

Notice of Meeting of the Governing Body of the City of Georgetown, Texas December 10, 2019

The Georgetown City Council will meet on December 10, 2019 at 2:00 PM at City Council Chambers, 510 W 9th Street Georgetown, TX 78626

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

Policy Development/Review Workshop -

- A Presentation and discussion regarding the major changes between the 2012 and 2015 International Building Codes, International Fire Code and the 2017 National Electric Code -- Glen Holcomb, Chief Building Official and Jason Fryer, Deputy Fire Marshal
- B Presentation and update regarding the Implementation Plan for the 2030 Plan Update -- Sofia Nelson, Planning Director
- C Presentation and discussion regarding QSE/Energy Management Services Agreement -- Daniel Bethapudi, General Manager of the Electric Utility
- D Presentation and update on the Georgetown Utility Systems (GUS) Advisory Board and possible future structure of the Electric and Water Utility Boards -- Daniel Bethapudi, General Manager of Electric and Glenn Dishong, Water Services Director
- E Presentation and update regarding the Facilities Efficiency Study and presentation of findings -- Eric Johnson, CIP Manager
- F Presentation and discussion regarding the FY2020 Roll Forward Budget Amendment for capital improvement projects -- Paul Diaz, Budget Manager

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.

- G **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
-LHISD Waterline Easement - Nemir
Sec. 551.086: Certain Public Power Utilities: Competitive Matters
- Purchase Power Update
- QSE/Energy Management Services Agreement

Sec. 551.087: Deliberation Regarding Economic Development Negotiations

- Extension of Aviation Drive -- Michaela Dollar, Economic Development Director

- Rivery Park TIRZ -- Laurie Brewer, Assistant City Manager

Sec. 551:074: Personnel Matters

City Manager, City Attorney, City Secretary and Municipal Judge: Consideration of the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal

Adjournment

Certificate of Posting

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

Robyn Densmore, City Secretary

City of Georgetown, Texas
City Council Workshop
December 10, 2019

SUBJECT:

Presentation and discussion regarding the major changes between the 2012 and 2015 International Building Codes, International Fire Code and the 2017 National Electric Code -- Glen Holcomb, Chief Building Official and Jason Fryer, Deputy Fire Marshal

ITEM SUMMARY:

This presentation is an overview of the 2015 IBC and 2017 NEC, and includes:

- Community Comparison of Adopted IBC and NEC
- State Mandate on National Electrical Code
 - This is a state mandated code to ensure all electrical standards are consistent across jurisdictions, regardless of what a municipality has adopted
 - Texas adopted the 2017 NEC, effective Sept. 1, 2017
 - NEC is published every 3 years with the 2017 edition being the most current. First NEC was in 1897
 - All licensed electricians must follow the newest adopted code per licensing law under Section 1305.101, general power and duties
 - Georgetown adopted the 2014 NE local amendments in March 2014
- High-level comparison between the 2012 and 2015 IBC
- High-level comparison between the 2012 and 2015 International Fire Code (IFC)
- Stakeholder Involvement and Public Outreach Plan.

Staff seeks Council feedback and direction on this item.

FINANCIAL IMPACT:

N/A

SUBMITTED BY:

Glen Holcomb, Chief Building Official

ATTACHMENTS:

IBC and NEC Presentation

Fire Code Presentation

Overview of 2015 International Building Code (IBC) and 2017 National Electrical Code (NEC)

Presented by Glen Holcomb, Chief Building Official

December 10, 2019

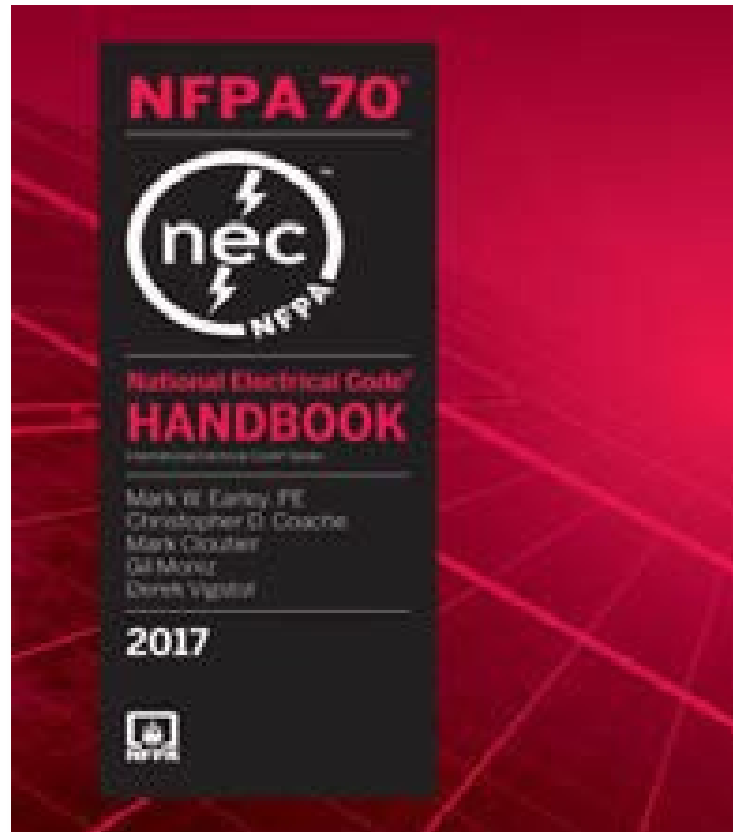
Presentation Overview

- Community Comparison of Adopted IBC and NEC
- State Mandate on National Electrical Code
- High-level comparison between the 2012 and 2015 IBC
- Stakeholder Involvement and Public Outreach Plan
- Feedback and Direction

Community Comparison of Adopted Codes

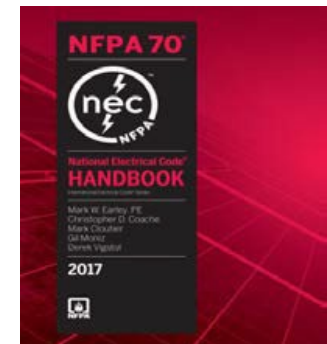
Municipality	I Code	Electrical Code
Austin	2015	Own electrical code
Belton	2015	2014
Cedar Park	2015	NEC 2014
Hutto	2018	2017
Leander	2015	2014
Pflugerville	2015	2014
Round Rock	2015	2017
Taylor	2009	2008
Georgetown	2012	2014

NFPA 70 Handbook

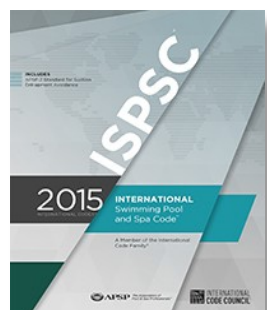
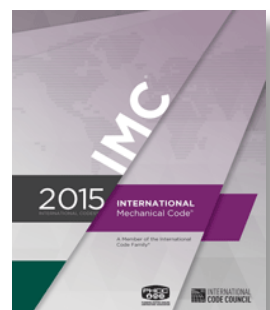
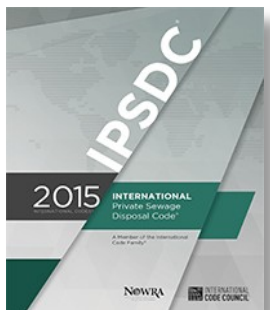
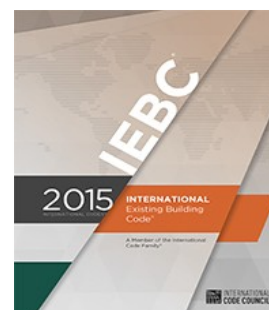
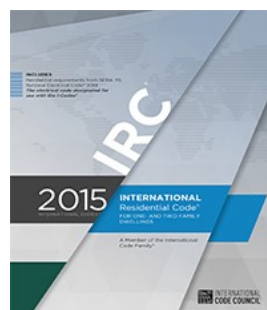
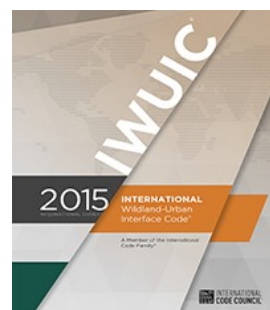
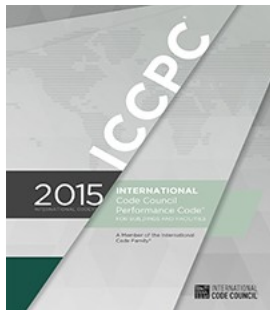
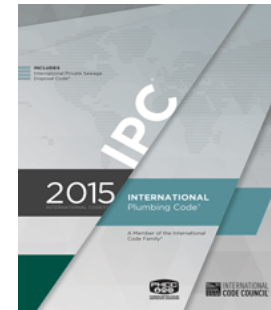
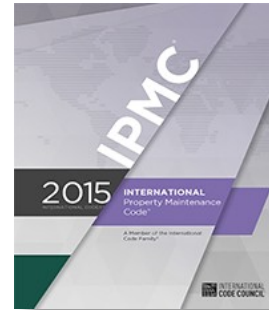
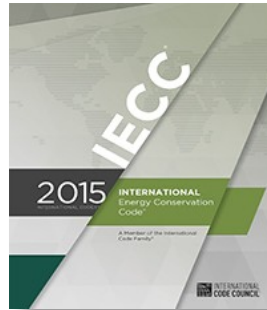
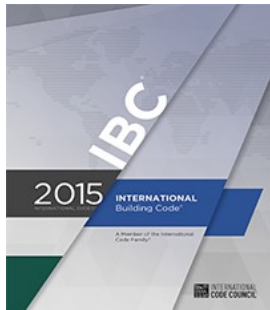


State Mandate on National Electrical Code

- This is a state mandated code to ensure all electrical standards are consistent across jurisdictions, regardless of what a municipality has adopted
- Texas adopted the 2017 NEC, effective Sept. 1, 2017
- NEC is published every 3 years with the 2017 edition being the most current. First NEC was in 1897
- All licensed electricians must follow the newest adopted code per licensing law under Section 1305.101, general power and duties
- Georgetown adopted the 2014 NEC amendments in March 2014



2015 International Codes (I Codes)



2015 International Building Code (IBC)

Chapter 3 Use and Occupancy Classification

CHANGE SUMMARY:

304.1 Business Group B

- Business Group B occupancy includes food processing establishments and commercial kitchens not associated with restaurants, cafeterias and similar dining facilities up to 2,500 sq ft
- *This code would help take out establishments that meet this summary*



Carry-out business with commercial kitchen



2015 International Fuel Gas Code (IFGC)

Chapter 6-623.2 Prohibited Location

CHANGE SUMMARY:

- **Cooking appliances** designed, tested, listed and labeled for use in **commercial** occupancies shall not be installed within **dwelling units**

(Unless listed for both)



Gas Range for domestic use

- Listed and labeled for domestic use or
- Listed for both domestic and commercial use

2015 International Energy Conservation Code (IECC)

C402.1.1 Low Energy Buildings

CHANGE SUMMARY:

- **Low energy** buildings are exempt from the building thermal envelope requirements
- Energy usage less than **3.4 Btu/h ft²**
- **1.0 watt per sq ft** of floor area for space conditioning purposes
- **No conditioned space**



Greenhouses were added to the list of Low Energy Buildings.

NOTE: In June 2015, State of Texas enacted HB 1736 which moved minimum to 2015 IECC.

2015 International Energy Code (IEC)

CHANGE SUMMARY:

State adopted the 2015 IEC in April 2015

- Driving more energy efficient water heaters
 - 2 to 8 inches taller
 - 4 to 6 inches wider
 - Up to 35% cost increase
 - Can save 25% to 50% on utility bills



2015 International Plumbing Code (IPC)

Chapter 4 – Table 403.1

CHANGE SUMMARY:

- The IBC ***occupancy*** classifications (A, B, M, etc.) are no longer used to determine how to use
- **Table 403.1 - Minimum Number of Required Plumbing Fixtures.** The actual use of the **building** or **space** determines the minimum number of required plumbing fixtures.
- Depending on use, could be less plumbing fixtures required



2015 International Plumbing Code (IPC)

Chapter 4 – 403.3 Required Public Toilet Facilities

CHANGE SUMMARY:

- Structures and tenant spaces intended for **quick transactions**, including takeout, pickup and dropoff, having a public access area less than or equal to **300** square feet
- *Cost savings for owner not having to install public restrooms*



2015 International Plumbing Code (IPC)

Chapter 5 - 504.7.2 Pan Drain Termination

CHANGE SUMMARY:

- Where a pan drain was not previously installed, a pan drain shall not be required for a **replacement** water heater installation
- Existing homes/businesses do not have to run a new drain line, if not previously installed



2015 International Residential Code (IRC)

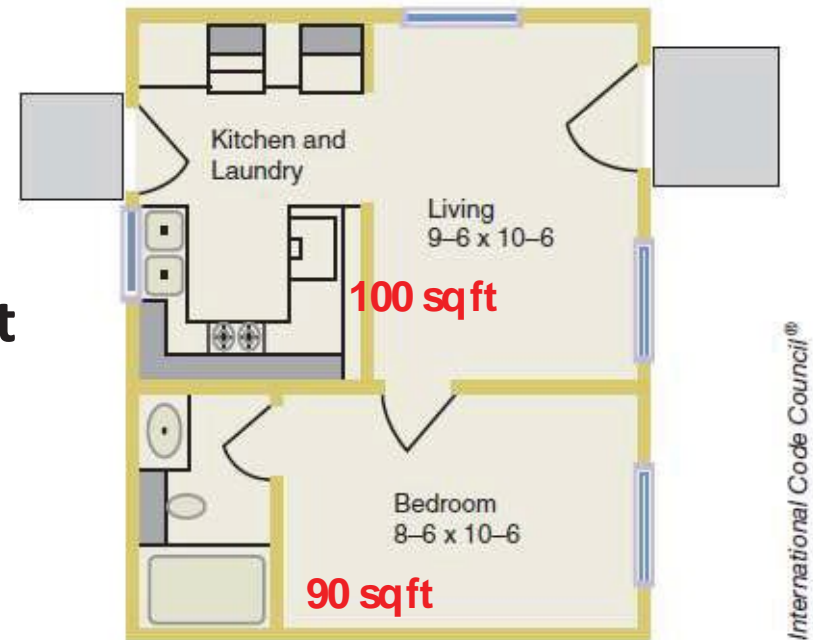
Chapter 3 Building Planning and Construction

CHANGE SUMMARY:

R304.1 Minimum Area

- The requirement for one **habitable room** with a minimum floor area of **120 sq ft** has been removed from the code
- **Habitable rooms** shall have a floor area of not less than **70 sq ft**

(except kitchen)



Small dwelling complying with minimum area requirements

2015 International Residential Code (IRC)

Chapter 3 Building Planning and Construction

CHANGE SUMMARY:

R305.1 Minimum Height

- The minimum ceiling height for bathrooms, toilet rooms, and laundry rooms has been reduced to 6 ft – 8 in

2015 International Residential Code (IRC)

Chapter 3 Building Planning and Construction

CHANGE SUMMARY:

R314.2 Where required.

- Battery-operated **smoke alarms** are permitted for satisfying the **smoke alarm** power requirements when **alterations**, **repairs**, and **additions** occur
- Wireless smoke alarms can be used as an alternative to hard wired smoke alarm systems
- Cost savings for retro fitting existing structures



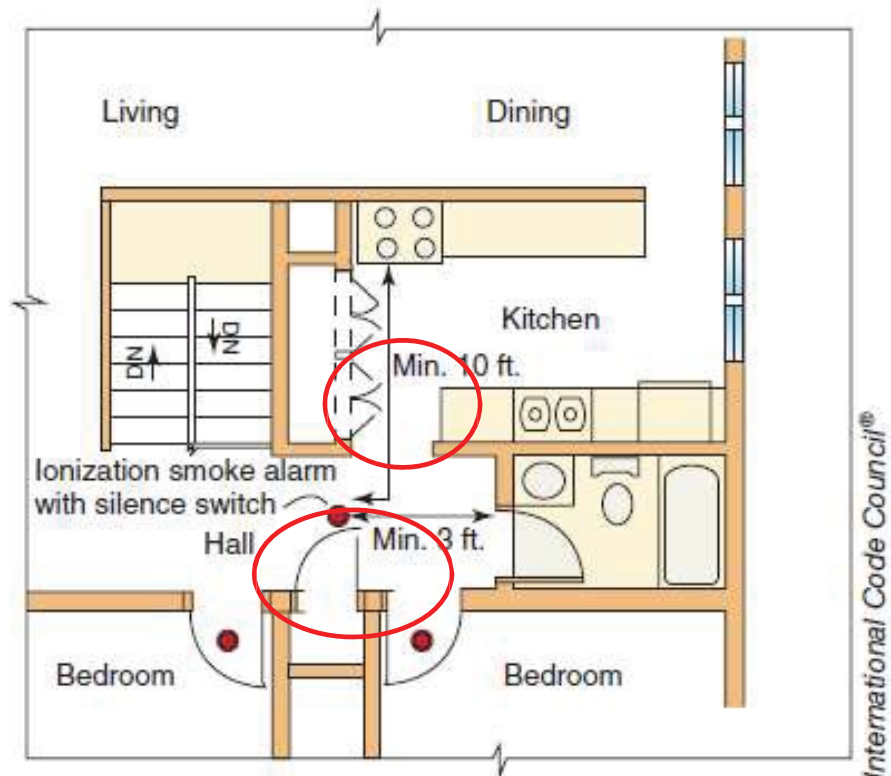
2015 International Residential Code (IRC)

Chapter 3 Building Planning and Construction

CHANGE SUMMARY:

R314.2 Where required.

- New provisions address **smoke alarms** installed near **bathrooms** and **cooking appliances**



Smoke alarm distances from bathrooms and cooking appliances

2015 International Residential Code (IRC)

Chapter 8 Roof - Ceiling Construction

CHANGE SUMMARY:

R806.1 Ventilation Required

- The 2012 I RC exception allowing the **building official** to waive **ventilation requirements** due to atmospheric or climatic conditions has been **deleted**
- It removes the Chief Building Official's role in considering waiving ventilation in attics and other spaces



2015 International Existing Building Code (IEBC)

Chapter 3 Use and Occupancy Classification

CHANGE SUMMARY:

[A] 101.2 Scope.

- The provisions of the **International Existing Building Code** shall apply to the repair, alteration, change of occupancy, addition to and relocation of existing buildings
- Regardless of occupancy



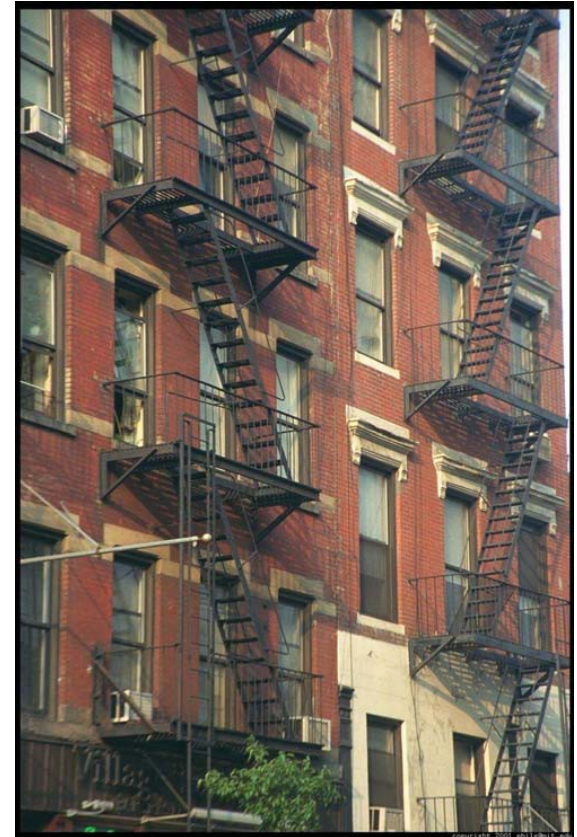
2015 International Existing Building Code (IEBC)

Chapter 4 Prescriptive Compliance Method

CHANGE SUMMARY:

405.1.2 Existing Fire Escapes

- Existing fire escapes shall continue to be accepted as a component in the means of egress in existing buildings only
- New construction must provide fire escape routes through protected, interior routes to meet minimum standards



2015 International Mechanical Code (IMC)

Chapter 11 – 1102.3 Access Port Protection

CHANGE SUMMARY:

- **Locking caps** are required whenever refrigerant is added or recovered from refrigeration or air conditioning systems
- Unless the ports are located indoors, on roofs with restricted access or behind barriers
- Safety for the public



Stakeholder Involvement and Public Outreach Plan

- Public meetings with builders, developers, and other development professionals
- Notice to building permit applicants of contemplation of update to IBC and NEC
- Presentation(s) to Chamber Development Alliance
- Opportunity to provide comments on City's website
- Open house and office hours

Council Feedback and Direction

- Does Council support proceeding to collect public input on the proposed update to the IBC and NEC?
 - This would allow staff to return to Council in Q1 2020 to share community feedback, provide staff recommendation on local amendments, and seek Council's direction on whether or not to develop ordinance to amend the IBC and NEC.
- Are there any other methods of outreach to include in the stakeholder involvement and public outreach plan?



International Fire Code Major Changes from 2012 to 2015

Overview

- Consider adoption of the 2015 International Fire Code
- Review/discuss major changes between 2012 IFC and 2015 IFC
- Improve regional consistency of code adoption/application with following the jurisdictions:
 - Taylor (2009)
 - Georgetown (2012)
 - Cedar Park, Round Rock, Leander, Williamson County, Liberty Hill (2015)
 - Hutto (2018)

Section 403 Emergency Preparedness Requirements

New Requirement

- Section 403 Specifically discusses requirements for various occupancies types such as:
 - Fire evacuations plans – Fire safety plans- Staff training
 - Emergency evacuation drills and frequency
 - Crowd managers on event over 1,000 personal, one (1) to every 250 people.

*Exception- the fire code official is allowed to reduce the number of crowd managers for events that are held in doors in a sprinkled building.

Section 1004 Occupant Load

Updated Revision

- This helps in determining the number of exits, sizing of exits and the width of exit access.

- Technical Language
 - 1004.1.1.1 Intervening spaces or accessory areas. Where occupants egress from one (1) or more rooms, areas or spaces through others. The design *occupant load* shall be the combined *occupant load* of inter-connected accessory or intervening spaces. Design of egress path capacity shall be based on the cumulative portion of *occupant loads* of all rooms, areas or spaces to that point along the path of egress travel.

Section 1017 Exit Access Travel Distance

Updated Revision

- Expanded travel distance to exit point in Factory and Storage occupancies has been increased from 250' to 400'.
- Technical Language
 - 1017.2.2 Group F-1 and S-1 increase. The maximum exit access travel distance shall be 400 feet (122 m) in Group F-1 or S-1 occupancies where all of the following conditions are met:
 1. The portion of the building classified as Group F-1 or S-1 is limited to one (1) story in height.
 2. The minimum height from the finished floor to the bottom of the ceiling or roof slab or deck is 24 feet (7315 mm).
 3. The building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

Section 1105 Construction Requirements For Existing Group I-2

**** Retroactive Requirements ****

This new section adds retroactive construction requirements for existing Group-2 occupancies. These requirements align the IFC with the current approach by the center for MEDICAID and MEDICARE SERVICES (CMS), the federal authority having jurisdiction.

Existing Group I-2 shall meet all of the following requirements:

1. The minimum fire safety requirements in Section 1103.
2. The minimum mean of egress requirements in Section 1104.
3. The additional egress and construction requirements in Section 1105.

Section 3105 Temporary Stage Canopies



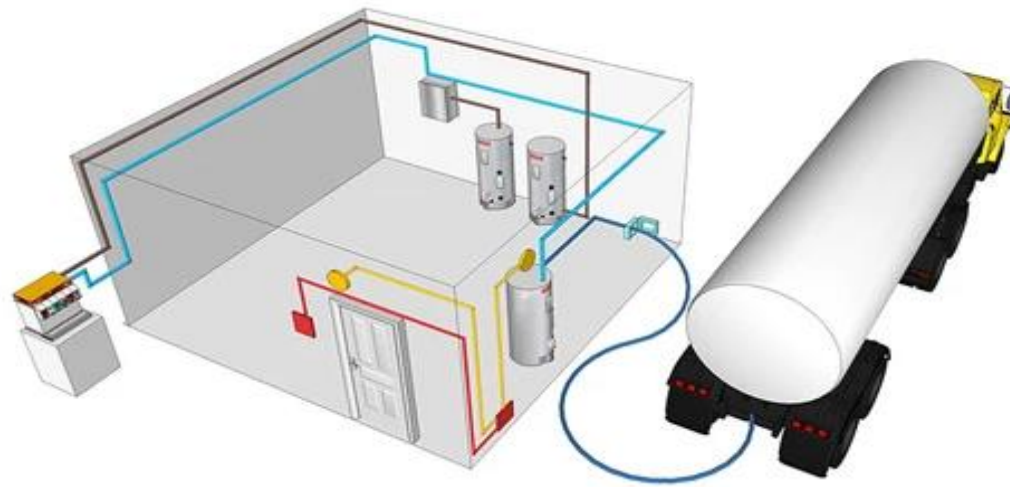
Section 3105 Temporary Stage Canopies

New Requirement

- Permit required for temporary stage canopies in excess of 400 square feet (37 m²)
- Shall comply with Section 3104, Sections 3105.2 through 3105.8 and ANSI E1.21
- Use period not to exceed 45 days
- A qualified, independent approved agency or individual to inspect the installation of temporary stage canopy
- Reviewed by Building and Fire Code Official

Section 5307 Carbon Dioxide (CO2) Systems Used In Beverage Dispensing Applications

Typical Restaurant Installation



- CO2 Storage Alarm
- Liquid CO2
- Strobes (optional)

Section 5307 Carbon Dioxide (CO2) Systems Used In Beverage Dispensing Applications

New Requirement

- Carbon dioxide systems with more than 100 pounds (45.4 kg) of carbon dioxide used in beverage dispensing applications shall comply with Sections 5307.2 through 5307.5.2.
- Must provide:
 1. Vehicle impact protection if located in area of vehicle traffic.
 2. Mechanical ventilation
 3. Emergency alarm system
 4. Hazard Warning signs placed at entrances to buildings and / or storage rooms

Questions & Comments

City of Georgetown, Texas
City Council Workshop
December 10, 2019

SUBJECT:

Presentation and update regarding the Implementation Plan for the 2030 Plan Update -- Sofia Nelson, Planning Director

ITEM SUMMARY:

Background: While the City of Georgetown 2030 Comprehensive Plan is fundamentally a “policy document,” the goals, policies, and actions identified in it will only become a reality by concerted, consistent attention to implementation. This requires that the City administration, departments, and present and future Planning and Zoning Commissions and City Councils actively and continuously use the 2030 Comprehensive Plan as a key reference for all decisions and actions, consistent with the strategic initiatives and policies contained in the Plan.

Presentation Purpose: Present an implementation strategy for implementing the City’s 2030 Plan. This will be the first of two workshops on the implementation of the 2030 plan. Prior to establishing specific action steps staff would like to confirm the proposed strategy for structuring the implementation section of the 2030 plan.

Feedback Requested:

- Do you support the implementation strategies outlined in this presentation?
- Is there additional information needed in advance of the preparation of specific implementation action steps?

FINANCIAL IMPACT:

n/a

SUBMITTED BY:

Sofia Nelson, Planning Director

ATTACHMENTS:

Comprehensive Plan Implementation Workshop Presentation

Top 3 Implementation Strategies

Housing Toolkit Matrix



Purpose of Presentation

Present an implementation strategy for implementing the City's 2030 goal and policies.



Feedback Requested

- ❖ Do you support the implementation strategies outlined in this presentation?
- ❖ Do you concur or seek amendments to the identified solutions and key takeaways?
- ❖ Is there additional information needed in advance of the preparation of a specific implementation action plan that implements the proposed strategies, identified solutions, and key takeaways?

Workshop Presentation Outline

I. Implementation Plan Introduction

II. Steps taken to reach this point

III. Implementation Strategies

IV. Feedback from City Council

Part I.

Implementation Plan Introduction

Part I. Implementation Plan Introduction

What makes a comprehensive plan “implementable”?

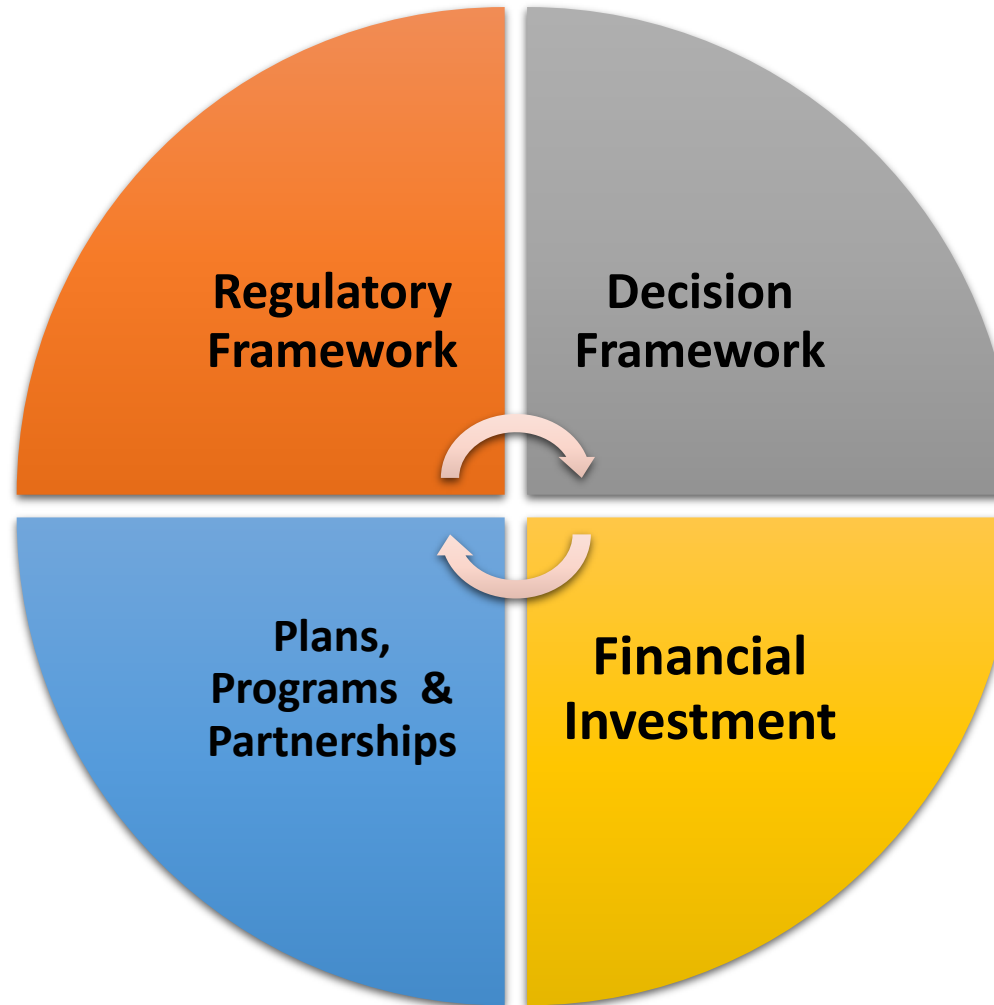
- ❑ A vision for how the community wants to grow.
- ❑ Plan for where uses should develop and a complimentary transportation plan.
- ❑ An action plan that is intentional, incremental, and is based on a series of action steps programed to build on each other within specific timeframes.



Part I. Implementation Plan Introduction

The development of a community is largely done through individual property owners and private investment. UDC consistency with the 2030 plan is essential to gain the full benefit of the plan update.

The comprehensive plan provides high level guidance. At times a deeper more strategic plan is needed.



Tying the policies to action steps used in the decision-making process is key to ensuring the vision, regulatory framework and decision making steps all connect and work toward implementing the community vision.

The prioritization and implementation of policies, regulatory framework, and capital improvements will need to be prioritized in both the initial implementation as well as annually in the budgeting process.

Part II.

Steps taken to reach this point

“A caring community honoring our past and innovating for the future.”

GOALS GUIDING LAND USE POLICY



Balanced land use



Reinvestment



Development framework



Historic preservation



Effective communication



Housing and neighborhoods



High quality infrastructure



Land use that enables partnerships



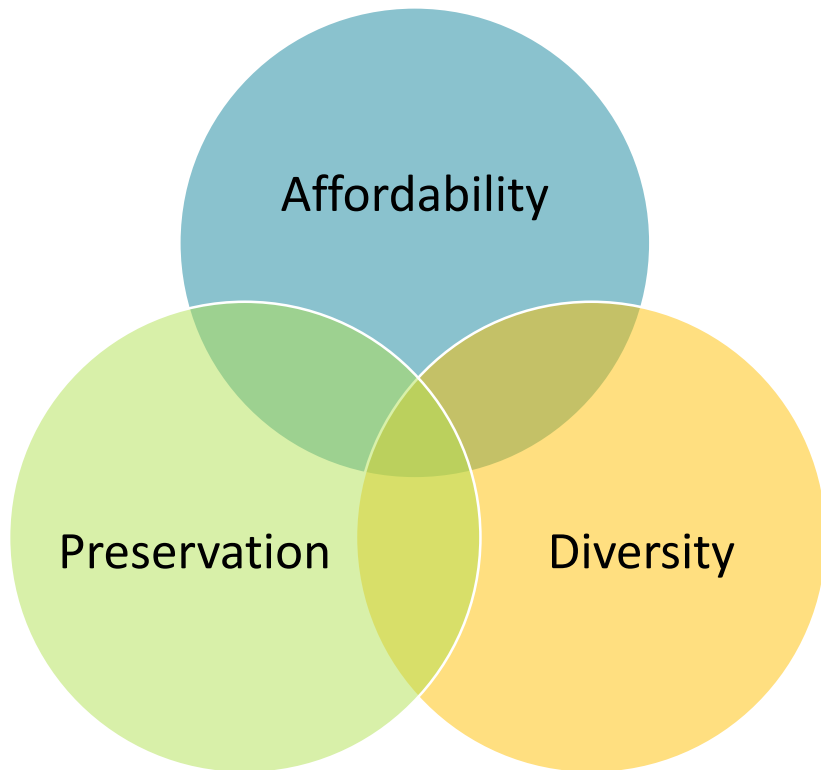
Integrate greenspace & recreation



Maintain levels of service as we grow

HOUSING POLICY

Confirmed with
City Council 2/2019 and 7/2019



1.

Specificity.

Policies/actions need to address the rental housing needs of low income and seniors and the homeownership opportunities for the workforce community

2.

Investment.

We need to be clear in our investment level through clear definitions of partner, lead and support.

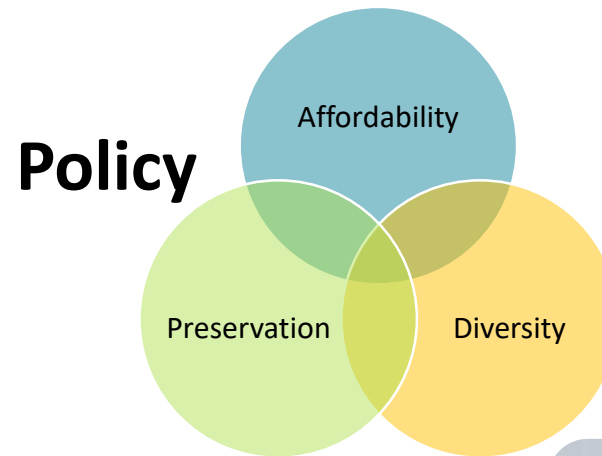
3.

Actionable.

We need have a detailed goal to measure success and adjust where necessary.

Housing Toolkit

- ❑ The Housing Toolkit is NOT a housing implementation plan.
- ❑ It IS a standalone resource that, is based on the policy direction provided by City Council, provides a summary of the fundamental tools and programs that support affordable housing.



