For purposes of initial rental of each Workforce Housing Unit and for purposes of re-rental each time any Workforce Housing Unit(s) becomes vacant, Owner shall advertise and market the Property to Eligible Households and encourage their participation in applying for and occupying a Workforce Housing Unit. Owner complies with this provision if Owner follows any written guidance provided by the Department.
- (O) Redeveloping or Rebuilding Existing Multi-Family Structures. If Owner seeks to redevelop or rebuild existing multi-family structures at the Property, Owner agrees that:
 - (i) the Qualifying Development must include, at a minimum,
 - (a) **Six (6) units with one (1) bedroom**
 - (b) **Six (6) units with two (2) bedrooms;** and
 - (ii) Owner must provide tenants occupying the existing multi-family structures with the following:
 - (a) notice and information about the proposed development on a form approved by Department;
 - (b) relocation benefits that are consistent with the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, 42 U.S.C.A. 4601, *et seq.*; and
 - (c) the option and opportunity to lease a unit at the Qualifying Development that is comparable in rental rate and unit size as what the tenant occupied in the structure that was redeveloped or rebuilt.

3. PROCESSES

- (A) Unless the Qualifying Development is also subject to a Funding Program, Owner shall use the procedures and forms promulgated by Department to accomplish the following:
 - (i) determine household eligibility;
 - (ii) calculate income;
 - (iii) document and verify income for rental housing; and
 - (iv) comply with monitoring processes.
- (B) If the Qualifying Development is subject to a Funding Program, Owner shall comply with the Funding Program to accomplish the following:
 - (i) determine household eligibility;
 - (ii) calculate income;
 - (iii) document and verify income for rental housing; and
 - (iv) comply with monitoring processes.
- (C) Remedial Actions.
 - (i) If Department determines that Owner has not met the Minimum Set-Aside Requirement or complied with this Section, Owner will be given an opportunity to demonstrate compliance using facts and data.
 - (ii) If Owner fails to demonstrate compliance, Owner shall be required to take any corrective or remedial action within the timeframes specified by Department. The



actions required and timeframes specified will be provided in writing by Department.

4. FINANCIAL GUARANTEE OF PERFORMANCE

- (A) Required Security. To secure Owner's obligations to provide Workforce Housing Units as required by this Agreement, Owner shall provide a financial guarantee of performance in the amount of ONE HUNDRED FIFTY THOUSAND DOLLARS and no cents (\$150,000.00) (the "Security"). The Security must be in a form approved by the City Attorney.
- (B) Events of Default. Events of Default under this Agreement include but are not limited to:
- (i) The issuer of the Security notifies City of its intent to terminate or revoke the Security, or its intent to allow the Security to expire, prior to the expiration of the Term of this Agreement;
 - (ii) acquisition of the Property or a portion of the Property by the issuer of the Security or other creditor through foreclosure or an assignment or conveyance in lieu of foreclosure; and/or
 - (iii) Owner's failure to comply with any other material provision of this Agreement.
- (C) Notice of Default and Intent to Draw. City shall provide notice of default and intent to draw on the Security to Owner with a copy of the notice to any Surety, lender, or Trustee. The notice will identify the event of default and provide an opportunity for Owner to cure the default within 30 days of the date of the notice. If Owner fails to cure the default within 30 days, City shall be entitled to draw the amount necessary to perform Owner's obligations under this Agreement up to the total amount of Security. City may, at its option and discretion, accept substitute security instead of, or in addition to, drawing on the Security.
- (D) Use of Security. If City elects to draw upon the Security, City may use the Security for the purpose of constructing, or incentivizing the construction of, additional Workforce Housing Units anywhere in the city limits or the City's extraterritorial jurisdiction. City's draw on the Security and use of Security to construct or incentivize additional Workforce Housing Units is not a waiver of Owner's obligation to provide Workforce Housing Units within the Qualifying Development. Owner has no claim or rights under this Agreement to Security proceeds, to the extent used by City.

5. REMEDIES FOR BREACH

- (A) Owner acknowledges and agrees that:
- (i) the Workforce Housing Unit(s) provided under this Agreement are of a unique and special character;
 - (ii) the affordability restrictions are reasonable in scope and necessary to protect City's legitimate interests; and
 - (iii) a breach or threatened breach by Owner of any of its obligations under this Agreement would give rise to irreparable harm to City for which monetary damages would not be an adequate remedy.



- (B) Owner acknowledges and agrees that if a breach or a threatened breach by Owner of any such obligations occurs:
 - (i) City will, in addition to any and all other rights and remedies that may be available to it at law, at equity or otherwise in respect to such breach, including the ability to draw on the Security as set forth in Section 4 above, be entitled to equitable relief, including a temporary restraining order, an injunction, specific performance, and any other relief that may be available from a court of competent jurisdiction, without any requirement to post a bond or other security, or prove actual damages or that monetary damages will not afford an adequate remedy; and
 - (ii) Owner will not oppose or otherwise challenge the appropriateness of equitable relief or the entry by a court of competent jurisdiction of an order granting equitable relief, in each case, consistent with the terms of this Section.
- (C) Owner acknowledges and agrees:
 - (i) that the failure to enforce any provision of this Agreement at any time does not constitute a waiver of the right thereafter to enforce this Agreement;
 - (ii) not to oppose or otherwise challenge City's right to enforce this Agreement even if City failed to enforce this Agreement previously; and
 - (iii) The remedies available to City and under this Agreement and Texas law are cumulative in nature.

6. GENERAL PROVISIONS

- (A) Modified Development Standards.
 - (i) This Agreement allows Owner to utilize, for the Qualifying Development, one or more of the Modified Development Standards found in Section 6.07.040 of the UDC as they existed on the date of this Agreement, attached to this Agreement as Exhibit "C".
 - (ii) A copy of the Modified Development Standards applicable to the Qualifying Development are attached to this Agreement as Exhibit "D".
- (B) Notice of Duly Authorized Agent. Owner shall provide notice as set forth in Section 6(E) within three business days from the date Owner:
 - (i) contracts with a property management entity, and
 - (ii) designates an individual as the property manager.
- (C) Notice and Opportunity to Cure. If City determines Owner is in default of this Agreement, City will provide notice of the default to Owner at the address set forth in Section 6(E). The notice will identify the event of default and provide an opportunity for Owner to cure the default within 30 days of the date of the notice.
- (D) This Agreement shall not be construed as creating an employer/employee relationship, a partnership, joint enterprise, or joint venture between the parties.
- (E) Notices. All notices required under this Agreement shall be in writing, which include email, sent to Owner and City at the address(es) set forth below.



| | |
|--|--|
| <p>For the City: City of Georgetown Attn: Housing Coordinator P.O. Box 409 Georgetown, TX 78627</p> <p>With Copy to: City Attorney's Office City of Georgetown P.O. Box 409 Georgetown, TX 78627</p> | <p>For Owner: Tom Cobb 28011 Summerton Dr. Spring, TX 77386</p> |
|--|--|

- (F) Authority. Each party to this Agreement hereby represents and warrants that each person executing this Agreement on behalf of a party has the right, power, legal capacity, and authority to enter into and perform under the Agreement, that no approval or consent of any other persons are necessary and that the Agreement constitutes a valid and binding obligation of such party, enforceable against such party.
- (G) Amendments. This Agreement may be modified only by a writing properly executed by each of the parties. Any modification or amendment of this Agreement shall not be binding on the parties unless made in writing and properly executed by each of the parties.
- (H) Governing Law and Venue.
 - (i) This Agreement is made under and shall be governed by the laws of the State of Texas, without regard to conflicts of laws principles which would apply the law of any other jurisdiction.
 - (ii) Venue for any dispute arising out of or concerning this Agreement, either administrative or judicial, shall be proper and lie exclusively in Williamson County, Texas.
- (I) Severability. If a court of competent jurisdiction determines that a term or provision of this Agreement is void or unenforceable, the remainder of this Agreement remains effective to the extent permitted by law.
- (J) Effective Date. This Agreement shall commence on the date of execution by the last of the parties to sign this Agreement.
- (K) Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original and when the parties hereto have signed this Agreement shall be one and the same instrument.

[SIGNATURES FOLLOW ON NEXT PAGE]



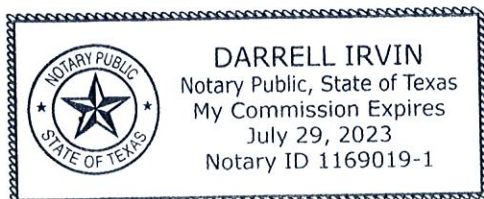
EXECUTED by the parties on the date of their respective signatures below to be effective the date of the last of such signatures.

Agreed:

| | |
|---|--|
| <p>By: <u>[Signature]</u></p> <p>Name: <u>Tom Cobb</u></p> <p>Title: <u>Managing Member</u></p> | <p>CITY OF GEORGETOWN</p> <p>By: _____</p> <p>Name: Josh Schroeder</p> <p>Title: Mayor</p> <p>Attest:</p> <p>By: _____</p> <p>Name: Robyn Densmore</p> <p>Title: City Secretary</p> <p>Approved as to Form:</p> <p>By: _____</p> <p>Name: Skye Masson</p> <p>Title: City Attorney</p> |
|---|--|

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This instrument was executed before me on this the 11 day of March 2021, by Tom Cobb, as a Managing Member of Vida Apartments, LLC, a limited liability company.



[Signature]
NOTARY PUBLIC, State of Texas
Print Name: Darrell Irvin



THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This instrument was executed before me on this the _____ day of _____
2021, by Josh Schroeder as Mayor of the City of Georgetown, a Texas home-rule municipal
corporation, on behalf of the municipal corporation.

NOTARY PUBLIC, State of Texas
Print Name: _____

AFTER RECORDING RETURN TO:

Planning Department
City of Georgetown
P.O. Box 409
Georgetown, TX 78627
Attn: Housing Coordinator



EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY



EXHIBIT B

LEASE ADDENDUM

CITY OF GEORGETOWN
WORKFORCE HOUSING PROGRAM
LEASE ADDENDUM

1. This Lease Agreement Addendum ("Addendum") is an addendum to the Lease Agreement (herein referred to as the "Lease Agreement"), entered into on _____ between _____ (herein referred to as "Owner") and _____ (herein referred to as "Tenant") for the leasing of the premises at _____ (herein referred to as "the Property"). The term Owner includes Owner's agent(s).
2. The provisions of this Addendum supersede in all respects any conflicting provisions contained in the Lease Agreement. To the extent any conflict exists between the Lease Agreement and this Addendum, the provisions of this Addendum shall govern.
3. The provisions of this Addendum shall apply during the entirety of a tenancy, including month-to-month tenancies and any holdover tenancy.
4. **Common Area Access.** Tenant may access common areas, including the Property's community room, free of charge, during reasonable hours for tenant organization activities.
5. **Tenant Agreement to Provide Requested Information.** The Tenant understands that the unit leased under the Lease Agreement has received governmental subsidies and that, as a condition of the governmental subsidy, the Tenant is required and hereby agrees to provide Owner with any information and sign such releases which are necessary to allow Owner to verify the Tenant's income and otherwise comply with government rules and regulations. The Tenant agrees to provide Owner accurate and complete information regarding the Tenant's income and to do so by the date specified in Owner's request. The Tenant understands that the intentional failure to supply accurate and complete information regarding Tenant's income shall constitute a serious lease violation. All Tenant files will be available for inspection by all applicable federal, state, and local agencies. The Tenant hereby consents to release of all such information by Owner to governmental agencies.
6. **Copies of Lease Agreement.** Owner agrees to provide Tenant a copy of the Lease Agreement and this Addendum in the language in which the lease was negotiated. Owner also agrees to provide Tenant a copy of any other rules or policies issued by Owner that govern the Tenant's conduct at the Property. Owner agrees to attach a copy of this Addendum to any petition filed in an eviction proceeding against the Tenant. Owner agrees that Owner's failure to provide a copy of this Addendum to the Tenant or to the Court shall be cause for dismissal without prejudice of any eviction lawsuit filed by the Owner.
7. This Addendum is deemed to have been made in compliance with all applicable State and local laws, and if any section or part is not lawful, only that section or part shall be void, and the balance of the Addendum shall remain in full force and effect.

[SIGNATURES FOLLOW ON NEXT PAGE]

BY: _____
Owner's Representative Date

Tenant Date

LANDLORD: THIS DOCUMENT MUST BE ATTACHED TO THE LEASE.



EXHIBIT C

CITY CODE SECTIONS IN EFFECT ON DATE OF AGREEMENT

Impervious cover can be increased by ten percent (10%) for every ten percent (10%) of the total development set as workforce units, to the maximum of seventy percent (70%), with required water quality improvements as required in Section 11.02.



EXHIBIT D

MODIFIED DEVELOPMENT STANDARDS

A total of 12 units will be designated for workforce housing units, which is 10% of the total number of units. Thus, a total maximum of 60% impervious cover shall be permitted in accordance with required water quality improvements as required in Section 11.02.

City of Georgetown, Texas
City Council Regular Meeting
April 13, 2021

SUBJECT:

Consideration and possible action to approve a Resolution pursuant to Government Code § 2206.053 finding that portions of a called 2.75 acre tract, a called 0.38 acre tract, a called 12.003 acre tract designated as “Tract O”, a called 12.003 acre tract designated as “Tract B”, a called 12.003 acre tract designated as “Tract A”, and a called 2.1244 acre tract designated as “Tract D”, as described in Volume 639, Page 779, as well as portions of a called 22.9218 acre tract as described in the deed recorded in Document No. 2002100427, and a portion of that approximately 11.22 acre tract which is Lot 3D according to the Amended Conveyance Plat of Lot 1 & 3 Dry Berry Subdivision, recorded in Document No. 2012106529, are necessary for the Berry Creek Interceptor Project and authorizing eminent domain proceedings, if necessary, for acquisition of real property to effectuate certain public improvements -- Travis Baird, Real Estate Services Manager

ITEM SUMMARY:

Staff and City representatives are in the process of acquiring necessary easements across a property (known as Parcels 12), located off of Market Street and along Dry Berry Creek, for the extension of the Berry Creek Interceptor to its terminus at the Pecan Branch Wastewater Treatment Plant. Negotiations are ongoing. A resolution finding public convenience and necessity (“PCN Resolution”) authorizing the acquisition of the necessary land rights by either negotiation or condemnation is necessary to ensure that the acquisition process complies with eminent domain law and to avoid delays in acquiring the property, if the parties are unable to reach agreement on compensation through negotiation. The attached resolution, if approved, will authorize the acquisition of the subject property by negotiation or eminent domain, if necessary.

FINANCIAL IMPACT:

N/A

SUBMITTED BY:

Travis Baird

ATTACHMENTS:

Resolution

Exhibits

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
GEORGETOWN, FINDING PUBLIC CONVENIENCE AND
NECESSITY AND AUTHORIZING EMINENT DOMAIN
PROCEEDINGS, IF NECESSARY, FOR ACQUISITION OF REAL
PROPERTY RIGHTS TO EFFECTUATE CERTAIN UTILITY
INFRASTRUCTURE IMPROVEMENTS; AND ESTABLISHING
AN EFFECTIVE DATE.**

WHEREAS, in order to facilitate the transmission and treatment of wastewater and to preserve the financial investment of the public in its utility infrastructure, and protect the safety of the public, the City of Georgetown (the "City") hereby finds that public convenience and necessity requires the acquisition in of permanent easement rights to land totaling 2.040 acres, 1.911 acres, and temporary construction easement rights to land totaling 0.855 acres, 0.866 acres, 4.810 acres, and 0.295 acres (the "Property"), more or less, described as follows:

Permanent Tracts:

Parcel 12

Being a 2.040-acre tract of land situated in the John Berry Survey, Abstract 51, , Williamson County, Texas, and being a portion of a called 2.75 acre tract, a called 0.38 acre tract, a called 12.003 acre tract designated as "Tract O", a called 12.003 acre tract designated as "Tract B", a called 12.003 acre tract designated as "Tract A", and a called 2.1244 acre tract designated as "Tract D", as described in David Schwegmann and wife Katherine Schwegmann recorded in Volume 639, Page 779 of the O.P.R.Wilco.TX, more fully described by metes and bounds and sketch in **Exhibit "A"** attached hereto.

Being a 1.911 acre tract of land situated in the John Berry Survey, Abstract 51, Williamson County, Texas, and being a portion of a called 22.9218 acre tract conveyed to David Schwegmann and Katherine Schwegmann as described in the deed recorded in Document No. 2002100427 of the O.P.R.Wilco.TX, which is a portion of Lot 1 of the Amended Conveyance Plat of Rutledge Ranches, Recorded in Cabinet M, Slide 208 of the O.P.R.Wilco.TX, said 1.911 acres being more fully described by metes and bounds and sketch in **Exhibit "B"** attached hereto.

Temporary Construction Easement Tracts:

Parcel 12

Being a 0.855-acre tract of land situated in the John Berry Survey, Abstract 51, Williamson County, Texas, being a portion of a called 0.38 acre tract, a called 12.003 acre tract designated as "Tract O", a called 12.003 acre tract designated as

Resolution No. _____

Date adopted: _____

PCN, Easements, Parcels 12

100-1000-0004, BCI 1-3

“Tract B”, a called 12.003 acre tract designated as “Tract A”, said 0.855 more fully described by metes and bounds and sketch in **Exhibit “A”** attached hereto.

Being a 0.866-acre tract of land situated in the John Berry Survey, Abstract 51, Williamson County, Texas, and being a portion of a called 2.1244 acre tract designated as “Tract D”, as described in David Schwegmann and wife Katherine Schwegmann recorded in Volume 639, Page 779 of the O.P.R.Wilco.TX, more fully described by metes and bounds and sketch in **Exhibit “A”** attached hereto.

Being a 4.810 acre tract of land situated in the John Berry Survey, Abstract 51, Williamson County, Texas, and being a portion of a called 22.9218 acre tract conveyed to David Schwegmann and Katherine Schwegmann as described in the deed recorded in Document No. 2002100427 of the O.P.R.Wilco.TX, which is a portion of Lot 1 of the Amended Conveyance Plat of Rutledge Ranches, Recorded in Cabinet M, Slide 208 of the O.P.R.Wilco.TX, and being a portion of that approximately 11.22 acre tract which is Lot 3D according to the Amended Conveyance Plat of Lot 1 & 3 Dry Berry Subdivision, recorded in Document No. 2012106529 of the O.P.R.Wilco.TX, which is a portion of that property conveyed to David Schwegmann and Katherine Schwegmann in Volume 2703, Page 353 of the O.P.R.Wilco.TX; said 4.810 acres being more fully described by metes and bounds and sketch in **Exhibit “B”** attached hereto.

Being a 0.295 acre tract of land situated in the John Berry Survey, Abstract 51, Williamson County, Texas, and being a portion of a called 22.9218 acre tract conveyed to David Schwegmann and Katherine Schwegmann as described in the deed recorded in Document No. 2002100427 of the O.P.R.Wilco.TX, which is a portion of Lot 1 of the Amended Conveyance Plat of Rutledge Ranches, Recorded in Cabinet M, Slide 208 of the O.P.R.Wilco.TX, said 0.295 acres being more fully described by metes and bounds and sketch in **Exhibit “B”** attached hereto.

Exhibits “A” & “B” are incorporated herein by reference as if fully set out, for wastewater easement right of way, over under and across the Property located in Williamson County, Texas, and for the purposes of laying out, opening, constructing, reconstructing, maintaining, widening, extending, and operating the extension and improvement of Berry Creek Wastewater Interceptor in Williamson County, Texas.

WHEREAS, as provided for in Section 251.001, 273.001 of the Texas Local Government Code, , the City finds and determines that the Property is necessary or convenient as a part of the wastewater/sewage system for the purposes of laying out, opening, constructing, reconstructing, maintaining, widening, , extending, and operating the hereinafter described Project in Williamson County, Texas, including utility improvements, public utility infrastructure improvements, , and/or other public uses and purposes related thereto as permitted by law (hereinafter the “Project”), and it is necessary to acquire permanent and temporary easement rights in the Property as set forth in

Resolution No. _____

Date adopted: _____

PCN, Easements, Parcels 12

100-1000-0004, BCI 1-3

the attached exhibits. The City finds and determines that condemnation of the Property may be required.

IT IS THEREFORE ORDERED that the initiation of condemnation proceedings for the Property is adopted and authorized by a single order for the Property, and this first vote by the City applies to all of the Property identified in the attached exhibits.

IT IS FURTHER ORDERED that the City Attorney is hereby authorized to proceed to condemnation on the Property, if necessary, and directed to transmit or cause to be transmitted this request of the City to legal counsel to file or cause to be filed against all owners, lienholders, and any owners of any other interests in the Property, proceedings in condemnation to acquire in the name of and on behalf of the City, permanent easement rights to the Property or such lesser estates or property interests as are more fully described in the attached exhibits, save and except oil, gas, and sulfur, as provided by law, as follows:

Permanent Tracts:

Parcel 12

Being a 2.040-acre tract of land situated in the John Berry Survey, Abstract 51, , Williamson County, Texas, and being a portion of a called 2.75 acre tract, a called 0.38 acre tract, a called 12.003 acre tract designated as "Tract O", a called 12.003 acre tract designated as "Tract B", a called 12.003 acre tract designated as "Tract A", and a called 2.1244 acre tract designated as "Tract D", as described in David Schwegmann and wife Katherine Schwegmann recorded in Volume 639, Page 779 of the O.P.R.Wilco.TX, more fully described by metes and bounds and sketch in **Exhibit "A"** attached hereto.

