

# **Notice of Meeting of the Governing Body of the City of Georgetown, Texas March 24, 2020**

The Georgetown City Council will meet on March 24, 2020 at 2:30 PM at

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.

**This Revised Agenda is posted as an Emergency Amendment to the Agenda pursuant to Texas Government Code Section 551.045 as a result of the National, State and Local Disaster Declarations related to the ongoing public health emergency caused by COVID-19 and in anticipation of potential restrictions on public meetings because of the potential additional local orders for public health and safety.**

**Workshop Meeting will convene at 2:30 p.m. March 24, 2020 via videoconference <https://government.georgetown.org/gtv/?tab=live>.**

**City of Georgetown City Council Meeting March 24, 2020**

**Public comment will be allowed via telephone; no in-person input will be allowed. All speakers must register in advance by no later 2:15 on March 24, 2020 for the Workshop Meeting items. All public comment will occur at the beginning of each meeting, at approximately 3:30 - 4:00 p.m. for the Workshop meeting.**

**To speak remotely or provide written comments on an item at the March 24, 2020 Council Meeting, residents must:**

- **Submit an email to [cs@georgetown.org](mailto:cs@georgetown.org)**
  - **Council Meeting Date and Agenda Item**
  - **Name**
  - **Telephone Number**
  - **Written Comments or indication that you wish to speak remotely**
- **For those who indicate they wish to speak remotely, they will receive a telephone call at the time indicated above. Speakers will be called in order**

**of agenda items, and receipt of their email. Each speaker will have no more than three minutes to speak.**

**•For those who provide written comments, their comments will be read by the City Secretary or other City staff for each agenda item.**

**•The meeting will be available for viewing at this link:**

**<https://government.georgetown.org/gtv/?tab=live>.**

### **Policy Development/Review Workshop -**

- A Presentation and discussion regarding 2015 International Building Code (IBC) and 2017 National Electrical Code (NEC) Update -- Glen Holcomb, Chief Building Official
- B Presentation and discussion regarding the creation of a Bond Citizen Committee to determine a potential Mobility Bond Package -- Bridget Hinze Weber, Assistant to the City Manager
- C Presentation and discussion regarding the application process to Williamson County for Community Development Block Grant (CDBG) funding for Fiscal Year 2020-21 -- Susan Watkins, AICP, Housing Coordinator
- D Presentation and discussion regarding the proposed City Center public spaces, public art, and festival area -- Eric Lashley, Library Director and Eric Johnson, Facilities Director
- E Presentation and discussion of the use of the Facilities Internal Services Fund (ISF) and upcoming capital maintenance expenditures, and Facilities ISF review -- Eric Johnson, Facilities Director

### **Executive Session**

In compliance with the Open Meetings Act, Chapter 551, Government Code, Vernon's Texas Codes, Annotated, the items listed below will be discussed in closed session and are subject to action in the regular session.

- F **Sec. 551.071: Consultation with Attorney**  
Advice from attorney about pending or contemplated litigation and other matters on which the attorney has a duty to advise the City Council, including agenda items
  - PEC Franchise
  - Atmos Franchise
  - Litigation Update
  - Bond Counsel
  - Proposed settlement in *The City of Georgetown, Texas v. Christopher G. Secard, et al.*
- Sec. 551.086: Certain Public Power Utilities: Competitive Matters**
  - Purchase Power Update
  - Substation CIP
- Sec. 551.087: Deliberations Regarding Economic Development Negotiations**
  - Project Linen
  - Project Davy
- Sec. 551.074: Personnel Matters**  
Consideration of the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal
  - City Attorney
  - City Manager

### **Adjournment**

### **Certificate of Posting**

I, Robyn Densmore, City Secretary for the City of Georgetown, Texas, do hereby certify that this Notice of Meeting was posted at City Hall, 808 Martin Luther King Jr. Street,

Georgetown, TX 78626, a place readily accessible to the general public as required by law, on the \_\_\_\_\_ day of \_\_\_\_\_, 2020, at \_\_\_\_\_, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

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Robyn Densmore, City Secretary

City of Georgetown, Texas  
City Council Workshop  
March 24, 2020

**SUBJECT:**

Presentation and discussion regarding 2015 International Building Code (IBC) and 2017 National Electrical Code (NEC) Update -- Glen Holcomb, Chief Building Official

**ITEM SUMMARY:**

- Council direction from Dec 10, 2019
- Update on Stakeholder Involvement and Public Outreach Plan
- Feedback and Direction

**FINANCIAL IMPACT:**

.

**SUBMITTED BY:**

Glen Holcomb

**ATTACHMENTS:**

03192020 Building Codes Presentation



# **Update on**

## **2015 International Building Code (ICC)**

## **2017 National Electrical Code(NEC)**

**Presented by Glen Holcomb, Chief Building Official**

## **2015 International Property Maintenance Code**

**Presented by Jack Daly, Community Services Director**

# **March 24, 2020**

# Presentation Overview

- Council direction from Dec 10, 2019
- Update on Stakeholder Involvement and Public Outreach Plan
- Feedback and Direction

## Council direction from Dec. 10, 2019

- Council supported staff, initiating public engagement, to gather feedback on proposed update to the International Building Code (2015 I-Codes) and National Electrical Code (2017 NEC)
- Return, Quarter 1 of 2020 ,to share feedback, and staff recommendation on local amendments before drafting ordinance.

# Public Engagement Completed

- 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 on January 19th and February 26th, 2020
- Opportunity to provide comments on City's website
- Open house on March 6, 2020 and office hours
- Building Standards Commission - Unanimous recommendation to adopt with local amendments
- Through healthy discussions, recommendation to move forward

# Council Feedback & Direction

- Does Council support an ordinance to update codes to 2015 I-Codes, International Property Maintenance Code, International Swimming Pool Code, International Existing Building Code, International Energy Conservation Code, International Building Code, International Residential Code, International Plumbing Code, International Mechanical Code, International Fuel Gas Code, and International Fire Code with proposed local amendments?
- 2017 National Electrical Code with proposed local amendments?
- If council supports moving forward with ordinance, staff will return on April 14th for first reading and April 28th for second reading

# Code Adoption of the 2015 International Property Maintenance Code



# Purpose

The International Property Maintenance Code (IPMC) is a model code that regulates the minimum maintenance requirements for existing buildings. The IPMC is a maintenance document intended to establish minimum maintenance standards for basic equipment, light, ventilation, heating, sanitation and fire safety.

# Background

The 2003 International Property Maintenance Code was adopted in 2004 (Ordinance No. 2004-87, § 3(Exh. B))

Sec. 15.06.010. - Property Maintenance Code adopted.

- A. The provisions of the 2003 International Property Maintenance Code (IPMC) are hereby adopted by reference as if set forth in full, with the specific local amendments as set forth in this Chapter. In this Chapter the 2003 International Property Maintenance Code shall be referred to as "the Code" and the Code shall apply to all existing residential and nonresidential structures and all existing premises and constitute minimum requirements and standards for premises, structures, and equipment as provided for in Section 101.2 and all other sections of the Code.
- B. Designated Officials. Within the Code adopted in this Section, reference is made to the duties of certain officials named therein; it is the intention of the City Council that the designated official of the City who has duties corresponding to those of the named official in the Code shall be deemed to be the responsible official in charge of enforcing the provisions of the Code.
- C. A copy of the Code shall be placed in the Georgetown Public Library and on file in the office of the Building Official.



