

**NOTICE TO THE PUBLIC**  
**WILLIAMSON COUNTY COMMISSIONER'S COURT**  
**August 6, 2019**  
**9:30 A.M.**

The Commissioner's Court of Williamson County, Texas will meet in regular session in the Commissioner's Courtroom, 710 Main Street, in Georgetown, Texas to consider the following items:

1. Review and approval of minutes.
2. Hear County Auditor concerning invoices, bills, Quick Check Report, wire transfers and electronic payments submitted for payment and take appropriate action including, but not limited to approval for payment provided said items are found by the County Auditor to be legal obligations of the county.
3. Citizen comments. Except when public hearings are scheduled for later in the meeting, this will be the only opportunity for citizen input. The Court invites comments on any matter affecting the county, whether on the Agenda or not. Speakers should limit their comments to three minutes. Note that the members of the Court may not comment at the meeting about matters that are not on the agenda.

**CONSENT AGENDA**

The Consent Agenda includes non-controversial and routine items that the Court may act on with one single vote. The Judge or a Commissioner may pull any item from the consent agenda in order that the court discuss and act upon it individually as part of the Regular Agenda.  
(Items 4 – 26)

4. Discuss, consider and take appropriate action on a line item transfer for the Parks Department.

**Fiscal Impact**

From/To	Acct No.	Description	Amount
From	0100-0510-003005	Office Furniture	\$ 4,000.00
To	0100-0510-003553	Signs	\$ 4,000.00

5. Discuss, consider and take appropriate action on a line item transfer for Emergency Medical Services.

**Fiscal Impact**

From/To	Acct No.	Description	Amount
From	0100-0540-004234	Training Supplies	\$1,375
To	0100-0540-003101	Educ Aids/Materials	\$1,375

6. Discuss, consider and take appropriate action on a line item transfer for the County Attorney's Office.

**Fiscal Impact**

From/To	Acct No.	Description	Amount
From	0100.0475.004902	Co Atty Legislative Dollars	\$15,042.33

To	0100.0475.001107	Temp Labor-Seasonal Help	\$6,000.00
To	0100.0475.002010	FICA	\$459.00
To	0100.0475.003010	Computer Equipment	\$5,019.83
To	0100.0475.003005	Office Equipment	\$3,060.00
To	0100.0475.003900	Membership Dues	\$503.50

7. Discuss, consider and take appropriate action on acknowledging the Purchasing Department monthly report of asset dispositions through Auction for the period of 07/01/2019 through 07/31/2019.
8. Discuss, consider and take appropriate action on acknowledging the Purchasing Department monthly report of asset dispositions through Inter-Departmental Transfer for the period of 07/01/2019 through 07/31/2019.
9. Discuss, consider and take appropriate action on authorizing the disposal of various county assets through Auction including one (1) Dell laptop and eight (8) Dell desktop computers, pursuant to Tx. Local Gov't Code 263.152.
10. Discuss, consider and take appropriate action on acknowledging the Purchasing Department monthly report of asset dispositions through Trade-In for the period of 07/01/2019 through 07/31/2019.
11. Discuss, consider and take appropriate action on authorizing the disposal of various county assets through Destruction, pursuant to Tx. Local Gov't Code 263.152.
12. Discuss, consider and take appropriate action on approving property tax refunds over \$2,500.00 thru 07/31/2019 for the Williamson County Tax Assessor/Collector.
13. Discuss, consider and take appropriate action on a resolution authorizing the Presiding Officer of the Williamson County Commissioners Court to execute a Deed without Warranty from the City of Taylor, Texas, and Williamson County, Texas to The Housing Authority of the City of Taylor, Williamson County pertaining to Lot 16, Block 1, Frink-Jones Addition, City of Taylor particularly described in Volume 193, Page 485 of the Deed Records and Document No. 2009070374 (Tax Account R017141). And Lot 13, Block 114, City of Taylor, Williamson County particularly described in Volume 312, Page 483 and Volume 333, Page 275 SAVE AND EXCEPT that property described in Volume 2720, Page 659 of the Deed Records and Document No. 2009041705 (Tax Account R015801).
14. Discuss, consider and take appropriate action on approving compensation changes, position titles changes, position grade changes and any corresponding line item transfers.
15. Discuss, consider and take appropriate action to appoint Russell Fishback to the vacancy on the Employee Policy Manual Committee.
16. Discuss, consider and take appropriate action on authorizing the Purchasing Agent to advertise and receive sealed bids for Herbicides under IFB #1911.
17. Discuss, consider and take appropriate action on authorizing the Purchasing Agent to advertise and receive sealed bids for CR 172 Milling, Sealing and Overlay under IFB #1945.
18. Discuss, consider and take appropriate action on Williamson County Precinct One Constable's Office re-recognition of "Recognized Best Practices Law Enforcement Agency from the Texas Police Chiefs Association Law Enforcement Recognition Program."



19. Discuss, consider and take any appropriate action on a Second Amendment to the Williamson County and Hutto Education Foundation Solid Waste Fee Funding Policy.
20. Discuss, consider and take appropriate action on approving the Services Contract between Williamson County and Falkenberg Construction Co., Inc. to provide the replacement of overhead lighting at the Central Maintenance Facility per the terms of BuyBoard Contract #558-18 in the amount of \$31,985.41, and authorizing execution of the agreement.
21. Discuss, consider and take appropriate action on approving the Services Contract between Williamson County and Mtech-Icon Comfort Systems USA to provide the removal and replacement of HVAC units at the Taylor Wilco Health Units per the cooperative contract with TIPS #180205 in the amount of \$84,640.00 and authorizing execution of the agreement.
22. Discuss, consider and take appropriate action on extension of 1806-236 Limestone Rock Asphalt contract renewal option 1 for the term of August 18, 2019 through August 17, 2020 with Vulcan Construction Materials, LLC.
23. Discuss, consider and take appropriate action on Change Order No. 1, to contract number IFB 1806-235, in the amount of \$66,380.18 for Ronald Reagan Blvd repair, milling and overlay.
24. Discuss, consider and take appropriate action on a Drainage Easement with Christine Peterson in Oak Bluff Estates along Evergreen Drive to alleviate flooding.
25. Discuss, consider and take appropriate action on approval of the final plat for the Waterloo Ranch subdivision – Precinct 4.
26. Discuss, consider and take appropriate action on approval of the revised preliminary plat for the Star Ranch Commercial subdivision – Precinct 4.

## **REGULAR AGENDA**

27. Consideration and possible action regarding an "Order Calling a Bond Election for November 5, 2019; Designating Voter Centers; Providing for Early Voting and Election Day Voting; Providing for Performance of Required Administrative Duties; Providing for Conduct of the Election; and Providing for Other Matters Related to Such Election."
28. Consideration and possible action regarding an "Order Authorizing the Defeasance and/or Redemption of Certain of the County's Outstanding Obligations."
29. Hear presentation from Kate Whitney on our Horticulture updates.
30. Lizzy Samples will offer a presentation to the Commissioners Court on behalf of the Hutto Education Foundation.
31. Discuss and take appropriate action on the 2019-2023 Community Development Block Grant (CDBG) Consolidated Plan, 2019 Action Plan and updated Citizen Participation Plan.

32. Discuss, consider and take appropriate action on a License Agreement between Williamson County (County) and Lone Star Justice Alliance (LSJA) granting permission to LSJA to use the office buildings designated as 303 & 305 Martin Luther King Boulevard, Georgetown, Texas, for the purpose of carrying out its contractual obligations with the County as the Program Manager for the grant program formally titled "Transformative Justice: A Multi--Disciplinary Approach to Indigent Defense" and also referred to as the Young Adult/Emerging Adult Grant Program.
33. Discuss, consider, and take appropriate action on the issuance of a county-wide burn ban, not to exceed 90 days, and to authorize the County Judge to lift said ban when conditions improve.
34. Discuss, consider and take appropriate action on an order declaring an emergency and a grave necessity due to unforeseeable circumstances and approve a budget amendment to acknowledge additional revenues for Juvenile Services.

**Fiscal Impact**

From/To	Acct No.	Description	Amount
	0100.0000.367400	Donations	\$200.00

35. Discuss, consider and take appropriate action on an order declaring an emergency and a grave necessity due to unforeseeable circumstances and approve a budget amendment to acknowledge additional expenditures for Juvenile Services.

**Fiscal Impact**

From/To	Acct No.	Description	Amount
	0100.0576.003670	Use of Donations	\$200.00

36. Hear and discuss presentation by The Pavilion Clubhouse of Round Rock, Inc., a non-profit organization.
37. Discuss, consider and take appropriate action on an order declaring an emergency and a grave necessity due to unforeseeable circumstances and approve a budget amendment to acknowledge additional revenues for the Mobile Outreach Team.

**Fiscal Impact**

From/To	Acct No.	Description	Amount
	0100.0000.333220	Payments from Other Entities	\$400.00

38. Discuss, consider and take appropriate action on an order declaring an emergency and a grave necessity due to unforeseeable circumstances and approve a budget amendment to acknowledge additional expenditures for the Mobile Outreach Team.

**Fiscal Impact**

From/To	Acct No.	Description	Amount
	0100.0341.001920	Medical School Stipend	\$315.76
	0100.0341.002010	FICA	\$24.16
	0100.0341.002020	Retirement	\$44.32
	0100.0341.002050	Workers Comp	\$15.76

39. Discuss, consider and take appropriate action on approving the First Amendment to Guaranteed Maximum Price and the related Change Order Number 17 to the Williamson County Regional Animal Shelter Expansion Project for Exterior Kennel Renovations and authorizing execution of the same.
40. Receive updates on the Department of Infrastructure projects and issues.
41. Discuss, consider and take appropriate action to include a record vote on a proposed TOTAL maximum tax rate for Williamson County and R/FM for tax year 2019.
42. Discuss, consider and take appropriate action on scheduling two public hearing dates if the proposed maximum TOTAL tax rate exceeds the total effective tax rate of \$0.444477.
43. Hear presentation on 2019-2020 budget recommendations.
44. Hear presentation on the Williamson County effective and rollback tax rate calculations as presented by Larry Gaddes, Williamson County Tax Assessor-Collector.
45. Discuss and hear presentation from the County Auditor's Office regarding Revenue estimates for the 2019-2020 Fiscal Year Budget.
46. Hear presentation and take action on approving FY20 compensation changes, including 2019 TCDRS changes for employees, Elected Officials, and retirees.
47. Consider authorizing written notice to each elected official of his/her salary and other compensation to be included in the 2019-2020 budget.
48. Discuss, consider and take appropriate action on the acceptance of the 2019-2020 recommended budget for the General Fund (0100) as presented by the Budget Office in the amount of \$219,801,866.36.
49. Discuss, consider and take appropriate action on the acceptance of the 2019-2020 recommended budget for the Road and Bridge Fund (0200) as presented by the Budget Office in the amount of \$42,742,810.45.
50. Discuss, consider and take appropriate action on the acceptance of the 2019-2020 recommended budget for the Debt Service Fund (0600) as presented by the Budget Office in the amount of \$127,742,206.
51. 1:00 Post Recommendation / Departmental Presentation Workshop

#### **EXECUTIVE SESSION**

***"The Commissioners Court for Williamson County reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultations with Attorney), 551.072 (Deliberations regarding Real Property), 551.073 (Deliberations regarding Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations regarding Security Devices) and 551.087 (Deliberations regarding Economic Development Negotiations)."***

52. Discuss the Williamson County Emergency Operations Plan (EXECUTIVE SESSION as per Gov't Code Sec. 551.076).
53. Discuss real estate matters (EXECUTIVE SESSION as per VTCA Govt. Code sec. 551.072 Deliberation Regarding Real Estate Property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with third person.)
- A. Real Estate Owned by Third Parties
- Preliminary discussions relating to proposed or potential purchase or lease of property owned by third parties
- a) Discuss the acquisition of real property for SW 183 and SH 29 Loop.
  - b) Discuss the acquisition of real property for CR 176 at RM 2243
  - c) Discuss the acquisition of real property: CR 101
  - d) Discuss the acquisition of real property: CR 200
  - e) Discuss the acquisition of real property for County Facilities.
  - f) Discuss the acquisition of real property for Seward Junction SE and SW Loop.
  - g) Discuss the acquisition of real property for SH 29 @ DB Wood.
  - h) Discuss the acquisition of real property for Hairy Man Rd.
  - i) Discuss the acquisition of real property for N. Mays.
  - j) Discuss Somerset Road Districts No. 3 & 4 reimbursements for acquisition & construction of Reagan Blvd.
  - k) Discuss the acquisition of real property for CR 111.
  - l) Discuss the acquisition of real property for Corridor H
  - m) Discuss the acquisition of drainage easements on the Forest North Drainage Project.
  - n) Discuss the acquisition of real property for the expansion of Ronald Reagan at IH 35.
  - o) Discuss the acquisition of right-of-way for Corridor C.
  - p) Discuss the acquisition of right-of-way for Corridor F.
  - q) Discuss the acquisition of right-of-way for Corridor D.
  - r) Discuss the acquisition of right-of-way for Southeast Corridor.
  - s) Discuss the acquisition of right-of-way for Reagan extension.
  - t) Discuss the acquisition of property near the County landfill.
  - u) Discuss the acquisition of real property for the Brushy Creek Trail Project.
- B. Property or Real Estate owned by Williamson County
- Preliminary discussions relating to proposed or potential sale or lease of property owned by the County
- a) Discuss County owned real estate containing underground water rights and interests.
  - b) Discuss possible sale of +/- 10 acres located on Chandler Road near the County Sheriff's Office Training Facility
  - c) Potential governmental uses for 8th Street downtown parking lot
  - d) Discuss possible uses of property owned by Williamson County on Main St. between 3rd and 4th Streets. (formerly occupied by WCCHD)
  - e) Discuss property usage at Longhorn Junction
  - f) Discuss sale of excess 183A right of way to abutting property owner.
  - g) Discuss the sale of excess ROW at San Gabriel Parkway and Mel Mathis Ave.
  - h) Discuss Blue Springs Boulevard
- C. Consider intervention in lawsuit regarding de-listing of Bone Cave harvestman.
- D. Discuss the possible placement of agricultural-related monuments at the Williamson County Exposition Center with the participation of third parties.
- E. Discuss the Williamson County Reimbursement Agreement for Construction of San Gabriel Blvd. and New Hope Road with the City of Leander and TIRZ #1
54. Discussion regarding economic development negotiations pursuant to Texas Government Code, Section 551.087:
- a) Business prospect(s) that may locate or expand within Williamson County.
  - b) Wolf Lakes
  - c) Flint Hill Resources-Taylor Fuel Storage Terminal on CR 366
  - d) Project Deliver
  - e) Project Advantage
  - f) Project Cedar
  - g) Project Expansion

h) Project Arcus

- 55.** Discuss pending or contemplated litigation, settlement matters and other confidential attorney-client legal matters (EXECUTIVE SESSION as per VTCA Govt. Code sec. 551.071 consultation with attorney.), including the following:
- a) Litigation or claims or potential litigation or claims against the County or by the County
  - b) Status Update-Pending Cases or Claims;
  - c) Employee/personnel related matters
  - d) Other confidential attorney-client matters, including contracts and certain matters related to county defense issues in which the duty of the attorney to the governmental body within the attorney/client relationship clearly conflicts with Chapter 551 of the Texas Government Code.
  - e) Civil Action No. 1:15-cv-431; Herman Crisp v. Williamson County, et al; In the USDC-WD-Austin Division
  - f) Civil Action; American Stewards of Liberty, et al. v. Sally Jewell, et al., In the Western District Court, Western District of Texas, Austin Division
  - g) Case No. 1:17-cv-00290, Rodney A. Hurdsman v. Williamson County Sheriff Deputies Pokluda et al, In The United States District Court For The Western District of Texas – Austin Division.
  - h) Application to Obtain New Municipal Solid Waste Permit – Proposed Permit No. 2398 (Applicant - Lealco, Inc.)
  - i) Civil Action No. 1:18-CV-49, Troy Mansfield v. Williamson County, In The United States District Court for the Western District of Texas, Austin Division.
  - j) Erik Olmeda vs. Williamson County and Keith LNU, In the County Court at Law No. 4 of Williamson County, Texas
  - k) Cause No. 18-0903-C425/Court of Appeals Number: 01-19-00025-CV; Dee Hobbs, Williamson County Attorney v. Bill Gravell, Jr., Williamson County Judge, and Terry Cook, Cynthia Long, Valerie Covey and Russ Boles, County Commissioners; In the 425th District Court of Williamson County, Texas
  - l) Cause No. 19-0850-C368; County of Williamson vs. Purdue Pharma, LP et al., In the District Court of Williamson County, Texas.
  - m) Valerie Adams - EEOC Charge No. 450-2018-03807
  - n) Civil Action No. 1:17-cv-01114-LY, Elizabeth Saucedo and Tettus Davis v. Jonathon Hodgkiss, In The United States District Court for the Western District of Texas, Austin Division.
  - o) Case No. 19-0466-CC1; Billy Baskett v. Williamson County Sheriff's Office et. al; In the County Court at Law No. 1 of Williamson County, Texas.
  - p) BANGL Pipeline Project
  - q) Cause No. 1:18-CV-0198; Officer Mary Teague v. Williamson County, Travis County and City of Giddings, In the United States District Court for the Western District of Texas, Austin Division
  - r) Claim of Dan A. Gattis for reimbursement of attorneys fees.
  - s) Property damage claim of Anthony Garcia and Victoria Garcia (Sunset Meadows Subdivision).
  - t) Case No. 1:19-cv-01607; Center for Biological Diversity v. David Bernhardt et al.; In the United States District Court for the District of Columbia
  - u) Case No. 1:19-cv-0170-LY; Anthony McMurray v. Brandy Hallford; In the United States District Court Western District of Texas
- 56.** Deliberate the appointment, employment, evaluation, reassignment, duties, discipline and/or dismissal of Williamson County officers, directors, employees and/or positions, including but not limited to conducting deliberation and discussion pertaining to annual reviews of department heads and appointed officials (Executive Session as per Tex. Gov. Code Section 551.074 – Personnel Matters).

REGULAR AGENDA (continued)

- 57.** Discuss and take appropriate action concerning economic development.
- 58.** Discuss and take appropriate action concerning real estate.

59. Discuss and take appropriate action on pending or contemplated litigation, settlement matters and other confidential attorney-client legal matters, including the following:
- a) Litigation or claims or potential litigation or claims against the County or by the County
  - b) Status Update-Pending Cases or Claims;
  - c) Employee/personnel related matters
  - d) Other confidential attorney-client matters, including contracts and certain matters related to county defense issues in which the duty of the attorney to the governmental body within the attorney/client relationship clearly conflicts with Chapter 551 of the Texas Government Code.
  - e) Civil Action No. 1:15-cv-431; Herman Crisp v. Williamson County, et al; In the USDC-WD-Austin Division
  - f) Civil Action; American Stewards of Liberty, et al. v. Sally Jewell, et al., In the Western District Court, Western District of Texas, Austin Division
  - g) Case No. 1:17-cv-00290, Rodney A. Hurdsman v. Williamson County Sheriff Deputies Pokluda et al, In The United States District Court For The Western District of Texas – Austin Division.
  - h) Application to Obtain New Municipal Solid Waste Permit – Proposed Permit No. 2398 (Applicant - Lealco, Inc.)
  - i) Civil Action No. 1:18-CV-49, Troy Mansfield v. Williamson County, In The United States District Court for the Western District of Texas, Austin Division.
  - j) Erik Olmeda vs. Williamson County and Keith LNU, In the County Court at Law No. 4 of Williamson County, Texas
  - k) Cause No. 18-0903-C425/Court of Appeals Number: 01-19-00025-CV; Dee Hobbs, Williamson County Attorney v. Bill Gravell, Jr., Williamson County Judge, and Terry Cook, Cynthia Long, Valerie Covey and Russ Boles, County Commissioners; In the 425th District Court of Williamson County, Texas
  - l) Cause No. 19-0850-C368; County of Williamson vs. Purdue Pharma, LP et al., In the District Court of Williamson County, Texas.
  - m) Valerie Adams - EEOC Charge No. 450-2018-03807
  - n) Civil Action No. 1:17-cv-01114-LY, Elizabeth Saucedo and Tettus Davis v. Jonathon Hodgkiss, In The United States District Court for the Western District of Texas, Austin Division.
  - o) Case No. 19-0466-CC1; Billy Baskett v. Williamson County Sheriff's Office et. al; In the County Court at Law No. 1 of Williamson County, Texas.
  - p) BANGL Pipeline Project
  - q) Cause No. 1:18-CV-0198; Officer Mary Teague v. Williamson County, Travis County and City of Giddings, In the United States District Court for the Western District of Texas, Austin Division
  - r) Claim of Dan A. Gattis for reimbursement of attorneys fees.
  - s) Property damage claim of Anthony Garcia and Victoria Garcia (Sunset Meadows Subdivision).
  - t) Case No. 1:19-cv-01607; Center for Biological Diversity v. David Bernhardt et al.; In the United States District Court for the District of Columbia.
  - u) Case No. 1:19-cv-0170-LY; Anthony McMurray v. Brandy Hallford; In the United States District Court Western District of Texas.
60. Discuss, consider and take appropriate action regarding the appointment, employment, evaluation, reassignment, duties, discipline and/or dismissal of Williamson County officers, directors or employees, including but not limited to any necessary action pertaining to conducting annual reviews of department heads and appointed officials.
61. Discuss, consider, and take appropriate action on approving a resolution adopting the Williamson County Emergency Operations Plan.
62. Comments from Commissioners.

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Bill Gravell, Jr., County Judge

This notice of meeting was posted in the locked box located on the south side of the Williamson County Courthouse, a place readily accessible to the general public at all times, on the 2nd day of August, 2019 at 5:00 P.M. and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.



**Commissioners Court - Regular Session****4.****Meeting Date:** 08/06/2019

Line Item Transfer for Parks Department

**Submitted For:** Russell Fishbeck**Department:** Parks**Agenda Category:** Consent

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**Information****Agenda Item**

Discuss, consider and take appropriate action on a line item transfer for the Parks Department.

**Background**

Funding necessary to complete the staff portion of the overall park sign project for Phase I construction at River Ranch County Park.

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**Fiscal Impact**

From/To	Acct No.	Description	Amount
From	0100-0510-003005	Office Furniture	\$ 4,000.00
To	0100-0510-003553	Signs	\$ 4,000.00

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**Attachments***No file(s) attached.*

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**Form Review****Inbox**

County Judge Exec Asst.

Budget Office

Form Started By: randybell

Final Approval Date: 08/01/2019

**Reviewed By**

Andrea Schiele

Ashlie Koenig

**Date**

07/30/2019 04:16 PM

08/01/2019 07:52 AM

Started On: 07/30/2019 03:53 PM



**Commissioners Court - Regular Session****5.****Meeting Date:** 08/06/2019

EMS LIT

**Submitted By:** Michael Knipstein, EMS**Department:** EMS**Agenda Category:** Consent

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**Information****Agenda Item**

Discuss, consider and take appropriate action on a line item transfer for Emergency Medical Services.

**Background**

Line item transfer to the appropriate line item to facilitate the purchase of CPR items needed for the remainder of the fiscal year.

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**Fiscal Impact**

From/To	Acct No.	Description	Amount
From	0100-0540-004234	Training Supplies	\$1,375
To	0100-0540-003101	Educ Aids/Materials	\$1,375

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**Attachments**

*No file(s) attached.*

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**Form Review****Inbox**

County Judge Exec Asst.

Budget Office

Form Started By: Michael Knipstein

Final Approval Date: 08/01/2019

**Reviewed By**

Andrea Schiele

Ashlie Koenig

**Date**

08/01/2019 08:41 AM

08/01/2019 11:07 AM

Started On: 08/01/2019 06:55 AM

**Commissioners Court - Regular Session****6.****Meeting Date:** 08/06/2019

Line Item Transfer

**Submitted For:** D. Hobbs**Submitted By:** Stephanie Lloyd, County Attorney**Department:** County Attorney**Agenda Category:** Consent

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**Information****Agenda Item**

Discuss, consider and take appropriate action on a line item transfer for the County Attorney's Office.

**Background**

County Attorney Legislative dollars are being transferred to cover Temp Seasonal Labor and Membership dues for the remaining of the budget year. Legislative dollars are also being transferred to cover Computer and Office Equipment costs for the County Attorney's Office.

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**Fiscal Impact**

<b>From/To</b>	<b>Acct No.</b>	<b>Description</b>	<b>Amount</b>
From	0100.0475.004902	Co Atty Legislative Dollars	\$15,042.33
To	0100.0475.001107	Temp Labor-Seasonal Help	\$6,000.00
To	0100.0475.002010	FICA	\$459.00
To	0100.0475.003010	Computer Equipment	\$5,019.83
To	0100.0475.003005	Office Equipment	\$3,060.00
To	0100.0475.003900	Membership Dues	\$503.50

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**Attachments**

*No file(s) attached.*

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**Form Review****Inbox**

County Judge Exec Asst.

Budget Office

Form Started By: Stephanie Lloyd

Final Approval Date: 08/01/2019

**Reviewed By**

Andrea Schiele

Ashlie Koenig

**Date**

08/01/2019 11:57 AM

08/01/2019 11:59 AM

Started On: 08/01/2019 09:46 AM

**Commissioners Court - Regular Session****7.****Meeting Date:** 08/06/2019

Assets for Auction - Monthly Report July 2019

**Submitted For:** Randy Barker**Submitted By:** Randy Barker, Purchasing**Department:** Purchasing**Agenda Category:** Consent

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**Information****Agenda Item**

Discuss, consider and take appropriate action on acknowledging the Purchasing Department monthly report of asset dispositions through Auction for the period of 07/01/2019 through 07/31/2019.

**Background**

Please see attached list for details.

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**Fiscal Impact**

From/To	Acct No.	Description	Amount
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**Attachments**

Assets for Auction - Monthly Report July 2019

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**Form Review****Inbox**

Purchasing (Originator)  
County Judge Exec Asst.  
Form Started By: Randy Barker  
Final Approval Date: 08/01/2019

**Reviewed By**

Randy Barker  
Andrea Schiele

**Date**

08/01/2019 11:39 AM  
08/01/2019 11:41 AM  
Started On: 08/01/2019 08:48 AM

"July 2019

**MONTHLY REPORT**

**Williamson County - Assets for Auction**

Item	Serial Number	Court date	Quantity	Dept.
HON, Computer Table, Grey, 29"H x 46"W x 30"D		8/6/2019	1	Constable Pct. 2
Black couch		8/6/2019	1	Constable Pct. 4
Dell 5330n printer	7R3TNQ1, 1940WS1	8/6/2019	2	County Attorney
HP Laserjet 4000N printer	USMB199165, USEC007606	8/6/2019	2	County Attorney
Microsoft Comfort curve keyboard	7691406713574	8/6/2019	1	County Attorney
3 drawer metal filing cabinet		8/6/2019	1	County Attorney
Fellowes 99Ci shredder	140707 A G 0096228	8/6/2019	1	County Attorney
Antique Cabinets, set		8/6/2019	31	District Clerk
File Cabinets, set		8/6/2019	12	District Clerk
Office Chairs		8/6/2019	9	District Clerk
Heavy Duty Staplers (manual)		8/6/2019	2	District Clerk
Underdesk Keyboard Holder		8/6/2019	3	District Clerk
Keyboard		8/6/2019	3	District Clerk
Monitors		8/6/2019	2	District Clerk
Panasonic Typewriter		8/6/2019	1	District Clerk
Small Desk Model Receipt Machine		8/6/2019	1	District Clerk
Dell Printer	JG6V6L2	8/6/2019	1	District Clerk
HP Laserjet printer	CNRXL40430	8/6/2019	1	District Clerk
Canon Scanner	FB327749, FB333030, FB327732	8/6/2019	3	District Clerk
Electric Stapler		8/6/2019	1	District Clerk
Electric Pencil Sharpener		8/6/2019	1	District Clerk
Hole Punches		8/6/2019	2	District Clerk
Phone Head Sets		8/6/2019	2	District Clerk
Sun Microsystems SL 1A	07B1FM100A	8/6/2019	1	ITS
UPS - JS074001429	SUA3000RMXL3U	8/6/2019	1	ITS
Motorola T6507A Quantar Repeater		8/6/2019	15	RCS
HP Procurve 2626 Switch		8/6/2019	10	RCS
Motorola PRM-891830 Channel Bank Concentrator		8/6/2019	12	RCS
Agilent 3458A Multimeter	2823A27234	8/6/2019	1	RCS
Small money drop safe - 19 x 11 x 16		8/6/2019	1	Tax Office - Taylor
Digital video recorder		8/6/2019	1	Tax Office - Taylor

55 gallon plastic trash cans	8/6/2019	2	Tax Office - Taylor
Small shredder	8/6/2019	1	Tax Office - Taylor
8 gallon metal trash cans	8/6/2019	2	Tax Office - Taylor

**Commissioners Court - Regular Session****8.****Meeting Date:** 08/06/2019

Assets for Transfer - Monthly Report July 2019

**Submitted For:** Randy Barker**Submitted By:** Randy Barker, Purchasing**Department:** Purchasing**Agenda Category:** Consent

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**Information****Agenda Item**

Discuss, consider and take appropriate action on acknowledging the Purchasing Department monthly report of asset dispositions through Inter-Departmental Transfer for the period of 07/01/2019 through 07/31/2019.

**Background**

Please see attached list for details.

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**Fiscal Impact**

From/To	Acct No.	Description	Amount
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**Attachments**

Assets for Transfer - Monthly Report July 2019

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**Form Review****Inbox**

Purchasing (Originator)  
County Judge Exec Asst.  
Form Started By: Randy Barker  
Final Approval Date: 08/01/2019

**Reviewed By**

Randy Barker  
Andrea Schiele

**Date**

08/01/2019 11:18 AM  
08/01/2019 11:20 AM  
Started On: 08/01/2019 08:52 AM

### Williamson County - Assets for Transfer

Item	Serial Number	Court date	Quantity	FROM DEPT.
Dell 22" Monitor		8/6/2019	1	Auction
Canon Scanner DR-60100	FB301042	8/6/2019	1	Auction
Cubicles	46608	8/6/2019		Auditor's Office
Dell 21" Monitor	C1VXNG2	8/6/2019	1	Corrections

TO DEPT.
Human Resources
Corrections
JP #4
District Attorney



**Commissioners Court - Regular Session****9.****Meeting Date:** 08/06/2019

ITS Assets for Auction 8.6.19

**Submitted For:** Randy Barker**Submitted By:** Randy Barker, Purchasing**Department:** Purchasing**Agenda Category:** Consent

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**Information****Agenda Item**

Discuss, consider and take appropriate action on authorizing the disposal of various county assets through Auction including one (1) Dell laptop and eight (8) Dell desktop computers, pursuant to Tx. Local Gov't Code 263.152.

**Background**

Please see attached list for details.

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**Fiscal Impact**

From/To	Acct No.	Description	Amount
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**Attachments**

ITS Assets for Auction 8.6.19

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**Form Review****Inbox**

Purchasing (Originator)  
County Judge Exec Asst.  
Form Started By: Randy Barker  
Final Approval Date: 08/01/2019

**Reviewed By**

Randy Barker  
Andrea Schiele

**Date**

08/01/2019 09:32 AM  
08/01/2019 10:33 AM  
Started On: 08/01/2019 08:56 AM

## Asset Status Change

Title:	i:\0#.f\membership\sllloyd@wilco.org - 19-07-2019
The following asset(s) is (are) considered for: (select one)	SALE at the earliest auction
Item(s) Category:	IT Asset
1. Quantity:	1
1. Description:	Dell Latitude E6540
1. Manufacturer ID #:	1VYRM12
1. Oracle Asset #:	114252
1. Condition of Assets:	Working
2. Quantity:	1
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Transferor Department:	County Attorney
Transferor Contact Person:	Stephanie Lloyd
Transferor Contact Phone Number:	5129431116
Transferor - Elected Official/Department Head/Authorized Staff Signature:	✓ Stephanie Lloyd 7/19/2019 2:12 PM
Transferee - Elected Official/Department Head/Authorized Staff Signature:	✗
Purchasing Final Determination	No Change
Commissioner's Court Date:	7/30/2019
Asset(s) delivered to warehouse on:	7/23/2019
Delivered to warehouse by:	Joshua Henderson
Workflow Comments	Asset Status Change Review (Non-Transfer) started by Stephanie Lloyd on 7/19/2019 2:13 PM Comment: IPlease review the form ID Number 93 for approval.