Being a 1.911 acre tract of land situated in the John Berry Survey, Abstract 51, Williamson County, Texas, and being a portion of a called 22.9218 acre tract conveyed to David Schwegmann and Katherine Schwegmann as described in the deed recorded in Document No. 2002100427 of the O.P.R.Wilco.TX, which is a portion of Lot 1 of the Amended Conveyance Plat of Rutledge Ranches, Recorded in Cabinet M, Slide 208 of the O.P.R.Wilco.TX, said 1.911 acres being more fully described by metes and bounds and sketch in **Exhibit "B"** attached hereto.

Temporary Construction Easement Tracts:

Parcel 12

Being a 0.855-acre tract of land situated in the John Berry Survey, Abstract 51, , Williamson County, Texas, and being a portion of a called 12.003 acre tract designated as "Tract O", a called 12.003 acre tract designated as "Tract B", a called 12.003 acre tract designated as "Tract A", said 0.855 more fully described by metes and bounds and sketch in **Exhibit "A"** attached hereto.

Resolution No. _____

Date adopted: _____

PCN, Easements, Parcels 12

100-1000-0004, BCI 1-3

Being a 0.866-acre tract of land situated in the John Berry Survey, Abstract 51, Williamson County, Texas, and being a portion of a called 2.1244 acre tract designated as "Tract D", as described in David Schwegmann and wife Katherine Schwegmann recorded in Volume 639, Page 779 of the O.P.R.Wilco.TX, more fully described by metes and bounds and sketch in **Exhibit "A"** attached hereto.

Being a 4.810 acre tract of land situated in the John Berry Survey, Abstract 51, Williamson County, Texas, and being a portion of a called 22.9218 acre tract conveyed to David Schwegmann and Katherine Schwegmann as described in the deed recorded in Document No. 2002100427 of the O.P.R.Wilco.TX, which is a portion of Lot 1 of the Amended Conveyance Plat of Rutledge Ranches, Recorded in Cabinet M, Slide 208 of the O.P.R.Wilco.TX, and being a portion of that property conveyed to David Schwegmann and Katherine Schwegmann in Volume 2703, Page 353 of the O.P.R.Wilco.TX, which is a portion of Lot 3D according to the Amended Conveyance Plat of Lot 1 & 3 Dry Berry Subdivision, recorded in Document No. 2012106529 of the O.P.R.Wilco.TX; said 4.810 acres being more fully described by metes and bounds and sketch in **Exhibit "B"** attached hereto.

Being a 0.295 acre tract of land situated in the John Berry Survey, Abstract 51, Williamson County, Texas, and being a portion of a called 22.9218 acre tract conveyed to David Schwegmann and Katherine Schwegmann as described in the deed recorded in Document No. 2002100427 of the O.P.R.Wilco.TX, which is a portion of Lot 1 of the Amended Conveyance Plat of Rutledge Ranches, Recorded in Cabinet M, Slide 208 of the O.P.R.Wilco.TX, said 0.295 acres being more fully described by metes and bounds and sketch in **Exhibit "B"** attached hereto.

WHEREAS, in order to effectuate the Project, it will be necessary and convenient that the employees, agents, and/or representatives of the City to lay out the Project and acquire the necessary right of way upon, over, under and across the Property for the purpose of construction, reconstruction, operation, and maintenance of wastewater utility infrastructure improvements, and appurtenances thereto, and for the use of any excavated materials from the Property for use in construction of such utility infrastructure improvements;

WHEREAS, it may be necessary to hire engineers, surveyors, appraisers, attorneys, title companies, architects, or other persons or companies to effect the laying out, establishment, and acquisition of the Property for the Project;

WHEREAS, in order to acquire the Property, it will be or has been necessary for the City's employees, agents, and/or representatives, to enter upon the Property for the purposes of surveying and establishing said land titles and to determine adequate compensation for the Property, to conduct tests, and to negotiate with the owners thereof for the purchase of the land titles; and,

WHEREAS, it was necessary to set out procedures for the establishment and approval of just compensation for Property to be acquired for the Project;

Resolution No. _____

Date adopted: _____

PCN, Easements, Parcels 12

100-1000-0004, BCI 1-3

Now, THEREFORE, be it RESOLVED by the City Council of the City of Georgetown:

1. That in order to promote the public health, safety, and welfare, public convenience and necessity requires the acquisition of permanent and temporary easement rights on, over, under and across the real property described hereinabove and in the attached **Exhibits “A” & “B”**, for the purposes of laying out, opening, constructing, reconstructing, maintaining, widening, extending, and operating of the Project in Williamson County, Texas, including utility improvements, and/or other public uses and purposes as permitted by law.
2. That the City’s employees, agents, and/or representatives are hereby authorized to:
 - a. Lay out the exact location of the land area needed from the Property or other properties;
 - b. Hire such engineers, surveyors, appraisers, title companies, architects, and other persons or companies needed to effect the laying out of the facilities for the Project, the establishment and acquisition of the required easements, and the construction of permanent utility infrastructure improvements, and appurtenances thereto;
 - c. Enter upon any property necessary for the purpose of surveying and establishing the title, in order to determine adequate compensation for the easement rights being acquired, and to conduct tests;
 - d. Negotiate with the owner(s) of any such properties for the purchase thereof;
 - e. To purchase any necessary easement rights on, over, under and across the Property, and execute all documents necessary to acquire such Property, all subject to the City Council’s express approval of the specific, negotiated terms of the acquisition;
 - f. Initiate eminent domain proceedings against the owner(s), lienholders, and any owners of any other interests in the Property to obtain the necessary title(s) for the Property in the event the owner(s) fail(s) to accept a bona fide offer to purchase the Property; and
 - g. Take whatever further actions are deemed appropriate to economically effect the establishment of the Project and appurtenances thereto.
5. That all previous acts and proceedings done or initiated by the City’s employees, agents, and/or representatives for the establishment of the Project, including the negotiation for

Resolution No. _____

Date adopted: _____

PCN, Easements, Parcels 12

100-1000-0004, BCI 1-3

and/or acquisition of any necessary property rights in the Property are hereby authorized, ratified, approved, confirmed, and validated. This resolution shall take effect immediately from and after its passage.

6. The Mayor is hereby authorized to sign this resolution and the City Secretary to attest thereto on behalf of the City of Georgetown.
7. This resolution shall be effective immediately upon adoption.

RESOLVED by the City Council of the City of Georgetown this ____ day of _____, 2021.

ATTEST:

THE CITY OF GEORGETOWN:

Robyn Densmore, City Secretary

By: _____
Josh Schroeder, Mayor

APPROVED AS TO FORM:

Skye Masson, City Attorney



804 Las Cimas Pkwy., Suite 150
Austin, Texas 78746

**SIXTY FOOT WIDE (1.911 ACRE) EASEMENT
LOCATED IN THE JOHN BERRY SURVEY, ABSTRACT 51
IN WILLIAMSON COUNTY, TEXAS**

FIELD NOTES FOR A SIXTY FOOT WIDE (1.911 ACRE) STRIP OF LAND LOCATED IN THE JOHN BERRY SURVEY, ABSTRACT 51 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 22.9218 ACRE TRACT, DESCRIBED IN A DEED TO DAVID SCHWEGMANN AND KATHERINE SCHWEGMANN, RECORDED UNDER WILLIAMSON COUNTY CLERK'S DOCUMENT (W.C.C.D.) 2002100427 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), OF WHICH IS A PORTION OF LOT 1 OF THE AMENDED CONVEYANCE PLAT OF RUTLEDGE RANCHES, RECORDED IN CABINET M, SLIDE 208 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.). SAID 1.911 ACRE EASEMENT BEING MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT DRAWING AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF DRY BERRY CREEK, AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, IN THE COMMON LINE BETWEEN SAID 22.9218 ACRE TRACT AND A CALLED 15.001 ACRE TRACT DESCRIBED IN TRACT 1, IN A DEED TO RONNIE R. RUSSELL AND BONNIE L. RUSSELL, RECORDED UNDER W.C.C.D. 2015066953 OF SAID O.P.R.W.C.T., FROM WHICH THE SOUTHEAST CORNER OF SAID 22.9218 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 15.001 ACRE TRACT BEARS N 62°48'03" E – 217.14', A 3/8" IRON FOUND MARKING THE SOUTHWEST CORNER OF SAID 22.9218 ACRE TRACT BEARS S 54°17'27" W – 1171.82' AND A COTTON SPIDLE FOUND AT AN ANGLE POINT IN THE COMMON LINE BETWEEN SAID 22.9218 ACRE TRACT AND SAID 15.001 ACRE TRACT BEARS S 62°48'03" W – 15.12' AND S 66°24'33" W – 512.71';

THENCE THROUGH THE INTERIOR OF THE AFOREMENTIONED SCHWEGMANN 22.9218 ACRE TRACT, THE FOLLOWING THREE CALLS:

- 1) **N 11°16'40" W – 131.10'** TO A POINT FOR ANGLE,
- 2) **N 50°56'21" W – 1209.48'** TO A POINT FOR ANGLE,
- 3) **N 42°46'01" W – 38.20'** TO A POINT FOR CORNER IN THE COMMON LINE BETWEEN SAID 22.9218 ACRE TRACT AND A CALLED 2.75 ACRE TRACT DESCRIBED IN A DEED TO DAVID SCHWEGMANN AND WIFE KATHERINE SCHWEGMANN, OF RECORD IN VOLUME 639, PAGE 779, IN THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.);

THENCE N 09°36'42" W – 11.94' TO AN AXLE FOUND MARKING THE NORTHWEST CORNER OF SAID 22.9218 ACRE TRACT AND THE HEREIN DESCRIBED EASEMENT, THE NORTHEAST CORNER OF SAID 2.75 ACRE TRACT. THE SOUTHEAST CORNER OF A CALLED 12.003 ACRE TRACT DESIGNATED AS "TRACT O" IN SAID VOLUME 639, PAGE 779, OF SAID D.R.W.C.T. AND THE SOUTHWEST CORNER OF A CALLED 0.38 ACRE TRACT DESCRIBED IN SAID DEED RECORDED IN VOLUME 639, PAGE 779 OF SAID DEED RECORDS;

THENCE N 69°23'53" E – 57.73' WITH THE COMMON LINE BETWEEN SAID 0.38 ACRE TRACT AND SAID 22.9218 ACRE TRACT, TO A POINT AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE THROUGH THE INTERIOR OF SAID SCHWEGMANN 22.9218 ACRE TRACT, THE FOLLOWING THREE CALLS:

- 1) **S 42°46'01" E – 22.13'** TO A POINT FOR ANGLE,
- 2) **S 50°56'21" E – 1226.83'** TO A POINT FOR ANGLE,
- 3) **S 11°16'40" E – 135.62'** TO A POINT IN DRY BERRY CREEK, AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH THE SOUTHEAST CORNER OF SAID 22.9218 ACRE TRACT BEARS N 62°48'03" E – 154.75';

THENCE S 62°48'03" W – 62.39' WITH THE COMMON LINE BETWEEN SAID 15.001 ACRE TRACT AND SAID 22.9218 ACRE TRACT, RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 1.911 ACRES OF LAND. SURVEYED BY WARREN L. SIMPSON, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4122 ON MARCH 18, 2020. BEARINGS CITED WITHIN THIS DESCRIPTION ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS AND THE DISTANCES SHOWN HEREIN ARE SURFACE VALUES.

Warren L. Simpson

WARREN L. SIMPSON, R.P.L.S. 4122

PROJ NO. 3-00582
PLAT NO. A3-1860
FIELD NOTE NO. 07A
MAP CHECKED: 07-21-2020



LEGEND

- = 3/8" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
- D.R.W.C.T. = DEED RECORDS WILLIAMSON COUNTY, TEXAS
- W.C.C.D. = WILLIAMSON COUNTY CLERK'S DOCUMENT
- O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. = OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. = PLAT RECORDS WILLIAMSON COUNTY, TEXAS
- () = DEED CALLS
- E — = OVERHEAD ELECTRIC LINE
- X — = FENCE
- [Shaded Area] = EASEMENT AREA
- [Hatched Area] = TEMPORARY CONSTRUCTION EASEMENT

| LINE TABLE | | |
|------------|-------------------|--------|
| LINE | DIRECTION | LENGTH |
| L-1 | S 09° 36' 42" E | 11.94' |
| L-2 | N 37° 45' 53" W | 20.89' |
| L-3 | N 37° 23' 48" W | 41.70' |
| L-4 | N 69° 00' 109" E | 41.94' |
| L-5 | S 37° 23' 48" E | 41.70' |
| L-6 | S 69° 23' 53" W | 57.73' |
| (L-6) | (S 71° 44' 00" W) | |

| PARCEL TABLE | | | |
|--------------|---|----------------|----------------------------------|
| PARCEL | OWNER | CALLED ACREAGE | DEED |
| (A) | DAVID SCHWEGMANN AND KATHERINE SCHWEGMANN | 0.38 ACRES | VOLUME 639, PAGE 779 D.R.W.C.T. |
| (B) | DAVID SCHWEGMANN AND KATHERINE SCHWEGMANN | 22.9218 ACRES | W.C.C.D. 2002100427 O.P.R.W.C.T. |
| (C) | DAVID SCHWEGMANN AND KATHERINE SCHWEGMANN | LOT 3 BLOCK1 | VOLUME 2703, PAGE 353 O.R.W.C.T. |

EXHIBIT

OF 2.040 ACRE STRIP OF LAND LOCATED IN THE JOHN BERRY SURVEY, ABSTRACT 51, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 2.75 ACRE TRACT, A CALLED 0.38 ACRE TRACT, A CALLED 12.003 ACRE TRACT DESIGNATED AS 'TRACT O', A CALLED 12.003 ACRE TRACT DESIGNATED AS 'TRACT B', A CALLED 12.003 ACRE TRACT DESIGNATED AS 'TRACT A', AND A 2.1244 ACRE TRACT DESIGNATED AS 'TRACT D', DESCRIBED IN A DEED TO DAVID SCHWEGMANN AND WIFE KATHERINE SCHWEGMANN, RECORDED IN VOLUME 639, PAGE 779 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS



SURVEYOR'S NOTES:

SURVEYED: MARCH 18, 2020

FIELD NOTES ATTACHED HERETO, MADE A PART HEREOF AND TITLED: 2.040 ACRE EASEMENT LOCATED IN THE JOHN BERRY SURVEY, ABSTRACT 51, IN WILLIAMSON COUNTY, TEXAS.

THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS. DISTANCES SHOWN HEREON ARE SURFACE VALUES, OBTAINED WITH AN APPLIED SCALE FACTOR OF 1.00012. (GRID VALUE x SCALE FACTOR = SURFACE VALUE)

THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT PROVIDED BY WESTCOR LAND TITLE INSURANCE COMPANY, GF NO. 19058706, WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 20, 2020. THE SURVEYOR CERTIFIES THAT ITEMS 10b-c, AND 10f-h LISTED IN SCHEDULE "B" OF THE TITLE COMMITMENT AND ANY ADDITIONAL EASEMENTS THAT HE HAS BEEN ADVISED OF HAVE BEEN ADDRESSED HEREON. HOWEVER, THE SURVEYOR DOES NOT GUARANTEE THAT THE SCHEDULE "B" LISTS ALL EASEMENTS, RESTRICTIONS OR ENCUMBRANCES (EITHER OF RECORD OR NOT OF RECORD) WHICH MAY AFFECT THE SUBJECT TRACT.

EASEMENTS SHOWN IN SCHEDULE 'B' THAT ARE NOT LOCATED WITHIN OR ADJACENT TO THE PROPOSED EASEMENT SHOWN HEREON:

- 10 b. CABINET K, SLIDES 90-91, P.R.W.C.T. (15' ROAD WIDENING) AND CABINET M, SLIDES 208-209, P.R.W.C.T.
- 10 f. VOLUME 814, PAGE 439, D.R.W.C.T.
- 10 g. VOLUME 1520, PAGE 19, D.R.W.C.T.
- 10 h. W.C.C.D. 2003019218, O.P.R.W.C.T.

EASEMENT SHOWN IN SCHEDULE "B" THAT DOES NOT CONTAIN A DESCRIPTION OF THE EASEMENT LOCATION AND IS UNABLE TO BE ACCURATELY SHOWN HEREON:

- 10 c. VOLUME 2686, PAGE 608, O.R.W.C.T.

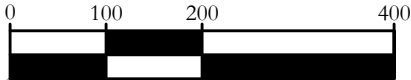
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SHEET 1 OF 2



Walker Partners
engineers ★ surveyors

804 Las Cimas Pkwy., Suite 150 • Austin, Texas 78746
Phone: 1-512-382-0021 • T.B.P.E. Registration No. 8053
T.B.P.L.S. Registration No. 10194317



GRAPHIC SCALE IN FEET

PLAT NO. A3-1861 PROJ. NO. 3-00582 DRAFTED 7-8-2020

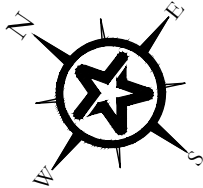
TAB EXH SH 1 / N NO. 7B FB/PG 3-27/19 DRAWN BY WCH

DWG. NAME ESMT SCHWEGMANN-B MAP CHK'D 07-27-2002

DAVID SCHWEGMANN AND KATHERINE SCHWEGMANN

LEGEND

- = 3/8" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
- D.R.W.C.T. = DEED RECORDS WILLIAMSON COUNTY, TEXAS
- W.C.C.D. = WILLIAMSON COUNTY CLERK'S DOCUMENT
- O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. = OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. = PLAT RECORDS WILLIAMSON COUNTY, TEXAS
- () = DEED CALLS
- E — = OVERHEAD ELECTRIC LINE
- X — = FENCE
- [Solid Gray Box] = EASEMENT AREA
- [Hatched Box] = TEMPORARY CONSTRUCTION EASEMENT



LEROY HOMEYER
AND ALICE HOMEYER
CALLED 38.1297 ACRES
EXHIBIT "C", SHARE NO. THREE
VOLUME 609, PAGE 82
D.R.W.C.T.

DAVID SCHWEGMANN AND WIFE
KATHERINE SCHWEGMANN
CALLED 2.1244 ACRES
TRACT "D"
VOLUME 639, PAGE 779
D.R.W.C.T.

ANTHONY J. SARAGUSA, SR.
CALLED 20.6977 ACRES
W.C.C.D. 2015017937
O.P.R.W.C.T.

LOT 7 LOT 8
RESOURCE COMMERCIAL PARK
CABINET Q, SLIDE 174
P.R.W.C.T.

EXHIBIT

OF 2.040 ACRE STRIP OF LAND LOCATED IN THE JOHN BERRY SURVEY, ABSTRACT 51, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 2.75 ACRE TRACT, A CALLED 0.38 ACRE TRACT, A CALLED 12.003 ACRE TRACT DESIGNATED AS "TRACT O", A CALLED 12.003 ACRE TRACT DESIGNATED AS TRACT "B", A CALLED 12.003 ACRE TRACT DESIGNATED AS "TRACT A", AND A 2.1244 ACRE TRACT DESIGNATED AS TRACT "D", DESCRIBED IN A DEED TO DAVID SCHWEGMANN AND WIFE KATHERINE SCHWEGMANN, RECORDED IN VOLUME 639, PAGE 779 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS

SURVEYOR'S NOTES:

SURVEYED: MARCH 18, 2020

FIELD NOTES ATTACHED HERETO, MADE A PART HEREOF AND TITLED: 2.040 ACRE EASEMENT LOCATED IN THE JOHN BERRY SURVEY, ABSTRACT 51, IN WILLIAMSON COUNTY, TEXAS.

THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS. DISTANCES SHOWN HEREON ARE SURFACE VALUES, OBTAINED WITH AN APPLIED SCALE FACTOR OF 1.00012. (GRID VALUE x SCALE FACTOR = SURFACE VALUE)

THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT PROVIDED BY WESTCOR LAND TITLE INSURANCE COMPANY, GF NO. 19058706, WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 20, 2020. THE SURVEYOR CERTIFIES THAT ITEMS 10b-c, AND 10f-h LISTED IN SCHEDULE "B" OF THE TITLE COMMITMENT AND ANY ADDITIONAL EASEMENTS THAT HE HAS BEEN ADVISED OF HAVE BEEN ADDRESSED HEREON. HOWEVER, THE SURVEYOR DOES NOT GUARANTEE THAT THE SCHEDULE "B" LISTS ALL EASEMENTS, RESTRICTIONS OR ENCUMBRANCES (EITHER OF RECORD OR NOT OF RECORD) WHICH MAY AFFECT THE SUBJECT TRACT.

EASEMENTS SHOWN IN SCHEDULE "B" THAT ARE NOT LOCATED WITHIN OR ADJACENT TO THE PROPOSED EASEMENT SHOWN HEREON:
10 b. CABINET K, SLIDES 90-91, P.R.W.C.T. (15' ROAD WIDENING) AND CABINET M, SLIDES 208-209, P.R.W.C.T.
10 f. VOLUME 814, PAGE 439, D.R.W.C.T.
10 g. VOLUME 1520, PAGE 19, D.R.W.C.T.
10 h. W.C.C.D. 2003019218, O.P.R.W.C.T.