# Benefits

The Property Maintenance Code makes the maintenance and/or repair of an existing commercial or residential building, a legal requirement rather than an option.

- Addressing Life/Safety issues typically found residential rental or commercial properties
- Preventing or eliminating blight situations like broken windows, dilapidated siding, roof

# Photos



# Photos





# Photos



# Changes

Sec 101.2 **Scope & Application** has been broadened to include the *owner's authorized agent* in addition to the owners, operators and occupants.

**Sec 102.3** - broadened from just the International Existing Building Code, and now includes the International Building Code, International Energy Conservation Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Residential Code, International Plumbing Code and NFPA 70

**103.4.1 Legal Defense** - better protects employee (inspector, officer, etc.)

**108.2.1 Authority to disconnect service utilities.** - Where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without approval.

# Changes

## **Changes to Chapter 7 – Fire Safety Requirements**

### **Sec 704.1.1 through 704.2.4 (End of Chapter 7)**

Dealing with Smoke Alarms, specifically the requirement to have, location and number of, and installation by occupancy group type.

City of Georgetown, Texas  
City Council Workshop  
March 24, 2020

**SUBJECT:**

Presentation and discussion regarding the creation of a Bond Citizen Committee to determine a potential Mobility Bond Package -- Bridget Hinze Weber, Assistant to the City Manager

**ITEM SUMMARY:**

At the February 11, 2020, Council Workshop, Council received an update from staff on the status of the 2008 and 2015 Road Bond projects, transportation projects underway through partner agencies, and future transportation projects. By 2022, the City of Georgetown will be substantially complete on the construction of the 2008 & 2015 Road Bond projects.

Based on this update, Council directed staff to study the City's options for bringing a Mobility Bond proposal to voters in November 2020 for transportation projects. Staff will outline a proposed bond program process, including: the purpose, tentative schedule, Citizen Bond Committee structure, public engagement and education, and anticipated cost to coordinate the bond program.

Staff is seeking Council direction on confirmation of proposed process and to delay the proposed bond process and look for opportunities for a 2021 election due to the COVID-19 emergency.

**FINANCIAL IMPACT:**

Anticipated bond program coordination costs include:

FY2020: \$63,000

FY2021: \$30,000

**SUBMITTED BY:**

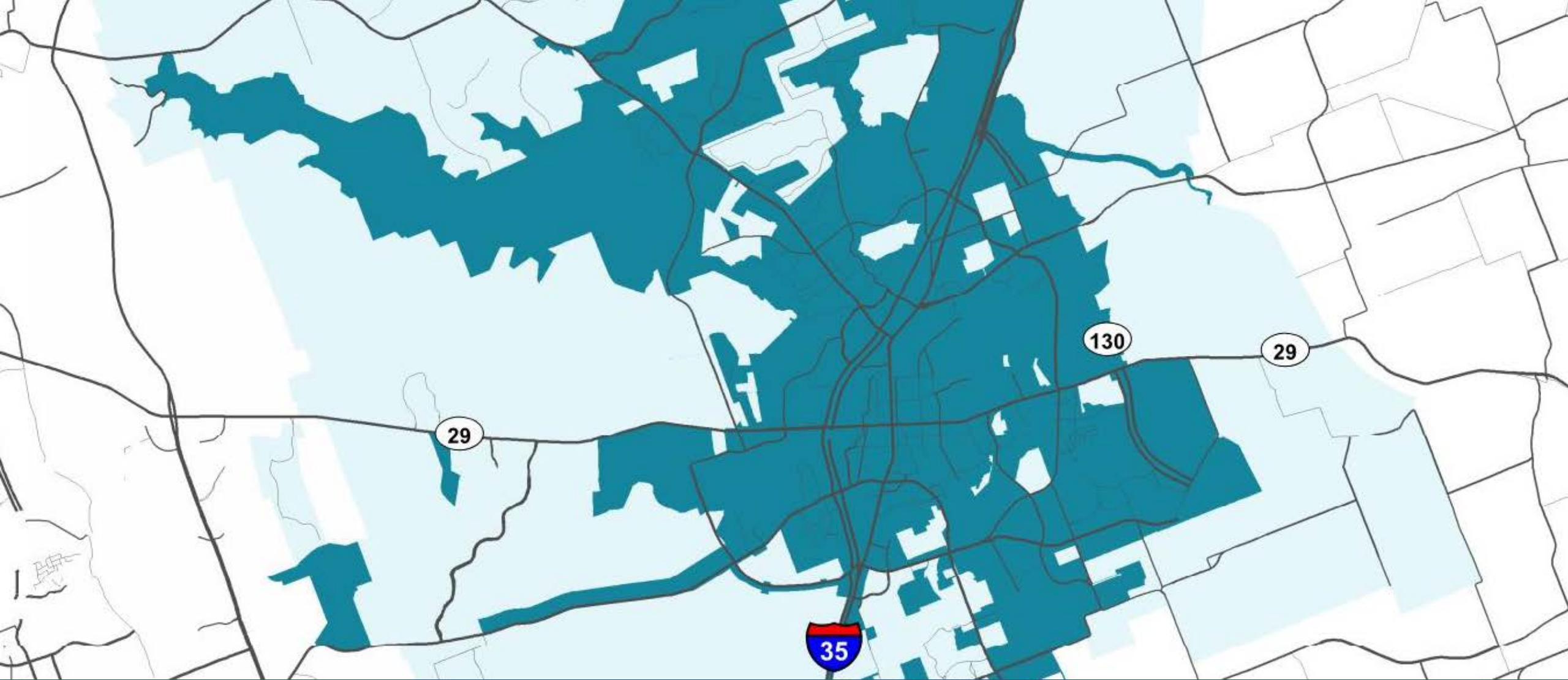
Shirley Rinn for Bridget Hinze Weber, Assistant to the City Manager

**ATTACHMENTS:**

Mobility Georgetown 2020

Mobility Bond Presentation





# MOBILITY GEORGETOWN 2020

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# BACKGROUND

## 2008 & 2015 Road Bonds:

By 2022 the City of Georgetown will be substantially complete on the construction of 2008 & 2015 Road Bond projects

## Projects supported by partner agencies:

CAMPO, TxDOT and Williamson County

## February 11 Council Workshop:

Council directed staff to develop proposed process for a November 2020 transportation bond

# TEAM

- David Morgan, Laurie Brewer and Wayne Reed: management team/community education
- Bridget Weber: project manager, committee and council communications
- Robyn Densmore: committee agendas and election guidance
- Wesley Wright: manage consultant scope and contract, cost estimates and project delivery
- Ray Miller: analysis of project need / criteria and data to prioritize projects
- Emily Kootnz: committee support
- Aly Van Dyke/Keith Hutchinson: public engagement and outreach
- Paul Diaz: project cost estimates/models and tax rate analysis
- Leigh Wallace: financial guidance
- Nathaniel Waggoner: alignment with comprehensive plan
- Joe Supulveda: data and mapping
- Steve McKeown: graphic design

# MOBILITY BOND PURPOSE

To advance Georgetown's connectivity and safety by upgrading streets, bridges, bike network, and sidewalks delivering projects consistent with community expectations to manage accelerated growth.