# Asset Status Change

Approved by Kelsey Rollins on 7/19/2019 2:58 PM  
Comment:

Approved by Randy Barker on 7/24/2019 11:30 AM  
Comment:

# Asset Status Change

Title:	i:0#.f[membership becky.pruitt@wilco.org - 22-07-2019
The following asset(s) is (are) considered for: (select one)	SALE at the earliest auction
Item(s) Category:	IT Asset
1. Quantity:	1
1. Description:	Dell Optiplex 7010 Hard drive removed
1. Manufacturer ID #:	7FS2p22
1. Oracle Asset #:	115277 on status change form last week
1. Condition of Assets:	Working
2. Quantity:	1
2. Description:	Dell Optiplex 7010 Hard drive removed
2. Manufacturer ID #:	7FT1P22
2. Oracle Asset #:	115280
2. Condition of Assets:	Working
Transferor Department:	County Clerk
Transferor Contact Person:	Rebecca Pruitt
Transferor Contact Phone Number:	512-943-1549
Transferor Comments:	Systems work, hard drives removed
Transferor - Elected Official/Department Head/Authorized Staff Signature:	✓ Nancy Rister 7/22/2019 11:49 AM
Transferee - Elected Official/Department Head/Authorized Staff Signature:	✗
Purchasing Final Determination	Auction
Commissioner's Court Date:	8/6/2019
Asset(s) delivered to warehouse on:	7/23/2019
Delivered to warehouse by:	Joshua Henderson
Workflow Comments	<p>Asset Status Change Review (Non-Transfer) started by Rebecca Pruitt on 7/22/2019 11:50 AM  Comment: IPlease review the form ID Number 96 for approval.</p> <p>Approved by Kelsey Rollins on 7/22/2019 12:06 PM  Comment:</p> <p>Approved by Johnny Grimaldo on 7/25/2019 8:47 AM  Comment:</p>

~~Print Input on Electronic Form - 7-17-19~~

# Williamson County

## Asset Status Change Form

Print Form

The following asset(s) is(are) considered for: (select one)

- ☐ TRANSFER bet ween county departments
 ☐ DONATION to a non-county entity  
☒ SALE at the earliest auction \*
 ☐ DESTRUCTION due to Public Health / Safety  
☐ TRADE-IN for new assets of similar type for the county
 ☐ SALE to a government entity / civil or charitable organization in the county at fair market value

**Asset List:**

Quantity	Description (year, make, model, etc.)	Manufacturer ID# (serial, service tag, or VIN)	County Tag#	Condition of Assets (Working, Non-Working)
5	Dell Optiplex 7010	115281, 115279, 115212, 115277, 11233 7FS0P22, 7FT0P22, 7FR1P22, 7FS2P22, JV66CY1		HD removed Working
1	Dell Optiplex 7010	11233 JV65CY1		HD removed Working
				HD removed Working

**Parties involved:**

FROM (Transferor Department): County Clerk

Transferor - Elected Official/Department Head/  
Authorized Staff:

Nancy E. Rister

Print Name

Signature *Nancy E. Rister*

Contact Person:

Terri Countess

Print Name

+1 (512) 943-1976

Date Phone Number

Take out hard  
drives for  
destruction by  
our office

TO (Transferee Department/Auction/Trade-in/Donor): AUCTION

Transferee - Elected Official/Department Head/

Authorized Staff OR Donor - Representative: (If being  
approved for Sale or Trade-in, no signature is necessary.)

Contact Person:

Print Name

Print Name

Signature

Date Phone Number

\* If the above asset(s) is (are) listed for sale at auction and no bids are made, the Purchasing Director may dispose of or donate this (these) asset(s). A list of the (these) asset(s) to be donated or disposed of will be sent to the Auditor's Office with a date of donation or disposal.

## Forward to County Auditor's Office

This Change Status was approved as agenda item # \_\_\_\_\_ in Commissioner's Court on \_\_\_\_\_

If for Sale, the asset(s) was(were) delivered to warehouse on \_\_\_\_\_ by \_\_\_\_\_

**Commissioners Court - Regular Session****10.****Meeting Date:** 08/06/2019

Assets for Trade-In - Monthly Report July 2019

**Submitted For:** Randy Barker**Submitted By:** Randy Barker, Purchasing**Department:** Purchasing**Agenda Category:** Consent

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**Information****Agenda Item**

Discuss, consider and take appropriate action on acknowledging the Purchasing Department monthly report of asset dispositions through Trade-In for the period of 07/01/2019 through 07/31/2019.

**Background**

Please see attached list for details.

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**Fiscal Impact**

From/To	Acct No.	Description	Amount
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**Attachments**

Assets for Trade-In - Monthly Report July 2019

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**Form Review****Inbox**

Purchasing (Originator)  
County Judge Exec Asst.  
Form Started By: Randy Barker  
Final Approval Date: 08/01/2019

**Reviewed By**

Randy Barker  
Andrea Schiele

**Date**

08/01/2019 11:09 AM  
08/01/2019 11:13 AM  
Started On: 08/01/2019 11:02 AM

### Williamson County - Trade-In

Item	Serial Number	Court date	Quantity	Dept.
Phillips MRX Patient Care Monitor	Multiple	8/6/2019	29	EMS

# Asset Status Change

Title:	i:0#.f membership mknipstein@wilco.org - 24-07-2019
The following asset(s) is (are) considered for: (select one)	TRADE-IN for new assets of similar type for the county
Item(s) Category:	Other
1. Quantity:	29
1. Description:	Philips MRX Patient Care Monitor
1. Manufacturer ID #:	Multiple - See attached file
1. Condition of Assets:	Working
Transferor Department:	Emergency Medical Services
Transferor Contact Person:	Mike Knipstein
Transferor Contact Phone Number:	512-943-1224
Transferor Comments:	These are being traded in to Stryker Inc as part of our patient care monitor purchase to replace the Philips MRX patient care monitor.
Transferor - Elected Official/Department Head/Authorized Staff Signature:	✓ Mike Knipstein 7/24/2019 7:20 AM
Transferee - Elected Official/Department Head/Authorized Staff Signature:	✗
Purchasing Final Determination	Trade-in
Commissioner's Court Date:	8/6/2019
Workflow Comments	<p>Asset Status Change Review (Non-Transfer) started by Mike Knipstein on 7/24/2019 7:21 AM  Comment: IPlease review the form ID Number 97 for approval.</p> <p>Approved by Kelsey Rollins on 7/24/2019 11:06 AM  Comment:</p> <p>Approved by Johnny Grimaldo on 7/25/2019 8:53 AM  Comment:</p>



**Commissioners Court - Regular Session****11.****Meeting Date:** 08/06/2019

Assets for Destruction 8.6.19

**Submitted For:** Randy Barker**Submitted By:** Randy Barker, Purchasing**Department:** Purchasing**Agenda Category:** Consent

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**Information****Agenda Item**

Discuss, consider and take appropriate action on authorizing the disposal of various county assets through Destruction, pursuant to Tx. Local Gov't Code 263.152.

**Background**

These items were previously approved for Auction but no bids were received. Warehouse has requested approval to have these items destroyed as they have no apparent value. Please see attached list for details.

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**Fiscal Impact**

From/To	Acct No.	Description	Amount
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**Attachments**Assets for Destruction 8.6.19

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**Form Review****Inbox**

Purchasing (Originator)  
County Judge Exec Asst.  
Form Started By: Randy Barker  
Final Approval Date: 08/01/2019

**Reviewed By**

Randy Barker  
Andrea Schiele

**Date**

08/01/2019 11:52 AM  
08/01/2019 12:02 PM  
Started On: 08/01/2019 11:48 AM

# Asset Status Change

Title:	i:0#.f membership tmcculley@wilco.org - 01-08-2019
The following asset(s) is (are) considered for: (select one)	DESTRUCTION due to Public Health/Safety or no apparent value
Item(s) Category:	IT Asset
1. Quantity:	48
1. Description:	TV's and CRT monitors
1. Condition of Assets:	Non-Working
Transferor Department:	Auction
Transferor Contact Person:	Tammy McCulley
Transferor Contact Phone Number:	512-943-1455
Transferor - Elected Official/Department Head/Authorized Staff Signature:	✓ Tammy McCulley 8/1/2019 10:35 AM
Transferee - Elected Official/Department Head/Authorized Staff Signature:	✗
Purchasing Final Determination	Destruction
Commissioner's Court Date:	8/6/2019
Workflow Comments	<p>Asset Status Change Review (Non-Transfer) started by Tammy McCulley on 8/1/2019 10:36 AM  Comment: IPlease review the form ID Number 104 for approval.</p> <p>Approved by Kelsey Rollins on 8/1/2019 11:06 AM  Comment:</p> <p>Approved by Randy Barker on 8/1/2019 11:44 AM  Comment:</p>

**Commissioners Court - Regular Session****12.****Meeting Date:** 08/06/2019

Property Tax Refunds – Over 2500 – Thru 07/31/2019

**Submitted For:** Larry Gaddes**Submitted By:** Renee Clark, County Tax Assessor  
Collector**Department:** County Tax Assessor Collector**Agenda Category:** Consent

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**Information****Agenda Item**

Discuss, consider and take appropriate action on approving property tax refunds over \$2,500.00 thru 07/31/2019 for the Williamson County Tax Assessor/Collector.

**Background**

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**Fiscal Impact**

From/To	Acct No.	Description	Amount
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**Attachments**072519-073119 Refunds Over 2500

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**Form Review****Inbox**

County Judge Exec Asst.

Form Started By: Renee Clark

Final Approval Date: 08/01/2019

**Reviewed By**

Andrea Schiele

**Date**

08/01/2019 10:34 AM

Started On: 08/01/2019 09:26 AM



Date: July 31, 2019

To: Members of the Commissioners Court

From: Larry Gaddes PCAC, CTA

Subject: Property Tax Refunds

Larry Gaddes PCAC, C T A  
Tax Assessor/Collector

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In accordance with Section 31.11 of the Property Tax Code, the court needs to approve all refunds in excess of \$2,500.00. We are presenting the attached list which includes these property tax refunds for your approval.

Please contact me at (512) 943-1954, if you have any questions.

Thank you.

Main Office and Mailing Address:

904 South Main Street  
Georgetown, Texas 78626  
Motor Vehicle Telephone: 512.943.1602  
Property Tax Telephone: 512.943.1603  
[www.wilco.org/tax](http://www.wilco.org/tax)

Annex Locations:

1801 E. Old Settler's Blvd., Ste 115	350 Discovery Blvd., Ste. 101	412 Vance St., Ste. 1
Round Rock, Texas 78664	Cedar Park, Texas 78613	Taylor, Texas 76574
Telephone: 512.244.8644	Telephone: 512.260.4290	Telephone: 512.352.4140

10:28 AM

07/31/19

Accrual Basis

**Property Tax**  
**Account QuickReport**  
As of July 31, 2019

Type	Date	Num	Name	Memo	Amount
<b>Refunds Payable - Taxpayers</b>					
Check	07/25/2019	ACH	SHRAWAN SINGHAL	R522802 - Double payment	-6,805.27
Total Refunds Payable - Taxpayers					-6,805.27
<b>TOTAL</b>					<b>-6,805.27</b>

**Commissioners Court - Regular Session****13.****Meeting Date:** 08/06/2019

Discuss, consider and take appropriate action to approve the resale of property held in trust.

**Submitted For:** Larry Gaddes**Submitted By:** Judy Kocian, County Tax Assessor  
Collector**Department:** County Tax Assessor Collector**Agenda Category:** Consent

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**Information****Agenda Item**

Discuss, consider and take appropriate action on a resolution authorizing the Presiding Officer of the Williamson County Commissioners Court to execute a Deed without Warranty from the City of Taylor, Texas, and Williamson County, Texas to The Housing Authority of the City of Taylor, Williamson County pertaining to Lot 16, Block 1, Frink-Jones Addition, City of Taylor particularly described in Volume 193, Page 485 of the Deed Records and Document No. 2009070374 (Tax Account R017141). And Lot 13, Block 114, City of Taylor, Williamson County particularly described in Volume 312, Page 483 and Volume 333, Page 275 SAVE AND EXCEPT that property described in Volume 2720, Page 659 of the Deed Records and Document No. 2009041705 (Tax Account R015801).

**Background**

In 2007 & 2008, Williamson County filed two lawsuits to collect delinquent property taxes on behalf of itself, Taylor Independent School District, and the City of Taylor, Texas. In 2009, judgments were signed ordering foreclosure of the tax liens on property tax accounts R015807 and R017141. Pursuant to the Property Tax Code, the properties were offered for sale at a public auction. The properties did not receive bids and were taken into trust by the City of Taylor for the use and benefit of all other taxing jurisdictions. These two properties have been held in trust with an exempt status since 2009 and have therefore been completely exempt from taxation since.

The Taylor Housing Authority has proposed to purchase the properties for a sum of \$50.00. The properties would be used for residential single-family development in conjunction with Habitat for Humanity. After the residences are built, the property will be conveyed to the new owner, returning the properties to the tax roll with an increased value. By accepting this offer, the County is removing this property from exempt tax status, meaning the property will once again generate tax revenue for all the applicable taxing units listed above.

For the reasons stated herein, it is my recommendation to accept this offer by the Taylor Housing Authority.

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**Fiscal Impact**

From/To	Acct No.	Description	Amount
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**Attachments**Deed City of TaylorResolution

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**Form Review****Inbox**

County Judge Exec Asst.

Form Started By: Judy Kocian

Final Approval Date: 07/31/2019

**Reviewed By**

Andrea Schiele

**Date**

07/31/2019 09:57 AM

Started On: 07/31/2019 08:51 AM

DEED WITHOUT WARRANTY

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THE STATE OF TEXAS

§

§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

§

THAT The City of Taylor, Texas, Trustee, in trust for the use and benefit of itself, Taylor Independent School District and The County of Williamson, Texas, Grantor, for and in consideration of the sum of FIFTY AND NO/100S (\$50.00), and other good and valuable consideration paid by the Grantee named below, the receipt and sufficiency of which are acknowledged by Grantor, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL, AND CONVEY to The Housing Authority of the City of Taylor whose address is 311c E. 7<sup>th</sup>, Taylor, Texas 76574, the following described Property, to wit:

Lot 16, Block 1, Frink-Jones Addition, City of Taylor, Williamson County, Texas being that property more particularly described in Volume 193, Page 485 of the Deed Records and Document #2009070374 of the Official Public Records, Williamson County, Texas (Tax Account #R017141)

Lot 13, Block 114, City of Taylor, Williamson County, Texas being that property more particularly described in Volume 312, Page 483 and Volume 333, Page 275 SAVE AND EXCEPT that property described in Volume 2720, Page 659 of the Deed Records, and also described in Document #2009041705 of the Official Public Records, Williamson County, Texas (Tax Account #R015801)

The Grantor and all the taxing units involved in this conveyance exclude and except any warranties, express or implied, regarding the Property, including, without limitation, any warranties arising by common law or Section 5.023 of the Texas Property Code or its successor. **This conveyance is expressly made subject to any right of redemption of the Property which may exist under Section 34.21 of the Texas Tax Code.**

Grantor(s) have not made, and do not make any representations, warranties or covenants of any kind or character whatsoever, whether express or implied, with respect to the quality or condition of the property, the suitability of the property for any and all activities and uses which grantees may conduct thereon, compliance by the property with any laws, rules, ordinances or regulations of any applicable governmental authority or habitability, merchantability or fitness for a particular purpose, and specifically, grantors do not make any representations regarding hazardous waste, as defined by the Texas Solid Waste Disposal Act and the regulations adopted thereunder, or the U. S. Environmental Protection Agency regulations, or the disposal of any hazardous or toxic substances in or on the property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances belonging in any way to the Property, subject to the provisions, stated above, to Grantee The Housing Authority of the City of Taylor, its successors and assigns forever, without warranty of any kind.



Taylor Independent School District

By

MR Ortiz

Marco R. Ortiz  
President, Board of Trustees

THE STATE OF TEXAS

§

§

COUNTY OF WILLIAMSON

§

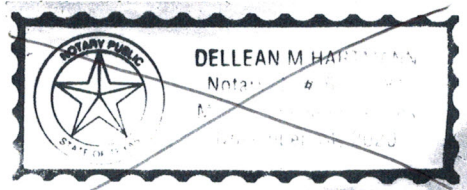
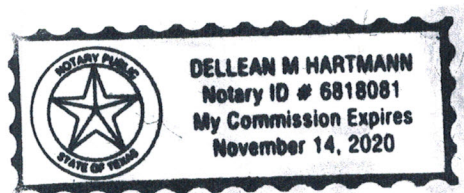
BEFORE ME, the undersigned authority, on this day personally appeared Marco R. Ortiz, President, Board of Trustees of Taylor Independent School District, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the official capacity indicated and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 15<sup>th</sup> day of July, 2019.

Dellean M Hartmann

Notary Public, State of Texas

My commission expires 11-14-2020





IN TESTIMONY WHEREOF The City of Taylor, Texas, Trustee, joined herein by Taylor Independent School District and The County of Williamson, Texas, have caused these presents to be executed on this the 25 day of July 2019.

The City of Taylor, Texas

By



Brandt Rydell  
Mayor

THE STATE OF TEXAS

§

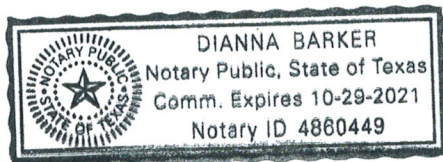
§

COUNTY OF WILLIAMSON

§

BEFORE ME, the undersigned authority, on this day personally appeared Brandt Rydell, Mayor of The City of Taylor, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the official capacity indicated and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 25 day of July, 2019.





Notary Public, State of Texas

My commission expires 10-29-21

The County of Williamson, Texas

By \_\_\_\_\_

Bill Gravell Jr.

County Judge

THE STATE OF TEXAS

§

§

COUNTY OF WILLIAMSON

§

BEFORE ME, the undersigned authority, on this day personally appeared Bill Gravell, Jr., County Judge, Williamson County, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the official capacity indicated and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public, State of Texas

My commission expires \_\_\_\_\_

After recording, return to:

**The Housing Authority of the City of Taylor**  
**311c E. 7<sup>th</sup> Street**  
**Taylor, Texas 76574**

STATE OF TEXAS

COUNTY OF WILLIAMSON

RESOLUTION AUTHORIZING RESALE OF PROPERTY HELD IN TRUST  
BY THE CITY OF TAYLOR, TEXAS, TRUSTEE

**Whereas**, the Williamson County Tax Office collects property taxes for the City of Taylor, Texas, Taylor Independent School District, and The County of Williamson, Texas ("the Taxing Units"); and

**Whereas**, in 2009, the following properties (hereinafter referred to collectively as, "the Properties") were the subject of a tax sale:

1) property described as Lot 16, Block 1, Frink-Jones Addition, City of Taylor, Williamson County, Texas being that property more particularly described in Volume 193, Page 485 of the Deed Records, Williamson County, Texas (Tax Account #R017141), and;

2) property described as Lot 13, Block 114, City of Taylor, Williamson County, Texas being that property more particularly described in Volume 312, Page 483 and Volume 333, Page 275 SAVE AND EXCEPT that property described in Volume 2720, Page 659 of the Deed Records, Williamson County, Texas (Tax Account #R015801); and

**Whereas**, the Properties did not receive a bid at tax sale and were struck off to The City of Taylor, Texas, Trustee, in Trust, for the use and benefit of itself, Taylor Independent School District and The County of Williamson, Texas, by virtue of Constable's Deeds recorded as Document No. 2009070374 and Document No. 2009041705 of the Official Public Records, Williamson County, Texas; and

**Whereas**, the Properties have been tax exempt since 2009; and

**Whereas**, it is in the best interest of the Taxing Units that the Properties be resold in an efficient manner which will return the Properties to a taxable status; and

**Whereas**, The Housing Authority of the City of Taylor, 311c E. 7<sup>th</sup> Street, Taylor, Texas 76574 has offered to purchase the Properties for \$50.00, which amount is less than the market value of the Property specified in the judgment of foreclosure; and

**Whereas**, Section 34.05 of the Texas Tax Code provides for the private sale of property acquired by a taxing unit;

**WHEREFORE, BE IT RESOLVED** that The County of Williamson, Texas accepts the offer to purchase the Properties for \$50.00 and shall resell all of the interest of the Taxing Unit in the Properties described below to The Housing Authority of the City of Taylor, 311c E. 7<sup>th</sup> Street, Taylor, Texas 76574.

**Property to be sold:**

Lot 16, Block 1, Frink-Jones Addition, City of Taylor, Williamson County, Texas being that property more particularly described in Volume 193, Page 485 of the Deed Records and Document #2009070374 of the Official Public Records, Williamson County, Texas (Tax Account #R017141)

Lot 13, Block 114, City of Taylor, Williamson County, Texas being that property more particularly described in Volume 312, Page 483 and Volume 333, Page 275 SAVE AND EXCEPT that property described in Volume 2720, Page 659 of the Deed Records, and also described in Document #2009041705 of the Official Public Records, Williamson County, Texas (Tax Account #R015801)

**THIS RESOLUTION WAS ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2019 by the Commissioners  
Court of Williamson County, Texas.

Attested: County Clerk

**Commissioners Court - Regular Session****14.****Meeting Date:** 08/06/2019

Compensation Items

**Submitted By:** Sharon Graham, Human Resources**Department:** Human Resources**Agenda Category:** Consent

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**Information****Agenda Item**

Discuss, consider and take appropriate action on approving compensation changes, position titles changes, position grade changes and any corresponding line item transfers.

**Background**

See attached documentation for details.

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**Fiscal Impact**

From/To	Acct No.	Description	Amount
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**Attachments**[Merit Report](#)[Merit LIT](#)[Merit Budget](#)

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**Form Review****Inbox**

County Judge Exec Asst.

Form Started By: Sharon Graham

Final Approval Date: 08/01/2019

**Reviewed By**

Andrea Schiele

**Date**

08/01/2019 08:43 AM

Started On: 08/01/2019 08:21 AM

Department	Position	Emp Num	Current Annual Salart	Annual Merit Amt	Merit %	New Annual Salary	Pay Proposal Reason	Effective Date of Change
Juvenile Services	Juv Supervision Offcr I.1077.001100.	15023	\$35,817.60	\$716.35	2	\$36,533.95	MERIT	23-Aug-19

				(TO)	(FROM)
entity	fund	dept	object	dr	cr
01	0100	0576	001100	716.35	
01	0100	0576	001130		716.35

Organization	Position	Emp_ Num	Current Annual Sal	Annual Merit Amt	Periodic Merit%	Requested/New Annual Sal	PCN	Budget Amount	Merit	Adjust Budget Amount
Juvenile Services	Juv Supervision Offcr I.1077.001100.	15023	35817.6	\$ 716.35	2	36533.952	1077	37264.63	\$ 716.35	\$37,980.98

\$ 716.35



**Commissioners Court - Regular Session****15.****Meeting Date:** 08/06/2019

EPMC

**Submitted For:** Rebecca Clemons**Submitted By:** Rebecca Clemons, Human Resources**Department:** Human Resources**Agenda Category:** Consent

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**Information****Agenda Item**

Discuss, consider and take appropriate action to appoint Russell Fishback to the vacancy on the Employee Policy Manual Committee.

**Background**

Due to Randy Bell's retirement, we have an opening on the committee that reviews potential changes for the Employee Policy Manual. I would like to recommend Mr. Fishbeck to fill that spot. I think it would be beneficial to have a fresh perspective on the manual, as well as Mr. Fishbeck has an extensive background in administration and employee relations.

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**Fiscal Impact**

From/To	Acct No.	Description	Amount
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**Attachments**

*No file(s) attached.*

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**Form Review****Inbox**

County Judge Exec Asst.

Form Started By: Rebecca Clemons

Final Approval Date: 07/26/2019

**Reviewed By**

Andrea Schiele

**Date**

07/26/2019 10:28 AM

Started On: 07/26/2019 09:28 AM

**Commissioners Court - Regular Session****16.****Meeting Date:** 08/06/2019

Advertisement Approval 1911 IFB Herbicides

**Submitted For:** Randy Barker**Submitted By:** Thomas Skiles, Purchasing**Department:** Purchasing**Agenda Category:** Consent

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**Information****Agenda Item**

Discuss, consider and take appropriate action on authorizing the Purchasing Agent to advertise and receive sealed bids for Herbicides under IFB #1911.

**Background**

Williamson County is seeking qualified suppliers for the purchase and delivery of herbicides and chemicals utilized in the maintenance of highways, streets and bridges. Initial contract term will be 1 year with 2 annual renewal options. Estimated annual expense is \$125,000.00. This was budgeted for FY19. Department point of contact is Terron Evertson. Funding source is 01.0200.0210.003554.

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**Fiscal Impact**

From/To	Acct No.	Description	Amount
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**Attachments**

*No file(s) attached.*

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**Form Review****Inbox**

Purchasing (Originator)  
County Judge Exec Asst.  
Form Started By: Thomas Skiles  
Final Approval Date: 08/01/2019

**Reviewed By**

Randy Barker  
Andrea Schiele

**Date**

08/01/2019 09:05 AM  
08/01/2019 09:49 AM  
Started On: 07/31/2019 02:56 PM

**Commissioners Court - Regular Session****17.****Meeting Date:** 08/06/2019

Advertisement Approval 1945 IFB CR 172 Milling, Sealing and Overlay

**Submitted For:** Randy Barker**Submitted By:** Thomas Skiles, Purchasing**Department:** Purchasing**Agenda Category:** Consent

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**Information****Agenda Item**

Discuss, consider and take appropriate action on authorizing the Purchasing Agent to advertise and receive sealed bids for CR 172 Milling, Sealing and Overlay under IFB #1945.

**Background**

Williamson County is seeking qualified Contractors to provide materials, experienced milling, sealing, overlay, and striping crews and equipment to resurface CR 172 from McNeil Rd to FM 1325. Substantial completion 20 working days. Final completion 25 working days. Liquidated damages \$200 per day. Estimated expenditure \$909,707.00. Expenditure was budgeted in FY2019. Department point of contact is Terron Evertson. Funding source 01.0200.0210.003599

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**Fiscal Impact**

From/To	Acct No.	Description	Amount
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**Attachments**

*No file(s) attached.*

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**Form Review****Inbox**

Purchasing (Originator)  
County Judge Exec Asst.  
Form Started By: Thomas Skiles  
Final Approval Date: 08/01/2019

**Reviewed By**

Randy Barker  
Andrea Schiele

**Date**

08/01/2019 11:40 AM  
08/01/2019 11:43 AM  
Started On: 08/01/2019 11:00 AM

**Commissioners Court - Regular Session****18.****Meeting Date:** 08/06/2019

Re-recognition contract with TPCA

**Submitted By:** Vincent Cherrone, Constable Pct. #1**Department:** Constable Pct. #1**Agenda Category:** Consent

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**Information****Agenda Item**

Discuss, consider and take appropriate action on Williamson County Precinct One Constable's Office re-recognition of "Recognized Best Practices Law Enforcement Agency from the Texas Police Chiefs Association Law Enforcement Recognition Program."

**Background**

The Williamson County Precinct One Constable's Office is seeking re-recognition from the Texas Police Chiefs Association. This is a 4 year program and expires on January 6th, 2020. The approval will allow us to set up our review from TPCA for re-recognition.

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**Fiscal Impact**

From/To	Acct No.	Description	Amount
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**Attachments**Contract

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**Form Review****Inbox**

Hal Hawes

County Judge Exec Asst.

Form Started By: Vincent Cherrone

Final Approval Date: 08/01/2019

**Reviewed By**

Hal Hawes

Andrea Schiele

**Date**

08/01/2019 09:32 AM

08/01/2019 11:46 AM

Started On: 07/31/2019 04:19 PM



# TEXAS POLICE CHIEFS ASSOCIATION FOUNDATION

a 501(c)(3) organization

P.O. Box 1030  
Elgin, Texas 78621

Phone: 512-281-5400 • 1-877-7 POLICE • Fax: 512-281-2240  
E-Mail: [info@tpcaf.org](mailto:info@tpcaf.org) • Web Page: [www.tpcaf.org](http://www.tpcaf.org)

**Chief James McLaughlin, Jr. (Ret.)**  
GENERAL COUNSEL -  
EXECUTIVE DIRECTOR

**CHAIR:**

CHIEF BARBARA CHILDRESS (RET.)  
Richland Hills Police Department

**VICE-CHAIR:**

CHIEF REX HOSKINS  
Decatur Police Department

**SECRETARY:**

CHIEF G.M. COX (RET.)  
Murphy Police Department

**TREASURER:**

CHIEF YOST ZAKHARY (RET.)  
Woodway Police Department

**BOARD MEMBERS:**

CHIEF ROBERT BURBY (RET.)  
Texas City Police Department

CHIEF JOHN R. CHANCELLOR  
Blinn Colleges, Brenham

CHIEF GENE ELLIS  
Belton Police Department

CHIEF BRIAN FRIEDA  
Sweetwater Police Department

CHIEF MICHAEL R. GENTRY (RET.)  
Harker Heights Police Department

CITY MANAGER MARK R. HAFNER  
City of Keller

CHIEF TODD HUNTER  
Kilgore Police Department

GARY D. JOHNSON  
ASSISTANT CITY MANAGER  
City of Roanoke

CHIEF GREGORY W. RUSHIN  
Plano Police Department

HAL SARGENT  
Brinkley Sargent Wiginton Architects  
Dallas, Texas

CHIEF STAN STANDRIDGE  
Abilene Police Department

CHIEF JOHN M. YOUNG, JR. (RET.)  
Kerrville Police Department

July 29, 2019

Constable Vinnie Cherrone  
Williamson County Constable Precinct One  
1801 East Old Settler's Boulevard, Ste. 105  
Round Rock, TX 78644

Dear Constable Cherrone:

Please find enclosed a Re-Recognition contract for the Texas Police Chiefs Association Foundation Recognition Program. Please sign as the Chief of your department and obtain the signature of the appropriate governmental official as well. Return the original to us and retain a copy for your records.

We appreciate your leadership in the Program and your dedication to improving the professionalism of law enforcement in Texas. If you have any questions please let me know.

Sincerely,

James McLaughlin, Jr.

Enclosure

# **Texas Police Chiefs Association Foundation**

## **RE-RECOGNITION AGREEMENT**

This Agreement is entered into between the Williamson County Constable Office Precinct One, a duly constituted Texas Law Enforcement Agency (hereafter referred to as the "Applicant") and the Texas Police Chiefs Association Foundation (hereafter referred to as "TPCAF").

### **WITNESSETH**

The Applicant and TPCAF, for and in consideration of the mutual covenants set forth in this Agreement and the compensation to be paid TPCAF by the Applicant herein specified, covenant and agree to be bound by the provisions, terms, and covenants contained herein. Therefore, each party covenants and agrees as follows:

#### **1. PURPOSE OF THIS AGREEMENT:**

1.1 The purpose of this Agreement is to establish the relationships between, and set the responsibilities of, the parties to this Agreement (a) by assessing the Applicant's compliance with the "Best Practices" established by TPCAF in order for TPCAF to determine if the Applicant is eligible for Re-Recognition Status; and (b) by maintaining compliance with those "Best Practices" by which they were recognized until the agency obtains recognized status again.