EASEMENT SHOWN IN SCHEDULE "B" THAT DOES NOT CONTAIN A DESCRIPTION OF THE EASEMENT LOCATION AND IS UNABLE TO BE ACCURATELY SHOWN HEREON:
10 c. VOLUME 2686, PAGE 608, O.R.W.C.T.

Warren L. Simpson
WARREN L. SIMPSON, R.P.L.S. 4122
lsimpson@walkerpartners.com



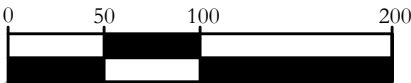
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SHEET 2 OF 2



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Phone: 1-512-382-0021 • T.B.P.E. Registration No. 8053
T.B.P.L.S. Registration No. 10194317



GRAPHIC SCALE IN FEET

PLAT NO. A3-1861 PROJ. NO. 3-00582 DRAFTED 7/08/2020
TAB EHX_SH2 / N NO. 7B FB/PG 3-27/19 DRAWN BY WCH
DWG. NAME ESMT SCHWEGMANN-B MAP CHK'D _____



804 Las Cimas Pkwy., Suite 150
Austin, Texas 78746

**2.040 ACRE EASEMENT
LOCATED IN THE JOHN BERRY SURVEY, ABSTRACT 51
IN WILLIAMSON COUNTY, TEXAS**

FIELD NOTES FOR A 2.040 ACRE STRIP OF LAND LOCATED IN THE JOHN BERRY SURVEY, ABSTRACT 51 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 2.75 ACRE TRACT, A CALLED 0.38 ACRE TRACT, A CALLED 12.003 ACRE TRACT DESIGNATED AS "TRACT O", A CALLED 12.003 ACRE TRACT DESIGNATED AS "TRACT B", A CALLED 12.003 ACRE TRACT DESIGNATED AS "TRACT A", AND A CALLED 2.1244 ACRE TRACT DESIGNATED AS "TRACT D", DESCRIBED IN A DEED TO DAVID SCHWEGMANN AND WIFE KATHERINE SCHWEGMANN, RECORDED IN VOLUME 639, PAGE 779 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.). SAID 2.040 ACRE EASEMENT BEING MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT DRAWING AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN AXLE FOUND MARKING THE NORTHEAST CORNER OF SAID 2.75 ACRE TRACT, THE SOUTHEAST CORNER OF SAID 12.003 ACRE TRACT DESIGNATED AS "TRACT O", THE SOUTHWEST CORNER OF SAID 0.38 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 22.9218 ACRE TRACT DESCRIBED IN A DEED TO DAVID SCHWEGMANN AND KATHERINE SCHWEGMANN, OF RECORD UNDER WILLIAMSON COUNTY CLERK'S DOCUMENT 2002100427 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING AN INTERIOR ELL CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE S 09°36'42" E – 11.94' WITH THE COMMON LINE BETWEEN SAID 2.75 ACRE TRACT AND SAID 22.9218 ACRE TRACT, TO A POINT AT THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2" IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID 2.75 ACRE TRACT BEARS S 09°36'42" E – 38.90';

THENCE N 42°46'01" W – 798.67' THROUGH THE INTERIOR OF SAID 2.75 ACRE TRACT AND THE AFOREMENTIONED 12.003 ACRE TRACTS, TO A POINT FOR AN INTERIOR ELL CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE S 69°00'09" W – 1935.66' THROUGH THE INTERIOR OF SAID 12.003 ACRE TRACT DESIGNATED AS TRACT "A", PARTWAY SOUTH OF, PARALLEL TO, AND 20 FEET AT RIGHT ANGLES FROM THE COMMON LINE BETWEEN SAID 12.003 ACRE TRACT AND A CALLED 38.1297 ACRE TRACT DESCRIBED IN EXHIBIT "C" AS SHARE NO. THREE, ALLOTTED TO LEROY HOMEYER AND ALICE HOMEYER IN A DECREE CONFIRMING PARTITION, RECORDED IN VOLUME 609, PAGE 82 IN SAID D.R.W.C.T., TO A POINT IN THE EAST LINE OF A CALLED 20.6977 ACRE TRACT, DESCRIBED IN A DEED TO ANTHONY J. SARAGUSA, SR. RECORDED UNDER W.C.C.D. 2015017937 OF SAID O.P.R.W.C.T., AT THE MOST WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 3/8" IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID 20.6977 ACRE TRACT, BEARS S 37°45'53 E – 7.21', AND A 1/2" IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID 12.003 ACRE TRACT DESIGNATED AS TRACT "A" BEARS S 37°36'16" E – 231.86';

THENCE N 37°45'53" W – 20.89' WITH THE COMMON LINE BETWEEN SAID 12.003 ACRE TRACT DESIGNATED AS TRACT "A", AND SAID 20.6977 ACRE TRACT TO A 3/8" IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID 12.003 ACRE TRACT DESIGNATED AS TRACT "A", AND THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID 2.1244 ACRE TRACT AND AN ANGLE POINT OF THE HEREIN DESCRIBED EASEMENT;

THENCE N 37°23'48" W – 41.70' WITH THE COMMON LINE BETWEEN SAID 2.1244 ACRE TRACT AND SAID 20.6977 ACRE TRACT, TO A POINT AT THE MOST WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT FROM WHICH A 3/8" IRON ROD FOUND MARKING AN INTERIOR ELL CORNER OF THE SAID 2.1244 ACRE TRACT DESIGNATED AS TRACT "D", AND THE NORTHEAST CORNER OF SAID 20.6977 ACRE TRACT BEARS N 37°23'48" W – 528.82';

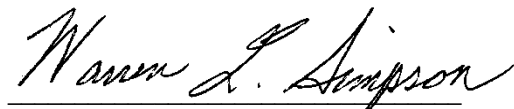
THENCE N 69°00'09" E – 41.94' THROUGH THE INTERIOR SAID 2.1244 ACRE TRACT TO A POINT AT A NORTH CORNER OF THE HEREIN DESCRIBED EASEMENT, IN THE COMMON LINE BETWEEN SAID 2.1244 ACRE TRACT AND SAID 38.1297 ACRE TRACT, FROM WHICH A 3/8" IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID 2.1244 ACRE TRACT AND AN INTERIOR ELL CORNER OF SAID 38.1297 ACRE TRACT BEARS N 37°23'48" W – 564.37';

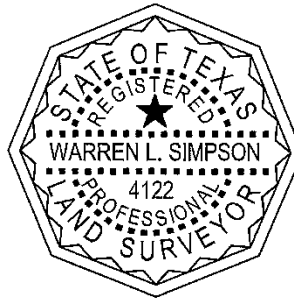
THENCE S 37°23'48" E – 41.70' WITH THE COMMON LINE BETWEEN SAID 2.1244 ACRE TRACT AND SAID 38.1297 ACRE TRACT, TO A POINT AT AN INTERIOR ELL CORNER OF THE HEREIN DESCRIBED EASEMENT, BEING THE MOST EASTERLY SOUTHEAST CORNER OF SAID 2.1244 ACRE TRACT AND THE MOST SOUTHERLY CORNER OF SAID 38.1297 ACRE TRACT;

THENCE N 69°00'09" E – 1956.36' WITH THE COMMON LINE BETWEEN SAID 12.003 ACRE TRACT DESIGNATED AS "TRACT A" AND SAID HOMEYER 38.1297 ACRE TRACT, TO A POINT AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH THE COMMON EASTERLY CORNER OF SAID 38.1297 ACRE TRACT AND SAID 12.003 ACRE TRACT DESIGNATED AS "TRACT" A BEARS N 69°00'09" E – 166.48';

THENCE S 42°46'01" E – 808.02' THROUGH THE INTERIOR OF SAID 12.003 ACRE TRACTS AND SAID 0.38 ACRE TRACT, TO POINT IN THE COMMON LINE BETWEEN SAID 0.38 ACRE TRACT AND SAID 22.9218 ACRE TRACT, AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT;

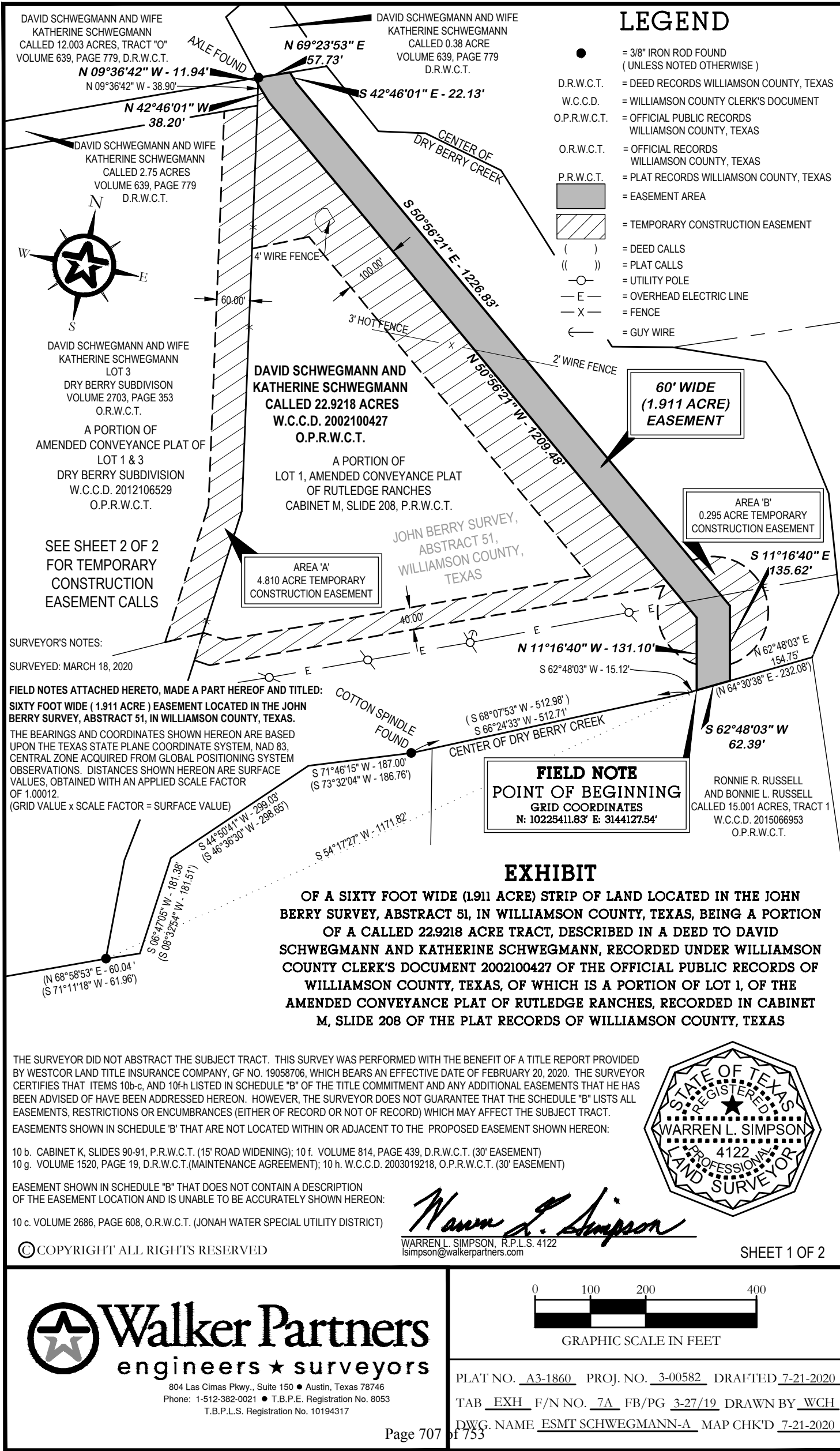
THENCE S 69°23'53" W – 57.73' WITH THE COMMON LINE BETWEEN SAID 0.38 ACRE TRACT AND SAID 22.9218 ACRE TRACT, RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 2.040 ACRES OF LAND. SURVEYED BY WARREN L. SIMPSON, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4122 ON MARCH 18, 2020. BEARINGS CITED WITHIN THIS DESCRIPTION ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS AND THE DISTANCES SHOWN HEREIN ARE SURFACE VALUES.


WARREN L. SIMPSON, R.P.L.S. 4122



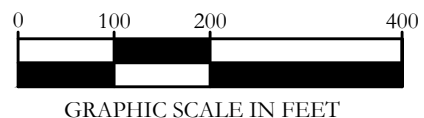
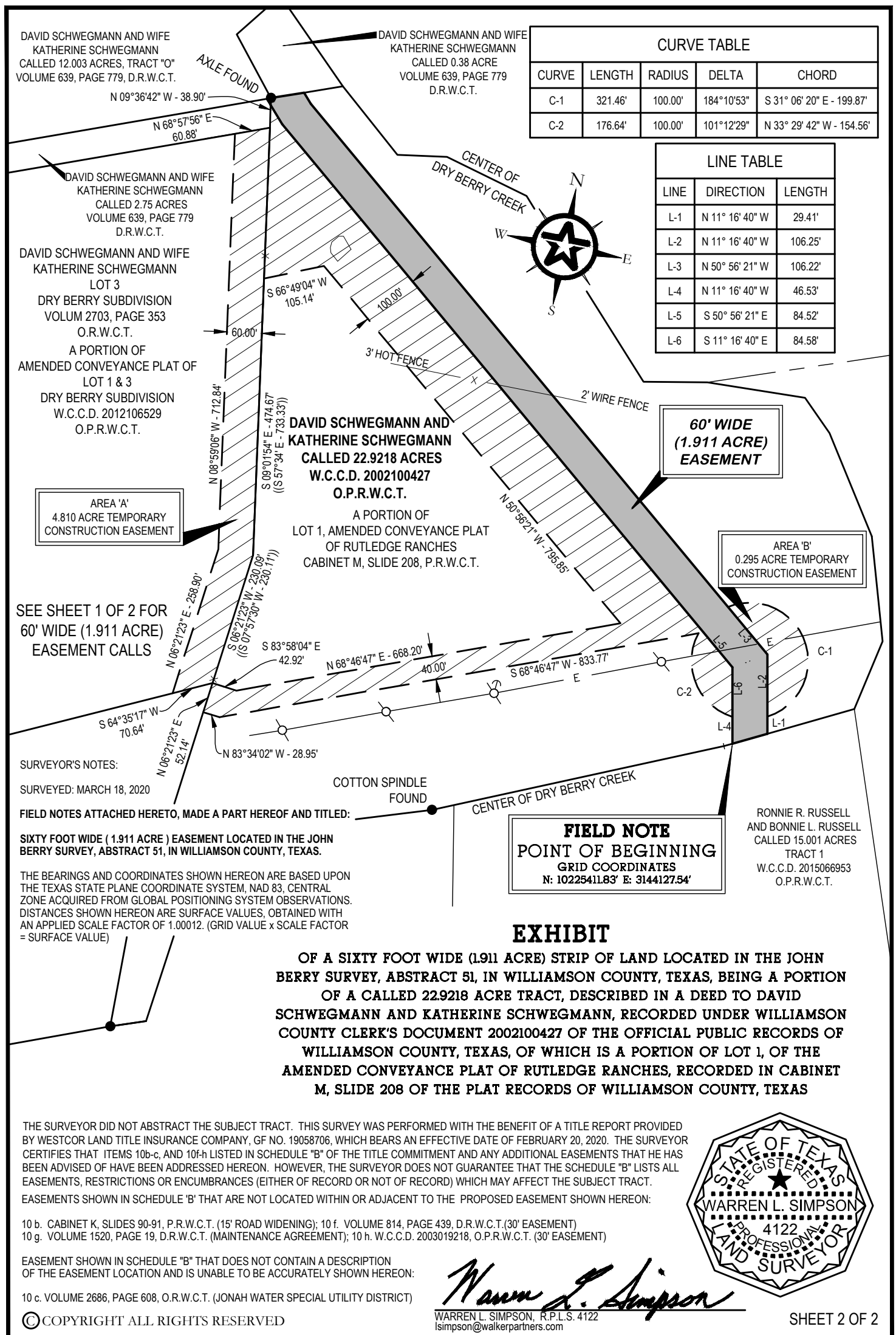
PROJ NO. 3-00582
PLAT NO. A3-1861
FIELD NOTE NO. 07B
MAP CHECKED: 07-27-2020

DAVID SCHWEGMANN AND KATHERINE SCHWEGMANN



G:\PROJECTS\3-00582\1 SURVEY\1.0 CAD\BERRY CREEK EASEMENTS\3-00582-ESMT-SCHWEGMANN A.DWG, EHX, 3/29/2021 8:15:11 AM, wharmon, 1:1

DAVID SCHWEGMANN AND KATHERINE SCHWEGMANN



PLAT NO. A3-1860 PROJ. NO. 3-00582 DRAFTED 7-7-2020
TAB EXH F/N NO. 7A FB/PG 3-27/19 DRAWN BY WCH
DWG. NAME ESMT SCHWEGMANN-A MAP CHK'D 7-21-2020



804 Las Cimas Pkwy., Suite 150
Austin, Texas 78746

**SIXTY FOOT WIDE (1.911 ACRE) EASEMENT
LOCATED IN THE JOHN BERRY SURVEY, ABSTRACT 51
IN WILLIAMSON COUNTY, TEXAS**

FIELD NOTES FOR A SIXTY FOOT WIDE (1.911 ACRE) STRIP OF LAND LOCATED IN THE JOHN BERRY SURVEY, ABSTRACT 51 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 22.9218 ACRE TRACT, DESCRIBED IN A DEED TO DAVID SCHWEGMANN AND KATHERINE SCHWEGMANN, RECORDED UNDER WILLIAMSON COUNTY CLERK'S DOCUMENT (W.C.C.D.) 2002100427 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), OF WHICH IS A PORTION OF LOT 1 OF THE AMENDED CONVEYANCE PLAT OF RUTLEDGE RANCHES, RECORDED IN CABINET M, SLIDE 208 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.). SAID 1.911 ACRE EASEMENT BEING MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT DRAWING AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF DRY BERRY CREEK, AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, IN THE COMMON LINE BETWEEN SAID 22.9218 ACRE TRACT AND A CALLED 15.001 ACRE TRACT DESCRIBED IN TRACT 1, IN A DEED TO RONNIE R. RUSSELL AND BONNIE L. RUSSELL, RECORDED UNDER W.C.C.D. 2015066953 OF SAID O.P.R.W.C.T., FROM WHICH THE SOUTHEAST CORNER OF SAID 22.9218 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 15.001 ACRE TRACT BEARS N 62°48'03" E – 217.14', A 3/8" IRON FOUND MARKING THE SOUTHWEST CORNER OF SAID 22.9218 ACRE TRACT BEARS S 54°17'27" W – 1171.82' AND A COTTON SPIDLE FOUND AT AN ANGLE POINT IN THE COMMON LINE BETWEEN SAID 22.9218 ACRE TRACT AND SAID 15.001 ACRE TRACT BEARS S 62°48'03" W – 15.12' AND S 66°24'33" W – 512.71';

THENCE THROUGH THE INTERIOR OF THE AFOREMENTIONED SCHWEGMANN 22.9218 ACRE TRACT, THE FOLLOWING THREE CALLS:

- 1) **N 11°16'40" W – 131.10'** TO A POINT FOR ANGLE,
- 2) **N 50°56'21" W – 1209.48'** TO A POINT FOR ANGLE,
- 3) **N 42°46'01" W – 38.20'** TO A POINT FOR CORNER IN THE COMMON LINE BETWEEN SAID 22.9218 ACRE TRACT AND A CALLED 2.75 ACRE TRACT DESCRIBED IN A DEED TO DAVID SCHWEGMANN AND WIFE KATHERINE SCHWEGMANN, OF RECORD IN VOLUME 639, PAGE 779, IN THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.);

THENCE N 09°36'42" W – 11.94' TO AN AXLE FOUND MARKING THE NORTHWEST CORNER OF SAID 22.9218 ACRE TRACT AND THE HEREIN DESCRIBED EASEMENT, THE NORTHEAST CORNER OF SAID 2.75 ACRE TRACT. THE SOUTHEAST CORNER OF A CALLED 12.003 ACRE TRACT DESIGNATED AS "TRACT O" IN SAID VOLUME 639, PAGE 779, OF SAID D.R.W.C.T. AND THE SOUTHWEST CORNER OF A CALLED 0.38 ACRE TRACT DESCRIBED IN SAID DEED RECORDED IN VOLUME 639, PAGE 779 OF SAID DEED RECORDS;

THENCE N 69°23'53" E – 57.73' WITH THE COMMON LINE BETWEEN SAID 0.38 ACRE TRACT AND SAID 22.9218 ACRE TRACT, TO A POINT AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE THROUGH THE INTERIOR OF SAID SCHWEGMANN 22.9218 ACRE TRACT, THE FOLLOWING THREE CALLS:

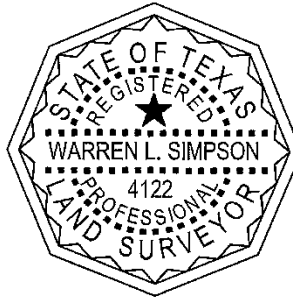
- 1) **S 42°46'01" E – 22.13'** TO A POINT FOR ANGLE,
- 2) **S 50°56'21" E – 1226.83'** TO A POINT FOR ANGLE,
- 3) **S 11°16'40" E – 135.62'** TO A POINT IN DRY BERRY CREEK, AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH THE SOUTHEAST CORNER OF SAID 22.9218 ACRE TRACT BEARS N 62°48'03" E – 154.75';

THENCE S 62°48'03" W – 62.39' WITH THE COMMON LINE BETWEEN SAID 15.001 ACRE TRACT AND SAID 22.9218 ACRE TRACT, RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 1.911 ACRES OF LAND. SURVEYED BY WARREN L. SIMPSON, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4122 ON MARCH 18, 2020. BEARINGS CITED WITHIN THIS DESCRIPTION ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS AND THE DISTANCES SHOWN HEREIN ARE SURFACE VALUES.