- Increase capacity of roadway network and bridges with high traffic volume.
- Improve intersections and build sidewalks throughout Georgetown to create new connections within and among neighborhoods.
- Coordinate with other planned transportation work to accelerate delivery to Georgetown residents.

# **GUIDING PRINCIPLES** (draft criteria for project selection):

- Increase safety (accident data)
- Present and future traffic volume
- Development growth
- Increase connectivity and regional mobility
- Affordability/Leverage outside funds
- Support existing strategic plans
- Coordinate with partner agencies
- Continuation of projects with multiple phases

# BOND ADVISORY COMMITTEE

16-member committee appointed by Mayor and Council

- Mayor to appoint 2 co-chairs
- Council to appoint 2 members each

Committee charge:

- Review and vet criteria for projects
- Prioritize and rank staff-proposed streets and sidewalks improvement projects
- Review financial feasibility of proposed program
- Provide opportunities for community input
- Serve as community educators for the bond program
- Develop and submit report to the City Council of final project list for proposed bond program

# BOND ADVISORY COMMITTEE

- 2-3 meetings per month estimated to be 2-3 hours each  
1st and 3rd Thursday of the month  
6:00-7:30pm  
City Hall Community Room
- Attend community input meetings (number TBD)
- Attend public education meetings (number TBD)

# AGENCY PARTNERS

- Williamson County
- Texas Department of Transportation (TxDOT)
- Capital Area Metropolitan Planning Organization (CAMPO)

# STAKEHOLDERS

- Georgetown Transportation Advisory Board
- Georgetown Transportation Enhancement Corporation
- Community, Homeowner and Neighborhood Associations
- Georgetown Independent School District
- Chamber of Commerce
- Georgetown Development Alliance
- Planning and Zoning Commission
- Other related boards and commissions



# PUBLIC ENGAGEMENT AND EDUCATION

Public engagement will be at the center of Georgetown's bond process and staff will develop a way for every stakeholder — from the public to city council to partner agencies — to engage in the process and provide feedback on categories of importance.

**1<sup>st</sup> Phase (April – May): public engagement**

**2<sup>nd</sup> Phase (August 12 – November 3) : public education**

# PHASE ONE: PUBLIC ENGAGEMENT

Ask public to provide input on four categories of importance and the preferred methods to improve those categories:

- Improve safety
- Manage congestion
- Improve connections in neighborhoods
- Improve quality of our streets
- Gauge support a potential tax rate increase through a bond package
- Provide newsletter sign up for bond program communications

# PHASE ONE: PUBLIC ENGAGEMENT

- Ask residents for feedback on categories of projects and cost with two primary methods—
  - Open house
  - Online survey
- Feedback from the open house and survey will be provided to the Mobility Georgetown 2020 Citizen Committee. The Committee will work with City staff through June to evaluate potential mobility projects and make recommendations to the City Council for a planned bond election in November 2020.

## PHASE TWO: PUBLIC EDUCATION

- Once the projects, bond amount and ballot items are approved by Council, the City will conduct a campaign to educate and inform residents about the bond program and projects.
- Staff will share information on the bond projects through a wide variety of communication channels that will ensure that residents are informed of bond projects and cost.

# TENTATIVE SCHEDULE

- April – May: Public engagement activities to receive feedback about the primary focus areas and sentiment for bond debt
- April 14: Council approves appointment of Mobility Georgetown 2020 Citizen Committee members
- Week of April 20: Mobility Georgetown 2020 Citizen Committee first meeting
- June 1: Provide public feedback to citizen committee
- June 1-18: Ranking/prioritization and initial recommendation development
- June 18-25: 2<sup>nd</sup> round of public engagement activities to receive feedback about the proposed bond projects
- June 25: Final recommendation developed

# TENTATIVE SCHEDULE

- July 14: Mobility Georgetown 2020 Citizen Committee presents project recommendations and report to Council
- July 28: Council adoption of finalized project list
- August 11: Council calls bond election (August 17 last Day to Order General Election or Special Election on a Measure)
- August 12 – November 3: Outreach and education to public, agency partners and stakeholders
- October 5: Last Day to Register to Vote
- October 19 – October 30: Early Voting
- November 3: Election day

# ANTICIPATED COSTS

No budget allocated for bond program in FY2020. FY2020 costs expected:

- \$50,000 (estimated): Consultant fee to develop detailed cost estimates and exhibits for each project including design, construction, ongoing operations and maintenance costs, and escalation factors for cost inflation over time frame it will take to administer the bond program
- \$3,000: Committee support (food, printed materials, etc.)
- \$10,000 (estimated): Public engagement costs

FY2021 costs expected:

- \$30,000 (estimated): County fee for election management

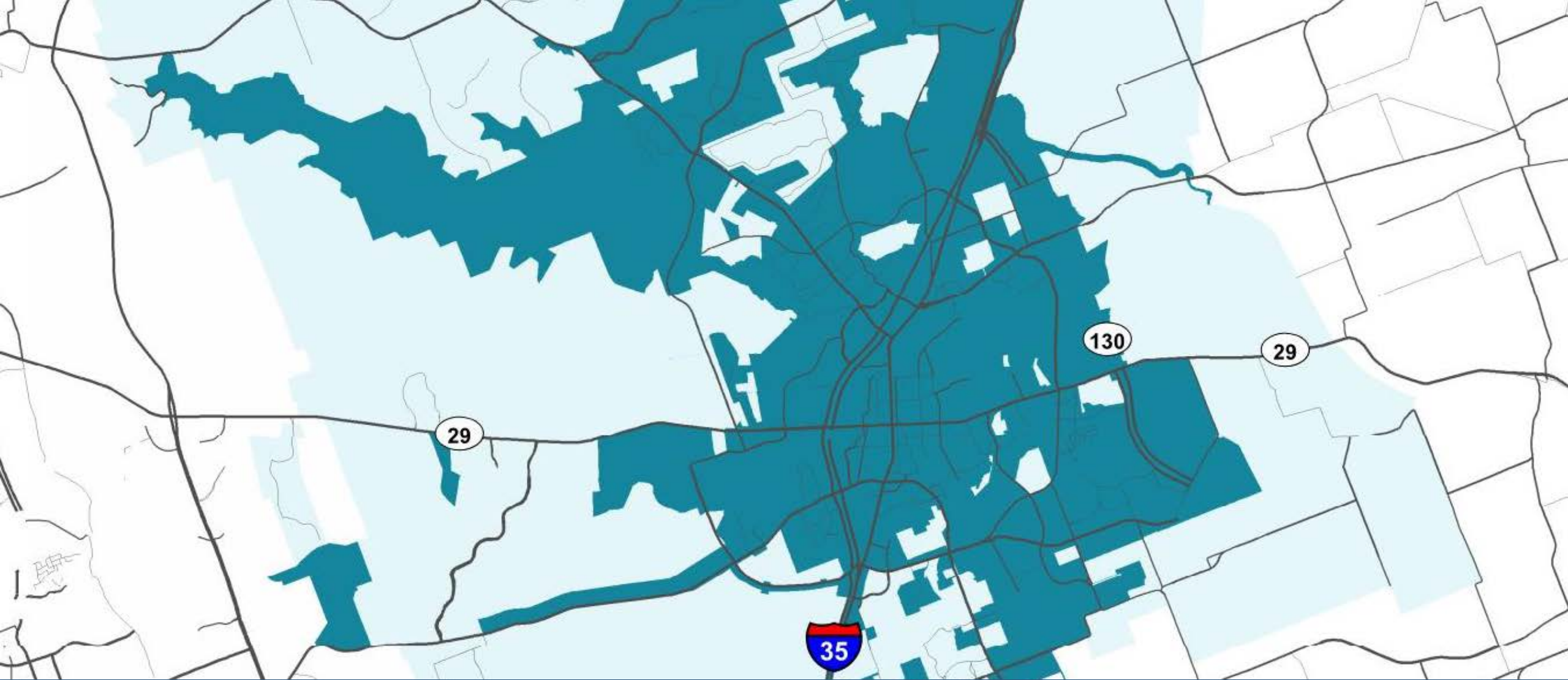
# COUNCIL DIRECTION

- Confirmation of agreement on proposed process
  - Bond purpose
  - Committee structure
  - Tentative schedule
  - Public engagement and education
- Survey the public sentiment of including other type of projects in proposed bond program



# NEXT STEPS

- Council to appoint members to citizen advisory committee: April 14
  - Proposed appointments to staff by April 3
- Consider approval of engineering support contract: April 14
- Staff to begin developing proposed project list
- Staff to prepare for public engagement process
- Consider approval of budget for bond program costs: mid-year budget amendment in May



# MOBILITY GEORGETOWN

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# BACKGROUND

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# CITIZEN BOND COMMITTEE

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Public engagement will be at the center of Georgetown's bond process and staff will develop a way for every stakeholder — from the public to City Council to partner agencies — to engage in the process and provide feedback on categories of importance.

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# PHASE ONE: PUBLIC ENGAGEMENT

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- Survey the public sentiment of including other type of projects in proposed bond program
- Enewsletter sign up for bond program communications

# PHASE ONE: PUBLIC ENGAGEMENT

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## PHASE TWO: PUBLIC EDUCATION

- Once the projects, bond amount and ballot items are approved by Council, the City will conduct a campaign to educate and inform residents about the bond program and projects.
- Staff will share information on the bond projects through a wide variety of communication channels that will ensure that residents are informed of bond projects and cost.

# BOND PROGRAM SCHEDULE

1. Public engagement activities to receive feedback about the primary focus areas and sentiment for bond debt
2. Council approves appointment of Citizen Bond Committee members
3. Citizen Bond Committee to start meeting
4. Provide public feedback to citizen committee
5. Ranking/prioritization and initial recommendation development
6. Second round of public engagement activities to receive feedback about the proposed bond projects
7. Final recommendation developed

# BOND PROGRAM SCHEDULE

8. Citizen Committee presents project recommendations and report to Council
9. Council adoption of finalized project list
10. Council calls bond election by deadline set by the Texas Secretary of State
11. Outreach and education to public, agency partners and stakeholders until election day



# ANTICIPATED COSTS

- \$50,000 (estimated): Consultant fee to develop detailed cost estimates and exhibits for each project including design, construction, ongoing operations and maintenance costs, and escalation factors for cost inflation over time frame it will take to administer the bond program
- \$3,000: Committee support (food, printed materials, etc.)
- \$10,000 (estimated): Public engagement costs
- \$30,000 (estimated): County fee for election management

# COUNCIL DIRECTION

Due to the recent outbreak of COVID-19, staff recommends delaying the proposed bond process and look for opportunities for a 2021 election.

City of Georgetown, Texas  
City Council Workshop  
March 24, 2020

**SUBJECT:**

Presentation and discussion regarding the application process to Williamson County for Community Development Block Grant (CDBG) funding for Fiscal Year 2020-21 -- Susan Watkins, AICP, Housing Coordinator

**ITEM SUMMARY:**

Williamson County (WilCo) is accepting applications for the FY20-21 Community Development Block Grant (CDBG) program. At this meeting, staff will provide a short overview of WilCo's CDBG program and recommended projects for Georgetown.

Staff is proposing the following projects for City Council's consideration:

1) Water/waste water utility development funding support for 6-12 units of for sale units for homeowners making 80% or below the Area Median Income to be developed by Habitat for Humanity of Williamson County (HFHWC). This project supports the recently adopted 2030 Plan Update Housing Element Policy H.7. *"Increase home ownership choices for workforce households."*

2) Home rehabilitation funds. The recently adopted 2030 Plan Update Housing Element policy H.1 *"Preserve existing housing stock that contributes to affordability. Home rehabilitation for low income homeowners supports the preservation of that housing"*. If awarded, the City intends to partner with Habitat for Humanity to administer the Home Repair Program to serve eligible households.

The deadline to submit an application for CDBG FY20-21 funding is April 16, 2020.

Eligible activities include:

- Acquisition of property
- Housing and housing rehabilitation
- Public facilities and improvements
- Homeownership assistance

**Background**

Williamson County was awarded Entitlement County Status by the U.S. Department of Housing and Urban Development (HUD) in 2003. As such, the County applies for and administers Community Development Block Grant (CDBG) funds to participating cities and counties. The City of Georgetown currently participates in the County's program through a Cooperation Agreement which was renewed by direction of the Council in May 2018.

**FINANCIAL IMPACT:**

Final award is based on allocation determined by Williamson County.

There is no matching requirement for this grant. Staff will return to Council prior to acceptance of funds and execution of contract.

**SUBMITTED BY:**

Susan Watkins, AICP, Housing Coordinator

**ATTACHMENTS:**

Presentation

# Community Development Block Grant (CDBG) Application FY21

March 24, 2020

# Purpose of Presentation

- Inform and gain Council support for application of proposed projects to Williamson County

# Agenda

- CDBG program overview
- Past use of funds
- 2030 Plan goals and policies
- Proposed FY21 applications