Plans/Programs



Funding Options



Future Land Use Map Principals

- Desire for vibrant, mixed use areas
- Desire for mixed low- and moderate-density neighborhoods, but still a need a designation for only single-family neighborhoods
- Desire to integrate limited higher-density housing with mixed use and commercial developments
- Support findings from previous studies (Target Industry Analysis, Market Assessment, etc.)
- Ensure intentional infrastructure planning to promote sustainability and fiscal responsibility



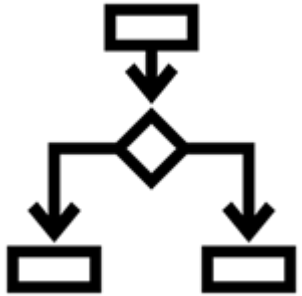
Part III. Implementation Strategies

3 MAJOR STRATEGIES



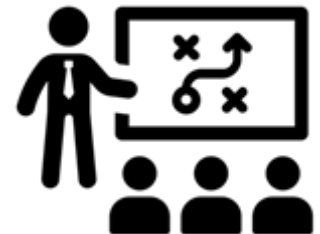
Regulatory Framework:

regulations and standards (“rules”) for the development of land primarily zoning and subdivision



Decision Framework

criteria and processes used in the decision-making process related to land development by City Council (“why”)



Plans, Programs, Partnerships

Plans require additional work to further 2030

Programs are routine activities of the City

Partnerships allow us to maximize resources and concentrate efforts

Steering Committee Feedback



CONCERNS

- **Using the Plan**
 - What process will this be applied to, when someone wants to build something?
 - Common interpretation?
 - Residential vs. nonresidential % for future land use districts can possibly be too hard to balance and enforce
 - Do we have enough criteria to make discretionary decisions? Is there enough detail for staff analysis?
- **Keeping the plan off the shelf and alive**
 - Bandwidth of City staff to keep plan alive with current staffing levels.
 - Is this a plan that will be on the shelf?
 - Hate to do the work and it go unused
 - Commitment to annual meeting

CONCERNS

- **Incentives**

- Incentives for single family residential historic properties need to be listed.
- Who is developing the standards/incentives
- Development incentives – clarify, political

- **Home Repair**

- Minimal dedicated funds to Home Repair program limit its effectiveness.
- Use of a Multi-family rehab strategy could lead to landlords abusing money for improvements and lead to raising rents.

- **MISC.**

- Balancing the vision of the plan with property owner rights and the City making decisions.
- There appears to be a lot of plans in the implementation strategies and not many partnerships or programs.
- County should be a identified partner.

SOLUTIONS

Using the Plan

- Pay attention to detailed implementation, keep the big picture in mind

Home Repair

- Rent control, other tools to not take advantage of renters
- Education, ensuring that people know about homestead exemptions to stay in homes

Keeping the Plan Alive

- Annual reviews and reports to evaluate progress – “so that’s what you did with that idea”
- Invest in resources to get the work done
- Checklist when developers come in pre-application, possible scoring
- Creating checklist is a way of keeping plan alive (keeps it in the forefront)
- Quarterly evaluations of 2030 Plan

SOLUTIONS

Incentives

- Dedicated funding resource for incentives to encourage housing goals.
- Define what an incentive is.
- Utilize cheapest incentives, such as funding others are providing (example grants, LIHTC.)
- Specifically initiate (tax abatement for historic downtown, residential incentives)

Misc.


- Start working with County early
- Stay connected to national innovation

TAKEAWAYS

- Key areas should be identified for targeted development and the use intentional infrastructure.
- Dedicated funding source for implementation of housing goals should be identified.
- Keep the plan alive through identified solutions and additional staff resources to prioritize the implementation of the plan.
- Incentives should be defined to include financial and development standard incentives (ex. density bonuses, height increase, impervious bonuses, etc.)

PRIORITIES

- Update development standards
- Review utility connection policies
- Adopt a Historic Preservation Element
- UDC diagnostic review
- Employment Center capital improvements
- Incentives for moderate density and moderate priced housing types

2030 PLAN IMPLEMENTATION SUMMARY	
 YOUR GEORGETOWN 2030 PLAN UPDATE	
Strategic Initiatives	Implementation Approach and Tools
Regulatory Framework Goals: 1. Balanced land use 2. Reinvestment 3. Development framework 4. Historic Preservation 6. Housing & neighborhoods 8. Land use that enables partnerships	Diversity and Density • Update development standards to ensure compatibility of diverse uses including buffers, setbacks to reduce barriers to higher density development in Community Commercial Centers and support the updated residential future land use categories • Use tailored development standards for key areas: Employment Centers, Regional Centers, Gateways, Southeast Georgetown, Williams Drive and Downtown • Preserve the City's historic resources and reuse existing structures through tailored, flexible development standards • Allow a variety of housing types, lot sizes, and a balance of amenities • Develop incentives for inclusion of moderate density, moderately priced housing types, affordable/workforce housing creation Land Uses • Perform UDC diagnostic review of allowed uses, density and subdivision requirements to implement Comp Plan • Review and update rezoning approval criteria Gateways • Update boundaries of overlay districts to reflect development changes within an area (for example, once identified scenic areas have now become urbanized areas) • Identify specific locations for major gateway sign locations (I-35 northbound, SH-130) and minor gateway signs (S. Austin and SH29 entrances into historic Georgetown) • Create an Urban Corridor type • Update Scenic Corridor standards for larger setbacks, lower building heights, native landscaping and limited lighting • Update Downtown Corridor standards for building and street front design • Prioritize building and site design (placement of buildings, materials, landscaping) when negotiating development agreements and potential incentives for I-35, SH130, SH29, SH195 that support Employment Centers and Regional Centers Williams Drive Subarea • Establish a Williams Drive special zoning district area that implements proposed mix of uses, density, and building form (setbacks, height, and design) • Develop an incentive program for enhancing site and buildings in compliance with the goals and policies of the Williams Drive Subarea
Decision Framework Goals: 1. Balanced land use 3. Development framework 6. Housing & neighborhoods	Development Agreements, Annexation, Special Purpose Districts and Intentional Infrastructure • Review utility connection policies to ensure support of land use goals (#1, 2, 3, 6, 7, 8) of the Comprehensive Plan • Incentivize and/or ready infrastructure for development in key, prioritized Employment Centers, Southeast Georgetown and mixed-use developments • Update approval criteria for voluntary annexation • Review approval criteria for special purpose districts (MUD, PID, TIRZ, PUD) to distinguish between types of development and identify specific criteria for meeting diversity and density goals • Evaluate annexation requests and special purpose districts using the City's Fiscal Impact Model • Develop a Comprehensive Plan checklist for use in evaluating development proposals and zoning applications for consistency with the plan's principles and direction Financial assistance/incentives to housing developers and builders meeting housing policies • Development and other incentive agreements – tailored development standards and/or contribution in infrastructure costs (including audit of existing workforce housing standard incentive to ensure its usability) • Utilize special purpose financing districts (MUDs, PIDs, TIRZs) policy (for example, to incorporate a minimum amount of workforce housing as part of the consent to utilize a special purpose financing district) • Consider utilizing fee waivers (for example parkland, development application, and building permit fees) • Create a dedicated funding source for housing development incentives and agreements
Plans, Programs, and Partnerships Goals: 7. High-quality infrastructure 8. Land use that enables partnerships 9. Integrate greenspace & recreation 10. Maintain levels of service as we grow	Small Area Planning & Neighborhoods • Use small area planning in key locations to promote development/redevelopment • Explore the applicability of Neighborhood Empowerment Zones, Neighborhood Conservation Districts or Overlays • Develop Neighborhood Association Program (assist neighborhoods with education/tools for establishment) Comprehensive Plan Elements • Adopt a Historic Preservation Element as part of the next update to the Downtown Master Plan • Update the Parks Plan • Update the Overall Transportation Plan (OTP) • Revisit charter required 2030 plan elements for applicability and identify specific timeframes for update when necessary (Citizen's Participation Plan, Urban Design Element, Public Safety Element) • Update Utility Master Plan Capital Improvement Planning (CIP) • Identify key capital improvements needed in Employment Centers to support economic development objectives • Use 4A/4B funds to support Employment Centers, Regional Centers • Dedicate 5% of project costs of all new roadway improvements within Gateway corridors for beautification Annual Reporting (2030 Plan) • Convene the 2030 Steering Committee annually to review and approve the annual report Partnerships • Partner with GISD for planning of future school sites and infrastructure • Adopt a Health and Human Services Element • Support Georgetown Housing Authority (GHA) preservation of units • Support housing non-profits, banks with Community Revitalization Act initiatives, and other community organizations Home Repair • Expand home repair programs to reach moderate income workforce owner-occupied households and small-scale rental properties • Create a dedicated funding source eligible to be used for both workforce and lower income housing rehab

Part IV. Feedback

Feedback Requested

- ❖ Do you support the implementation strategies outlined in this presentation?
- ❖ Do you concur or seek amendments to the identified solutions and key takeaways?
- ❖ Is there additional information needed in advance of the preparation of a specific implementation action plan that implements the proposed strategies, identified solutions, and key takeaways?



2030 PLAN IMPLEMENTATION STRATEGIES SUMMARY



Strategic Initiatives	Implementation Approach and Tools
<p>Regulatory Framework</p> <p>Goals:</p> <ul style="list-style-type: none"> 1. Balanced land use 2. Reinvestment 3. Development framework 4. Historic Preservation 6. Housing & neighborhoods 8. Land use that enables partnerships 	<p>Diversity and Density</p> <ul style="list-style-type: none"> • Update development standards to ensure compatibility of diverse uses including buffers, setbacks to reduce barriers to higher density development in Community Commercial Centers and support the updated residential future land use categories • Use tailored development standards for key areas: Employment Centers, Regional Centers, Gateways, Southeast Georgetown, Williams Drive and Downtown • Preserve and incentivize the City's historic resources and reuse existing structures through tailored, flexible development standards • Allow a variety of housing types, lot sizes, and a balance of amenities • Develop incentives for inclusion of moderate density, moderately priced housing types, affordable/workforce housing creation <p>Land Uses</p> <ul style="list-style-type: none"> • Perform UDC diagnostic review of allowed uses, density and subdivision requirements to implement Comp Plan • Review and update rezoning approval criteria <p>Gateways</p> <ul style="list-style-type: none"> • Update boundaries of overlay districts to reflect development changes within an area (for example, once identified scenic areas have now become urbanized areas) • Identify specific locations for major gateway sign locations (I-35 northbound, SH-130) and minor gateway signs (S. Austin and SH29 entrances into historic Georgetown) • Create an Urban Corridor type • Update Scenic Corridor standards for larger setbacks, lower building heights, native landscaping and limited lighting • Update Downtown Corridor standards for building and street front design • Prioritize building and site design (placement of buildings, materials, landscaping) when negotiating development agreements and potential incentives for I-35, SH130, SH29, SH195 that support Employment Centers and Regional Centers <p>Williams Drive Subarea</p> <ul style="list-style-type: none"> • Establish a Williams Drive special zoning district area that implements proposed mix of uses, density, and building form (setbacks, height, and design) • Develop an incentive program for enhancing site and buildings in compliance with the goals and policies of the Williams Drive Subarea
<p>Decision Framework</p> <p>Goals:</p> <ul style="list-style-type: none"> 1. Balanced land use 3. Development framework 6. Housing & neighborhoods 	<p>Development Agreements, Annexation, Special Purpose Districts and Intentional Infrastructure</p> <ul style="list-style-type: none"> • Review utility connection policies to ensure support of land use goals (#1, 2, 3, 6, 7, 8) of the Comprehensive Plan • Ready infrastructure for development in key, prioritized Employment Centers, Southeast Georgetown and mixed-use developments • Update approval criteria for voluntary annexation • Review approval criteria for special purpose districts (MUD, PID, TIRZ, PUD) to distinguish between types of development and identify specific criteria for meeting diversity and density goals • Evaluate annexation requests and special purpose districts using the City's Fiscal Impact Model • Develop a Comprehensive Plan checklist for use in evaluating development proposals and zoning applications for consistency with the plan's principles and direction

Strategic Initiatives	Implementation Approach and Tools
	<p>Financial assistance/incentives to housing developers and builders meeting housing policies</p> <ul style="list-style-type: none"> • Development and other incentive agreements – tailored development standards and/or contribution in infrastructure costs (including audit of existing workforce housing standard incentive to ensure its usability) • Utilize special purpose financing districts (MUDs, PIDs, TIRZs) policy (for example, to incorporate a minimum amount of workforce housing as part of the consent to utilize a special purpose financing district) • Consider utilizing fee waivers (for example parkland, development application, and building permit fees) • Create a dedicated funding source for housing development incentives and agreements
<p>Plans, Programs, and Partnerships</p> <p>Goals:</p> <p>7. High quality infrastructure</p> <p>8. Land use that enables partnerships</p> <p>9. Integrate greenspace & recreation</p> <p>10. Maintain levels of service as we grow</p>	<p>Small Area Planning & Neighborhoods</p> <ul style="list-style-type: none"> • Create small area plans to guide development in key locations • Explore the applicability of Neighborhood Empowerment Zones, Neighborhood Conservation Districts or Overlays • Develop Neighborhood Association Program (assist neighborhoods with education/tools for establishment) <p>Comprehensive Plan Elements</p> <ul style="list-style-type: none"> • Adopt a Historic Preservation Element as part of the next update to the Downtown Master Plan • Update the Parks Plan and the Overall Transportation Plan (OTP) • Revisit charter required 2030 plan elements for applicability and identify specific timeframes for update when necessary (Citizen’s Participation Plan, Urban Design Element, Public Safety Element) • Coordinate Utility Master Plan with 2030 Comprehensive Plan <p>Capital Improvement Planning (CIP)</p> <ul style="list-style-type: none"> • Identify key capital improvements needed in Employment Centers to support economic development objectives • Use 4A/4B funds to support Employment Centers, Regional Centers • Dedicate 5% of project costs of all new roadway improvements within Gateway corridors for beautification <p>Annual Reporting (2030 Plan)</p> <ul style="list-style-type: none"> • Convene the 2030 Steering Committee annually to review and approve the annual report • Prepare an annual community report card on comprehensive plan progress • Develop a comprehensive plan checklist for use in evaluating development proposals and zoning applications for consistency with the plan’s principles and direction <p>Partnerships</p> <ul style="list-style-type: none"> • Partner with GISD for planning of future school sites and infrastructure • Adopt a Health and Human Services Element • Support Georgetown Housing Authority (GHA) preservation of units • Support housing non-profits, banks with Community Revitalization Act initiatives, and other community organizations <p>Home Repair</p> <ul style="list-style-type: none"> • Expand home repair programs to reach moderate income workforce owner-occupied households and small-scale rental properties • Create a dedicated funding source eligible to be used for both workforce and lower income housing rehabilitation

Potential Tool	Description	Type of Action (program, policy, study)	Level of Expense	Potential Funding Options	Recommended Funding	Implementation Steps (Year or Steps Required in Advance)	Potential Impact to Housing Need (low income/workforce) (ownership/ rental)	How is performance managed? How is success measured?	Con	Pro	Appropriate for Georgetown (Yes or No)	Example Texas Cities / Programs
5F Home Rehabilitation	Grant program for low income homeowners to rehabilitate homes for eligible repairs.	Existing Program	\$5	HOME/CDBG, economic development sales tax, housing bonds, future tax increment, Community Reinvestment Act. Federal funds are available through HOME and CDBG programs (specifically for properties with low-income occupants), but local funds and private / nonprofit sector resources are also available. 4B sales tax funds have been used (San Angelo). Local housing bond proceeds can also be used, as can TIRZ set-asides for affordable housing. For rehabilitation expected to significantly increase the assessed value of the property, reimbursement from future property tax increment is another option that does not require immediate disbursement of funds on hand. Some non-profits such as Habitat for Humanity also contribute funds, material, administration and/or labor toward rehabilitation. HUD also does direct rehabilitation lending to eligible homeowners through the FHA and has other lending programs for rental property owners.	FY20 \$25,000	Maintain current program for low income homeowners (50% AMI and below).	Low income ownership; Affordability Analysis showed 733 owner HH under \$20K income 2016 and 2,152 owner HH \$20K - \$35K in 2016	# of homes rehabbed	Cons: Usually limited in number of units assisted (especially single family); tradeoff between cosmetic (low cost, low administration) and structural / system improvements (higher costs, more administration); federal funds involve extra paperwork and process, and likely limit recipient properties to low-income occupancy and other requirements; history of difficulties with single family and quality assurance (recent Austin controversies); without recipient post-rehab residency requirement, can potentially sell home and lose affordable 5F unit	Pros: Helps remove emerging blight; usually cheaper than new construction; potential to assure longer term affordability depending on requirements, helps stabilize neighborhoods	Yes, but rapid housing price increases as documented in Housing Study (sales under \$200K fallen to 7.5% in 2017-18) mean that fewer low-income HH will be owning homes, though seniors may be continue to be eligible	Rehab programs are frequent in cities around Texas including the Austin area, often using HOME and CDBG funds or proceeds from housing bonds. An effective program in San Angelo has an exterior rehab program with the exterior siding replacement funded through CDBG, equipment and supplies with 4B funds, paint donated through the Habitat for Humanity Valspar program, and labor donated by community volunteers;
Home Repair for Workforce Homeowners	Grant program for workforce homeowners to rehabilitate homes for eligible repairs (possible match component).	Program	\$	Involvement of federal funds or programs will necessarily require the subject housing to serve occupants of lower income levels (usually maximum of 80% of AMI and often 50% or 30%). Some kinds of local funds are more flexible in terms of the income levels of occupants to be served and the length of term of affordability. The City should consider requiring a minimum affordability level and period for programs that are not already bound by federal or other restrictions, and should consider homes priced to moderate-income households (for example, 60% to 120% of AMI) and minimum compliance terms (5, 10, 15 years for example) as well in such cases.	Possible one-time payment (see Richardson example) or future reimbursement or abatement of increased City tax due to assessed value increase.	Expand existing housing rehabilitation programs to target workforce demographic, for owner occupied rehabilitation, major repairs and minor repairs.	Physically preserve existing affordable and moderately priced housing structures; link to preservation of affordable pricing. Preserve homeownership (owner ability to stay in home) Required property owner matches for either grants or loans make public funds stretch farther and assure more commitment from recipients. Reimbursement from future incremental property tax revenues best suited for property owners making substantial (beyond cosmetic) improvements and more middle-income occupancy (less need for immediate funding assistance).	# homes rehabbed	Loss of potential future tax revenue if grant is structured in form of reimbursement to homeowner based on increase in assessed value.	Housing study identified rapid decrease in lower-priced homes, especially below \$200K homes; \$200K - \$275K also important to preserve (34.9% of 2017-18 sales); program not dependent on HUD-type income restrictions to lower-income homeowners will be more appropriate for Georgetown going forward as low-income homebuyers will be unlikely to buy homes as prices increase; also will address supply of older single family in subareas 3, 6 and 7	Yes, very good proposal well-suited to Georgetown's market situation	The City of Richardson Home Improvement Incentive Program uses only future incremental City property tax increases and thus does not have occupancy income limits such as what HUD would require, making it a good example for Georgetown (though Georgetown could still apply a limit at its own discretion).
Multi-family Rehabilitation	Loan or grant program to assist Multi-family property owners with property rehabilitation for eligible repairs.	Program and Study	\$5-\$55	HOME/CDBG, economic development sales tax, housing bonds, future tax increment, Community Reinvestment Act. Federal funds are available through HOME and CDBG programs (specifically for properties with low-income occupants), but local funds and private/nonprofit sector resources are also available. 4B sales tax funds should be eligible. Local housing bond proceeds can also be used, as can TIRZ set-asides for affordable housing. For rehabilitation expected to significantly increase the assessed value of the property, reimbursement from future property tax increment is another option that does not require immediate disbursement of funds on hand. HUD also does direct rehabilitation lending to eligible homeowners through the FHA and has other lending programs for rental property owners. Could be capitalized as revolving loan program to have one-time funding up front.	Community Reinvestment Act funds. Set up fund of approx. \$500K. If can allow tenant income restrictions of 80% AMI or higher	1. Study the locations and physical deterioration of existing housing stock. 2. Based on study findings, develop a program that encourages rehabilitation of small scale multi-family units.	Small-scale rental properties documented as important element of supply for workforce in several subareas (1, 3, 6, 7) - 660 duplexes and 352 fourplexes in total planning area per Housing Study; Affordability Analysis indicated they are serving primarily moderate-rent households (not low-income)	# of units rehabbed and # of units price-restricted per year for future period	Voluntary program so property owners must find terms attractive and income restrictions not too severe; HUD funds may not allow rehabbing units for workforce income / rent levels	Can preserve small-scale workforce rental units for middle-income renters	Yes if can be made available to moderate income /workforce housing units (as opposed to low income)	Piano has a rehab program for small-scale rental properties, though it uses HUD funding which requires 51% of rehabbed units to be allocated to low-moderate income HH.
Regional Partnerships	Partnerships with entities that acquire properties for preservation of affordable housing stock.	Program	\$-\$55 (deal / agreement-specific)	Impact Funds (\$ - funded primarily by private equity investors, to purchase and preserve affordable multifamily rental properties), Housing Finance Corporation (SS) can provide financial assistance for single family and multi-family housing development. The Capital Area Housing Finance Corporation (CAHFC) serves Williamson County.	Likely little up-front City funding required; consider policy for future tax abatements or incremental property tax reimbursements	1. Develop and leverage regional partnerships to maintain existing affordable housing stock. Invite outside private sector / nonprofit partners to facilitate affordable housing development and preservation of a scale and long term effectiveness beyond what the City could accomplish directly.	The housing study identifies older single family and especially multifamily as a key affordability resource to preserve, which is difficult without acquisition by preservation-focused entities. Subareas 1, 3, 5, 6 of the study were particularly notable for the presence of potential preservation priority housing.	Impact funds and HFCs contacted.	Property acquisition for impact funds may be difficult and slow, will likely need to seek relationships with organizations not specific to Georgetown (regional or national); potentially long lead time before implementation.	Creates mechanisms to lessen the organizational and funding constraints of the City; increases long term affordability and awareness of available opportunities for housing developers / builders and consumers	YES though each organization or fund will have to be considered on its own	Work with the Strategic Housing Finance Corporation that currently serves only Travis County communities, where it acquires and preserves affordable housing, but perhaps could expand into Williamson County if Georgetown leaders seek partnerships. Some nonprofit housing developers (CDCs / CHDOs) are very experienced and offer educational services for housing consumers (homebuyer education) as well as their housing development activities; Examples: Williamson County joined the regional Texas Housing Foundation in 2018. The Southeast Texas Housing Finance Corporation serves multiple counties and communities near Houston. Avenue CDC in Houston develops low-price homes and affordable rentals in addition to homebuyer education programs, housing rehabilitation, and community development activities. The Turner Impact Fund purchases multifamily properties around the United States, including the Austin area, to preserve as workforce housing. The Austin Housing Conservancy was recently formed, initiated by the City of Austin but funded primarily by private equity investors, to purchase and preserve affordable multifamily rental properties. The Houston Land Bank and Houston Community Land Trust have been formed act in concert to acquire sites for new affordable for-sale homes and create permanent affordability.
Affordability term extensions	Preservation of existing affordable units, often tax credit units.	Program	\$	General fund/staff time/in exchange for other program participation or development incentive	Staff time	1. Catalog developments to identify expiring affordability terms. 2. Develop program to provide support to property owners with	Preserves LHTC units nearing end of affordability term.	# of units preserved with extended terms	Not many LHTC units are yet at risk of affordability terms expiring.	Low cost	Yes	Texas Housing Foundation - Public Housing Authority with agreements in five county central Texas region.
Community Reinvestment Act funds	Partnerships with banks to meet Community Reinvestment Act requirements	Program	\$-\$5	Bank grants	Bank grants	0. Roundtable of interested banks 1. Programming 2. Execution	Maintain neighborhoods for low income/workforce households.	Repairs made/neighborhood improvements	Marketing/outreach time needed to develop program/partnerships.	Promotes partnerships. Banks meet CRA requirements while advancing community policies.	Yes	City of Allen Home Repair for non-CDBG eligible activities like fences

Preserve existing neighborhoods in targeted areas.												
Potential Tool	Description	Type of Action (program, policy, study)	Level of Expense	Potential Funding Options	Recommended Funding	Implementation Steps (Year or Steps Required in Advance)	Potential Impact to Housing Need (low income/workforce) (ownership/ rental)	How is performance managed ? How is success measured?	Con	Pro	Appropriate for Georgetown (Yes or No)	Example Texas Cities / Programs
Small area/neighborhood plans	Plans developed through community outreach for areas of historical stability that are transitioning in use and density.	Program	\$5	General Fund	General Fund	1. Establish annual funding for small area/neighborhood plans. 2. Identify areas and neighborhoods for plan development. 3. Create process for	Preservation of existing neighborhoods.	One plan per year	Potential community concern on any transitions in use/density	Focused analysis on defined areas; support for neighborhood preservation and compatibility	Yes	City of San Antonio City of College Station City of Sugar Land Fort Worth Urban Villages (http://fortworthtexas.gov/PlanningandDevelopment/urbanvillages/)
Development Regulations	Use Zoning, Overlay Districts, Conservation Districts to preserve existing neighborhoods.	Policy	5	General Fund	General Fund	1. Review and update UDC next budget cycle	Housing Study documented both need for entry-level single family below \$275K and current (and implied potential) role of moderate density rental properties in serving a middle income market; having flexibility in development regulations to facilitate housing diversity can help achieve additional development of these types and serve market segments of different resident ages and life stages as well as incomes.	Document diversity in type and price of new housing development	Will need to determine which areas of the City are reasonable candidates for strategy	Will make it easier to develop moderate-density housing through increasing the diversity of housing types and lot sizes (for SF)	Yes	COA Leander Conroe recently reduced minimum lot sizes to allow single family homes at a lower price point in a master planned community. The City of Kerrville through the updates to the zoning code, revised an existing district to include more housing types. The biggest road block of the previous district was the different levels of approvals required for anything that was not traditional single family. In the "newer version" these secondary and tertiary approval processes were removed. The new district now allows for a variety of housing types within the same district. Single family (on slightly reduced lot size – 4500 sq. ft.), duplexes, townhomes, patio homes, and small lot single family (3300 sq. ft. lot with separate alley access). To address the variety of housing types, building codes, and property values, we limited each block face to one consistent housing type.

Support owners ability to stay in homes in neighborhoods with rapid value increases without limiting the sale of the home.												
Potential Tool	Description	Type of Action (program, policy, study)	Level of Expense	Potential Funding Options	Recommended Funding	Implementation Steps (Year or Steps Required in Advance)	Potential Impact to Housing Need (low income/workforce) (ownership/ rental)	How is performance managed? How is success measured?	Con	Pro	Appropriate for Georgetown (Yes or No)	Example Texas Cities / Programs
SF Home Rehabilitation	Grant program for low income homeowners to rehabilitate homes for eligible repairs.	Existing Program	\$-\$\$	HOME/CDBG, economic development sales tax, housing bonds, future tax increment, Community Reinvestment Act. Federal funds are available through HOME and CDBG programs (specifically for properties with low-income occupants), but local funds and private / non-profit sector resources are also available. 48 sales tax funds have been used (San Angelo). Local housing bond proceeds can also be used, as can TIRZ set-asides for affordable housing. For rehabilitation expected to significantly increase the assessed value of the property, reimbursement from future property tax increment is another option that does not require immediate disbursement of funds on hand. Some non-profits such as Habitat for Humanity also contribute funds, material, administration and/or labor toward rehabilitation. HUD also does direct rehabilitation lending to eligible homeowners through the FHA and has other lending programs for rental property owners.	Continue current \$25,000 level	Maintain current program for low income homeowners (50% AMI and below).	Low income ownership. Affordability Analysis showed 733 owner HH under \$20K income 2016 and 2,152 owner HH \$20K - \$35K in 2016	# of homes rehabbed	Cons: Usually limited in number of units assisted (especially single family); tradeoff between cosmetic (low cost, low administration) and structural / system improvements (higher costs, more administration). Federal funds involve extra paperwork and process, and likely limit recipient properties to low-income occupancy and other requirements. History of difficulties with single family and quality assurance (recent Austin controversies); without recipient post-rehab residency requirement, can potentially sell home and lose affordable SF unit	Pros: Helps remove emerging blight; usually cheaper than new construction; potential to assure longer term affordability depending on requirements; helps stabilize neighborhoods	YES but rapid housing price increases as documented in Housing Study (also under \$200K fallen to 7.2% in 2017-18) mean that fewer low-income HH will be buying homes, though seniors may be continue to be eligible	rehab programs are frequent in cities around Texas including the Austin area, often using HOME and CDBG funds or proceeds from housing bonds. An effective program in San Angelo has an exterior rehab program with the exterior siding replacement funded through CDBG, equipment and supplies with 48 funds, paint donated through the Habitat for Humanity Volpar program, and labor donated by community volunteers.
Home Repair for Workforce Homeowners	Grant program for workforce homeowners to rehabilitate homes for eligible repairs.	Program	\$-\$\$	Involvement of federal funds or programs will necessarily require the subject housing to serve occupants of lower income levels (usually maximum of 80% of AMI and often 50% or 30%). Some kinds of local funds are more flexible in terms of the income levels of occupants to be served and the length of term of affordability. The City should consider requiring a minimum affordability level and period for programs that are not already bound by federal or other restrictions, and should consider homes priced to moderate-income households (for example, 60% to 120% of AMI) and minimum compliance terms (5, 10, 15 years for example) as well in such cases.	Possible one-time payment (see Richardson example) or future reimbursement or abatement of increased City tax due to assessed value increase.	Expand existing housing rehabilitation programs to target workforce demographics, for owner occupied rehabilitation, major repairs and minor repairs.	Physically preserve existing affordable and moderately priced housing structures, link to preservation of affordable pricing. Preserve homeownership (owner ability to stay in home). Required property owner matches for either grants or loans make public funds stretch further and assure more commitment from recipients. Reimbursement from future incremental property tax revenues best suited for property owners making substantial (beyond cosmetic) improvements and more middle-income occupancy (less need for immediate funding assistance).	# homes rehabbed and # of units price restricted per year for future period	Loss of potential future tax revenue	Housing study identified rapid decrease in lower priced homes, especially below \$200K; homes \$200K - \$375K also important to preserve (34.9% of 2017-18 sales); program not dependent on HUD-type income restrictions to lower income homeowners will be more appropriate for Georgetown going forward as low-income homeowners will be unlikely to buy homes as prices increase; also will address supply of older single family in suburbs 3, 6 and 7	YES, very good proposal well suited to Georgetown's market situation	The City of Richardson Home Improvement Incentive Program uses only future incremental City property tax increases and thus does not have occupant income limits such as what HUD would require, making it a good example for Georgetown (though Georgetown could still apply a limit at its own discretion).
Neighborhood Empowerment Zones	Explore the creation of a neighborhood empowerment zone and other tools to provide targeted neighborhood support.	Policy/Program	\$	No up front funding required.	Designate NEZs for areas of the City where certain types of housing are desired - permitting fees can be waived and tax abatements offered to enhance affordability, note that tax abatements not compatible with TRZ	Short term (review and political process) 1. Propose NEZ incentive concept - fee waivers and / or tax abatements 2. Define criteria and standards for NEZ - what kind of housing, pricing or income ranges served, level of incentive offered (can be graduated) 3. Define process for selecting NEZ areas (older housing, areas near employment or services, etc.) 4. Propose NEZ incentive process, undergo public and stakeholder feedback process, Council policy adoption 5. Propose NEZ areas, undergo public and stakeholder feedback process 6. Formal NEZ designations by Council	Can address either for sale or rental housing, including development of ADUs and moderate density multifamily	# of housing units permitted or granted abatements that fit NEZ criteria	City gives up a portion of fee or tax revenue	No up front investment required	Yes, if areas of city identified where new / more affordable housing development is desired	Fort Worth has 6 NEZs, all in CDBG-eligible areas. Plano designated its downtown as an NEZ to encourage affordable housing development.
Utility billing assistance	Grant funds for paying utility bills.	Program	\$-\$\$	Good Neighbor Fund	Good Neighbor Fund	Provide information regarding resource.	Low income and workforce homeownership	# of households assisted	May not assist with root cause of high utility costs	Lower utility cost can assist homeowners to remain in homes.	Yes, existing program.	City of Georgetown
Homestead exemption education	Provide education to eligible homeowners on how to obtain a homestead exemption.	Program	\$	Non-profits, Staff time	Staff time	Package information and provide through available city communication channels.	Low income and workforce homeownership	# of homes with exemption	Unknown number of homeowners in need of education	Low cost action	Yes	Some real estate associations have education materials.
Support partnerships	Partnerships with non-profits that assist existing home owners with maintenance.	Program	\$	Staff time	Staff time	Identify existing assistance and partner.	Low income and workforce homeownership	# of homes repaired, homeowners retained	Dependent on availability of non-profit resources.	Low cost action	Yes	Path in Action Georgetown

Maintain and promote neighborhood character and quality.												
Potential Tool	Description	Type of Action (program, policy, study)	Level of Expense	Potential Funding Options	Recommended Funding	Implementation Steps (Year or Steps Required in Advance)	Potential Impact to Housing Need (low income/workforce) (ownership/ rental)	How is performance managed ? How is success measured?	Con	Pro	Appropriate for Georgetown (Yes or No)	Example Texas Cities / Programs
Neighborhood Capacity Building	Promote neighborhood capacity (vitality, services) building - HOA training/education/outreach. Assist neighborhoods with neighborhood association creation.	Program	\$	General fund	General fund	Short term/ongoing	Preservation	Number of neighborhood meetings/ attendees	Additional staffing	Build neighborhood relationships; support for neighborhood preservation	Yes	Tulsa, OK Neighborhood Liasons (https://www.cityoftulsa.org/government/departments/working-in-neighborhoods/neighborhoods/)
Small area/neighborhood plans	Plans developed through community outreach for areas of historical stability that are transitioning in use and density.	Program	\$5	General fund	General fund	1. Establish annual funding for small area/neighborhood plans. 2. Identify areas and neighborhoods for plan development. 3. Create process for neighborhoods to nominate themselves for small area plan.	Preservation of existing neighborhoods.	One plan per year	Potential community concern on any transitions in use/density.	Focused analysis on defined areas; support for neighborhood preservation and compatibility	Yes	College Station Sugar Land Fort Worth Urban Villages (http://fortworthtexas.gov/PlanningandDevelopment/urbanvillages/)
BEST Neighborhoods	(Beautiful, Engaged, Safe and Thriving) Neighborhood promotion, recognition and grant program	Program	\$	General fund	General fund	Develop a program for neighborhoods to be recognized for beautification and quality of life efforts. Neighborhoods nominate themselves.	Preservation of existing neighborhoods.	Neighborhood participation is document by year.	Less resourced neighborhoods may have limited ability to participate.	Capitizes and incentivizes neighborhoods to take action.	Yes	City of Plano created this program and reports success for cost. Plano has a pop-up trailer they take out to neighborhoods.
Neighborhood traffic management program, street maintenance*	Expand or encourage current traffic management program.	Program	\$	General fund	General fund	1. Continue current traffic management program. 2. Outreach to neighborhoods who might benefit from program.	Preservation of existing neighborhoods.	Reported neighborhood improvement			Yes	Current COG program.
Neighborhood cleanup day*	Organize regular clean up day for neighborhood beautification.	Program	\$	Public works, Solid waste, partnerships with private resource recovery companies	Public works, Solid waste, partnerships with private resource recovery companies	1. Work with Code Enforcement to identify neighborhoods for clean up. 2. Coordinate departments and funding. 3. Select date and conduct outreach to inform	Preservation of existing neighborhoods.	metrics around items disposed, number of blocks impacted.	limited resources to perform more than once or twice a year. Usually only one or two blocks during event.	Code enforcement reports clean up day is effective for getting rid of many undesired uses and potential violations.	Yes	COG has conducted in the past.
Neighborhood registration program*	Expand current project.	Program	\$	General fund	General fund	1. Continue to promote neighborhood registration program. 2. Create outreach program based on interest topics submitted by neighborhoods during registration.	Preservation of existing neighborhoods.	# of neighborhoods registered	not all neighborhoods are currently organized	low cost method to distribute information, self organizing potential	Yes	Current COG program.