Warren L. Simpson

WARREN L. SIMPSON, R.P.L.S. 4122

PROJ NO. 3-00582
PLAT NO. A3-1860
FIELD NOTE NO. 07A
MAP CHECKED: 07-21-2020



LEGEND

- = 3/8" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
- D.R.W.C.T. = DEED RECORDS WILLIAMSON COUNTY, TEXAS
- W.C.C.D. = WILLIAMSON COUNTY CLERK'S DOCUMENT
- O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. = OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. = PLAT RECORDS WILLIAMSON COUNTY, TEXAS
- () = DEED CALLS
- E — = OVERHEAD ELECTRIC LINE
- X — = FENCE
- [Shaded Area] = EASEMENT AREA
- [Hatched Area] = TEMPORARY CONSTRUCTION EASEMENT

| LINE TABLE | | |
|------------|-------------------|--------|
| LINE | DIRECTION | LENGTH |
| L-1 | S 09° 36' 42" E | 11.94' |
| L-2 | N 37° 45' 53" W | 20.89' |
| L-3 | N 37° 23' 48" W | 41.70' |
| L-4 | N 69° 00' 109" E | 41.94' |
| L-5 | S 37° 23' 48" E | 41.70' |
| L-6 | S 69° 23' 53" W | 57.73' |
| (L-6) | (S 71° 44' 00" W) | |

| PARCEL TABLE | | | |
|--------------|---|----------------|----------------------------------|
| PARCEL | OWNER | CALLED ACREAGE | DEED |
| (A) | DAVID SCHWEGMANN AND KATHERINE SCHWEGMANN | 0.38 ACRES | VOLUME 639, PAGE 779 D.R.W.C.T. |
| (B) | DAVID SCHWEGMANN AND KATHERINE SCHWEGMANN | 22.9218 ACRES | W.C.C.D. 2002100427 O.P.R.W.C.T. |
| (C) | DAVID SCHWEGMANN AND KATHERINE SCHWEGMANN | LOT 3 BLOCK1 | VOLUME 2703, PAGE 353 O.R.W.C.T. |

EXHIBIT

OF 2.040 ACRE STRIP OF LAND LOCATED IN THE JOHN BERRY SURVEY, ABSTRACT 51, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 2.75 ACRE TRACT, A CALLED 0.38 ACRE TRACT, A CALLED 12.003 ACRE TRACT DESIGNATED AS 'TRACT O', A CALLED 12.003 ACRE TRACT DESIGNATED AS 'TRACT B', A CALLED 12.003 ACRE TRACT DESIGNATED AS 'TRACT A', AND A 2.1244 ACRE TRACT DESIGNATED AS 'TRACT D', DESCRIBED IN A DEED TO DAVID SCHWEGMANN AND WIFE KATHERINE SCHWEGMANN, RECORDED IN VOLUME 639, PAGE 779 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS

SURVEYOR'S NOTES:

SURVEYED: MARCH 18, 2020

FIELD NOTES ATTACHED HERETO, MADE A PART HEREOF AND TITLED: 2.040 ACRE EASEMENT LOCATED IN THE JOHN BERRY SURVEY, ABSTRACT 51, IN WILLIAMSON COUNTY, TEXAS.

THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS. DISTANCES SHOWN HEREON ARE SURFACE VALUES, OBTAINED WITH AN APPLIED SCALE FACTOR OF 1.00012. (GRID VALUE x SCALE FACTOR = SURFACE VALUE)

THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT PROVIDED BY WESTCOR LAND TITLE INSURANCE COMPANY, GF NO. 19058706, WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 20, 2020. THE SURVEYOR CERTIFIES THAT ITEMS 10b-c, AND 10f-h LISTED IN SCHEDULE "B" OF THE TITLE COMMITMENT AND ANY ADDITIONAL EASEMENTS THAT HE HAS BEEN ADVISED OF HAVE BEEN ADDRESSED HEREON. HOWEVER, THE SURVEYOR DOES NOT GUARANTEE THAT THE SCHEDULE "B" LISTS ALL EASEMENTS, RESTRICTIONS OR ENCUMBRANCES (EITHER OF RECORD OR NOT OF RECORD) WHICH MAY AFFECT THE SUBJECT TRACT.

EASEMENTS SHOWN IN SCHEDULE 'B' THAT ARE NOT LOCATED WITHIN OR ADJACENT TO THE PROPOSED EASEMENT SHOWN HEREON:

- 10 b. CABINET K, SLIDES 90-91, P.R.W.C.T. (15' ROAD WIDENING) AND CABINET M, SLIDES 208-209, P.R.W.C.T.
- 10 f. VOLUME 814, PAGE 439, D.R.W.C.T.
- 10 g. VOLUME 1520, PAGE 19, D.R.W.C.T.
- 10 h. W.C.C.D. 2003019218, O.P.R.W.C.T.

EASEMENT SHOWN IN SCHEDULE "B" THAT DOES NOT CONTAIN A DESCRIPTION OF THE EASEMENT LOCATION AND IS UNABLE TO BE ACCURATELY SHOWN HEREON:

- 10 c. VOLUME 2686, PAGE 608, O.R.W.C.T.

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SHEET 1 OF 2



Walker Partners
engineers ★ surveyors

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Phone: 1-512-382-0021 • T.B.P.E. Registration No. 8053
T.B.P.L.S. Registration No. 10194317



GRAPHIC SCALE IN FEET

PLAT NO. A3-1861 PROJ. NO. 3-00582 DRAFTED 7-8-2020

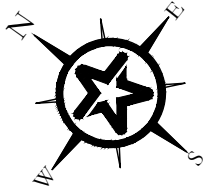
TAB EXH SH 1 / N NO. 7B FB/PG 3-27/19 DRAWN BY WCH

DWG. NAME ESMT SCHWEGMANN-B MAP CHK'D 07-27-2002

DAVID SCHWEGMANN AND KATHERINE SCHWEGMANN

LEGEND

- = 3/8" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
- D.R.W.C.T. = DEED RECORDS WILLIAMSON COUNTY, TEXAS
- W.C.C.D. = WILLIAMSON COUNTY CLERK'S DOCUMENT
- O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. = OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. = PLAT RECORDS WILLIAMSON COUNTY, TEXAS
- () = DEED CALLS
- E — = OVERHEAD ELECTRIC LINE
- X — = FENCE
- [Solid Gray Box] = EASEMENT AREA
- [Hatched Box] = TEMPORARY CONSTRUCTION EASEMENT



LEROY HOMEYER
AND ALICE HOMEYER
CALLED 38.1297 ACRES
EXHIBIT "C", SHARE NO. THREE
VOLUME 609, PAGE 82
D.R.W.C.T.

DAVID SCHWEGMANN AND WIFE
KATHERINE SCHWEGMANN
CALLED 2.1244 ACRES
TRACT "D"
VOLUME 639, PAGE 779
D.R.W.C.T.

ANTHONY J. SARAGUSA, SR.
CALLED 20.6977 ACRES
W.C.C.D. 2015017937
O.P.R.W.C.T.

LOT 7 LOT 8
RESOURCE COMMERCIAL PARK
CABINET Q, SLIDE 174
P.R.W.C.T.

EXHIBIT

OF 2.040 ACRE STRIP OF LAND LOCATED IN THE JOHN BERRY SURVEY, ABSTRACT 51, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 2.75 ACRE TRACT, A CALLED 0.38 ACRE TRACT, A CALLED 12.003 ACRE TRACT DESIGNATED AS "TRACT O", A CALLED 12.003 ACRE TRACT DESIGNATED AS TRACT "B", A CALLED 12.003 ACRE TRACT DESIGNATED AS "TRACT A", AND A 2.1244 ACRE TRACT DESIGNATED AS TRACT "D", DESCRIBED IN A DEED TO DAVID SCHWEGMANN AND WIFE KATHERINE SCHWEGMANN, RECORDED IN VOLUME 639, PAGE 779 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS

SURVEYOR'S NOTES:

SURVEYED: MARCH 18, 2020

FIELD NOTES ATTACHED HERETO, MADE A PART HEREOF AND TITLED: 2.040 ACRE EASEMENT LOCATED IN THE JOHN BERRY SURVEY, ABSTRACT 51, IN WILLIAMSON COUNTY, TEXAS.

THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS. DISTANCES SHOWN HEREON ARE SURFACE VALUES, OBTAINED WITH AN APPLIED SCALE FACTOR OF 1.00012. (GRID VALUE x SCALE FACTOR = SURFACE VALUE)

THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT PROVIDED BY WESTCOR LAND TITLE INSURANCE COMPANY, GF NO. 19058706, WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 20, 2020. THE SURVEYOR CERTIFIES THAT ITEMS 10b-c, AND 10f-h LISTED IN SCHEDULE "B" OF THE TITLE COMMITMENT AND ANY ADDITIONAL EASEMENTS THAT HE HAS BEEN ADVISED OF HAVE BEEN ADDRESSED HEREON. HOWEVER, THE SURVEYOR DOES NOT GUARANTEE THAT THE SCHEDULE "B" LISTS ALL EASEMENTS, RESTRICTIONS OR ENCUMBRANCES (EITHER OF RECORD OR NOT OF RECORD) WHICH MAY AFFECT THE SUBJECT TRACT.

EASEMENTS SHOWN IN SCHEDULE "B" THAT ARE NOT LOCATED WITHIN OR ADJACENT TO THE PROPOSED EASEMENT SHOWN HEREON:
10 b. CABINET K, SLIDES 90-91, P.R.W.C.T. (15' ROAD WIDENING) AND CABINET M, SLIDES 208-209, P.R.W.C.T.
10 f. VOLUME 814, PAGE 439, D.R.W.C.T.
10 g. VOLUME 1520, PAGE 19, D.R.W.C.T.
10 h. W.C.C.D. 2003019218, O.P.R.W.C.T.

EASEMENT SHOWN IN SCHEDULE "B" THAT DOES NOT CONTAIN A DESCRIPTION OF THE EASEMENT LOCATION AND IS UNABLE TO BE ACCURATELY SHOWN HEREON:
10 c. VOLUME 2686, PAGE 608, O.R.W.C.T.



Warren L. Simpson
WARREN L. SIMPSON, R.P.L.S. 4122
lsimpson@walkerpartners.com

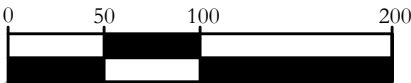
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SHEET 2 OF 2



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Phone: 1-512-382-0021 • T.B.P.E. Registration No. 8053
T.B.P.L.S. Registration No. 10194317



GRAPHIC SCALE IN FEET

PLAT NO. A3-1861 PROJ. NO. 3-00582 DRAFTED 7/08/2020
TAB EHX_SH2 / N NO. 7B FB/PG 3-27/19 DRAWN BY WCH
DWG. NAME ESMT SCHWEGMANN-B MAP CHK'D _____



804 Las Cimas Pkwy., Suite 150
Austin, Texas 78746

**2.040 ACRE EASEMENT
LOCATED IN THE JOHN BERRY SURVEY, ABSTRACT 51
IN WILLIAMSON COUNTY, TEXAS**

FIELD NOTES FOR A 2.040 ACRE STRIP OF LAND LOCATED IN THE JOHN BERRY SURVEY, ABSTRACT 51 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 2.75 ACRE TRACT, A CALLED 0.38 ACRE TRACT, A CALLED 12.003 ACRE TRACT DESIGNATED AS "TRACT O", A CALLED 12.003 ACRE TRACT DESIGNATED AS "TRACT B", A CALLED 12.003 ACRE TRACT DESIGNATED AS "TRACT A", AND A CALLED 2.1244 ACRE TRACT DESIGNATED AS "TRACT D", DESCRIBED IN A DEED TO DAVID SCHWEGMANN AND WIFE KATHERINE SCHWEGMANN, RECORDED IN VOLUME 639, PAGE 779 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.). SAID 2.040 ACRE EASEMENT BEING MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT DRAWING AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN AXLE FOUND MARKING THE NORTHEAST CORNER OF SAID 2.75 ACRE TRACT, THE SOUTHEAST CORNER OF SAID 12.003 ACRE TRACT DESIGNATED AS "TRACT O", THE SOUTHWEST CORNER OF SAID 0.38 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 22.9218 ACRE TRACT DESCRIBED IN A DEED TO DAVID SCHWEGMANN AND KATHERINE SCHWEGMANN, OF RECORD UNDER WILLIAMSON COUNTY CLERK'S DOCUMENT 2002100427 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING AN INTERIOR ELL CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE S 09°36'42" E – 11.94' WITH THE COMMON LINE BETWEEN SAID 2.75 ACRE TRACT AND SAID 22.9218 ACRE TRACT, TO A POINT AT THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2" IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID 2.75 ACRE TRACT BEARS S 09°36'42" E – 38.90';

THENCE N 42°46'01" W – 798.67' THROUGH THE INTERIOR OF SAID 2.75 ACRE TRACT AND THE AFOREMENTIONED 12.003 ACRE TRACTS, TO A POINT FOR AN INTERIOR ELL CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE S 69°00'09" W – 1935.66' THROUGH THE INTERIOR OF SAID 12.003 ACRE TRACT DESIGNATED AS TRACT "A", PARTWAY SOUTH OF, PARALLEL TO, AND 20 FEET AT RIGHT ANGLES FROM THE COMMON LINE BETWEEN SAID 12.003 ACRE TRACT AND A CALLED 38.1297 ACRE TRACT DESCRIBED IN EXHIBIT "C" AS SHARE NO. THREE, ALLOTTED TO LEROY HOMEYER AND ALICE HOMEYER IN A DECREE CONFIRMING PARTITION, RECORDED IN VOLUME 609, PAGE 82 IN SAID D.R.W.C.T., TO A POINT IN THE EAST LINE OF A CALLED 20.6977 ACRE TRACT, DESCRIBED IN A DEED TO ANTHONY J. SARAGUSA, SR. RECORDED UNDER W.C.C.D. 2015017937 OF SAID O.P.R.W.C.T., AT THE MOST WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 3/8" IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID 20.6977 ACRE TRACT, BEARS S 37°45'53 E – 7.21', AND A 1/2" IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID 12.003 ACRE TRACT DESIGNATED AS TRACT "A" BEARS S 37°36'16" E – 231.86';

THENCE N 37°45'53" W – 20.89' WITH THE COMMON LINE BETWEEN SAID 12.003 ACRE TRACT DESIGNATED AS TRACT "A", AND SAID 20.6977 ACRE TRACT TO A 3/8" IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID 12.003 ACRE TRACT DESIGNATED AS TRACT "A", AND THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID 2.1244 ACRE TRACT AND AN ANGLE POINT OF THE HEREIN DESCRIBED EASEMENT;

THENCE N 37°23'48" W – 41.70' WITH THE COMMON LINE BETWEEN SAID 2.1244 ACRE TRACT AND SAID 20.6977 ACRE TRACT, TO A POINT AT THE MOST WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT FROM WHICH A 3/8" IRON ROD FOUND MARKING AN INTERIOR ELL CORNER OF THE SAID 2.1244 ACRE TRACT DESIGNATED AS TRACT "D", AND THE NORTHEAST CORNER OF SAID 20.6977 ACRE TRACT BEARS N 37°23'48" W – 528.82';

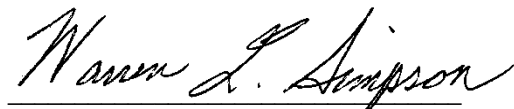
THENCE N 69°00'09" E – 41.94' THROUGH THE INTERIOR SAID 2.1244 ACRE TRACT TO A POINT AT A NORTH CORNER OF THE HEREIN DESCRIBED EASEMENT, IN THE COMMON LINE BETWEEN SAID 2.1244 ACRE TRACT AND SAID 38.1297 ACRE TRACT, FROM WHICH A 3/8" IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID 2.1244 ACRE TRACT AND AN INTERIOR ELL CORNER OF SAID 38.1297 ACRE TRACT BEARS N 37°23'48" W – 564.37';

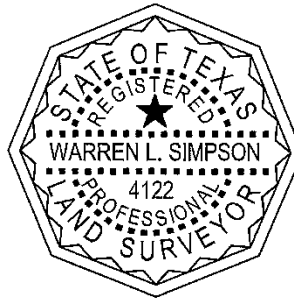
THENCE S 37°23'48" E – 41.70' WITH THE COMMON LINE BETWEEN SAID 2.1244 ACRE TRACT AND SAID 38.1297 ACRE TRACT, TO A POINT AT AN INTERIOR ELL CORNER OF THE HEREIN DESCRIBED EASEMENT, BEING THE MOST EASTERLY SOUTHEAST CORNER OF SAID 2.1244 ACRE TRACT AND THE MOST SOUTHERLY CORNER OF SAID 38.1297 ACRE TRACT;

THENCE N 69°00'09" E – 1956.36' WITH THE COMMON LINE BETWEEN SAID 12.003 ACRE TRACT DESIGNATED AS "TRACT A" AND SAID HOMEYER 38.1297 ACRE TRACT, TO A POINT AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH THE COMMON EASTERLY CORNER OF SAID 38.1297 ACRE TRACT AND SAID 12.003 ACRE TRACT DESIGNATED AS "TRACT" A BEARS N 69°00'09" E – 166.48';

THENCE S 42°46'01" E – 808.02' THROUGH THE INTERIOR OF SAID 12.003 ACRE TRACTS AND SAID 0.38 ACRE TRACT, TO POINT IN THE COMMON LINE BETWEEN SAID 0.38 ACRE TRACT AND SAID 22.9218 ACRE TRACT, AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT;

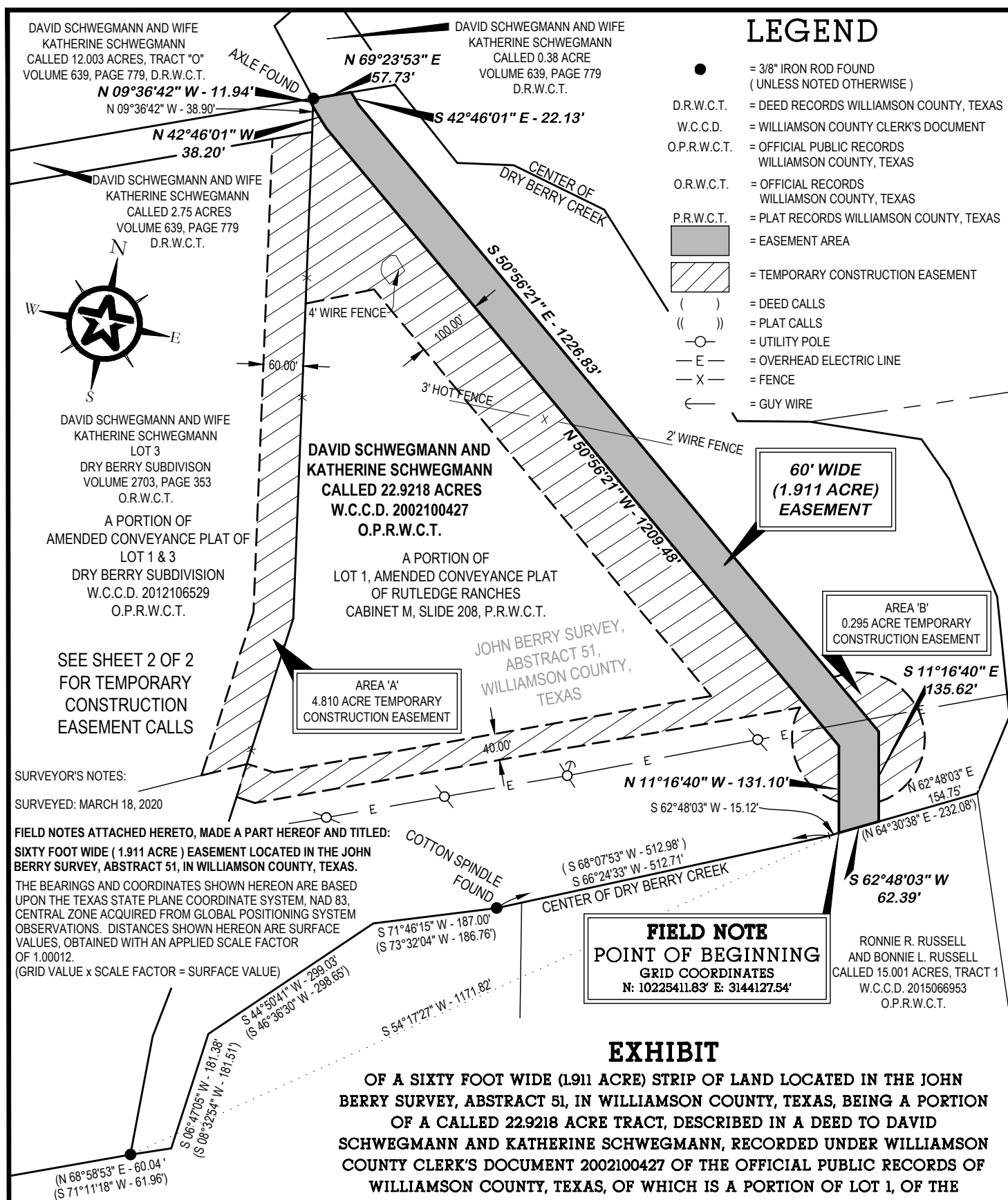
THENCE S 69°23'53" W – 57.73' WITH THE COMMON LINE BETWEEN SAID 0.38 ACRE TRACT AND SAID 22.9218 ACRE TRACT, RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 2.040 ACRES OF LAND. SURVEYED BY WARREN L. SIMPSON, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4122 ON MARCH 18, 2020. BEARINGS CITED WITHIN THIS DESCRIPTION ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS AND THE DISTANCES SHOWN HEREIN ARE SURFACE VALUES.