1.2 Unless specifically stated otherwise, all terms and conditions stated in this Agreement apply to initial recognition and any subsequent recognition. The Applicant is responsible for complying with all terms and conditions of this Agreement during the Re-Recognition process.

#### **2. DEFINITIONS:**

The following definitions apply to terms used in this Agreement:

2.1 Recognition Committee: A committee appointed and empowered by TPCAF to develop, revise and interpret recognition "Best Practices" standards, as well as grant or deny recognition to Applicants.

2.2 Recognized Status: Certification from TPCAF that the Applicant is in compliance with all applicable "Best Practices."

2.3 Assessors: Individuals appointed by Recognition Committee, who will assist the Applicant in the Recognition process and review the Applicant's compliance with all "Best Practices," observe the Applicant's operations, and report their findings to the Recognition Committee.

2.4 "Best Practices": A list and description of Texas law enforcement practices and or policies that TPCAF determined to represent "Best Practices" for agencies to comply with.

3. APPLICANT RESPONSIBILITIES:

The Applicant agrees to:

3.1 Provide all information, using its best and honest judgment in good faith, requested by TPCAF;

3.2 Provide all documents, files, records, and other data as required by TPCAF so far as the same may be provided in accordance with laws, regulations and ordinances of the State of Texas and of Applicant; Applicant's agreement in this section 3.2 to provide such documents, files, records, and other data and Applicant's agreement in section 3.1 to provide such information is not an agreement to provide any information that would be confidential under the Texas Public Information Act or protectable under the Texas Public Information Act without full compliance with the terms of the Texas Public Information Act;

3.3 Conduct a self-assessment as to the degree of compliance with "Best Practices" that pertain to Applicant functions and provide full and accurate results thereof to TPCAF;

3.4 Provide one or more persons to assist TPCAF's representatives, hereafter referred to as the "Assessors", in making the necessary inquiries and assessments of Applicant information relative to compliance with the "Best Practices," provide access to files and records, and provide necessary facilities that are requested by Assessors: and

3.5 Respond to all recognition-related communications from TPCAF within ten (10) business days from receipt thereof.

4. TPCAF'S RESPONSIBILITIES:

TPCAF agrees to:

4.1 Provide necessary documentation, forms and instructions regarding the Re-Recognition process;

4.2 Provide Assessors for the purpose of conducting an on-site assessment as to the Applicant's compliance with applicable "Best Practices" and provide an Assessor to assist the Applicant with the Re-Recognition process;

4.3 Promptly analyze all compliance data and advise the Applicant of (a) any need for additional information, and (b) the results of the on-site assessment;

4.4 Assess all compliance data against the "Best Practices" and certify the Applicant as Re-Recognized if the applicable "Best Practices" are met and compliance is accepted by the Recognition Committee;

4.5 If the Applicant is Re-Recognized, provide suitable indicators of Re-Recognition as determined by TPCAF.

4.6 Following a review of compliance with the applicable "Best Practices," if the Applicant is not Re-Recognized by TPCAF at the time of review, the Applicant will be notified with the reasons for such determination within thirty (30) days.

## 5. TIME PERIOD COVERED BY THIS AGREEMENT:

5.1 This Agreement shall take effect when the Agreement is properly executed by the Applicant and TPCAF's authorized representative sign the Agreement.

5.2 The terms and covenants of this Agreement shall terminate in the following circumstances:

- (a) Failure to achieve Re-Recognition prior to the expiration of the Applicant's prior period of Recognition, except as provided in Section 5.3; or
- (b) Upon written notice by the Applicant that the Applicant intends to withdraw from the Re-Recognition process; or
- (c) Upon termination pursuant to Section 6.2 hereof; or
- (d) Upon notification pursuant to Section 15, that the Applicant cannot maintain compliance with applicable "Best Practices" set forth by TPCAF; or
- (e) Upon failure of the Applicant to pay all fees and costs required by this Agreement relating to the Applicant's Re-Recognition within the time mandated, except that the Agreement may be extended pursuant to Section 5.3; or
- (f) Expiration or revocation of the Applicant's Re-Recognized Status.

5.3 The Applicant may submit a written request to TPCAF to extend this Agreement in order to comply with the applicable "Best Practices" for Re-Recognition. The Recognition Committee, in its discretion, may grant an extension.

5.4 The Re-Recognition period shall be for forty-eight (48) months from the date the Applicant is approved for Re-Recognition.

5.5 Subsequent Re-Recognition: The Applicant must execute a subsequent Re-Recognition Agreement in the twelve (12) months prior to the expiration of their prior Re-Recognized Status and prior to any Final Review for a subsequent Re-Recognition period. The terms and conditions of subsequent Re-Recognition shall be as agreed upon in the subsequent Re-Recognition Agreement. Failure to timely execute a subsequent Re-Recognition Agreement with TPCAF may result in the lapse of the Applicant's Re-Recognized Status.

## 6. MODIFICATIONS:

6.1 Applicant shall not make any modifications to this Agreement except in writing, signed by both parties, and executed with the same formalities as this document.



6.2 The Applicant recognizes and acknowledges that it may be necessary for TPCAF to make reasonable modifications and amendments to the Agreement and other related documents, including but not limited to the recognition "Best Practices" and procedures thereto. Applicant shall be notified of such modifications and/or amendments in writing. In the event the Applicant refuses or is unable to comply with any modifications or amendments, TPCAF reserves the right to terminate this Agreement after due consideration thereof by giving written notice as required by Section 17. Applicant will be given reasonable opportunity to justify Applicant's inability to adopt any or all modifications or amendments prior to TPCAF terminating this agreement.

6.3 Applicant must utilize the most current edition of the TPCAF "Best Practices" Manual at the time of signing this Agreement.

## 7. TIME AND MANNER OF PAYMENT:

7.1 The Applicant must remit the first year's fee, as shown in 7.1(a), within thirty (30) day of being notified in writing of the acceptance by TPCAF of the Agreement. Annual fees are due on the anniversary date of the Agreement and will continue on that anniversary date as long as the agency maintains their Recognized status. The amount due is based on the number of sworn personnel in the Applicant's agency. These fees may be changed by TPCAF after written notification to all Applicants and Recognized agencies. This fee is not refundable. Applicant understands and agrees that payment of any fee or expenses does not insure in anyway or manner that Applicant will become or remain a Re-Recognized agency.

### 7.1(a) Annual Fee Schedule:

#### Number of Sworn Personnel:

1-10	\$ 350.00
11-25	\$ 500.00
26-50	\$1,200.00
51-100	\$1,600.00
101-200	\$2,000.00
201 or more	\$2,400.00

7.2 Applicant agrees to pay for reasonable costs incurred by TPCAF for on-site assessment. This includes travel, lodging, meals and any other necessary incidentals to the on-site assessment.

## 8. NEWS RELEASES:

8.1 TPCAF shall have the right to identify the Applicant in a news release and any publicity program that TPCAF deems appropriate after the Applicant's on-site review has been completed and the Applicant has obtained Re-Recognized status.

8.2 The Applicant shall provide TPCAF with a copy of all its news releases or publicity material concerning its Re-Recognition activities.

9. TPCAF AS AN INDEPENDENT CONTRACTOR:

In all matters pertaining to this Agreement, TPCAF shall be acting as an independent contractor and neither TPCAF nor any officer, employee or agent of TPCAF will be deemed an employee of the Applicant. The selection and designation of the personnel of TPCAF, as it relates to performance of its responsibilities under this Agreement, shall be made by TPACF.

10. INDEMNIFICATION:

To the extent allowed by Texas law, the Applicant shall indemnify and hold harmless TPCAF, its officers, Evaluators, Facilitators, employees, volunteers and agents from any and all liability, loss or damage, including costs of defense and reasonable attorney's fees, which may be suffered or incurred as a result of claims, demands, suits or actions arising out of or relating to the performance of either party under this Agreement or by the adoption or use by Applicant of "Best Practices." This indemnification shall not apply to any claims based on TPCAF's intentional wrongdoing or gross negligence in its performance under this Agreement.

11. INTEGRATION:

This instrument embodies the whole Agreement of the parties. The parties warrant that there are no promises, terms, conditions, or obligations other than those contained herein. This Agreement shall supersede all previous communications, representations, or agreements, either oral or written, between the parties hereto.

12. SEVERABILITY:

If any provision of this Agreement or the application of such provision to any person or circumstance shall be held invalid, the remainder of this Agreement and the application of such provisions to persons or circumstances other than those to which it is held invalid, shall not be affected thereby.

13. WARRANTY NOT INTENDED OR IMPLIED:

It is understood that TPCAF's award of recognition does not constitute a warranty, expressed or implied, of total or continued compliance by the Applicant with all applicable "Best Practices" and further, that it is not a substitute for the Applicant's ongoing and in depth monitoring and evaluation of its activities and quality of its services.

14. APPLICABLE LAW:

This agreement shall be governed and construed in accordance with the laws of the State of Texas.

15. MAINTAINING THE APPLICANT'S RE-RECOGNIZED STATUS:

15.1 If the Applicant is awarded Re-Recognized Status by TPCAF, the Applicant agrees to remain in compliance with those "Best Practices" under which Re-Recognition is awarded. After an award of Re-Recognition, the Applicant agrees to (a) file an annual report that certifies its continuing compliance on a form approved by TPCAF and (b) promptly notify TPCAF when it cannot or chooses not to maintain compliance with "Best Practices" under which it was Re-Recognized.

15.2 If TPCAF has determined that reasonable grounds exist to believe that an agency is not in compliance with the applicable "Best Practices" under which Re-Recognition was awarded, TPCAF may require an on-site review (full or partial) at any time during the Applicant's Re-Recognition period at the Applicant's expense. TPCAF may revoke Re-Recognized status if the review indicates that the Applicant is not in compliance with the "Best Practices" under which it was Re-Recognized or may take such other action as TPCAF deems appropriate.

15.3 If an Agency does not apply for Re-Recognition or a Recognized or Re-Recognized Agency notifies TPCAF in writing that they no longer will participate in "Best Practices" or Agreement is terminated under 6.2 or Recognized Status is revoked under 15.2 or the Agency has not paid the required fees in a timely manner the Agency shall remove all signs, symbols, designations or any other indicia of being a Recognized or Re-Recognized agency within thirty (30) days of the end of the Recognized or Re-Recognized Status period or when notified in writing of status being revoked or terminated.

16. WAIVER:

Any waiver by TPCAF of any breach of this Agreement by the Applicant shall relate only to that particular breach and shall not amount to a general waiver.

17. NOTICE:

Any notice between the parties shall be in writing to the addresses as specified in this Agreement or to such other address as either party may specify in writing in accordance with this section. Notice, with respect to the terms and conditions of this Agreement, to be effective, shall be by registered, certified or express mail.

18. HEADINGS:

The headings of this Agreement shall not be deemed part of it and shall not in any way affect its construction.

19. CONSENT TO BE BOUND:

19.1 The Applicant has read and agrees to and accepts the conditions set forth by TPCAF and its Re-Recognition process.

19.2 This Agreement has been approved by all necessary Applicant action and the persons signing on behalf of the Applicant certifies they are duly authorized to sign and bind the Applicant to all terms and conditions. The Head of the Agency making application and the Official Head of the governmental entity responsible for the Agency must sign the Application.

IN WITNESS WHEREOF, the Applicant has caused this Agreement to be executed on the 1<sup>st</sup> day of JANUARY, 2020.

On Behalf of the Governmental Entity:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name (typed/printed)

\_\_\_\_\_  
Title

On Behalf of the Agency:

Vincent D. Cherrone  
Signature

VINCENT D. CHERRONE  
Name (typed or printed)

CONSTABLE  
Title

WILLIAMSON COUNTY PCT. ONE  
Name of Agency

1801 E. OLD SETTLERS BLVD. #105  
Address

ROUND ROCK, TX 78664

On Behalf of TPCAF:

\_\_\_\_\_  
(Date)

By:

\_\_\_\_\_  
James McLaughlin, Jr.  
TPCAF General Counsel and Executive Director  
Texas Police Chiefs Association Foundation  
P.O. Box 1030  
Elgin, Texas 78621

**Commissioners Court - Regular Session****19.****Meeting Date:** 08/06/2019

Hutto Education Contract Amendment

**Submitted For:** Russ Boles**Submitted By:** Michael Cooper, Commissioner Pct. #4**Department:** Commissioner Pct. #4**Agenda Category:** Consent

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**Information****Agenda Item**

Discuss, consider and take any appropriate action on a Second Amendment to the Williamson County and Hutto Education Foundation Solid Waste Fee Funding Policy.

**Background**

HEF wants to amend their contract/policy to reflect the following change:

Upon prior notice and consent of the Williamson County Commissioner Precinct No. 4, up to ten percent (10%) of the funds that are collected in excess of the "Minimum Annual Investment Amount" may be used to provide higher education opportunities for Hutto ISD graduates payable directly to a higher education center in Education Service Center Regions XII and X.

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**Fiscal Impact**

From/To	Acct No.	Description	Amount
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**Attachments**

HEF Contract Addendum

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**Form Review****Inbox**

Hal Hawes

County Judge Exec Asst.

Form Started By: Michael Cooper

Final Approval Date: 07/31/2019

**Reviewed By**

Hal Hawes

Andrea Schiele

**Date**

07/31/2019 02:48 PM

07/31/2019 04:16 PM

Started On: 07/31/2019 02:21 PM

**Second Amended  
Williamson County and Hutto Education Foundation  
Solid Waste Fee Funding Policy**

On January 11, 2011, the Williamson County Commissioners Court adopted the Williamson County and Hutto Education Foundation Solid Waste Fee Funding Policy ("Policy") and thereafter amended the Policy pursuant to a First Amended Williamson County and Hutto Education Foundation Solid Waste Fee Funding Policy ("First Amendment") dated effective December 18, 2012. The purpose of the Policy, as amended, is to provide guidelines and regulations to the Hutto Education Foundation relating to the Solid Waste Fee Account established by Williamson County through collections of fees at the Williamson County Landfill. The Williamson County Commissioners Court hereby amends the Policy and all prior amendments and supplants them with this Second Amendment to Williamson County and Hutto Education Foundation Solid Waste Fee Funding Policy.

**FUNDING POLICY**

**1. Hutto ISD Solid Waste Fee Distribution**

- a) The Hutto Education Foundation shall receive the fees designated for the Hutto ISD.
  - I. Up to One Percent (1%), or no less than \$20,000, of the Solid Waste Fees collected each year shall be transferred to the Hutto Education Foundation annually at the discretion of the Williamson County Commissioners Court.
  - II. Each year, the Hutto Education Foundation shall deposit Twenty Five Percent (25%) or a minimum of Twenty Thousand Dollars (\$20,000) of the Solid Waste Fees received (the "Minimum Annual Investment Amount") in an endowment (the "Endowment Fund"). The Minimum Annual Investment Amount must be deposited each year into the Endowment Fund until the Endowment Fund balance amounts to Five Hundred Thousand Dollars (\$500,000).
  - III. The Board of Trustees of the Hutto Education Foundation may compose an "Endowment Committee" or appoint an entity that shall have financial expertise to manage, hold and/or own the Endowment Fund for the benefit of the Hutto Education Foundation. In the event the Hutto Education Foundation appoints an entity other than itself to hold and/or own the Endowment Fund for the benefit of the Hutto Education Foundation, the Hutto Education Foundation and such entity must enter into an agreement that contains adequate controls necessary to accomplish the intent of this Policy.
  - IV. The Endowment Fund shall be kept in a separate account and shall not be commingled with any other Hutto Education Foundation monies or funds maintained by the Hutto Education Foundation. The Hutto Education Foundation or its designee shall invest the funds of the Endowment Fund using the "Endowment Investment Policy" put in place by the Hutto Education Foundation Endowment Committee and Trustee in order to obtain a maximum amount of return.
  - V. In no event shall the principal balance of the Endowment Fund be reduced to an amount that is less than Five Hundred Thousand Dollars (\$500,000) once the balance of the Endowment Fund is built up to Five Hundred Thousand Dollars (\$500,000) (the "Minimum Fund Balance"). At the discretion of the Williamson County Commissioners Court and the Hutto Education Foundation, the Minimum Fund Balance (\$500,000) of the Endowment Fund may be increased.
  - VI. Any portion of funds that are received in excess of the Minimum Annual Investment Amount may be distributed throughout Hutto ISD in direct services that assist student learning including teacher training, purchase of classroom and library materials, technology, college and technical training scholarships, and equipment; and/or

deposited into the Endowment Fund.

VII. Once the Minimum Fund Balance (\$500,000) is attained, any principal that is in excess of the Minimum Fund Balance (\$500,000) and any interest earned on such fund may be used for higher education of high school students, which shall include, but not be limited to two year, four year and technical education programs. Any principal exceeding the Minimum Fund Balance (\$500,000) and any interest earned on such funds are intended for the sole purpose of providing higher education opportunities for Hutto ISD students.

VIII. Up to a maximum of five percent (5%) of the funds that are collected in excess of the Minimum Annual Investment Amount can be used for administrative work of the Hutto Education Foundation.

IX. Upon prior notice and consent of the Williamson County Commissioner Precinct No. 4, up to ten percent (10%) of the funds that are collected in excess of the "Minimum Annual Investment Amount" may be used to provide higher education opportunities for Hutto ISD graduates payable directly to a higher education center in Education Service Center Regions XII and X.

X. The funds are not available for and shall not be used for on-going maintenance, construction or remodeling of any type of facilities or property without prior approval from the Williamson County Commissioners Court.

XI. Annually, the Hutto Education Foundation must provide a presentation and submit a report to the Williamson County Commissioners Court that includes the following:

- A report on the Endowment Fund, which includes the end of year balance, the annual amount invested, interest made on the Endowment Fund, and amounts of return on any investments.
  - A report on how the previous funds were used and any goals, benchmarks or accomplishments that were met because of the funds.
- XII. The Minimum Fund Balance (\$500,000) is the first benchmark in a continual process to build the Endowment Fund. The Williamson County Commissioners Court and Hutto Education Foundation agree to continually abide by the Solid Waste Funding Policy in order to grow the Endowment Fund.

- The Hutto Education Foundation, through the support of the Williamson County Commissioners Court, will work to grow the Endowment by a minimum of \$200,000 every 10 years.

b) The Williamson County Commissioners Court shall have the right, at any time, to suspend or deny any future transfers of any of the Solid Waste Fees to a particular organization should the Williamson County Commissioners Court determine that such organization is not using the fees in the manner that was approved by the Williamson County Commissioners Court or in any manner that violates any term or condition of this Policy.

This Second Amended Williamson County and Hutto Education Foundation Solid Waste Fee Funding Policy was considered and approved in a duly called Regular Session of the Commissioners' Court of Williamson County, Texas and shall be effective as of the date of the last party's signature below. The following parties hereby acknowledge the terms of said First Amended Williamson County and Hutto Education Foundation Solid Waste Fee Funding Policy and hereby agree to comply with them:

Williamson County, Texas

\_\_\_\_\_  
Bill Gravell,  
Williamson County Judge

Date: \_\_\_\_\_, 2019

Hutto Education Foundation

\_\_\_\_\_  
Jeffri Orosco,  
Endowment Committee Chair,  
Hutto Education Foundation

Date: July 30, 2019

\_\_\_\_\_  
T. Doggett  
Terrie Doggett  
Board President  
Hutto Education Foundation

Date: July 30, 2019



**Commissioners Court - Regular Session****20.****Meeting Date:** 08/06/2019

Replacement of the Overhead Lighting at Central Maintenance Facility

**Submitted For:** Randy Barker**Submitted By:** Andrew Portillo, Purchasing**Department:** Purchasing**Agenda Category:** Consent

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**Information****Agenda Item**

Discuss, consider and take appropriate action on approving the Services Contract between Williamson County and Falkenberg Construction Co., Inc. to provide the replacement of overhead lighting at the Central Maintenance Facility per the terms of BuyBoard Contract #558-18 in the amount of \$31,985.41, and authorizing execution of the agreement.

**Background**

This agreement is for Replacement of the Overhead Lighting at the Central Maintenance Facility per the terms on BuyBoard contract #558-18. Department point of contact is Tom Stanfield. Funding Source 01.0100.01026.005300. Budget FY2019.

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**Fiscal Impact**

From/To	Acct No.	Description	Amount
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**Attachments**ContractQuote

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**Form Review****Inbox**

Purchasing (Originator)

County Judge Exec Asst.

Form Started By: Andrew Portillo

Final Approval Date: 08/01/2019

**Reviewed By**

Randy Barker

Andrea Schiele

**Date**

08/01/2019 10:20 AM

08/01/2019 10:31 AM

Started On: 08/01/2019 08:21 AM

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

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**SERVICES CONTRACT**  
**(Williamson County Central Maintenance**  
**Replacement of OH Doors)**  
**(BuyBoard #558-18)**

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**Important Notice: County Purchase Orders and Contracts constitute expenditures of public funds, and all vendors are hereby placed on notice that any quotes, invoices or any other forms that seek to unilaterally impose contractual or quasicontractual terms are subject to the extent authorized by Texas law, including but not limited to Tex. Const. art. XI, § 7, the Texas Government Code, the Texas Local Government Code, the Texas Transportation Code, the Texas Health & Safety Code, and Opinions of the Texas Attorney General relevant to local governmental entities.**

THIS CONTRACT is made and entered into by and between **Williamson County, Texas** (hereinafter "The County"), a political subdivision of the State of Texas, acting herein by and through its governing body, and **Falkenberg Construction Co., Inc.** (hereinafter "Service Provider"), with offices at 205 Cheatham St., Ste. 2, San Marcos, TX 78666 (ph. 512-392-2831). The County agrees to engage Service Provider as an independent contractor, to assist in providing certain operational services pursuant to the following terms, conditions, and restrictions:

**I.**

**No Agency Relationship & Indemnification:** It is understood and agreed that Service Provider shall not in any sense be considered a partner or joint venturer with The County, nor shall Service Provider hold himself out as an agent or official representative of The County unless expressly authorized to do so by a majority of the Williamson County Commissioners Court. Service Provider shall be considered an independent contractor for the purpose of this agreement and shall in no manner incur any expense or liability on behalf of The County other than what may be expressly allowed under this agreement. The County will not be liable for any loss, cost, expense or damage, whether indirect, incidental, punitive, exemplary, consequential of any kind whatsoever for any acts by Service Provider or failure to act relating to the services being provided. Service Provider agrees to indemnify, hold harmless, and defend The County against any claim, demand, loss, injury, damages, action, or liability of any kind against The County resulting from any services Service Provider perform on behalf of The County.

## II.

**No Waiver of Sovereign Immunity or Powers:** Nothing in this agreement will be deemed to constitute a waiver of sovereign immunity or powers of The County, the Williamson County Commissioners Court, or the Williamson County Judge.

## III.

**No Assignment:** Service Provider may not assign this contract.

## IV.

**Compliance with All Laws:** Service Provider agrees and will comply with any and all local, state or federal requirements with respect to the services rendered.

## V.

**Consideration and Compensation:** Service Provider will be compensated based on the attached Fee Proposal, dated July 10, 2019, which is designated as Exhibit "A" and incorporated herein as if copied in full. **The not-to-exceed amount under this agreement is \$31,985.41, unless amended by a change order and approved by the Williamson County Commissioners Court.** Payment for goods and services shall be governed by Chapter 2251 of the Texas Government Code. An invoice shall be deemed overdue the 31st day after the later of (1) the date The County receives the goods under the contract; (2) the date the performance of the service under the contract is completed; or (3) the date the Williamson County Auditor receives an invoice for the goods or services. Interest charges for any overdue payments shall be paid by The County in accordance with Texas Government Code Section 2251.025. More specifically, the rate of interest that shall accrue on a late payment is the rate in effect on September 1 of The County's fiscal year in which the payment becomes due. The said rate in effect on September 1 shall be equal to the sum of one percent (1%); and (2) the prime rate published in the Wall Street Journal on the first day of July of the preceding fiscal year that does not fall on a Saturday or Sunday.

## VI.

**Insurance:** Service Provider shall provide and maintain, until the services covered in this Contract is completed and accepted by The County, the minimum insurance coverage in the minimum amounts as described below. Coverage shall be written on an occurrence basis by companies authorized and admitted to do business in the State of Texas and rated A- or better by A.M. Best Company or otherwise acceptable to The County and name The County as an additional insured.

**Type of Coverage**

**Limits of Liability**

- a. Worker's Compensation Statutory
- b. Employer's Liability
- |                           |                        |
|---------------------------|------------------------|
| Bodily Injury by Accident | \$500,000 Ea. Accident |
| Bodily Injury by Disease  | \$500,000 Ea. Employee |
| Bodily Injury by Disease  | \$500,000 Policy Limit |
- c. Comprehensive general liability including completed operations and contractual liability insurance for bodily injury, death, or property damages in the following amounts:

COVERAGE	PER PERSON	PER OCCURRENCE
Comprehensive General Liability (including premises, completed operations and contractual)	\$1,000,000	\$1,000,000
Aggregate policy limits:	\$2,000,000	

- d. Comprehensive automobile and auto liability insurance (covering owned, hired, leased and non-owned vehicles):

COVERAGE	PER PERSON	PER OCCURRENCE
Bodily injury (including death)	\$1,000,000	\$1,000,000
Property damage	\$1,000,000	\$1,000,000
Aggregate policy limits	No aggregate limit	

Service Provider, as an independent contractor, meets the qualifications of an "Independent Contractor" under Texas Worker's Compensation Act, Texas Labor Code, Section 406.141, and must provide its employees, agents and sub-subcontractors worker's compensation coverage. Contactor shall not be entitled to worker's compensation coverage or any other type of insurance coverage held by The County.

Upon execution of this Contract, Service Provider shall provide The County with insurance certificates evidencing compliance with the insurance requirements of this Contract.

## VII.

**INDEMNIFICATION - EMPLOYEE PERSONAL INJURY CLAIMS:** TO THE FULLEST EXTENT PERMITTED BY LAW, THE SERVICE PROVIDER SHALL INDEMNIFY, DEFEND (WITH COUNSEL OF THE COUNTY'S CHOOSING), AND HOLD HARMLESS THE COUNTY, AND THE COUNTY'S EMPLOYEES, AGENTS, REPRESENTATIVES, PARTNERS, OFFICERS, AND DIRECTORS (COLLECTIVELY, THE "INDEMNITEES") AND SHALL ASSUME ENTIRE RESPONSIBILITY AND LIABILITY (OTHER THAN AS A RESULT OF INDEMNITEES' GROSS NEGLIGENCE) FOR ANY CLAIM OR ACTION BASED ON OR ARISING OUT OF THE PERSONAL INJURY, OR DEATH, OF ANY EMPLOYEE OF THE SERVICE PROVIDER, OR OF ANY SUBCONTRACTOR, OR OF ANY OTHER ENTITY FOR WHOSE ACTS THEY MAY BE LIABLE, WHICH OCCURRED OR WAS ALLEGED TO HAVE OCCURRED ON THE WORK SITE OR IN CONNECTION WITH THE PERFORMANCE OF THE WORK. SERVICE PROVIDER HEREBY INDEMNIFIES THE INDEMNITEES EVEN TO THE EXTENT THAT SUCH PERSONAL INJURY WAS CAUSED OR ALLEGED TO HAVE BEEN CAUSED BY THE SOLE, COMPARATIVE OR CONCURRENT NEGLIGENCE OF THE STRICT LIABILITY OF ANY INDEMNIFIED PARTY. THIS INDEMNIFICATION SHALL NOT BE LIMITED TO DAMAGES, COMPENSATION, OR BENEFITS PAYABLE UNDER INSURANCE POLICIES, WORKERS COMPENSATION ACTS, DISABILITY BENEFITS ACTS, OR OTHER EMPLOYEES BENEFIT ACTS.

**INDEMNIFICATION - OTHER THAN EMPLOYEE PERSONAL INJURY CLAIMS:** TO THE FULLEST EXTENT PERMITTED BY LAW, SERVICE PROVIDER SHALL INDEMNIFY, DEFEND (WITH COUNSEL OF THE COUNTY'S CHOOSING), AND HOLD HARMLESS THE COUNTY, AND THE COUNTY'S EMPLOYEES, AGENTS, REPRESENTATIVES, PARTNERS, OFFICERS, AND DIRECTORS (COLLECTIVELY, THE "INDEMNITEES") FROM AND AGAINST CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEYS' FEES, ARISING OUT OF OR ALLEGED TO BE RESULTING FROM THE PERFORMANCE OF THIS AGREEMENT OR THE WORK DESCRIBED HEREIN, TO THE EXTENT CAUSED BY THE NEGLIGENCE, ACTS, ERRORS, OR OMISSIONS OF SERVICE PROVIDER OR ITS SUBCONTRACTORS, ANYONE EMPLOYED BY THEM OR ANYONE FOR WHOSE ACTS THEY MAY BE LIABLE, REGARDLESS OF WHETHER OR NOT SUCH CLAIM, DAMAGE, LOSS OR EXPENSE IS CAUSED IN WHOLE OR IN PART BY A PARTY INDEMNIFIED HEREUNDER.

## VIII.

**Services:** Service Provider shall provide services *as an independent contractor* pursuant to terms and policies of the Williamson County Commissioners Court. Service Provider expressly acknowledges that he or she is not an employee of The County. The services include, but are not limited to the following items in order to complete the project:

As described in the Fee Proposal with Scope of Work for Installation, dated July 10, 2019, which is incorporated herein as if copied in full.

**IX.**

**Good Faith Clause:** Service Provider agrees to act in good faith in the performance of this agreement.

**X.**

**Confidentiality:** Service Provider expressly agrees that he or she will not use any incidental confidential information that may be obtained while working in a governmental setting for his or her own benefit, and agrees that he or she will not enter any unauthorized areas or access confidential information and he or she will not disclose any information to unauthorized third parties, and will take care to guard the security of the information at all times.

**XI.**

**Termination:** This agreement may be terminated at any time at the option of either party, without *future or prospective* liability for performance upon giving thirty (30) days written notice thereof. The County will only be liable for its pro rata share of services rendered and goods actually received.

**XII.**

**Venue and Applicable Law:** Venue of this contract shall be Williamson County, Texas, and the laws of the State of Texas shall govern all terms and conditions.

**XIII.**

**Effective Date and Term:** This contract shall be in full force and effect when signed by all parties and shall continue for a reasonable time period for the specific project and shall terminate upon project completion or when terminated pursuant to paragraph XI above.

**XIV.**

**Severability:** In case any one or more of the provisions contained in this agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision in this agreement and this agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it.

**XV.**

**Right to Audit:** Service Provider agrees that The County or its duly authorized representatives shall, until the expiration of three (3) years after final payment under this

Agreement, have access to and the right to examine and photocopy any and all books, documents, papers and records of Service Provider which are directly pertinent to the services to be performed under this Agreement for the purposes of making audits, examinations, excerpts, and transcriptions. Service Provider agrees that The County shall have access during normal working hours to all necessary Service Provider facilities and shall be provided adequate and appropriate workspace in order to conduct audits in compliance with the provisions of this section. The County shall give Service Provider reasonable advance notice of intended audits.

**XVI.**

**County Judge or Presiding Officer Authorized to Sign Contract:** The presiding officer of The County's governing body who is authorized to execute this instrument by order duly recorded may execute this contract on behalf of The County.

**WILLIAMSON COUNTY:**

**SERVICE PROVIDER:**

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Printed Name

Date: \_\_\_\_\_, 2019

  
\_\_\_\_\_  
Authorized Signature

**John E. Castro**  
\_\_\_\_\_  
Printed Name

Date: June 23, 2019

Exhibit “A”  
Price Quote Dated July 10, 2019  
(Incorporated herein as if copied in full)





CONSTRUCTION CO., INC.