# Feedback Requested

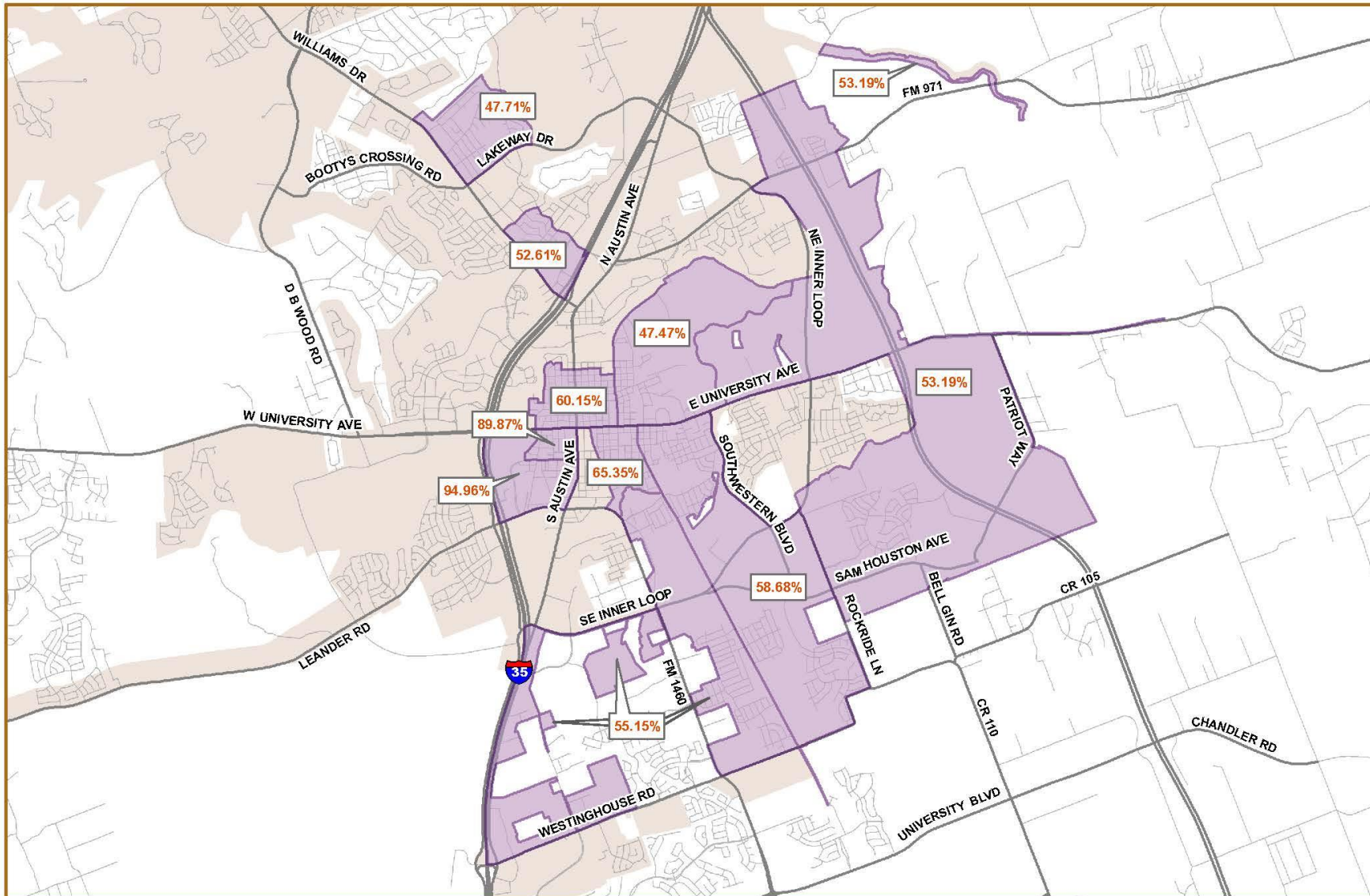
- Are the proposed projects supported for application to Williamson County?

# CDBG overview

- Entitlement communities
  - Non-entitlement communities can be sub-recipients
- Low to Moderate Income (LMI) areas
  - At least 47% of households have incomes at or below 80% of the area median income (AMI)
- Meet Wilco goals as outlined in 2019-2023 Consolidated Plan
  - Public Facility and Infrastructure Improvements
  - Increase Access to Affordable Housing
  - Decrease Homelessness
  - Public Services
  - Affirmatively Further Fair Housing
- Funding that can be spent within a year



# ELIGIBLE CENSUS BLOCK GROUPS FOR CDBG APPLICATION



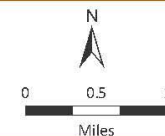
**Eligible Block Groups**



**Georgetown City Limits**

CDBG funding is eligible to census block groups that have more than 47% low to moderate income households.

**Percentage of low to moderate income households in red.**



# Past use of funds

- 2013
  - \$79,400 Wastewater line for Georgetown Project's NEST Homeless Teen Center
  - \$38,000 Engineering for sidewalks along MLK/3rd and 2nd Street
- 2014
  - \$160,000 Sidewalk along the south side of E. 2nd St. from Austin Ave. to College St.
- 2015
  - \$87,120 Sidewalk along MLK/3rd Street from Scenic to Austin
- 2016
  - \$135,500 Scenic Drive Sidewalk
- 2018
  - \$206,824 17<sup>th</sup> Street Sidewalk and bus shelters
- 2019
  - \$75,000 Home Repair program



Scenic Drive FY 2016



# Past use of funds



FY2018 17<sup>th</sup> Street & Railroad bus shelter



FY2019 Home Repair – window replacement and roof repair



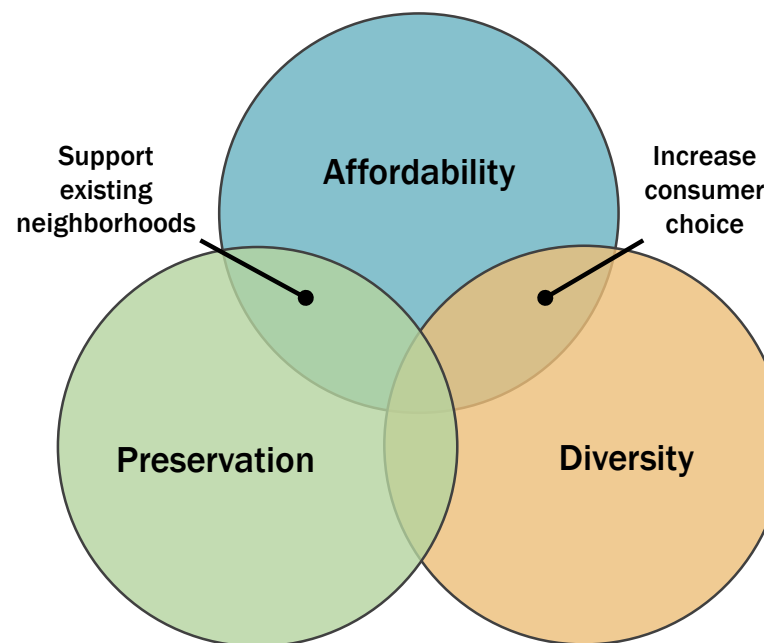
# 2030 Plan – Housing goal and policies

## 2030 Goal

Ensure **access** to **diverse** housing options and **preserve** existing neighborhoods, for residents of all ages, backgrounds and income levels.



## Policy Themes



# Proposed projects

- Project 1 – Infrastructure support for 6-12 units on 21<sup>st</sup> St developed by Habitat for Humanity of Williamson County
- Project 2 – Home repair program



# Project 1 – Infrastructure support



# Project 2 - Home Repair Program

- Serves eligible City of Georgetown homeowners
- Program goals
  - Preservation of neighborhoods
  - Energy conservation
  - Housing affordability
    - Support homeownership
    - Support homeowners with Historic requirements for rehabilitation
- Building partnerships with the non-profit community

# Next Steps

- 04/14/20 – Council item for grant applications per city grant policy
- 04/16/20 – Applications due to Williamson County



# Feedback Requested

- Are the proposed projects supported for application to Williamson County?