WARREN L. SIMPSON, R.P.L.S. 4122



PROJ NO. 3-00582
PLAT NO. A3-1861
FIELD NOTE NO. 07B
MAP CHECKED: 07-27-2020

DAVID SCHWEGMANN AND KATHERINE SCHWEGMANN



THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT PROVIDED BY WESTCOR LAND TITLE INSURANCE COMPANY, GF NO. 19058706, WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 20, 2020. THE SURVEYOR CERTIFIES THAT ITEMS 10b-c, AND 10f-h LISTED IN SCHEDULE "B" OF THE TITLE COMMITMENT AND ANY ADDITIONAL EASEMENTS THAT HE HAS BEEN ADVISED OF HAVE BEEN ADDRESSED HEREON. HOWEVER, THE SURVEYOR DOES NOT GUARANTEE THAT THE SCHEDULE "B" LISTS ALL EASEMENTS, RESTRICTIONS OR ENCUMBRANCES (EITHER OF RECORD OR NOT OF RECORD) WHICH MAY AFFECT THE SUBJECT TRACT.

EASEMENTS SHOWN IN SCHEDULE 'B' THAT ARE NOT LOCATED WITHIN OR ADJACENT TO THE PROPOSED EASEMENT SHOWN HEREON:

10 b. CABINET K, SLIDES 90-91, P.R.W.C.T. (15' ROAD WIDENING); 10 f. VOLUME 814, PAGE 439, D.R.W.C.T. (30' EASEMENT)
10 g. VOLUME 1520, PAGE 19, D.R.W.C.T.(MAINTENANCE AGREEMENT); 10 h. W.C.C.D. 2003019218, O.P.R.W.C.T. (30' EASEMENT)

EASEMENT SHOWN IN SCHEDULE "B" THAT DOES NOT CONTAIN A DESCRIPTION
OF THE EASEMENT LOCATION AND IS UNABLE TO BE ACCURATELY SHOWN HEREON:

10 c. VOLUME 2686, PAGE 608. O.R.W.C.T. (JONAH WATER SPECIAL UTILITY DISTRICT)

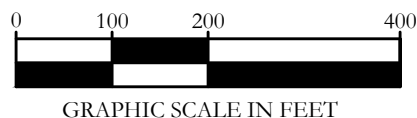
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WARREN L. SIMPSON, R.P.L.S. 4122
lsimpson@walkerpartners.com

SHEET 1 OF 2



804 Las Cimas Pkwy., Suite 150 • Austin, Texas 78746
Phone: 1-512-382-0021 • T.B.P.E. Registration No. 8053
T.B.P.L.S. Registration No. 10194317

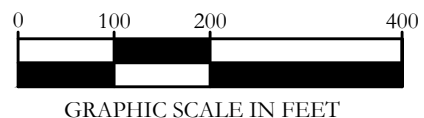
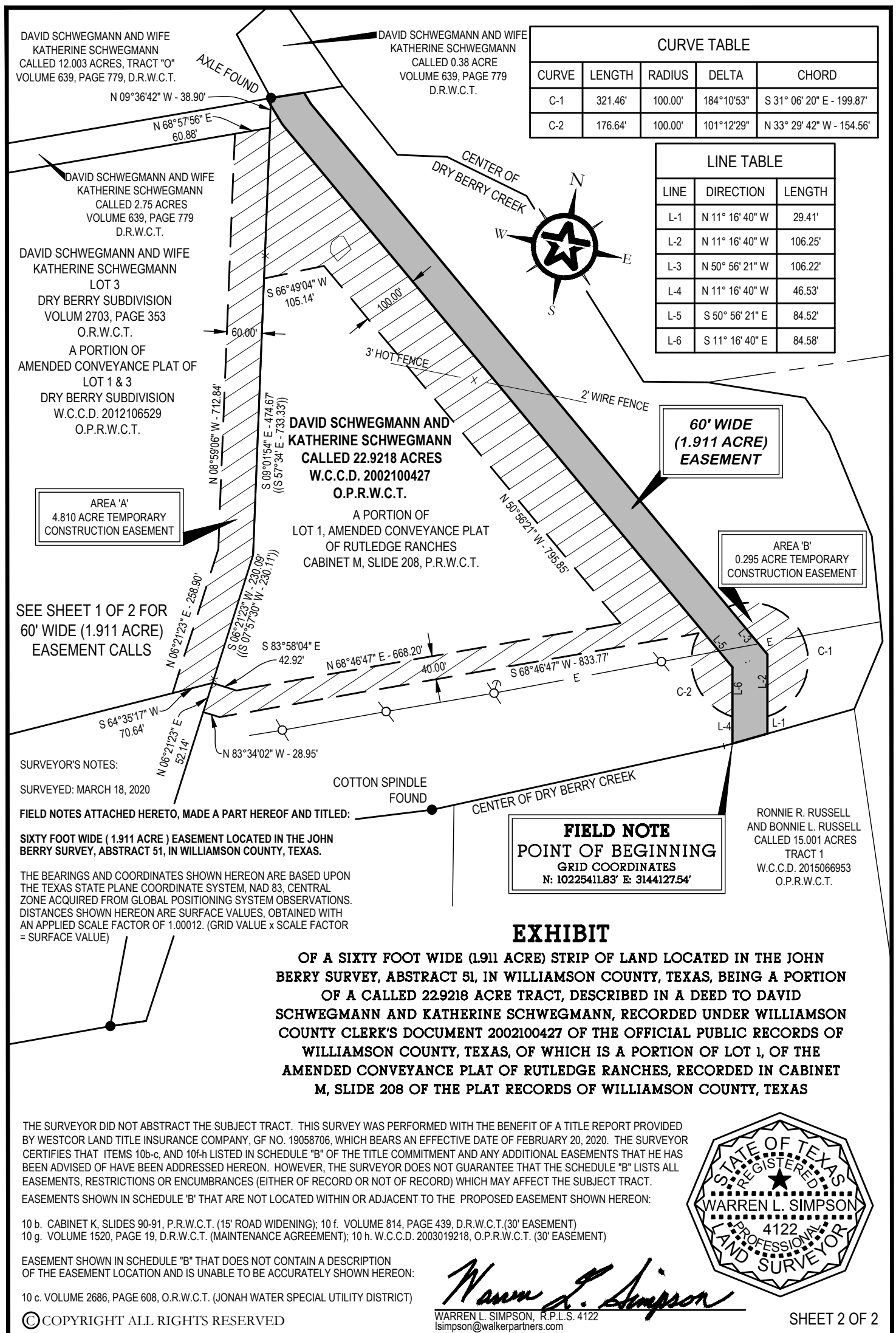


PLAT NO. A3-1860 PROJ. NO. 3-00582 DRAFTED 7-21-2020

TAB EXH F/N NO. 7A FB/PG 3-27/19 DRAWN BY WCH

DWG. NAME ESMT SCHWEGMANN-A MAP CHK'D 7-21-2020

DAVID SCHWEGMANN AND KATHERINE SCHWEGMANN



PLAT NO. A3-1860 PROJ. NO. 3-00582 DRAFTED 7-7-2020
TAB EXH F/N NO. 7A FB/PG 3-27/19 DRAWN BY WCH
DWG. NAME ESMT SCHWEGMANN-A MAP CHK'D 7-21-2020

City of Georgetown, Texas
City Council Regular Meeting
April 13, 2021

SUBJECT:

Second Reading of an Ordinance on a request for a Zoning Map Amendment to rezone an approximately 0.13-acre tract of land out of the Clement Stubblefield Survey, Abstract No. 558, also being known as a tract out of Block 65, Lost Addition, an unrecorded subdivision, from the from the Residential Single-Family (RS) zoning district to the Mixed-Use Downtown (MU-DT) zoning district, for the property generally located at 1103 Rock St -- Sofia Nelson, CNU-A, Planning Director

ITEM SUMMARY:

Overview of Applicant's Request:

The Applicant is requesting to rezone the subject property from Residential Single Family (RS) to Mixed-Use Downtown (MU-DT) to redevelop it with a commercial use and pedestrian oriented development consistent with surrounding commercial uses, which include office, personal services, general retail and restaurant. The requested MU-DT zoning district would also allow the existing single-family use to continue.

Staff's Analysis:

Staff has reviewed the request in accordance with the Unified Development Code (UDC) and other applicable codes. Staff has determined that the proposed request *meets 5 of the 5* criteria established in UDC Section 3.06.030 for a *Rezoning*, as outlined in the attached Staff Report.

Public Comments:

As required by the Unified Development Code (UDC), all property owners and registered neighborhood associations within 300 feet of the subject property were notified of the request (33 notices mailed), a legal notice advertising the public hearing was placed in the Sun Newspaper on February 14, 2021 and signs were posted on-site. As of the publication date of this report, staff has received 0 written comments in favor and 0 in opposition of the request.

Planning and Zoning Commission Recommendation:

At their March 2, 2021 meeting, the Planning and Zoning Commission recommended approval (4-0) of the request.

City Council First Reading:

At their March 23, 2021 meeting, the City Council approved (6-0) First Reading of the Ordinance for the proposed request.

FINANCIAL IMPACT:

None. The applicant has paid the required application fees.

SUBMITTED BY:

Britin Bostick, Downtown & Historic Planner

ATTACHMENTS:

2020-31-REZ - P&Z Staff Report

Exhibit 1 - Location Map

Exhibit 2 - Future Land Use Map

Exhibit 3 - Zoning Map

Exhibit 4 - Design and Development Standards of the MU-DT Zoning District

Exhibit 5 - Letter of Intent

Ordinance with Exhibits

Staff Presentation



Planning and Zoning Commission Planning Department Staff Report

Report Date: February 26, 2021
Case No: 2020-31-REZ
Project Planner: Britin Bostick, Downtown & Historic Planner

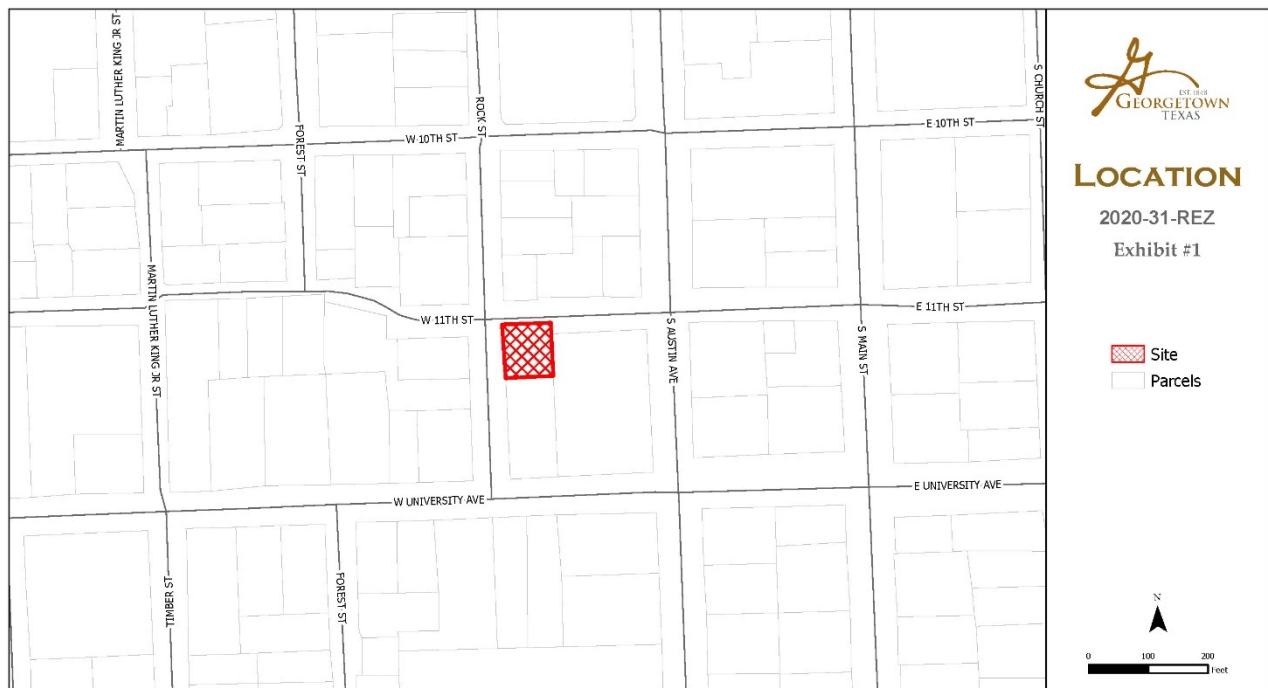
Item Details

Project Name: 1103 Rock Street Rezone
Project Location: 1103 Rock Street, within City Council district No. 6.
Total Acreage: 0.13 acres
Legal Description: Being an approximately 0.13-acre tract of land out of the Clement Stubblefield Survey, Abstract No. 558, also being known as a tract of land out of Block 65, Lost Addition, an unrecorded subdivision.

Applicant: Snowy 706 LLC, c/o Landon Smith
Property Owner: Snowy 706 LLC, c/o Landon Smith

Request: Zoning Map Amendment to rezone the subject property from **Residential Single-Family (RS)** to **Mixed-Use Downtown (MU-DT)**

Case History: This is the first public hearing of this request.



Planning Department Staff Report

Overview of Applicant's Request

The Applicant is requesting to rezone the subject property from Residential Single Family (RS) to Mixed-Use Downtown (MU-DT) to redevelop it with a commercial use and pedestrian oriented development consistent with surrounding commercial uses, which include office, personal services, general retail and restaurant. The requested MU-DT zoning district would also allow the existing single-family use to continue.

Site Information

Location:

The subject property is located at 1103 S Rock Street, on the southeast corner of S Rock Street and W 11th Street in Area 2 of the Downtown Overlay District. It has historically been used as a single-family residence and is surrounded by former residential properties that have converted to commercial use, either by converting the historic residential structure to commercial use or by the construction of new structures.

Physical and Natural Features:

The subject property has no distinctive physical or natural features and is located within a portion of the Downtown Overlay District that historically developed as a residential neighborhood but has converted to commercial uses over time with many of the historic residential structures retained.

Future Land Use and Zoning Designations:

The subject property has a Special Area Future Land Use designation and is currently zoned Residential Single Family (RS). It is also located within the Downtown Overlay District, and the east edge of the property is located within the Courthouse Dome View Protection Overlay.

Surrounding Properties:

S Rock Street, between E University Avenue and W 10th Street, primarily consists of residential structures that have been converted to commercial uses, and which have commercial zoning districts, including Mixed-Use Downtown (MU-DT) and Office (OF) zoning. The subject property has the only remaining Residential Single-Family (RS) zoning along this portion of S Rock Street.

The current zoning, Future Land Use designation, and existing uses of the adjacent properties to the north, south, east and west are outlined in the table below:

| DIRECTION | ZONING DISTRICT | FUTURE LAND USE | EXISTING USE |
|-----------|-----------------|-----------------|--------------------------|
| North | MU-DT | Special Area | Office/Residence |
| East | MU-DT | Special Area | Retail/ Restaurant |
| South | OF | Special Area | Office |
| West | MU-DT/OF | Special Area | Office/Personal Services |



Property History:

The Historic & Architectural Review Commission approved a Certificate of Appropriateness for the demolition of the existing historic structure (2020-48-COA) in their regular meeting on November 12, 2020, based on a finding that the structure had lost its historic significance and was no longer contributing to the Downtown Overlay District.

Comprehensive Plan Guidance

Future Land Use Map:

Special Area (SA)

Special Areas are planned areas that integrate a variety of complementary uses, with an emphasis on retail, offices, and entertainment activities. These centers are unique destinations with emphasis on building design, landscaping and the inclusion of public plazas, green spaces and areas for the public to gather. Special Areas are designed in a pattern of pedestrian-oriented, storefront-style shopping streets, with shared parking and strong pedestrian linkages to the surrounding areas.

DUA: 14 or more

Target Ratio: Development Specific

Primary Use: Mixed-use (high-density residential and retail)

Secondary Uses: Medium-density residential, office, commercial, recreational, and civic uses

The Special Area designation has been applied to the Downtown Overlay District as this historic area integrates a variety of complementary uses, with an emphasis on retail, offices, and entertainment activities. The Downtown Overlay District is a unique destination with emphasis on historic structures and compatible building design. Special Areas are designed in a pattern of pedestrian-oriented, storefront-style shopping streets, with shared parking and strong pedestrian linkages to the surrounding areas.

Other Master Plans: Downtown Master Plan

The Downtown Master Plan seeks to maintain the city's unique character while maximizing opportunities for economic development and for enhancing the quality of life for its residents. The intent is to move the downtown area towards becoming a center of activity not only in the day, but also at night and on weekends, by promoting a mix of commercial, entertainment, residential, and civic uses. Creative forms of housing are encouraged, such as attached homes, "lofts," and live-work units.

The subject property is in an area designated by the Downtown Master Plan as the Downtown South Character Area. This area is noted to include a mix of traditional commercial storefronts, transitional business uses and residential structures that have converted to commercial uses, while other houses have remained in residential use. The Downtown Master Plan recommends the development of commercial uses that support the surrounding neighborhoods, with a mix of retail and office space that locates parking to the rear of new buildings. Recommended projects for this character area include restaurants, multifamily housing, professional offices, and neighborhood-based services, as well as improved sidewalks, streetscapes, and landscaping.

Elements of the Downtown Master Plan that will apply to the rezoning and redevelopment of the subject property include the construction of sidewalks to assist in the completion of pedestrian connections along S Rock Street and W 11th Street.

Utilities

The subject property is located within the City's service area for water, wastewater, and electric. It is anticipated that there is adequate capacity to serve the subject property at this time. A Utility Evaluation may be required at time of the Site Development Plan to determine capacity and any necessary utility improvements.

Transportation

The subject property is located one block north of E University Avenue and one block west of S Austin Avenue, providing close access to existing major arterial and collector roadways. Arterial streets provide traffic movement through and between different areas within the city and access to adjacent land uses. Major Arterials connect major traffic generators, land use concentrations, and serve much larger traffic volumes over greater distances.

S Rock Street and W 11th Street are local streets along which a driveway for the subject property can be constructed, and the grid street network provides opportunities for alternate vehicle routes to traffic lights.

A Traffic Impact Analysis (TIA) will be required at time of Site Development Plan for any development that generates more than two thousand (2,000) average daily trips based upon the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual.

The subject property is also less than a quarter of a mile from the GoGeo Transfer Station located at the Georgetown Public Library on W 8th St, providing access to other residential and commercial areas within the city, including the convention center and St. David's Hospital.

Planning Department Staff Report

Proposed Zoning district

Mixed-Use Downtown (MU-DT)

The Mixed-Use Downtown (MU-DT) zoning district is intended to provide a location for a mix of land uses including general commercial and retail activities, office as well as single-family and multi-family in the downtown area. Developments in the MU-DT District are typically smaller in size and scope although there may be occasionally heavy traffic. The Mixed-Use Downtown District is only appropriate in the traditional downtown area of Georgetown. Properties in MU-DT shall meet the design requirements of the Downtown Overlay District, and Downtown and Old Town Design Guidelines.

Permitted uses in this district include, but are not limited to inn, restaurant, personal services, single-family detached, parking lot, and banking and financial services. Other uses such as bed and breakfast, general office, upper-story residential, and daycare are permitted subject to specific design limitations to ensure compatibility with the surrounding properties. Certain land uses including hotel, theatre, medical or dental clinic, assisted living, multi-family attached, and community center uses may be permitted subject to approval of a Special Use Permit (SUP). Exhibit 4 contains a comprehensive list of MU-DT district permitted uses and development standards.

Intergovernmental and Interdepartmental Review

The proposed rezoning request was reviewed by all applicable City Departments to determine the appropriateness of the requested zoning on the subject property. No comments were issued regarding the zoning request.