Support and increase rental choices for low-income and workforce households unless the housing is substandard.												
Potential Tool	Description	Type of Action (program, policy, study)	Level of Expense	Potential Funding Options	Recommended Funding	Implementation Steps (Year or Steps Required in Advance)	Potential Impact to Housing Need (low income/workforce) (ownership/ rental)	How is performance managed? How is success measured?	Con	Pro	Appropriate for Georgetown (Yes or No)	Example Texas Cities / Programs
Development agreements	Negotiations with developers that might include land provision or direct financial assistance in exchange of furnishing city policy.	Policy	\$5-\$555	Depends on structure of agreement; up-front financial assistance (grant or loan) will require source of funding (General Fund, TIRZ, etc.), while reimbursement can use future tax increment or cut of property sales revenue; some incentive items may not involve a financial cash flow (reduced zoning, for ex.)	TBD	1. Identify and establish a special housing revenue fund to use for development negotiations.	Helping developers fund infrastructure, land costs, materials can help deliver housing in this price range; could also help deliver new rental housing at rents lower than new Class A (under \$1,300/month per Affordability Analysis) for Moderate / middle income HH (\$70K and below)	# new homes subject to development agreement built with price <\$275K, # units rental housing affordable to low and middle income renters up to \$50K income	Requires monitoring and clawback provisions; certain tools can reduce City revenues; requires extra negotiation processes	Incentive-based approaches more palatable than hard regulation; can very directly address financial issues that discourage more affordable new housing development	YES, pursue such agreements as part of a housing incentive policy	City of Houston Developer Participative Contracts, Chute Chapter 380 agreements providing below-market loan for housing subdivision infrastructure construction
Development incentives	Policies that incentivize developers to voluntarily increase rental housing supply through building rental units, Workforce Housing Standards, Housing Diversity Standards, Density Bonuses	Policy	\$	General Fund	General Fund	<1 year	Potential method to gain incremental amounts of lower-priced units (most likely rental housing) for middle- and low-income workforce (rental, hospitality, government, health care, etc.)	# low to moderate-priced units produced	Developers may not be familiar with particular housing types desired or how to incorporate affordable units into their projects; density may increase certain kinds of service costs per acre	No direct fiscal outlay by City except administration	YES though effectiveness will have inverse relationship to strictness of overall regulation	Downtown Austin
Development Regulations	Zoning, Overlay Districts, Conservation Districts, Diverse Housing Options	Policy	\$	General Fund	General Fund	Next budget cycle	Housing Study documented both need for entry-level single-family below \$275K and current (and implied potential) role of moderate-density rental properties in serving a middle-income market; having flexibility in development regulations to facilitate housing diversity can help achieve additional development of these types and serve market segments of different resident ages and life stages as well as incomes.	Document diversity in type and price of new housing development	Will need to determine which areas of the City are reasonable candidates for strategy	Will make it easier to develop moderate-density housing through increasing the diversity of housing types and lot sizes (for SF)	YES	Coroner recently reduced minimum lot sizes to allow single-family homes at a lower price point in a master-planned community. The City of Kerrville through the updates to the zoning code, revised an existing district to include more housing types. The biggest roadblock of the previous district was the different levels of approvals required for anything that was not traditional single-family. In the "newer version" those secondary and tertiary approval processes were removed. The new district now allows for a variety of housing types within the same district. Single-family (on slightly reduced lot size - 4000 sq. ft.), duplexes, townhomes, patio homes, and small lot single-family (3300 sq. ft. lot with separate alley access). To address the variety of housing types, building codes, and property values, we limited each block face to one consistent housing type.
TIR/TIRZ	TIRZ policy might include provision for units available to certain AMI groups or fee-in-lieu	Policy	\$5-\$555	Always City General Fund, potential to include WICo property tax also	General Fund	Need to create zones when base-year assessed value is low (Jan. 1 value of creation year)	Could be used to enhance affordability for either for-sale or rental; Moderate / middle income HH (\$70K and below) need for sale homes <\$275K (from Housing Study), helping developers fund infrastructure, land costs, materials can help deliver housing in this price range; could also help deliver new rental housing at rents lower than new Class A (under \$1,300/month per Affordability Analysis)	# units created within the zone, especially within targeted sale / rent price ranges; amount and timing of tax increment generated to fund public improvements	Additional administrative and legal costs to run TIRZ; City gives up portion of property tax revenue during life of zone	No additional fees / taxes imposed on zone properties; can issue debt	YES if project or area fits creation criteria; participation of WICo potentially makes it very attractive	Dallas and Houston have required TIRZs to either include development of affordable units or have TIRZ funds set aside for affordable housing development.
Public Facilities Corporation	A public entity that can acquire sites and partner with multifamily developers to create tax-exempt mixed-income housing.	Program	\$5-\$555	Funding required to acquire properties - could be General Fund, developer equal share agreement, land acquisition fund, housing short-term debt or notes of obligation; note that debt can be structured for developer to pay land cost back. City would have lost tax revenue from qualified projects since property becomes tax-exempt.	Developer pay land cost back	1. Create a PFC to acquire sites and partner with multifamily developers to create tax-exempt mixed-income housing	Provides affordable multifamily rental - tax-exempt status requires 50% of units to be restricted to <60% AMI tenants; restrictions can be placed on remaining units also if financially feasible; Housing Study identified increased job growth for moderate-income local workers (<\$50K income) who cannot afford new Class A rental properties; (low income and workforce rental units)	# rental units created within targeted rent range / income restrictions	Loss of potential future tax revenue	Creation of affordable rentals without more restrictive requirements of LHIC or HOME / CDBG funding; potential to also create middle-income rental housing	YES create PFC - city-owned land might be how/no-cost acquisition strategy	San Antonio has constructed several affordable multifamily projects through PFC partnerships; new workforce rentals in Cibola created through PFC partnership
Affordability term extensions	Support preservation of existing affordable units, offset tax costs units	Program	\$	General fund/staff time/in exchange for other program participation or development incentive	staff time	1. Catalog developments to identify expiring affordability terms. 2. Develop program to provide support to property owners with renovations that use low-income housing tax credits	Preserves LHIC units nearing end of affordability term.	Number of units preserved with extended terms	Not many LHIC units are yet at risk of affordability terms expiring.	Low cost	Yes	Texas Housing Foundation
Support GHA programs - Low Income Housing Tax Credit process*	Support GHA through CDBG funds, energy efficiency upgrades through EUS	Policy	\$	General fund/staff time/CDBG	General fund/staff time/CDBG	1. Understand support needed from GHA. 2. Work with GHA to support current capital improvements.	low income renters	# of units available, change in percentage of cost-burdened renters	Not many units overall.	supports some of only renter housing available for low-income households.	Yes	
Support LHIC development (workforce) that meet City-defined process	Development using LHIC for general population as proposed by developers.	Policy	\$	General fund/staff time	General fund/staff time	Build on existing policy	workforce renters	# of units available, change in percentage of cost-burdened renters	PH tax credit developments unlikely to be competitive in Georgetown	No cost to city. Some of only funding available to build volume of workforce housing units	Yes	Various around Texas including Georgetown
Multi-Family Tax Exemption	Tax exemption program in exchange for on-site affordability	Program	\$	Texas Comptroller exemption for low-income housing (https://comptroller.texas.gov/taxes/property-tax/docs/96-1740.pdf) Texas State Affordable Housing Corporation bonds for affordable rental housing (https://www.tsha.org/public/uploads/efc/general/MF_Bonds_Brochure.pdf)	N/A	Short term	Affordability	Number of affordable units added to housing stock	Reduced tax revenue; potential community pushback on increasing affordable housing supply	Support for affordability; protect vulnerable populations	Yes	McKinney, TX (https://www.mckinneytx.com/2346/Low-Income-Housing-Tax-Credit); https://www.mckinneytx.com/245/Mortgage-Certificate-Credit-Program)

Support rental choices for senior households.												
Potential Tool		Type of Action (program, policy, study)	Level of Expense	Potential Funding Options	Recommended Funding	Implementation Steps (Year or Steps Required in Advance)	Potential Impact to Housing Need (low income/ workforce) (ownership/ rental)	How is performance managed? How is success measured?	Con	Pro	Appropriate for Georgetown (Yes or No)	Example Texas Cities / Programs
Low Income Housing Tax Credit process* Support LIHTC development (senior specific) that meet City defined process	Development using LIHTC for seniors as proposed by developers.	Policy	\$	General fund/staff time	General fund/staff time	Build on existing policy	low income senior renters	# of units available, change in percentage of cost burdened senior renters	Not as many senior renters as non-senior renters.	serves severely cost burdened population	Yes	various around Texas including Georgetown
Support GHA programs	Support GHA through CDBG funds, energy efficiency upgrades through GUS	Policy	\$	General fund/staff time/CDBG	General fund/staff time/CDBG	1. Understand support needed from GHA. 2. Work with GHA to support current capital improvements.	low income senior renters	# of units available, change in percentage of cost burdened senior renters	Not many units overall.	supports some of only renter housing available for low income seniors.	Yes	

Increase homeownership choices for workforce households.												
Potential Tool	Type of Action (program, policy, study)	Level of Expense	Potential Funding Options	Recommended Funding	Implementation Steps (Year or Steps Required in Advance)	Potential Impact to Housing Need (low income/workforce) (ownership/ rental)	How is performance managed? How is success measured?	Con	Pro	Appropriate for Georgetown (Yes or No)	Example Texas Cities / Programs	
Down Payment Assistance	Down payment assistance and home buyer counseling programs by supporting public-private partnerships with financial institutions and major employers.	Program	\$-\$\$\$	*HRA. Potential funding sources (HOME, housing bonds, General Fund, TIRZ, 4B sales tax, up-front down payment assistance, which can be provided by the City, a local housing finance corporation, or major employers (see comment). *Housing education / navigation program (include financial and realtor communities) *A more involved strategy would be to work with employers, nonprofits, mortgage finance firms, realtors, developers, and builders to set up an ongoing program that would work to prepare first-time buyers for home ownership through improving credit profile, managing savings, and helping them with mortgage qualification. This program might be City initiated but not City-run.	The least restricted funds are the most desirable for DPA - TIRZ and 4B are better than HOME and housing bonds because the City can choose to serve more middle-income HH. Education / navigation - mostly same sources in combination with partners.	Establish down payment assistance and expand home buyer counseling programs by supporting public-private partnerships with financial institutions and major employers. Need budget cycle (General Fund, 4B). Partnerships may take longer to develop.	Increase the ability of middle-income households to purchase a home in Georgetown by lower down payment amounts or ongoing costs such as property taxes, the housing study documented dramatic loss of available homes under \$200K, so middle income buyers (\$50K - \$70K income) will need increasing help to purchase homes up to \$275K, which is becoming the new bottom price tier.	# buyers of target income range (\$70K and below) assisted Cons: Does nothing to provide more moderately priced-for-sale housing in Georgetown, and may even help drive up prices; least effectiveness as home prices and interest rates rise; up-front assistance may be limited in number of households helped.	Pros: Incentivizes middle-income households to consider buying in Georgetown when they might otherwise have moved elsewhere.	YES but rapid housing price increases as documented in Housing Study mean that assistance may need to focus more on moderate to middle income HH and larger per-HH assistance will likely be needed over time.	The City of Houston has a generous down payment assistance grant program, with some funded by HOME and restricted to recipients of certain income levels, and other funds coming from TIRZ affordable housing set asides and available to middle-income home buyers. The program has had to improve its bureaucratic process to be better able to work with realtors and builders, and has increased its effectiveness as urban core home prices have risen. The City of Austin also offers one as a 0% deferred payment loan to homebuyers whose incomes do not exceed federal limits.	
Development agreements	Negotiations with developers that might include land provision or direct financial assistance in exchange of furthering city policy.	Policy	\$-\$-\$-\$-\$	Depends on structure of agreement; up-front financial assistance (grant or loan) will require source of funding (General Fund, TIRZ, 4B), while reimbursement can use future tax increment or lot of property sales revenue; some incentive items may not involve a financial cash flow (relaxed zoning, for ex.)	TBD	1. Identify and establish a special housing revenue fund to use for development negotiations.	Moderate / middle income HH (\$70K and below) need for-sale homes <\$275K (from Housing Study), helping developers fund infrastructure, land costs, materials can help deliver housing in this price range.	# new homes subject to development agreement built with price <\$275K; # units rental housing affordable to low and middle income renters up to \$50K income Requires monitoring and clawback provisions; certain tools can reduce City revenues; requires extra negotiation processes.	Incentive-based approaches more palatable than hard regulations; can very directly address financial issues that discourage more affordable new housing development.	YES, pursue such agreements as part of a housing incentive policy.	Clute Chapter 380 agreements providing below-market loan for housing subdivision infrastructure construction; City of Houston Developer Participation Contracts	
Development incentives	Workforce Housing*, Housing Diversity*, Density Bonus.	Policy	\$	General Fund	General Fund	<1 year	Potential method to gain incremental amounts of lower-priced units (most likely rental housing) for middle- and low-income workforce (retail, hospitality, government, health care, etc.).	# new homes subject to development agreement built with price <\$275K; # units rental housing affordable to low and middle income renters up to \$50K income Developers may not be familiar with particular housing types; desired or how to incorporate affordable units into their projects; density may increase certain kinds of service costs per acre.	No direct fiscal outlay by City except administration; existing program.	YES though effectiveness will have inverse relationship to strictness of overall regulation.	Existing program, Downtown Austin	
Comm. Development Block Grant (Waco and/or HUD)	Land acquisition and infrastructure Leverage publicly owned lands for diverse affordable housing developments by taking a comprehensive inventory of land and its suitability for affordable housing development.	Program	\$	Williamson County or become entitlement jurisdiction Revenue from sale of properties. Evaluate agreement WCAD for sale of delinquent properties to determine best/highest use. To create a special revenue fund.	Williamson County until evaluation	1. Continue to apply for grants from Williamson County to support affordable housing for households under 80K. 2. Evaluate cost benefit to becoming entitlement jurisdiction. 3. Evaluate agreement with WCAD. 4. Estimate project fund. 5. Structure parameters. Evaluate delinquent property tax sale (https://evlaw.com/wp-content/uploads/1119_Williamson.pdf)	Workforce	# of homes available due to investment # of revenue generated from property sold.	Effort/resources to apply for grant Offset general revenue, long time to build funds.	Funding for capital improvements; neighborhood reinvestment; coverage, public-private partnerships, recognizes demand	Yes	Waco, TX (https://www.waco-texas.com/housing-cdbg.asp)
Community Land Trust	Create a Community Land Trust or other forms of Shared Equity Ownership. Transition suitable land bank properties to permanently affordable housing through a public/private partnership with builders and a shared equity model.	Program	\$-\$-\$-\$	However, though after formation these tools can act quickly and at a large scale, getting them setup would be a major effort. Since Georgetown is not a large city (compared to Austin), Georgetown may have to work with other area communities to pool resources needed to create these tools or find organizations using them already on a regional basis. While ideally operational expenses should be covered by real estate sales of improvements, there may be additional funds (General Fund) or partnership needed to fund administration.	Funding options to be explored.	1. Identify at least 2 years unless existing CLT can be repurposed to Georgetown. 2. Look at possible regional CLTs for expansion into Georgetown. 3. Identify if any philanthropic or institutional entities might provide land to land trust.	Create high-capacity tools to better address the magnitude of affordable and workforce housing issues in Georgetown; the housing study highlighted the need to preserve as much of the current moderately priced rental housing (both smaller and larger properties) as possible. It also documented the rapid for-sale home price appreciation that is occurring, implying the need for mechanisms to preserve affordability for longer periods or permanently.	# long term housing units placed into long term / permanent affordability	Cons: Will take considerable time and effort to initiate and, for certain tools, acquire properties.	Pros: Can bring much larger funding and organization to "move the needle" on creating and preserving desired housing. Addressing affordable and workforce housing primarily through federally-funded or sponsored mechanisms such as HUD funding (HOME, CDBG) is ultimately a small-scale approach to a large issue. Creating tools with the organizational and financial resources to execute larger-scale activities in a quicker time frame may be needed in order to keep up with the Austin metro's ongoing housing price appreciation.	YES, if existing CLT can be repurposed to Georgetown or if a third party is willing to donate land.	Examples: Austin and Houston have started community land trusts. Houston's receives land from the Houston Land Bank when a prospective homeowner chooses the Land Trust option.

Support the non-profit community to create housing opportunities for the most vulnerable residents (including but not limited to homeless, seniors, youth aging out of the foster care system, and people with disabilities).												
Potential Tool		Type of Action (program, policy, study)	Level of Expense	Potential Funding Options	Recommended Funding	Implementation Steps (Year or Steps Required in Advance)	Potential Impact to Housing Need (low income/workforce) (ownership/ rental)	How is performance managed ? How is success measured?	Con	Pro	Appropriate for Georgetown (Yes or No)	Example Texas Cities / Programs
Health and Human Service Element	The City Charter lists a Health and Human Services element in the Comprehensive Plan. A needs assessment of vulnerable populations can inform the element.	Study	\$5	Potential partnering opportunity with WilCo and/or surrounding cities for needs assessment	Partnerships for assessment/General fund for element	1. Support a needs assessment of potentially vulnerable populations to refine the scope and focus of the Health and Human Services Element. 2. Develop a Health and Human Services Element for the comprehensive plan, as required by City Charter.	Seniors, Low-Income	Completion of plan; measure through homelessness rates, foreclosures	Cost/effort	Meet charter requirement; protect vulnerable populations	Yes	City of San Antonio's Accomplishments by the Number to track progress (https://www.sanantonio.gov/humanservices/about#208633469-children)

Encourage and incentivize new housing and reinventions or additions to existing housing to provide a mixture of housing types, sizes and price points.												
Potential Tool		Type of Action (program, policy, study)	Level of Expense	Potential Funding Options	Recommended Funding	Implementation Steps (Year or Steps Required in Advance)	Potential Impact to Housing Need (low income/workforce) (ownership/ rental)	How is performance managed? How is success measured?	Con	Pro	Appropriate for Georgetown (Yes or No)	Example Texas Cities / Programs
TIF/TIRZ	TIRZ policy might include provision for units available to certain AMI groups or fee-in-lieu	Policy	\$5-\$555	Always City General Fund; potential to include Wilco property tax also	Designate TIRZs for larger projects or multi-owner districts with significant public infrastructure, facilities, or amenity needs to assure market viability	Need to create zones when base year assessed value is low (Jan. 1 value of creation year)	Could be used to enhance affordability for either for-sale or rental; Moderate / middle income HH (\$70K and below) need for-sale homes <\$275K (from Housing Study); helping developers fund infrastructure, land costs, materials can help deliver housing in this price range; could also help deliver new rental housing at rents lower than new Class A (under \$1,300/month per Affordability Analysis)	# units created within the zone, especially within targeted sale / rent price ranges; amount and timing of tax increment generated to fund public improvements	Additional administrative and legal costs to run TIRZ; City gives up portion of property tax revenue during life of zone	No additional fees / taxes imposed on zone properties; can issue debt	YES if project or area fits creation criteria; participation of Wilco potentially makes it very attractive	Dallas and Houston have required TIRZs to either include development of affordable units or have TIRZ funds set aside for affordable housing development.
Low Income Housing Tax Credit process* Support LIHTC development (workforce) that meet City defined process	Development using LIHTC for general population as proposed by developers.	Policy	\$	General fund/staff time	General fund/staff time	Build on existing policy	workforce renters	# of units available, change in percentage of cost burdened renters	9% tax credit developments unlikely to be competitive in Georgetown	No cost to city. Some of only funding available to build volume of workforce housing units	Yes	various around Texas including Georgetown

Ensure land use designations and other policies allow for and encourage a mixture housing types and densities across the community.												
Potential Tool	Description	Type of Action (program, policy, study)	Level of Expense	Potential Funding Options	Recommended Funding	Implementation Steps (Year or Steps Required in Advance)	Potential Impact to Housing Need (low income/workforce) (ownership/ rental)	How is performance managed ? How is success measured?	Con	Pro	Appropriate for Georgetown (Yes or No)	Example Texas Cities / Programs

Promote aging in place opportunities by aligning land use policies and transportation policies that promote a housing market capable of accommodating residents throughout all stages of life.												
Potential Tool	Description	Type of Action (program, policy, study)	Level of Expense	Potential Funding Options	Recommended Funding	Implementation Steps (Year or Steps Required in Advance)	Potential Impact to Housing Need (low income/workforce) (ownership/ rental)	How is performance managed? How is success measured?	Con	Pro	Appropriate for Georgetown (Yes or No)	Example Texas Cities / Programs
Health and Human Service Element	The City Charter lists a Health and Human Services element in the Comprehensive Plan. A needs assessment of vulnerable populations can inform the element.	Study	\$5	Potential partnering opportunity with WiCo and/or surrounding cities for needs assessment	Partnerships for assessment/General fund for element	1. Support a needs assessment of potentially vulnerable populations to refine the scope and focus of the Health and Human Services Element. 2. Develop a Health and Human Services Element for the comprehensive plan, as required by City Charter.	Seniors, Low-Income	Completion of plan; measure through homelessness rates, foreclosures	Cost/effort	Meet charter requirement; protect vulnerable populations	Yes	City of San Antonio's Accomplishments by the Number to track progress (https://www.sanantonio.gov/humanservices/about#268633469-children)
Support services to support aging in place	Aging at home often requires integrated services including transportation, healthcare, food service, and possibly utility billing assistance.	Program	\$55	Texas Department of Housing and Community Affairs - Comprehensive Energy Assistance Program utility assistance program (https://www.tdhca.state.tx.us/community-affairs/ceap/)	General fund	Evaluate opportunities to build an enhanced support services program to provide transportation, healthcare, food services, and utility billing assistance to seniors, which should be addressed through the Health and Human Services Element.	Seniors	Number of seniors participating in program; annual survey of seniors to evaluate awareness and participating	Additional cost	Support for Georgetown's sizable senior population; protect vulnerable populations	Yes	Houston's Home Repair Program requires single-family projects accommodate aging-in-place (https://houstontx.gov/housing/home_repair_programs.html) Dallas' Office of Senior Affairs (https://dallascityhall.com/departments/community-care/Pages/seniorservices.aspx)

City of Georgetown, Texas
City Council Workshop
December 10, 2019

SUBJECT:

Presentation and discussion regarding QSE/Energy Management Services Agreement -- Daniel Bethapudi, General Manager of the Electric Utility

ITEM SUMMARY:

FINANCIAL IMPACT:

N/A

SUBMITTED BY:

RLD for Daniel Bethapudi

ATTACHMENTS:

QSE/Energy Management Presentation

Energy Management and Qualified Scheduling Entity Services Agreement

Daniel Bethapudi
General Manager - Electric

Electric Energy Portfolio Managed Services

- Electric Energy Portfolio Managed Services RFP No. 201919 Issued on 02/08/2019
- Total Number of Responses: 12
- Multi-step RFP response evaluation narrowed down the list to:
 - Tenaska Power Services Co
 - Shell Energy North America

Overview of Services provided by Shell Energy North America

– QSE Services

- Shell Energy will develop and recommend bids and offers to the City of Georgetown.
- Shell Energy will submit all Day Ahead schedules (bids and offers), Adjustment Period schedules (bids and offers), bilateral trades and current operating plans on Customer's behalf to ERCOT.
- Shell Energy shall provide daily P&L and position reports and weekly transaction reports to Customer
- Provide settlement and billing administration for ERCOT statements
- Shell Energy shall maintain Level 4 QSE Qualification with ERCOT to represent each Customer Resource.

Overview of Services provided by Shell Energy North America

- Load Forecasting Services
 - Shell Energy to provide load forecasting services for the City of Georgetown using Customer-specific data.
 - Shell Energy will provide an hourly weather-adjusted load forecast of the Customer LSE's Energy requirements.
- Purchase Power Cost Optimization Services
 - Shell working in close collaboration with the City of Georgetown, will analyze the costs and recommend activities and transactions to the customer with the sole objective of achieving lower purchased power cost.
- Congestion Management Services.
 - In order to lower purchased power costs, Shell Energy working in close collaboration with the City of Georgetown shall develop and implement congestion management strategies related to Customer's electric energy portfolio including customer's Resources and load

Recommendation

- Based on the energy portfolio needs of the City of Georgetown and the overall capabilities and costs, staff recommends contracting with Shell Energy North America to provide Energy Management and Qualified Scheduling Entity Services.

City of Georgetown, Texas
City Council Workshop
December 10, 2019

SUBJECT:

Presentation and update on the Georgetown Utility Systems (GUS) Advisory Board and possible future structure of the Electric and Water Utility Boards -- Daniel Bethapudi, General Manager of Electric and Glenn Dishong, Water Services Director

ITEM SUMMARY:

FINANCIAL IMPACT:

N/A

SUBMITTED BY:

Daniel Bethapudi - General Manager, Electric Utility

ATTACHMENTS:

GUS Board Presentation

GUS Advisory Board - Update

Presented by

Glenn Dishong

Director – Water/Wastewater

Daniel N Bethapudi

General Manager - Electric

GUS Board History

- Established in 2002 along with GTAB to provide advice to City Council on major CIP expenses/fees/rates
- Initially, (2) Council Members and (5) industry specific membership
- Bylaws changed three times since 2002 but industry specified membership and Board size has remained unchanged
- Council membership changed in 2015 to no less than (1) no more than (2) members
- Typical business has been project specific CIP expense (over \$50,000.00), impact fees and rates every three years

GUS Board Bylaws

Purpose

The Board is established to review and analyze the policies and resources of the Georgetown Utility Systems concerning the business aspects of such policies and resources as they relate to the City funded capital improvement projects, utility services, resource supplies, water, wastewater, stormwater, electric rates, impact fees and other Council-assigned projects, and to report recommendations to the City Council

GUS Board Updates in 2019

2/26/2019 City Council Meeting Directive:

- Council wanted to review roles, mission and composition of members
- Council moved to delay decision on GUS Board membership until there was time to review the purpose and mission and determine the appropriate function of the board.

May 2019, Management Assessment Recommendation:

- “Study the installation of separate governance structure for Georgetown Utility Systems. While any changes to GUS governance structure will not impact past decisions, this issue is worth considering for future management of GUS power and other electric utility management.”
- “Separate governance structure would shift from Advisory to more Direct Oversight and business unit specific financial responsibility”

GUS Board Discussion on 7/9/2019

- Key take-aways from the council workshop presentation on 7/9/2019:
 - Council support for separating the electric and water/wastewater oversight/advisory functions.
 - The need for financial oversight for both utilities
 - The need for risk oversight for electric.
 - The need for board members who can provide adequate oversight to address purchased power and overall electric utility financial performance.
 - The need for independent 3rd party analysis and advice on complex issues.
 - Further evaluate the concept of Electric and Water/Wastewater boards.

Two Separate Boards?

- Electric and Water/Wastewater departments are dealing with similar challenges related to growth they also have unique challenges that require heightened oversight.
- Electric and Water/Wastewater departments operate in different market conditions, therefore, are exposed to different risks, opportunities, and challenges.
- Pros:
 - Help address unique challenges of growth, service area, and risk associated with the different utilities. Singularly focused on the challenges unique to the electric and water/wastewater utility.
 - Provide better alignment and focus for staff. Provides clear necessary support and appropriate oversight to the GM/Department Director.
 - Advise the City Council on the overall financial performance and short term and long term challenges and opportunities.
- Cons:
 - Some synergies with other City Departments could be lost.

Board's role in Public Utilities

- Public utilities (Electric and Water/Wastewater) are enterprise activities of the local government and is not a typical municipal operation.
- A public utility (Electric and Water/Wastewater) is a municipally-owned business generating its own revenues that fund operating expenses, debt service, operating and capital reserves, PILOT and depreciation just like a private business enterprise.
- An effective oversight body can ensure the short term and long term viability of the public utility.

Staff's Recommendation

In order to provide appropriate oversight to the electric and water/wastewater utilities and advise to the City Council, staff recommends creating two separate oversight boards for electric and water/wastewater.

Purpose: Clearly define the purpose of the oversight boards to address the issue of oversight.

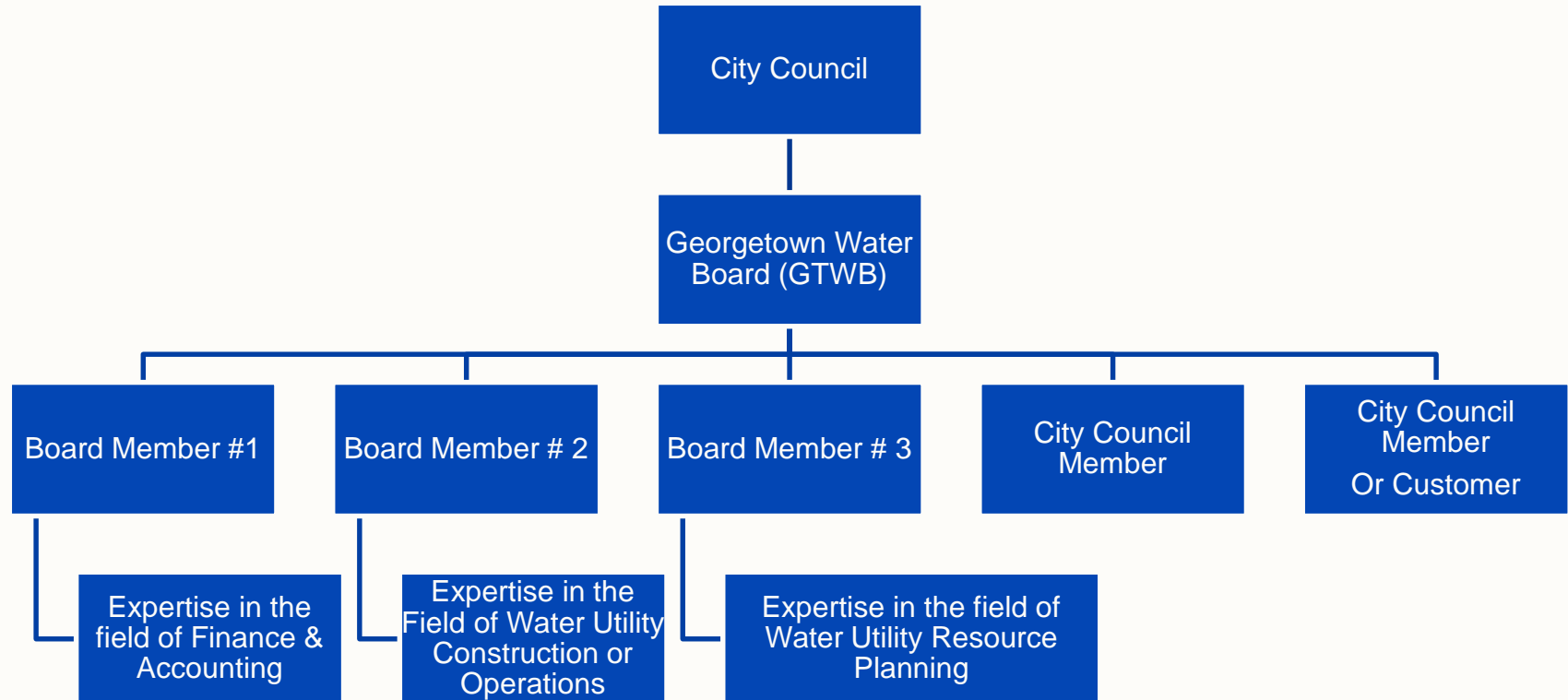
Member Eligibility: Structure the respective boards with members who have the expertise required to provide appropriate oversight.

- Align the board membership eligibility requirements with the oversight expectations and responsibilities.

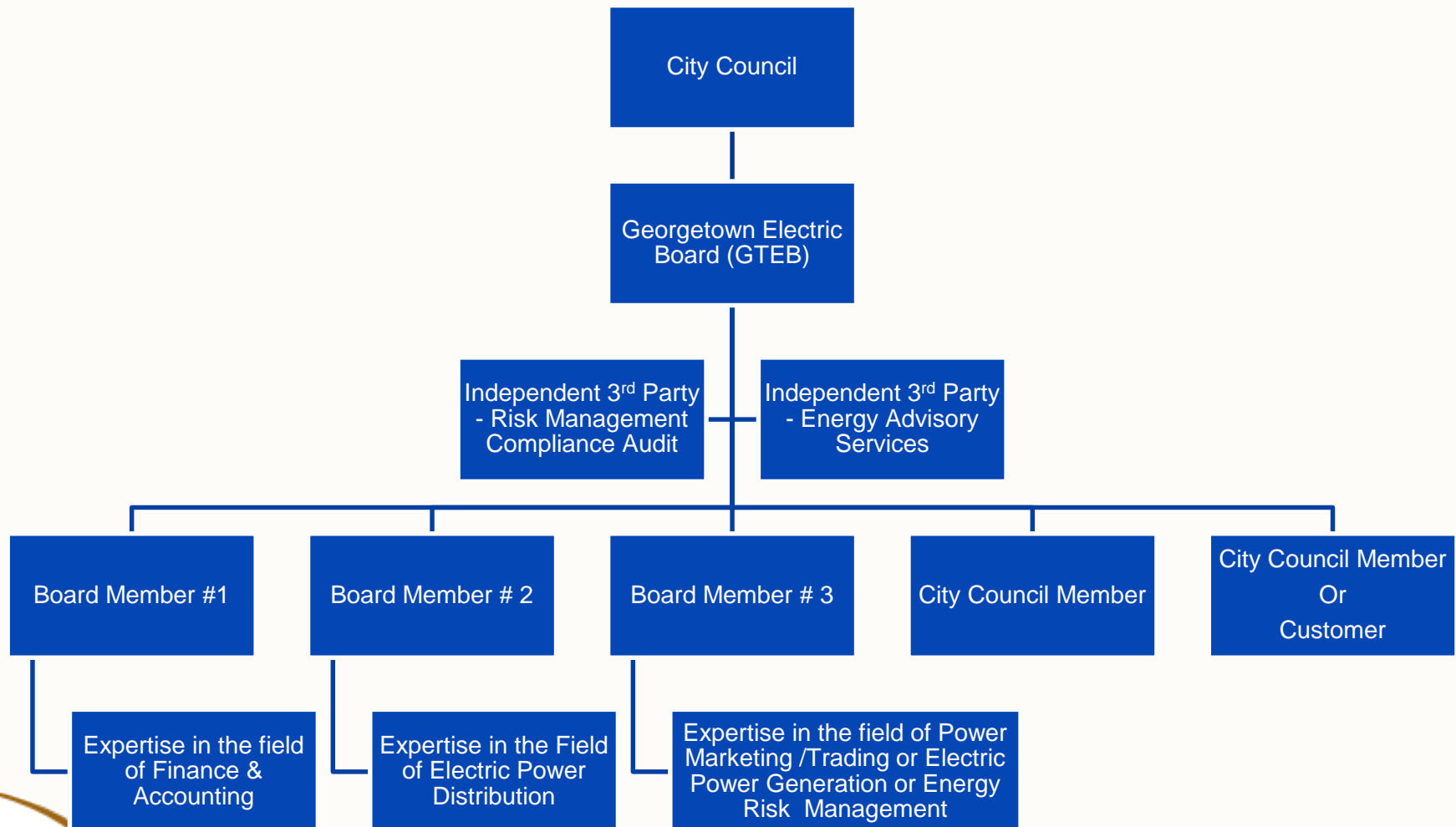
Water Utility Board

- Expand purpose to include financial oversight of Water Utility
- Provide for membership with specific Water Utility experience
 - Water Utility Construction or Operations
 - Finance and Accounting
 - Water Utility Resource Planning
- Consider reduction in board membership from 7 to 5
- Maintain at least one member from outside the city limits
- Continue to use Board as the core membership of the Impact Fee Committee (less Council Member)

Georgetown Water Board (GTWB)



Georgetown Electric Board (GTEB)



GTEB's proposed role in Risk Management

- Georgetown Electric Board (GTEB)
 - Aid the City Council in providing the overall Policy Oversight.
 - An independent third party appointed by the Georgetown Electric Board will provide periodic Risk Management Policy Compliance reports to the GTEB and City Council.
 - Receives Monthly Risk Management Policy updates from Risk Oversight Committee (ROC) and Risk Management Committee (RMC)

Next Steps

- Receive Feedback and Direction
- Work on the Ordinance to implement two separate oversight boards for Electric and Water/Wastewater.
- Develop Board Purpose and Membership eligibility.
- Projected Implementation : Spring 2020.

City of Georgetown, Texas
City Council Workshop
December 10, 2019

SUBJECT:

Presentation and update regarding the Facilities Efficiency Study and presentation of findings -- Eric Johnson, CIP Manager

ITEM SUMMARY:

This is an update regarding the Facilities Efficiency Study, completed by Freese and Nichols. Specifically, Council will be given a summary of the findings of the study and review of the long term plan.

FINANCIAL IMPACT:

The individual projects associated with the findings of the Facilities Efficiency Study will be programmed and funded through the CIP Budget based on long range planning.