— EST. 1983 —

WWW.FALKENBERGCONSTRUCTION.COM

**Change Order Request**

No.: 1  
Date: July 10, 2019  
Job #  
RE Contract #: BuyBoard 558-18

Project: Wilco OH Doors  
Location: Georgetown, TX  
P.O. No:

**TO:** Tom Stanfield  
Williamson County  
Facilities Department  
3101 SE Inner Loop  
Georgetown, TX 78626

**FROM:** John E. Castro  
Falkenberg Construction Company, Inc.  
4850 Samuel Blvd.  
Mesquite, Texas 75149

<b>DESCRIPTION OF CHANGE:</b>	Furnish & Install 41 new bay lighting in shops	
RS Means	\$	31,842.12
Coefficient	0.98 \$	(636.84)
Sub-Total	\$	31,205.28
Bond	2.5% \$	780.13

**For the (Additive) sum of:** \$ **31,985.41**

**Thirty One Thousand Nine Hundred Eighty Five and 41/100 -----Dollars**

**REASON FOR CHANGE:**

Add replacement of lights per owners request.

**CLARIFICATION:**

Your acceptance of this Change Order shall constitute a modification to our Agreement and will be performed subject to all the same terms and conditions in our Agreement above, as fully as if the same were repeated in this acceptance.

**FALKENBERG CONSTRUCTION COMPANY, INC.**

By:

John E. Castro  
Project Manager

**Date Accepted:**

**CO:**

By:

**Commissioners Court - Regular Session****21.****Meeting Date:** 08/06/2019

Wilco Taylor Health Units HVAC

**Submitted For:** Randy Barker**Submitted By:** Andrew Portillo, Purchasing**Department:** Purchasing**Agenda Category:** Consent

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**Information****Agenda Item**

Discuss, consider and take appropriate action on approving the Services Contract between Williamson County and Mtech-Icon Comfort Systems USA to provide the removal and replacement of HVAC units at the Taylor Wilco Health Units per the cooperative contract with TIPS #180205 in the amount of \$84,640.00 and authorizing execution of the agreement.

**Background**

This agreement is to replace and remove rooftop units at the Taylor Wilco Health Units. Department point of contact is Dale Butler. Funding Source 01.0100.0509.005300.

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**Fiscal Impact**

From/To	Acct No.	Description	Amount
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**Attachments**[Quote](#)[Contract](#)

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**Form Review****Inbox**

Purchasing (Originator)

County Judge Exec Asst.

Purchasing (Originator)

County Judge Exec Asst.

Form Started By: Andrew Portillo

Final Approval Date: 08/01/2019

**Reviewed By**

Randy Barker

Andrea Schiele

Randy Barker

Andrea Schiele

**Date**

08/01/2019 09:08 AM

08/01/2019 10:22 AM

08/01/2019 10:29 AM

08/01/2019 10:31 AM

Started On: 08/01/2019 08:40 AM



1720 Royston Lane  
Round Rock, TX 78664  
Phone: (512) 929-7090  
Fax: (512) 929-7197  
TACLA20760C / M 16472 / TECL 29725  
ITBs to: [mtech-itb@csusa.us](mailto:mtech-itb@csusa.us)

**QUOTE TO:** Williamson County Facilities  
**FOR THE PROJECT:** WilCo Taylor Health Units  
**ATTENTION:** Toby Bonnet  
**EMAIL:** [tbonnet@wilco.org](mailto:tbonnet@wilco.org)

**DATE:** July 15, 2019

**WILCO TAYLOR HEALTH UNITS – HVAC PROPOSAL**  
**TIPS # - 180205**

*We offer the following proposal for your consideration for the HVAC scope of work on the above referenced project. Subject to the following scope narrative, exclusions & clarifications.*

**HVAC PRICE:** **\$ 84,640.00**

**INCLUDED IN HVAC PRICE:**

1. (5) Disconnect and remove rooftop units. Dispose of units per owners instructions
2. (1) New Lennox 3-ton rooftop unit
3. (2) New Lennox 4-ton rooftop unit
4. (2) New Lennox 5-ton rooftop unit
5. Utilize existing curbs
6. Reconnect existing condensate piping
7. Reconnect existing natural gas piping
8. Filters
9. Equipment labels
10. Start-up of equipment
11. Test & balance
12. One-year standard warranty

**NOT INCLUDED IN PRICE:**

1. Permits
2. Taxes on equipment or materials
3. Equipment service or maintenance, except for warranty purposes
4. Overtime due to compressed schedule by General Contractor or Owner
5. Smoke detectors
6. Electrical / line voltage wiring (above 24v) / motor starters and/or disconnects unless specifically noted above
7. DDC controls
8. Fire protection
9. Roofing related work
10. Temporary HVAC
11. Engineering work of any kind

**Bart Hoover**  
Chief Estimator  
512-908-1069  
[bart.hoover@csusa.us](mailto:bart.hoover@csusa.us)

THE STATE OF TEXAS

§

COUNTY OF WILLIAMSON

§

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**SERVICES CONTRACT**  
**(Wilco Taylor Health Units HVAC)**  
**(TIPS #180205)**

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**Important Notice: County Purchase Orders and Contracts constitute expenditures of public funds, and all vendors are hereby placed on notice that any quotes, invoices or any other forms that seek to unilaterally impose contractual or quasicontractual terms are subject to the extent authorized by Texas law, including but not limited to Tex. Const. art. XI, § 7, the Texas Government Code, the Texas Local Government Code, the Texas Transportation Code, the Texas Health & Safety Code, and Opinions of the Texas Attorney General relevant to local governmental entities.**

THIS CONTRACT is made and entered into by and between **Williamson County, Texas** (hereinafter "The County"), a political subdivision of the State of Texas, acting herein by and through its governing body, and **Mtech-Icon Comfort Systems USA** (hereinafter "Service Provider"), with offices at 1720 Royston Lane, Round Rock, TX 78664 (ph. 512.929.7090). The County agrees to engage Service Provider as an independent contractor, to assist in providing certain operational services pursuant to the following terms, conditions, and restrictions:

**I.**

**No Agency Relationship & Indemnification:** It is understood and agreed that Service Provider shall not in any sense be considered a partner or joint venturer with The County, nor shall Service Provider hold himself out as an agent or official representative of The County unless expressly authorized to do so by a majority of the Williamson County Commissioners Court. Service Provider shall be considered an independent contractor for the purpose of this agreement and shall in no manner incur any expense or liability on behalf of The County other than what may be expressly allowed under this agreement. The County will not be liable for any loss, cost, expense or damage, whether indirect, incidental, punitive, exemplary, consequential of any kind whatsoever for any acts by Service Provider or failure to act relating to the services being provided. Service Provider agrees to indemnify, hold harmless, and defend The County against any claim,

demand, loss, injury, damages, action, or liability of any kind against The County resulting from any services Service Provider perform on behalf of The County.

## II.

**Entire Contract & Incorporated Documents:** This Contract constitutes the entire Contract between the parties and may not be modified or amended other than by a written instrument executed by both parties. Documents expressly incorporated (as if copied in full) into this Contract include the following:

- A. As described in the attached Statement of Work/Quotation(s), dated July 15, 2019, which is incorporated herein as if copied in full;
- B. TIPS #180205 and related addenda and exhibits; and
- C. Any required insurance certificates evidencing required coverages.

The County reserves the right and discretion (pursuant to public policy and Texas Constitutional principles) to determine applicable provisions where there is any conflict between this Contract and any of the above-referenced contract documents/exhibits or incorporated documents.

## III.

**No Assignment:** Service Provider may not assign this contract.

## IV.

**Compliance with All Laws:** Service Provider agrees and will comply with any and all local, state or federal requirements with respect to the services rendered.

## V.

**Consideration and Compensation:** Service Provider will be compensated based on the attached Fee Proposal, dated July 15, 2019, which is designated as Exhibit "A" and incorporated herein as if copied in full. **The not-to-exceed amount under this agreement is \$84,640.00, unless amended by a change order and approved by the Williamson County Commissioners Court.** Payment for goods and services shall be governed by Chapter 2251 of the Texas Government Code. An invoice shall be deemed overdue the 31st day after the later of (1) the date The County receives the goods under the contract; (2) the date the performance of the service under the contract is completed; or (3) the date the Williamson County Auditor receives an invoice for the goods or services. Interest charges for any overdue payments shall be paid by The County in

accordance with Texas Government Code Section 2251.025. More specifically, the rate of interest that shall accrue on a late payment is the rate in effect on September 1 of The County's fiscal year in which the payment becomes due. The said rate in effect on September 1 shall be equal to the sum of one percent (1%); and (2) the prime rate published in the Wall Street Journal on the first day of July of the preceding fiscal year that does not fall on a Saturday or Sunday.

## VI.

**Insurance:** Service Provider shall provide and maintain, until the services covered in this Contract is completed and accepted by The County, the minimum insurance coverage in the minimum amounts as described below. Coverage shall be written on an occurrence basis by companies authorized and admitted to do business in the State of Texas and rated A- or better by A.M. Best Company or otherwise acceptable to The County and name The County as an additional insured.

Type of Coverage		Limits of Liability
a.	Worker's Compensation	Statutory
b.	Employer's Liability	
	Bodily Injury by Accident	\$500,000 Ea. Accident
	Bodily Injury by Disease	\$500,000 Ea. Employee
	Bodily Injury by Disease	\$500,000 Policy Limit
c.	Comprehensive general liability including completed operations and contractual liability insurance for bodily injury, death, or property damages in the following amounts:	
	COVERAGE	PER PERSON PER OCCURRENCE
	Comprehensive General Liability (including premises, completed operations and contractual)	\$1,000,000 \$1,000,000
	Aggregate policy limits:	\$2,000,000
d.	Comprehensive automobile and auto liability insurance (covering owned, hired, leased and non-owned vehicles):	

COVERAGE	PER PERSON	PER OCCURRENCE
Bodily injury (including death)	\$1,000,000	\$1,000,000
Property damage	\$1,000,000	\$1,000,000
Aggregate policy limits	No aggregate limit	

Service Provider, as an independent contractor, meets the qualifications of an "Independent Contractor" under Texas Worker's Compensation Act, Texas Labor Code, Section 406.141, and must provide its employees, agents and sub-subcontractors worker's compensation coverage. Contactor shall not be entitled to worker's compensation coverage or any other type of insurance coverage held by The County.

Upon execution of this Contract, Service Provider shall provide The County with insurance certificates evidencing compliance with the insurance requirements of this Contract.

## VII.

**INDEMNIFICATION - EMPLOYEE PERSONAL INJURY CLAIMS:** TO THE FULLEST EXTENT PERMITTED BY LAW, THE SERVICE PROVIDER SHALL INDEMNIFY, DEFEND (WITH COUNSEL OF THE COUNTY'S CHOOSING), AND HOLD HARMLESS THE COUNTY, AND THE COUNTY'S EMPLOYEES, AGENTS, REPRESENTATIVES, PARTNERS, OFFICERS, AND DIRECTORS (COLLECTIVELY, THE "INDEMNITEES") AND SHALL ASSUME ENTIRE RESPONSIBILITY AND LIABILITY (OTHER THAN AS A RESULT OF INDEMNITEES' GROSS NEGLIGENCE) FOR ANY CLAIM OR ACTION BASED ON OR ARISING OUT OF THE PERSONAL INJURY, OR DEATH, OF ANY EMPLOYEE OF THE SERVICE PROVIDER, OR OF ANY SUBCONTRACTOR, OR OF ANY OTHER ENTITY FOR WHOSE ACTS THEY MAY BE LIABLE, WHICH OCCURRED OR WAS ALLEGED TO HAVE OCCURRED ON THE WORK SITE OR IN CONNECTION WITH THE PERFORMANCE OF THE WORK. SERVICE PROVIDER HEREBY INDEMNIFIES THE INDEMNITEES EVEN TO THE EXTENT THAT SUCH PERSONAL INJURY WAS CAUSED OR ALLEGED TO HAVE BEEN CAUSED BY THE SOLE, COMPARATIVE OR CONCURRENT NEGLIGENCE OF THE STRICT LIABILITY OF ANY INDEMNIFIED PARTY. THIS INDEMNIFICATION SHALL NOT BE LIMITED TO DAMAGES, COMPENSATION, OR BENEFITS PAYABLE UNDER INSURANCE POLICIES, WORKERS COMPENSATION ACTS, DISABILITY BENEFITS ACTS, OR OTHER EMPLOYEES BENEFIT ACTS.

**INDEMNIFICATION - OTHER THAN EMPLOYEE PERSONAL INJURY CLAIMS:** TO THE FULLEST EXTENT PERMITTED BY LAW, SERVICE PROVIDER SHALL INDEMNIFY, DEFEND (WITH COUNSEL OF THE COUNTY'S CHOOSING), AND HOLD HARMLESS THE COUNTY, AND THE COUNTY'S EMPLOYEES, AGENTS, REPRESENTATIVES, PARTNERS, OFFICERS, AND DIRECTORS (COLLECTIVELY, THE "INDEMNITEES") FROM AND AGAINST CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEYS' FEES, ARISING OUT

OF OR ALLEGED TO BE RESULTING FROM THE PERFORMANCE OF THIS AGREEMENT OR THE WORK DESCRIBED HEREIN, TO THE EXTENT CAUSED BY THE NEGLIGENCE, ACTS, ERRORS, OR OMISSIONS OF SERVICE PROVIDER OR ITS SUBCONTRACTORS, ANYONE EMPLOYED BY THEM OR ANYONE FOR WHOSE ACTS THEY MAY BE LIABLE, REGARDLESS OF WHETHER OR NOT SUCH CLAIM, DAMAGE, LOSS OR EXPENSE IS CAUSED IN WHOLE OR IN PART BY A PARTY INDEMNIFIED HEREUNDER.

#### VIII.

**Services:** Service Provider shall provide services *as an independent contractor* pursuant to terms and policies of the Williamson County Commissioners Court. Service Provider expressly acknowledges that he or she is not an employee of The County. The services include, but are not limited to the following items in order to complete the project:

As described in the Fee Proposal with Scope of Work for Installation, dated July 15, 2019, which is incorporated herein as if copied in full.

#### IX.

**Good Faith Clause:** Service Provider agrees to act in good faith in the performance of this agreement.

#### X.

**Confidentiality:** Service Provider expressly agrees that he or she will not use any incidental confidential information that may be obtained while working in a governmental setting for his or her own benefit, and agrees that he or she will not enter any unauthorized areas or access confidential information and he or she will not disclose any information to unauthorized third parties, and will take care to guard the security of the information at all times.

#### XI.

**Termination:** This agreement may be terminated at any time at the option of either party, without *future or prospective* liability for performance upon giving thirty (30) days written notice thereof. In the event of termination, The County will only be liable for its pro rata share of services rendered and goods actually received.

#### XII.

**Venue and Applicable Law:** Venue of this contract shall be Williamson County, Texas, and the laws of the State of Texas shall govern all terms and conditions.



### **XIII.**

**Effective Date and Term:** This contract shall be in full force and effect when signed by all parties and shall continue for a reasonable time period for the specific project and shall terminate upon project completion or when terminated pursuant to paragraph XI above.

### **XIV.**

**Severability:** In case any one or more of the provisions contained in this agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision in this agreement and this agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it.

### **XV.**

**Right to Audit:** Service Provider agrees that The County or its duly authorized representatives shall, until the expiration of three (3) years after final payment under this Agreement, have access to and the right to examine and photocopy any and all books, documents, papers and records of Service Provider which are directly pertinent to the services to be performed under this Agreement for the purposes of making audits, examinations, excerpts, and transcriptions. Service Provider agrees that The County shall have access during normal working hours to all necessary Service Provider facilities and shall be provided adequate and appropriate work space in order to conduct audits in compliance with the provisions of this section. The County shall give Service Provider reasonable advance notice of intended audits.

### **XVI.**

**No Waiver of Sovereign Immunity or Powers:** Nothing in this agreement will be deemed to constitute a waiver of sovereign immunity or powers of The County, the Williamson County Commissioners Court, or the Williamson County Judge.

**XVII.**

**County Judge or Presiding Officer Authorized to Sign Contract:** The presiding officer of The County's governing body who is authorized to execute this instrument by order duly recorded may execute this contract on behalf of The County.

Executed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ to be effective as of the date of the last party's execution below.

County:

\_\_\_\_\_

Date: \_\_\_\_\_, 20\_\_\_\_

Service Provider:



Date: 7.31, 2019

Exhibit "A"  
Price Quote Dated July 15, 2019  
(Incorporated herein as if copied in full)

**Commissioners Court - Regular Session****22.****Meeting Date:** 08/06/2019

1806-236 Limestone Rock Asphalt renewal 1 option period

**Submitted For:** Randy Barker**Submitted By:** Dianne West, Purchasing**Department:** Purchasing**Agenda Category:** Consent

---

**Information****Agenda Item**

Discuss, consider and take appropriate action on extension of 1806-236 Limestone Rock Asphalt contract renewal option 1 for the term of August 18,2019 through August 17, 2020 with Vulcan Construction Materials, LLC.

**Background**

This is the first renewal option period for this contract. The Road and Bridge department submitted a Vendor Performance Report (VPR) showing the vendor met all the county requirements and recommends renewal. The funding source for this requirement is in the budget under Asphalt, 01.0200.0210.003550.

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**Fiscal Impact**

From/To	Acct No.	Description	Amount
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**Attachments**1806-236 Limestone Rock Asphalt renewal 1

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**Form Review****Inbox**

Purchasing (Originator)  
County Judge Exec Asst.  
Form Started By: Dianne West  
Final Approval Date: 08/01/2019

**Reviewed By**

Randy Barker  
Andrea Schiele

**Date**

08/01/2019 09:07 AM  
08/01/2019 09:42 AM  
Started On: 07/31/2019 02:07 PM



### Summary Agreement for Renewal of Williamson County Contract

<b>Purchase/Contract Type:</b>	Material	<b>Department:</b>	Road & Bridge
<b>Vendor Name:</b>	Vulcan Construction Materials LP		
<b>Vendor Address:</b>	800 Isom Road, Ste. 300, San Antonio, Texas 78216		
<b>Purpose/Intended Use of Product or Service (summary):</b>			
Limestone Rock Asphalt			
<b>P.O./Contract Number:</b>	1806-236	<b>Effective Date:</b>	08/18/2019
<b>Purchaser/Contract Specialist:</b>	Dianne West	<b>Expiration Date:</b>	08/17/2020
<b>Requested By:</b>	Terron Evertson, Department Director		
<b>Detailed description of renewal of product and/or service.</b>			
<ul style="list-style-type: none"><li>Williamson County wishes to extend this bid/proposal for the same pricing, terms and conditions as the existing contract.</li><li>PLEASE INCLUDE THE FOLLOWING:<ul style="list-style-type: none"><li>COMPLETED TEXAS ETHICS COMMISSION FORM 1295; AND</li><li>RENEWED INSURANCE CERTIFICATE IF IT WAS REQUIRED IN BID/PROPOSAL.</li></ul></li><li>Extend Contract for the 1<sup>st</sup> of two (2) one year renewal option periods:</li></ul>			
Renewal Option Period 1		August 18, 2019 – August 17, 2020	
Initial Contract Period		August 18, 2018 – August 17, 2019	
<b>BY SIGNING BELOW, THE PARTIES AGREE TO THE TERMS OF EXTENSION SET OUT HEREIN</b>			
<b>Vendor</b>	Vulcan Construction Materials LLC		
<b>Name</b>	Dscar Benavides		
<b>Title</b>	Sales Mgr.		
<b>Signature</b>			
<b>Date</b>	7-26-19		
	Williamson County, 710 Main St., Georgetown, TX 78626		
	Bill Gravell		
	Williamson County Judge		
	Signature _____		
	Date _____		

**Commissioners Court - Regular Session****23.****Meeting Date:** 08/06/2019

Discuss consider and take appropriate action on Change Order No 1 to contract number IFB 1806 235 for Ronald Reagan Blvd

**Submitted For:** Terron Evertson**Submitted By:** Kelly Murphy, Infrastructure**Department:** Infrastructure**Agenda Category:** Consent

---

**Information****Agenda Item**

Discuss, consider and take appropriate action on Change Order No. 1, to contract number IFB 1806-235, in the amount of \$66,380.18 for Ronald Reagan Blvd repair, milling and overlay.

**Background**

This Change Order is a balancing Change Order. All work has been completed and punch list items appropriately resolved. Original contract amount was \$2,187,823.16. With the addition of this change order, of \$66,380.18, final contract amount will be \$2,254,203.34. The positive change order is the result of additional pavement repairs due to unforeseen site conditions.

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**Fiscal Impact**

From/To	Acct No.	Description	Amount
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**Attachments**

Change Order No. 1- Ronald Reagan Blvd

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**Form Review****Inbox**

County Judge Exec Asst.

Form Started By: Kelly Murphy

Final Approval Date: 08/01/2019

**Reviewed By**

Andrea Schiele

**Date**

08/01/2019 12:00 PM

Started On: 08/01/2019 11:41 AM

# WILLIAMSON COUNTY, TEXAS

CHANGE ORDER NUMBER: 1

1. CONTRACTOR: Austin Materials
2. Change Order Work Limits: Sta. 3+00 to Sta. 299+65
3. Type of Change(on federal-aid non-exempt projects): Minor (Major/Minor)
4. Reasons: 2E (3 Max. - In order of importance - Primary first)

Project: IFB 1806-235

Roadway: Ronald Reagan Blvd

Purchase Order Number: \_\_\_\_\_

5. Describe the work being revised:

Quantities adjusted due to differing site conditions.

6. Work to be performed in accordance with Items: All
7. New or revised plan sheet(s) are attached and numbered: N/A
8. New Special Provisions to the contract are attached: ☐ Yes ☒ No
9. New Special Provisions to Item N/A No. N/A, Special Specification Item N/A are attached.

Each signatory hereby warrants that each has the authority to execute this Change Order (CO).

The contractor must sign the Change Order and, by doing so, agrees to waive any and all claims for additional compensation due to any and all other expenses; additional changes for time, overhead and profit; or loss of compensation as a result of this change.

## The following information must be provided

Time Ext. #: N/A Days added on this CO: 0

Amount added by this change order: \$66,380.18

THE CONTRACTOR Date 7/29/19

By

Typed/Printed Name Alex Flores

Typed/Printed Title Construction MGR

## RECOMMENDED FOR EXECUTION:

Project Manager  
Construction Observer

Date 7/31/19

County Commissioner Precinct 1 Date  
☐ APPROVED ☐ REQUEST APPROVAL

Design Engineer

Date 31 JUL 2019

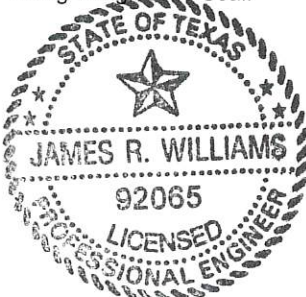
County Commissioner Precinct 2 Date  
☐ APPROVED ☐ REQUEST APPROVAL

Program Manager

Date 7/31/19

County Commissioner Precinct 3 Date  
☐ APPROVED ☐ REQUEST APPROVAL

Design Engineer's Seal:



County Commissioner Precinct 4 Date  
☐ APPROVED ☐ REQUEST APPROVAL

☐ APPROVED County Judge Date



**TABLE A: Force Account Work and Materials Placed into Stock**

[illegible]

TABLE B: Contract Items

ITEM		DESCRIPTION	UNIT	UNIT PRICE	ORIGINAL + PREVIOUSLY REVISED			NEW		
					QUANTITY	ITEM COST	QUANTITY	QUANTITY	ITEM COST	
160 6003	FURNISHING AND PLACING TOPSOIL (4")	SY		\$4.35	52,741.00	\$229,423.35	(4,779.24)	47,961.76	\$208,633.66	OVERRUN/ UNDERRUN
164 6033	DRILL SEEDING (PERM) (RURAL) (SANDY)	SY		\$0.13	52,741.00	\$6,856.33	(4,779.24)	47,961.76	\$6,235.03	
166 6001	FERTILIZER	ACR		\$188.10	12.00	\$2,257.20	(2.09)	9.91	\$1,864.07	
168 6001	VEGETATIVE WATERING	MGL		\$10.00	2,486.00	\$24,860.00	(2,471.00)	15.00	\$150.00	
316 6175	AGGR (TY-B GR-4 SAC-B)	CY		\$71.75	1,364.00	\$97,867.00	(8.48)	1,355.52	\$97,258.56	
316 6466	ASPH (CHFRS-2P OR CRS-2P)	GAL		\$2.90	54,840.00	\$159,036.00	(13,366.00)	41,474.00	\$120,274.60	
341 6008	D-GR HMA TY-B PG64-22	TON		\$61.00	2,017.00	\$123,037.00	1,308.02	3,325.02	\$202,836.22	
341 6043	D - GR HMA TY-D PG70-22	TON		\$72.50	17,236.00	\$1,249,610.00	(133.04)	17,102.96	\$1,239,964.60	
341 6062	D-GR HMA TY-D PG64-22- V ( Levelup)	TON		\$74.00	1,009.00	\$74,666.00	555.64	2,037.19	\$115,783.36	
354 6021	PLANE ASPH CONC PAV (0" TO 2")	SY		\$2.42	17,101.00	\$41,384.42	3,236.19	20,337.19	\$49,216.00	
354 6082	PLANE ASPH CONC PAV (10")	SY		\$9.36	3,668.00	\$34,332.48	2,111.45	5,779.45	\$54,095.65	
500 6001	MOBILIZATION ( PHT & PH 2)	LSU		\$49,000.00	1.00	\$49,000.00	0.25	1.25	\$61,250.00	
502 6001	BARRICADES, SIGNS AND TRAFFIC HANDLING	MOS		\$7,400.00	4.00	\$29,600.00	0.60	4.60	\$34,040.00	
662 6109	WK ZN PAV MRK SHT TERM (TAB) TY W	EA		\$1.00	219.00	\$219.00	(63.00)	156.00	\$156.00	
662 6111	WK ZN PAV MRK SHT TERM (TAB) TY Y - 2	EA		\$1.00	3,114.00	\$3,114.00	(1,401.00)	1,713.00	\$1,713.00	
666 6035	REFL PAV MRK TY I (W) 8" (SLD) (090MIL)	LF		\$0.60	2,186.00	\$1,311.60	1.00	2,187.00	\$1,312.20	
666 6047	REFL PAV MRK TY I (W) 24" (SLD) (090MIL)	LF		\$12.50	91.00	\$1,137.50	(9.00)	82.00	\$1,025.00	
666 6053	REFL PAV MRK TY I (W) (ARROW) (090MIL)	EA		\$255.00	6.00	\$1,530.00	0.00	6.00	\$1,530.00	
666 6077	REFL PAV MRK TY I (W) (WORD) (090MIL)	EA		\$260.00	6.00	\$1,560.00	0.00	6.00	\$1,560.00	
666 6146	REFL PAV MRK TY I (Y) 24" (SLD) (090MIL)	EA		\$3.00	1,015.00	\$3,045.00	(150.00)	865.00	\$2,595.00	
666 6167	REFL PAV MRK TY II (W) 4" (BRK)	LF		\$0.10	1,110.00	\$111.00	(780.00)	330.00	\$33.00	
666 6170	REFL PAV MRK TY II (W) 4" (SLD)	LF		\$0.12	59,010.00	\$7,081.20	(2,659.00)	56,351.00	\$6,762.12	
666 6178	REFL PAV MRK TY II (W) 8" (SLD)	LF		\$0.33	2,186.00	\$721.38	(13.00)	2,173.00	\$717.09	
666 6182	REFL PAV MRK TY II (W) 24" (SLD)	LF		\$0.35	91.00	\$304.85	(9.00)	82.00	\$274.70	
666 6184	REFL PAV MRK TY II (W) (ARROW)	EA		\$85.00	6.00	\$510.00	0.00	6.00	\$510.00	
666 6192	REFL PAV MRK TY II (W) (WORD)	EA		\$95.00	6.00	\$570.00	0.00	6.00	\$570.00	
666 6207	REFL PAV MRK TY II (Y) 4" (SLD)	LF		\$0.12	62,270.00	\$7,472.40	264.00	62,534.00	\$7,504.08	
666 6214	REFL PAV MRK TY II (Y) 24" (SLD)	LF		\$0.75	1,015.00	\$761.25	(150.00)	865.00	\$648.75	
666 6299	RE PM W / RET REQ TY I (W) 4" (BRK) (090MIL)	LF		\$0.20	1,110.00	\$222.00	(770.00)	340.00	\$68.00	
666 6302	RE PM W / RET REQ TY I (W) 4" (SLD) (090MIL)	LF		\$0.26	59,010.00	\$15,342.60	(194.00)	58,816.00	\$15,292.16	
666 6314	RE PM W / RET REQ TY I (Y) 4" (SLD) (090MIL)	LF		\$0.26	62,270.00	\$16,190.20	149.00	62,419.00	\$16,228.94	
672 6007	REFL PAV MRKR TY I-C	EA		\$5.85	124.00	\$725.40	(1.00)	123.00	\$719.55	
672 6009	REFL PAV MRKR TY II-A-A	EA		\$4.00	991.00	\$3,964.00	(143.00)	848.00	\$3,392.00	
TOTALS						\$2,187,823.16	0.00		\$2,254,203.34	\$66,380.18



## CHANGE ORDER REASON(S) CODE CHART

1. Design Error or Omission	1A. Incorrect PS&E 1B. Other
2. Differing Site Conditions (unforeseeable)	2A. Dispute resolution (expense caused by conditions and/or resulting delay) 2B. Unavailable material 2C. New development (conditions changing after PS&E completed) 2D. Environmental remediation 2E. Miscellaneous difference in site conditions (unforeseeable)(Item 9) 2F. Site conditions altered by an act of nature 2G. Unadjusted utility (unforeseeable) 2H. Unacquired Right-of-Way (unforeseeable) 2I. Additional safety needs (unforeseeable) 2J. Other
3. County Convenience	3A. Dispute resolution (not resulting from error in plans or differing site conditions) 3B. Public relations improvement 3C. Implementation of a Value Engineering finding 3D. Achievement of an early project completion 3E. Reduction of future maintenance 3F. Additional work desired by the County 3G. Compliance requirements of new laws and/or policies 3H. Cost savings opportunity discovered during construction 3I. Implementation of improved technology or better process 3J. Price adjustment on finished work (price reduced in exchange for acceptance) 3K. Addition of stock account or material supplied by state provision 3L. Revising safety work/measures desired by the County 3M. Other
4. Third Party Accommodation	4A. Failure of a third party to meet commitment 4B. Third party requested work 4C. Compliance requirements of new laws and/or policies (impacting third party) 4D. Other
5. Contractor Convenience	5A. Contractor exercises option to change the traffic control plan 5B. Contractor requested change in the sequence and/or method of work 5C. Payment for Partnering workshop 5D. Additional safety work/measures desired by the contractor 5E. Other
6. Untimely ROW/Utilities	6A. Right-of-Way not clear (third party responsibility for ROW) 6B. Right-of-Way not clear (County responsibility for ROW) 6C. Utilities not clear 6D. Other

**Commissioners Court - Regular Session****24.****Meeting Date:** 08/06/2019

Oak Bluff Drainage Easement

**Submitted For:** Charlie Crossfield**Submitted By:** Charlie Crossfield, Road Bond**Department:** Road Bond**Agenda Category:** Consent

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**Information****Agenda Item**

Discuss, consider and take appropriate action on a Drainage Easement with Christine Peterson in Oak Bluff Estates along Evergreen Drive to alleviate flooding.

**Background**

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**Fiscal Impact**

From/To	Acct No.	Description	Amount
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**Attachments**Peterson Drainage Easement

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**Form Review****Inbox**

County Judge Exec Asst.