Approval Criteria

Staff has reviewed the proposed rezoning request and has found that it complies with the criteria established in UDC Section 3.06.030 for a Zoning Map Amendment, as outlined below:

| ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA | |
|---|-----------------|
| 1. The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action. | Complies |
| An application must provide the necessary information to review and make a knowledgeable decision in order for staff to schedule an application for consideration by the Planning and Zoning Commission and City Council. This application was reviewed by staff and deemed to be complete. | |
| 2. The zoning change is consistent with the Comprehensive Plan. | Complies |
| The Downtown Overlay District's designation as a Special Area envisions primary uses of high-density residential and retail, as well as secondary uses of medium-density residential, office and other similar commercial uses, recreational and civic uses. The subject property has historically been used as a single-family residence, and with a zoning change to Mixed-Use Downtown (MU-DT) the subject property could retain that use, as well as convert to other commercial uses such as office or retail that would be consistent and compatible with the surrounding commercial properties and what is envisioned for this area. | |

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA

Additionally, rezoning the subject property to MU-DT is supported by Land Use Policy LU.2 in the Comprehensive Plan: “Promote more compact, higher density, well-connected development within appropriate infill locations.” This rezoning, should it be approved, will offer an opportunity for site redevelopment that provides missing pedestrian connections and a greater density and intensity of use on this infill site, which can be balanced with the application of the Design Guidelines for the Downtown Overlay District to ensure the character of the district is maintained. Although Rock Street and its surroundings initially developed as a residential neighborhood, the houses along Austin Avenue have been replaced with commercial structures and many of the homes along Rock Street have converted to low and moderate intensity commercial uses, which now provide a transition between the higher intensity traffic and uses along Austin and University Avenues and the residential areas to the north and west of the subject property. The subject property, which is to be redeveloped as an infill site, presents the opportunity to implement this land use policy.

Rezoning the subject property is also supported by Land Use Policy LU.6: “Continue to promote diversification of uses while strengthening the historic character and supporting the existing historic neighborhoods.” This policy continues with guidance that includes, “Uses appropriate in historic neighborhoods may include commercial and other neighborhood supporting development built at a scale and intensity that complements the character of neighborhoods identified as historic resources.” Although the subject property originally developed as a single-family residence and continued as such for a little over a century, changes to the historic structure made over time and a lack of maintenance removed the remaining architectural significance and integrity, and the structure was approved for demolition by the Historic & Architectural Review Commission on November 12, 2020. The requirements for design review of infill construction in the Downtown Overlay District through the Certificate of Appropriateness process and the requirements for commercial site development can help ensure that the new development of the site is consistent with the existing neighborhood character while meeting current requirements, and that the new development helps to move the area closer to the goals of the Comprehensive Plan.

This rezoning request furthers the policies and character envisioned by the Downtown Master Plan, which is part of the City’s Comprehensive Plan. The Downtown Master Plan envisions this area of the Downtown Overlay District as Downtown South, a commercially focused, mixed-use area with retail, offices, and some housing. Key features identified for this area include University Avenue and Austin Avenue as major access points to the Downtown. Development recommendations for this area include commercial uses that support surrounding residential neighborhoods, parking located to the rear rather than along the street edge, and the inclusion of sidewalk and streetscape improvements.

3. The zoning change promotes the health, safety or general welfare of the City and the safe, orderly, and healthful development of the City.

Complies

The requested rezoning from Residential Single-Family (RS) to Mixed-Use Downtown (MU-DT) zoning would provide for orderly development by addressing the current inconsistency of a low-density residential property surrounded by moderate density commercial zoning. Having an RS-zoned parcel abutting MU-DT-zoned parcels does not provide for a proper transition of uses, which is part of orderly development. Additionally, the redevelopment of the site would provide

Planning Department Staff Report

| ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA | |
|--|-----------------|
| for missing pedestrian connections while also bringing the site into conformance with current site design requirements. | |
| 4. The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood. | Complies |
| <p>The subject property is surrounded by property that is zoned Office (OF) and Mixed-Use Downtown (MU-DT), thus the proposed zoning change would be consistent and compatible with the current surrounding zoning and uses while allowing the current single-family residential use to continue. Both the Future Land Use and Downtown Master Plan envision the redevelopment of this area with commercial uses that provide services for surrounding neighborhoods, and that provide for additional office or retail space, as well as higher density residential options.</p> <p>The character of the neighborhood is residential, as this portion of S Rock Street is primarily comprised of historic homes that have been converted to commercial uses over time. Rezoning the subject property from Residential Single-Family (RS) to Mixed-Use Downtown (MU-DT) would provide an opportunity for the redevelopment of the site to be commercial rather than residential in character. However, the Certificate of Appropriateness requirements for infill construction and the application of the Design Guidelines will provide for compatible building design with the surrounding residential historic structures.</p> | |
| 5. The property to be rezoned is suitable for uses permitted by the District that would be applied by the proposed amendment. | Complies |
| <p>As the Historic & Architectural Review Commission approved 2020-48-COA for the demolition of the existing structure, the property will be redeveloped with infill construction rather than using the existing structure for commercial uses as permitted in MU-DT zoning. The infill construction will be required to meet all applicable requirements for design and site development, which have a better potential for suitability with permitted uses in the MU-DT zoning district in compliance with the standards of this zoning district.</p> | |

In summary, the request to rezone the subject property from Residential Single-Family (RS) to Mixed-Use Downtown (MU-DT) is consistent with the zoning and uses of the surrounding properties, as well as the guidance provided by the Comprehensive Plan and Downtown Master Plan. Many of the surrounding historic structures are residential in character with commercial uses, and properties along Rock Street in particular near to the subject property retain their residential characteristics along the street façade. The Design Guidelines and Certificate of Appropriateness application review process and required approval by the Historic & Architectural Review Commission (HARC) are in place to ensure any new infill construction is compatible with its surroundings.

Meetings Schedule

March 2, 2021 – Planning and Zoning Commission
March 23, 2021 – City Council First Reading of the Ordinance
April 13, 2021 – City Council Second Reading of the Ordinance

Planning Department Staff Report

Public Notification

As required by the Unified Development Code, all property owners and registered neighborhood associations within a 300-foot radius of the subject property were notified of the Zoning Map Amendment request (33 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper on February 14, 2021 and signs were posted on-site. To date, staff has received 0 written comments in favor and 0 in opposition to the request.

Attachments

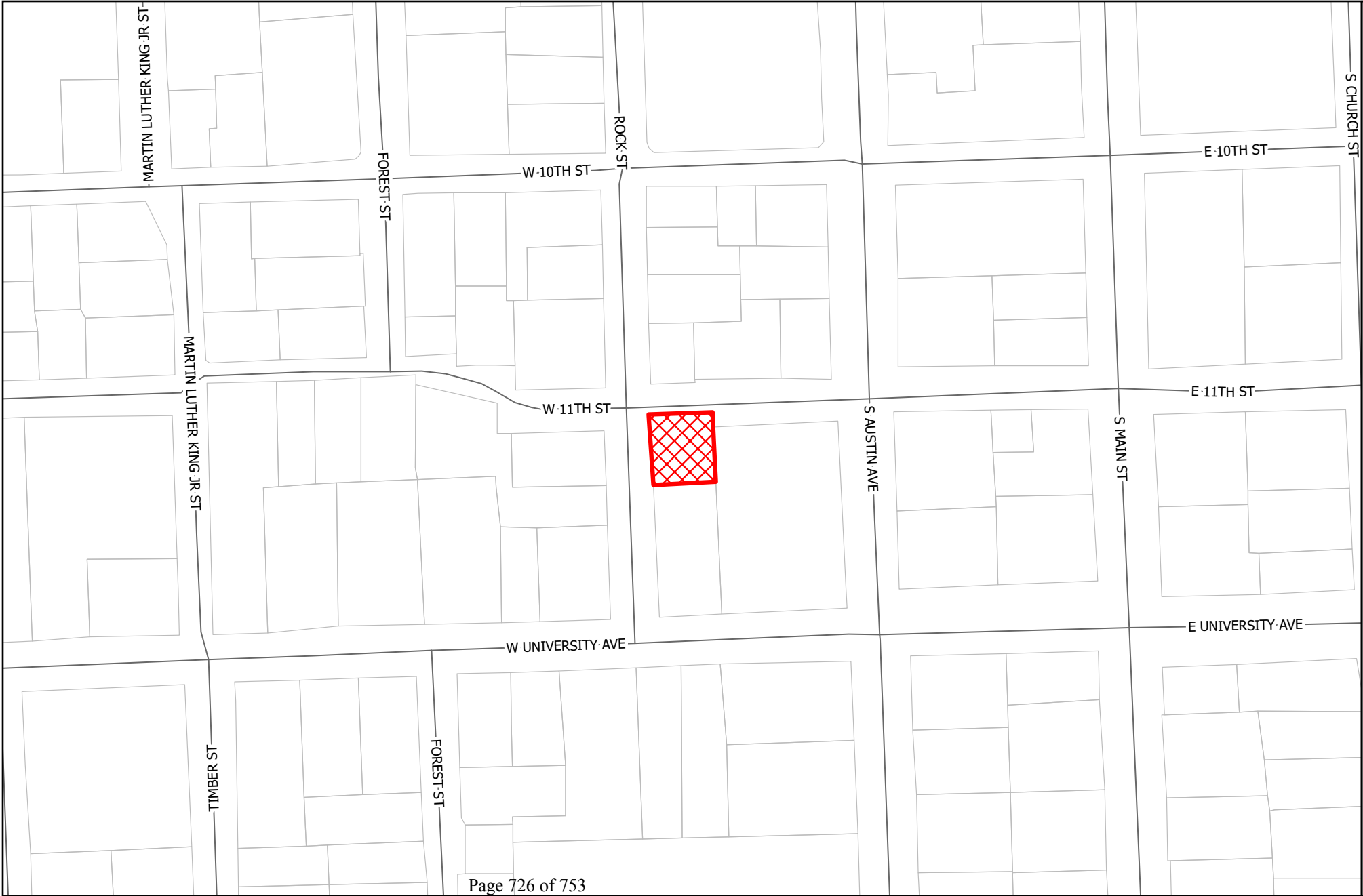
Exhibit 1 – Location Map

Exhibit 2 – Future Land Use Map

Exhibit 3 – Zoning Map

Exhibit 4 – Design and development standards of the Mixed-Use Downtown Zoning District

Exhibit 5 – Letter of Intent

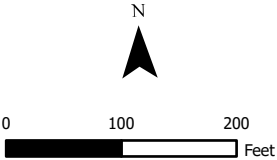


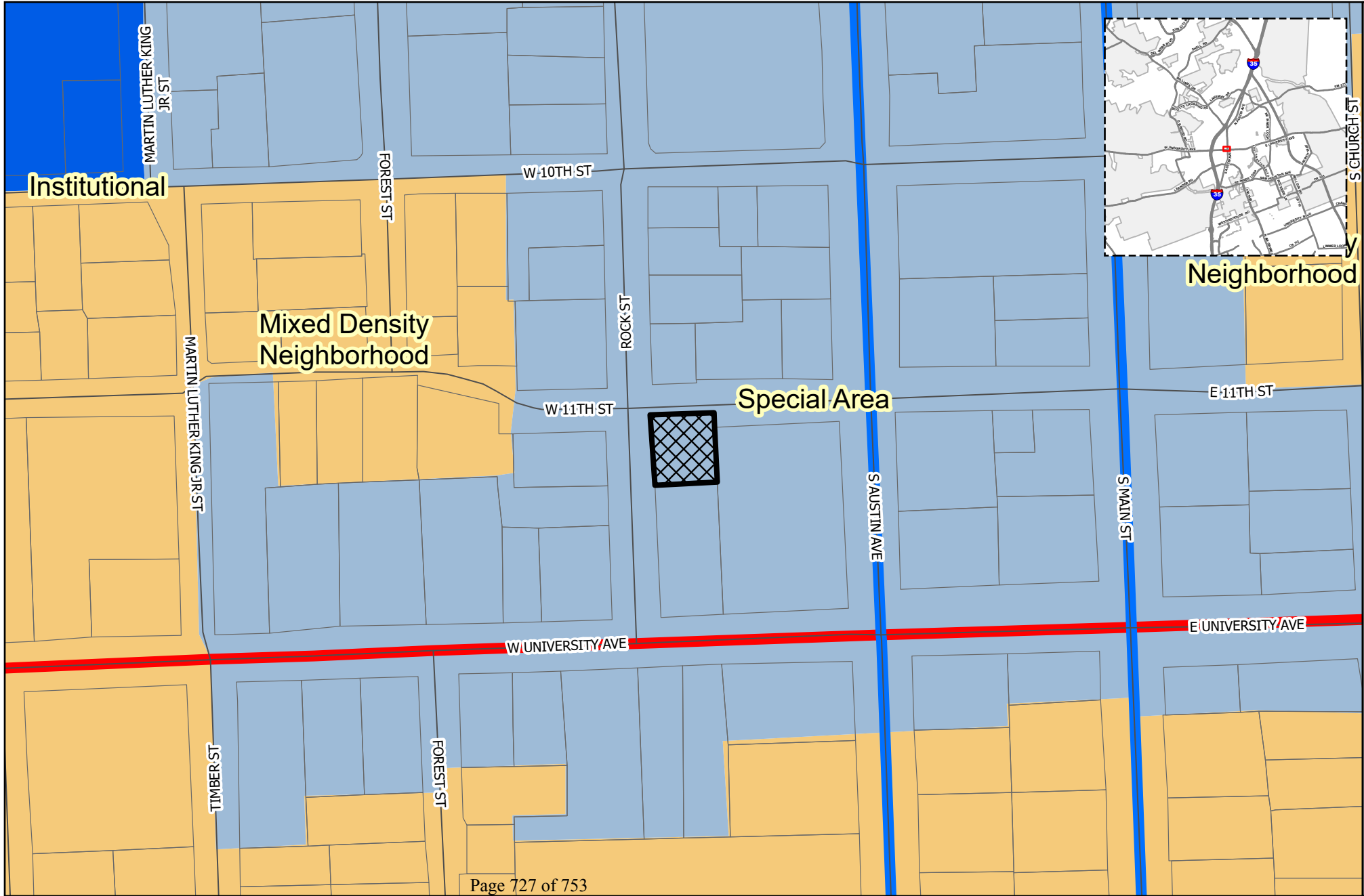
LOCATION

2020-31-REZ

Exhibit #1

-  Site
-  Parcels

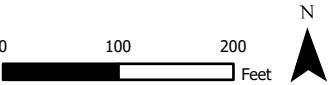


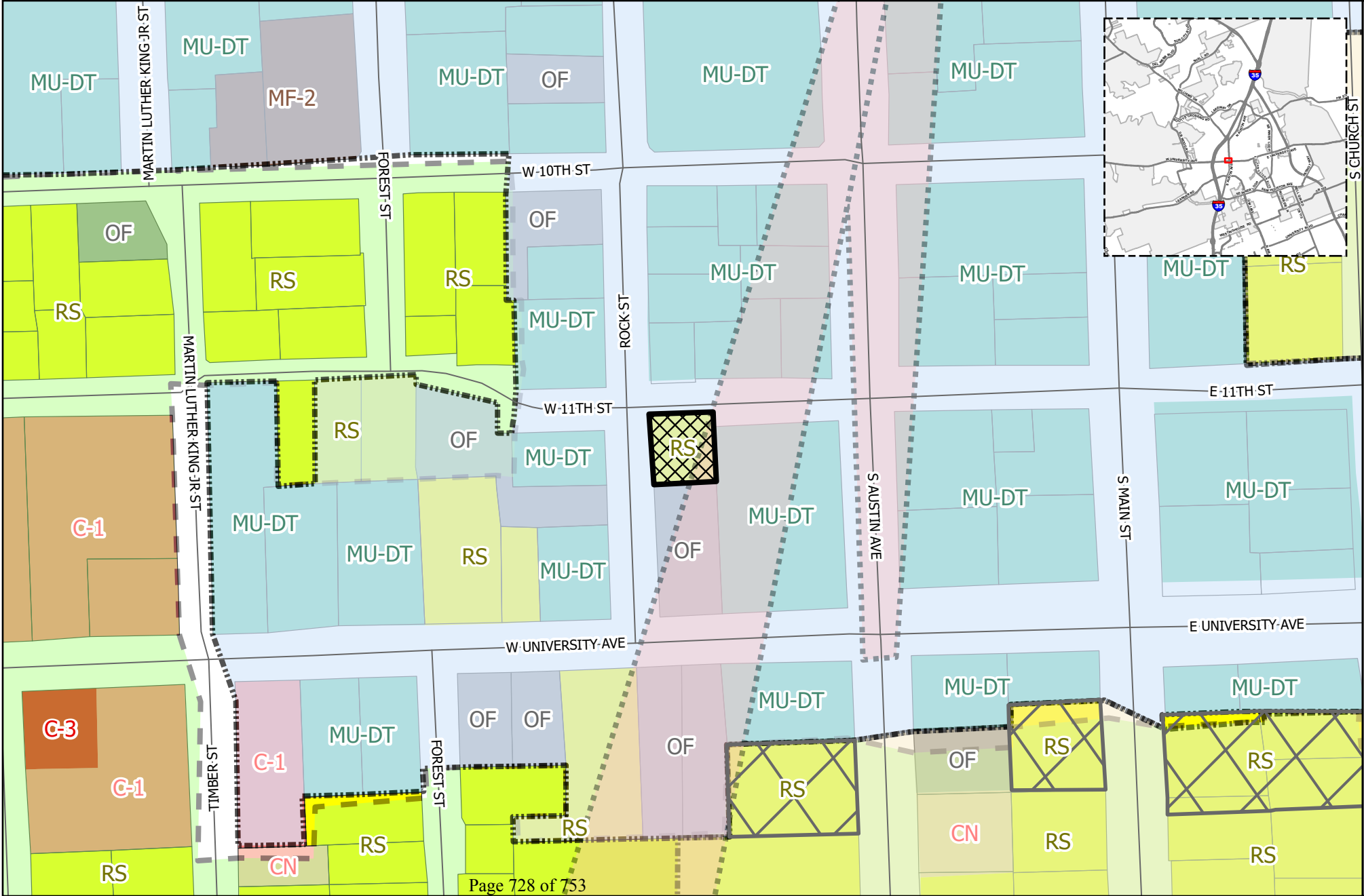


**FUTURE LAND USE/
OVERALL TRANSPORTATION
PLAN**

**2020-31-REZ
Exhibit #2**

- Site
- Parcels
- Future Land Use
 - Community Center
 - Employment Center
 - Institutional
 - Mining
 - Mixed Density Neighborhood
 - Neighborhood
 - Open Space
 - Parks and Recreation
 - Regional Center
 - Rural Residential
 - Special Area
- Thoroughfare
 - Existing Freeway
 - Existing Major Arterial
 - Existing Minor Arterial
 - Existing Collector
 - Proposed Freeway
 - Proposed Major Arterial
 - Proposed Minor Arterial
 - Proposed Collector
 - Proposed Rail

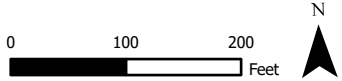




ZONING
2020-31-REZ

Exhibit #3

- Site
 - PUD
 - City Limits
 - Courthouse View Overlay
 - Old Town Overlay
 - Historic Overlay
 - Downtown Overlay
 - SPO Overlay
 - Gateway Overlay
 - Parcels
 - Georgetown ETJ
- Zoning**
- AG - Agriculture
 - BP - Business Park
 - C-1 - Local Commercial
 - C-3 - General Commercial
 - CN - Neighborhood Commercial
 - IN - Industrial
 - MF-1 - Low-Density Multi-family
 - MF-2 - High-Density Multi-family
 - MH - Manufactured Housing
 - MU-DT - Mixed-Use Downtown
 - OF - Office
 - PF - Public Facility
 - RE - Residential Estate
 - RL - Residential Low-Density
 - RS - Residential Single-Family
 - TF - Two-Family
 - TH - Townhouse



Mixed Use Downtown (MU-DT) District

| District Development Standards | | |
|---|---|---|
| Maximum Density = NA | Front Setback = 0 feet | Bufferyard = 10 feet with plantings |
| Maximum Building Height = 40 feet | Side Setback = 0 feet | adjacent to AG, RE, RL, RS,TF, or MH |
| Maximum Units per Building = NA | Side Setback to Residential = 0 feet | districts |
| | Rear Setback = 0 feet | adjacent to residences in AG |
| | Rear Setback to Residential = 0 feet | |
| Specific Uses Allowed within the District | | |
| Allowed by Right | Subject to Limitations | Special Use Permit (SUP) Required |
| Inn | Bed and Breakfast | Hotel (boutique) |
| Restaurant, General | Bed and Breakfast (with events) | Hotel (Full service) |
| Food Catering Services | Microbrewery or Microwinery | Restaurant (drive thru) |
| Home Health Care Services | Live Music or Entertainment | Bar, Tavern or Pub |
| Medical or Dental Office | General Office | Theater (Movie or live) |
| Farmers Market | Integrated Office Center | Mebership (Club or Lodge) |
| Arisan Studio/Gallery | General Retail | Event Facility |
| Personal Services | Upper story residential | Commercial Recreation |
| Dry Cleaning Service (drop off only) | Home based business | Bld or Plasma Center |
| Laundromat | Daycare (family home) | Diagnostic Center |
| Printing, Mailing, Reproduction Services | Daycare (goup) | Medical or Dental Clinic |
| Banking and Financial Services | Religious assembly facilities | Medical Complex |
| Consumer Repair | Religious assembly facilities (with columbaria) | Post Surgical Recovery Center |
| Vet Clinic (Indoor pens only) | Public Park (neighborhood) | Surgey Center |
| Single Family Detached | Heliport | Urgent Care Facility |
| Group Home (6 residents or less) | Utility Services Intermediate | Personal Services (restricted) |
| Emergency Services Station | Wireless Transmission Facility (40 ft or less) | Fitness Center |
| Government or Postal Office | | Townhouse |
| Library or Museum | | Multi-family attached dwelling units |
| Neature Preserve or Community Garden | | Accessory dwelling unit |
| Parking Lot (offsite) | | Group Home (7-15 residents) |
| Parking Lot (commercial) | | Assisted Living |
| Park and Ride Facility | | Hospice |
| Transit Passenger Terminal | | Rooming or Boarding House |
| Uitility Services (Minor) | | School, College or University |
| | | School, Business or Trade |
| | | Activity Center (Youth or Senior) |
| | | Community Center |
| | | Correctional Facility |
| | | Social Service Facility |
| | | Transient Service Facility |
| | | Hospital |
| | | Hospital, Psychiatric |
| | | Private Transport Service Dispatch Facility |

Snowy 706, LLC/Landon Smith

Letter of Intent – 1103 S Rock St Georgetown TX 78626 (.129 acres)/Rezone from RS to MU-DT

To Whom It May Concern:

This letter is to provide reason, documentation, and intent for the rezone of the property located at 1103 S Rock St Georgetown, TX 78626 consisting of .129 acres. The requested zoning change is consistent with the comprehensive plan and future land use plan which puts the land use of this property in the “Special Area (SA)”. According the future land use plan, “Special Areas are planned areas that integrate a variety of complementary uses, with an emphasis on retail, offices, and entertainment activities. These centers are unique destinations with emphasis on building design, landscaping and the inclusion of public plazas, green spaces and areas for the public to gather. Special Areas are designed in a pattern of pedestrian-oriented, storefront-style shopping streets, with shared parking and strong pedestrian linkages to the surrounding areas”. The primary uses are Mixed use (high-density residential and retail) with the secondary uses being medium-density residential, office, commercial, recreational, and civic uses.