SUBMITTED BY:

Eric Johnson, CIP Manager

ATTACHMENTS:

Presentation

Facilities Efficiency Study

FACILITIES EFFICIENCY STUDY 2019

City Council Presentation

December 10, 2019

GOAL

- ▶ Review initial findings
- ▶ Review the long term plan
- ▶ Provide insight

PURPOSE

- ▶ City has grown by 56% since 2010
- ▶ Anticipate future growth
- ▶ Plan for the needs of today and provide for future needs
 - ▶ Adequate space for City Staff
 - ▶ Improved operational efficiency
 - ▶ Improved staff/building security
 - ▶ Adequate parking for:
 - ▶ Visitors
 - ▶ Staff
 - ▶ City Vehicles
 - ▶ Flexibility to accommodate future growth

STUDY SCOPE

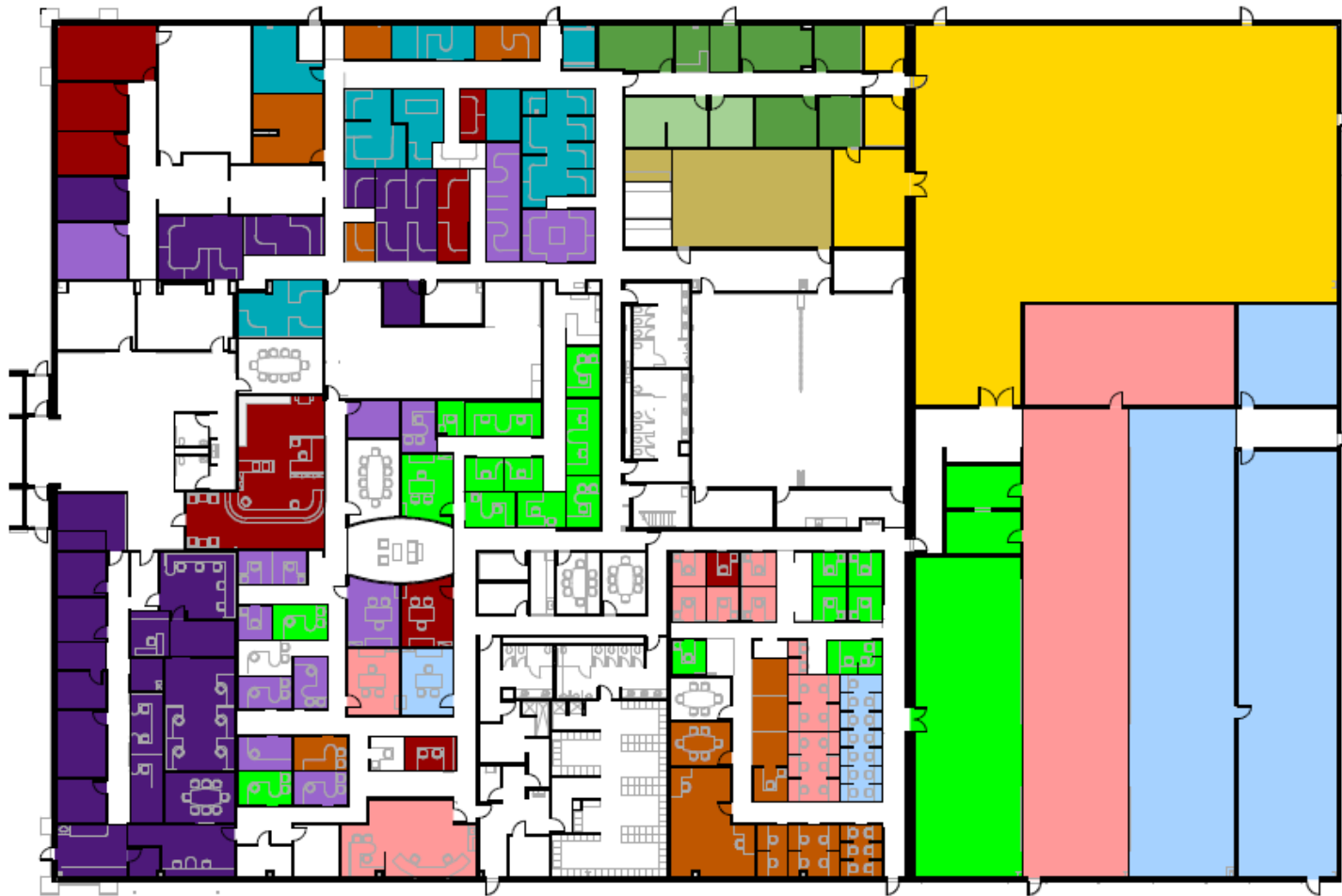
- ▶ Georgetown Municipal Complex
- ▶ Westside Service Center
- ▶ Parks and Recreation Administration
- ▶ Animal Services
- ▶ Facility Services
- ▶ Fuel Station
- ▶ Possible Need for New Facilities

SPACE NEED BASED ON ASSUMPTIONS OF 20 YEARS GROWTH

- ▶ Fleet Services has 14,946 square feet and will need to grow to 17,349 square feet.
 - ▶ Bay space
 - ▶ Work Stations for additional mechanics
- ▶ Parks and Recreation has 13,297 square feet and will need to grow to 15,749 square feet.
 - ▶ Warehouse space
 - ▶ Parks shop space
 - ▶ Employee growth
- ▶ Animal Services has 4,445 square feet and will need to grow to 8,198 square feet.
 - ▶ Additional kennels
 - ▶ Dedicated Animal control officer space
 - ▶ Get acquainted room

SPACE NEED BASED ON ASSUMPTIONS OF 20 YEARS GROWTH

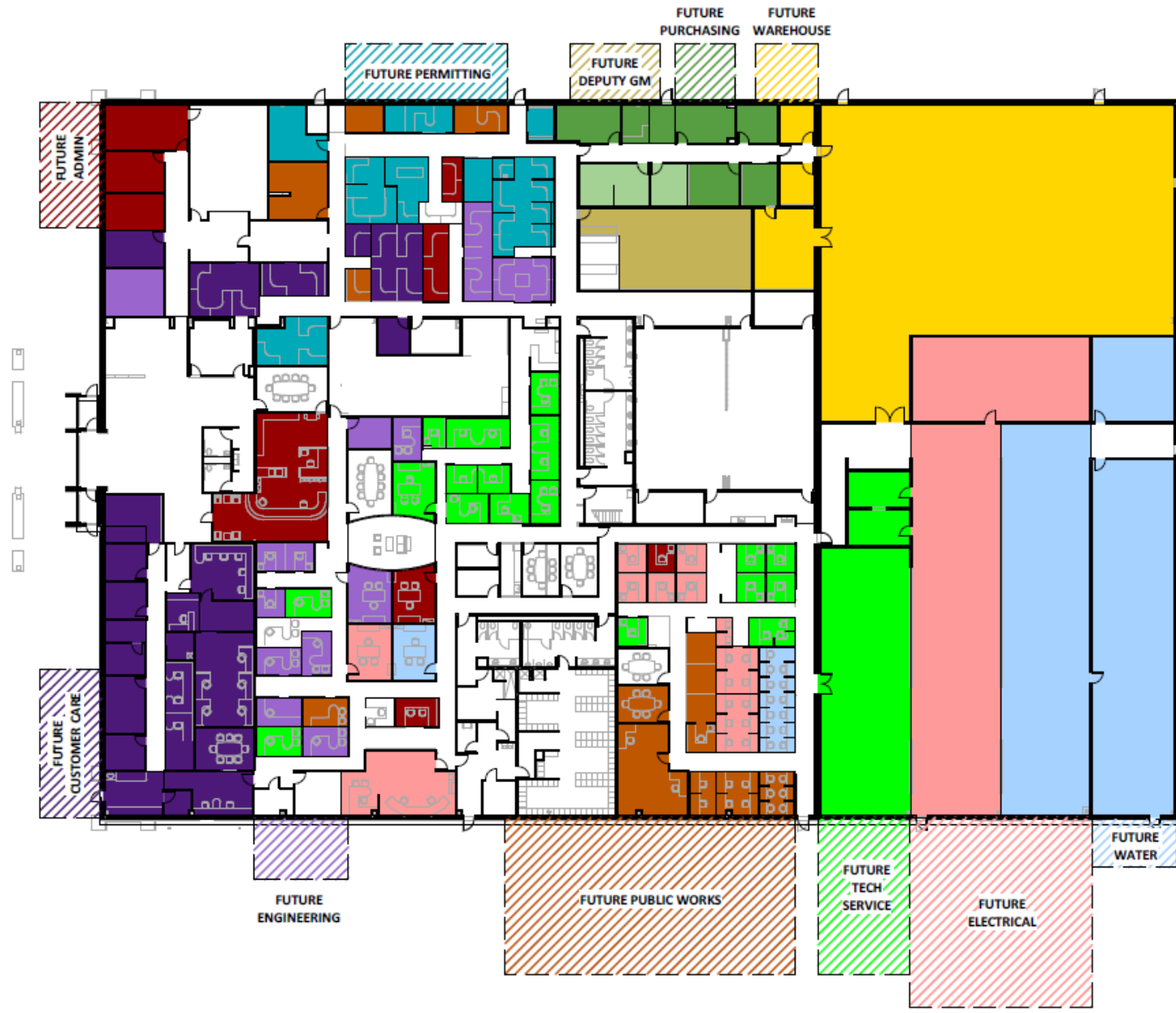
- ▶ Facility Services has 2,765 square feet and will need to grow to 4,405 square feet.
 - ▶ Additional Shop and Bay space
 - ▶ Outdoor covered storage
- ▶ Georgetown Municipal Complex has 52,096 square feet and will need to grow to 63,073 square feet to meet future long-range requirements, if all departments remain in the building.



Department Legend

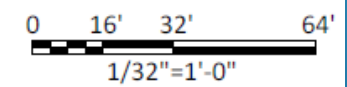
- ACCOUNTING / FINANCE
- ADMIN
- BUSINESS IMPROVEMENT PLAN
- CUSTOMER CARE
- ELECTRIC
- ENGINEERING
- PERMITTING
- PUBLIC WORK
- PURCHASING
- TECH SERVICE
- WAREHOUSE
- WATER



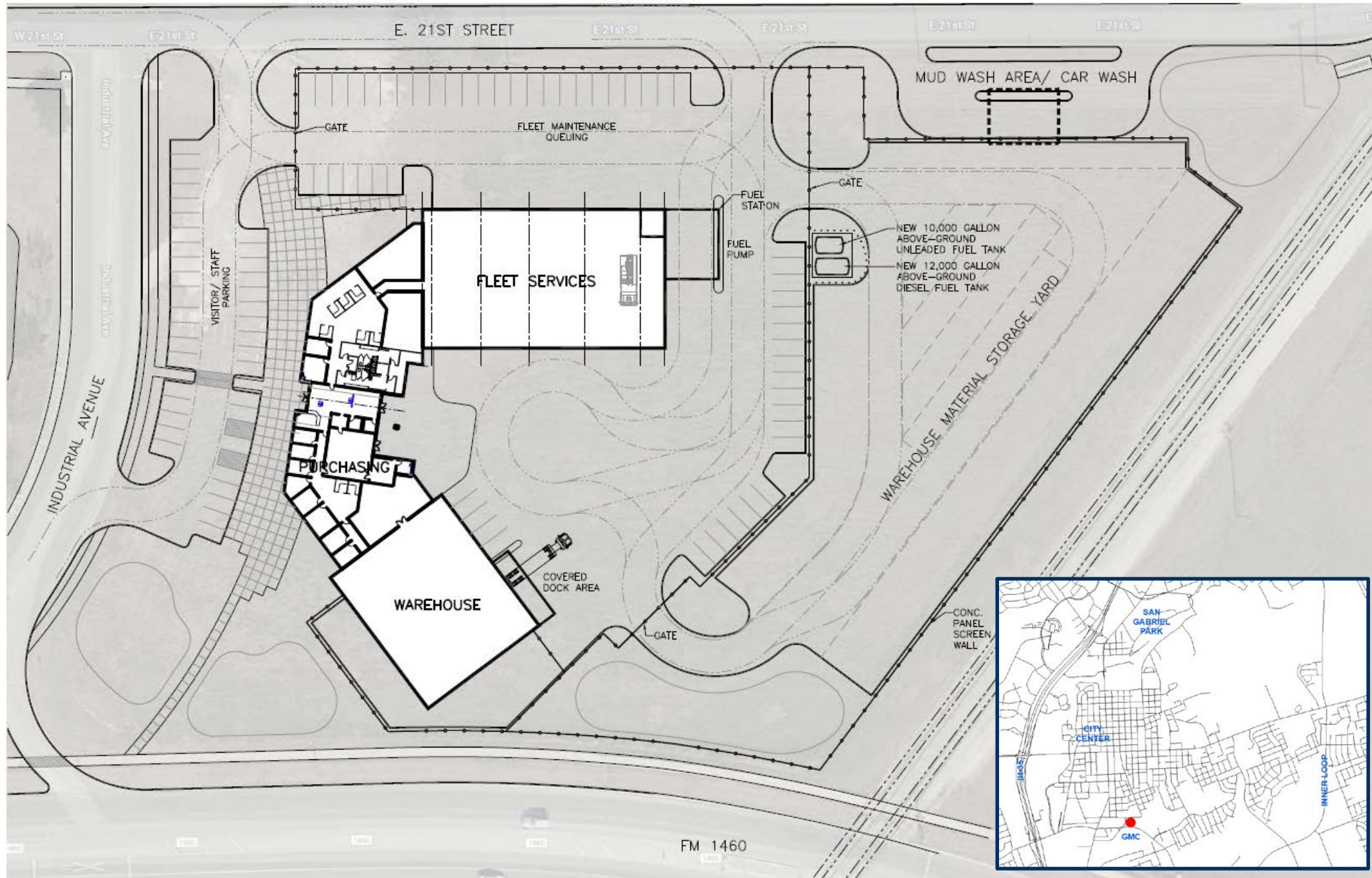


Department Legend

- ACCOUNTING / FINANCE
- ADMIN
- CUSTOMER CARE
- DEPUTY GM
- ELECTRIC
- ENGINEERING
- PERMITTING
- PUBLIC WORK
- PURCHASING
- TECH SERVICE
- WAREHOUSE
- WATER

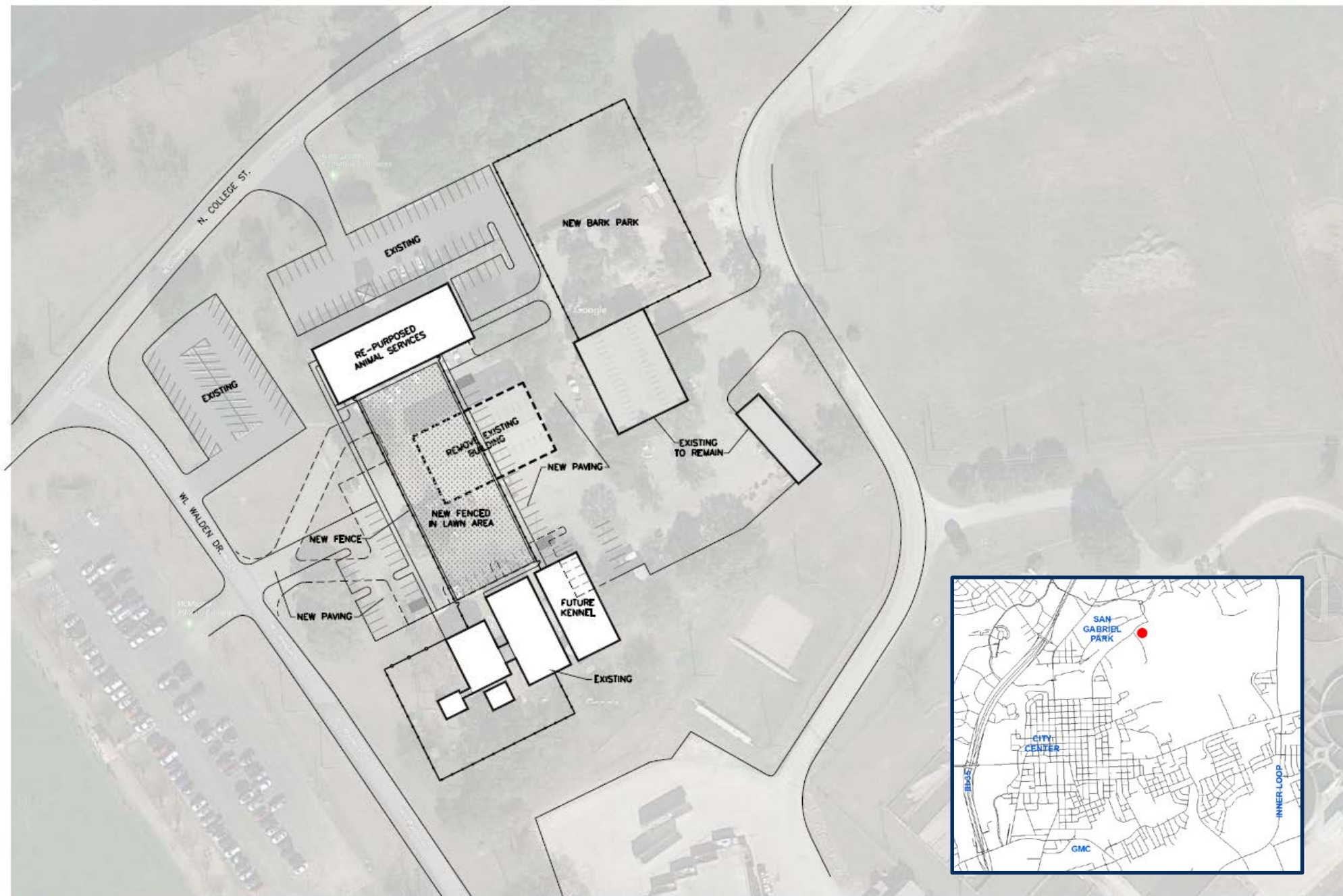






PURCHASING/WAREHOUSE/FLEET SERVICES

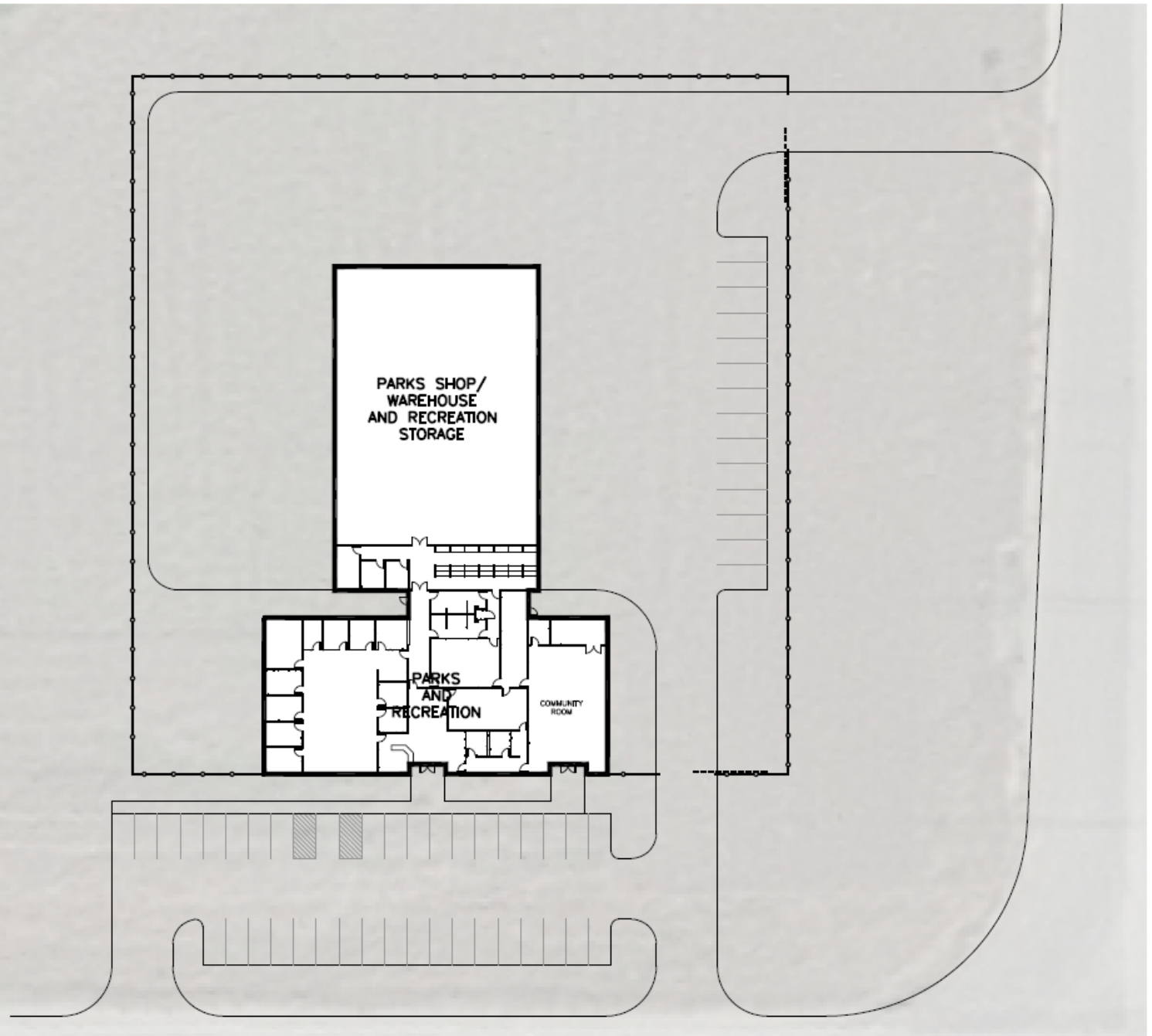
- $\$13,476,168 + 25\% = \$16,845,210$
- 33,670 SF
 - Purchasing – 8,670 SF
 - Warehouse – 12,000 SF
 - Fleet – 13,000 SF
- Includes:
 - Wash Bay
 - Fuel Station
 - Storage Yard
 - Loading Dock



ANIMAL SERVICES

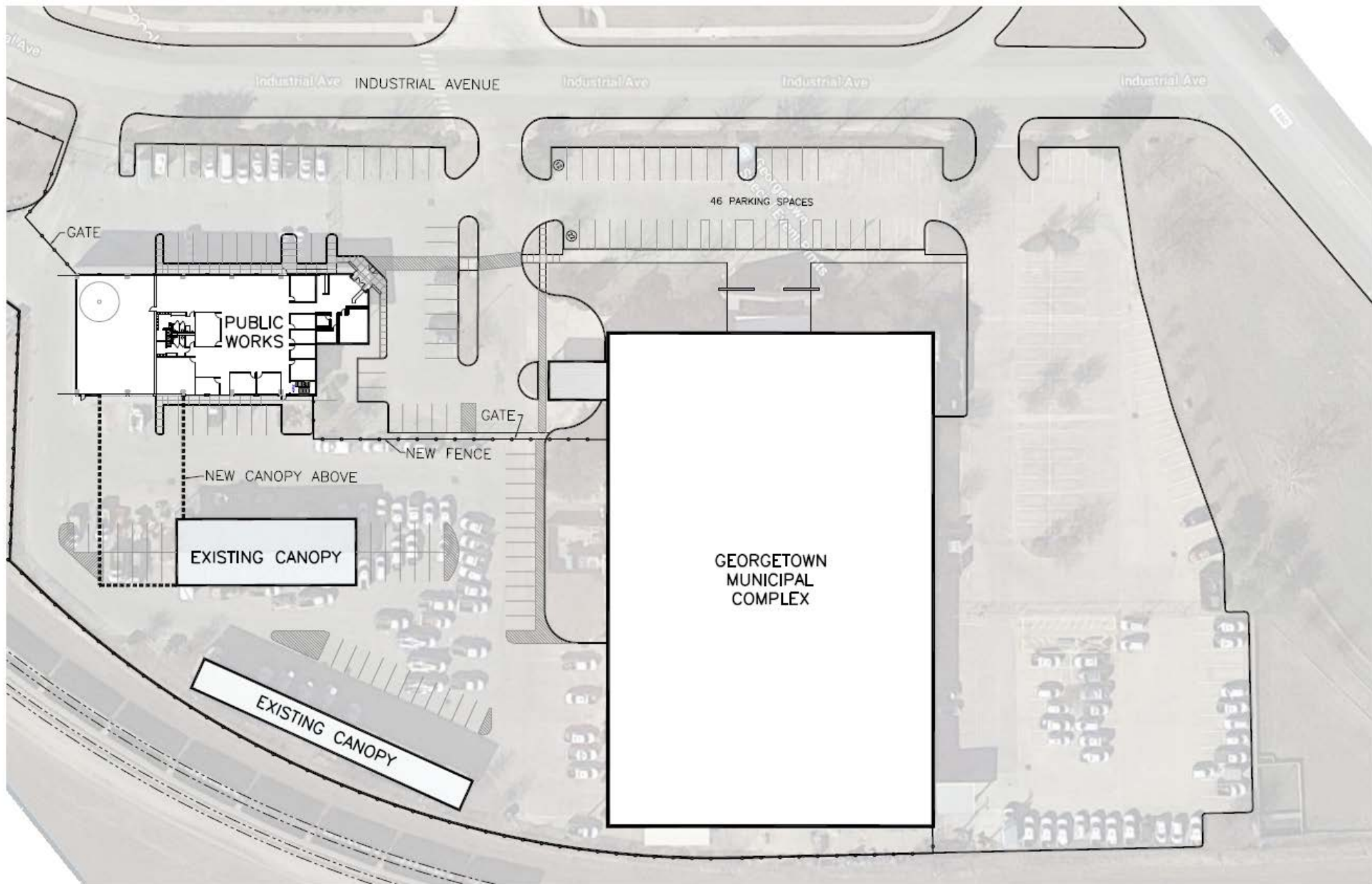
- \$4,931,284 + 25% = \$6,164,105
- 11,235 SF
 - Renovate Existing Parks and Rec Admin– 5,320 SF
 - Renovate Existing Animal Services Building – 1,115 SF
 - New Kennel Space – 4,800 SF
- Includes:
 - Additional Kennel Space
 - New Runs between the buildings
 - New/Additional Bark Park
 - Space to meet the needs of the Animal Services Master Plan

Site to be
determined



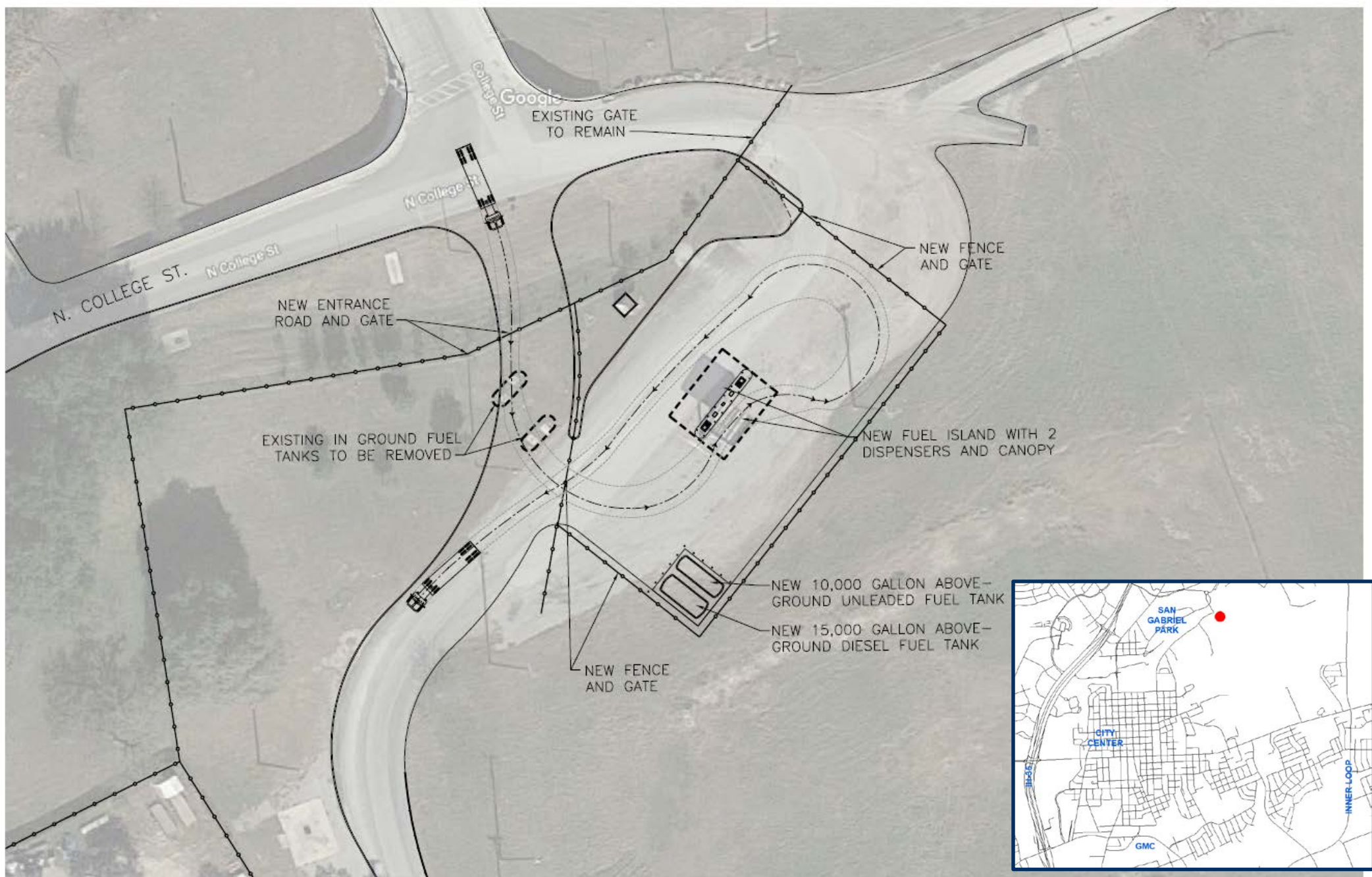
PARKS AND RECREATION ADMINISTRATION

- $\$8,065,176 + 25\% = \$10,081,470$
- 18,015 SF
 - New building – 8,790 SF
 - Shop/Warehouse – 9,225 SF
- Includes:
 - New Parking Lot
 - Community Room
 - Storage Yard



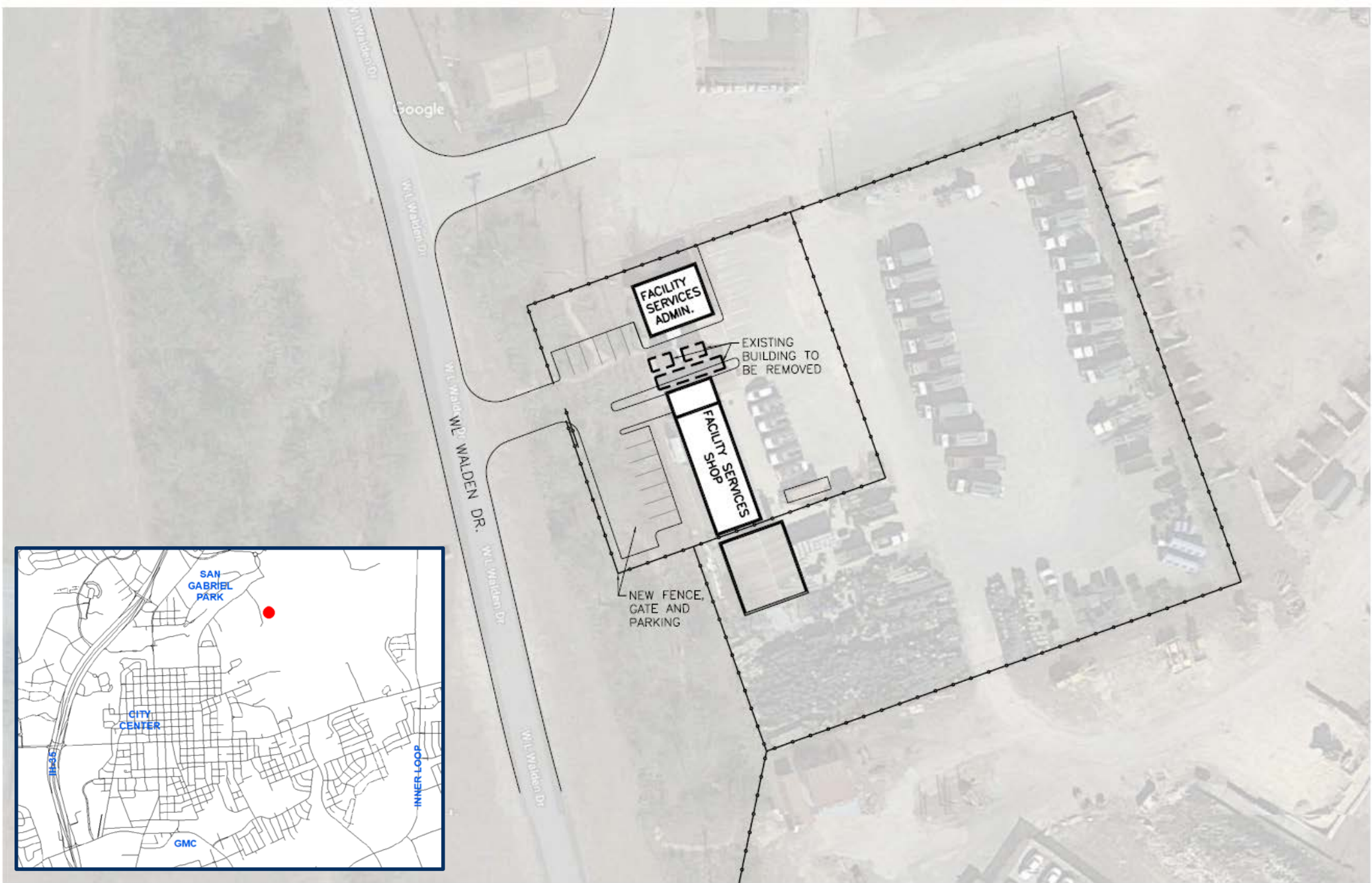
PUBLIC WORKS

- \$3,358,114 + 25% = \$4,197,642
- 8,745 SF
 - Renovate Existing Fleet Building – 7,400 SF
 - New Entry/Lobby Addition – 1,345 SF
- Includes:
 - Traffic Management Center
 - 2 drive-through bays
 - Additional parking
 - Large canopy



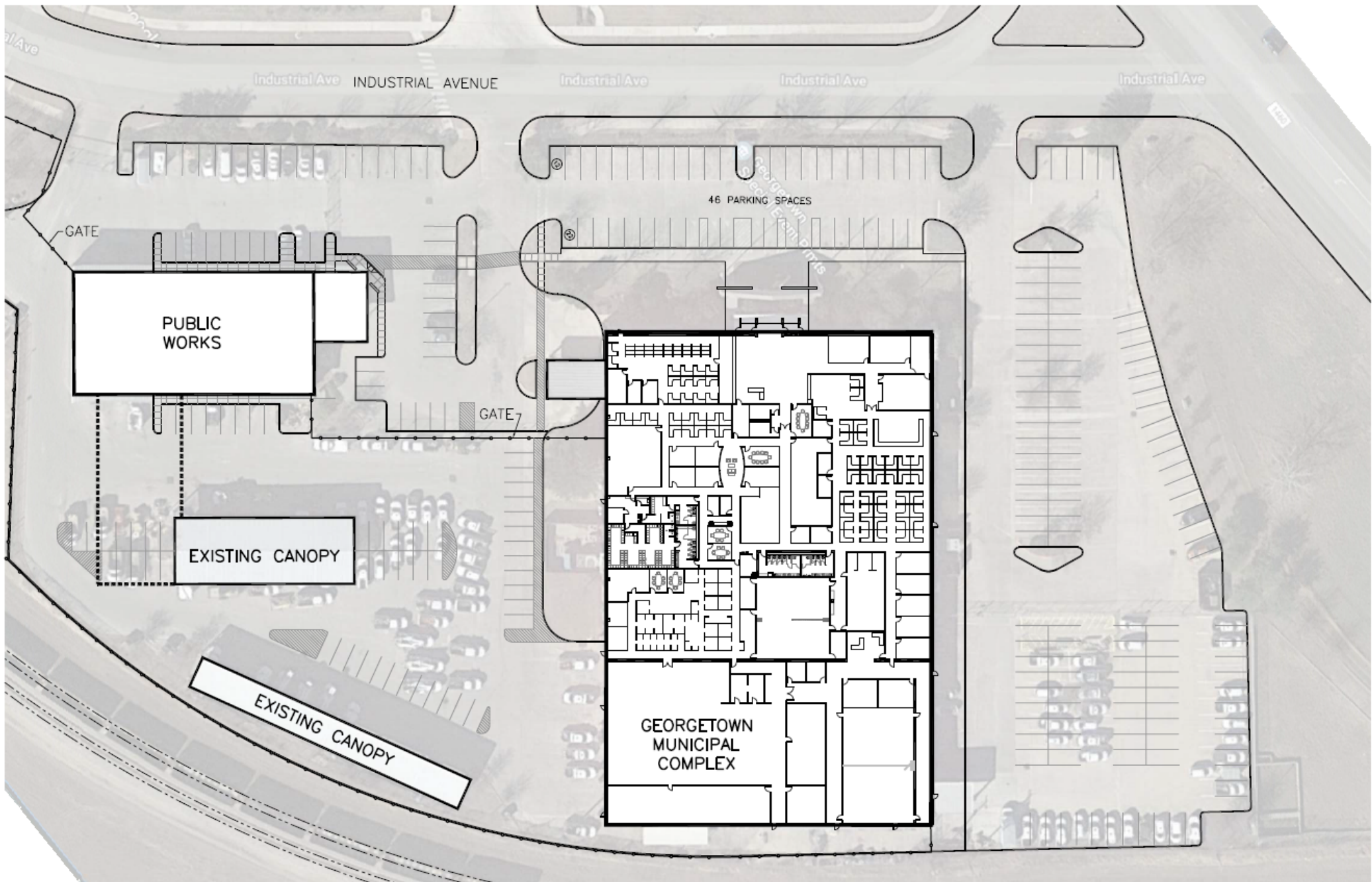
FUEL STATION

- $\$951,937 + 7\% = \$1,011,337$
- Includes:
 - Security Fence
 - Sight Lighting
 - Above Ground Tanks
 - New Fuel Island and Canopy



FACILITY SERVICES

- \$761,014 + 20% = \$913,216
- 2,070 SF (of renovation)
 - Renovate Existing Building – 1,360 SF
 - Renovate Shop – 710 SF
- Includes:
 - Reutilization of existing building for admin space
 - Removal of admin space in the shop for additional storage and work space
 - Entrance from Walden Dr. (This should assist with Transfer Station Design)
 - Parking off Walden Dr.