Form Started By: Charlie Crossfield

Final Approval Date: 08/01/2019

**Reviewed By**

Andrea Schiele

**Date**

08/01/2019 10:51 AM

Started On: 08/01/2019 10:37 AM

## **DRAINAGE EASEMENT**

**THE STATE OF TEXAS**

§

**KNOW ALL BY THESE PRESENTS:**

**COUNTY OF WILLIAMSON**

§

§

That **CHRISTINE PETERSON** (herein after referred to as "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by **COUNTY OF WILLIAMSON, TEXAS**, a political subdivision of the State of Texas ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby GRANT, SELL and CONVEY unto Grantee certain rights and interests in the nature of a perpetual drainage easement and right-of-way in, upon, over, under, above and across the following described property:

Being a 0.101 acre of land situated in the Robert McNutt Survey, Abstract No. 422, Williamson County, Texas; being a part of Lot 10, Block Two, Greenfields, a subdivision recorded in Cabinet D, Slides 166-167, plat records of Williamson County, Texas (P.R.W.C.T.); said 0.101 acre tract being described in Exhibit "A", attached hereto and incorporated herein (The "Easement Area").

The perpetual easement, right-of-way, rights and privileges herein granted shall be used for the purposes of operating, constructing and maintaining a permanent drainage easement and underground storm sewers, along with any structures, appurtenances, materials and grading which may be necessary, to facilitate the proper function of said storm sewers in, along, over, upon and across said premises described in Exhibit "A", together with the right and privilege of the Grantee herein, its agents, employees and representatives of ingress and egress to and from said premises from the adjacent right of way and property for the purpose of making any improvements, modifications or repairs which the Grantee deems necessary.

The perpetual easement, right-of-way, rights and privileges herein granted shall also encompass the right of Grantee to trim, cut, fell and remove therefrom all trees, underbrush, vegetation, and obstructions, structures or obstacles within the limits of the Easement Area, but only such as necessary to carry out the purposes of the easement; reserving to the landowners and their heirs and assigns, however, all such rights and privileges as may be used without interfering with or abridging the rights and purposes of the easement herein acquired by Grantee. In the event an Oak tree is to remain in the Easement Area, but limbs are required to be removed to carry out of the purposes of the easement, Grantee shall trim said limbs only under the direction of the City's Forestry Manager or another qualified arborist. Any such trees or vegetation cut by Grantee shall promptly be removed and properly disposed by Grantee.

Any notice required by this Easement shall be given by Grantee to Grantor in the following manner: at least seven (7) days prior to accessing the premises in order to exercise its rights under

this Easement, Grantee shall give written notice, by certified mail or e-mail to: 19 Evergreen Drive, Round Rock, Texas 78664.

Notwithstanding the foregoing, after completion of construction, Grantee shall endeavor to, but not be required to, give Grantor notice of access related to repair and/or maintenance of the storm sewers of an immediate nature made necessary by malfunction or failure. Furthermore, Grantee may perform inspection and/or internal maintenance of the storm sewers by entering the storm sewers with personnel and/or equipment below the surface of the Easement Area at any time without prior notification to Grantor.

In addition to the Easement, rights, and privileges herein granted, Grantee shall have the temporary right to use the surface of Grantor's adjacent property at two (2) locations limited to variable widths parallel and immediately adjacent to the Easement Area, and as further shown on the sketch which accompanies the description in Exhibit "A" attached hereto (the "Temporary Construction Easement"), to the extent necessary to construct and install the drainage facilities within the Easement Area. Grantee shall endeavor not to remove trees within the Temporary Construction Easement, excepting trees that prevent and/or obstruct reasonable use of the Temporary Construction Easement and/or access to the Temporary Construction Easement and/or the Easement Area by vehicles, equipment, and personnel during construction; and Grantee may trim and remove any limbs or portions of trees that overhang the Temporary Construction Easement that prevent or otherwise obstruct the use of the Temporary Construction Easement by vehicles, equipment, and personnel during construction. The duration of the Temporary Construction Easement shall be for a period of twelve (12) months from the date the Project begins on the Easement Area. Upon the completion of the construction, Grantee shall, as reasonably possible, restore the surface of the Temporary Construction Easement to the condition in which it was found before any such work was undertaken, and Grantee's right to use the Temporary Construction Easement shall thereupon terminate for all purposes.

To the extent allowed by law, Grantee shall indemnify Grantor against any loss and damage which shall be caused by the exercise of the rights of ingress and egress or by any wrongful or negligent act or omission of Grantee's agents or employees in the course of their employment. Grantee shall be responsible for the correction of, or compensation for, any damage to Grantor's property which is the result of actions outside the granted purposes of this easement.

TO HAVE AND TO HOLD the same, in perpetuity, in and to Grantee, and its successors and assigns, together with all and singular all usual and customary rights thereto in anywise belonging, and together with the right and privilege at any and all times to enter said premises, or any part thereof, for the purpose of constructing or maintaining said storm sewers and for making connections therewith.

Grantor does hereby bind its heirs, executors, administrators and assigns to WARRANT AND FOREVER DEFEND, all and singular, the said premises unto Grantee, its successors and assigns, or under Grantors, but not otherwise. This conveyance is made subject to every

person whomsoever lawfully claiming or to claim the same or any part thereof by, through existing matters of record affecting this Easement Area which are recorded in the Official Records of Williamson County, Texas.

The perpetual easement, right-of-way, rights and privileges granted herein are exclusive, and Grantor covenants not to convey any other easement or conflicting rights within the premises covered by this grant that interfere with the purpose or function of any improvements placed thereon, or the maintenance of the surface of the Easement Area for the conveyance of stormwater drainage without the express written consent of Grantee, which consent shall not be unreasonably withheld.

EXECUTED on this the \_\_\_\_ day of \_\_\_\_\_, 2019.

*(signatures on the following page)*

GRANTOR:

Christine Peterson  
CHRISTINE PETERSON

**ACKNOWLEDGMENT**

STATE OF TEXAS

COUNTY OF Williamson

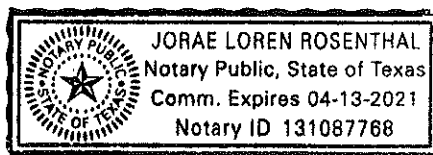
This instrument was acknowledged before me on this the 18 day of July, 2019, by Christine Peterson, in the capacity and for the purposes and consideration recited herein.

Jorae L. Rosenthal

Notary Public, State of Texas

Printed Name: Jorae L Rosenthal

My Commission Expires: 4/13/2021



GRANTEE  
COUNTY OF WILLIAMSON, TEXAS:

By: \_\_\_\_\_  
Bill Gravell, Jr.  
County Judge

**ACKNOWLEDGMENT**

**STATE OF TEXAS**

**COUNTY OF WILLIAMSON**

This instrument was acknowledged before me on this the \_\_\_ day of \_\_\_\_\_, 2019 by Bill Gravell, Jr., County Judge of Williamson County, Texas, in the capacity and for the purposes and consideration recited herein.

\_\_\_\_\_  
Notary Public, State of Texas  
Printed Name: \_\_\_\_\_  
My Commission Expires

**After recording, please return to:**

Sheets & Crossfield, P.L.L.C.  
309 East Main Street  
Round Rock, Texas 78664



**EXHIBIT "A"**

**Variable Width Drainage Easement**

**METES AND BOUNDS DESCRIPTION OF A  
0.101 ACRE TRACT OF LAND OUT OF THE  
CHRISTINE PETERSON TRACT  
LOCATED IN WILLIAMSON COUNTY, TEXAS**

BEING A 0.101 ACRE TRACT OF LAND SITUATED IN THE ROBERT McNUTT SURVEY, ABSTRACT NO. 422, WILLIAMSON COUNTY, TEXAS; BEING A PART OF LOT 10, BLOCK TWO, GREENFIELDS, A SUBDIVISION RECORDED IN CABINET D, SLIDES 166-167, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.); SAID 0.101 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch rod found marking the common northeast corner of Lot 9, Block Two, of said subdivision and the northwest corner of said Lot 10, said point also being on the south right-of-way (R.O.W.) line of Evergreen Drive (50' R.O.W.);

**THENCE** (L1) North 89° 09' 51" East, with the common south R.O.W. line of said Evergreen Drive and the north line of said Lot 10, a distance of 116.73 feet for the **POINT OF BEGINNING** and northernmost northwest corner of the herein described tract, and having Texas Central State Plane Coordinate System grid values of N=10,165,599.80, E=3,154,448.32;

**THENCE** continuing with the common north line of said Lot 10 and the south R.O.W. line of said Evergreen Drive, (L2) **North 89° 09' 51" East**, a distance of **43.28 feet** to a calculated point for the common northeast corner of said Lot 10 and the northwest corner of Lot 11 of said Block Two, for the northeast corner of the herein described tract;

**THENCE** with the common east line of said Lot 10 and the west line of said Lot 11, **South 12° 14' 50" East**, a distance of **252.14 feet** to a calculated point for the common southeast corner of said Lot 10 and the southwest corner of said Lot 11, and being on the north line of Lot 12, Block A, Oak Bluff Estates, a subdivision recorded in Cabinet F, Slides 125-127, P.R.W.C.T., for the southeast corner of the herein described tract;

**THENCE** with the south line of said Lot 10, and partway with the north line of said Lot 12, Block A and partway with the north line of Lot 11 of said Block A, (L3) **South 89° 09' 51" West**, a distance of **33.00 feet** to a calculated point for the southernmost southwest corner of the herein described tract, and from which a 1/2-inch rod found marking the common southeast corner of said Lot 9, Block Two and the southwest corner of said Lot 10, Block Two bears South 89° 09' 51" West, at a distance of 177.00 feet;

**THENCE** traveling through the interior of said Lot 10, Block Two, the following six (6) calls:

1. (L4) **North 00° 50' 19" West**, a distance of **15.00 feet** to a calculated point for a corner of the herein described tract;
2. (L5) **North 89° 09' 51" East**, a distance of **9.00 feet** to a calculated point for a corner of the herein described tract;





**Exhibit "A" continued**  
**Description of a 0.101 acre tract**

3. (L6) **North 00° 50' 09" West**, a distance of **28.09 feet** to a calculated point for a corner of the herein described tract;
4. **North 12° 14' 50" West**, a distance of **197.98 feet** to a calculated point for a corner of the herein described tract;
5. (L7) **South 89° 09' 51" West**, a distance of **30.00 feet** to a calculated point for a corner of the herein described tract;
6. (L8) **North 00° 50' 09" West**, a distance of **10.00 feet** to the **POINT OF BEGINNING** and containing 0.101 acre of land more or less, based on the survey and exhibit drawing made by CP&Y, Inc.

**Temporary Construction Easements**

In addition, it is intended to create two (2) variable width Temporary Construction Easements adjacent and parallel to the west line of the above-described Drainage Easement. These Temporary Construction Easements contain a computed area of 0.048 acre of land to the north and 0.065 acre of land to the south (combined area of 0.113 acre).

This metes and bounds description is accompanied by an exhibit drawing.

**Basis of Bearings:** Bearings are based on the Texas Central Zone Coordinate System, NAD '83 (HARN '93), which is based upon the Allterra Trimble RTK Network.

Surveyed in the field during April & May of 2019.



Daniel M. Flaherty, R.P.L.S. No. 5004  
CP&Y, Inc.  
One Chisholm Trail, Suite 130  
Round Rock, Texas 78681  
Ph. (512) 248-0065  
TBPLS Firm No. 10194125

See attached Plat No. A-5194  
1800899-A5194-FN03.doc



05-21-2019  
Date

# EXHIBIT "A"

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION OF A  
VARIABLE WIDTH (0.101 ACRE) DRAINAGE EASEMENT AND  
TWO (2) VARIABLE WIDTH (0.048 ACRE AND 0.065 ACRE) TEMPORARY CONSTRUCTION EASEMENTS  
LOCATED IN THE ROBERT McNUTT SURVEY, ABSTRACT NO. 422, WILLIAMSON COUNTY, TEXAS,  
AND BEING PART OF LOT 10, BLOCK TWO, GREENFIELDS SUBDIVISION,  
RECORDED IN CABINET D, SLIDES 166-167, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS



SCALE: 1" = 100'

LINE TABLE		
LINE	BEARING	DIST.
L-1	N 89°09'51" E	116.73'
L-2	N 89°09'51" E	43.28'
L-3	S 89°09'51" W	33.00'
L-4	N 00°50'09" W	15.00'
L-5	N 89°09'51" E	9.00'
L-6	N 00°50'09" W	28.09'
L-7	S 89°09'51" W	30.00'
L-8	N 00°50'09" W	10.00'

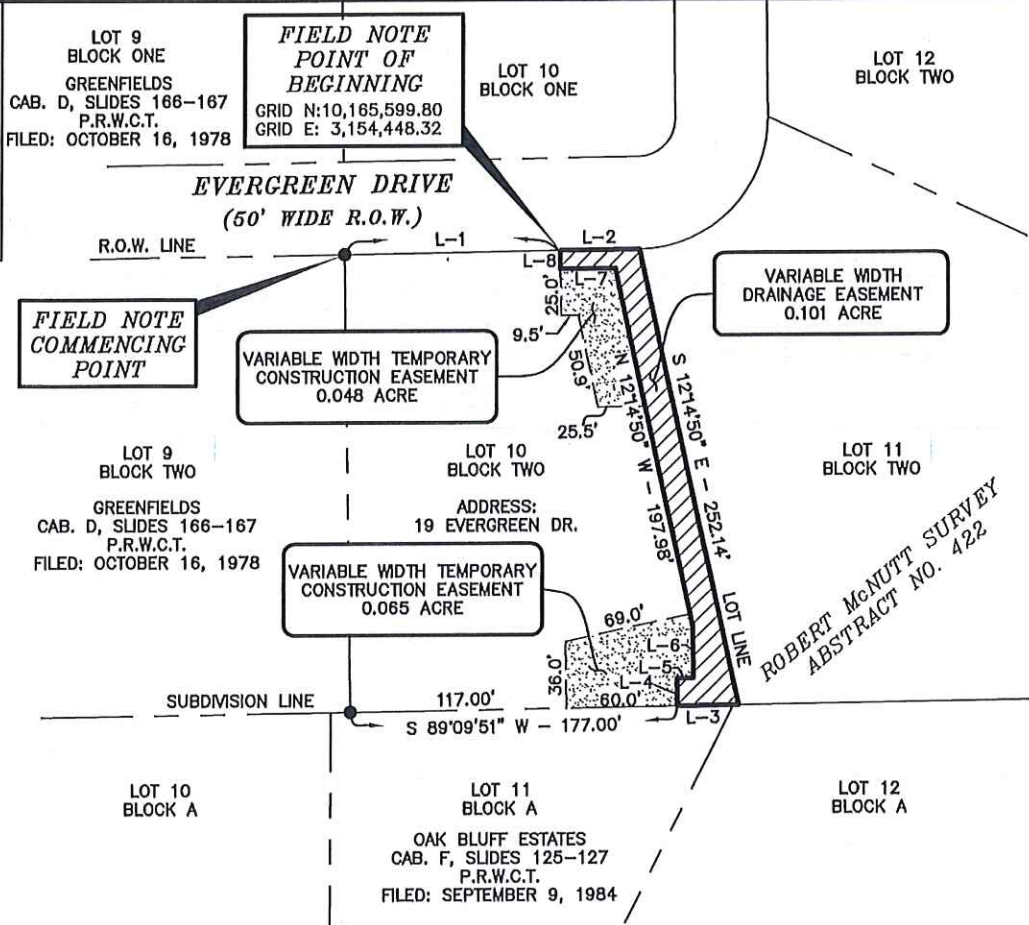
## GENERAL NOTES:

- 1) ALL PROPERTY CORNERS FOUND ARE CONTROL MONUMENTS.
- 2) SUBJECT TO ANY AND ALL COVENANTS, RESTRICTIONS, EASEMENTS AND CONDITIONS THAT MAY BE APPLICABLE.
- 3) THIS DRAWING IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION.
- 4) BEARINGS ARE BASED ON THE TEXAS CENTRAL ZONE COORDINATE SYSTEM, NAD '83 (HARN '93), WHICH IS BASED UPON THE ALLTERRA TRIMBLE RTK NETWORK.

## LEGEND

- = 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)

R.O.W. = RIGHT-OF-WAY  
D.R.W.C.T. = DEED RECORDS WILLIAMSON COUNTY, TEXAS  
P.R.W.C.T. = PLAT RECORDS WILLIAMSON COUNTY, TEXAS



1 Chisholm Trail, Suite 130, Round Rock, Texas 78681  
512.248.0065  
TEXAS REGISTERED ENGINEERING FIRM F-1741  
TBPLS 10194125

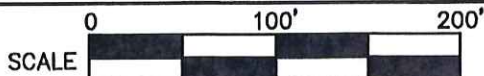


I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THIS EXHIBIT AND THE SURVEY UPON WHICH IT IS BASED MEETS THE REQUIREMENTS FOR LAND SURVEYS IN THE STATE OF TEXAS.

*Daniel M. Flaherty*  
DANIEL M. FLAHERTY, R.P.L.S. NO. 5004

SURVEYED: APRIL 29, 2019

3 OF 3



© 2019 ALL RIGHTS RESERVED

PLAT NO. A-5194 DRAFT DATE 05-21-2019 DRAWN BY YYG  
WORK ORDER NO. 1800899 FIELDBOOK 363 TAB # A-5194  
DIGITAL FILE 1800899R-SURVEY- A5194 F/N # 1800899-FN03

**Commissioners Court - Regular Session****25.****Meeting Date:** 08/06/2019

Discuss consider and take appropriate action on approval of the final plat for the Waterloo Ranch subdivision – Pct 4

**Submitted For:** Terron Evertson**Submitted By:** Adam Boatright, Infrastructure**Department:** Infrastructure**Division:** Road & Bridge**Agenda Category:** Consent

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**Information****Agenda Item**

Discuss, consider and take appropriate action on approval of the final plat for the Waterloo Ranch subdivision – Precinct 4.

**Background**

This subdivision consists of 4 lots and no new roads.

**Timeline**

2019-03-21 – Initial submittal of final plat

2019-04-15 – 1<sup>st</sup> review complete with comments2019-05-01 – 2<sup>nd</sup> submittal of final plat2019-05-23 – 2<sup>nd</sup> review complete with comments2019-06-12 – 3<sup>rd</sup> submittal of final plat2019-07-11 – 3<sup>rd</sup> review complete with all comments clear

2019-07-24 – receipt of final plat with all signatures

2019-08-01 – final plat placed on August 6, 2019 Court agenda for consideration

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**Fiscal Impact**

From/To	Acct No.	Description	Amount
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**Attachments**final plat - Waterloo Ranch

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**Form Review****Inbox**

County Judge Exec Asst.

Form Started By: Adam Boatright

Final Approval Date: 08/01/2019

**Reviewed By**

Andrea Schiele

**Date**

08/01/2019 11:42 AM

Started On: 07/25/2019 11:29 AM



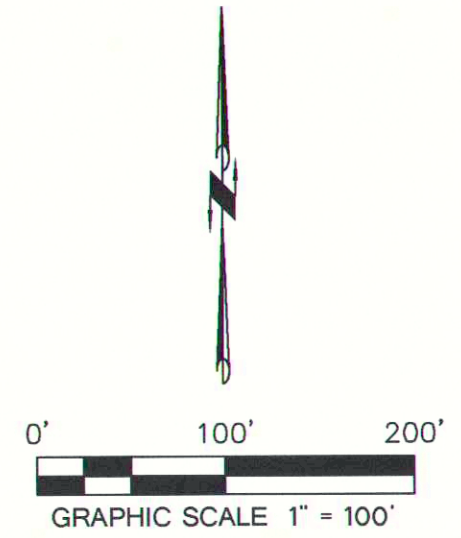
# WATERLOO RANCH

## FINAL PLAT

### WILLIAMSON COUNTY, TEXAS

JOSEPHINE MILHRON SURVEY  
ABSTRACT No. 433

BRYAN McDANIEL and  
CANDICE J. McDONALD  
10.01 ACRES (TRACT D)  
DOC. No. 2019007070  
O.P.R.W.C.T.



Bearing Basis: TEXAS STATE PLANE COORDINATE SYSTEM  
(4203) TEXAS CENTRAL ZONE. COORDINATES SHOWN  
HEREON ARE GRID VALUES, DISTANCES SHOWN  
HEREON HAVE BEEN SCALED TO SURFACE BY DIVIDING  
THE GRID VALUE BY A COMBINED SCALE FACTOR OF  
0.999873

- LEGEND
- 1/2" IRON ROD FOUND
  - ⊙ IRON ROD FOUND W/CAP
  - IRON PIPE FOUND
  - TxDOT TYPE I CONCRETE MONUMENT
- D.R.W.C.T. DEED RECORDS, WILLIAMSON COUNTY, TX
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TX
- ( ) RECORD INFORMATION

AURIEL AAA  
DRYWALL, LLC  
10.01 ACRES (TRACT E)  
DOC. No. 2019011009  
O.P.R.W.C.T.

#### WATERLOO RANCH

OWNERS: SJPW RANCH INVESTMENTS, LLC  
P. O. BOX 1249  
SAN MARCOS, TEXAS 78667  
TYLER WILLIAMS  
(512) 738-6882  
tylerwgl@gmail.com

ACREAGE: 11.19

NUMBER OF BLOCKS: 1

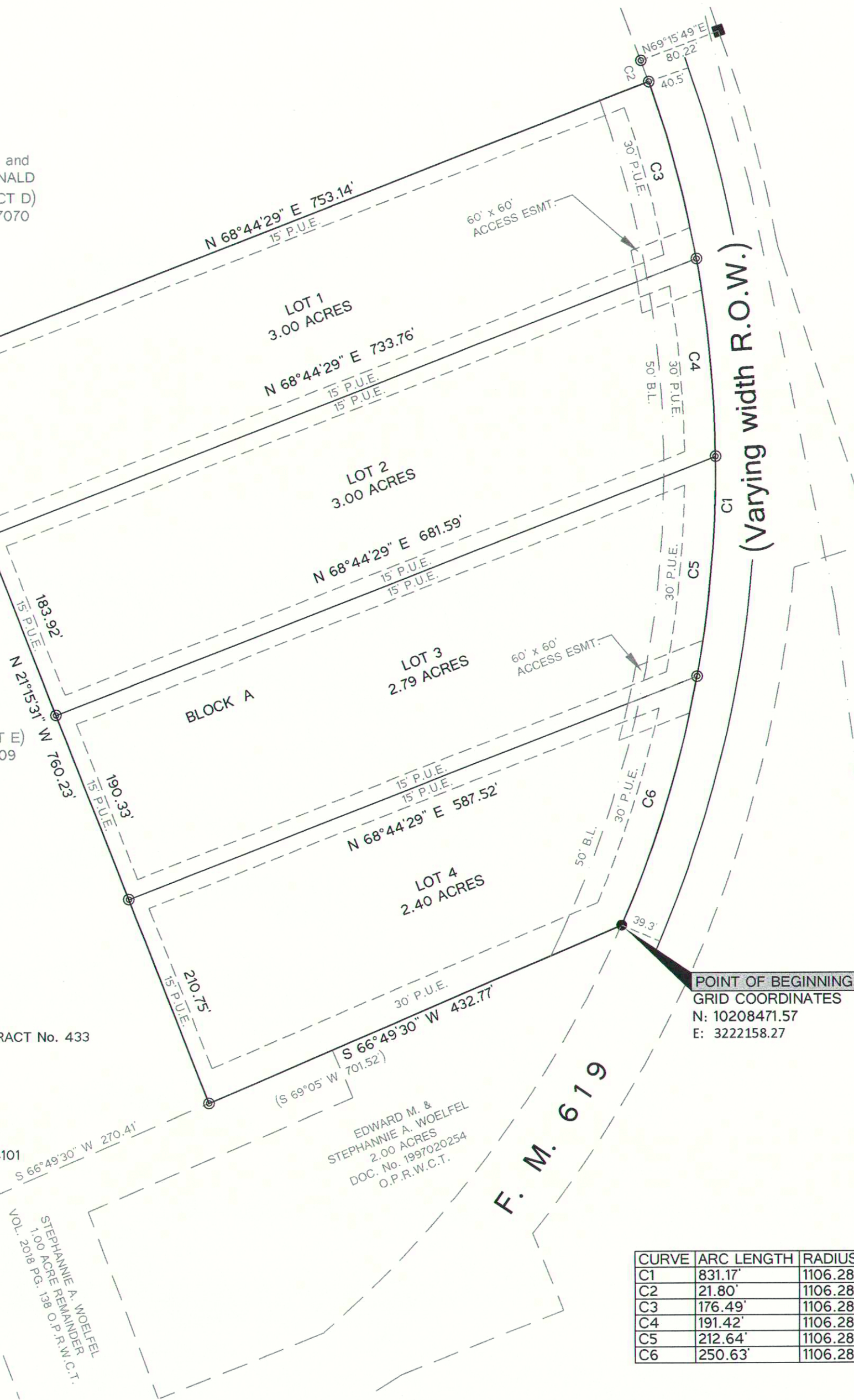
LINEAR FEET OF NEW STREET: 0'

NUMBER OF LOTS: 4

PATENT SURVEY: JOSEPHINE MILHRON SURVEY, ABSTRACT No. 433

SURVEYOR: JEFFREY J. CURCI, R.P.L.S. #5516  
LANDDEV CONSULTING, LLC  
5508 HIGHWAY 290 WEST, SUITE 150  
AUSTIN, TEXAS 78735  
(512) 872-6696  
TBPLS FIRM REGISTRATION No. 10194101  
jeff.curci@landdevconsulting.com

ENGINEER: BANKS & ASSOCIATES  
820 CURRIE RANCH ROAD  
WIMBERLEY, TX 78676  
ERIN K. BANKS  
TEXAS REGISTRATION No. 84248  
(512) 801-9049  
FIRM F-2002  
erin.banks@vownet.net



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	831.17'	1106.28'	43°02'51"	S 02°00'17" W	811.76'
C2	21.80'	1106.28'	1°07'46"	N 20°05'01" W	21.80'
C3	176.49'	1106.28'	9°08'26"	S 14°56'56" E	176.30'
C4	191.42'	1106.28'	9°54'49"	N 05°25'18" W	191.18'
C5	212.64'	1106.28'	11°00'46"	N 05°02'29" E	212.31'
C6	250.63'	1106.28'	12°58'50"	S 17°02'17" W	250.10'

Driveway culverts were designed by a Registered Professional Engineer per B11.3 and B11.4  
Elevations shown hereon are based on CAPCOG LIDAR, provided by the client, and DO NOT represent elevations from an on the ground survey.

LOT #	LENGTH (FT)	DIAMETER (FT)	INVERT IN	INVERT OUT
1	24	1.5	585.0	584.8
2	24	1.5	580.5	580.3
3	24	1.5	578.3	578.1
4	24	1.5	577.5	577.3

§THE STATE OF TEXAS  
§THE COUNTY OF WILLIAMSON

I, Erin K. Banks, am authorized under the laws of the State of Texas to practice the profession of engineering, and hereby certify that this plat is feasible from an engineering standpoint and is true and correct to the best of my knowledge.

This tract is not located within the Edwards Aquifer Recharge Zone.

No portion of this subdivision is within the boundaries of the 100-year floodplain according to the Federal Flood Administration FIRM Panel 48491C0345E dated September 26, 2008.

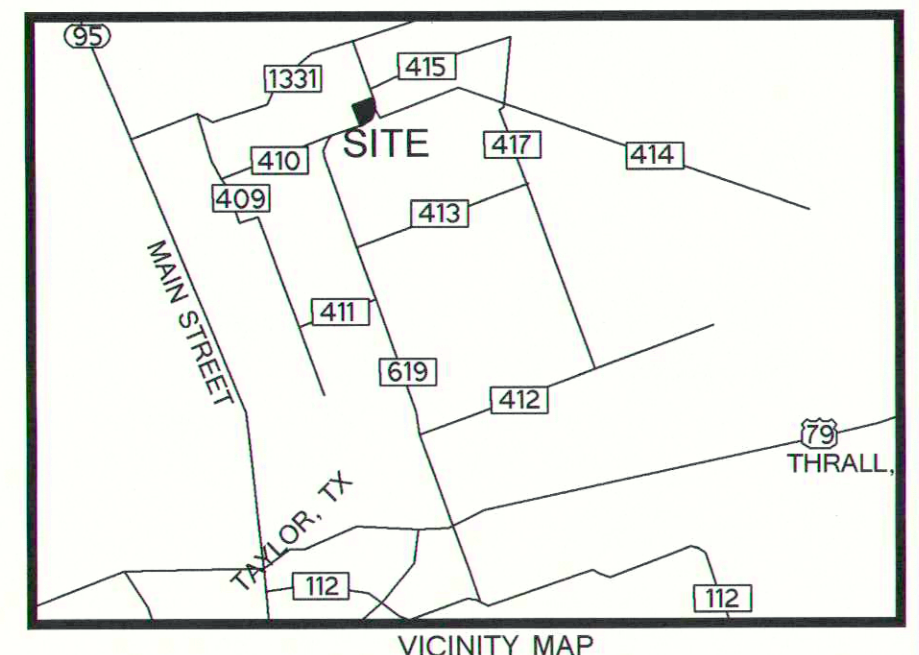
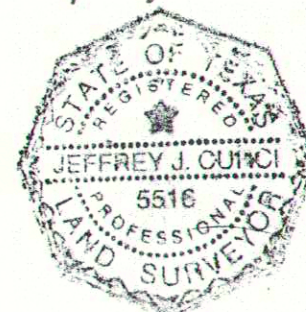
Erin K. Banks, P.E.  
Texas Registration No. 84248  
Banks & Associates  
820 Currie Ranch Road  
Wimberley, TX 78676  
(512) 801-9049  
FIRM F-2002



§THE STATE OF TEXAS  
§THE COUNTY OF WILLIAMSON

I, Jeffrey J. Curci, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground during the month of August 2018.

Jeffrey J. Curci  
Registered Professional Land Surveyor  
No. 5516 - State of Texas  
(512) 917-0184



VICINITY MAP

**LANDDEV**  
CONSULTING, LLC  
5508 HIGHWAY 290 WEST, SUITE 150  
AUSTIN, TX 78735  
OFFICE: (512) 872-6696  
TBPLS FIRM NO. 10194101



# WATERLOO RANCH

## FINAL PLAT

### WILLIAMSON COUNTY, TEXAS

§THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

§THE COUNTY OF WILLIAMSON

That I, Tyler Williams, acting herein by and through SJPW RANCH INVESTMENTS, LLC, sole owner of 87.26 acres of land in the Josephine Milhron Survey, Abstract 433, situated in Williamson County, Texas, as conveyed by Warranty Deed with Vendor's Lien from Arnie P. Safarik and Paula Safarik to SJPW Ranch Investments, LLC and recorded as Document No. 2018084080 of the Official Public Records of Williamson County, Texas, do hereby subdivide 11.19 acres and do hereby consent to all plat note requirements shown hereon. This subdivision to be known as:

WATERLOO RANCH

do hereby forever dedicate to the public the roads, alleys, rights of way, easements and public places shown hereon for such public purposes as Williamson County may deem appropriate, subject to any easements and/or restrictions heretofore granted and not released.

WITNESS BY MY HAND this the 30 day of July, 2019 A.D.

Tyler Williams  
Tyler Williams  
SJPW Ranch Investments, LLC  
P. O. Box 1249  
San Marcos, Texas 78667

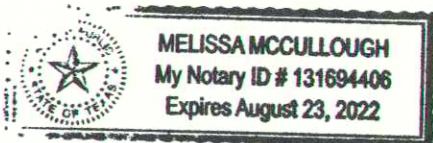
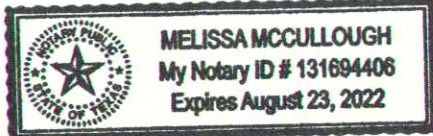
§THE STATE OF TEXAS  
§THE COUNTY OF WILLIAMSON

I, the undersigned authority, on this the 30 day of July, 2019 A.D. did personally appear Tyler Williams, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and consideration therein expressed.