City of Georgetown, Texas  
City Council Workshop  
March 24, 2020

**SUBJECT:**

Presentation and discussion regarding the proposed City Center public spaces, public art, and festival area -- Eric Lashley, Library Director and Eric Johnson, Facilities Director

**ITEM SUMMARY:**

Council was presented conceptual drawings for the City Center public spaces, public art, and festival area at the April 23, 2019 Council Workshop. The new City Center campus can provide open spaces, green spaces, public art, and a performance space for outdoor concerts and other cultural activities. The City proposes to continue working with Covey Landscape Architects of Georgetown, TX to begin phasing in elements of the plan and to design future phases of the project. This presentation will update Council on the progress of the plan.

**FINANCIAL IMPACT:**

There will be a future Council agenda item to approve two separate task orders for professional services with Covey Landscape Architects for approximately \$55,760.00

**SUBMITTED BY:**

Danella Elliott

**ATTACHMENTS:**

City Center Update



**PRESENTATION, DISCUSSION, AND POSSIBLE DIRECTION FOR PROPOSED CITY CENTER PUBLIC SPACES, PUBLIC ART, AND FESTIVAL AREA. – ERIC LASHLEY, LIBRARY DIRECTOR AND ERIC JOHNSON, FACILITIES DIRECTOR.**

# Purpose

- Update on City Center public spaces, public art, and festival area project
- Receive direction from Council







# VISION & STRATEGIES

“

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

”

|                                                                                     |                                                                                                                                     |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
|    | Become a <b>DESTINATION</b> for <b>UNIQUE EXPERIENCES</b> .                                                                         |
|    | Create a Strategy to <b>INCREASE MOBILITY</b> .                                                                                     |
|    | Promote Greater <b>DIVERSITY</b> in our <b>POPULATION</b> and our <b>BUSINESSES</b> .                                               |
|    | Create and Maintain <b>OUTSTANDING AESTHETICS</b> and a <b>WELCOMING APPEARANCE AND SPIRIT</b> .                                    |
|    | Refine an <b>ANNEXATION</b> and <b>MUD STRATEGY</b> .                                                                               |
|    | Monitor, Promote, and Communicate a strategy for a <b>LONG-TERM WATER AND UTILITIES PLAN</b> .                                      |
|    | Expand on our Reputation as a <b>CITY OF INNOVATION</b> .                                                                           |
|   | Increase our <b>INFLUENCE WITH STATE GOVERNMENT</b> .                                                                               |
|  | Expand our Role to develop <b>COLLABORATIVE STRATEGIES</b> with <b>GEORGETOWN ISD, SOUTHWESTERN UNIVERSITY,</b> and other entities. |



## Downtown Master Plan – Chapter 7: Parks, Open Space, and Public Art

- Large plaza(s) for organized events
- Play space for children
- Passive green space to serve nearby residents
- Small outdoor space for modest assemblies
- Performance space for outdoor concerts and other cultural events
- Farmer's market
- Public art