GEORGETOWN MUNICIPAL COMPLEX

- \$6,579,448 + 28% = \$8,421,693
- 27,920 SF
 - Renovate Existing Building – 21,160 SF
 - Interior Addition (warehouse) – 6,760 SF
- Includes:
 - New Meeting Space (most is public accessible)
 - Secure back of house
 - Receptionist in the lobby
 - Room for expansion



Department Legend

- ACCOUNTING / FINANCE
- ADMIN
- CUSTOMER CARE
- ELECTRIC
- ENGINEERING
- PERMITTING
- PUBLIC WORK
- PURCHASING
- TECH SERVICE
- WAREHOUSE
- WATER
- SHORT TERM ADMIN
- SHORT TERM CUSTOMER CARE
- SHORT TERM ENGINEERING
- SHORT TERM CONFERENCE ROOM



GEORGETOWN MUNICIPAL COMPLEX

SHORT TERM

- \$192,308 + 30% = \$250,000
- Renovate Existing Building
- Includes:
 - New Meeting Space (public accessible)
 - Secure back of house
 - Receptionist in the lobby

NEXT STEPS

- This current years CIP budget identifies funding for the Short Term GMC renovation
- This current years CIP budget identifies funding for the Fuel Station
- Begin working on the long range strategy for funding the other facilities into the CIP budget in upcoming years.
 - Over the next 5-10 years

CITY OF GEORGETOWN

Georgetown Facilities Efficiency Study

August 30, 2019

Prepared by:

FREESE AND NICHOLS, INC.
4055 International Plaza, Suite 200
Fort Worth, Texas 76109
817-735-7300

TABLE OF CONTENTS

EXECUTIVE SUMMARY	ES-1
1.0 STUDY PROCESS	1
2.0 FACILITY SPACE NEEDS ANALYSIS	1
3.0 FACILITIES PLANNING	2
4.0 OPINIONS OF PROBABLE CONSTRUCTION COST (OPCC)	4

APPENDICES

Exhibits

1. Facility Space Needs Analysis- Departments Inside GMC Building
2. Facility Space Needs Analysis- Departments Outside GMC Building
3. Facility Space Needs Analysis- Employee Vehicles
4. Opinion of Probable Construction Cost- Facilities Study Summary
5. Opinion of Probable Construction Cost- Purchasing/ Warehouse/ Fleet Services
6. Opinion of Probable Construction Cost- Parks and Recreation Building
7. Opinion of Probable Construction Cost- Fuel Station
8. Opinion of Probable Construction Cost- Animal Services
9. Opinion of Probable Construction Cost- Public Works
10. Opinion of Probable Construction Cost- Facility Services
11. Opinion of Probable Construction Cost- Municipal Complex
12. Opinion of Probable Construction Cost- Municipal Complex- Short Term

Drawings

- A1 Purchasing/ Warehouse/ Fleet Services- Site Plan
- A1.1 Purchasing/ Warehouse/ Fleet Services- Floor Plan
- A2 Parks and Recreation Building- Site Plan
- A2.1 New Parks and Recreation Building- Floor Plan
- A3 Fuel Station- Site Plan
- A4 Animal Services Buildings- Site Plan
- A4.1 New Animal Services- Floor Plan
- A4.2 Existing Animal Services- Floor Plan
- A5 Public Works in Remodeled Fleets Building- Site Plan
- A5.1 Public Works- Floor Plan
- A6 Facility Services- Site Plan
- A6.1 Existing Facility Services- Floor Plan

- A6.2 Renovated Facility Services- Floor Plan
- A7 Georgetown Municipal Complex (GMC)- Site Plan
- A7.1 Existing Georgetown Municipal Complex (GMC)- Floor Plan
- A7.2 Intermediate Georgetown Municipal Complex (GMC) with Vacated Spaces
- A7.3 Renovated Georgetown Municipal Complex (GMC)
- A7.4 Short Term Georgetown Municipal Complex (GMC)

EXECUTIVE SUMMARY

Freese and Nichols, Inc. (FNI), rendered professional services to the City of Georgetown, Texas, for a study to address current and future space needs for City departments. In the recent years, the City has added 85 positions, yet the City has completed the construction of only one new facility. The efficient utilization of existing space is paramount to the City's fiscal responsibility and justification of any new facility construction when required as the City's population increases toward 100,000.

This study provided the City with adequate space for the City's existing staff; improved operational efficiency; improved staff security; adequate parking for visitors, staff, and City vehicles; flexibility; and direction to accommodate future growth.

FNI's study consisted of programming, planning, concept development, and preparation of opinions of the probable costs of construction. FNI's scope included the following:

- Evaluation of current facilities' uses and possible efficiencies that can be achieved;
- Development of a plan to achieve current and future needs;
- Involve substantive user and stakeholder input;
- Create concept plans for efficient space usage; and
- Anticipate and prepare for the requirements of future needs.

To improve departmental efficiency and customer service at the GMC, several departments were recommended to relocate to other facilities. This would allow departments with staff in various locations inside the facility to be co-located. Also, the front lobby would be renovated, providing better customer service and additional security for the building.

Public Works department would relocate from the GMC to the renovated and re-purposed existing Fleet Services facility located on the GMC grounds. Also, relocating from the GMC would be Purchasing and Warehouse. Fleet Services, Purchasing, and Warehouse would be accommodated in a new facility constructed north of the GMC across FM 1460.

The Parks and Recreation administrative functions currently in the Parks Administration Building could be relocated to a new facility adjacent to the Georgetown Recreation Center or other appropriate location. Parks shop, warehouse, and recreation storage areas would also be relocated. Relocating these services

would then allow the adjacent Animal Services to expand into the current Parks Administration Building and storage areas.

Facility Services shop area would remain in its current location while expanding its administrative functions into a neighboring existing building. Existing storage sheds would be removed.

A new fuel station with above ground storage tanks would be constructed at the site of the current fuel station and existing below ground fuel tanks would be removed.

The Westside Service Center is a new facility, fully finished, including workstations. The facility has twenty-four unoccupied offices and workstations. The departments occupying the facility currently can expand into the unoccupied areas without requiring additional space in the future.

The Opinion of Probable Construction Cost (OPCC) for these above new and renovated facilities is estimated at \$35,397,713 in 2019 dollars.

1.0 STUDY PROCESS

FNI conducted a project kick-off meeting with City Staff, reviewing the scope of work and schedule. FNI received drawings of the existing facilities listed above. With City Staff, FNI visited each facility to obtain general understanding of the facilities.

Prior to subsequent walk-throughs of the facilities, FNI prepared base floor plans for use in the facilities' assessments and internal organizations. FNI then conducted visual assessments of the facilities, noting current physical conditions.

FNI prepared a six-page survey form which was distributed to the various departments' heads. The form requested departmental information such as function and services provided, interactions with other departments, public interaction, number of current and future employees and whether in offices or cubicles, support spaces, number of vehicles, and required storage. FNI with City Staff conducted a total of fifteen separate one-on-one interviews with the department heads to review and confirm their responses on the surveys.

Using the information obtained in the surveys and confirmed in the interviews, FNI developed a "Facility Space Needs Analysis" for departments in the GMC building and for departments not located in the GMC Building. A similar analysis was developed for number of vehicles for current and future employees. Working with City Staff, these analytical "programs" formed the basis for test fits, where departments could be rearranged or relocated to improve staff efficiencies and customer service. FNI developed conceptual site and floor plans for new and renovated facilities. Upon the City's approval of the plans, FNI developed OPCCs for each project.

2.0 FACILITY SPACE NEEDS ANALYSIS

The Facility Space Needs Analysis provides for the square footage per department located inside of the GMC Building (Exhibit 1). These departments are the following:

- Permits/Inspections
- Customer care
- Deputy GM
- GUS Administration
- Public Works

- Utility Operations- Tech Services
- Utility Operations- Water services
- Utility Operations- System Ops/ Electric Services
- Purchasing
- Warehouse
- Engineering Services
- Shared, or Common, Spaces in the GMC Building are identified also.

For each department, the position or title of the employees, along with their office or cubical size, the number of staff at that position, both currently and in the future are identified. For example, Permits/Inspections currently has fourteen staff occupying 1,573 square feet. The staff is expected to grow to twenty-three occupying 2,312 square feet, or a 47% growth in space needs. GMC has 52,096 square feet and will need to grow to 63,073 square feet to meet future long-range requirements, if all departments remain in the building.

The Facility Space Needs Analysis (Exhibit 2) provides for the square footage per department not located inside of the GMC Building. These departments are the following:

- Fleet Services has 14,946 square feet and will need to grow to 17,349 square feet.
- Parks and Recreation has 13,297 square feet and will need to grow to 15,749 square feet.
- Animal Services has 4,445 square feet and will need to grow to 8,198 square feet.
- Facility Services has 2,765 square feet and will need to grow to 4,405 square feet.

Exhibit 3 is a Parking Needs Analysis with the numbers of parking spaces for current as well as future employees. Current employee parking demand is 258 spaces, and future demand is 374 spaces.

3.0 FACILITIES PLANNING

FNI with City Staff tested opportunities to improve space conditions primarily at the GMC. By relocating departments from the GMC Building to other facilities, the departments remaining in the GMC Building would be better able to expand in the future. The GMC could be re-planned internally to better consolidate departmental staff. Additionally, the front lobby could be improved, increasing customer service while improving overall building security. The departments recommended to be relocated from the GMC were Public Works, Purchasing, and Warehouse. These three departments currently occupied

12,543 net square feet in the building, and, in the future would expand into 16,048 net square feet which could not be accommodated in the building.

In reviewing multiple options, Fleet Services will require additional staff, improved work areas, and additional vehicle storage area for the increased number of vehicles waiting service. Expanding Fleet Services in its current location was not a viable option.

Relocating Fleet Services along with Warehouse and Purchasing from the GMC to a new location was a recommendation. With Fleet Services relocating, the existing Fleet Services facility would be re-purposed for Public Works.

A proposed site for a new Purchasing/ Warehouse/ Fleet Services facility was on vacant land to the north of the GMC, across FM 1460. The site had sufficient area for visitor/ staff parking in front (during bidding and bid openings Purchasing has a large number of visitors), City vehicle queuing area, and Warehouse material lay down area (Drawing A1). The building's proposed internal plan (Drawing A1.1) was developed similar to the Westside Service Center's plan.

Animal Services currently requires additional facilities as well as in the future. The additional growth could be accommodated by utilizing the adjacent Parks Administration building which would require relocation of the Parks and Recreation departments. The proposed site for a new Parks Administration facility could be adjacent to the existing Georgetown Recreation Center by the Williamson County Rodeo Arena (Drawing A2) or other appropriate location. The floor plan (Drawing A2.1) accommodated future staff growth and better connected warehouse and shop personnel with administration.

Planned improvements to N. College Street and its intersection with College Street over the San Gabriel River necessitated rebuilding the City's fuel station (Drawing A3). The existing fuel island would be replaced with new fuel dispensers and canopy. Two existing in ground fuel tanks would be replaced with two new above ground fuel tanks.

In the Animal Services Needs Analysis, better administrative areas along with both indoor and outdoor "get-acquainted" areas were identified. A new site plan (Drawing A4) better connected the former Parks Administration facility to the existing Animal Services facility. The existing Parks Administration building would be re-planned to accommodate current and future Animal Services personnel (Drawing A4.1), and the existing Animal Services facilities would be renovated (Drawing A4.2) with the relocation of administrative staff to the former Parks Administration buildings.

As previously mentioned, with Fleet Services moving out of its current building, the existing building would be renovated to accommodate a relocated Public Works from the GMC. As the Public Works Department works with other departments within the GMC, maintaining a close physical proximity was desirable (Drawing A5). The existing building would be expanded for a new reception area for visitors and a portion of the existing building would be utilized as an indoor storage area for Streets and Drainage (Drawing A5.1).

Facility Services is accessed currently through an adjacent transfer station. A new entrance into Facility Services that avoided the transfer station would be proposed directly from W. L. Walden Drive (Drawing 6). Facility Services administration occupies the same building as the shop area (Drawing A6.1). With the removal of three small sheds, an adjacent building would be reused for the administrative staff. The existing shop building would include a climate controlled storage area and would be expanded for new drive-through covered storage (Drawing 6.2).

With Public Works moving to the current Fleet Services building at the GMC and Warehouse moving off site, employee and visitor parking areas would be expanded greatly, solving an existing parking problem at the GMC (Drawing A7). Existing conditions inside the building indicate staff of various departments located in various locations, not necessarily located in the same or adjacent areas (Drawing A7.1). Once Public Works, Purchasing, and Warehouse vacate the building (Drawing A7.2), consider areas would be open for departments' future expansion and internal reorganizations (Drawing A7.3). The front lobby would be enlarged with a receptionist and improved security where visitors could not access non-public areas. The former Warehouse area would be re-purposed with meeting and conference rooms which could be accessed from the outside for public meetings. City Staff requested a "short term solution" to the front lobby that would provide for an enhanced lobby for customer service while providing additional security to non-public areas (Drawing A7.4).

4.0 OPINIONS OF PROBABLE CONSTRUCTION COST (OPCC)

The total projected construction cost for all facilities' improvements is \$35,397,713 in 2019 costs (Exhibit 4). The OPCCs for the individual facilities in 2019 dollars are as follows:

- | | |
|---|--------------|
| • Purchasing/ Warehouse/ Fleet Services (Exhibit 5) | \$12,713,366 |
| • Parks and Recreation (Exhibit 6) | \$7,608,657 |
| • Fuel Station (Exhibit 7) | \$898,054 |

- Animal Services (Exhibit 8) \$4,524,114
- Public Works (Exhibit 9) \$3,080,838
- Facility Services (Exhibit 10) \$698,178
- Municipal Complex Building (Exhibit 11) \$5,874,507

The “short term” GMC Building build-out (Drawing A7.4) cost is \$187,014 (Exhibit 12).

The costs include fifteen percent for contractor’s overhead and profit, five percent for mobilization, and thirty percent for contingency. The OPCC is classified as an AACE Class 5 estimate with an accuracy range of -30 to +50. Costs do not include costs associated with design fees, surveying, administrative costs, real estate, FF&E, etc.

APPENDIX A

Exhibits/Drawings

EXHIBITS

1. Facility Space Needs Analysis- Departments Inside GMC Building
2. Facility Space Needs Analysis- Departments Outside GMC Building
3. Facility Space Needs Analysis- Employee Vehicles
4. Opinion of Probable Construction Cost- Facilities Study Summary
5. Opinion of Probable Construction Cost- Purchasing/ Warehouse/ Fleet Services
6. Opinion of Probable Construction Cost- Parks and Recreation Building
7. Opinion of Probable Construction Cost- Fuel Station
8. Opinion of Probable Construction Cost- Animal Services
9. Opinion of Probable Construction Cost- Public Works
10. Opinion of Probable Construction Cost- Facility Services
11. Opinion of Probable Construction Cost- Municipal Complex
12. Opinion of Probable Construction Cost- Municipal Complex- Short Term

DRAWINGS

- A1 Purchasing/ Warehouse/ Fleet Services- Site Plan
- A1.1 Purchasing/ Warehouse/ Fleet Services- Floor Plan
- A2 Parks and Recreation Building- Site Plan
- A2.1 New Parks and Recreation Building- Floor Plan
- A3 Fuel Station- Site Plan
- A4 Animal Services Buildings- Site Plan
- A4.1 New Animal Services- Floor Plan
- A4.2 Existing Animal Services- Floor Plan
- A5 Public Works in Remodeled Fleets Building- Site Plan
- A5.1 Public Works- Floor Plan
- A6 Facility Services- Site Plan
- A6.1 Existing Facility Services- Floor Plan
- A6.2 Renovated Facility Services- Floor Plan
- A7 Georgetown Municipal Complex (GMC)- Site Plan
- A7.1 Existing Georgetown Municipal Complex (GMC)- Floor Plan
- A7.2 Intermediate Georgetown Municipal Complex (GMC) with Vacated Spaces
- A7.3 Renovated Georgetown Municipal Complex (GMC)
- A7.4 Short Term Georgetown Municipal Complex (GMC)

Exhibit 1: Facility Space Needs Analysis - Departments Inside GMC Building

Public Works	Staff	Public Works	34	2,666 S.F.	46		6,203 S.F.		3,536	S.F.	133%		
		Director (Octavio)	1	260 S.F.	1	PO6	216	216 S.F.	Municipal Complex			Municipal Complex	
		Manager (Dan)	1	123 S.F.	1	PO4	144	144 S.F.	Municipal Complex			Municipal Complex	
		Stormwater Coordinator (Tiffany)	1	88 S.F.	3	PO4	144	432 S.F.	Municipal Complex			Municipal Complex	
		Transportation Planner (Ed)	1	75 S.F.	1	WS7	102	102 S.F.	Municipal Complex			Municipal Complex	
		Transportation EIT	0	0 S.F.	1	WS4	72	72 S.F.	Municipal Complex			Municipal Complex	
		Traffic Engineer	1	75 S.F.	1	WS6	88	88 S.F.	Municipal Complex			Municipal Complex	
		Business Systems Analyst	1	75 S.F.	1	WS6	88	88 S.F.	Municipal Complex			Municipal Complex	
		Traffic Technicians Supervisor	0	0 S.F.	1	PO2	120	120 S.F.	Municipal Complex			Municipal Complex	
		Traffic Technicians (Bill & Randall)	2	108 S.F.	4	WS2	54	216 S.F.	Municipal Complex			Municipal Complex	
		Streets - Foremen	2	86 S.F.	2	WS2	54	108 S.F.	Municipal Complex			Municipal Complex	
		Stormwater -Superintendent	1	90 S.F.	2	WS2	54	108 S.F.	Municipal Complex			Municipal Complex	
		Stormwater -Heavy Equipment Operator	2	39 S.F.	3	WS1	23	69 S.F.	Municipal Complex			Municipal Complex	
		Stormwater -Light Equipment Operator	4	78 S.F.	5	WS1	23	115 S.F.	Municipal Complex			Municipal Complex	
		Streets - Superintendent	3	270 S.F.	3	WS2	54	162 S.F.	Municipal Complex			Municipal Complex	
		Streets -Heavy Equipment Operator	3	59 S.F.	3	WS1	23	69 S.F.	Municipal Complex			Municipal Complex	
		Streets -Light Equipment Operator	9	176 S.F.	9	WS1	23	207 S.F.	Municipal Complex			Municipal Complex	
		Solid Waste Coordinator	1	90 S.F.	1	PO4	144	144 S.F.	Municipal Complex			Municipal Complex	Needs satellite office at Transfer Station, permanent office near Public Works
		Solid Waste - TCEQ	0	0 S.F.	2	WS6	88	176 S.F.	Municipal Complex			Municipal Complex	Need to be together with Solid Waste Coordinator with Public Works
		Administrative Assistant	0	0 S.F.	1	WS3	60	60 S.F.	Municipal Complex			Municipal Complex	
		Intern	1	68 S.F.	1	WS2	54	54 S.F.	Municipal Complex			Municipal Complex	
	Support Spaces	Storage/Supply Room	0	0 S.F.	1			150 S.F.	Municipal Complex			Municipal Complex	
		Conference Room	1	144 S.F.	1			144 S.F.	Municipal Complex			Municipal Complex	
		Solid Waste Storage	0	0 S.F.	1			200 S.F.	Transfer Station			Transfer Station	
		Sign Shop	1	318 S.F.	1			675 S.F.	Westside Service Ctr.			Westside Service Ctr.	With climatized storage
		Signal Shop	0	0 S.F.	1			200 S.F.	Municipal Complex			Municipal Complex	With vision glass to Traffic Management Center
		Traffic Management Center	0	0 S.F.	1			375 S.F.	Municipal Complex			Municipal Complex	Similar in size to the Cowan Conference Room at the WSSC
		Streets and Drainage Storage	0	0 S.F.	1			675 S.F.	Municipal Complex			Municipal Complex	Needs to be climatized, currently storing materials at "old house"
		Streets and Drainage Covered Storage	0	0 S.F.	1			S.F.	Municipal Complex			Municipal Complex	Raw Material Bins at Transfer Station to be relocated need to be covered along with Covered Parking
		Non-Assignable SF - 20%		444 SF				1,034 SF					Internal Circulation
Utility Operations - Tech Services	Staff	Utility Operations - Tech Services	29	4,316 S.F.	40			5,399 S.F.		1,083	S.F.	25%	
		Senior Technicians	2	140 S.F.	2	WS6	88	176 S.F.	Municipal Complex			Municipal Complex	
		Meter Technician	8	256 S.F.	13	WS4	72	936 S.F.	Municipal Complex			Municipal Complex	
		Planner Scheduler	1	65 S.F.	1	WS4	72	72 S.F.	Municipal Complex			Municipal Complex	
		Supervisor	1	96 S.F.	2	PO2	120	240 S.F.	Municipal Complex			Municipal Complex	
		Manager	1	183 S.F.	1	PO4	144	144 S.F.	Municipal Complex			Municipal Complex	
		SCADA Technician	3	498 S.F.	4	WS4	72	288 S.F.	Municipal Complex			Municipal Complex	
		Fiber Coordinator	1	103 S.F.	1	WS4	72	72 S.F.	Municipal Complex			Municipal Complex	
		SCADA Supervisor	1	103 S.F.	1	PO2	120	120 S.F.	Municipal Complex			Municipal Complex	
		Business Systems Analyst	3	225 S.F.	4	WS4	72	288 S.F.	Municipal Complex			Municipal Complex	
		Engineering Associate	3	225 S.F.	4	WS4	72	288 S.F.	Municipal Complex			Municipal Complex	
		GIS Analyst	3	225 S.F.	4	WS4	72	288 S.F.	Municipal Complex			Municipal Complex	
		GIS Supervisor	1	96 S.F.	2	PO2	120	240 S.F.	Municipal Complex			Municipal Complex	
		GIS Intern	1	53 S.F.	1	WS1	23	23 S.F.	Municipal Complex			Municipal Complex	
		Meter Shop	1	176 S.F.	1			352 S.F.	Municipal Complex			Municipal Complex	New Meter shop to be twice as big as current shop
		Shop Area	1	3872 S.F.	1			3872 S.F.	Municipal Complex			Municipal Complex	
	Support Spaces												
Utility Operations -Water Services	Staff	Non-Assignable SF - 20%		863 SF				1,080 SF					Internal Circulation
		Utility Operations -Water Services	16	7,384 S.F.	25			7,627 S.F.		244	S.F.	3%	
		Water Maintenance Supervisor (Jeff Deleon)	1	188 S.F.	1	PO4	144	144 S.F.	Municipal Complex			Municipal Complex	
		Water (Chris Graham)	1	75 S.F.	1	WS6	88	88 S.F.	Municipal Complex			Municipal Complex	
		Water (Future)	0	75 S.F.	1	WS6	88	88 S.F.	Municipal Complex			Municipal Complex	
		Field Staff	14	285 S.F.	22	WS1	23	506 S.F.	Municipal Complex			Municipal Complex	Out in the field use Rally Room for meetings
	Support Spaces	Plant Maintenance Shop	1	2282 S.F.	1			2282 S.F.	Municipal Complex			Municipal Complex	
		Shop Area	1	2710 S.F.	1			2710 S.F.	Municipal Complex			Municipal Complex	
		Breakroom/Rally Room	1	538 S.F.	1			538 S.F.	Municipal Complex			Municipal Complex	Field Staff use this Rally Room
		Exterior Site Laydown Storage	1	S.F.	1			S.F.					
		Non-Assignable SF - 20%		1,231 SF				1,271 SF					Internal Circulation

Utility Operations - System Ops/ Electric Services	Staff	Utility System Operators	7	498 S.F.	7	SO2	239	1673 S.F.	Municipal Complex				Municipal Complex		
		Control Center Supervisors	2	75 S.F.	2	WS6	88	176 S.F.	Municipal Complex				Municipal Complex		
		Control Center Manager	1	187 S.F.	1	PO4	144	144 S.F.	Municipal Complex				Municipal Complex		
		Safety Supervisor	1	75 S.F.	2	WS7	102	204 S.F.	Westside Service Ctr.				Westside Service Ctr.		
		Safety Specialist	2	150 S.F.	4	PO4	144	576 S.F.	Westside Service Ctr.				Westside Service Ctr.		
		Locators	3	225 S.F.	4	WS6	88	352 S.F.	Westside Service Ctr.				Westside Service Ctr.		
		Supervisors	4	256 S.F.	4	WS4	72	288 S.F.	Municipal Complex				Municipal Complex		
		Crew Leads	4	92 S.F.	6	WS1	23	138 S.F.	Municipal Complex				Municipal Complex		
		Lineman	16	414 S.F.	24	WS1	23	552 S.F.	Municipal Complex				Municipal Complex		
		Electric Planners/Schedulers	2	128 S.F.	4	WS2	54	216 S.F.	Municipal Complex				Municipal Complex		
		Substation Techs	4	256 S.F.	6	WS2	54	324 S.F.	Municipal Complex				Municipal Complex		
		Breakroom/Rally Room	1	1158 S.F.	1			1158 S.F.	Municipal Complex				Municipal Complex		
		Electric Shop	1	2736 S.F.	1			2736 S.F.	Municipal Complex				Municipal Complex		

GMC - TOTAL CONDITIONED SPACE	40,125 S.F.
GMC - TOTAL NON-CONDITIONED WAREHOUSE/SHOP SPACE	20,175 S.F.
GMC - TOTAL SQUARE FOOTAGE	60,300 S.F.

Exhibit 2: Facility Space Needs Analysis - Departments Outside GMC Building

Animal Services	STAFF	Animal Services	12	4,445 S.F.	24		8,198 S.F.		3,754 S.F.	84%			
		Animal Services Manager	1	79 S.F.	1	PO6	216	Animal Services				Animal Services	
		Animal Care Supervisor	1	109 S.F.	1	WS6	88	Animal Services				Animal Services	
		Animal Health Technicians	1.5	241 S.F.	3	WS5	80	Animal Services				Animal Services	Currently 3 part time - fulltime in the future
		Kennel Technicians	2	106 S.F.	3	WS7	102	Animal Services				Animal Services	
		Animal Control Officers	4	150 S.F.	6	SO4a	358	Animal Services				Animal Services	
		Marketing Coordinators	2	S.F.	2	WS1	23	Animal Services				Animal Services	Also serves as receptionist, separate receptionist in the future
		Receptionist	0	S.F.	1	WS1	23	Animal Services				Animal Services	
		Customer Service Supervisor	0	S.F.	1	PO2	120	Animal Services				Animal Services	
		Behavioral Specialist	0	S.F.	1	PO2	120	Animal Services				Animal Services	
		Animal Services Director	0	S.F.	1	PO4	144	Animal Services				Animal Services	
		Animal Shelter Manager	0	S.F.	1	PO4	144	Animal Services				Animal Services	
		Marketing Specialist	0	S.F.	1	WS4	72	Animal Services				Animal Services	
		Volunteer Coordinator	0	S.F.	1	WS1	23	Animal Services				Animal Services	
		Intake/Foster Coordinator	0	S.F.	1	WS1	23	Animal Services				Animal Services	
						</							

		CITY OF GEORGETOWN - FACILITY SPACE NEEDS ANALYSIS						
		Number of Employees and Vehicles per Department						
		Department / Position	Current Staff	Future Staff*	Current Employee Vehicles	Future Employee Vehicles	Delta Future vs Current Vhcls.	Notes
Permits/Inspections	Staff	Permits/Inspections	14	23	14	23	9	
		Building Inspectors	6	11	6	11		
		Chief Building Inspector	1	1	1	1		
		Assistant Building Official	1	1	1	1		
		Chief Plans Examiner	1	1	1	1		
		Chief Building Official	1	1	1	1		
		Plans Examiners	2	4	2	4		
		Permit Techs	2	4	2	4		
Customer Care	Staff	Customer Care	29	40	29	40	11	
		Customer Service Reps (Call Center)	10	16	10	16		
		Customer Service Reps (Counter)	3	5	3	5		
		AMI/Billing Specialist	4	7	4	7		
		Supervisors	3	3	3	3		
		Managers	2	2	2	2		
		Business Analyst/Data Analyst/Coordinators	4	4	4	4		
		Environmental Services Coordinator	1	1	1	1		
		Intern	1	1	1	1		
Director	1	1	1	1				
Deputy GM	Staff	Deputy GM	3	5	3	5	2	
		BIP Program Manager	1	1	1	1		
		Additional BIP Resource	0	1	0	1		
		Manager of Resource Planning & Integration	1	1	1	1		
		Utilities Analyst	1	1	1	1		
		Project Manager	0	1	0	1		
GUS Admin	Staff	GUS Admin	7	10	7	10	3	
		Administrative Assistant	4	7	4	7		
		Office Specialist	1	1	1	1		
		Records Specialist	1	1	1	1		
		Deputy General Manager	1	1	1	1		
Public Works	Staff	Public Works	34	46	34	46	12	
		Director (Octavio)	1	1	1	1		
		Manager (Dan)	1	1	1	1		
		Stormwater Coordinator (Tiffany)	1	3	1	3		
		Transportation Planner (Ed)	1	1	1	1		
		Transportation EIT	0	1	0	1		
		Traffic Engineer	1	1	1	1		
		Business Systems Analyst	1	1	1	1		
		Traffic Technicians Supervisor	0	1	0	1		
		Traffic Technicians (Bill & Randall)	2	4	2	4		
		Streets -Foremen	2	2	2	2		
		Stormwater -Superintendent	1	2	1	2		
		Stormwater -Heavy Equipment Operator	2	3	2	3		
		Stormwater -Light Equipment Operator	4	5	4	5		
		Streets - Superintendent	3	3	3	3		
		Streets -Heavy Equipment Operator	3	3	3	3		
		Streets -Light Equipment Operator	9	9	9	9		
		Solid Waste Coordinator	1	1	1	1		
		Solid Waste - TCEQ	0	2	0	2		
		Administrative Assistant	0	1	0	1		
		Intern	1	1	1	1		

Exhibit 3: Facility Space Needs Analysis - Employee Vehicles

Utility Operations - Tech Services	Staff	Utility Operations - Tech Services	29	40	29	40	11	
		Senior Technicians	2	2	2	2		
		Meter Technician	8	13	8	13		
		Planner Scheduler	1	1	1	1		
		Supervisor	1	2	1	2		
		Manager	1	1	1	1		
		SCADA Technician	3	4	3	4		
		Fiber Coordinator	1	1	1	1		
		SCADA Supervisor	1	1	1	1		
		Business Systems Analyst	3	4	3	4		
		Engineering Associate	3	4	3	4		
		GIS Analyst	3	4	3	4		
		GIS Supervisor	1	2	1	2		
		GIS Intern	1	1	1	1		
Utility Operations - Water Services	Staff	Utility Operations -Water Services	16	25	16	25	9	
		Water Maintenance Supervisor (Jeff Deleon)	1	1	1	1		
		Water (Chris Graham)	1	1	1	1		
		Water (Future)	0	1	0	1		
		Field Staff	14	22	14	22		
Utility Operations -System Ops/Electric Services	Staff	Utility Operations -System Ops/Electric Services	46	64	46	64	18	
		Utility System Operators	7	7	7	7		
		Control Center Supervisors	2	2	2	2		
		Control Center Manager	1	1	1	1		
		Safety Supervisor	1	2	1	2		
		Safety Specialist	2	4	2	4		
		Locators	3	4	3	4		
		Supervisors	4	4	4	4		
		Crew Leads	4	6	4	6		
		Lineman	16	24	16	24		
		Electric Planners/Schedulers	2	4	2	4		
		Substation Techs	4	6	4	6		
Fleet Services	Staff	Fleet Services	10	17	10	17	7	
		Fleet Manager	1	1	1	1		
		Office Assistant	1	1	1	1		
		Lead Mechanic	1	1	1	1		
		Service Writer	1	1	1	1		
		Mechanics	6	11	6	11		
		Parts Manager	0	1	0	1		
		Fuel Manager	0	1	0	1		
Purchasing	STAFF	Purchasing	4	6	4	6	2	
		Purchasing Manager	1	1	1	1		
		Buyer	1	3	1	3		
		Senior Buyer	1	1	1	1		
		Purchasing Assistant	1	1	1	1		
Warehouse	STAFF	Warehouse	4	7	4	7	3	
		Warehouse Supervisor	1	1	1	1		
		Warehouse Coordinator	1	1	1	1		
		Warehouse Worker	2	5	2	5		
Engineering Services	STAFF	Engineering Services	12	16	12	16	4	
		CIP Manager	1	1	1	1		
		Project Manager	3	4	3	4		
		CIP Inspection Supervisor	1	2	1	2		
		Public Improvements Inspector	7	9	7	9		

Parks and Recreation	STAFF	Parks and Recreation	32	42	32	42	10	
		Office Specialist	1	3	1	3		
		Administrative Supervisor	1	1	1	1		
		Parks & Recreation Director	1	1	1	1		
		Assistant Director	1	1	1	1		
		Superintendent - Parks	1	2	1	2		
		Urban Forester	1	1	1	1		
		Project Manager	1	1	1	1		
		Foreman	1	2	1	2		
		Maintenance Staff	16	20	16	20		
		Park Rangers	3	3	3	3		
		Recreation Superintendent	2	2	2	2		
		Recreation Program Coordinator	2	2	2	2		
		Recreation Business Analyst	1	1	1	1		
		Recreation Admin	0	1	0	1		
Recreation Specialist	0	1	0	1				
Animal Services	STAFF	Animal Services	12	24	12	24	12	
		Animal Services Manager	1	1	1	1		
		Animal Care Supervisor	1	1	1	1		
		Animal Health Technicians	1.5	3	1.5	3		
		Kennel Technicians	2	3	2	3		
		Animal Control Officers	4	6	4	6		
		Marketing Coordinators	2	2	2	2		
		Receptionist	0	1	0	1		
		Customer Service Supervisor	0	1	0	1		
		Behaviorial Specialist	0	1	0	1		
		Animal Services Director	0	1	0	1		
		Animal Shelter Manager	0	1	0	1		
		Marketing Specialist	0	1	0	1		
		Volunteer Coordinator	0	1	0	1		
		Intake/Foster Coordinator	0	1	0	1		
Facility Services	STAFF	Facility Services	6	9	6	9	3	
		Facilities Superintendent	1	1	1	1		
		Facilities Foreman	1	2	1	2		
		Senior Maintenance Technician	2	2	2	2		
		Maintenance Technician	2	4	2	4		
Totals		258	374	258	374	116		



Innovative approaches
Practical results
Outstanding service

OPINION OF PROBABLE CONSTRUCTION COST

PROJECT NAME	Georgetown Facilities Study	DATE	3/18/2019
CLIENT	City of Georgetown	GROUP	1127
% SUBMITTAL	Feasibility Study	PM	Tom Roessler

ESTIMATED BY	QC CHECKED BY	FNI PROJECT NUMBER
John McShain	Kirk Millican / Tom Roessler	GEO18461

ITEM	DESCRIPTION	CONST. COST
------	-------------	-------------

FACILITIES STUDY				
1	Purchasing/Warehouse/Fleet Services	1	LS	\$ 12,713,366
2	Parks and Recreation Building	1	LS	\$ 7,608,657
3	Fuel Station	1	LS	\$ 898,054
4	Animal Services	1	LS	\$ 4,524,114
5	Public Works	1	LS	\$ 3,080,838
6	Facility Services	1	LS	\$ 698,178
7	Municipal Complex	1	LS	\$ 5,874,507

PROJECT TOTAL (2019 COSTS)	\$ 35,397,713
----------------------------	---------------

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

NOTES:

- 1 FNI OPCC classified as an AACE Class 5 Estimate (RP-56R-08) with accuracy range or -30 to +50.
- 2 FNI OPCC does not include costs associated with engineering fees, permits, surveying, FF&E, etc.
- 3 Construction cost escalation determined from ENR CCI past 5-year average annual escalation rate of 3.0%.
New Purchasing/Warehouse/Fleet Services Building

OPINION OF PROBABLE CONSTRUCTION COST

PROJECT NAME	Georgetown Facilities Study	DATE	3/18/2019
CLIENT	City of Georgetown	GROUP	1127
% SUBMITTAL	Feasibility Study	PM	Tom Roessler

ESTIMATED BY	QC CHECKED BY	FNI PROJECT NUMBER
John McShain	Kirk Millican / Tom Roessler	GEO18461

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
------	-------------	----------	------	------------	-------

PURCHASING / WAREHOUSE / FLEET SERVICES					
1	Site Improvements				
2	Site Preparation	1	LS	\$ 25,000.00	\$ 25,000
3	New Chain Link Fencing & Gates (8')	710	LF	\$ 25.00	\$ 17,750
4	New Vehicle Gates	4	EA	\$ 5,000.00	\$ 20,000
4	New Metal Ornamental Fence	515	LF	\$ 75.00	\$ 38,625
5	New Concrete Panel Screen Wall	1295	LF	\$ 160.00	\$ 207,200
6	New Concrete Paving	16230	SY	\$ 80.00	\$ 1,298,400
7	New Concrete Curb and Gutter	3870	LF	\$ 25.00	\$ 96,750
8	New Sidewalks	1550	SY	\$ 45.00	\$ 69,750
9	Site Utilities (Water/Sewer)	1	LS	\$ 75,000.00	\$ 75,000
10	Site Lighting	1	LS	\$ 50,000.00	\$ 50,000
11	Site Drainage Improvements	1	LS	\$ 20,000.00	\$ 20,000
12	New Fuel Station (including pumps, piping, pad, etc.)	1	LS	\$ 20,000.00	\$ 20,000
13	New Fuel Tanks (Above Ground, Single Wall, 10,000 Gal)	1	LS	\$ 48,000.00	\$ 48,000
14	New Fuel Tanks (Above Ground, Single Wall, 12,000 Gal)	1	LS	\$ 55,000.00	\$ 55,000
15	New Concrete Containment Structure	1	LS	\$ 35,000.00	\$ 35,000
16	New Mud Wash / Car Wash Area	1	LS	\$ 15,000.00	\$ 15,000
17	Site Restoration / Grading / Landscaping / Irrigation	1	LS	\$ 45,000.00	\$ 45,000
18	New Purchasing/Warehouse/Fleet Services Building				
19	Fleet Services (High Bay) Construction	13000	SF	\$ 150.00	\$ 1,950,000
20	Warehouse Construction	12000	SF	\$ 150.00	\$ 1,800,000
21	Purchasing Construction	8670	SF	\$ 250.00	\$ 2,167,500
22	Fuel Station Canopy	2250	SF	\$ 20.00	\$ 45,000

SUBTOTAL	\$	8,098,975
CONTINGENCY 30%	\$	2,429,693
SUBTOTAL	\$	10,528,668
MOBILIZATION 5%	\$	526,433
SUBTOTAL	\$	11,055,101
OH&P 15%	\$	1,658,265

PROJECT TOTAL (2019 COSTS)	\$	12,713,366
-----------------------------------	-----------	-------------------

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

NOTES:

- 1 FNI OPCC classified as an AACE Class 5 Estimate (RP-56R-08) with accuracy range or -30 to +50.
- 2 FNI OPCC does not include costs associated with engineering fees, permits, surveying, FF&E, etc.
- 3 FNI OPCC excludes cost for new or upgraded electrical service provided by local utility company.