Melissa McCullough  
Notary Public

Printed Name

8-23-22  
Commission Expires



Crockett National Bank, as lien holder of this property, does hereby consent to the platting of this property as indicated hereon and for the purposes and consideration as stated.

Lara Cooper  
Lara Cooper, Sr. Mortgage Loan Officer  
Crockett National Bank  
502 South Koenigheim, Ste. 1D  
San Angelo, Texas 76903

§THE STATE OF TEXAS

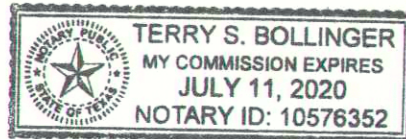
§THE COUNTY OF Tom Green

I, the undersigned authority, on this the 29th day of July, 2019 A.D. did personally appear Lara Cooper, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and she acknowledged before me that she executed the same for the purposes and consideration therein expressed.

Terry S. Bollinger  
Notary Public

Printed Name

7/11/2020  
Commission Expires



#### LEGAL DESCRIPTION:

A DESCRIPTION OF AN 11.19 ACRE TRACT OF LAND, LOCATED IN THE JOSEPHINE MILHRON SURVEY, ABSTRACT No. 433 OF WILLIAMSON COUNTY, TEXAS. SAID 11.19 ACRE TRACT, BEING A PORTION OF THAT CERTAIN TRACT OR PARCEL OF LAND DESCRIBED AS CONTAINING 87.26 ACRES OF LAND IN A WARRANTY DEED WITH VENDOR'S LIEN, RECORDED SEPTEMBER 19, 2018, FROM ARNIE P. SAFARIK AND PAULA SAFARIK TO SJPW RANCH INVESTMENTS, LLC, OF RECORD AS DOCUMENT No. 2018084080, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. SAID 11.19 ACRE TRACT AS SHOWN ON THE ACCOMPANYING SURVEY PLAT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a ½ inch iron rod (Grid Coordinates: N 10,208,471.57, E 3,222,158.27) found monumenting the most easterly southeast corner of said 87.26 acre tract, the northeast corner of that certain tract or parcel of land described as containing 2.00 acres of land in a General Warranty Deed with Vendor's Lien, recorded May 6, 1997, from Emma S. Heselmeyer to Edward M. and Stephanie Woelfel, of record as Document No. 1997020254, Official Public Records, Williamson County, Texas, and the west right of way of F. M. 619, a varying width public right of way;

**THENCE**, S 66° 49' 30" W, departing said west right of way of said F. M. 619, with the south line of said 87.26 acre tract, the north line of said 2.00 acre tract, and the north line of the 1.00 acre remainder of that certain tract or parcel of land described as containing 3.00 acres of land in a Quitclaim Deed, recorded May 28, 1991, from J. T. Wright to Emma Heselmeyer, of record in Volume 2018, Page 138, Official Public Records, Williamson County, Texas, a distance of 432.77 feet to a ½ inch iron rod with cap stamped "GEOMATICS 5516" set to monument said south line of said 87.26 acre tract and the easterly most southeast corner of that certain tract or parcel of land described as containing 10.01 acres of land in a General Warranty Deed, recorded February 12, 2019, from SJPW Ranch Investments, LLC to Auriel AAA Drywall, LLC, of record as Document No. 2019011009, Official Public Records, Williamson County, Texas, from which an iron rod found monumenting an interior corner of said 87.26 acre tract, an interior corner of said 10.01 acre Auriel AAA Drywall tract and the northwest corner of said 1.00 acre tract, bears, S 66° 49' 30" W, a distance of 270.41 feet;

**THENCE**, departing said north line of said 1.00 acre tract, over and across said 87.26 acre tract, the following two (2) courses:

- N 21° 15' 31" W, with the east line of said 10.01 acre Auriel AAA Drywall tract, a distance of 760.23 feet to a ½ inch iron rod with cap stamped "GEOMATICS 5516" set to monument the northeast corner of said 10.01 acre Auriel AAA Drywall tract and the south line of that certain tract or parcel of land described as containing 10.01 acres of land in a Warranty Deed with Vendor's Lien, recorded January 29, 2019, from SJPW Ranch Investments, LLC to Bryan McDaniel and Candice J. McDonald, of record as Document No. 2019007070, Official Public Records, Williamson County, Texas, and
- N 68° 44' 29" E, with said south line of said 10.01 acre McDaniel/McDonald tract, a distance of 753.14 feet to a ½ inch iron rod with cap stamped "GEOMATICS 5516" set to monument the curving east line of said 87.26 acre tract, and the curving west right of way of said F. M. 619, from which a ½ inch iron rod with cap stamped "GEOMATICS 5516" set to monument a point of curvature of said west right of way of said F.M. 619, bears, N 20° 05' 01" W, a distance of 21.80 feet;

**THENCE**, along said curving east line of said 87.26 acre tract, and said west right of way of said F.M. 619, a curve to the right, an arc distance of 831.17 feet, having a radius of 1106.28 feet, a central angle of 43° 02' 51", and a chord which bears, S 02° 00' 17" W, a distance of 811.76 feet to the **POINT OF BEGINNING** of the herein described tract and containing 11.19 acres of land, more or less.

#### NOTES:

- There are no areas within the boundaries of the subdivision in the 100-year floodplain as defined by Federal Emergency Management Agency FIRM Panel 48491C0345E dated September 26, 2008.
- This subdivision has no new roadways proposed.
- This Tract is not located within the Edwards Aquifer Recharge Zone.
- The water service for this subdivision will be provided by Southwest Milam Water Supply Corporation.
- Sewer services for this subdivision will be provided by On-Site Sewage Facilities.
- All public roadways and easements as shown on this plat are free of liens.
- All sidewalks are to be maintained by each of the adjacent property owners.
- It is the responsibility of the owner, not the county, to assure compliance with the provisions of all applicable state, federal and local laws and regulations relating to the platting and development of this property. The county assumes no responsibility for the accuracy of representations by other parties in this plat. Floodplain data, in particular, may change. It is further understood that the owners of the tract of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the roads in this subdivision have finally been accepted for maintenance by the county.
- Rural mailboxes shall be set three feet from the edge of the pavement or behind curbs, when used. All mailboxes within county arterial right of way shall meet the current TxDOT standards. Any mailbox that does not meet this requirement may be removed by Williamson County.
- Improvements within the County road right of way including, but not limited to landscaping, irrigation lighting, and custom signs, is prohibited without first obtaining an executed license agreement with Williamson County.
- This subdivision is subject to storm-water management controls as required by Williamson County Subdivision regulations, Section B11.1 (B10.1 2000 rules) on new development that would evoke such controls beyond existing conditions.
- Except in certain isolated areas required to meet accessibility requirements, the minimum lowest finished floor elevation shall be one foot higher than the highest spot elevation that is located within five feet outside the perimeter of the building, or one foot above the BFE, whichever is higher.
- A de facto Certificate of Compliance is hereby issued for all lots within this subdivision. This certificate is valid until such time as FEMA revises or newly adopts floodplain boundaries in this area.

Based upon the above representations of the engineer or surveyor whose seal is affixed hereto, and after review of the plat as represented by the said engineer or surveyor, I find that this plat complies with the requirements of Edwards Aquifer Regulations for Williamson County and Williamson County On-Site Sewage Facility Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. The Williamson County Engineer's office and Williamson County disclaim any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this plat and the documents associated with it.

J. Terron Evertson  
J. Terron Evertson, PE, DR, CFM  
County Engineer

7-31-19  
Date

#### ROAD NAME AND 911 ADDRESSING APPROVAL

Road name and address assignments verified this the 19 day of August, 2019 A.D.

Cindy Budon  
Williamson County Addressing Coordinator

#### COUNTY JUDGE'S APPROVAL

§THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

§THE COUNTY OF WILLIAMSON

I, Bill Gravell, Jr., County Judge of Williamson County, do hereby certify that this map or plat, with field notes hereon, a subdivision having been fully presented to the Commissioners' Court of Williamson County, Texas, and by the said Court duly considered, was on this day approved and plat is authorized to be registered and recorded in the property records of the County Clerk of Williamson County, Texas.

Bill Gravell, Jr.  
Bill Gravell, Jr., County Judge  
Williamson County, Texas

§THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

§THE COUNTY OF WILLIAMSON

I, Nancy E. Rister, Clerk of County Court, with and for the County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication, was filed for record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 2019 A.D., at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and duly recorded this \_\_\_\_\_ day of \_\_\_\_\_, 2019 A.D., at \_\_\_\_\_ o'clock \_\_\_\_\_ M., in the Official Public Records of said County as

Instrument No. \_\_\_\_\_, to certify which, WITNESS my hand and seal at the County Court of said County, at my office in Georgetown, Texas, the date last shown above written.

By: \_\_\_\_\_ Deputy  
Nancy E. Rister  
Clerk, County Court of  
Williamson County, Texas



**Commissioners Court - Regular Session****26.****Meeting Date:** 08/06/2019

Discuss consider and take appropriate action on approval of the revised preliminary plat for the Star Ranch Commercial subdivision – Pct 4

**Submitted For:** Terron Evertson**Submitted By:** Adam Boatright, Infrastructure**Department:** Infrastructure**Division:** Road & Bridge**Agenda Category:** Consent

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**Information****Agenda Item**

Discuss, consider and take appropriate action on approval of the revised preliminary plat for the Star Ranch Commercial subdivision – Precinct 4.

**Background**

This preliminary plat was last revised and approved on September 15, 2009. This is the 2<sup>nd</sup> revision to the original Star Ranch Commercial preliminary plat approved December 18, 2007. This subdivision consists of 31 lots intended for office, retail, commercial, amenity areas, golf course uses, multi-family, and garden homes. The purpose of this revision is to modify the parcels indicated within the hatched areas shown on sheet 1. This includes redistributing lots within parcel 9, updating the acreage for parcels 14, 15D, 30, and 31, as well as correcting the acreage for parcel 40 to reflect a 2006 deed in which it was dedicated to the HOA. All roadway infrastructure adjacent to the affected parcels has been constructed and accepted with the exception of Star Ranch Section 7 Phase 7. Section 7 Phase 7 extends Star Ranch Boulevard from its current termination point to the north into Section 7, adjacent to Parcel 15D; which is currently under construction.

**Timeline**

2018-08-21 – Initial submittal of preliminary plat  
2018-10-25 – 1<sup>st</sup> review complete with comments  
2018-11-12 – 2<sup>nd</sup> submittal of preliminary plat  
2019-01-10 – 2<sup>nd</sup> review complete with comments  
2019-03-05 – 3<sup>rd</sup> submittal of preliminary plat  
2019-03-29 – 3<sup>rd</sup> review complete with comments  
2019-05-06 – 4<sup>th</sup> submittal of preliminary plat  
2019-05-23 – 4<sup>th</sup> review complete with comments  
2019-07-15 – 5<sup>th</sup> submittal of preliminary plat  
2019-07-29 – 5<sup>th</sup> review complete with no comments  
2019-08-01 – Preliminary plat placed on August 6, 2019 Court agenda for consideration

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**Fiscal Impact**

From/To	Acct No.	Description	Amount
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**Attachments**

[preliminary plat \(revision 2\) - Star Ranch Commercial](#)

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**Form Review****Inbox**

County Judge Exec Asst.

Form Started By: Adam Boatright

Final Approval Date: 08/01/2019

**Reviewed By**

Andrea Schiele

**Date**

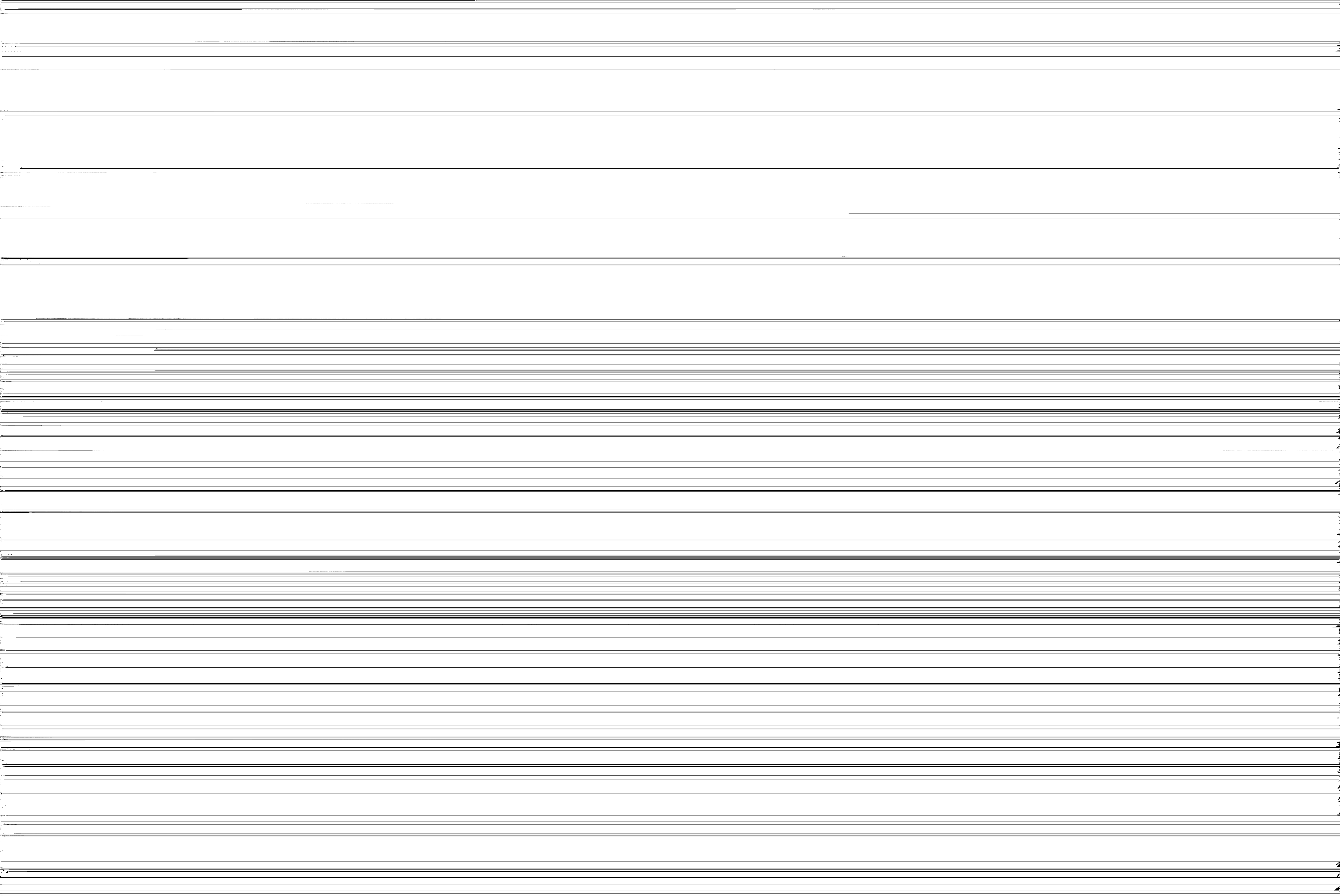
08/01/2019 11:56 AM

Started On: 08/01/2019 09:57 AM













**Commissioners Court - Regular Session****27.****Meeting Date:** 08/06/2019

2019 Bond Election

**Submitted By:** Julie Kiley, County Auditor**Department:** County Auditor**Agenda Category:** Regular Agenda Items

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**Information****Agenda Item**

Consideration and possible action regarding an "Order Calling a Bond Election for November 5, 2019; Designating Voter Centers; Providing for Early Voting and Election Day Voting; Providing for Performance of Required Administrative Duties; Providing for Conduct of the Election; and Providing for Other Matters Related to Such Election."

**Background**

A copy of the Draft Order is attached. Carol Polumbo, Bond Counsel, of McCall Parkhurst and Horton and Dan Wegmiller, Financial Advisor, of Specialized Public Finance will be available to answer questions.

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**Fiscal Impact**

From/To	Acct No.	Description	Amount
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**Attachments**2019 Election Order

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**Form Review****Inbox**

County Judge Exec Asst.

Form Started By: Julie Kiley

Final Approval Date: 08/01/2019

**Reviewed By**

Andrea Schiele

**Date**

08/01/2019 12:02 PM

Started On: 07/31/2019 09:08 PM

**ORDER CALLING A BOND ELECTION FOR NOVEMBER 5, 2019;  
DESIGNATING VOTER CENTERS; PROVIDING FOR EARLY VOTING  
AND ELECTION DAY VOTING; PROVIDING FOR PERFORMANCE OF  
REQUIRED ADMINISTRATIVE DUTIES; PROVIDING FOR CONDUCT  
OF THE ELECTION; AND PROVIDING FOR OTHER MATTERS  
RELATED TO SUCH ELECTION**

THE STATE OF TEXAS           §  
  §  
COUNTY OF WILLIAMSON   §

**WHEREAS**, pursuant to the provisions of Chapters 1251 and 1471, Texas Government Code, as amended; Chapter 331, Texas Local Government Code, as amended; the Texas Election Code and other related statutes, the Commissioners Court of Williamson County, Texas (the "County") is authorized to call an election in order to submit to the voters of the County various propositions regarding the issuance of ad valorem tax bonds for road and park and recreational purposes; and

**WHEREAS**, the Commissioners Court deems it advisable to call a bond election for the propositions hereinafter stated.

**THEREFORE, BE IT ORDERED BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS THAT:**

**Section 1. ELECTION DATE, VOTER CENTERS AND ELECTION JUDGES.**

**Election Date.** A bond election shall be held in the County as prescribed by applicable law between the hours of 7:00 A.M. and 7:00 P.M. on November 5, 2019. The election shall be held as a joint election pursuant to Chapter 271 of the Texas Election Code and a joint election agreement to be entered into between the County and other political subdivisions located in Williamson County which are holding an election on November 5, 2019.

**Voter Centers.** The County Voter Centers for election day voting are identified in Exhibit "A" to this Order, and this exhibit is incorporated herein by reference for all purposes. The exhibit may be revised as necessary to conform to the final polling locations established by the County in accordance with the Texas Election Code.

**Election Officials.** The Commissioners Court shall appoint the Presiding Judges, Alternate Presiding Judges and other election officials at such time and in accordance with the Texas Election Code, as amended, including services as Early Voting Clerk, Counting Station Manager, Presiding Judge of the Central Counting Station and Tabulation Supervisor for the election.

## **Section 2. ELECTION CLERKS.**

Unless otherwise directed by the County, the Presiding Judge shall appoint not less than two (2) nor more than five (5) resident qualified electors of the County to act as clerks to properly conduct the election. However, if the Presiding Judge appointed actually serves, the Alternate Presiding Judge shall serve as one of the clerks. The appointment of such clerks must include a person fluent in the Spanish language to serve as a clerk to render oral aid in the Spanish language to any voter desiring such aid at the polls on the Election Day. In the absence of the Presiding Judge, the Alternate Presiding Judge shall perform the duties of the Presiding Judge.

## **Section 3. EARLY VOTING.**

**Dates, Times, and Places for Early Voting.** Early voting in the election by personal appearance shall be conducted at the dates, times, and County Voter Centers identified in Exhibit "B" to this Order, and this exhibit is incorporated herein by reference for all purposes. The exhibit may be revised as necessary to conform to the final early voting locations established by the County in accordance with the Texas Election Code.

**Early Voting Clerk.** Christopher J. Davis, the Williamson County Elections Administrator, is hereby appointed the Early Voting Clerk. The Early Voting Clerk's mailing address to which applications for ballots by mail may be sent, for voters residing in Williamson County, is as follows:

Christopher J. Davis  
Early Voting Clerk  
Williamson County Elections Department  
P.O. Box 209  
Georgetown, Texas 78627

## **Section 4. EARLY VOTING BALLOT BOARDS.**

Early voting ballot boards are hereby created to process early voting results, and the Presiding Judge of the boards will be appointed by the Williamson County Elections Administrator. The Presiding Judge shall appoint not less than two (2) nor more than five (5) resident qualified electors to serve as members of the Early Voting Ballot Boards.

## **Section 5. VOTERS.**

All resident, qualified electors of Williamson County, Texas shall be entitled to vote at the election.

## **Section 6. CUSTODIAN OF ELECTION RECORDS.**

The Williamson County Elections Administrator shall serve as the custodian of voted ballots and all other election records.

## **Section 7. NOTICE.**

**Posting.** A substantial copy of this Order, with such omissions authorized by law, shall serve as a proper notice of the election. Such notice, including a Spanish translation thereof, shall be posted on the bulletin board used by the County to post notices of meetings and the County Courthouse not less than twenty-one (21) days prior to the date the election is to be held, and shall remain posted through election day. In addition to the foregoing, this Order, with such omission, authorized by law including a Spanish translation thereof, shall be (i) posted on election day and during early voting by personal appearance in a prominent location at each polling place; (ii) posted in three (3) public places within the County, in addition to the Courthouse, no later than twenty-one (21) days before the election; and (iii) posted on the County's Internet website during the twenty-one (21) days before the election if the County maintains an Internet website. Additionally, the County shall post on its internet website at least twenty-one (21) days before the election the form of ballot for the election.

**Publication.** A substantial copy of this Order, with such omissions allowed by law, shall serve as a proper notice of the election. This Order, including a Spanish translation thereof, shall be published in the *Williamson County Sun*, a newspaper of general circulation in the County, on the same day in each of two successive weeks not earlier than the thirtieth (30<sup>th</sup>) day or later than the fourteenth (14<sup>th</sup>) day before election day.

**Authorization to Elections Administrator.** The Elections Administrator is hereby authorized and directed to publish and post the required notices in the manner and for the time periods required by law.

## **Section 8. VOTING DEVICES.**

In all respects, the election shall be conducted in accordance with the Texas Election Code and the Federal Help America Vote Act. The Williamson County Elections Administrator may also utilize a central counting station as provided by Section 127.000 *et seq.*, as amended, Texas Election Code. Any central counting station presiding judge and the alternate presiding judge shall be appointed in accordance with the Texas Election Code. Section 61.012, Texas Election Code, requires that at least one accessible voting station must be provided in each polling place used in a Texas election. Such system must comply with state and federal laws setting the requirements for voting systems that (i) fully comply with applicable laws relating to accessible voting systems which make voting accessible for disabled voters; and (ii) provide a practical and effective means for voters with physical disabilities to cast a secret ballot. The Williamson County Elections Administrator is currently using election systems and software certified by the Texas Secretary of State.

**Section 9. PROPOSITIONS.** At the election, the following PROPOSITIONS shall be submitted in accordance with law:

**WILLIAMSON COUNTY, TEXAS**  
**PROPOSITION A**

"Shall the Commissioners Court of Williamson County, Texas be authorized to issue and sell bonds of the County in the principal amount not to exceed \$412,000,000 (which amount of bonds does not exceed one-fourth (1/4) of the assessed valuation of the real property in the County) for the purpose of the construction, acquisition by purchase, maintenance, and operation of macadamized, graveled, or paved roads, or in aid thereof, including, but not limited to, constructing, improving, extending, expanding, upgrading and/or developing roads and state highways including right-of-way acquisition, utility relocation, traffic safety and operational improvements, related drainage and other transportation related improvements (to include, but not limited to, Forest North Road Drainage improvements; Sam Bass Road safety project from Wyoming Springs to RM 1431; Southwest Bypass Extension from SH 29 to Wolf Ranch Parkway; Southeast Inner Loop Extension from SH 29 to Sam Houston Parkway; Sun City Safety Projects including: CR 245 from north of RM 2338 to Ronald Reagan Boulevard, Ronald Reagan Boulevard at Silver Spur Boulevard turn lanes, Ronald Reagan Boulevard at Sun City Boulevard turn lanes and SH 195 north bound off ramp at Ronald Reagan Boulevard; CR 366 from Carlos Parker to Chandler Road; CR 112 widening from FM1460/A.W.Grimes to CR 110; Parmer Lane at SH 45 Interchange planning; Hero Way (FM 2243) from US 183A to Ronald Reagan Boulevard; and Whitestone Boulevard widening from Bagdad Road to Anderson Mill Road); such bonds to mature serially or otherwise not more than twenty-five (25) years from their date; and any issue or series of bonds to bear interest at such rate or rates as may be determined within the discretion of the Commissioners Court, provided that such rate of interest shall not exceed the maximum rate per annum authorized by law at the time of the issuance of any issue or series of the bonds; and shall the Commissioners Court of the County be authorized to levy and pledge, and cause to be assessed and collected, annual ad valorem taxes on all taxable property in said County sufficient to pay the annual interest and provide a sinking fund to pay bonds at maturity?"

**WILLIAMSON COUNTY, TEXAS**  
**PROPOSITION B**

"Shall the Commissioners Court of Williamson County, Texas be authorized to issue and sell bonds of the County in the principal amount not to exceed \$35,000,000 for the purpose of constructing, improving, renovating, equipping and acquiring land, buildings and facilities for park and recreational purposes including, but not limited to, parkland, open space/preserve land, trail acquisition, pedestrian



and bike trail improvements, (to include, but not limited to, Champion Park Improvements including additional parking and playground equipment; trail extension from Cedar Park Lakeline Park to Twin Lakes Park; pedestrian bridge and trail improvements at Twin Lakes Park; Bagdad Trail from Leander to Liberty Hill; Regional Park to Lake Georgetown Trail; Berry Springs Park and Preserve Improvements including restrooms and pavilion; Southwest Regional Park Improvements including restrooms; trails including an extension of Brushy Creek Regional Trail from Red Bud Lane to Hutto; and Williamson County Expo Center Improvements including cover on west arena and restrooms with showers at RV Park), such bonds to mature serially or otherwise not more than twenty-five (25) years from their date; and any issue or series of bonds to bear interest at such rate or rates as may be determined within the discretion of the Commissioners Court, provided that such rate of interest shall not exceed the maximum rate per annum authorized by law at the time of the issuance of any issue or series of the bonds; and shall the Commissioners Court of the County be authorized to levy and pledge, and cause to be assessed and collected, annual ad valorem taxes, within the limitations prescribed by law, on all taxable property in said County sufficient to pay the annual interest and provide a sinking fund to pay bonds at maturity?"

**Section 10. OFFICIAL BALLOTS.** The official ballots for the election shall be prepared in accordance with the Texas Election Code so as to permit the electors to vote "FOR" or "AGAINST" the aforesaid PROPOSITIONS with the ballots to contain such provisions, markings and language as required by law, and with such PROPOSITIONS to be expressed substantially as follows. The bond propositions shall appear on the ballot in such order as authorized by the Texas Election Code, as amended.

**WILLIAMSON COUNTY, TEXAS  
PROPOSITION A**

FOR            )   THE ISSUANCE OF \$412,000,000 TAX BONDS FOR ROADS  
  
AGAINST       )

**WILLIAMSON COUNTY, TEXAS  
PROPOSITION B**

FOR            )   THE ISSUANCE OF \$35,000,000 TAX BONDS FOR PARK AND  
AGAINST       )   RECREATIONAL PURPOSES

**Section 11. CONDUCT ACCORDING TO TEXAS ELECTION CODE.**

In all substantive respects, the election shall be conducted in accordance with the Texas Election Code and any other applicable statutes.

## **Section 12. ELECTION RESULTS.**

The Williamson County Elections Administrator shall conduct an unofficial tabulation of results after the closing of the polls on November 5, 2019. The official canvass and tabulation of the results of the Bond Election shall be conducted in accordance with the Election Code.

## **Section 13. MISCELLANEOUS PROVISIONS.**

(a) General. The provisions of this Order are severable; and in case any one or more of the provisions of this Order or the application thereof to any person or circumstance should be held to be invalid, unconstitutional, or ineffective as to any person or circumstance, the remainder of this Order nevertheless shall be valid, and the application of any such invalid provision to persons or circumstances other than those as to which it is held invalid shall not be affected thereby.

The Commissioners Court hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Order was adopted was posted and that such meeting was open to the public as required by law at all times during which this Order and the subject matter hereof were discussed, considered and formally acted upon, all in accordance with and as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended, and the Act.

(b) Based upon the bond market conditions at the date of adoption of this Resolution, the maximum interest rate for any series of the bonds is estimated to be 4.50% per annum as calculated in accordance with applicable law. Such estimate is based on advice received from the County's financial advisor, which advice takes into account a number of factors, including the issuance schedule, maturity schedule and the expected bond ratings of the proposed bonds. Such estimated maximum interest rate is provided as a matter of information, but is not a limitation on the interest rate at which the bonds, or any series thereof, may be sold.

(c) As set forth in Section 9 hereof, if the bonds are approved, they may be issued in one or more series, to mature over a period not to exceed twenty-five (25) years.

(d) The aggregate amount of the outstanding principal of the County's debt secured by ad valorem taxes as of the beginning of the County's 2018-19 fiscal year was \$878,234,941.55.

(e) The aggregate amount of the outstanding interest on the County's debt secured by ad valorem taxes as of the beginning of the County's 2018-19 fiscal year was \$323,174,186.65.

(f) The ad valorem debt service tax rate for the County for the 2018-19 fiscal year is \$0.1675 per \$100 of taxable assessed valuation.

This information is provided in this section is solely for purposes of compliance with Section 3.009(b) of the Texas Election Code and is for illustration purposes only. The information is not a part of the proposition to be voted on and does not create a contract with the voters.