WEST STREET

MLK JR. STREET

ROCK STREET

AUSTIN AVENUE

8TH STREET

City Hall

Public Library

L&WW

9TH STREET

Municipal Court

10TH STREET

MLK JR. STREET

FOREST STREET

ROCK STREET

AUSTIN AVENUE









BEFORE



AFTER

## CITY CENTER | CONCEPT SKETCHES

Georgetown, Texas





VIEW A





BEFORE



AFTER

## CITY CENTER | CONCEPT SKETCHES

Georgetown, Texas

covey  
landscape architects

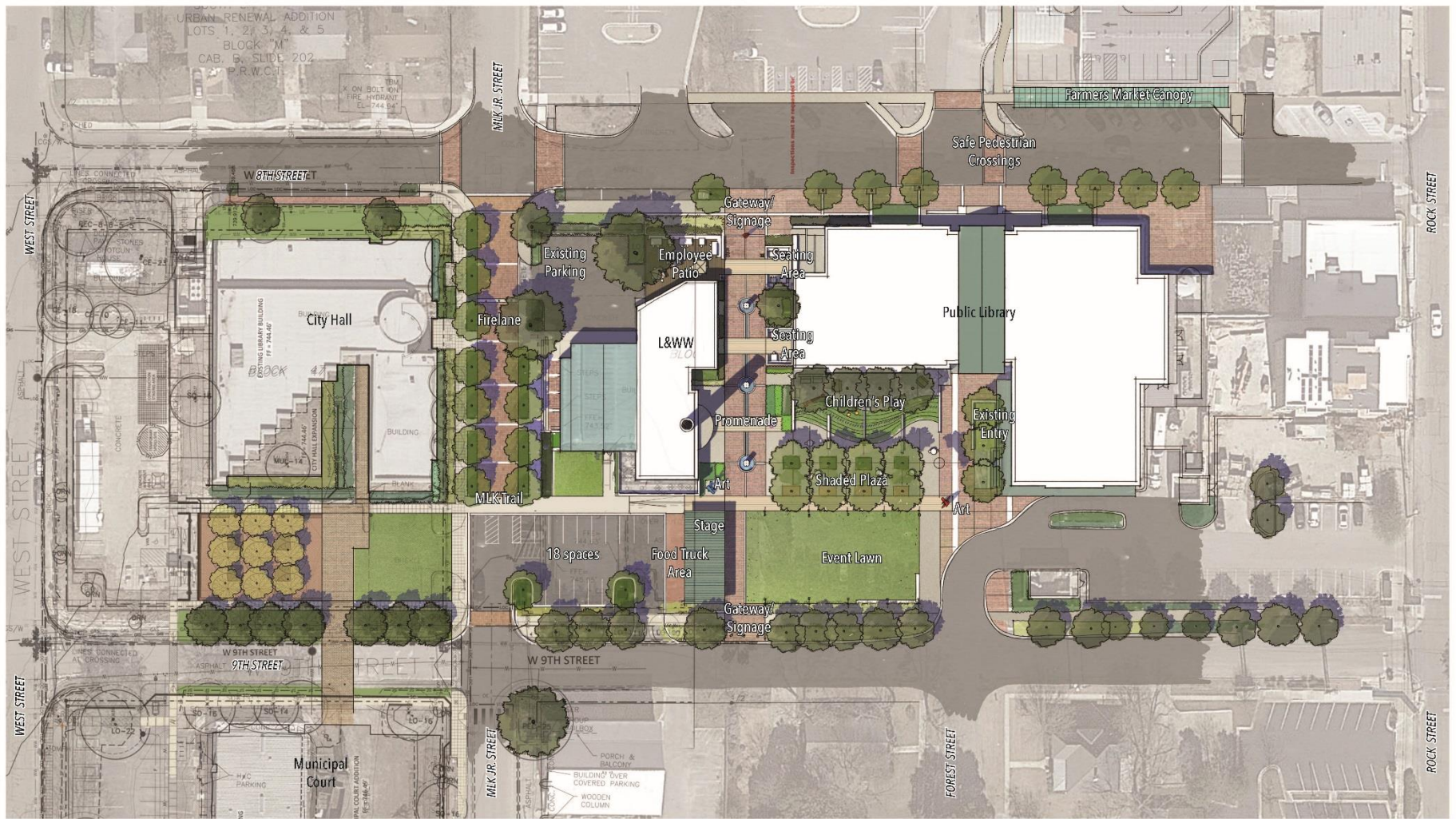




**CITY CENTER** | CONCEPT SKETCHES  
Georgetown, Texas

**covey**  
landscape architects





## CITY CENTER | CONCEPT PLAN - MLK TRAIL

Georgetown, Texas

covey  
landscape architects

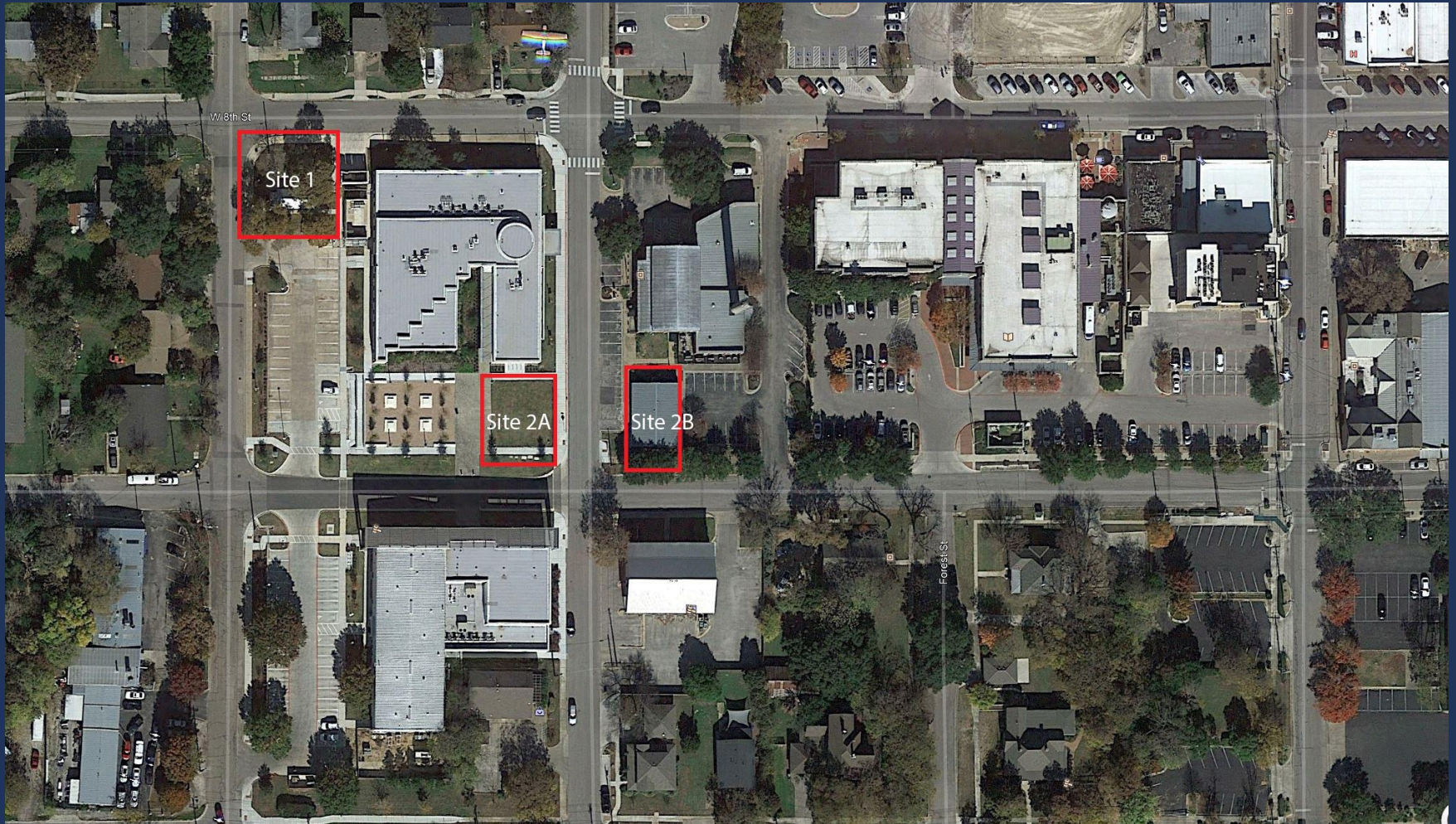




**CITY CENTER** | AERIAL RENDERING  
Georgetown, Texas



## Phase 1 – Site 1, Site 2 A and Site 2 B





# Phase 1- Low Hanging Fruit





# New Parking Lot on 8th

67  
Additional  
Parking  
Spaces





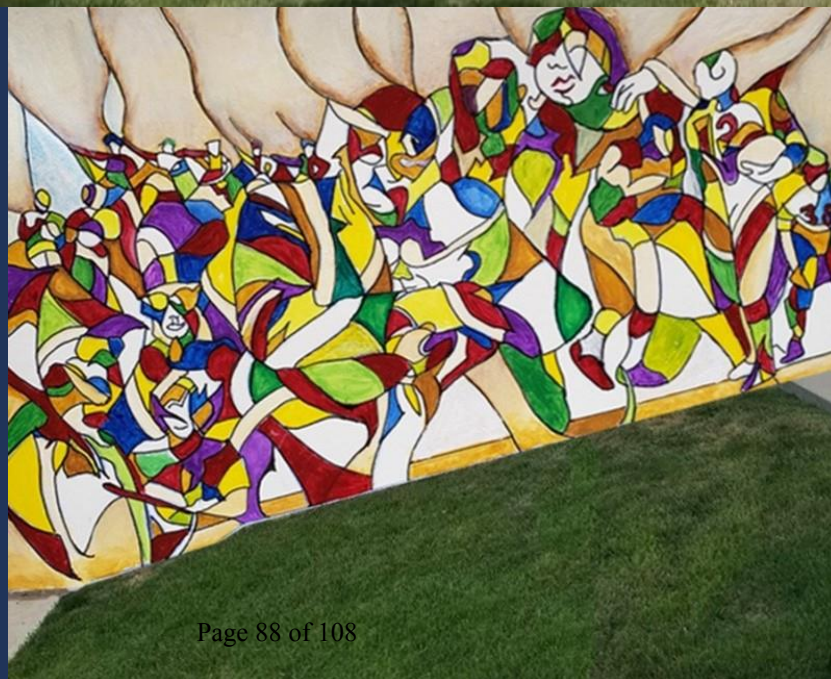
# Future demolition of Blue Annex Building