OPINION OF PROBABLE CONSTRUCTION COST

PROJECT NAME	Georgetown Facilities Study	DATE	3/18/2019
CLIENT	City of Georgetown	GROUP	1127
% SUBMITTAL	Feasibility Study	PM	Tom Roessler

ESTIMATED BY	QC CHECKED BY	FNI PROJECT NUMBER
John McShain	Kirk Millican / Tom Roessler	GEO18461

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
------	-------------	----------	------	------------	-------

PARKS AND RECREATION BUILDING					
1	Site Improvements				
2	Site Preparation	1	LS	\$ 20,000.00	\$ 20,000
3	New Chain Link Fencing & Gates (8')	1020	LF	\$ 25.00	\$ 25,500
4	New Vehicular Gate	1	EA	\$ 5,000.00	\$ 5,000
5	New Concrete Paving	8960	SY	\$ 80.00	\$ 716,800
6	New Concrete Curb and Gutter	3370	LF	\$ 25.00	\$ 84,250
7	New Sidewalks	100	SY	\$ 45.00	\$ 4,500
8	Site Utilities (Water/Sewer)	1	LS	\$ 100,000.00	\$ 100,000
9	Site Lighting (Parking Lots)	1	LS	\$ 40,000.00	\$ 40,000
10	Site Drainage Improvements	1	LS	\$ 30,000.00	\$ 30,000
11	Site Restoration / Grading	1	LS	\$ 20,000.00	\$ 20,000
12	New Parks and Rec Building				
13	New Building (Conventional, Brick/Stone Veneer)	8790	SF	\$ 275.00	\$ 2,417,250
14	Shop/Warehouse Construction (Pre-Engineered Metal Building)	9225	SF	\$ 150.00	\$ 1,383,750
SUBTOTAL					\$ 4,847,050
CONTINGENCY 30%					\$ 1,454,115
SUBTOTAL					\$ 6,301,165
MOBILIZATION 5%					\$ 315,058
SUBTOTAL					\$ 6,616,223
OH&P 15%					\$ 992,433

PROJECT TOTAL (2019 COSTS)	\$ 7,608,657
----------------------------	--------------

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

NOTES:

- 1 FNI OPCC classified as an AACE Class 5 Estimate (RP-56R-08) with accuracy range or -30 to +50.
- 2 FNI OPCC does not include costs associated with engineering fees, permits, surveying, FF&E, etc.
- 3 FNI OPCC excludes cost for new or upgraded electrical service provided by local utility company.

OPINION OF PROBABLE CONSTRUCTION COST

PROJECT NAME	Georgetown Facilities Study	DATE	3/18/2019
CLIENT	City of Georgetown	GROUP	1127
% SUBMITTAL	Feasibility Study	PM	Tom Roessler

ESTIMATED BY	QC CHECKED BY	FNI PROJECT NUMBER
John McShain	Kirk Millican / Tom Roessler	GEO18461

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
------	-------------	----------	------	------------	-------

FUEL STATION					
1	Remove Existing Underground Tanks & Fill	1	LS	\$ 20,000.00	\$ 20,000
2	Remove Existing Above Ground Pumps, Piping & Accessories	1	LS	\$ 10,000.00	\$ 10,000
3	New Fuel Tanks (Above Ground, Single Wall, 10,000 Gal)	1	LS	\$ 48,000.00	\$ 48,000
4	New Fuel Tanks (Above Ground, Single Wall, 12,000 Gal)	1	LS	\$ 55,000.00	\$ 55,000
5	New Concrete Containment Structure	1	LS	\$ 35,000.00	\$ 35,000
6	Fuel Station Canopy	1585	SF	\$ 20.00	\$ 31,700
7	New Fuel Pump System and Piping	1	LS	\$ 20,000.00	\$ 20,000
8	New Chain Link Fencing (8')	600	LF	\$ 25.00	\$ 15,000
9	New Vehicle Gate (Manual)	2	EA	\$ 5,000.00	\$ 10,000
10	New Concrete Paving	3375	SY	\$ 80.00	\$ 270,000
11	New Concrete Curb and Gutter	720	LF	\$ 20.00	\$ 14,400
12	Site Lighting	1	LS	\$ 25,000.00	\$ 25,000
13	Site Restoration (Grading, Hydromulch)	1	LS	\$ 18,000.00	\$ 18,000

SUBTOTAL	\$	572,100
CONTINGENCY	30%	\$ 171,630
SUBTOTAL	\$	743,730
MOBILIZATION	5%	\$ 37,187
SUBTOTAL	\$	780,917
OH&P	15%	\$ 117,137

PROJECT TOTAL (2019 COSTS)	\$	898,054
----------------------------	----	---------

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

NOTES:

- 1 FNI OPCC classified as an AACE Class 5 Estimate (RP-56R-08) with accuracy range or -30 to +50.
- 2 FNI OPCC does not include costs associated with engineering fees, permits, surveying, FF&E, etc.
- 3 FNI OPCC excludes any cost for siteremediation

OPINION OF PROBABLE CONSTRUCTION COST

PROJECT NAME	Georgetown Facilities Study	DATE	3/18/2019
CLIENT	City of Georgetown	GROUP	1127
% SUBMITTAL	Feasibility Study	PM	Tom Roessler

ESTIMATED BY	QC CHECKED BY	FNI PROJECT NUMBER
John McShain	Kirk Millican / Tom Roessler	GEO18461

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
------	-------------	----------	------	------------	-------

ANIMAL SERVICES					
1	Site Improvements				
2	Site Demolition / Site Preparation	1	LS	\$ 25,000.00	\$ 25,000
3	Building Demolition and Disposal	1	LS	\$ 65,000.00	\$ 65,000
4	Existing Paving Demolition	5560	SY	\$ 15.00	\$ 83,400
5	New Chain Link Fencing (8')	1110	LF	\$ 25.00	\$ 27,750
6	New Asphalt Paving	6250	SY	\$ 60.00	\$ 375,000
7	New Concrete Curb and Gutter	1300	LF	\$ 20.00	\$ 26,000
8	New Concrete Sidewalks	60	SY	\$ 50.00	\$ 3,000
9	New Bark Park (includes site prep, sodding, shade structures)	1	LS	\$ 40,000.00	\$ 40,000
10	Sodding/Seeding for New Lawn	2120	SY	\$ 5.00	\$ 10,600
11	Site Restoration / Grading	1	LS	\$ 20,000.00	\$ 20,000
12	Re-Purposed Animal Services Building				
13	Interior Demolition	5320	SF	\$ 18.00	\$ 95,760
14	Interior Space Renovations (Interior Reconfig, M/E Mods)	4830	SF	\$ 120.00	\$ 579,600
15	Restroom Renovations (New Fixtures, Interior & MEP Mods)	690	SF	\$ 100.00	\$ 69,000
16	HVAC Additions	1170	SF	\$ 40.00	\$ 46,800
17	HVAC Additions / Insulate Space for Dog Training Area	1850	SF	\$ 50.00	\$ 92,500
18	Existing Animal Services Building				
19	Interior Demolition	1115	SF	\$ 20.00	\$ 22,300
20	Office Space Renovations (Interior Reconfig, M/E Mods)	1115	SF	\$ 90.00	\$ 100,350
21	Future Kennel Building				
22	Building Construction (PEMB, Kennel Utility Specialties)	4800	SF	\$ 250.00	\$ 1,200,000

SUBTOTAL	\$	2,882,060
CONTINGENCY 30%	\$	864,618
SUBTOTAL	\$	3,746,678
MOBILIZATION 5%	\$	187,334
SUBTOTAL	\$	3,934,012
OH&P 15%	\$	590,102

PROJECT TOTAL (2019 COSTS)	\$	4,524,114
-----------------------------------	-----------	------------------

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

NOTES:

- 1 FNI OPCC classified as an AACE Class 5 Estimate (RP-56R-08) with accuracy range or -30 to +50.
- 2 FNI OPCC does not include costs associated with engineering fees, permits, surveying, FF&E, etc.
- 3 Excludes dog kennels and catcondos.



Innovative approaches
Practical results
Outstanding service

OPINION OF PROBABLE CONSTRUCTION COST

PROJECT NAME	Georgetown Facilities Study	DATE	3/18/2019
CLIENT	City of Georgetown	GROUP	1127
% SUBMITTAL	Feasibility Study	PM	Tom Roessler

ESTIMATED BY	QC CHECKED BY	FNI PROJECT NUMBER
John McShain	Kirk Millican / Tom Roessler	GEO18461

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
------	-------------	----------	------	------------	-------

PUBLIC WORKS					
1	Site Improvements				
2	Site Demolition	1	LS	\$ 18,000.00	\$ 18,000
3	New Chain Link Fencing (8')	310	LF	\$ 25.00	\$ 7,750
4	New Vehicle Gate (Manual, 20' Opening)	2	EA	\$ 5,000.00	\$ 10,000
5	New Concrete Paving	330	SY	\$ 80.00	\$ 26,400
6	New Concrete Curb and Gutter	490	LF	\$ 25.00	\$ 12,250
7	New Concrete Sidewalks	285	SY	\$ 45.00	\$ 12,825
8	Site Restoration / Grading	1	LS	\$ 15,000.00	\$ 15,000
9	New Public Works Facility				
10	Building Demolition	350	SF	\$ 80.00	\$ 28,000
11	Canopy Demolition	775	SF	\$ 10.00	\$ 7,750
12	Interior Demolition	7400	SF	\$ 15.00	\$ 111,000
13	Office Space Renovations (Interior Reconfig, MEP Additions)	6680	SF	\$ 175.00	\$ 1,169,000
14	Restroom Renovations (New Fixtures, Interior & MEP Mods)	720	SF	\$ 100.00	\$ 72,000
15	New Addition	1345	SF	\$ 275.00	\$ 369,875
16	New Canopy	5710	SF	\$ 18.00	\$ 102,780

SUBTOTAL	\$	1,962,630
CONTINGENCY	30%	\$ 588,789
SUBTOTAL	\$	2,551,419
MOBILIZATION	5%	\$ 127,571
SUBTOTAL	\$	2,678,990
OH&P	15%	\$ 401,848

PROJECT TOTAL (2019 COSTS)	\$	3,080,838
-----------------------------------	-----------	------------------

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

NOTES:

- 1 FNI OPCC classified as an AACE Class 5 Estimate (RP-56R-08) with accuracy range or -30 to +50.
- 2 FNI OPCC does not include costs associated with engineering fees, permits, surveying, FF&E, etc.

OPINION OF PROBABLE CONSTRUCTION COST

PROJECT NAME	Georgetown Facilities Study	DATE	3/18/2019
CLIENT	City of Georgetown	GROUP	1127
% SUBMITTAL	Feasibility Study	PM	Tom Roessler

ESTIMATED BY	QC CHECKED BY	FNI PROJECT NUMBER
John McShain	Kirk Millican / Tom Roessler	GEO18461

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
------	-------------	----------	------	------------	-------

FACILITY SERVICES					
1	Site Improvements				
2	Site Demolition / Site Preparation	1	LS	\$ 20,000.00	\$ 20,000
3	Building Demolition	1	LS	\$ 15,000.00	\$ 15,000
4	New Chain Link Fencing (8')	700	LF	\$ 25.00	\$ 17,500
5	New Vehicle Gate	1	EA	\$ 5,000.00	\$ 5,000
6	New Asphalt Paving	1150	SY	\$ 60.00	\$ 69,000
7	New Concrete Curb and Gutter	750	LF	\$ 20.00	\$ 15,000
8	New Concrete Sidewalks	30	SY	\$ 50.00	\$ 1,500
9	Site Restoration / Grading	1	LS	\$ 20,000.00	\$ 20,000
10	Facilities Services Admin				
11	Interior Demolition	1360	SF	\$ 20.00	\$ 27,200
12	Office Space Renovations (Interior Reconfig, M/E Mods)	1275	SF	\$ 60.00	\$ 76,500
13	Restroom Renovations (New Fixtures, Interior & MEP Mods)	85	SF	\$ 100.00	\$ 8,500
14	Roof Replacement (Standing Seam Metal Roof)	1360	SF	\$ 15.00	\$ 20,400
15	New HVAC System	1360	SF	\$ 12.00	\$ 16,320
16	Facilities Services Shop				
17	Interior Demolition	710	SF	\$ 20.00	\$ 14,200
18	Storage Space Renovations (Finishes, New HVAC)	635	SF	\$ 60.00	\$ 38,100
19	New Purchasing/Warehouse/Fleet Services Building	75	SF	\$ 100.00	\$ 7,500
20	New Exterior Door, Frame and Hardware (3070)	1	EA	\$ 1,800.00	\$ 1,800
21	New Insulated Overhead Door, Frame and Hardware	1	EA	\$ 15,000.00	\$ 15,000
22	New Addition (Pre-Engineered Metal Building)	375	SF	\$ 150.00	\$ 56,250

SUBTOTAL	\$	444,770
CONTINGENCY 30%	\$	133,431
SUBTOTAL	\$	578,201
MOBILIZATION 5%	\$	28,910
SUBTOTAL	\$	607,111
OH&P 15%	\$	91,067

PROJECT TOTAL (2019 COSTS)	\$	698,178
----------------------------	----	---------

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

NOTES:

- 1 FNI OPCC classified as an AACE Class 5 Estimate (RP-56R-08) with accuracy range or -30 to +50.
- 2 FNI OPCC does not include costs associated with engineering fees, permits, surveying, FF&E, etc.

OPINION OF PROBABLE CONSTRUCTION COST

PROJECT NAME	Georgetown Facilities Study	DATE	3/18/2019
CLIENT	City of Georgetown	GROUP	1127
% SUBMITTAL	Feasibility Study	PM	Tom Roessler

ESTIMATED BY	QC CHECKED BY	FNI PROJECT NUMBER
John McShain	Kirk Millican / Tom Roessler	GEO18461

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
------	-------------	----------	------	------------	-------

MUNICIPAL COMPLEX					
1	Site Improvements				
2	Remove Chain Link Fence & Gates	1	LS	\$ 3,000.00	\$ 3,000
3	Miscellaneous Site Repairs	1	LS	\$ 2,500.00	\$ 2,500
4	Building Renovations				
5	Interior Demolition	21160	SF	\$ 12.00	\$ 253,920
6	Open Office Space Renovations (Interior Reconfig)	6700	SF	\$ 50.00	\$ 335,000
7	Enclosed Office Space Renovations (Interior Reconfig)	13425	SF	\$ 80.00	\$ 1,074,000
8	Replace Carpet (All Office Areas)	4050	SY	\$ 50.00	\$ 202,500
9	Painting (All Office Areas)	1	LS	\$ 75,000.00	\$ 75,000
10	Restroom Renovations (New Fixtures, Interior Mods)	810	SF	\$ 140.00	\$ 113,400
11	Warehouse Renovations (Interior Addition)	6760	SF	\$ 175.00	\$ 1,183,000
12	Mechanical/Electrical/Plumbing Upgrades	1	LS	\$ 500,000.00	\$ 500,000
				SUBTOTAL	\$ 3,742,320
				CONTINGENCY 30%	\$ 1,122,696
				SUBTOTAL	\$ 4,865,016
				MOBILIZATION 5%	\$ 243,251
				SUBTOTAL	\$ 5,108,267
				OH&P 15%	\$ 766,240

PROJECT TOTAL (2019 COSTS)	\$ 5,874,507
-----------------------------------	---------------------

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

NOTES:

- 1 FNI OPCC classified as an AACE Class 5 Estimate (RP-56R-08) with accuracy range or -30 to +50.
- 2 FNI OPCC does not include costs associated with engineering fees, permits, surveying, FF&E, etc.



Innovative approaches
Practical results
Outstanding service

OPINION OF PROBABLE CONSTRUCTION COST

PROJECT NAME	Georgetown Facilities Study	DATE	6/11/2019
CLIENT	City of Georgetown	GROUP	1127
% SUBMITTAL	Feasibility Study	PM	Tom Roessler

ESTIMATED BY	QC CHECKED BY	FNI PROJECT NUMBER
John McShain	Homer Saenz	GEO18461

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
------	-------------	----------	------	------------	-------

MUNICIPAL COMPLEX - SHORT TERM					
1	Demolition				
2	Demo Wall Partitions	325	SF	\$ 3.00	\$ 975
3	Remove Existing Door/Frame	5	EA	\$ 100.00	\$ 500
4	Infill Existing Door Opening	4	EA	\$ 250.00	\$ 1,000
5	Remove Ceiling Finishes	2560	SF	\$ 1.00	\$ 2,560
6	Remove Flooring Finishes	2560	SF	\$ 0.60	\$ 1,536
7	Remove Work Stations (Cubicles)	3	EA	\$ 150.00	\$ 450
8	Material Handling and Disposal	1	LS	\$ 500.00	\$ 500
9	New Construction				
10	New Wall Partitions	1740	SF	\$ 5.00	\$ 8,700
11	New Door, Frame, and Hardware	8	EA	\$ 1,300.00	\$ 10,400
12	New Acoustical Ceiling Tile & Grid	2560	SF	\$ 5.50	\$ 14,080
13	New Carpet	245	SY	\$ 50.00	\$ 12,250
14	New Ceramic Floor Tile	395	SF	\$ 8.00	\$ 3,160
15	Painting Walls	5750	SF	\$ 1.10	\$ 6,325
16	Miscellaneous Patching/Repairs	1	LS	\$ 500.00	\$ 500
17	Millwork (Reception Area)	1	LS	\$ 5,000.00	\$ 5,000
18	HVAC Modifications	2560	SF	\$ 8.00	\$ 20,480
19	Electrical Modifications	2560	SF	\$ 12.00	\$ 30,720

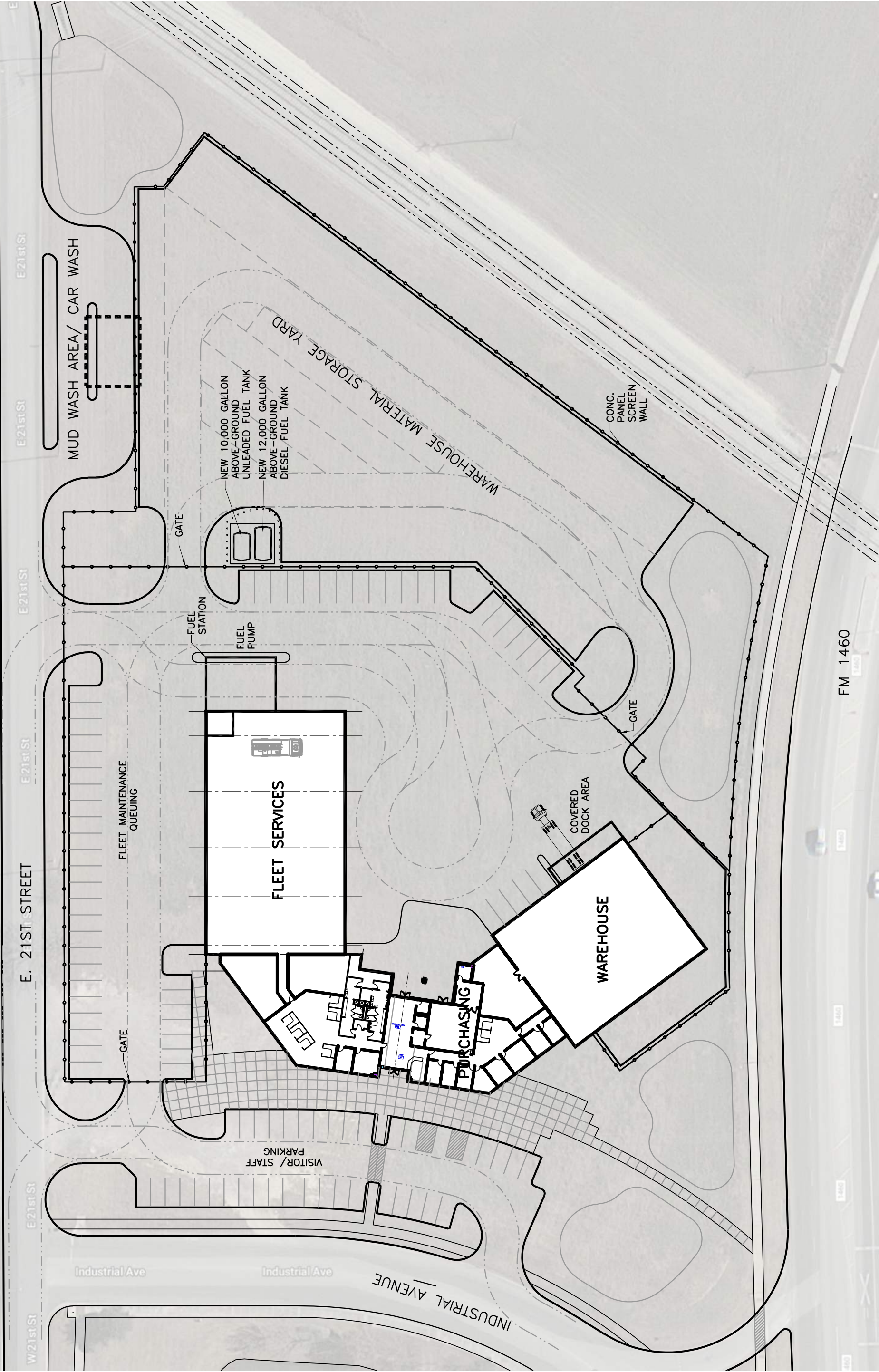
SUBTOTAL	\$	119,136
CONTINGENCY 30%	\$	35,741
SUBTOTAL	\$	154,877
MOBILIZATION 5%	\$	7,744
SUBTOTAL	\$	162,621
OH&P 15%	\$	24,393

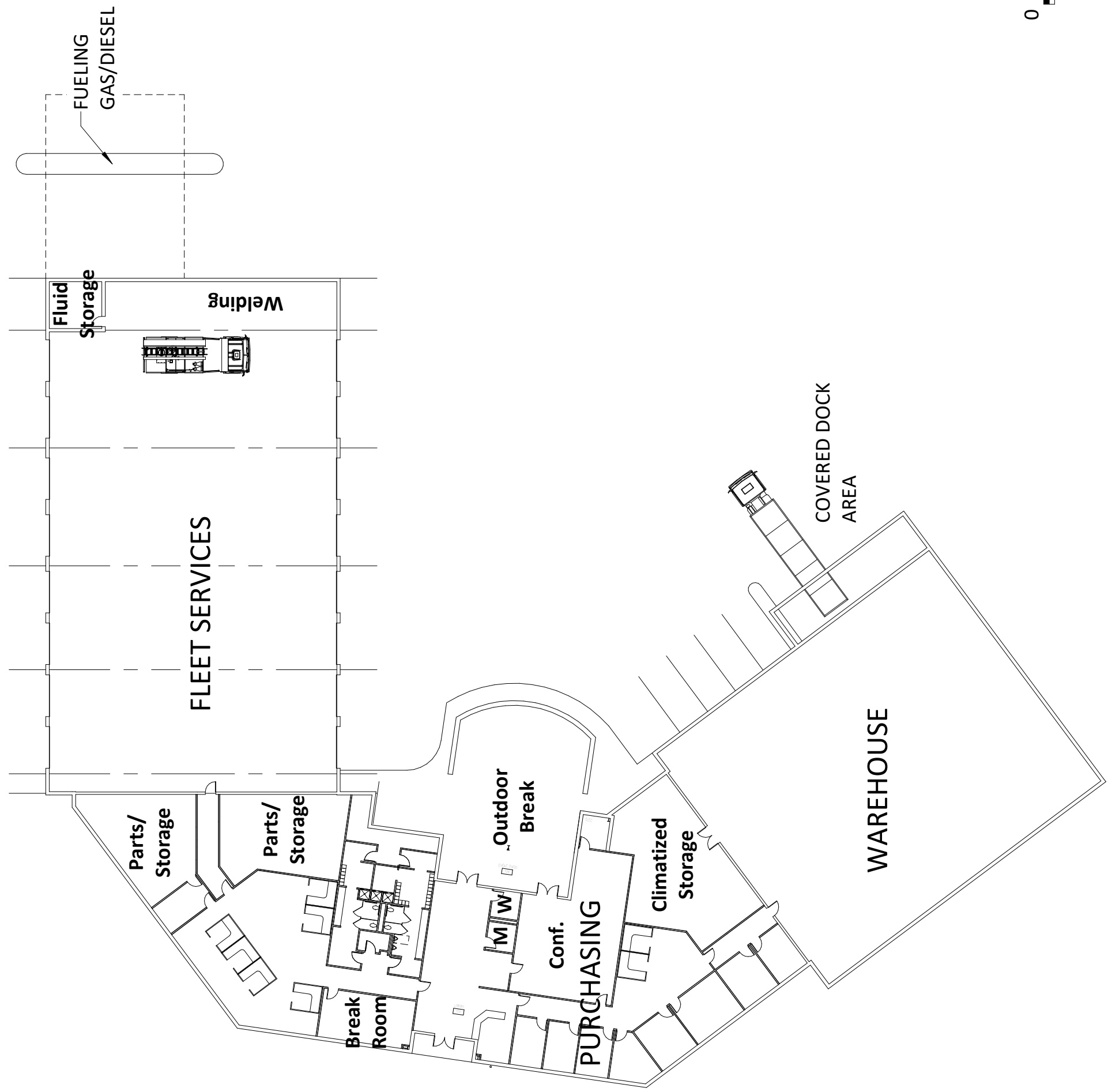
PROJECT TOTAL (2019 COSTS)	\$	187,014
-----------------------------------	-----------	----------------

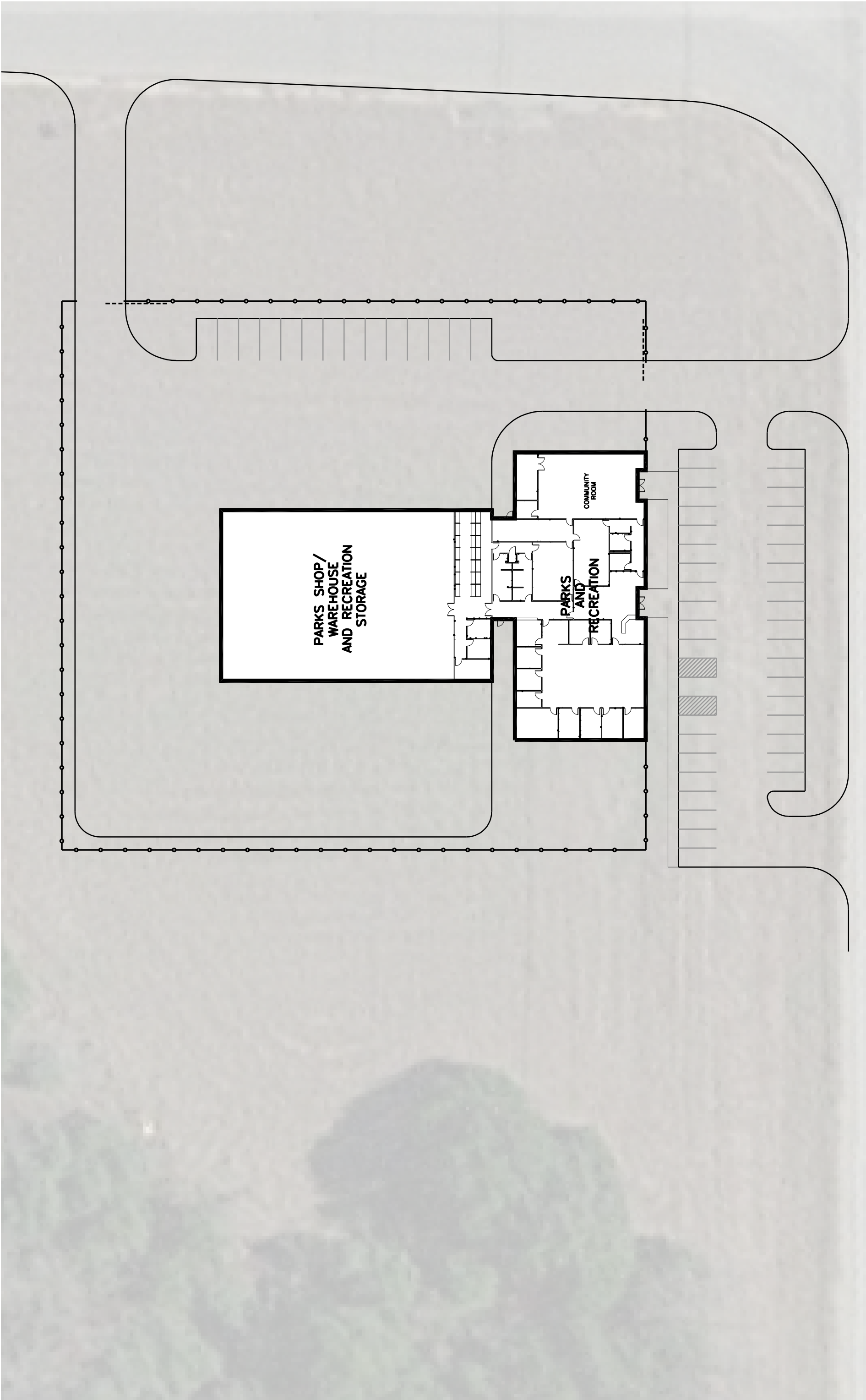
The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

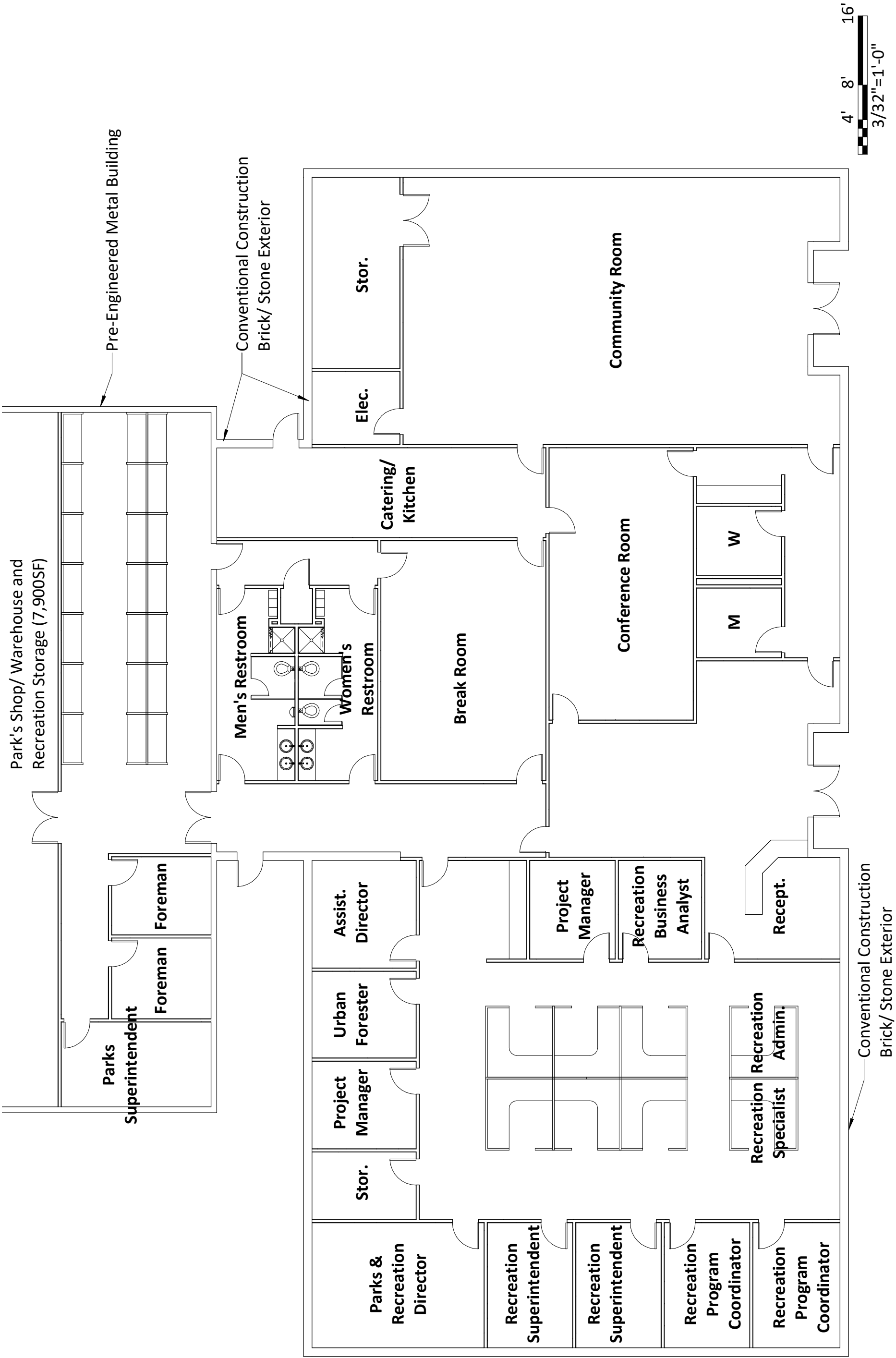
NOTES:

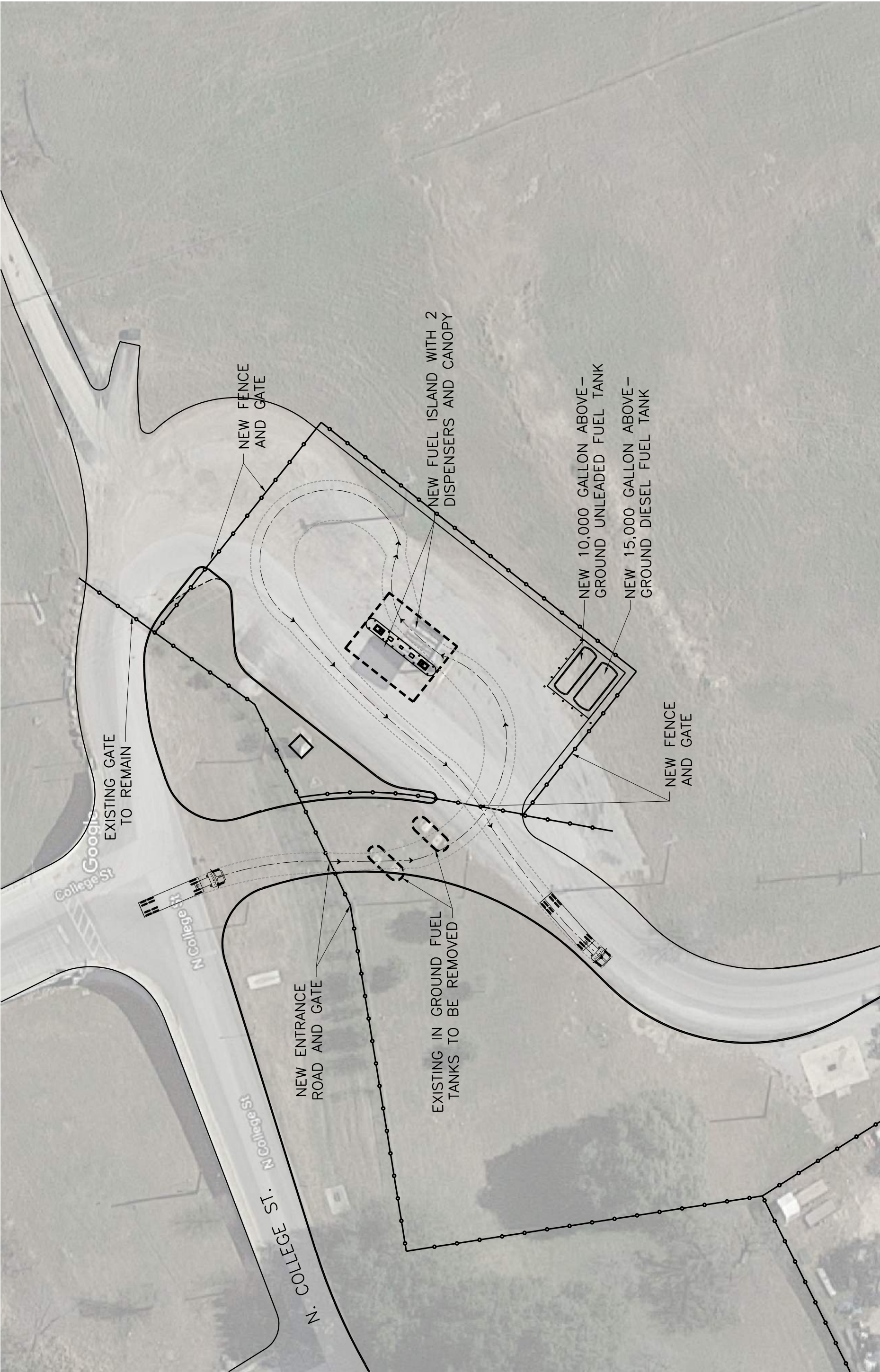
- 1 FNI OPCC classified as an AACE Class 5 Estimate (RP-56R-08) with accuracy range or -30 to +50.
- 2 FNI OPCC does not include costs associated with engineering fees, permits, surveying, FF&E, etc.