**PASSED AND APPROVED** this 6th day of August, 2019.

**WILLIAMSON COUNTY, TEXAS**

By: \_\_\_\_\_  
County Judge

ATTEST:

By: \_\_\_\_\_  
County Clerk

SigPg

**EXHIBIT "A"**  
**Williamson County**  
**Joint General and Special Elections**  
**Tuesday, November 5, 2019**

Registered voters may vote at any location listed below  
*Los votantes registrados podrán votar en cualquiera de los lugares de votación listados abajo*

Vote Center Locations

7:00 am - 7:00 pm

Locaciones de Centros de Votos

City	Location	Address	Zip
<b>AUSTIN</b>	Anderson Mill Limited District	11500 El Salido Parkway	78750
	Bethany United Methodist Church	10010 Anderson Mill Road	78750
	Gateway Church	7104 McNeil Drive	78729
	Harmony School of Political Science	13415 RM 620N	78717
	Hartfield Performing Arts Center	5800 McNeil Dr	78729
	Kelly Reeves Athletic Complex	10211 W Parmer Lane	78717
	Lord of Life Lutheran Church	9700 Neenah Ave	78717
	Northwest Fellowship Church	13427 Pond Springs Rd	78729
	Rattan Creek Park Community Center	7617 Elkhorn Mountain Trail	78729
<b>BARTLETT</b>	Bartlett Town Hall	140 W Clark Street	76511
<b>CEDAR PARK</b>	Cedar Park High School	2150 Cypress Creek Road	78613
	Cedar Park Library	550 Discovery Boulevard	78613
	Cedar Park Randalls	1400 Cypress Creek Road	78613
	Cedar Park Recreation Center	1435 Main St- Town Center	78613
	Highland Estates Independent Retirement Living	1500 N Lakeline Boulevard	78613
	Vista Ridge High School	200 S Vista Ridge Boulevard	78613
<b>COUPLAND</b>	St Peter's Church of Coupland	108 Wathen Street	78615
<b>FLORENCE</b>	Andice Community Center	6600 FM 970	76527
	Florence High School	401 FM 970	76527
<b>GEORGETOWN</b>	Cowan Creek Amenity Center	1433 Cool Spring Way	78633
	First Baptist Church-Georgetown	1333 W University Avenue	78628
	Georgetown Housing Authority	210 W 18th Street, Bldg 1	78626
	Georgetown Randalls	5721 Williams Drive	78633
	GISD Technology and Nutrition Building	603 Lakeway Drive	78628
	Main Street Baptist- Ministry Center	111 W 10th Street	78626
	Parks and Recreation Administration Building	1101 N College Street	78626
	Sun City Social Center	2 Texas Drive	78633
	The Delaney at Georgetown Village	359 Village Commons Boulevard	78633
	Williamson County Inner Loop Annex	301 SE Inner Loop	78626
<b>GRANGER</b>	Granger Brethren Church	306 W Broadway Street	76530
<b>HUTTO</b>	Hutto City Hall	500 W Live Oak Street	78634
	The Original Hutto Schools on College St	302 College Street	78634
<b>JARRELL</b>	Jarrell Memorial Park Community Center	1651 CR 305	76537
<b>LEANDER</b>	Leander Church of Christ	300 Crystal Falls Parkway	78641
	Leander High School	3301 S Bagdad Road	78641
	Leander Public Library	1011 S Bagdad Road	78641
	Pat Bryson Municipal Hall	201 N Brushy Street	78641
	Rouse High School	1222 Raider Way	78641
<b>LIBERTY HILL</b>	Liberty Hill High School	16500 W SH 29	78642

<b>ROUND ROCK</b>	Baca Senior Center	301 W Bagdad Avenue Building 2	78664
	Brushy Creek Community Center	16318 Great Oaks Drive	78681
	Cedar Ridge High School	2801 Gattis School Road	78664
	Fern Bluff MUD Community Center	7320 Wyoming Springs Drive	78681
	Forest Creek Elementary School	3505 Forest Creek Drive	78664
	Round Rock High School	300 N Lake Creek Drive	78681
	Round Rock Presbyterian Church	4010 Sam Bass Road	78681
	Round Rock Randalls	2051 Gattis School Road	78664
	Round Rock Sports Center	2400 Chisholm Trail	78681
	San Gabriel Rehabilitation & Care	4100 College Park Drive	78665
	Sleep Inn & Suites	1980 South IH 35	78681
	Teravista Community Center	4211 Teravista Club Drive	78665
	The Fellowship Church of Round Rock	3379 Gattis School Road	78664
	Williamson County Jester Annex	1801 E Old Settlers Boulevard	78664
<b>TAYLOR</b>	Main Street Events Center	3101 North Main Street	76574
	Taylor City Hall	400 Porter Street	76574
	Taylor Public Library	801 Vance Street	76574
<b>THRALL</b>	St John Lutheran Church	409 S Main Street	76578
<b>WEIR</b>	First Baptist Church of Weir	315 FM 1105	78674

## EXHIBIT "B"

### Williamson County Early Voting Schedule

*Horario de la Votación Adelantada del Condado de Williamson*

### Joint General and Special Elections – November 5, 2019

*Elecciones Generales y Especiales Conjuntas – 5 de noviembre del 2019*

#### Dates and Times for Locations:

##### **Monday, October 21 through Wednesday, October 30**

8:00 am to 6:00 pm

No Sunday Voting

##### **Thursday, October 31 and Friday, November 1**

7:00 am to 7:00 pm

*Del Lunes 21 de octubre al Miércoles 30 de octubre*

*8:00 am – 6:00 pm*

*Domingo NO habrá votación*

*Jueves 31 de octubre y Viernes 1 de noviembre*

*7:00 am – 7:00 pm*

Williamson County Inner Loop Annex, 301 SE Inner Loop, **Georgetown**

Anderson Mill Limited District, 11500 El Salido Parkway, **Austin**

Cedar Park Public Library, 550 Discovery Boulevard, **Cedar Park**

Cedar Park Randalls, 1400 Cypress Creek Road, **Cedar Park**

Cowan Creek Amenity Center, 1433 Cool Spring Way, **Georgetown**

Georgetown ISD Technology Building, 603 Lakeway Drive, **Georgetown**

Parks & Recreation Administration Building, 1101 North College Street, **Georgetown**

Pat Bryson Municipal Hall, 201 N Brushy Street, **Leander**

Liberty Hill Municipal Court, 2801 RR 1869, **Liberty Hill**

BACA Senior Center, 301 W Bagdad Street, Building 2, **Round Rock**

Round Rock Randalls, 2051 Gattis School Road, **Round Rock**

Brushy Creek Community Center, 16318 Great Oaks Drive, **Round Rock**

Williamson County Jester Annex, 1801 E Old Settlers Boulevard, **Round Rock**

Taylor City Hall, 400 Porter Street, **Taylor**

**Commissioners Court - Regular Session****28.****Meeting Date:** 08/06/2019

Order Authorizing Defeasance and/or Redemption of Certain Obligations

**Submitted By:** Julie Kiley, County Auditor**Department:** County Auditor**Agenda Category:** Regular Agenda Items

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**Information****Agenda Item**

Consideration and possible action regarding an "Order Authorizing the Defeasance and/or Redemption of Certain of the County's Outstanding Obligations."

**Background**

Attached is a copy of the Order to Defeasance and/or redeem approximately \$5,470,000 of Limited Tax Refunding Bonds Series 2013 and approximately \$19,530,000 of Limited Tax Park Bonds Series 2014. These items are being paid from the Debt Service Fund. Carol Polumbo, Bond Counsel, of McCall Parkhurst and Horton and Dan Wegmiller, Financial Advisor, of Specialized Public Finance will be available to answer any questions.

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**Fiscal Impact**

From/To	Acct No.	Description	Amount
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**Attachments**

2019 Order for Defeasance Redmeption of Outstanding Obligations

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**Form Review****Inbox**

County Judge Exec Asst.

Form Started By: Julie Kiley

Final Approval Date: 08/01/2019

**Reviewed By**

Andrea Schiele

**Date**

08/01/2019 11:31 AM

Started On: 07/31/2019 09:01 PM

**ORDER AUTHORIZING THE DEFEASANCE AND/OR  
REDEMPTION OF CERTAIN OF THE COUNTY'S  
OUTSTANDING OBLIGATIONS**

**WHEREAS**, Williamson County, Texas (the "County") has duly issued and there is now outstanding the following obligations:

Williamson County, Texas Limited Tax Refunding Bonds, Series 2013, outstanding in the aggregate principal amount of \$61,365,000 (the "Series 2013 Obligations") and

Williamson County, Texas Limited Tax Park Bonds, Series 2014 outstanding in the aggregate principal amount of \$19,530,000 (the "Park Bonds"); and

**WHEREAS**, the Commissioners Court of the County deems it to be in the best interest of the County to use lawfully available funds to defease and redeem approximately \$5,470,000 of the Series 2013 Obligations on the first available redemption date after the giving of notice and compliance with the provisions of the order authorizing the issuance of the Series 2013 Obligations (the "Defeased Obligations"). The amount of the Series 2013 Obligations defeased and redeemed may be adjusted as approved by the County Auditor based on available funds and final rates for escrow securities, if any; and

**WHEREAS**, the Commissioners Court of the County deems it to be in the best interest of the County to use lawfully available funds to redeem the Park Bonds on the mandatory tender date of August 15, 2019 after the giving of notice and compliance with the provisions of the order authorizing the issuance of the Park Bonds. The principal amount of the Park Bonds redeemed will be the amount outstanding (i.e., \$19,530,000 principal amount plus interest).

**NOW, THEREFORE, BE IT ORDERED BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS THAT:**

**Section 1.** The County hereby calls for redemption the Park Bonds and the Defeased Obligations. Attached to this Order as Exhibit "A" and made a part hereof for all purposes, is a copy of the notice of redemption for the Park Bonds and the Defeased Obligations in substantially final form with such changes approved by the County Auditor. The County Auditor, Bond Counsel and the paying agent for the Park Bonds and the Defeased Obligations are hereby authorized to take all actions necessary to effectuate the redemption of such obligations, including sending all notices of such redemption required by the orders authorizing the Park Bonds and the Defeased Obligations.

**Section 2.** The County hereby determines and authorizes that lawfully available funds sufficient to redeem the Park Bonds and to defease and redeem the Defeased Obligations shall be deposited with BOKF, N.A., as Escrow Agent for such obligations, pursuant to the terms of an Escrow Agreement by and between the County and BOKF, N.A. (the "Escrow Agreement"). The Escrow Agreement in substantially the form and substance attached hereto as Exhibit "B" is hereby approved, and the County Auditor is hereby authorized to complete, amend, modify and execute the Escrow Agreement, as necessary. The County hereby determines and authorizes that such



funds deposited under the Escrow Agreement shall be used to defease and redeem the Defeased Obligations.

**Section 3.** The County Auditor is hereby authorized to transfer County funds as necessary to defease and redeem the Defeased Obligations and to redeem the Park Bonds.

**Section 4.** The County Judge, the County Treasurer and the County Auditor and all other officers, employees and agents of the County, and each of them, shall be and they are hereby expressly authorized, empowered and directed from time to time and at any time to do and perform all such acts and things, including giving any notices as may be required by the County's continuing disclosure obligations, if any, with respect to the Park Bonds and the Defeased Obligations and all other instruments, whether or not herein mentioned, as may be necessary or desirable in order to carry out the terms and provisions of this Order or the order authorizing the Park Bonds and the Defeased Obligations.

**Section 5.** If any provision of this Order or the application thereof to any circumstance shall be held to be invalid, the remainder of this Order and the application thereof to other circumstances shall nevertheless be valid, and this governing body hereby declares that this Order would have been enacted without such invalid provision.

**Section 6.** This Order shall be in full force and effect immediately upon its passage and approval.

## EXHIBIT "A"

### NOTICE OF DEFEASANCE AND REDEMPTION

**NOTICE IS HEREBY GIVEN** that Williamson County, Texas (the "County") has defeased and called for redemption the outstanding obligations of the County described below at a price of par plus accrued interest to such date of redemption, to-wit:

Williamson County, Texas Limited Tax Refunding Bonds, Series 2013, dated April 15, 2013, maturing on \_\_\_\_\_ as further described below (, the "Defeased Obligations")

CUSIP Number*	Maturity Date (_____)	Principal Amount**	Interest Rate	Redemption Date
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\* The CUSIP Numbers are provided for the convenience of the holders of the Defeased Obligations. The County and the Paying Agent do not warrant the accuracy of the CUSIP Numbers, and neither shall be responsible for any error of any nature relating to CUSIP Numbers.

\*\* Preliminary, subject to change.

The Defeased Obligations shall be redeemed upon presentation at a principal corporate office of BOKF, NA dba Bank of Texas, Austin, Texas, as paying agent/registrar for the Defeased Obligations, at the addresses set forth below. Interest on the Defeased Obligations shall cease to accrue from and after the Redemption Date.

***If by Mail or Overnight Mail:***

**BOKF, NA**  
**Corporate Trust Services**  
111 Fillmore Ave E  
St. Paul, MN 55107

Bond Holder Communications:  
866.429.7481

In compliance with section 3406 of the Internal Revenue Code of 1986, as amended, payors making certain payments due on debt securities may be obligated to deduct and withhold a portion of such payment from the remittance to any payee who has failed to provide such payor with a valid taxpayer identification number. To avoid the imposition of this withholding tax, such payees should submit a certified taxpayer identification number when surrendering certificates for redemption.

**WILLIAMSON COUNTY, TEXAS**

## **NOTICE OF TENDER AND CONDITIONAL NOTICE OF REDEMPTION**

**NOTICE IS HEREBY GIVEN** that Williamson County, Texas (the "County") Limited Tax Park Bonds, Series 2014 are subject to mandatory tender on August 15, 2019. Additionally the County has determined to retire such bonds in lieu of a remarketing and has therefore called for redemption such outstanding bonds of the County described below at a price of par plus accrued interest to but not including the date of redemption, to-wit:

Williamson County, Texas Limited Tax Park Bonds, Series 2014, dated April 15, 2014, maturing on August 15, 2034 as further described below and subject to mandatory tender and redemption on August 15, 2019, the ("Park Bonds")

CUSIP Number*	Maturity Date (August 15)	Principal Amount	Interest Rate	Mandatory Tender Date	Redemption Date
9698875S3	2034	\$19,530,000	1.850%	August 15, 2019	August 15, 2019

\* The CUSIP Numbers are provided for the convenience of the holders of the Park Bonds. The County and the Paying Agent do not warrant the accuracy of the CUSIP Numbers, and neither shall be responsible for any error of any nature relating to CUSIP Numbers.

This Conditional Notice of Redemption is and the payment of the principal on the Park Bonds are subject to the deposit of available funds of the County on or before the Mandatory Tender/Redemption Date. In the event such cash is not deposited on or before the Mandatory Tender/Redemption Date, the conditional redemption of the Parks Bonds shall be null and void and of no force and effect and any Park Bonds delivered for redemption shall be returned to the respective owners thereof and accrue interest at the Stepped Rate until redeemed or remarketed in accordance with the order authorizing the Park Bonds. The Park Bonds shall be redeemed on the Mandatory Tender/Redemption Date at a principal corporate office of BOKF, NA dba Bank of Texas, Austin, Texas, as paying agent/registrar and Tender Agent for the Park Bonds, at the addresses set forth below. Interest on the Park Bonds shall cease to accrue after August 14, 2019.

***If by Mail or Overnight Mail:***

**BOKF, NA**  
**Corporate Trust Services**  
111 Fillmore Ave E  
St. Paul, MN 55107

Bond Holder Communications:  
866.429.7481

In compliance with section 3406 of the Internal Revenue Code of 1986, as amended, payors making certain payments due on debt securities may be obligated to deduct and withhold a portion of such payment from the remittance to any payee who has failed to provide such payor with a valid taxpayer identification number. To avoid the imposition of this withholding tax, such payees should submit a certified taxpayer identification number when surrendering certificates for redemption.

**WILLIAMSON COUNTY, TEXAS**

**EXHIBIT "B"**  
**ESCROW AGREEMENT**

**Commissioners Court - Regular Session****29.****Meeting Date:** 08/06/2019

Horticulture Report

**Submitted By:** Pamela Ward, Ag Extension**Department:** Ag Extension**Agenda Category:** Regular Agenda Items

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**Information****Agenda Item**

Hear presentation from Kate Whitney on our Horticulture updates.

**Background**

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**Fiscal Impact**

From/To	Acct No.	Description	Amount
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**Attachments**[2019 Horticulture In Depth Summary](#)

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**Form Review****Inbox**

County Judge Exec Asst.

Form Started By: Pamela Ward

Final Approval Date: 08/01/2019

**Reviewed By**

Andrea Schiele

**Date**

08/01/2019 11:11 AM

Started On: 08/01/2019 09:15 AM

## Making a Difference

### **2019 Horticulture in Williamson County** **Kate Whitney – County Extension Agent for Horticulture**


The horticulture program in Williamson County is growing like weeds in 2019! Williamson County residents can learn all about lawn and garden care, vegetable gardening, fruit and nut trees, water conservation, and tree care through a variety of programs. County Extension Agent, Kate Whitney, writes a bi-weekly lawn and garden column in the Williamson County Sun and a monthly email newsletter to reach residents with timely information.

The Williamson County Master Gardener Volunteer program has 135 active volunteers. The volunteers have contributed more than 7,719 volunteer hours to educational and service projects throughout the county in 2019. Master Gardener projects include demonstration gardens, vegetable variety trials, Junior Master Gardener classes, a help desk, and monthly educational meetings. Through their projects and programs, the Master Gardeners have reached 4,775 contacts in 2019.

- Green Thumbs Up Gardening: Monthly program offered at both the Cedar Park and Round Rock Public Libraries about lawn and garden topics. 256 participants since beginning in January 2019.
  - January: Roses
  - February: Basic Garden Maintenance
  - March: Plant Selection
  - April: Turf Management
  - May: Lawn and Garden Insects
  - June: Irrigation
  - July: Tree Problems
  - August: Fall Gardening
  - September: Bulbs
  - October: Shrubs
  - November: Tree Selection, Planting, and Pruning
  - December: Weed Management
- Hands on in the Garden: Monthly program offered at the Master Gardener Demonstration Garden to offer training and hands-on experience in fruit, vegetable, and ornamental gardening. 306 participants since January 2019.
  - January: Seed Starting
  - February: Soil
  - March: Grafting & Propagation
  - April: Bugs in the Garden
  - May: Square Foot & Container Gardening

*The members of Texas A&M AgriLife will provide equal opportunities in programs and activities, education, and employment to all persons regardless of race, color, sex, religion, national origin, age, disability, genetic information, veteran status, sexual orientation or gender identity and will strive to achieve full and equal employment opportunity throughout Texas A&M AgriLife.*

- June: What to Do with Herbs
  - July: Roses
  - August: What's a Weed?
  - September: Fall and Winter Gardening Preparation
  - October: Saving Seeds
  - November: Compost
  - December: Garden Problems – Pests, Diseases, and More
- **Master Gardener Monthly Meeting:** Monthly program offered to the public about a variety of gardening topics. 1,173 participants since January 2019.
    - January: Winter Season Care of the Perennial Garden
    - February: Garden Tool Maintenance
    - March: Pest Management for Vegetable Gardening
    - April: Soil Improvement & Amendments
    - May: Succulents
    - June: Snakes of Central Texas
    - July: Gardening for the Bees
    - August: Canning and Food Preservation
    - September: Garden Preparation for the Fall
    - October: Native Grasses for Central Texas
    - November: To Be Determined
  - **Pecan Grafting & Integrated Pest Management:** Field day workshop offered to commercial pecan growers and homeowners about grafting and managing pests. 34 attended.
  - **Peach Pruning & Planting Workshop:** Hands-on workshop about good peach varieties for Williamson County. Demonstration for proper planting and pruning techniques. 36 attended.
  - **Tomato Lunch & Learn:** Workshop to teach homeowners how to grow and prepare tomatoes. Participants were given two tomato transplants and the FCH Agent demonstrated a tomato soup recipe. 34 attended.
  - **Vegetable Variety Trials:** We are working to conduct variety trials of vegetables in the demonstration garden to find out which new and classic favorite varieties grow well in Williamson County. In July 2019, the Master Gardeners and Kate Whitney started the first trials with tomatoes and peas.
  - **Senior University:** A six-week course about Texas Landscaping for homeowners. The course was conducted for 50+ participants in the Senior University program. Topics included: botany, turf, native & adapted plants, trees, landscape design basics, and water conservation.

V A L U E	
Earth-Kind® Landscaping	
	<p>The Earth-Kind® program teaches participants how to care for gardens and landscapes with environmentally friendly, research-proven techniques. Instructional topics include water conservation, responsible fertilizer application, and non-chemical options for controlling pests. Use of Earth-Kind® practices benefits Texas by saving water and protecting surface and groundwater resources from potential contaminants.</p>



**Commissioners Court - Regular Session****30.****Meeting Date:** 08/06/2019

Hutto Education Foundation Presentation

**Submitted For:** Russ Boles**Submitted By:** Michael Cooper, Commissioner Pct. #4**Department:** Commissioner Pct. #4**Agenda Category:** Regular Agenda Items

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**Information****Agenda Item**

Lizzy Samples will offer a presentation to the Commissioners Court on behalf of the Hutto Education Foundation.

**Background**

The Hutto Education Foundation is a conduit for the distribution of funds allocated by the Commissioners Court to the Hutto Education Foundation. Per the Memorandum of Understanding between the Commissioners Court and HEF, we have an agreement that 25% or a minimum of \$20,000 goes into the Permanent Endowment Fund. The recommendation for last year was \$150,000 total with \$146,500 for the Endowment Fund.

This year's recommendation is \$170,000 to be divided as follows:

\$ 166,500 for the Endowment Fund.

\$ 3,500 for administration expenses.

This increase will allow the Foundation's Endowment to reach the Minimum Fund Balance of \$500,000 as agreed by HISD and the Williamson County Commissioner's Court per the MOU.

Once the minimum fund balance requirement of \$500,000.00 is attained, interest that is above the \$500,000.00 mark may be used for scholarships for higher education opportunities of Hutto High School students.

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**Fiscal Impact**

From/To	Acct No.	Description	Amount
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**Attachments**

HEF Commissioner's Court

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**Form Review****Inbox**

County Judge Exec Asst.

Form Started By: Michael Cooper

Final Approval Date: 08/01/2019

**Reviewed By**

Andrea Schiele

**Date**

08/01/2019 09:41 AM

Started On: 07/31/2019 02:34 PM

# Hutto Education Foundation Endowment Presentation

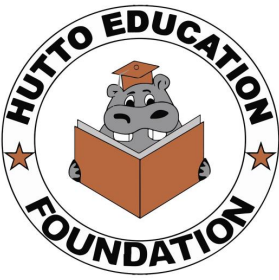


Solid Waste Funding Policy Update  
and Fund Request for 2019-20

*Thank you*



**#fundingfutures**

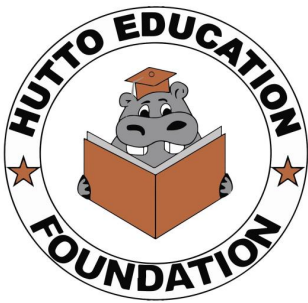


# Brief History Report

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*Providing the Williamson County Commissioners Court with a brief overview...*

- HEF was established in 2006. Our mission, *and still to this day*, is to partner with Hutto ISD to enrich, enhance, and maximize the quality of education by providing grants & scholarships to teachers, staff and students.
- The Solid Waste Founding Agreement with WILCO was established in 2011. Currently, all funds donated since 2015 have gone to our Endowment Fund.
- Commissioner Ron Morrison was an ardent supporter of higher education. His goal was to see our organization grow our endowment to a forever fund providing scholarships to students in Hutto ISD.



# Creating Opportunities

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*Reviewing how the endowment is working currently...*

**Endowment:** Our central goal for the use of the funds is the establishment of an endowment aimed at creating a fund for our students to attend 2-year, 4-year college or university or an accredited technical school. We have established that endowment and made progress with eight years of deposits.

- **2018-2019 School Year:** This is the first year HEF met the minimum of \$500,000 and the interest on the endowment was able to fund 12 student scholarships, including: two \$1,500 scholarships, eight \$1,000 scholarships and two \$500 scholarships.
- **2019-2020 School Year:** Our goal is to provide \$15,000 to Hutto ISD graduating seniors, \$5,000 toward 1<sup>st</sup> year returning college students, and our 1:1 match scholarship program with local accredited technical college.



# How HEF Utilizes Funds

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*Overview of where the money goes...*

- HEF Endowment is being held by the Greater Round Rock Community Foundation, Inc.
- \$3,500 is being used for the audit or review to keep HEF transparent and ensure we are using our funds properly every 2 years.
- TSTC & HEF Partnership- Fully Funding Hutto ISD graduates entering their 3<sup>rd</sup> & 4<sup>th</sup> semester at TSTC.





# HEF & TSTC

*Providing the Williamson County Commissioners Court with a brief overview...*

- HEF is partnering with a local accredited technical college to provide additional educational opportunities for Hutto ISD graduates.
- Ensuring a 1:1 match for Hutto ISD Students entering their 3<sup>rd</sup> & 4<sup>th</sup> semester at Texas State Technical College



# Endowment Fund Overview

Initial contribution	\$20,000
11/2011	\$22,500
12/2012	\$26,250
06/2014 (double ask)	\$87,000
10/2015	\$86,500
10/2016	\$91,500
12/2017	\$146,500
12/2018	\$146,5000
Total contributions :	\$626,750.00
Total Investment Income:	\$48,396.73
Gross Profit:	\$675,146.73
Total Program Expenses:	(\$15,862.31)
<b><i>Net Income 12.31.18</i></b>	<b><i>\$654,165.60</i></b>





# Past Requests & New Request

*History of HEF requests & new request for 2019-20*

	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
Request	\$70,000	\$75,000	\$80,000	\$85,000	\$90,000	\$95,000	\$150,000	\$150,000	<b>\$170,000</b>
HUTTO ISD PROGRAMMING: (2011-15)									
EAFK	\$45,000	-----	-----	-----					
EAFK & Success	-----	\$45,000	\$37,000	-----					
EAFK I-station	-----	-----	-----	\$35,000					
Endowment	\$22,500	\$26,250	\$40,000	\$47,000	\$86,500	\$91,500	\$146,500	\$146,000	<b>\$166,500</b>
Operations	\$2,500	\$3,750	\$3,000	\$3,000	\$3,500	\$3,500	\$3,5000	\$3,500	<b>\$3,500</b>

\*\*With the requested grant funding , HEF will reach a fund balance of over \$820,000. This increased request will mirror the growth the Hutto Community and our school district and allow us to provide an increase in scholarships offered to Hutto ISD students\*\*

# HEF Endowment Fund Policies

- We updated MOU to ensure we are staying constant with the purpose of this agreement by looking forward and ensuring there are goals set in place for future growth.
- We have created the Hutto Education Foundation Endowment Investment Policies in order to maximize the investment of the money given to us by the Williamson County Commissioners' Court.
- Started partnership with local educators....
  - We have created the Hutto Education Foundation Endowment Donor Policies to begin securing donations from other sources for scholarships and general Endowment Fund monies.



# Fund Request 2019-20

*Providing the Williamson County Commissioners Court with a brief overview...*

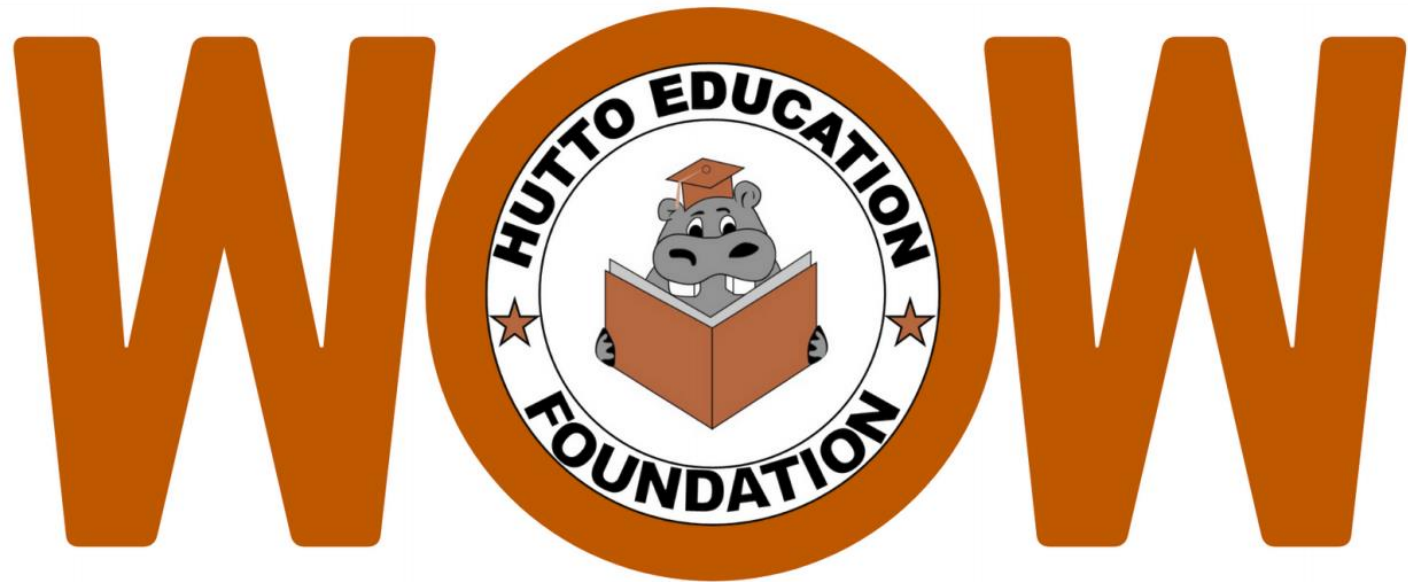
Hutto Education Foundation is requesting \$170,000 for 2019-20

## FUNDING BREAKDOWN

- \$170, 000 will go towards HEF Endowment Fund
- 1:1 Match w/ TSTC
  - *Up to 10% of the Fund Request will be donated from the Solid Waste Funding Policy will go towards affirming the commitment to ensuring Hutto ISD students continue their education after high school.*

## HEF's GOAL

- To grow the endowment at a steady rate, while not depleting the balance.
- To provide more opportunities to students & faculty members at the same rate our community is growing



**THANK YOU FOR**  
**#FUNDINGFUTURES**

**Commissioners Court - Regular Session****31.****Meeting Date:** 08/06/2019

2019-2023 CDBG Consolidated Plan and 2019 Action Plan

**Submitted By:** Sally Bardwell, HUD Grants**Department:** HUD Grants**Agenda Category:** Regular Agenda Items

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**Information****Agenda Item**

Discuss and take appropriate action on the 2019-2023 Community Development Block Grant (CDBG) Consolidated Plan, 2019 Action Plan and updated Citizen Participation Plan.

**Background**

Williamson County has been awarded a community development block grant (CDBG) FY19 funding allocation of \$1,467,836 to successfully support community development and affordable housing efforts for low and moderate-income areas throughout the County. This is a request for the approval of the 2019 Annual Action Plan which lists specific projects to be funded in 2019 and a request for the approval of the Consolidated Plan which describes goals, objectives and the types of activities to be potentially funded over the next five years. The priorities listed in the 5 year Consolidated Plan were approved by the Court on April 23, 2019.

A statement was added to the current Citizen Participation Plan (approved by Court on November 14, 2017) that would allow the County to fund emergency projects in a timelier manner. The statement that was added is:

In the Event of a Disaster

In the event of a federally declared disaster where program funds covered by this Plan may be expended to carry out eligible activities to address the County's disaster response, the County's requirements under this Plan will be streamlined in accordance with any/all applicable HUD waivers, to include:

a) A 7-day public display and comment period to amend the Con Plan

b) A minimum of one public hearing shall be held to receive comments on the proposed amendment

The documents were approved by Commissioners Court on June 25, 2019 and were made available for a 30-day public comment period. A public hearing was held on July 16, 2019. Three individuals attended. This is a request for final approval.

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**Fiscal Impact**

From/To	Acct No.	Description	Amount
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**Attachments**

2019 ConPlan Action Plan Citizen Part

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**Form Review****Inbox**

County Judge Exec Asst.

Form Started By: Sally Bardwell

Final Approval Date: 07/31/2019

**Reviewed By**

Andrea Schiele

**Date**

07/31/2019 04:23 PM

Started On: 07/31/2019 03:51 PM

2019-2023  
Consolidated Plan, Annual Action Plan  
and  
Citizen Participation Plan  
Community Development Block Grant Program



Williamson County, Texas

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## Executive Summary

### ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### Introduction

The Williamson County, TX Five-Year Consolidated Plan (Con Plan) is mandated by federal law and regulations promulgated by the U.S. Department of Housing and Urban Development (HUD) for the County to receive federal funding for affordable housing and community development initiatives benefitting primarily low- and moderate-income persons. This Con Plan consolidates into a single document the planning and application requirements for the Community Development Block Grant (CDBG) program.

Con Plans must be prepared and submitted to HUD every three to five years. Williamson County uses a five-year Con Plan cycle; this plan covers fiscal years 2019 – 2023. The purpose of the Williamson County Con Plan is to:

- assess the County's affordable housing and community development needs;
- analyze the County's housing markets;
- articulate the County's priorities, goals, and strategies to address identified needs; and
- describe the actions the County will take to implement strategies for affordable housing and community development.

Williamson County's Con Plan for FY 2020 – FY 2023 provides data on trends and conditions related to Williamson County's current and future affordable housing and community development needs. The analysis of this data has been used to establish priorities, strategies, and actions that the County will undertake to address these needs over the next five years. Annually, the County will develop its Action Plan in which it will describe the planned investment of federal resources to implement specific activities.

Williamson County anticipates receiving \$1,467,836 in FY 2019. Assuming the same allocation for each of the four remaining years in the Con Plan, the County will receive \$5,871,344 in additional funding for the remainder of the Con Plan.

#### Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Housing needs among residents of Williamson County were determined by analyzing housing problems by income level, tenure, and households with special needs. For the Con Plan, sources included the Comprehensive Housing Affordability Strategy (CHAS) dataset, which is based on the

2011-2015 American Community Survey Five-Year Estimates. This source analyzes households with one or more housing problems (overcrowding, lacking adequate kitchen or plumbing facilities), and households experiencing cost burden and severe cost burden.