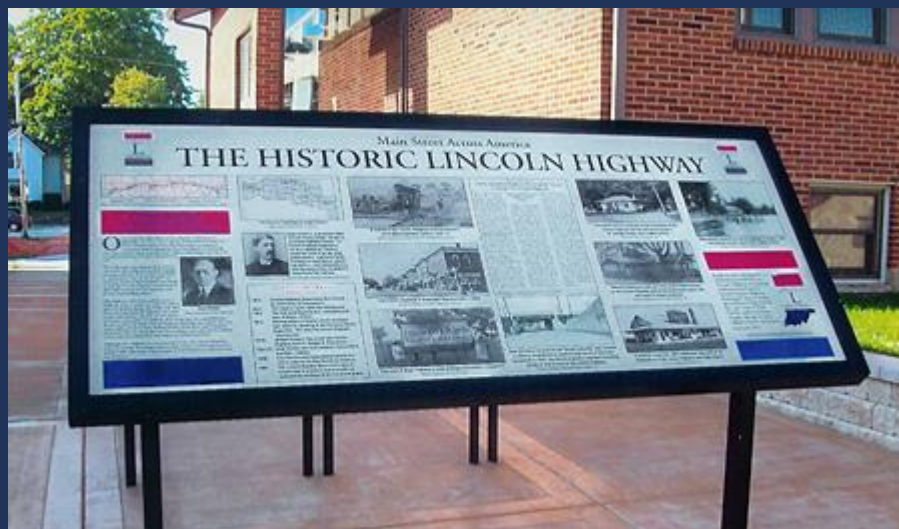














# Farmers Market Relocation Proposal





# Proposed Location of Farmers Market



- Elements of Two Task Orders
- Three Public Meetings





# City Center, Site Design - \$26,960

- **Campus Unification**
  - West St. to Rock St.
  - 8<sup>th</sup> St. to 9<sup>th</sup> St.
- **Site Design**
- **Special Zones (detail)**
  - Library outdoor play area
  - Alleyway Gateway
  - Alleyway Water Feature
  - Event Lawn and stage (for small events)
- **Opinion of Probable Cost (High level)**
- **Phasing Diagram (for implementation)**



# City Center, Phase 1 - \$28,800

- Site One
  - 8<sup>th</sup> St. & West St.
- Design of Kiosk and Site Layout at Shotgun House site
- Construction Documents



# City Center, Phase 1 - \$28,800

- Site Two
  - 9th St & Martin Luther King Jr. St.
- Demolition Plan
- Schematic Design
  - 2A & 2B
- Site Design
  - 2B
- Construction Documents
  - 2B



# Council Feedback and Questions

City of Georgetown, Texas  
City Council Workshop  
March 24, 2020

**SUBJECT:**

Presentation and discussion of the use of the Facilities Internal Services Fund (ISF) and upcoming capital maintenance expenditures, and Facilities ISF review -- Eric Johnson, Facilities Director

**ITEM SUMMARY:**

General discussion of funding and use of the Facilities Internal Services Fund (ISF), more specifically typical uses of the ISF, and discussion of services not provided through the ISF, including a review of the current budget year ISF Budget.

General discussion of upcoming necessary capital maintenance expenditures, including the Recreation Center Natatorium, HVAC Replacement and the Renovation of Fire Station No.1 and Fire Station No. 3.

**FINANCIAL IMPACT:**

All of the discussed capital maintenance expenditures will be funded through Certificates of Obligation issued at a future date.

Facilities will return to City Council after bids have been received on the HVAC to seek approval and further discuss funding.

**SUBMITTED BY:**

Eric Johnson, Facilities Director

**ATTACHMENTS:**

Presentation

# Facilities Internal Service Fund

City Council  
March 24, 2020

# Purpose

- Brief history of the Facilities Internal Services Fund (ISF)
- Discuss upcoming capital replacement expenditures

# What's an “Internal Service Fund”?

- ISF funds some capital replacement & maintenance for non-enterprise City Assets
  - Accounts for goods/services provided by internal departments
- Recognizes true “Cost of Service” at department level
- Ensures funding is available to replace & repair non-utility system assets



# City Internal Service Funds (ISF)

- **Fleet ISF**
  - Includes vehicle & equipment replacement
- **Facilities ISF**
  - Includes maintenance contacts & general City facility upkeep
- **Technology ISF**
  - Includes maintenance contracts for all technology systems

# How does an ISF work?

- Each ISF has “Replacement Schedule”
  - Lists assets including useful life and estimated replacement cost
- Determines “Lease Payment” for each asset
  - Accumulated for each department calculated
  - Including maintenance items
- Each department has budget line item for “ISF Lease” cost
  - Separate line Items for each ISF Fund
- Lease Costs become “Allocations”

# Facility Services ISF

## Services typically included

- Janitorial
- Pest Extermination
- Fire Inspections
- Landscape
- Elevators
- Gates
- HVAC Maintenance
- Ice Machines
- Irrigation
- Overhead Doors
- Security Systems
- Emergency Generators
- Preventative Maintenance

# Facility Services ISF

## Services NOT included

- Unplanned HVAC replacement (over \$40K)
- Emergency Generator replacement
- Building remodel/renovation
- Overhead Door replacement
- Furniture for new FTEs

# Facilities ISF

Fund manages over 39 City facilities (+575K sq. ft.)

| <i>DEPARTMENT</i> | <i>Personnel</i>  | <i>Operating</i>  | <i>ISF</i>          | <i>Total Budget</i> |
|-------------------|-------------------|-------------------|---------------------|---------------------|
| Operations        | \$ 473,068        | \$ 403,602        | \$ -                | \$ 876,670          |
| ISF               | -                 | -                 | 2,683,525           | 2,683,525           |
| <b>TOTAL</b>      | <b>\$ 473,068</b> | <b>\$ 403,602</b> | <b>\$ 2,683,525</b> | <b>\$ 3,757,440</b> |

Key upgrades/replacements for next year:

| <b>COMMUNITY CENTER</b>   | <b>AIRPORT</b>                  | <b>PUBLIC SAFETY</b>        |
|---------------------------|---------------------------------|-----------------------------|
| <i>Interior Paint</i>     | <i>Tower Window Replacement</i> | <i>Interior Painting</i>    |
| <i>Concrete Staining</i>  |                                 |                             |
|                           |                                 |                             |
|                           |                                 |                             |
| <b>PARKING LOT MAINT.</b> | <b>LIBRARY</b>                  | <b>PARKS ADMINISTRATION</b> |
| <i>Animal Shelter</i>     | <i>Interior Painting</i>        | <i>Vinyl Replacement</i>    |
|                           | <i>HVAC Replacement</i>         |                             |
|                           | Page 105 of 108                 |                             |

# Upcoming Capital Expenditures

- **Recreation Center Natatorium HVAC Replacement**
  - $\approx$  \$700,00 - 800,000 for construction
- Boiler is not in operation - no heat
- One of the two circuits is down
- \$68K in repairs in 2019
- Copper inside the unit has extensive corrosion
  - Pitted and starting to leak

# Upcoming Capital Expenditures

- **Fire Station No. 1 Renovation**
  - ≈ \$2,700,000 - \$3,000,000 for construction
- **Fire Station No. 3 Renovation**
  - ≈ \$2,200,000 - \$2,500,000 for construction
- **Separation of carcinogen areas and living areas**
  - Air Locks – to separate living area
  - Work Out Area – off bay
  - Gear Storage – off bay
- **Opportunity for diversity of Male/Female firefighters**
- **Operational efficiencies**



# Next Steps

- Contract design for Rec Center Natatorium HVAC
  - Executed contract with Jose I. Guerra
- Bid Natatorium HVAC replacement project
- Return to GGAF/Council with bids
  - Unit has minimum 16 week lead time
  - Installation in the September/October time frame
- Fire Station No. 1 and No. 3 through Capital Improvement Project planning in the annual budget process