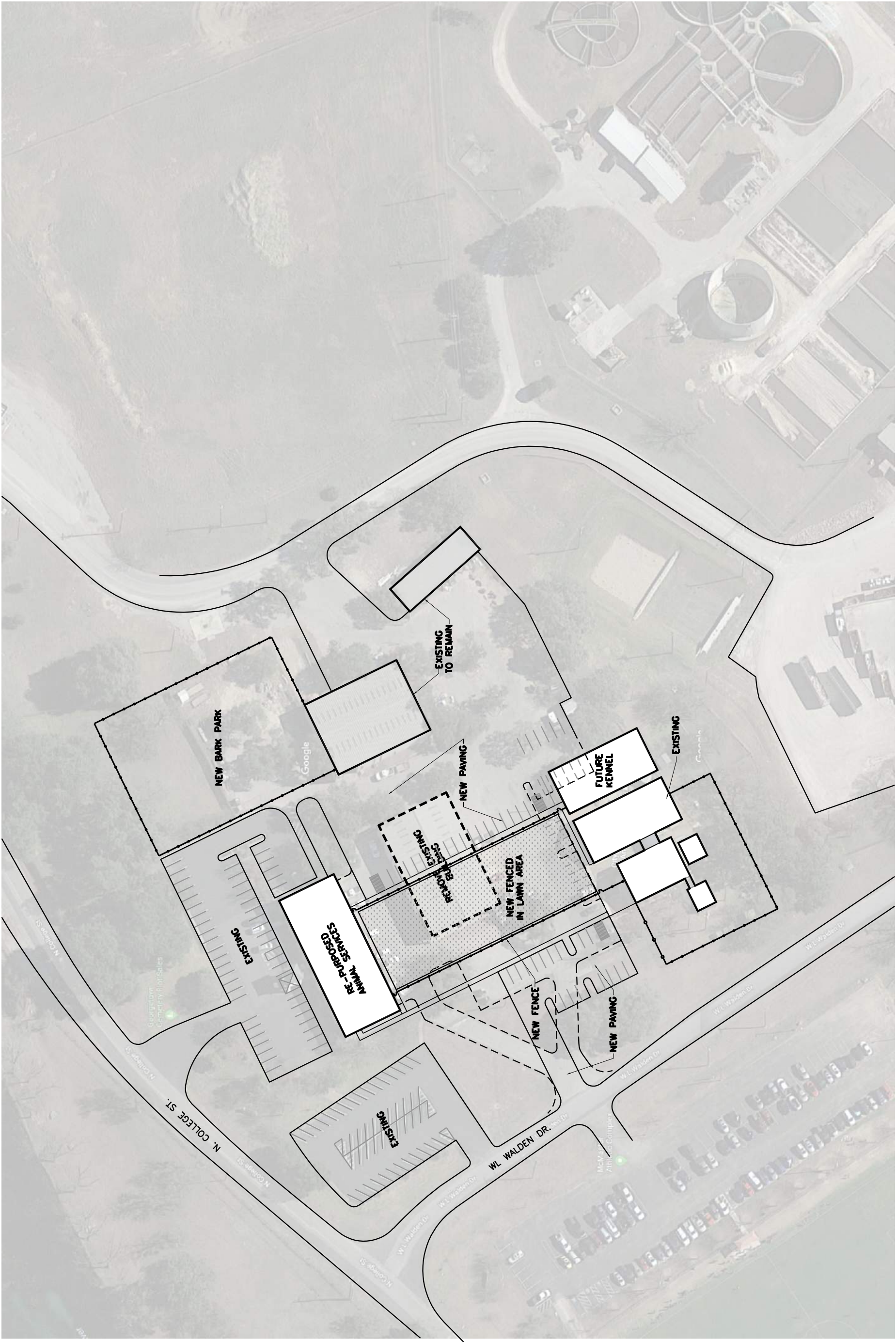


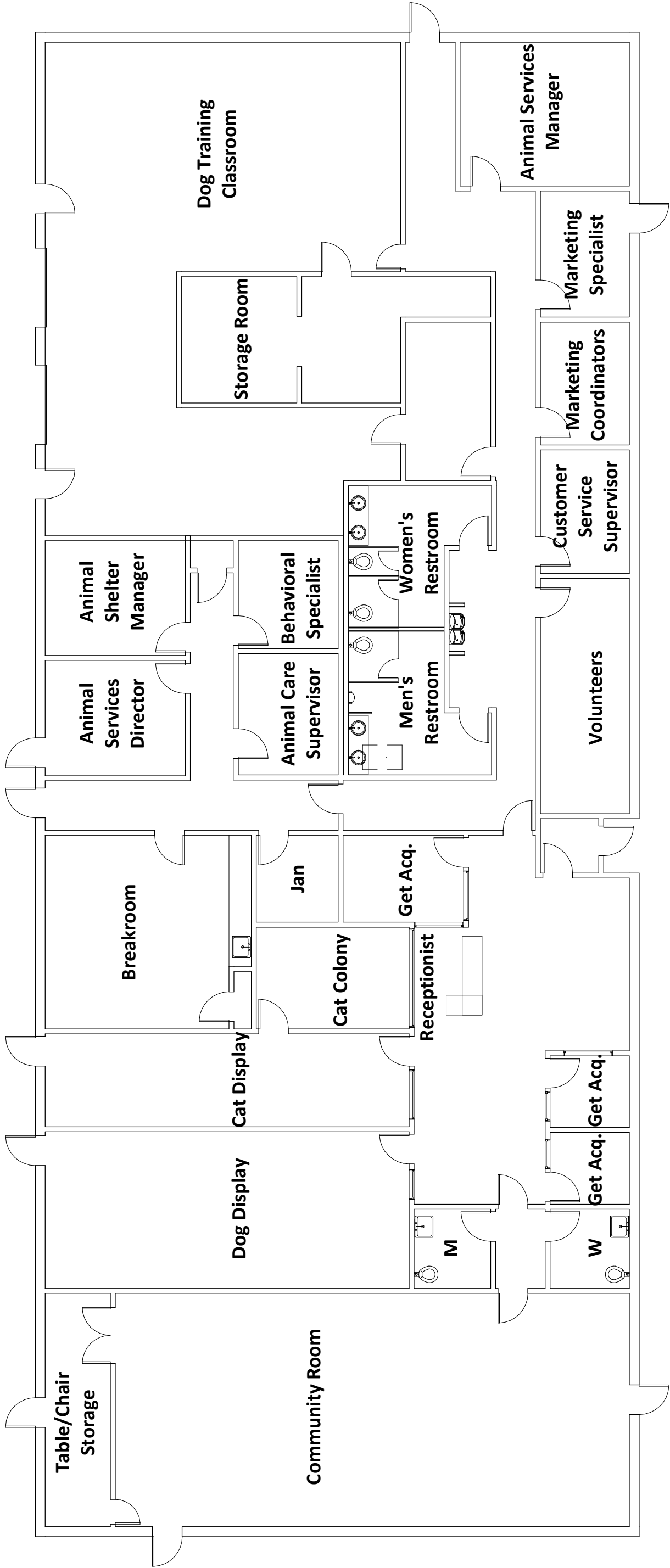






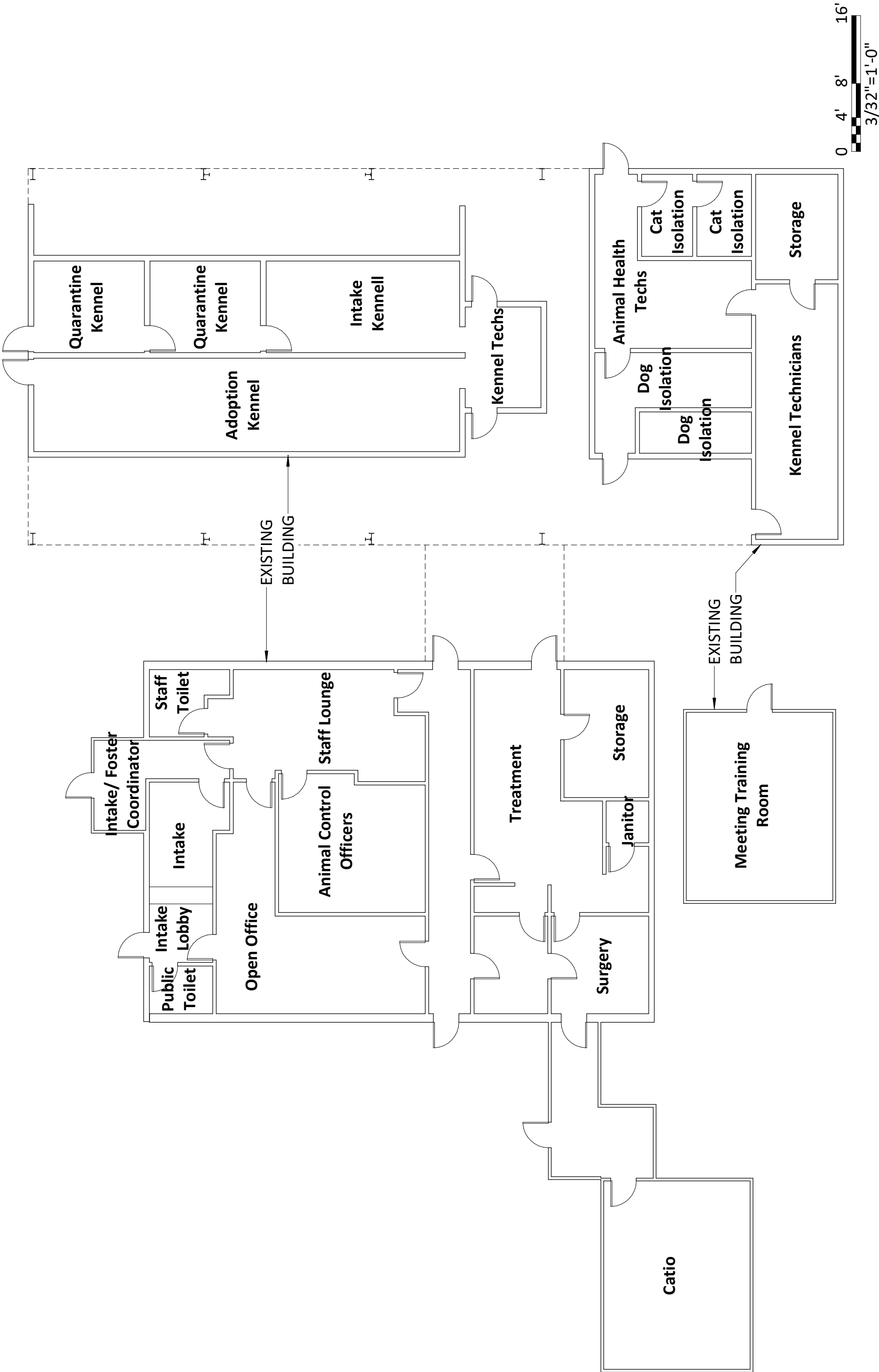


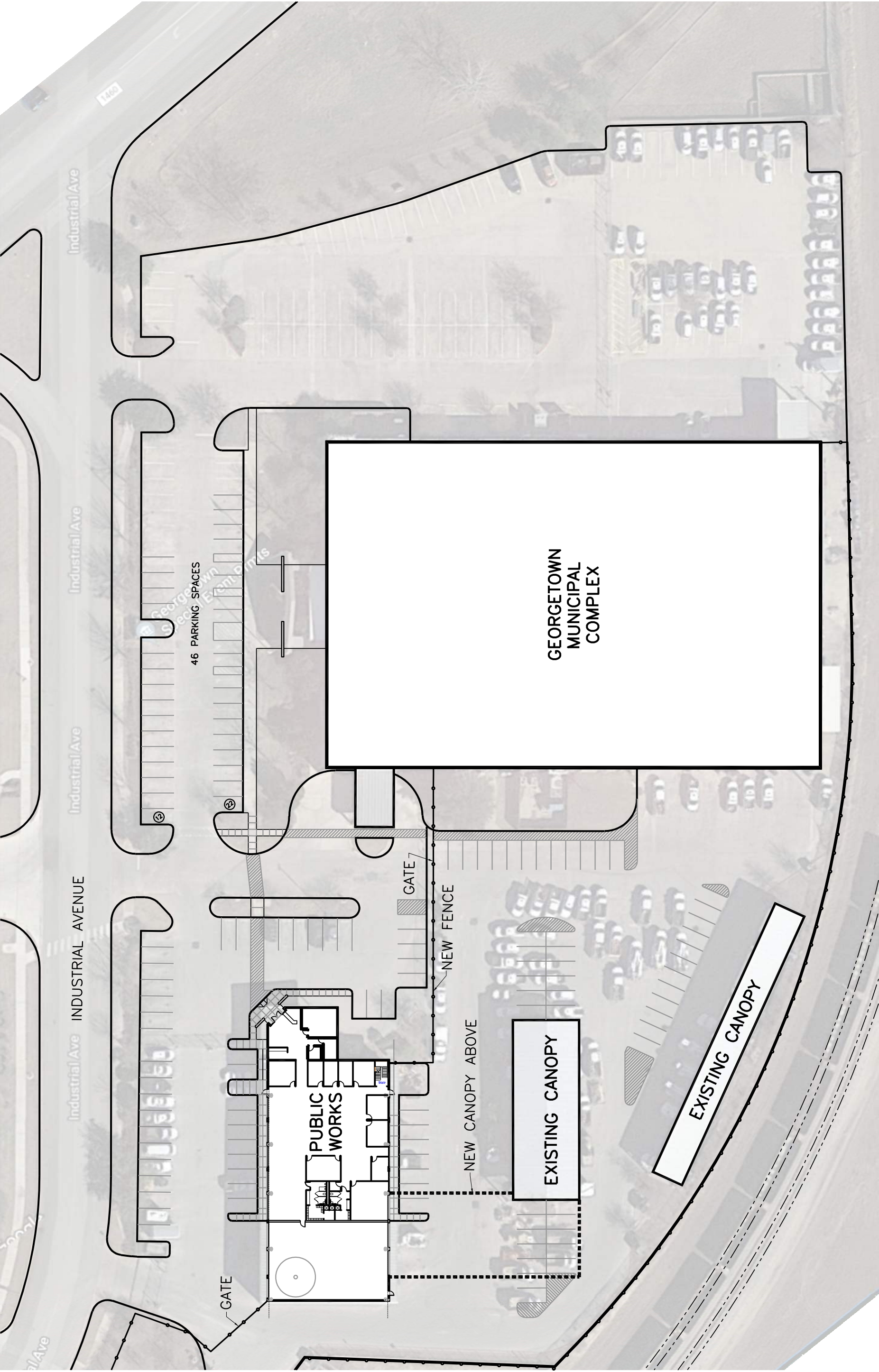


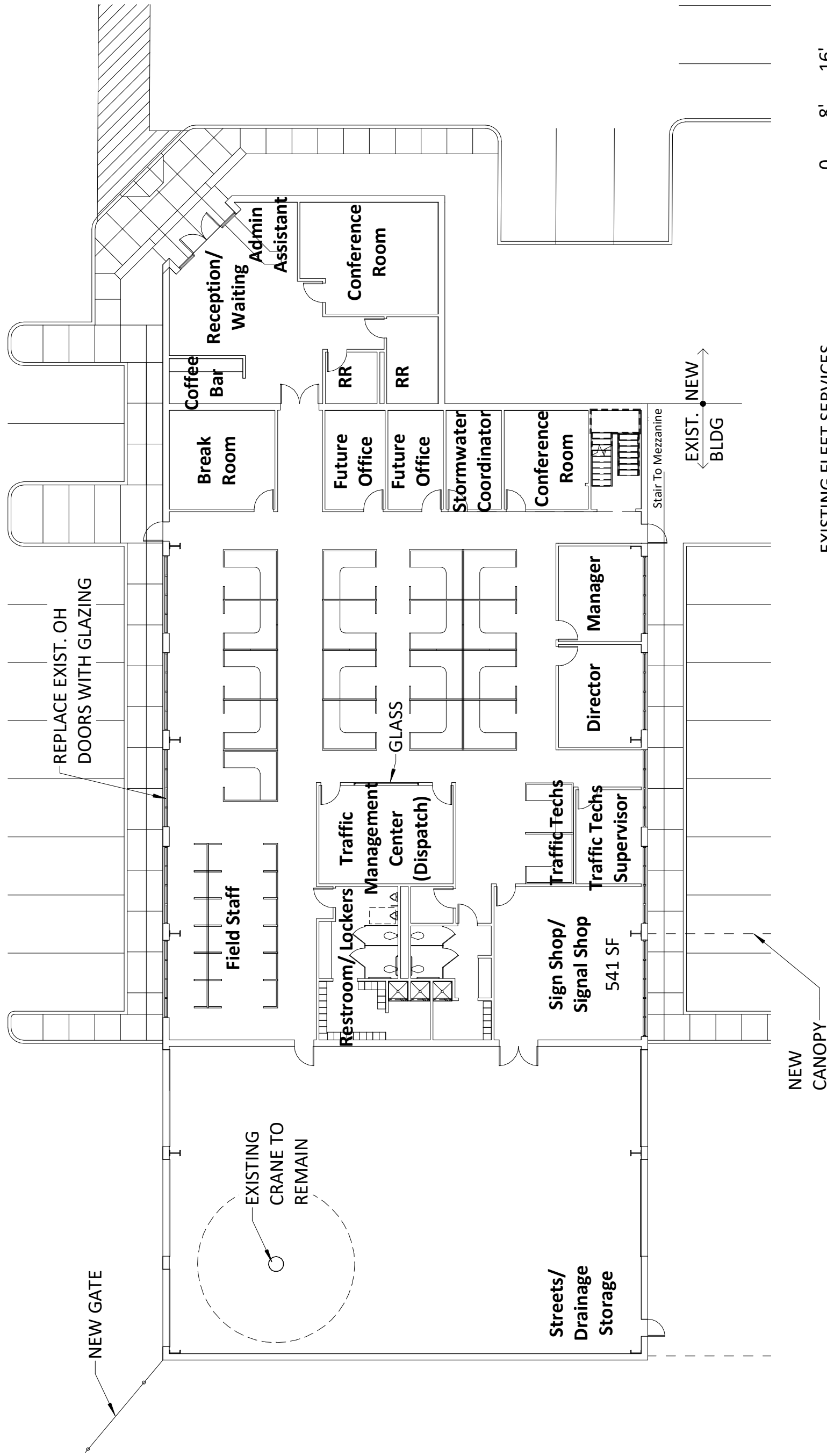


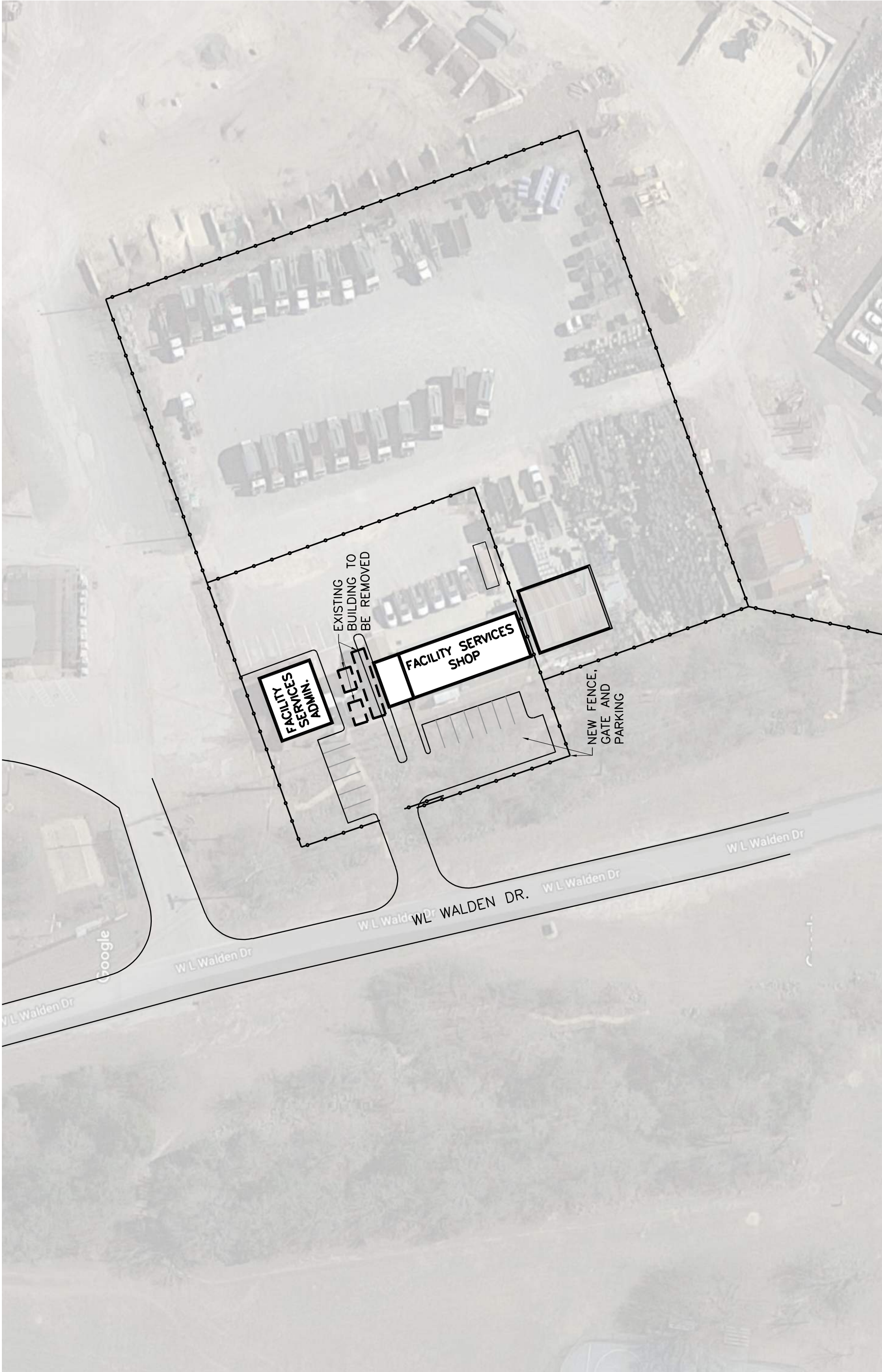
EXISTING PARKS AND RECREATION
BUILDING TO BE RE-PURPOSED
FOR ANIMAL SERVICES

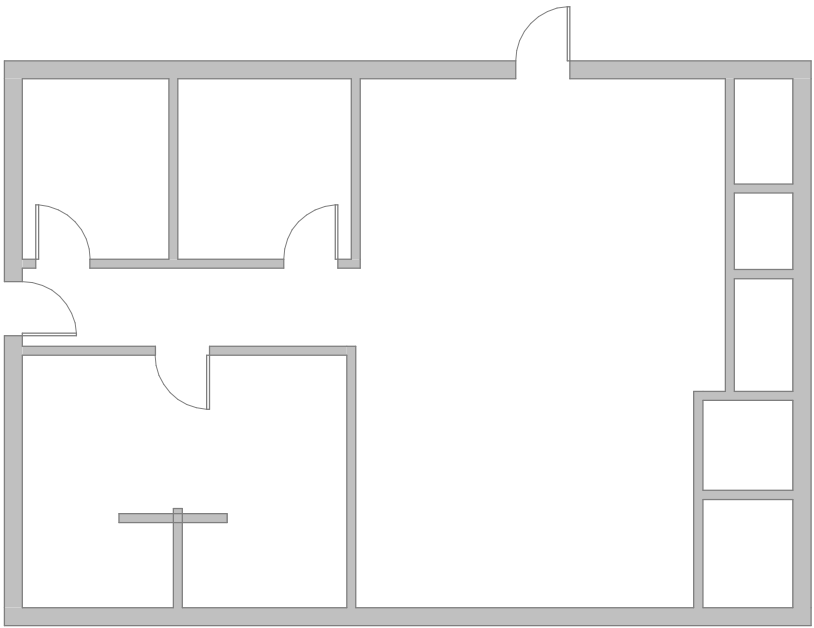




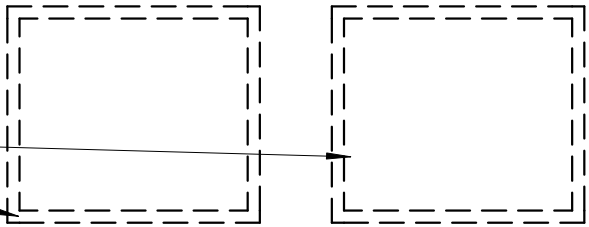




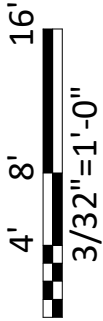
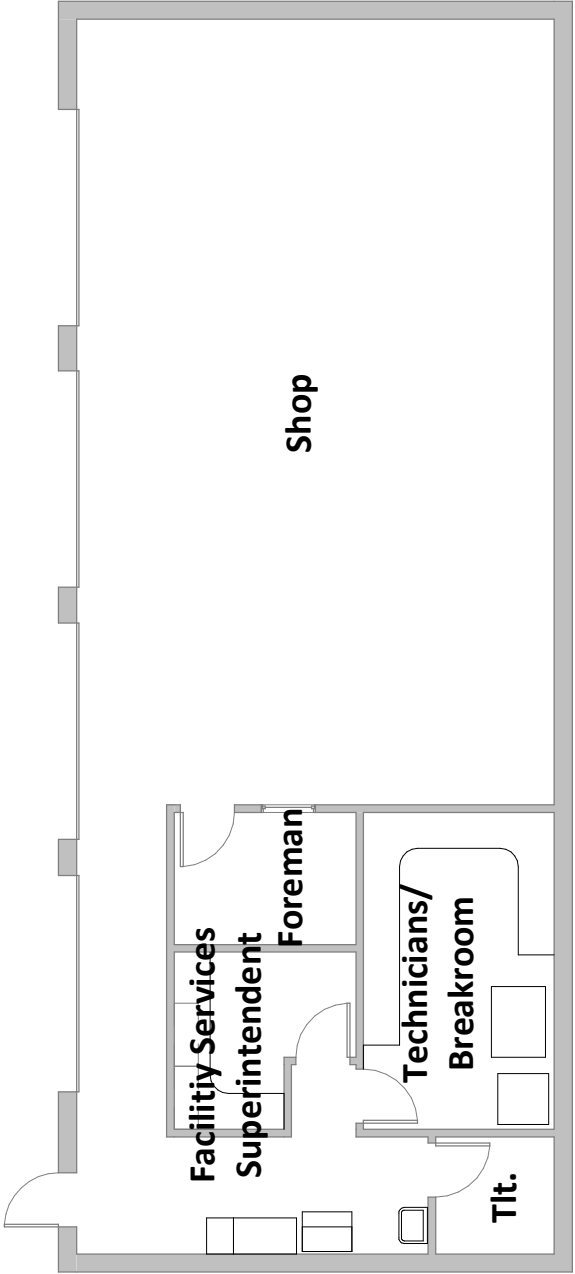
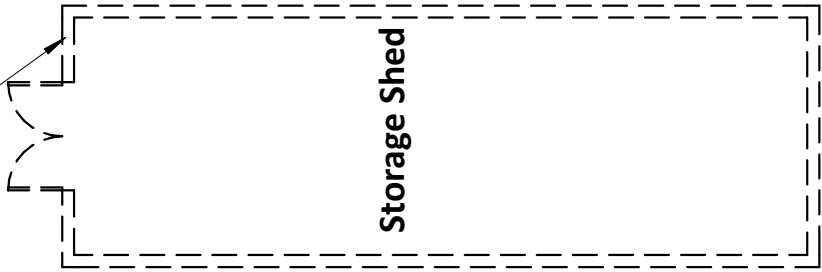


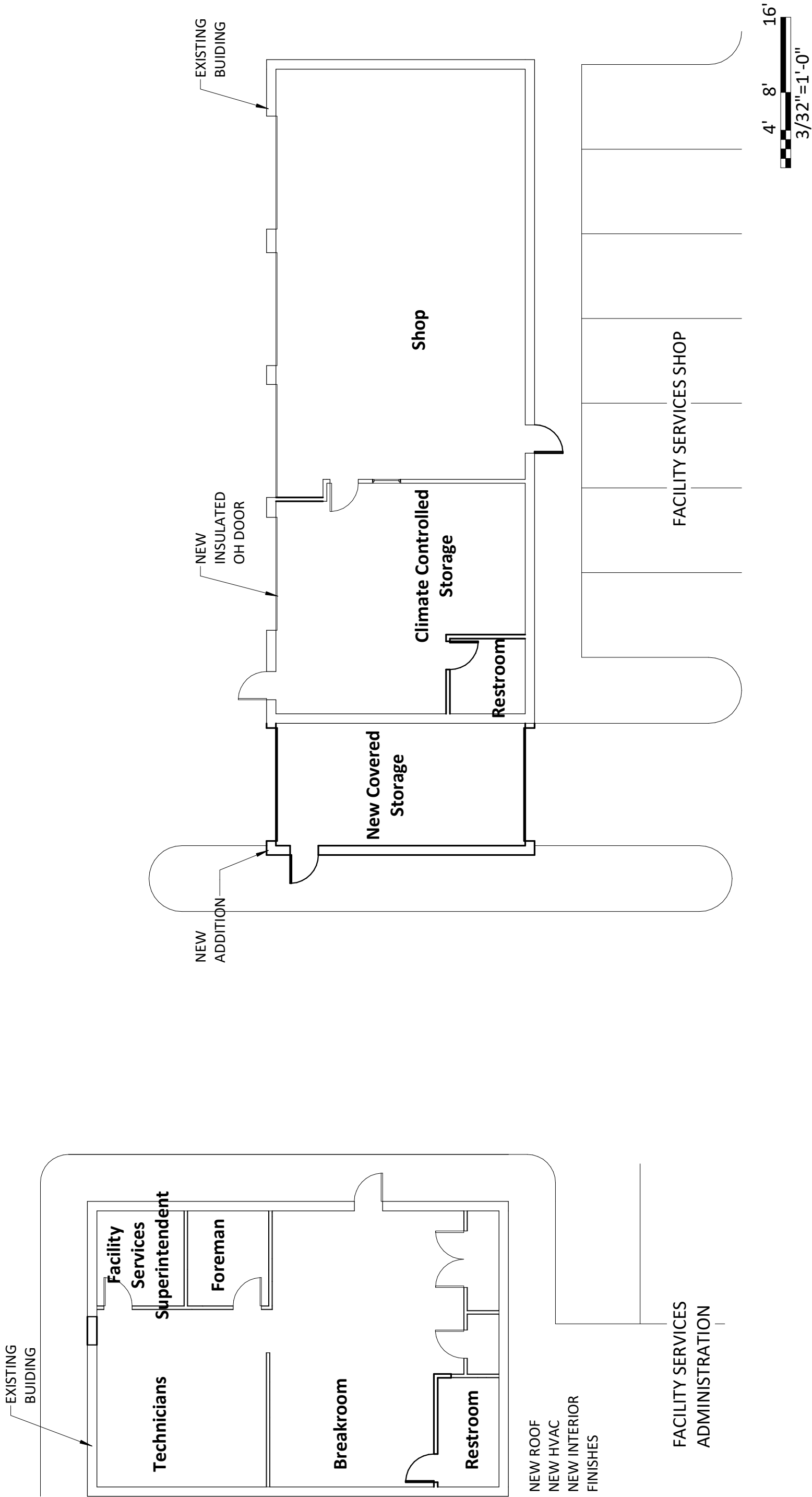


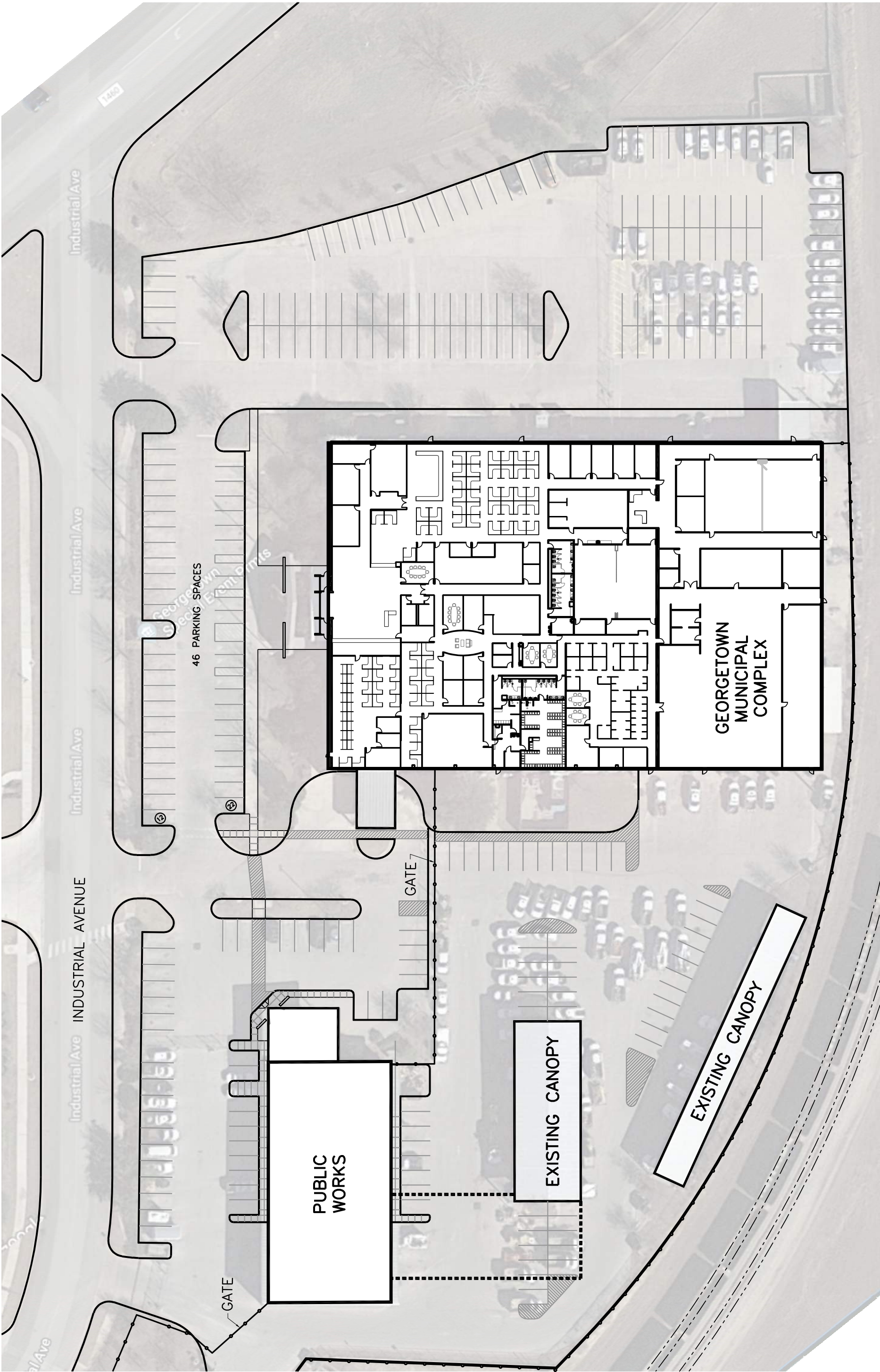
EXISTING BUILDINGS
TO BE REMOVED



Storage Shed





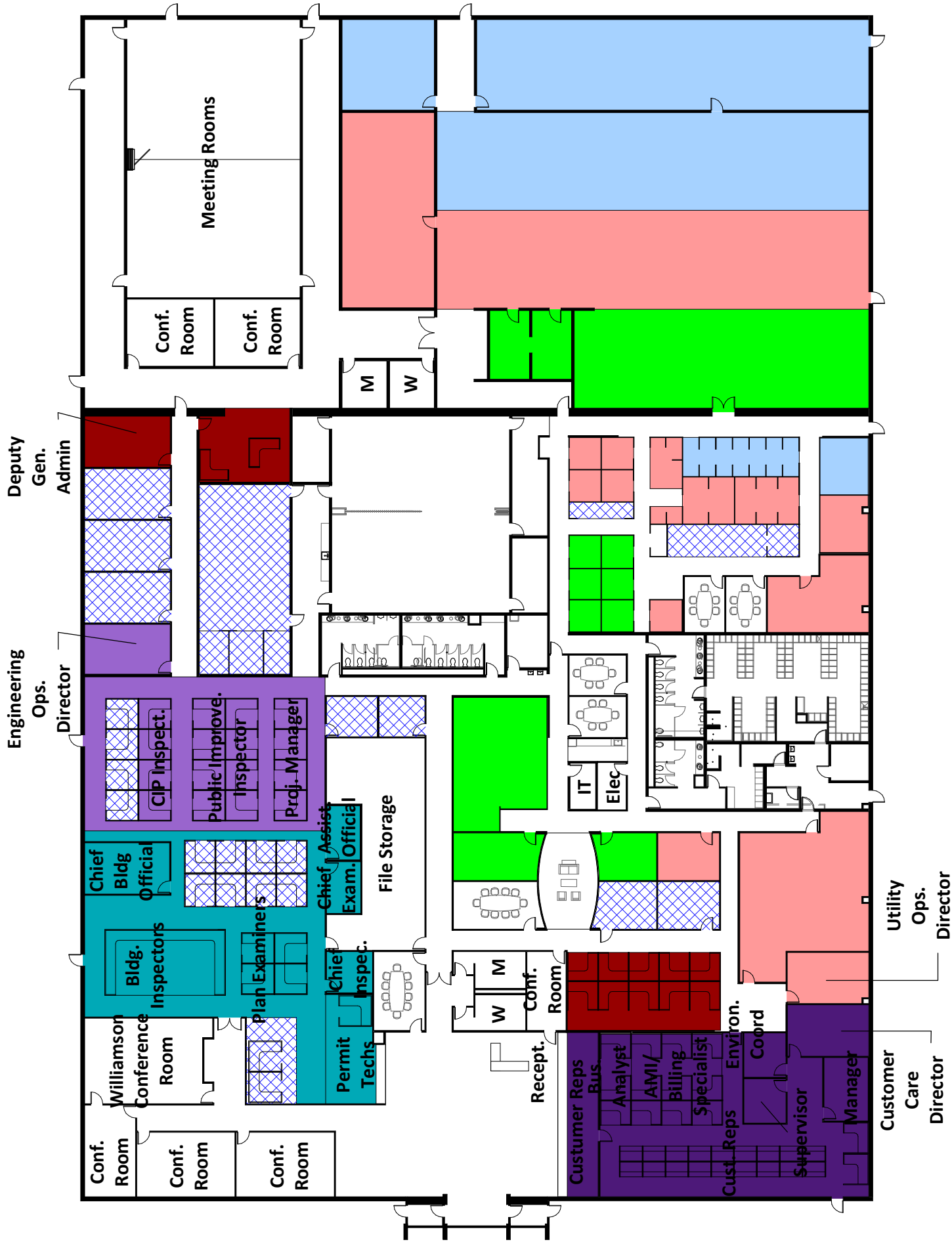




Department Legend

- ACCOUNTING / FINANCE
- ADMIN
- BUSINESS IMPROVEMENT PLAN
- CUSTOMER CARE
- ELECTRIC
- ENGINEERING
- PERMITTING
- TECH SERVICE
- VACANT
- WATER