This zoning change also promotes the health, safety, general welfare, and safe orderly and healthful development of the city. According to chapter 4 of the Downtown Master Plan, this section of Rock St is in 1st priority for upgrades to sidewalks with the intention of increasing connectivity. It’s also located at the corner of a proposed Type C crosswalk, level 3 sidewalk, and Lighting Strategy #2; all of which promote walkability, access to the square, and access to the river and trails.

Currently, this property is zoned Residential Single-Family. Every property surrounding the subject is zoned MU-DT with the exception of one property to the south, which is zoned OF. Standing on the property, one would be able to see a CVS store, Golden Chick, two parking lots, and several homes being used as either office or “live/work”. Rezoning from RS to MU-DT would be much more conforming to the surrounding properties than RS.

The property being rezoned to MU-DT would be suitable for uses permitted by the district that would be applied by the proposed amendment which include office, retail, high density single family residential, mixed use, restaurant; all of which would also greatly adhere to the future land use plan and compliment the Downtown Master Plan as well as the surrounding properties. Additionally, the MU-DT zoning would still allow for the current uses allowed within the RS district.

I look forward to answering any questions you may have, and thank you for your time.

Respectfully,

Landon Smith

ORDINANCE NO. _____

An Ordinance of the City Council of the City of Georgetown, Texas, amending part of the Official Zoning Map to rezone an approximately 0.13-acre tract of land out of the Clement Stubblefield Survey, Abstract No. 558, also being known as a tract out of Block 65, Lost Addition, an unrecorded subdivision, from the Residential Single-Family (RS) Zoning District to the Mixed-Use Downtown (MU-DT) Zoning District; repealing conflicting ordinances and resolutions; including a severability clause; and establishing an effective date.

Whereas, an application has been made to the City for the purpose of amending the Official Zoning Map, adopted on the 12th day of June, 2012, for the specific Zoning District classification of the following described real property ("The Property"):

Being an approximately 0.13-acre tract of land out of the Clement Stubblefield Survey, Abstract No. 558, also being known as a tract out of Block 65, Lost Addition, an unrecorded subdivision, as recorded in Document Number 2020120678 of the Official Public Records of Williamson County, Texas, hereinafter referred to as "The Property"; and

Whereas, public notice of such hearing was accomplished in accordance with State Law and the City's Unified Development Code through newspaper publication, signs posted on the Property, and mailed notice to nearby property owners; and

Whereas, the Planning and Zoning Commission, at a meeting on March 2, 2021, held the required public hearing and submitted a recommendation of approval to the City Council for the requested rezoning of the Property; and

Whereas, the City Council, at a meeting on March 23, 2021, held an additional public hearing prior to taking action on the requested rezoning of the Property.

Now, therefore, be it ordained by the City Council of the City of Georgetown, Texas, that:

Section 1. The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct, and are incorporated by reference herein and expressly made a part hereof, as if copied verbatim. The City Council hereby finds that this Ordinance implements the vision, goals, and policies of the Georgetown 2030 Comprehensive Plan and further finds that the enactment of this Ordinance is not inconsistent or in conflict with any other policies or provisions of the 2030 Comprehensive Plan and the City's Unified Development Code.

Section 2. The Official Zoning Map, as well as the Zoning District classification for the Property is hereby amended from the Residential Single-Family (RS) zoning district to the

Ordinance Number: _____

Page 1 of 2

Description: 1103 Rock Street Rezoning

Case File Number: 2020-31-REZ

Date Approved: _____

Exhibits A-B Attached

Mixed-Use Downtown (MU-DT) zoning district, in accordance with the attached *Exhibit A* (Location Map) and *Exhibit B* (Legal Description) and incorporated herein by reference.

Section 3. All ordinances and resolutions, or parts of ordinances and resolutions, in conflict with this Ordinance are hereby repealed, and are no longer of any force and effect.

Section 4. If any provision of this Ordinance or application thereof to any person or circumstance shall be held invalid, such invalidity shall not affect the other provisions, or application thereof, of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are hereby declared to be severable.

Section 5. The Mayor is hereby authorized to sign this ordinance and the City Secretary to attest. This ordinance shall become effective in accordance with the provisions of state law and the City Charter of the City of Georgetown.

APPROVED on First Reading on the 23rd day of March, 2021.

APPROVED AND ADOPTED on Second Reading on the 13th day of April, 2021.

THE CITY OF GEORGETOWN:

ATTEST:

Joshua Schroeder
Mayor

Robyn Densmore, TRMC
City Secretary

APPROVED AS TO FORM:

Skye Masson
City Attorney

Ordinance Number: _____

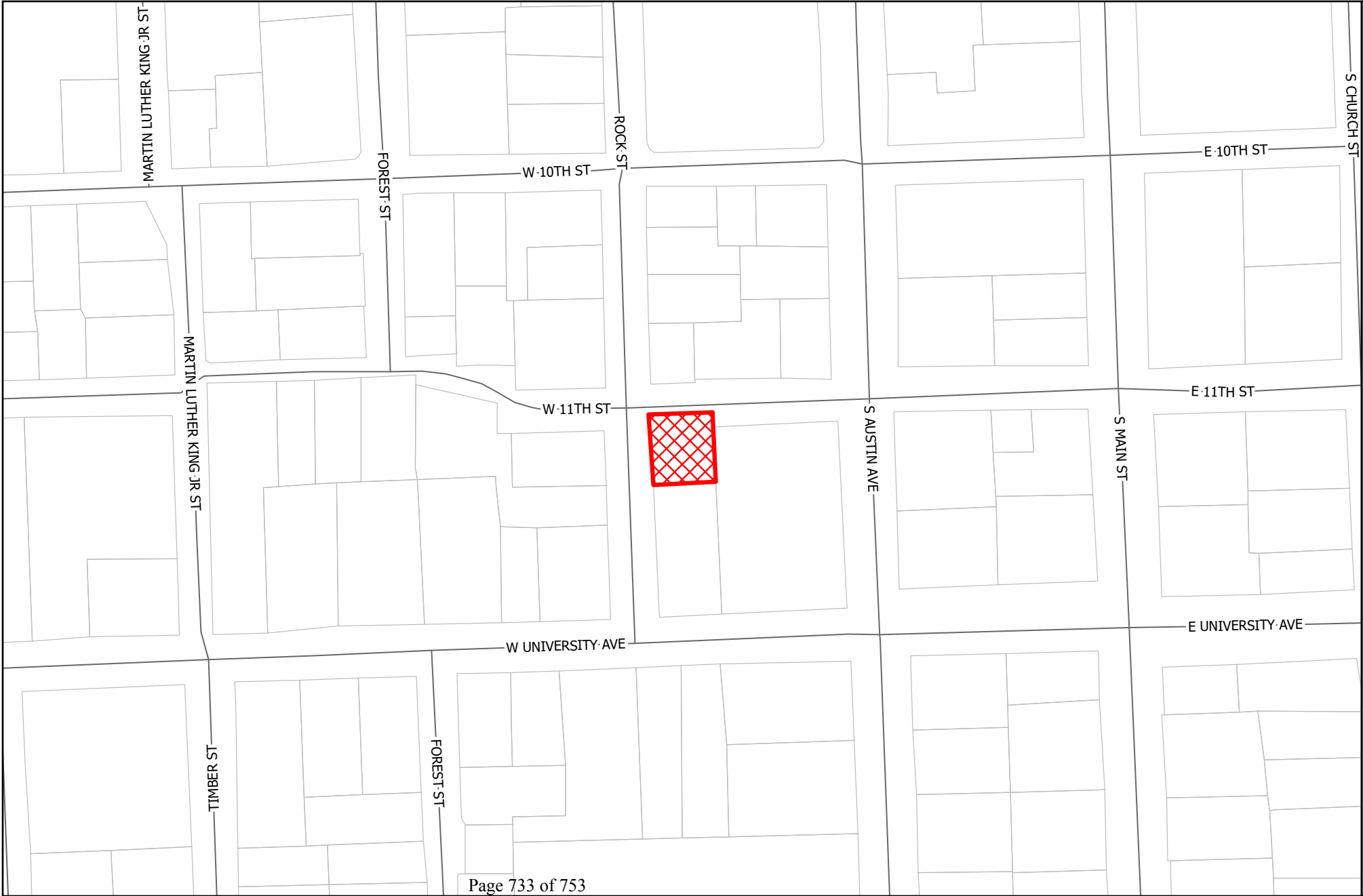
Description: 1103 Rock Street Rezoning

Date Approved: _____

Page 2 of 2

Case File Number: 2020-31-REZ

Exhibits A-B Attached

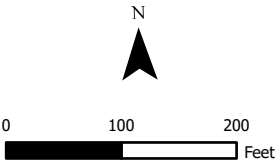


LOCATION

2020-31-REZ

Exhibit #1

-  Site
-  Parcels



BEING 0.13 ACRES OF LAND, MORE OR LESS, OUT OF THE CLEMENT STUBBLEFIELD SURVEY, ABSTRACT NO. 558, WILLAMSON COUNTY, TEXAS, BEING THAT TRACT OUT OF BLOCK 65, OF THE LOST ADDITION, SAID PLAT BEING UNRECORDED IN NATURE, AS CONVEYED TO SNOWY 706, LLC, BY DEED RECORDED IN DOCUMENT NO. 2020120678, OFFICIAL PUBLIC RECORDS, WILLAMSON COUNTY, TEXAS.

JOB NO: 20-1488

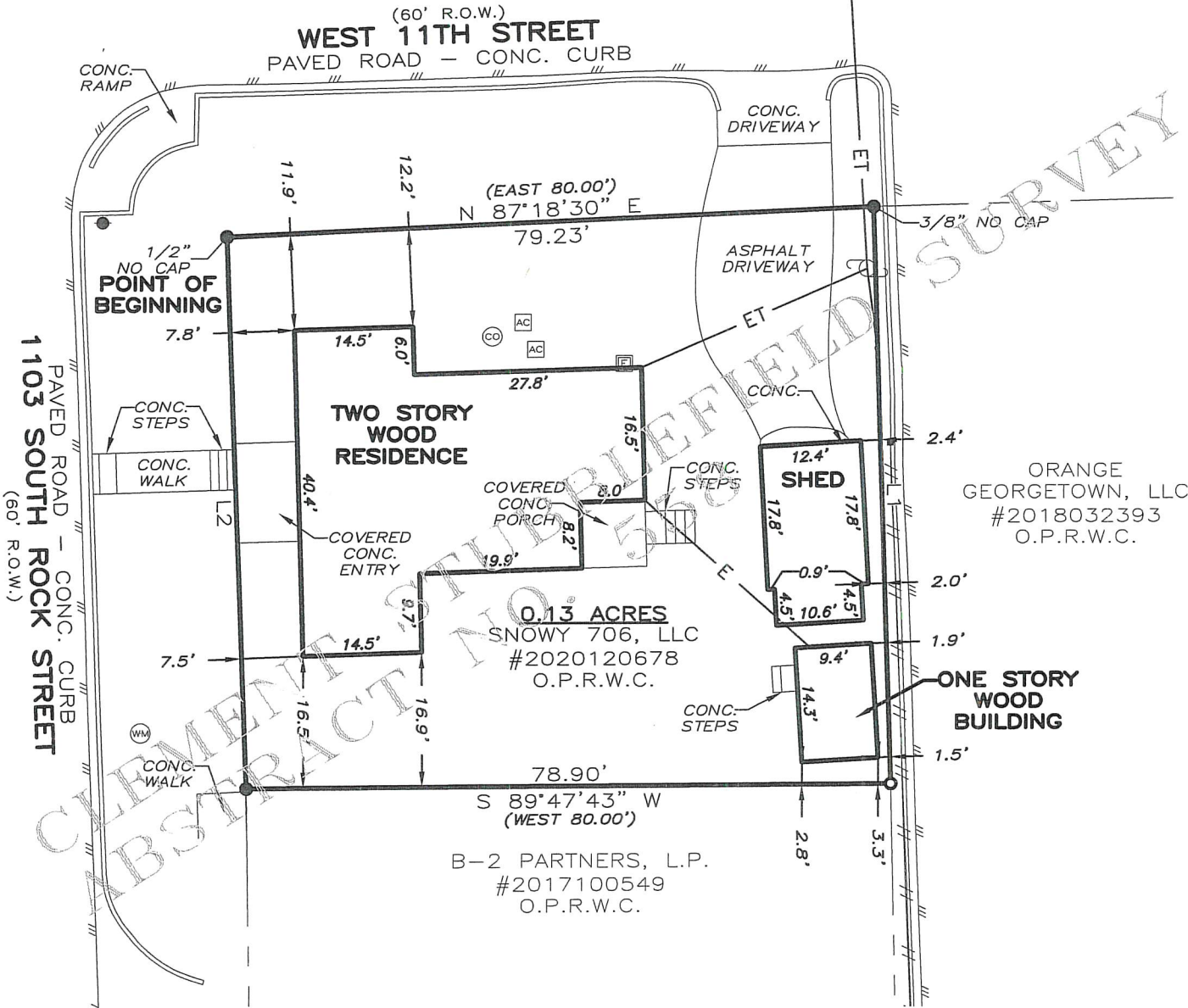
DRAWN: RCG

F.C.: CC/TB

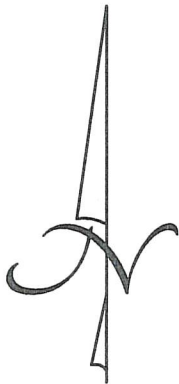
RESTRICTIVE COVENANTS:

ONLY THOSE EASEMENTS AND THAT INFORMATION LISTED IN TITLE COMMITMENT #20-521118-GT, EFFECTIVE DATE OF AUGUST 30, 2020 AND RE-LISTED BELOW WERE CONSIDERED FOR THIS SURVEY:

NO SURVEY RELATED MATTERS LISTED.



| LEGEND | |
|------------|---|
| ● | 1/2" IRON ROD FOUND WITH YELLOW CAP STAMPED "FOREST" (UNLESS OTHERWISE NOTED) |
| ○ | 2" PIPE FOUND |
| /// | PAVEMENT |
| ■ | FENCE POST |
| — | WOOD FENCE |
| ○ | UTILITY POLE |
| () | GUY ANCHOR |
| —E— | ELECTRIC LINES |
| —ET— | ELECTRIC/TELEPHONE LINES |
| AC | AIR CONDITIONER |
| CO | CLEANOUT |
| ■ | ELECTRIC |
| ● | FIRE HYDRANT |
| ○ | WATER METER |
| () | RECORD INFORMATION |
| CONC. | CONCRETE |
| O.P.R.W.C. | OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS |



Scale: 1" = 20'

BEARINGS CITED HEREON BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983, TEXAS CENTRAL ZONE.

| LINE TABLE | | |
|-------------------|---------------|----------|
| NUMBER | DIRECTION | DISTANCE |
| L1 | S 01°50'49" E | 71.99' |
| L2 | N 02°08'57" W | 68.56' |
| RECORD LINE TABLE | | |
| NUMBER | DIRECTION | DISTANCE |
| L1 | S 00°06'06" E | 70.00' |
| L2 | N 00°06'06" W | 70.00' |

PAGE 2 OF 2

EXHIBIT TO ACCOMPANY FIELD NOTES

CERTIFY TO: CAPITAL TITLE / FIRST NATIONAL TITLE INSURANCE COMPANY / SNOWY 76 LLC / GF# 20-521118-GT

STATE OF TEXAS §
COUNTY OF WILLAMSON §
KNOW ALL MEN BY THESE PRESENTS

THAT SURVEYOR FOR TEXAS LAND SURVEYING, INC., HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, AND THAT SAID PROPERTY ADJOINS A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

Texas Land Surveying, Inc.

—A Land Surveying and Geoscience Firm—

3613 Williams Drive, Suite 903 — Georgetown, Texas 78628

(512) 930-1600/(512) 930-9389 fax www.texas-ls.com

TBPELS LAND SURVEYING FIRM NO.10056200 GEOSCIENCE FIRM NO.50538

IF THIS DOCUMENT DOES NOT CONTAIN THE RED STAMPED SEAL OF THE UNDERSIGNED SURVEYOR, IT IS AN UNAUTHORIZED/ILLEGAL COPY. TEXAS LAND SURVEYING, INC. ASSUMES NO LIABILITY FROM THE USE OF ANY UNAUTHORIZED/ILLEGAL DOCUMENT.

THIS AREA DOES NOT APPEAR TO BE IN SPECIAL FLOOD HAZARD AREAS PER FEMA'S FLOOD INSURANCE RATE MAP #48491C0293F, DATED DEC. 20, 2019, THIS STATEMENT IS NOT MADE IN LIEU OF AN ELEVATION CERTIFICATE.



Witness my hand and seal this the 11th Day of January, 2021 A.D.

EXHIBIT "A"

FIELD NOTES

JOB NO. 20-1488

DATE: JANUARY 14, 2020

PAGE 1 OF 2

Field notes to accompany exhibit.

0.13 ACRES

Being 0.13 acres of land, more or less, out of the Clement Stubblefield Survey, Abstract No. 558, Williamson County, Texas, being that tract out of block 65, of the Lost Addition, said plat being unrecorded in nature, as conveyed to Snowy 706, LLC, by deed recorded in Document No. 2020120678, Official Public Records, Williamson County, Texas, as surveyed on the ground by Texas Land Surveying, Inc. on January 11th, 2020, and further described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the intersection of the east line of South Rock Street and the south line of West 11th Street, for the northwest corner of said Snowy tract and this tract;

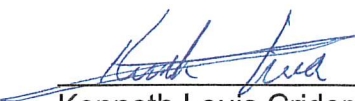
THENCE: **N 87°18'30" E, 79.23 feet** with the south line of West 11th Street and the north line of said Snowy tract to a 3/8 inch iron rod found, marking the northwest corner of a tract conveyed to Orange Georgetown, LLC, by deed recorded in Document No. 2018032393, of said Official Public Records, for the northeast corner of said Snowy tract and this tract;

THENCE: **S 01°50'49" E, 71.99 feet** with the west line of said Orange tract and the east line of said Snowy tract to a 2 inch pipe found, marking the northeast corner of a tract conveyed to B-2 Partners, L.P., by deed recorded in Document No. 2017100549, of said Official Public Records, for the southeast corner of said Snowy tract and this tract;

THENCE: **S 89°47'43" W, 78.90 feet** with the north line of said B-2 tract and the south line of said Snowy tract to a 1/2 inch iron rod with yellow cap stamped "FOREST" found in the east line of said South Rock Street, marking the northwest corner of said B-2 tract, for the southwest corner of said Snowy tract and this tract;

THENCE: **N 02°08'57" W, 68.56 feet** with the east line of said South Rock Street and the west line of said Snowy tract to the Point of Beginning.

Bearings cited hereon based on Grid North Texas State Plane Coordinate System (Central Zone) NAD83

 1-14-21
Kenneth Louis Crider, R.P.L.S. No. 5624
Texas Land Surveying, Inc.
3613 Williams Drive, Suite 903
Georgetown, Texas 78628



Texas Land Surveying, Inc.
3613 Williams Drive, Suite 903 – Georgetown, Texas 78628
(512) 930-1600 www.texas-ls.com
TBPLS FIRM No. 10056200

1103 Rock Street Rezone 2020-31-REZ

City Council
April 13, 2021

Item Under Consideration

2020-31-REZ

- Second Reading of an Ordinance on a request for a Zoning Map Amendment to rezone an approximately 0.13-acre tract of land out of the Clement Stubblefield Survey, Abstract No. 558, also being known as a tract out of Block 65, Lost Addition, an unrecorded subdivision, from the from the Residential Single-Family (RS) zoning district to the Mixed-Use Downtown (MU-DT) zoning district, for the property generally located at 1103 Rock St.