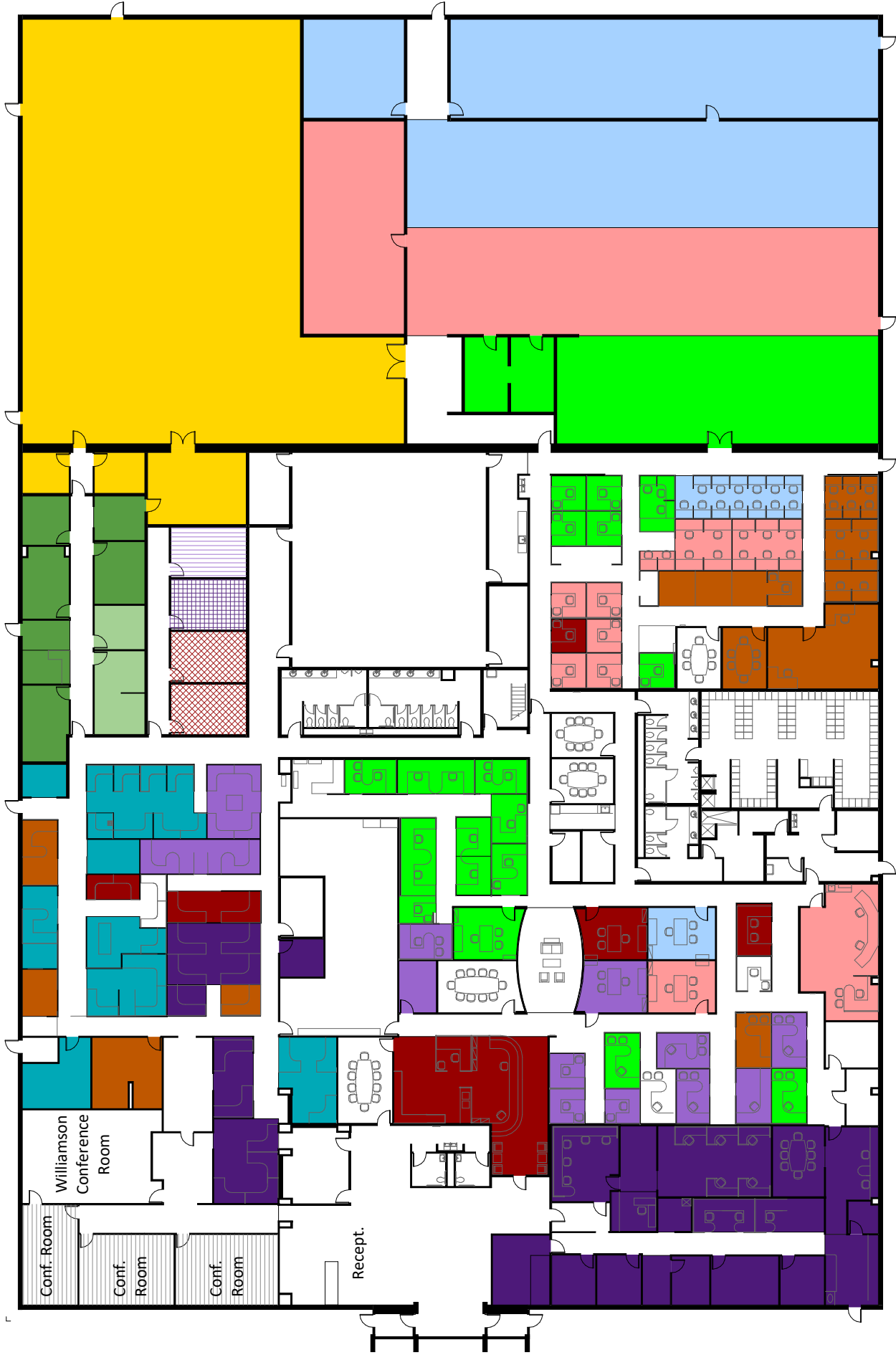




Department Legend

- ADMIN
- CUSTOMER CARE
- ELECTRIC
- ENGINEERING
- FUTURE EXPANSION
- PERMITTING
- TECH SERVICE
- WATER





Department Legend

- ACCOUNTING / FINANCE
- ADMIN
- CUSTOMER CARE
- ELECTRIC
- ENGINEERING
- PERMITTING
- PUBLIC WORK
- PURCHASING
- TECH SERVICE
- WAREHOUSE
- WATER
- SHORT TERM ADMIN
- SHORT TERM CUSTOMER CARE
- SHORT TERM ENGINEERING
- SHORT TERM CONFERENCE ROOM

City of Georgetown, Texas
City Council Workshop
December 10, 2019

SUBJECT:

Presentation and discussion regarding the FY2020 Roll Forward Budget Amendment for capital improvement projects --
Paul Diaz, Budget Manager

ITEM SUMMARY:

A corresponding action item is on the legislative agenda for the December 10 Council Meeting.

Each year the City brings a roll forward amendment for capital projects or one-time items included and approved in the prior fiscal year. Due to the multi-year timing of capital projects, this remaining budget needs to be moved to the current fiscal year.

Additionally, the Charter and State Law allow the budget to be amended for other municipal purposes that were not foreseen at the time the original budget was adopted. The details of each revenue and expenditure change are presented by fund in Exhibit A and B.

This budget amendment addresses the legal and financial appropriation needed to accommodate these changes. The detailed distribution of the amendment is included in the attachments to the ordinance.

In summary, capital projects, maintenance and equipment replacement are continuing in the following funds: General Capital Projects, Streets Maintenance, Community Development Block Grant, Main Street Façade, Parks, Parkland Dedication, Village Public Improvement District, Police Seizures, Georgetown Transportation Enhancement Corporation, Georgetown Economic Development Corporation, Airport, Stormwater and Water.

The City Charter requires that a majority plus one must approve an amendment to the approved budget. The City charter allows for budget amendments in emergency situations and when the issues and needs were unknown at the time the budget was adopted.

FINANCIAL IMPACT:

The proposed budget amendment would increase appropriations by \$46,487,128 through a combination of available fund balance and new revenue.

SUBMITTED BY:

Paul Diaz, Budget Manager

ATTACHMENTS:

Presentation

Exhibit A

Exhibit B

CIP Rollforward Amendment

FY 2020

Council Workshop December 10, 2019

Purpose

- Many large capital projects take multiple years to design, construct or implement
- All funds are appropriate in the first year of the project and any unspent funds are rolled forward into fiscal years until the project is complete
- First reading today, second reading January 14

Fund 120 – General Capital Projects

- Recognize a positive beginning fund balance adjustment of \$25.6 M.
- \$55,688 of additional revenue
- \$25.6 M of capital expenses budgeted but not spent in FY2019

Fund 120 – General Capital Projects

- Parks:
 - Parks projects like neighborhood park development, San Gabriel park improvements, and the trail at Katy Crossing.
 - Parks rollforward totals \$1.54 M.

Fund 120 – General Capital Projects

- Facilities and Other Projects:
 - bond funded capital projects like Fire Station 6 and 7, the EOC Siren System project and the transfer station project.
 - This segment of rollforward totals \$3.1 M.

Fund 120 – General Capital Projects

- Downtown
 - downtown related projects like the CVB Redesign funds of \$175,000, as well as funds for Downtown signage and parking upgrades.
 - In total, this segment of rollforward equals \$1.8 M.

Fund 120 – General Capital Projects

- Transportation
 - The largest segment of rollforward in this fund is in the transportation segment; \$19.2 M.
 - \$7.6 M for the Northwest Blvd Bridge, \$3.8 M for FM971 improvements, as well as \$2.33 M for Leander Road.
 - Proposed sidewalk rollforward projects include Old Town Northeast
 - Signal and Curb Ramp intersection repair.

Fund 203 – Streets

- Recognize expenses budgeted but not spent in FY2019 totaling \$358,044
- Appropriate this amount to the expense line so more street maintenance can occur in FY2020 above the original budgeted amount.

Fund 215 – CDBG

- Staff is proposing to rollforward the funds for the CDBG project at 17th Street. These funds were budgeted in FY2019 but due to timing, the work has not started. Staff is proposing to start that project in FY2020.
- \$182,994

Fund 226 – Main Street Fund

- Recognize \$51,052 in fund balance
- Rollforward the funds for the main street facade program.

Fund 228 – Parks Special Revenue Fund

- Recognize a positive beginning fund balance adjustment of \$171,787.
 - \$3,337 of additional revenue and
 - \$168,410 of capital improvement expenses budgeted but not spent.
- Capital improvement projects for South San Gabriel Trail for \$101,066 and the 84 Lumber Park for \$50,000.

Fund 229 - Parkland

- Recognize a positive beginning fund balance adjustment of \$518,449.
 - \$46,046 of additional revenue and
 - \$472,385 of capital improvement expenses budgeted but not spent in FY2019.
 - In FY2019, parks staff worked to amend the number of Parkland Zones from 19 to 4. As this amendment process was under way, capital improvement was put on hold. Rolling forward the capital improvement projects for park improvements totaling \$472,385 into the FY2020 Budget.

Fund 234 – Village PID

- Recognize a positive beginning fund balance adjustment of \$767,542.
 - \$9,878 of additional revenue and
 - \$757,665 of expense budgeted but not spent in FY2019.
- Rollforward the capital improvement into FY2020 so these projects can be completed.
 - Madone Park for \$56,750,
 - Parklets for \$279,794,
 - Rowan Park for \$143,141, and
 - Shell road for \$195,227.

Fund 271 - Police Seizure SRF

- Recognize a positive beginning fund balance adjustment of \$106,752.
- Rollforward this amount for the purchase of police equipment like thermal imagers, body armor and printers.

Fund 400 - GTEC

- Recognize a positive beginning fund balance adjustment of \$3,555,474.
 - \$104,064 of additional revenue and
 - \$3.4 million of capital expense budgeted but not spent.
- The following projects are proposed to be moved to FY2020:
 - Fontana Northwest Bridge for \$48,657,
 - Interstate 35/ Highway 29 intersection improvements for \$445,825,
 - Mays Street/Rabbit Hill Road for \$4.4 million,
 - and Rivery Extension for \$254,753.

Fund 420 - GEDCO

- Recognize a positive beginning fund balance adjustment of \$287,190.
 - \$42,578 of additional revenue and
 - \$244,612 of expenses budgeted but not spent in FY2019.
- Rollforward one project totaling \$175,000 for Holt Cat.

Fund 600 – Airport

- Recognize a positive beginning fund balance adjustment of \$189,040.
- Rollforward the following projects:
 - \$40,823 for runway rehab design,
 - \$150,000 for taxiway edge lighting,
 - and \$25,743 for pavement upgrades.

Fund 640 - Stormwater

- Recognize a positive beginning fund balance adjustment of \$1.47 million.
- Rollforward the following capital expenses into FY2020:
 - \$425,796 for pond rehab,
 - \$404,652 for curb and gutter repair,
 - \$158,900 for stormwater infrastructure,
 - \$158,824 for the stormwater project at 18th and Hutto,

Fund 660 – Water

- Recognize a positive beginning fund balance adjustment of \$14.9 million.
- \$4.7 million of additional revenue
- \$10.19 million of expenses budgeted but not spent in FY2019.

Fund 660 – Water

- Capital expenses totaling \$12.1 million into FY2020.
 - \$3.58 M Park Lift Station and Force Main,
 - \$2.2 M for the Water Line at DB Wood and Pastor,
 - Wastewater improvements at San Gabriel like the belt press and an interceptor.

Questions



Exhibit A - Budget Amendment

	2020 Approved Budget	Impact of This Action/CAFR Adjustment	2020 Amended Budget	
				<u>120 - General Capital Projects</u>
Beginning Fund Balance	\$ 6,854,520	\$ 25,642,556	\$ 32,497,076	<p>Staff is proposing to recognize a positive beginning fund balance adjustment of \$25.6 M. This adjustment is comprised of \$55,688 of additional revenue as well as \$25.6 M of capital expenses budgeted but not spent in FY2019. Staff is proposing to roll forward parks projects like neighborhood park development, San Gabriel park improvements, and the trail at Katy Crossing. Community service roll forward totals \$1.54 M. Staff is also proposing to roll forward remaining FY2019 funds from bond funded facility projects like Fire Station 6 (\$664,883) and 7 (\$1.1M), the downtown parking garage project (\$944,023) and the transfer station project (\$967,136). Next, staff is recommending to roll forward downtown related projects like the CVB Redesign funds of \$175,000, as well as funds for Downtown signage (\$125,000) and parking upgrades (\$585,236). The largest segment of roll forward in this fund is in the transportation segment. In total, staff is recommending a transportation rollforward of \$19.2 M. Staff is proposing rolling \$7.6 M for the Northwest Blvd Bridge, \$3.8 M for FM971 improvements, as well as \$2.33 M for Leander Road. Proposed sidewalk rollforward projects include Old Town Northeast (\$824,428). Staff is also proposing rolling forward Signal and Curb Ramp intersection repair. A full list of projects and the rollforward amount can be found on Exhibit B.</p>
Revenues				
Original Revenues	\$ 20,575,200	\$ -	\$ 20,575,200	
Total Revenues	\$ 20,575,200	\$ -	\$ 20,575,200	
Expenses				
Original Other Expenses	\$ 10,795,704	\$ -	\$ 10,795,704	
Rollforward: Downtown and Facilities CIP	\$ 4,000,000	\$ 1,829,259	\$ 5,829,259	
Rollforward: Parks CIP	\$ 1,000,000	\$ 1,537,963	\$ 2,537,963	
Rollforward: Transportation and Sidewalks CIP	\$ 7,600,000	\$ 19,202,636	\$ 26,802,636	
Rollforward: Other CIP	\$ 1,140,000	\$ 3,092,132	\$ 4,232,132	
Total Expenses	\$ 24,535,704	\$ 25,661,990	\$ 50,197,694	
Ending Fund Balance	\$ 2,894,016	\$ (19,434)	\$ 2,874,582	
Reserve for TIA	\$ 2,100,000	\$ -	\$ 2,100,000	
Available Fund Balance	\$ 794,016	\$ (19,434)	\$ 774,582	

	2020 Approved Budget	Impact of This Action/CAFR Adjustment	2020 Amended Budget	
				<u>203 - Streets</u>
Beginning Fund Balance	\$ 1,012,514	\$ 358,044	\$ 1,370,558	<p>Staff is proposing to recognize expenses budgeted but not spent in FY2019 totaling \$358,044 and appropriate this amount to the expense line so more street maintenance can occur in FY2020 above the original budgeted amount.</p>
Revenues				
Original Revenues	\$ 4,018,750	\$ -	\$ 4,018,750	
Total Revenues	\$ 4,018,750	\$ -	\$ 4,018,750	
Expenses				
Original Expenses	\$ 4,281,264	\$ -	\$ 4,281,264	
Rollforward: Street Main.	\$ -	\$ 358,044	\$ 358,044	
Total Expenses	\$ 4,281,264	\$ 358,044	\$ 4,639,308	
Ending Fund Balance	\$ 750,000	\$ -	\$ 750,000	
Arterial Reservation	\$ 750,000	\$ -	\$ 750,000	
Available Fund Balance	\$ -	\$ -	\$ -	

	2020 Approved Budget	Impact of This Action/CAFR Adjustment	2020 Amended Budget	
				<u>215 - Community Development Block Grant</u>
Beginning Fund Balance	\$ -		\$ -	Staff is proposing to rollforward the funds for the CDBG project at 17th Street. These funds were budgeted in FY2019 but due to timing, the work has not started. Staff is proposing to start that project in FY2020.
Revenues				
Original Revenues	\$ 400,000	\$ -	\$ 400,000	
Rollforward: 17th Street project		\$ 182,994	\$ 182,994	
Total Revenues	\$ 400,000	\$ 182,994	\$ 582,994	
Expenses				
Original Expenses	\$ 400,000	\$ -	\$ 400,000	
Rollforward: 17th Street project	\$ -	\$ 182,994	\$ 182,994	
Total Expenses	\$ 400,000	\$ 182,994	\$ 582,994	
Ending Fund Balance	\$ -	\$ -	\$ -	
Available Fund Balance	\$ -	\$ -	\$ -	

	2020 Approved Budget	Impact of This Action/CAFR Adjustment	2020 Amended Budget	
				<u>226 - Main Street</u>
Beginning Fund Balance	\$ 40,808	\$ 51,052	\$ 91,860	Staff is proposing to recognize \$51,052 in fund balance and roll forward the funds for the main street facade program.
Revenues				
Original Revenues	\$ 79,000	\$ -	\$ 79,000	
Total Revenues	\$ 79,000	\$ -	\$ 79,000	
Expenses				
Original Expenses	\$ 119,808	\$ -	\$ 119,808	
Rollforward: Main Street Façade	\$ -	\$ 51,052	\$ 51,052	
Total Expenses	\$ 119,808	\$ 51,052	\$ 170,860	
Ending Fund Balance	\$ -	\$ -	\$ -	
Available Fund Balance	\$ -	\$ -	\$ -	

	2020 Approved Budget	Impact of This Action/CAFR Adjustment	2020 Amended Budget	
				<u>228 - Parks</u>
Beginning Fund Balance	\$ 242,063	\$ 171,787	\$ 413,850	Staff is proposing to recognize a positive beginning fund balance adjustment of \$171,787. This adjustment is comprised of \$3,337 of additional revenue and \$168,410 of capital improvement expenses budgeted but not spent. Staff is proposing rolling forward the capital improvement projects for South San Gabriel Trail for \$101,066 and the 84 Lumber Park for \$50,000.
Revenues				
Original Revenues	\$ 320,150	\$ -	\$ 320,150	
Total Revenues	\$ 320,150	\$ -	\$ 320,150	
Expenses				
Original Expenses	\$ 406,500	\$ -	\$ 406,500	
Rollforward: Parks	\$ -	\$ 151,066	\$ 151,066	
Total Expenses	\$ 406,500	\$ 151,066	\$ 557,566	
Ending Fund Balance	\$ 155,713	\$ 20,721	\$ 176,434	
Available Fund Balance	\$ 155,713	\$ 20,721	\$ 176,434	

	2020 Approved Budget	Impact of This Action/CAFR Adjustment	2020 Amended Budget	
				<u>229 - Parkland SRF</u>
Beginning Fund Balance	\$ 266,268	\$ 518,449	\$ 784,717	Staff is proposing to recognize a positive beginning fund balance adjustment of \$518,449. This adjustment is comprised of \$46,046 of additional revenue and \$472,385 of capital improvement expenses budgeted but not spent in FY2019. In FY2019, parks staff worked to amend the number of Parkland Zones from 19 to 4. As this amendment process was under way, capital improvement was put on hold. Staff is now proposing rolling forward the capital improvement projects for park improvements totaling \$472,385 into the FY2020 Budget.
Revenues				
Original Revenues	\$ 310,000	\$ -	\$ 310,000	
Total Revenues	\$ 310,000	\$ -	\$ 310,000	
Expenses				
Original Expenses	\$ -	\$ -	\$ -	
Rollforward: Park Improvements	\$ -	\$ 472,385	\$ 472,385	
Total Expenses	\$ -	\$ 472,385	\$ 472,385	
Ending Fund Balance	\$ 576,268	\$ 46,064	\$ 622,332	
Available Fund Balance	\$ 576,268	\$ 46,064	\$ 622,332	

	2020 Approved Budget	Impact of This Action/CAFR Adjustment	2020 Amended Budget	
				<u>234 - Village PID</u>
Beginning Fund Balance	\$ 151,636	\$ 767,542	\$ 919,178	Staff is proposing to recognize a positive beginning fund balance adjustment of \$767,542. This adjustment is comprised of \$9,878 of additional revenue and \$757,665 of expense budgeted but not spent in FY2019. Staff is proposing to rollforward the capital improvement into FY2020 so these projects can be completed. The following projects are proposed to be moved to FY2020: Madone Park for \$56,750, parklets for \$279,794, Rowan Park for \$143,141, and Shell road for \$195,227.
Revenues				
Original Revenues	\$ 457,310	\$ -	\$ 457,310	
Total Revenues	\$ 457,310	\$ -	\$ 457,310	
Expenses				
Original Expenses	\$ 300,828	\$ -	\$ 300,828	
Rollforward: Village PID CIP	\$ -	\$ 674,912	\$ 674,912	
Total Expenses	\$ 300,828	\$ 674,912	\$ 975,740	
Ending Fund Balance	\$ 308,118	\$ 92,630	\$ 400,748	
Contingency	\$ 113,053	\$ -	\$ 113,053	
Available Fund Balance	\$ 195,065	\$ 92,630	\$ 287,695	

	2020 Approved Budget	Impact of This Action/CAFR Adjustment	2020 Amended Budget	
				<u>271 - Police Seizures</u>
Beginning Fund Balance	\$ 9,094	\$ 106,752	\$ 115,846	Staff is proposing to recognize a positive beginning fund balance adjustment of \$106,752. Staff is proposing to rollforward this amount for the purchase of police equipment like thermal imagers, body armor, and printers.
Revenues				
Original Revenues	\$ -	\$ -	\$ -	
Total Revenues	\$ -	\$ -	\$ -	
Expenses				
Original Expenses	\$ 9,094	\$ -	\$ 9,094	
Rollforward: Police Equipment	\$ -	\$ 106,752	\$ 106,752	
Total Expenses	\$ 9,094	\$ 106,752	\$ 115,846	
Ending Fund Balance	\$ -	\$ -	\$ -	
Contingency	\$ -	\$ -	\$ -	
Available Fund Balance	\$ -	\$ -	\$ -	

	2020 Approved Budget	Impact of This Action/CAFR Adjustment	2020 Amended Budget	
				<u>400 - GTEC</u>
Beginning Fund Balance	\$ 17,130,653	\$ 3,555,474	\$ 20,686,127	<p>Staff is proposing to recognize a positive beginning fund balance adjustment of \$3.5 million. This adjustment is comprised of \$104,064 of additional revenue and \$3.4 million of capital expense budgeted but not spent. Staff is proposing to roll forward the capital improvement savings into FY2020 so these projects can be completed. The following projects are proposed to be moved to FY2020: Fontana Northwest Bridge for \$48,334, Interstate 35/ Highway 29 intersection improvements for \$445,825, Mays Street/Rabbit Hill Road for \$4.4 million, and Rivery Extension for \$254,753.</p>
Revenues				
Original Revenues	\$ 12,867,500	\$ -	\$ 12,867,500	
Total Revenues	\$ 12,867,500	\$ -	\$ 12,867,500	
Expenses				
Original Expenses	\$ 16,978,519	\$ -	\$ 16,978,519	
Rollforward: GTEC CIP	\$ -	\$ 5,181,841	\$ 5,181,841	
Total Expenses	\$ 16,978,519	\$ 5,181,841	\$ 22,160,360	
Ending Fund Balance	\$ 13,019,634	\$ (1,626,367)	\$ 11,393,267	
Contingency	\$ 1,984,375	\$ -	\$ 1,984,375	
Debt Service Reserve	\$ 3,225,642	\$ -	\$ 3,225,642	
Available Fund Balance	\$ 7,809,617	\$ (1,626,367)	\$ 6,183,250	

	2020 Approved Budget	Impact of This Action/CAFR Adjustment	2020 Amended Budget	
				<u>420 - GEDCO</u>
Beginning Fund Balance	\$ 8,018,546	\$ 287,190	\$ 8,305,736	<p>Staff is proposing to recognize a positive beginning fund balance adjustment of \$287,190. This adjustment is comprised of \$42,578 of additional revenue and \$244,612 of expenses budgeted but not spent in FY2019. Staff is proposing to rollforward one project totaling \$175,000 for Holt Cat.</p>
Revenues				
Original Revenues	\$ 2,060,375	\$ -	\$ 2,060,375	
Total Revenues	\$ 2,060,375	\$ -	\$ 2,060,375	
Expenses				
Original Expenses	\$ 9,379,305	\$ -	\$ 9,379,305	
Rollforward: Holt Cat	\$ -	\$ 175,000	\$ 175,000	
Total Expenses	\$ 9,379,305	\$ 175,000	\$ 9,554,305	
Ending Fund Balance	\$ 699,616	\$ 112,190	\$ 811,806	
Contingency	\$ 489,298	\$ -	\$ 489,298	
Debt Service Reserve	\$ 210,318	\$ -	\$ 210,318	
Available Fund Balance	\$ -	\$ 112,190	\$ 112,190	

	2020 Approved Budget	Impact of This Action/CAFR Adjustment	2020 Amended Budget	
				600 - Airport
Beginning Fund Balance	\$ 1,262,948	\$ 189,040	\$ 1,451,988	Staff is proposing to recognize a positive beginning fund balance adjustment of \$189,040. Staff is proposing to rollforward \$40,823 for runway rehab design, \$150,000 for taxiway edge lighting, and \$25,743 for pavement upgrades.
Operating Revenues				
Original Revenues	\$ 3,881,000	\$ -	\$ 3,881,000	
Total Operating Revenues	\$ 3,881,000	\$ -	\$ 3,881,000	
Operating Expenses				
Original Expenses	\$ 3,604,425	\$ -	\$ 3,604,425	
Total Operating Expenses	\$ 3,604,425	\$ -	\$ 3,604,425	
Non-Operating Revenues				
Original Revenues	\$ 750,000	\$ -	\$ 750,000	
Total Non-Operating Revenues	\$ 750,000	\$ -	\$ 750,000	
Non-Operating Expenses				
Original Expenses	\$ 1,063,420	\$ -	\$ 1,063,420	
Rollforward: Airport CIP		\$ 216,566	\$ 216,566	
Total Non-Operating Expenses	\$ 1,063,420	\$ 216,566	\$ 1,279,986	
Ending Fund Balance	\$ 1,226,103	\$ (27,526)	\$ 1,198,577	
Contingency	\$ 256,021	\$ -	\$ 256,021	
Debt Service Reserve	\$ 143,431	\$ -	\$ 143,431	
Available Fund Balance	\$ 826,651	\$ (27,526)	\$ 799,125	

	2020 Approved Budget	Impact of This Action/CAFR Adjustment	2020 Amended Budget	
				640 - Stormwater
Beginning Fund Balance	\$ 1,482,443	\$ 1,472,418	\$ 2,954,861	Staff is proposing to recognize a positive beginning fund balance adjustment of \$1.47 million. This adjustment is comprised of \$7,158 of additional revenue and \$1.46 million of expenses budgeted but not spent. Staff is proposing to rollforward the following capital expenses into FY2020: \$425,796 for pond rehab, \$404,652 for curb and gutter repair, \$158,900 for stormwater infrastructure, and \$158,824 for the stormwater project at 18th and Hutto.
Operating Revenues				
Original Revenues	\$ 3,741,000	\$ -	\$ 3,741,000	
Total Operating Revenues	\$ 3,741,000	\$ -	\$ 3,741,000	
Operating Expenses				
Original Expenses	\$ 2,864,172	\$ -	\$ 2,864,172	
Total Operating Expenses	\$ 2,864,172	\$ -	\$ 2,864,172	
Non-Operating Revenues				
Original Revenues	\$ 650,000	\$ -	\$ 650,000	
Total Non-Operating Revenues	\$ 650,000	\$ -	\$ 650,000	
Non-Operating Expenses				
Original Revenues	\$ 1,695,729	\$ -	\$ 1,695,729	
Rollforward: Stormwater CIP		\$ 1,148,172	\$ 1,148,172	
Total Non-Operating Expenses	\$ 1,695,729	\$ 1,148,172	\$ 2,843,901	
Ending Fund Balance	\$ 1,313,542	\$ 324,246	\$ 1,637,788	
Contingency	\$ 545,203	\$ -	\$ 545,203	
Debt Service Res	\$ 436,765	\$ -	\$ 436,765	
Available Fund Balance	\$ 331,574	\$ 324,246	\$ 655,820	

	2020 Approved Budget	Impact of This Action/CAFR Adjustment	2020 Amended Budget	660 - Water
Beginning Fund Balance	\$ 67,516,478	\$ 14,994,691	\$ 82,511,169	<p>Staff is proposing to recognize a positive beginning fund balance adjustment of \$14,994,691. This adjustment is comprised of \$4,799,031 of additional revenue and \$10.19 million of expenses budgeted but not spent in FY2019. Staff is proposing to rollforward the following capital expenses totaling \$12.1 million into FY2020. These projects include: \$3.58 M Park Lift Station and Force Main, \$2.2 M for the Water Line at DB Wood and Pastor, as well as water improvements at San Gabriel like the belt press and an interceptor. Some projects were rolled forward in the budget development process over the summer. Then, due to timing, these projects experienced expense in FY2019. Therefore, some project budgets are reduced in FY2020. This is only to recognize timing of the budget with expenses, and does not reduce the overall multi-year budget for these projects. See Exhibit B for a detail list of projects.</p>
Operating Revenues				
Original Revenues	\$ 63,234,114	\$ -	\$ 63,234,114	
Total Operating Revenues	\$ 63,234,114	\$ -	\$ 63,234,114	
Operating Expenses				
Original Expenses	\$ 40,448,141	\$ -	\$ 40,448,141	
Total Operating Expenses	\$ 40,448,141	\$ -	\$ 40,448,141	
Non-Operating Revenues				
Original Revenues	\$ 18,600,000	\$ -	\$ 18,600,000	
Total Non-Operating Revenues	\$ 18,600,000	\$ -	\$ 18,600,000	
Non-Operating Expenses				
Original Revenues	\$ 87,100,392	\$ -	\$ 87,100,392	
Rollforward: Water/Wastewater CIP		\$ 12,106,354	\$ 12,106,354	
Total Non-Operating Expenses	\$ 87,100,392	\$ 12,106,354	\$ 99,206,746	
Ending Fund Balance	\$ 21,802,059	\$ 2,888,337	\$ 24,690,396	
90 Day Contingency	\$ 8,236,379	\$ -	\$ 8,236,379	
Non-Operational Contingency	\$ 10,000,000	\$ -	\$ 10,000,000	
Available Fund Balance	\$ 3,565,680	\$ 2,888,337	\$ 6,454,017	

Total Change In Expense Appropriation

\$ 46,487,128

Exhibit B	Staff Amendment
120 - General Capital Projects	
Downtown and Facilities CIP	
CVB REDESIGN	175,000
DOWNTOWN PARKING EXPANSION	585,236
DOWNTOWN PARKING GARAGE	944,023
DOWNTOWN WEST SIGNAGE	125,000
Downtown and Facilities CIP Total	1,829,259
Parks CIP	
ADA PARKS	450,405
GAREY PARK	381,530
KATY CROSSING TRAIL	240,313
NEIGHBORHOOD PARK DEVELOPMENT	152,133
SAN GABRIEL PARK IMPROVEMENT	313,582
Parks CIP Total	1,537,963
Transportation CIP	
AUSTIN AVENUE BRIDGE	82,972
BLUE HOLE PARKING LOT/SIDEWALK	100,000
FM 1460	900,000
FM 971	3,881,334
LEANDER RD(NORWOOD-SWBYPASS)	2,338,253
NB FRONTAGE RD	149,997
NORTHWEST BLVD BRIDGE	7,606,223
OLD TOWN NORTHEAST	824,428
PH 1 SIGNAL & CURB RAMP IMPR.	308,837
ROCK ST-6TH TO 9TH ST	273,000
SE INNER LOOP ROCKRIDE IMPRV	115,000
SHELL ROAD SIDEWALK	180,000
SIDEWALKS	55,199
SOUTHEAST INNER LOOP	344,683
SOUTHWESTERN BLVD	1,040,515
SW BYPASS/WOLF RANCH PKWY	1,002,195
Transportation CIP Total	19,202,636
Other CIP	
EOC SIREN SYSTEM	6,631
ERP PROJECT	97,504
FIRE SCBA	290,000
FIRE STATION 6	664,883
FIRE STATION 7	1,065,978
TRANSFER STATION/LANDFILL	967,136
Other CIP Total	3,092,132
120 - General Capital Projects Total	25,661,990

Exhibit B	Staff Amendment
660 - Water	
Water CIP	
DB WOOD/ PASTOR 24 DEDICATED	2,270,120
LWTP RAW WATER INTAKE REHAB	(184,760)
MISC. LINE UPGRADES	371,850
PARK WTP CLEARWELL	992,279
RONALD REAGAN/DANIELS MOUNTAIN	248,335
S. LAKE WTP 2018	(1,429,283)
SW BYPASS WATER H24-1	500,000
TANK REHAB PROJECTS	904,546
WATER MAINS	(821,776)
WEST LOOP (H-1A)	345,138
Water CIP Total	3,196,449
Wastewater CIP	
BERRY CREEK INTER (BC 4-6)	208,777
EARZ	826,313
PARK LIFT STATION & FORCE MAIN	3,574,341
SAN GABRIEL BELT PRESS	1,842,432
SAN GABRIEL INTER SGI-2	1,462,300
WW INTERCEPTORS	(5,443)
WWTP UPGRADE/EXP	1,001,185
Wastewater CIP Total	8,909,905
660 - Water Total	12,106,354