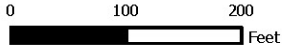
LOCATION

2020-31-REZ

Exhibit #1

-  Site
-  Parcels

N





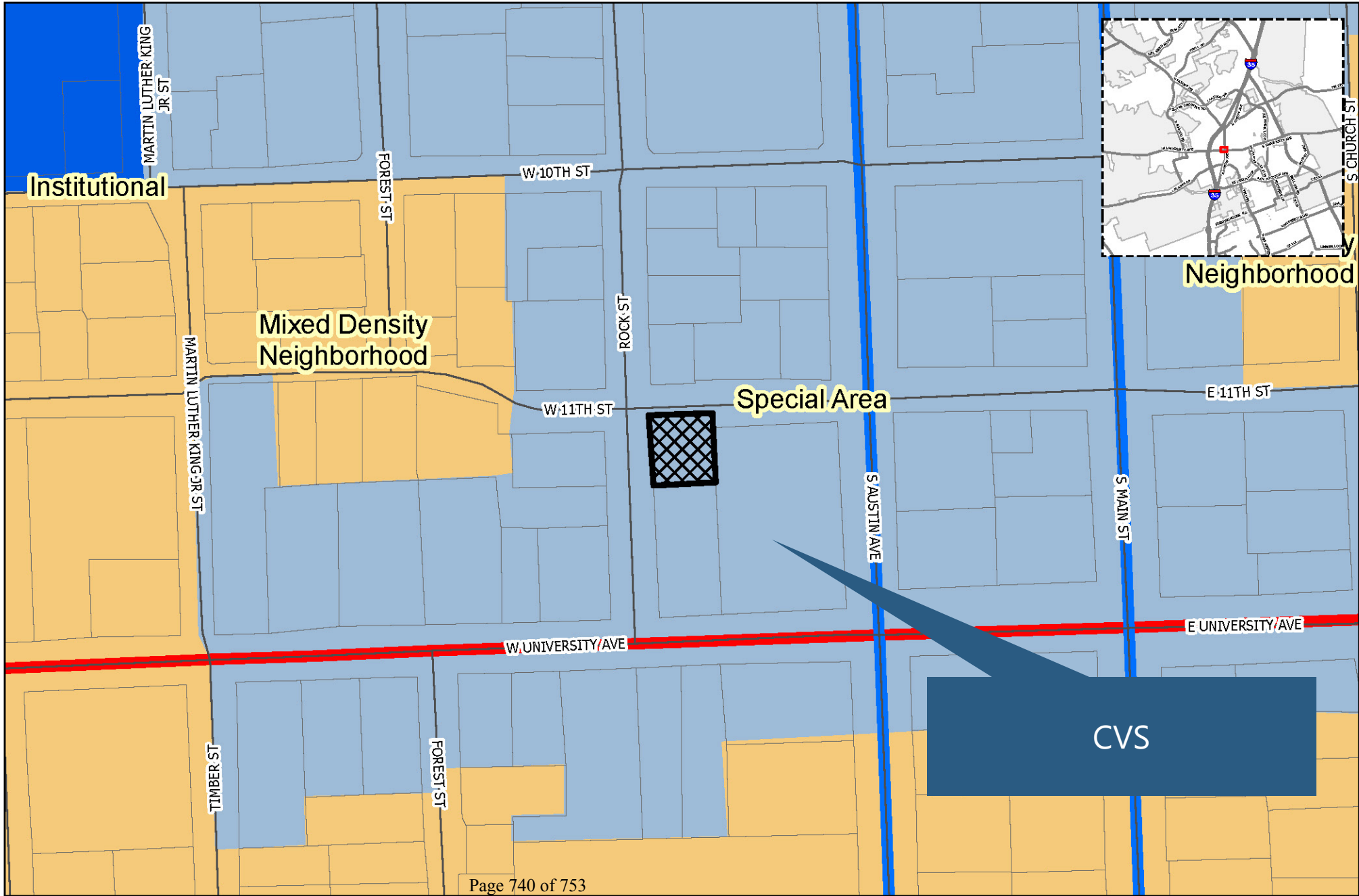
AERIAL

2020-31-REZ

 Site



0 100 200
Feet



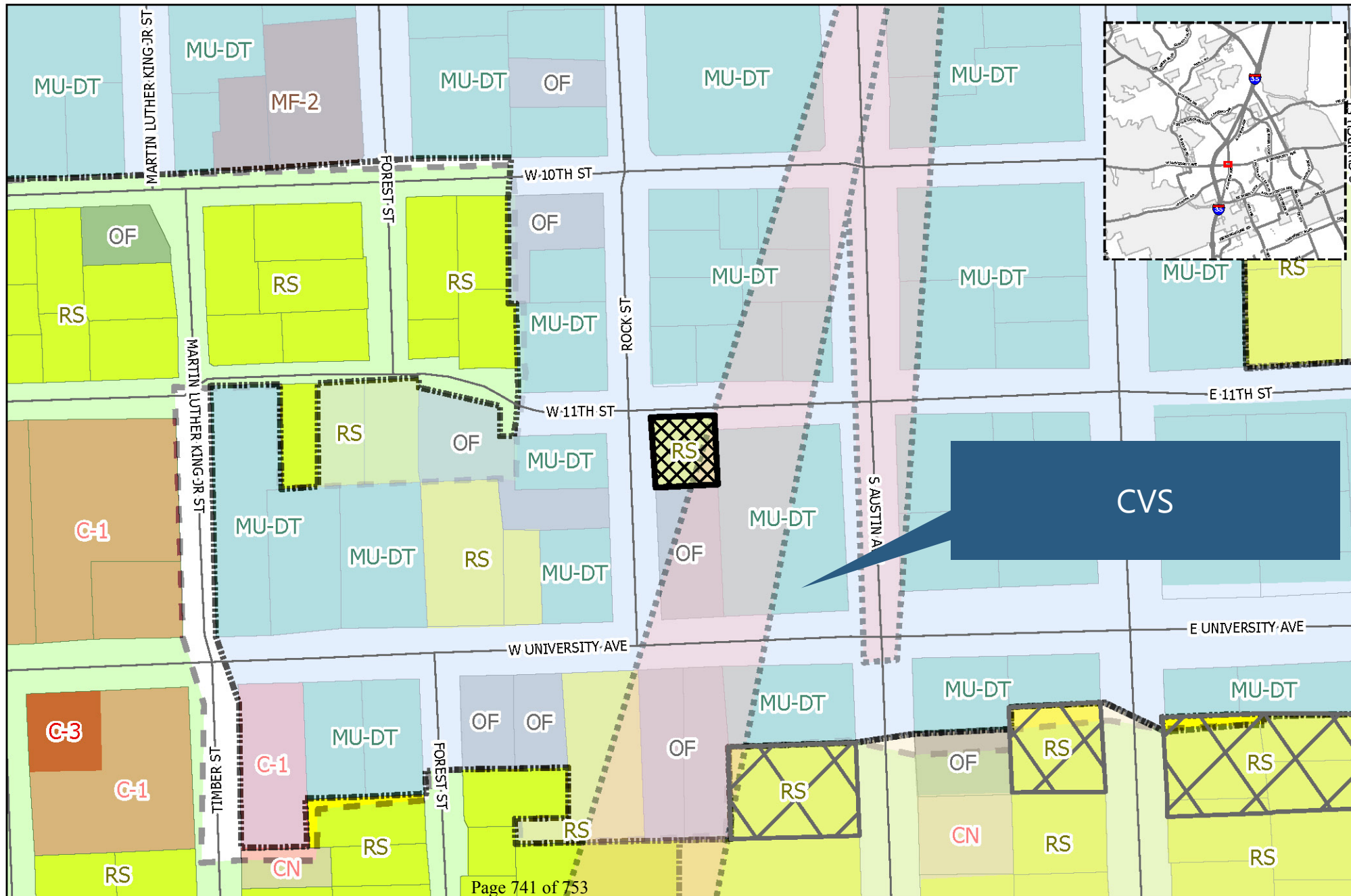
**FUTURE LAND USE/
OVERALL TRANSPORTATION
PLAN**

**2020-31-REZ
Exhibit #2**

- Site
- Parcels
- Future Land Use
 - Community Center
 - Employment Center
 - Institutional
 - Mining
 - Mixed Density Neighborhood
 - Neighborhood
 - Open Space
 - Parks and Recreation
 - Regional Center
 - Rural Residential
 - Special Area
- Thoroughfare
 - Existing Freeway
 - Existing Major Arterial
 - Existing Minor Arterial
 - Existing Collector
 - Proposed Freeway
 - Proposed Major Arterial
 - Proposed Minor Arterial
 - Proposed Collector
 - Proposed Rail

0 100 200 Feet

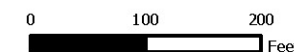




ZONING 2020-31-REZ

Exhibit #3

- Site
- PUD
- City Limits
- Courthouse View Overlay
- Old Town Overlay
- Historic Overlay
- Downtown Overlay
- SPO Overlay
- Gateway Overlay
- Parcels
- Georgetown ETJ
- Zoning**
- AG - Agriculture
- BP - Business Park
- C-1 - Local Commercial
- C-3 - General Commercial
- CN - Neighborhood Commercial
- IN - Industrial
- MF-1 - Low-Density Multi-family
- MF-2 - High-Density Multi-family
- MH - Manufactured Housing
- MU-DT - Mixed-Use Downtown
- OF - Office
- PF - Public Facility
- RE - Residential Estate
- RL - Residential Low-Density
- RS - Residential Single-Family
- TF - Two-Family
- TH - Townhouse



Special Area (SA)

- Unique Destinations that emphasize retail, office, and entertainment uses
- Emphasis on building design, landscaping, public spaces
- Pedestrian oriented places that often include shopping streets, shared parking, and strong links to surrounding areas

DUA: 14 or more

Target Ratio: Development Specific

Primary Use: Mixed-use (high-density residential and retail)

Secondary Uses: Medium-density residential, office, commercial, recreational, and civic uses

Mixed Use Downtown (MU-DT)

- Mix of land uses, including general commercial and retail
- Also includes single-family and multi-family in the downtown area
- Smaller in scale and scope
- Only appropriate in the traditional downtown area
- Shall meet design requirements of the Downtown Overlay District and Design Guidelines

Dimensional Standards

- Max building height = 40'
- Setbacks = 0'
- 90% impervious cover
- 10' landscape buffer to residential zoning

Mixed-Use Downtown (MU-DT)

| Permitted by Right | Permitted with Limitations | Permitted with a SUP | |
|--|---|--------------------------------|---|
| Inn | Bed and Breakfast | Hotel (boutique) | Townhouse |
| Restaurant, General | Bed and Breakfast (with events) | Hotel (Full service) | Multi-family, attached dwelling units |
| Food Catering Services | Microbrewery or Microwinery | Restaurant (drive thru) | Accessory dwelling unit |
| Home Health Care Services | Live Music or Entertainment | Bar, Tavern or Pub | Group Home (7-15 residents) |
| Medical or Dental Office | General Office | Theater (Movie or live) | Assisted Living |
| Farmers Market | Integrated Office Center | Membership (Club or Lodge) | Hospice |
| Artisan Studio/Gallery | General Retail | Event Facility | Rooming or Boarding House |
| Personal Services | Upper story residential | Commercial Recreation | School, College or University |
| Dry Cleaning Service (drop off only) | Home based business | Bldg or Plasma Center | School, Business or Trade |
| Laundromat | Daycare (family home) | Diagnostic Center | Activity Center (Youth or Senior) |
| Printing, Mailing, Reproduction Services | Daycare (group) | Medical or Dental Clinic | Community Center |
| Banking and Financial Services | Religious assembly facilities | Medical Complex | Correctional Facility |
| Consumer Repair | Religious assembly facilities (with columbaria) | Post Surgical Recovery Center | Social Service Facility |
| Vet Clinic (Indoor pens only) | Public Park (neighborhood) | Surgey Center | Transient Service Facility |
| Single Family Detached | Heliport | Urgent Care Facility | Hospital |
| Group Home (6 residents or less) | Utility Services Intermediate | Personal Services (restricted) | Hospital, Psychiatric |
| Emergency Services Station | Wireless Transmission Facility (<40') | Fitness Center | Private Transport Service Dispatch Facility |
| Government or Postal Office | | | |
| Library or Museum | | | |
| Nature Preserve/Community Garden | | | |
| Parking Lot (offsite) | | | |
| Parking Lot (commercial) | | | |
| Park and Ride Facility | | | |
| Transit Passenger Terminal | | | |
| Utility Services (Minor) | | | |

Approval Criteria – UDC Section 3.06.030

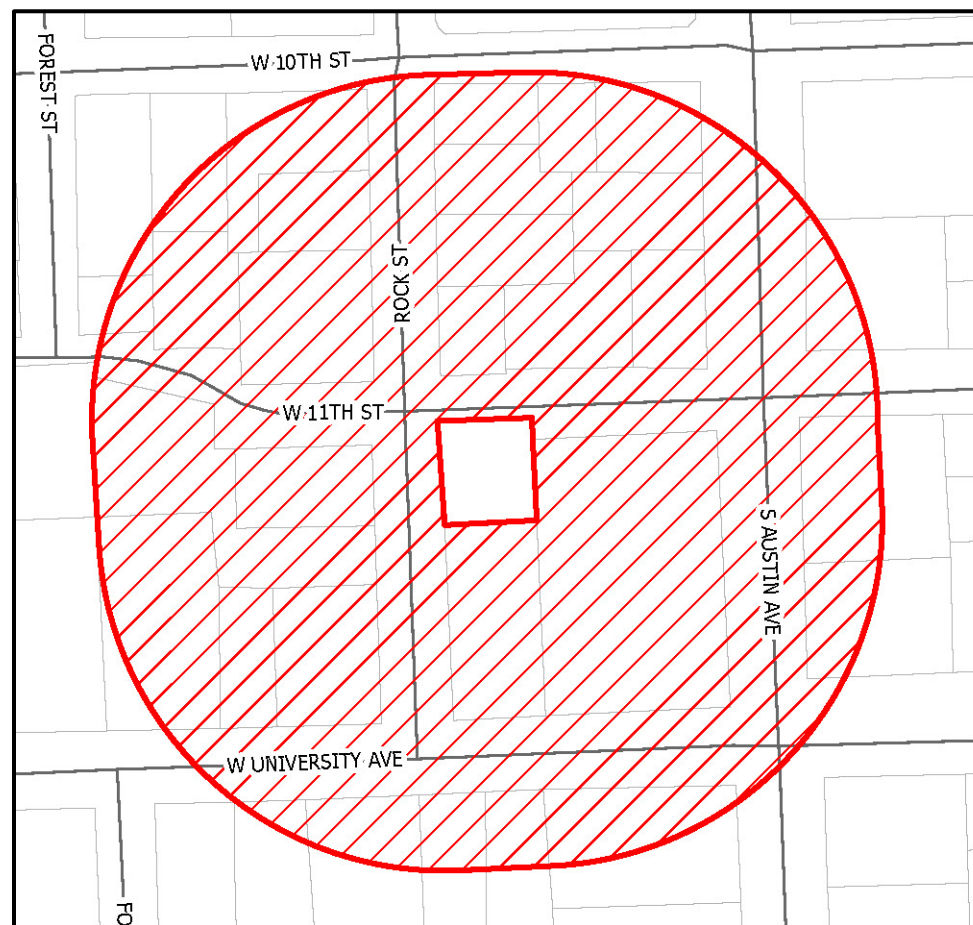
| Criteria for Rezoning | Complies | Partially Complies | Does Not Comply |
|--|----------|--------------------|-----------------|
| The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action; | X | | |
| The zoning change is consistent with the Comprehensive Plan; | X | | |
| The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City; | X | | |

Approval Criteria – UDC Section 3.06.030

| Criteria for Rezoning | Complies | Partially Complies | Does Not Comply |
|--|----------|--------------------|-----------------|
| The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood; and | X | | |
| The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment. | X | | |

Public Notifications

- 33 property owners within the 300' buffer
- Notice in Sun News on March 7, 2021
- Signs posted on the property
- To date, staff has received:
 - 0 written comments IN FAVOR
 - 0 written comments OPPOSED



Planning & Zoning Commission Action

- At their March 2 meeting, the Planning & Zoning Commission recommended approval of the request (4-0).

City Council Action on First Reading

- At their March 23 meeting, the City Council approved the first reading of the ordinance (6-0).

Second Reading of an Ordinance

- An Ordinance of the City Council of the City of Georgetown, Texas, amending part of the Official Zoning Map to rezone an approximately 0.13-acre tract of land out of the Clement Stubblefield Survey, Abstract No. 558, also being known as a tract out of Block 65, Lost Addition, an unrecorded subdivision, from the Residential Single-Family (RS) Zoning District to the Mixed-Use Downtown (MU-DT) Zoning District; repealing conflicting ordinances and resolutions; including a severability clause; and establishing an effective date.

City of Georgetown, Texas
City Council Regular Meeting
April 13, 2021

SUBJECT:

Discussion and possible direction to staff to evaluate current roofing contractor registration process and fee associated therewith – Glen Holcomb, Chief Building Official

ITEM SUMMARY:

Council is being asked to provide staff direction on potential revisions to the registration process for roofing contractors. Following the hailstorm that hit parts of the City in May 2020, the number of roofing permits for reroofing (existing homes, not new homes) increased from an annual average of 350 to 400 to more than 4,000. The City currently requires all contractors involved in a building permit, including subcontractors, to register with the City; there is no fee or exam associated with this registration process.

The Texas Department of Licensing & Regulation does NOT currently administer licensure for roofing contractors. Anyone can call themselves a roofer in Texas and they are not required to be knowledgeable, insured, licensed, or even registered with the state. The roof of a structure is structurally the most important component protecting the contents and integrity of the home or business.

Possible options to modify the registration process for roofing contractors include, but are not limited to:

- Require License. The Roofing Contractors Association of Texas (RCAT) Licensed Roofing Contractor program was developed to increase consumer protection and secure public confidence in the roofing industry by elevating the roofing contractor's knowledge and professionalism through voluntary self-regulation.
- Impose Fee. A fee could be added to cover costs associated with an enhanced registration process.
- Annual Renewal. Registration term could be limited to one year or other period of time, which would require roofing contractors to renew their registration and provide documentation of compliance with City requirements.
- Insurance. Impose minimum insurance be maintained to protect consumers from errors and omissions.

Should Council direct staff to research and develop options for an enhanced roofing contractors registration program, staff would suggest a stakeholder engagement with the existing, local roofing companies as well as builders.

FINANCIAL IMPACT:

The City currently charges no fee for contractor registration. The proposal is to impose a fee on roofing contractors only.

SUBMITTED BY:

Karen Frost for Glen Holcomb

City of Georgetown, Texas
City Council Regular Meeting
April 13, 2021

SUBJECT:

Consideration and possible action to approve Steering Committees for the San Jose and Track Ridge Grasshopper (TRG) Neighborhoods to lead the formation of small area neighborhood plans - Mayor Josh Schroeder

ITEM SUMMARY:

Planning Department staff has worked with both the San Jose and Track Ridge Grasshopper (TRG) neighborhoods to recruit steering committee members to lead the formation of small area neighborhood plans. Information and recruiting has occurred in both English and Spanish. Recruiting efforts included the following: posted to the 2030 page on the City of Georgetown website, posting on the Nextdoor groups that cover the neighborhood area, virtual coordination meetings, printed flyer distribution, an online application and in person informational meetings in the San Jose Park.

The role of the Steering Committee is to serve as a representative advisory group who:

- Attend meetings with consultants
- Review proposed policies
- Make plan recommendations to the City Council
- Serve as plan ambassadors and provides communication to neighborhood
- Meet approximately once a month (at least 6 times for project milestones)

It is recommended that the Steering Committees include the following:

- a diversity of interests and perspectives for the planning effort including, but not limited to neighborhood preservation, traffic and mobility, infrastructure, culture, the ability of residents to stay in the neighborhood as well as a diversity in the time lived in neighborhood and tenure (own, rent).
- A selection of no fewer than 7 and no more than 15 applicants to ensure quorum and a manageable number of Committee members.

As a result, the following applications were received and are recommended for appointment to the Steering Committees:

San Jose Neighborhood Steering Committee (12):

- Beth Akins
- Linda Barton
- Christina Calixtro
- Paola Chairez
- Miguel Ferguson
- Marcos Gonzalez
- Terry Pagan
- Vern Thomas
- Jesse Valdez
- Lorenzo Shorty Valdez
- Liliana Vargas
- Rick Vasquez

TRG Neighborhood Steering Committee (9):

- Carlos Bustillos
- Norma Clark
- Gabriel Dominguez
- Juanita Dominguez
- Joyce Gadison
- Chasity Hattley
- Betty Jo Patterson
- Ron Swain
- Paulette Taylor

FINANCIAL IMPACT:

..

SUBMITTED BY:

Karen Frost for Mayor Josh Schroeder