The most significant housing issue identified was cost burden, defined as spending between 30-50% of household income on housing costs, such as mortgage and rent payments. According to CHAS data, 16.1% of households in the County are cost burdened, particularly households with incomes from 30-80% AMI. Similarly, severe cost burden is defined as spending over 50% of household income on housing. In Williamson County, 10.24% of households are severely cost burdened, particularly households with incomes from 0-50% AMI. Substandard housing (i.e. lack of complete kitchen and/or plumbing) and overcrowding are the most prevalent housing problems after cost burden and severe cost burden, particularly among the lowest-income renter households.

To address the identified housing needs, the County has established the following goals and outcomes to be achieved through the investment of its CDBG resources in the first year:

Goal	Goal Outcome Indicators
Housing rehabilitation	Homeowner Housing Rehabilitated: 25 households
Homeownership assistance	Homeowner housing added: 2 households
Provide housing/services to the homeless/at risk of homelessness	Public service activities other than Low/Moderate Income Housing Benefit: 20 persons
Improve public infrastructure	Public facility or infrastructure activities other than Low/Moderate Income housing benefit: 280 persons;  Public facility or infrastructure activities for Low/Moderate Income housing benefit: 16 persons
Improve public facilities	Public facility or infrastructure activities other than Low/Moderate Income housing benefit: 34,380 persons
Provide public services	Public service activities other than Low/Moderate Income Housing Benefit: 90 persons
Planning and administration	Other: 1 Other

### Evaluation of past performance

The summary of past performance reported below was taken from the County's most recently completed Consolidated Annual Plan Evaluation Report completed for fiscal year 2017 and submitted to HUD.

Goals	Performance
Emergency Shelter Operation	319 persons assisted
Flood Drainage Improvements	1,299 persons assisted
Homeownership assistance	3 households assisted
Public facility improvements	5,165 persons assisted
Public services	20 persons assisted
Sidewalks	4,389 persons assisted
Youth Center improvements	100 persons assisted

### Summary of citizen participation process and consultation process

***Stakeholder Interviews*** - A series of stakeholder meetings and interviews was conducted between March 6 – 8, 2019 to discuss issues and opportunities related to housing and community development needs. Individuals representing government and policy makers, nonprofit organizations, affordable housing providers, and other interested parties were invited to participate to ensure that as many points-of-view as possible were heard.

Participants included:

- LifePark Center
- Shepherd's Heart Food Pantry
- Opportunities for Williamson County
- Georgetown Project
- Mobile Outreach Team
- The Caring Place
- Williamson County staff

***Public Needs Hearing***– A public needs hearing was held on March 6 at 6:00pm at Historical Courthouse, 710 Main Street in Georgetown to educate residents and organizations about the CDBG programs and obtain input on housing and community development needs. A second public needs hearing for the same purpose was held on March 7, 2019 at 6:00pm at Historical Courthouse, 710 Main Street in Georgetown.

***Web-based Citizen Survey***– The County conducted a web-based survey for the general public from February 25, 2019 to March 31, 2019 which generated 176 responses in total. Questions focused on housing and community development needs.

***Consolidated Plan Public Comment Period***– A draft of the Consolidated Plan for FY 2019-2023 and the Annual Plan for FY 2019 was placed on public display for 30 days beginning July 1 – 31, 2019.

***Public Hearing*** - The County will hold a public hearing on July 16, 2019 at 5:00pm at the Williamson County Historical Courthouse, 710 S. Main Street, Georgetown, TX to obtain final comments on the proposed Consolidated Plan for FY 2019-2023 and the proposed use of funds for FY 2019.

### Summary of public comments

Major needs highlighted during the public participation process include:

#### Affordable Housing:

- There is a continued demand for affordable housing for low- and moderate-income households.
- The cost of land acquisition is high which makes developing affordable units difficult to impossible.
- There is a significant number of elderly residents on Social Security Income who cannot find affordable homes; elderly housing is needed.

#### Workforce Development:

- There is a need for skills training for low-income residents as there are jobs that pay living wage, especially in construction, but a major training gap prevents low-income residents from taking advantage.

#### Infrastructure and Public Facilities:

- Road and sewer infrastructure is a major need for growing cities; the need to build infrastructure slows residential development that is needed to accommodate growth.
- The streets in many towns, especially older towns, are in bad condition.

- The most prominent issues in older towns are related to water and sewer lines. It's too expensive to be proactive about replacing aging infrastructure, so these towns have to be reactive and replace infrastructure where it fails.
- There are significant transportation needs among low-income and elderly persons.

#### Homelessness:

- There is a need for housing and services for homeless youth, especially those who age out of the foster system and have nowhere to go.
- There is a need for a day shelter to provide a place for persons experiencing homelessness to go during the day.

#### Health and Social Services:

- There is a need for additional resources for mental health services, including supported housing as many persons in mental health crisis are couch surfing or on the verge of homelessness.
- There is a need for more affordable childcare.

#### Summary of comments or views not accepted and the reasons for not accepting them

All comments and views were accepted. Comments outside the scope of the plan were not addressed.

#### Summary

In summary, the Consolidated Plan and Annual Action Plan have been developed with community input and reflect the needs of the County.

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

*Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source*

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Lead Agency	Jurisdiction	Department
Williamson County	Williamson County	Community Development
CDBG Administrator	Williamson County	Community Development

**Table 1 – Responsible Agencies**

#### Narrative

The lead agency for the Consolidated Plan is the Williamson County, which administers the CDBG program.

#### Consolidated Plan Public Contact Information

Ms. Sally Bardwell  
Community Development Administrator  
710 Main Street,  
Georgetown, TX 78626

Phone: (512) 943-3757

Fax: (512) 943-1662

[sbardwell@wilco.org](mailto:sbardwell@wilco.org)

## PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

### Introduction

Williamson County developed an outreach effort to maximize input from a large cross-section of stakeholders. The outreach effort included public meetings, stakeholder meetings, published meeting notices, and a web survey conducted in both English and Spanish.

Several housing, social service agencies, and other organizations serving Williamson County were consulted during the development of this Consolidated Plan. The County held stakeholder meetings from March 6-8, 2019. Participants included affordable housing providers, neighborhood organizations, homeless and social service providers, and county staff members.

*Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).*

Williamson County encourages public communication and agency consultation to demonstrate its commitment to identifying priority needs and engaging the participation of citizens, public agencies, and nonprofit organizations in a positive and collaborative manner. A list of stakeholders and affordable housing providers was developed and included public agencies and private nonprofit organizations whose missions include the provision of affordable housing and human services to low- and moderate-income households and persons. These stakeholders were invited to participate in group interviews held for the purpose of developing the Con Plan. The list of stakeholders is included in the Citizen Participation Comments section.

Based on the public meetings and stakeholder interviews, a set of priorities was established by the Williamson County for the next five years.

*Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness*

Williamson County participates in the Balance of State Continuum of Care (BoS CoC). Stakeholders working with persons experiencing homelessness or who are at risk of experiencing homelessness participated in the process. The County has allocated \$50,000 to a service provider to provide services for persons who are unstably housed. Williamson County expects that similar initiatives will be funded in future years of the Con Plan.

*Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS*

Service providers that work with persons experiencing homelessness participated in stakeholder meetings as described above. The County does not receive ESG funds.

*Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities*

1	Agency/Group/Organization	LifePark Center
	Agency/Group/Organization Type	Services – Children, Elderly, Education, Health
	What section of the Plan was addressed by Consultation?	Non-homeless special needs Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participation in stakeholder meetings
2	Agency/Group/Organization	Williamson-Burnet Counties Opportunities
	Agency/Group/Organization Type	Services – Housing, Children, Elderly, Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-homeless special needs Anti-poverty strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended stakeholder meetings



3	Agency/Group/Organization	The Georgetown Project
	Agency/Group/Organization Type	Services - Children
	What section of the Plan was addressed by Consultation?	Non-homeless special needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended stakeholder meetings
4	Agency/Group/Organization	Williamson County Mobile Outreach Team
	Agency/Group/Organization Type	Government – County
	What section of the Plan was addressed by Consultation?	Services – Health
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended stakeholder meetings
5	Agency/Group/Organization	The Caring Place
	Agency/Group/Organization Type	Service – Children, Homeless, Persons with Disabilities, Elderly persons
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homelessness Strategy Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended stakeholder meetings

6	Agency/Group/Organization	Williamson County
	Agency/Group/Organization Type	Government – County
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homelessness Strategy Non-homeless Special Needs Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended stakeholder meetings
7	Agency/Group/Organization	Shepherd's Heart Food Pantry
	Agency/Group/Organization Type	Services
	What section of the Plan was addressed by Consultation?	Non-homeless special needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended stakeholder meetings

*Identify any Agency Types not consulted and provide rationale for not consulting*

All entities were considered for consultation.

*Other local/regional/state/federal planning efforts considered when preparing the Plan*

Name of Plan	Lead Organization	How to the goals of your Strategic Plan overlap with the goals of each plan?
Analysis of Impediments to Fair Housing Choice, 2019	Central Texas Region units of government, including Williamson County	Barriers to affordable housing opportunities from the AI were included in the Con Plan.

**Table 2 – Other local / regional / federal planning efforts**

*Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))*

In accordance with 24 CFR 91.100(4), Williamson County will notify adjacent units of local government of the non-housing community development needs included in its Con Plan. Williamson County will continue to interact with public entities at all levels to ensure coordination and cooperation in the implementation of the Con Plan and thereby maximize the benefits of the County's housing and community development activities for the residents being served.

## PR-15 Citizen Participation

### Summary of citizen participation process/Efforts made to broaden citizen participation

*Summarize citizen participation process and how it impacted goal-setting*

***Stakeholder Interviews*** - A series of stakeholder meetings and interviews was conducted between March 6 – 8, 2019 to discuss issues and opportunities related to housing and community development needs. Individuals representing government and policy makers, nonprofit organizations, affordable housing providers, and other interested parties were invited to participate to ensure that as many points-of-view as possible were heard.

***Public Needs Hearing*** – Two public needs hearings were held at Historical Courthouse, 710 Main Street in Georgetown on March 6, 2019 and March 7, 2019 at 6:00pm. There were three attendees total.

***Web-based Citizen Survey*** – Williamson County conducted a web-based survey for the general public, which generated 176 responses in total. Questions focused on housing and community development needs. The major housing priorities according to survey responses were energy-efficiency improvements, housing for persons with disabilities, senior housing, fair housing and rental assistance. The highest priority economic development priorities identified were job creation/retention, literacy/GED preparedness and workforce development. Mental health, youth transitioning out of foster care, elderly services, veteran services and services for domestic violence victims were the top five priorities identified among special needs.

#### ***Consolidated Plan Public Comment Period***

No comments were received.

#### ***Public Hearings***

Three people attended the final public hearing. The only comment received related directly to the Con Plan was that Habitat for Humanity is working on ideas for sustainability as affordability for homeowners is getting increasingly difficult.

## Citizen Participation Outreach

The following table outlines the various methods of public participation and outreach.

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/ Attendance	Summary of Comments Received	Summary of Comments not Accepted and Reasons	URL (if applicable)
1	Online survey	Non-targeted/ broad community  Non-English Speaking - Spanish	176 responses	See Survey Results in Citizen Participation Comments	None	<a href="https://www.surveymonkey.com/r/2019-23-CP-Williamson-Eng">https://www.surveymonkey.com/r/2019-23-CP-Williamson-Eng</a>  <a href="https://www.surveymonkey.com/r/2019-23-CP-Williamson-Spanish">https://www.surveymonkey.com/r/2019-23-CP-Williamson-Spanish</a>
2	Public Needs Hearings	Non-targeted/ broad community	3 attendees	See comments in Citizen Participation Comments	None	
3	Stakeholder Meetings	Non-targeted/ broad community		See comments in Citizen Participation Comments	None	
4	Public Display Period	Non-targeted/ broad community	No comments	No comments	None	
5	Public Hearing	Non-targeted/ broad community	3 attendees	Habitat for Humanity is working on ideas for sustainability as affordability for homeowners is	None	

				getting increasingly difficult.		
--	--	--	--	---------------------------------	--	--

**Table 3 – Citizen Participation Outreach**

## Needs Assessment

### NA-05 Overview

#### Needs Assessment Overview

The needs assessment is based on an analysis of housing problems across Williamson County by income level among renters, owners, and households with special needs. Needs were identified through a comprehensive public outreach process that included stakeholder consultation, public hearings, and a review process designed to engage citizens.

Data in this section was drawn primarily from HUD's Comprehensive Housing Affordability Strategy (CHAS) data set, which is a special tabulation of 2011-2015 American Community Survey (ACS) data from the Census Bureau. The CHAS data describes housing problems, such as overcrowding or incomplete kitchen and/or plumbing facilities, as well as cost burden/severe cost burden. Supplemental data were drawn from the 2013-2017 ACS 5-Year estimates, 2011-2015 CHAS and other sources to provide additional context when needed.

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

High housing costs reduce economic opportunities and access to prosperity, especially among lower-income households in Williamson County. There is an increased need for affordable housing options. Between 2000 and 2013, the median income for County residents *declined* by 22% after adjusting for inflation; median rent *declined* by 9.32% and median home values *increased* by 5.84%. Between 2013 and 2017, the median income for County residents *increased* by 4.50% after adjusting for inflation, while median rent *increased* by 10.38% and median home values *increased* by 20.38% indicating that the housing market has gotten significantly more costly since the recession of 2008 ended. The result is that housing costs consume a relatively larger share of household income among residents. Even with an increase in real wages, growth in wages is not keeping pace with housing costs, which translates to diminished buying power for households. Given a lack of decent, affordable housing options, the area's lower-income households often face a choice between deficient housing and cost burden.

### Summary of Housing Needs

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	422,679	308,205	-27%
Households	124,032	103,825	-16%
Median Income	\$69,406.00 (\$94,686, adjusted to 2013 dollars)	\$73,750.00	6% (-22%, adjusted)

**Table 4 - Housing Needs Assessment Demographics**

Data Source: 2000 Census (Base Year), 2011-2015 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	7,885	8,809	15,899	11,944	59,245
Small Family Households	2,647	2,975	6,539	5,439	34,335
Large Family Households	449	949	1,734	1,523	6,253
Household contains at least one person 62-74 years of age	1,472	1,725	3,470	2,516	11,194
Household contains at least one person age 75 or older	1,161	1,362	2,282	989	3,709
Households with one or more children 6 years old or younger	1,101	1,428	3,601	2,231	11,539

**Table 5 - Total Households Table**

Data Source: 2011-2015 CHAS



## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	199	45	95	35	374	59	29	44	34	166
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	85	55	75	60	275	19	20	54	35	128
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	194	228	125	35	582	55	29	248	164	496
Housing cost burden greater than 50% of income (and none of the above problems)	2,349	1,233	205	84	3,871	2,467	1,657	1,103	288	5,515

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	319	1,857	2,473	549	5,198	380	1,334	3,608	1,989	7,311
Zero/negative Income (and none of the above problems)	377	0	0	0	377	530	0	0	0	530

**Table 6 – Housing Problems Table**

Data Source: 2011-2015 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,829	1,563	500	210	5,102	2,607	1,737	1,447	529	6,320
Having none of four housing problems	792	2,432	5,269	3,599	12,092	777	3,048	8,689	7,609	20,123
Household has negative income, but none of the other housing problems	377	0	0	0	377	530	0	0	0	530

**Table 7 – Housing Problems 2**

Data Source: 2011-2015 CHAS

### 3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,226	1,211	1,144	3,581	845	1,080	2,091	4,016
Large Related	217	384	410	1,011	152	336	439	927
Elderly	861	613	536	2,010	1,259	1,102	1,595	3,956
Other	812	1,171	715	2,698	712	520	603	1,835
Total need by income	3,116	3,379	2,805	9,300	2,968	3,038	4,728	10,734

**Table 8 – Cost Burden > 30%**

Data Source: 2011-2015 CHAS

### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,093	439	45	1,577	807	683	359	1,849
Large Related	188	70	0	258	138	158	110	406
Elderly	728	371	135	1,234	985	507	430	1,922
Other	698	398	60	1,156	644	329	204	1,177
Total need by income	2,707	1,278	240	4,225	2,574	1,677	1,103	5,354

**Table 9 – Cost Burden > 50%**

Data Source: 2011-2015 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	194	189	155	50	588	59	49	202	139	449
Multiple, unrelated family households	25	69	0	0	94	15	0	99	59	173
Other, non-family households	60	25	45	45	175	0	0	0	0	0
Total need by income	279	283	200	95	857	74	49	301	198	622

**Table 10 – Crowding Information – 1/2**

Data Source: 2011-2015 CHAS

The following table auto-populates with data from HUD's eCon Planning Suite.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

**Table 11 – Crowding Information – 2/2**

*Describe the number and type of single person households in need of housing assistance.*

According to 2011-2015 CHAS data, 36.42% and 42.40% of owners and renters, respectively, are cost burdened. In the aggregate, 28.41% of households are cost-burdened; single-person households are cost-burdened at higher rates.

*Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.*

Hope Alliance provides shelter to victims of domestic violence and their children. According to their website, there are approximately 3,000 clients served annually, 6,854 nights of shelter were provided and 7,500 volunteer hours to run the program. Hope Alliance reports that there is an increasing need for emergency shelter, though specific numbers are not available.

*What are the most common housing problems?*

As shown in the tables above, the most significant housing issues identified are cost burden and severe cost burden. Cost burden is defined as spending over 30% of household income on housing costs, such as mortgage and rent payments. According to 2010-2014 CHAS data, 27.73% of County households are cost burdened. Severe cost burden is defined as spending over 50% of household income on housing; 10.63% of households are severely cost burdened.

With regard to other housing problems, overcrowding and lack of complete plumbing and kitchen facilities are the next most common problems though this is a far less prevalent issue when compared with cost burden and severe cost burden.

*Are any populations/household types more affected than others by these problems?*

Cost burden is slightly more common among elderly family and elderly non-family households; 31.27% are cost burdened. Among these households, 64% are owner-occupied. Owner-occupied households are more likely to be cost burdened for all household types except Other and Elderly non-family.

Among renters, the lowest-income households are most affected by housing problems such as cost burden, severe cost burden and substandard housing. Among renters with incomes 0-30% AMI, over half reside in substandard housing.

Among homeowners, the lowest-income households are most likely to have housing problems though there is also a large percentage of households with incomes 50-80% AMI that have housing problems; 26.51% have substandard housing, 42.19% are severely overcrowded, 50.00% are overcrowded and 27.21% are cost burdened. These trends among homeowners suggest that households are buying smaller homes that are still difficult to afford, leading to cost burden and overcrowding.

*Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance*

Individuals and families with children who are currently housed but are at risk of becoming unsheltered typically have a combination of financial factors present in their lives including unemployment/loss of employment, high or unexpected medical costs, and high child care costs. Contributing to these factors could be a lack of reliable transportation in the form of a personal vehicle or public transit. Additionally, some individuals and families may have other needs related to mental health, substance abuse, domestic violence, and/or prior experiences of being homeless, among other compounding issues.

Stakeholders identified the following needs for individuals and families with children who are at risk of experiencing homelessness:

- More vouchers to access decent, affordable housing;
- Affordable child care;
- Access to public transit;
- Education of school professionals regarding existing services to assist students who are at risk of or who are known to be living in cars or couch surfing; and
- Credit counseling opportunities as low and bad credit is a contributing factor to being unstably housed.

*If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:*

There is no available estimate of the size of the at-risk population.

*Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness*

The following characteristics – identified by stakeholders - are linked to housing instability and an increased risk of homelessness:

- People move to Williamson County looking for affordable housing but are unable to find employment;
- Housing costs are rising;
- Rising costs in Austin are pushing people who are not stably housed out of the city and into Williamson County in search of affordable housing;
- Households that face an emergency or incur unexpected expenses and, because they have no safety net, become homeless; and
- Low credit scores impact access to housing.

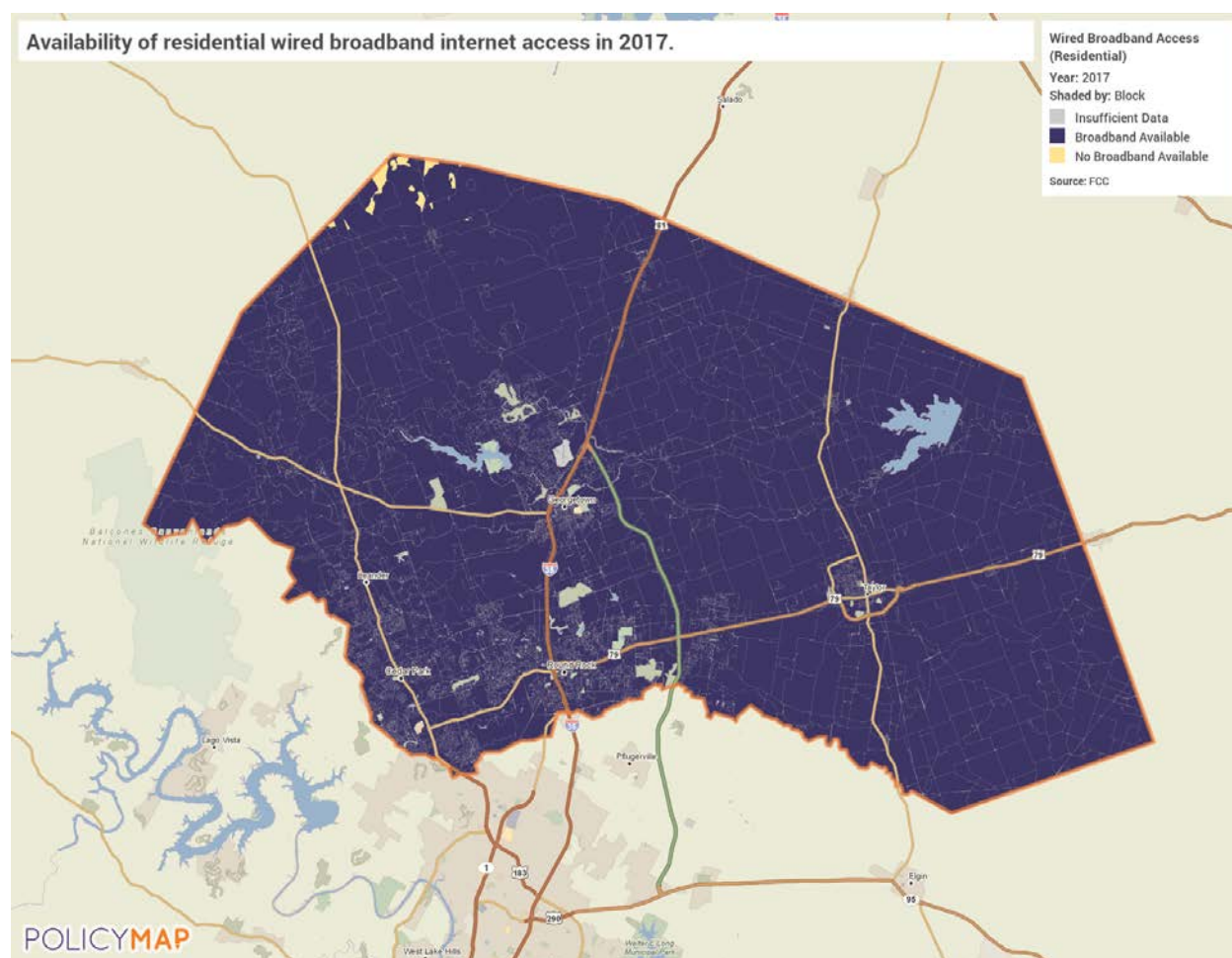


### Discussion:

The following section, Narrowing the Digital Divide, is now required by HUD to be included in the Consolidated Plan. This rule amends HUD's Consolidated Plan regulations to require that jurisdictions, including Williamson County, consider two additional concepts in their planning efforts: narrowing the digital divide and natural hazard risk. Note: the Natural Hazard Risk section is in MA-20: Housing Market Analysis Condition of Housing.

#### *Narrowing the Digital Divide (91.210(a)(4)*

According to FCC data on residential wired broadband access, there are few areas in the County in which broadband is not available as shown on the following map generated by PolicyMap. All areas with inadequate broadband access are located in the northernmost part of the County (highlighted in yellow on the map below).



## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

*Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.*

### Introduction

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate over 10 percentage points more than that of the corresponding income level as a whole. The data table below summarizes the percentage of each racial/ethnic group experiencing housing problems by HUD Adjusted Median Family Income (HAMFI) levels. Where the HUD tables below report AMI, they refer to HAMFI. Housing problems include:

- Housing units lacking complete kitchen facilities and/or complete plumbing facilities
- Overcrowding (more than one person per room)
- Housing costs greater than 30% of income (i.e. cost burden)

According to the 2013-2017 ACS, the total populations of Native Hawaiian and American Indian/Alaska Native in Williamson County are 0.1% and 0.3%, respectively. Given the low share of these populations, the estimates from the ACS and CHAS datasets may have relatively large margins of error and are therefore unreliable.

In general, the percentage of households with a housing problem is high for the lowest income brackets (0-30% AMI) and decreases as income increases. According to the above definitions:

- Asian households earning 50-80% AMI have disproportionately greater housing problems.

While there are few differences by racial/ethnic group with regard to disproportionate housing need, the data point to significant cost burden. Among households 0-30% AMI, 87.4% are cost burdened. The rate of cost burden declines slightly for households at 30-50% AMI (72.2%). This indicates that this is a problem for all low- and moderate-income households independent of racial/ethnic group.

	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI
Racial/ Ethnic Group	% with one or more housing problems			
White	87.6%	74.1%	49.8%	28.2%
Black/ African American	82.1%	82.5%	58.2%	27.2%
Asian	81.5%	50.9%	73.8%	21.7%
Hispanic	90.2%	72.2%	47.6%	23.7%
Jurisdiction as a Whole	87.4%	74.0%	50.4%	27.5%

Source: CHAS 2011-2015

#### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,106	878	907
White	3,920	557	592
Black / African American	606	132	30
Asian	44	10	69
American Indian, Alaska Native	30	0	0
Pacific Islander	0	0	0
Hispanic	1,359	148	214

**Table 12 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,498	2,285	0
White	4,422	1,545	0
Black / African American	350	74	0
Asian	119	115	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,397	539	0

**Table 13 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,021	7,893	0
White	5,501	5,551	0
Black / African American	403	289	0
Asian	180	64	0
American Indian, Alaska Native	0	19	0
Pacific Islander	0	0	0
Hispanic	1,719	1,895	0

**Table 14 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,283	8,663	0
White	2,533	6,442	0
Black / African American	140	374	0
Asian	44	159	0
American Indian, Alaska Native	0	44	0
Pacific Islander	0	0	0
Hispanic	484	1,560	0

**Table 15 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

*Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.*

### Introduction

HUD defines a disproportionately greater housing need with severe housing problems when a racial/ethnic group experiences housing problems at a rate over 10 percentage points more than that of the corresponding income level as a whole. The data table below summarizes the percentage of each racial/ethnic group experiencing housing problems by various income levels. Severe housing problems include:

- Housing units lacking complete kitchen facilities and/or complete plumbing facilities
- Severe overcrowding (more than 1.5 person per room)
- Housing costs greater than 50% of income (i.e. severe cost burden)

According to the 2013-2017 ACS, the total populations of Native Hawaiian and American Indian/Alaska Native in Williamson County are 0.1% and 0.3%, respectively. Given the low share of these populations, the estimates from the ACS and CHAS datasets may have relatively large margins of error and are therefore unreliable.

In general, the percentage of households with a severe housing problem is high for the lowest income brackets (0-50% AMI) and decreases as income increases. According to the above definitions, the following group in Williamson experiences one or more severe housing problems at a disproportionate level:

- American Indians earning 0-30% of AMI.

However, due to the very small American Indian population in the County, this is not considered a reliable indicator. The most significant finding in the following table is that more than three of every four households at 0-30% AMI are paying more 50% of their income on monthly housing costs.

SUPPLEMENTAL TABLE: Percentage of Households with Severe Housing Problems

	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI
Racial/ Ethnic Group	% with one or more severe housing problems			
White	76.1%	37.4%	12.2%	6.3%
Black/ African American	73.7%	32.7%	15.1%	7.6%
Asian	48.9%	27.9%	12.3%	0.0%
American Indian, Alaska Native	100.0%	0.0%	0.0%	0.0%
Pacific Islander	0.0%	0.0%	0.0%	0.0%
Hispanic	84.1%	36.9%	12.0%	6.8%
Jurisdiction as a Whole	77.6%	37.6%	12.2%	6.2%

Source: CHAS 2011-2015

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,436	1,569	907
White	3,405	1,068	592
Black / African American	542	193	30
Asian	23	24	69
American Indian, Alaska Native	30	0	0
Pacific Islander	0	0	0
Hispanic	1,263	239	214

**Table 16 – Severe Housing Problems 0 - 30% AMI**

Source: CHAS 2011-2015

\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,300	5,480	0
White	2,229	3,728	0
Black / African American	140	288	0
Asian	64	165	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	715	1,225	0

**Table 17 – Severe Housing Problems 30 - 50% AMI**

Source: CHAS 2011-2015

\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,947	13,958	0
White	1,347	9,682	0
Black / African American	105	592	0
Asian	30	214	0
American Indian, Alaska Native	0	19	0
Pacific Islander	0	0	0
Hispanic	434	3,180	0

**Table 18 – Severe Housing Problems 50 - 80% AMI**

Source: CHAS 2011-2015

\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%



80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	739	11,208	0
White	564	8,436	0
Black / African American	40	484	0
Asian	0	203	0
American Indian, Alaska Native	0	44	0
Pacific Islander	0	0	0
Hispanic	139	1,917	0

**Table 19 – Severe Housing Problems 80 - 100% AMI**

Source: CHAS 2011-2015

\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

*Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.*

### Introduction

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate over 10 percentage points more than that of the corresponding income level as a whole. Cost-burdened is defined as paying more than 30% of income on housing expenses, and severely cost burdened is defined as paying greater than 50% of income on housing. The data table below summarizes the percentage of each racial/ethnic group experiencing cost burden at various income levels. Based on these definitions, no racial/ethnic group in Williamson County experiences cost burden or severe cost burden at a disproportionate level.

While there are few differences by racial/ethnic group, a significant proportion of the population faces cost burden or severe cost burden. Within the jurisdiction as a whole, 15.5% of households are cost burdened and 9.8% are severely cost burdened.

SUPPLEMENTAL TABLE: Housing Cost Burden/Severe Cost Burden

	Less than 30% (No Cost Burden)	30-50%	More than 50%	No/ negative income (not computed)
Racial/ Ethnic Group		% with housing cost burden		%
White	76.5%	14.5%	8.9%	0.8%
Black/ African American	64.0%	20.3%	15.6%	0.6%
Asian	87.0%	11.0%	2.0%	2.1%
Hispanic	67.9%	19.5%	12.7%	1.4%
Jurisdiction as a Whole	74.7%	15.5%	9.8%	0.9%

Source: CHAS 2011-2015

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	76,808	15,947	10,058	939
White	59,379	11,287	6,925	627
Black / African American	3,002	952	733	30
Asian	2,918	368	68	69
American Indian, Alaska Native	159	0	30	0
Pacific Islander	30	0	0	0
Hispanic	10,496	3,007	1,957	214

**Table 20 – Greater Need: Housing Cost Burdens AMI**

Source: CHAS 2011-2015

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

*Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?*

The impact of housing problems in Williamson County varies primarily by income level. However, the following groups within an income tier and race/ethnicity category experienced problems at a rate at least 10 percentage points higher than the County as a whole:

### Housing Problems

- Asian households earning 50-80% AMI

### Severe Housing Problems

- American Indians earning 0-30% of AMI

### Cost Burden

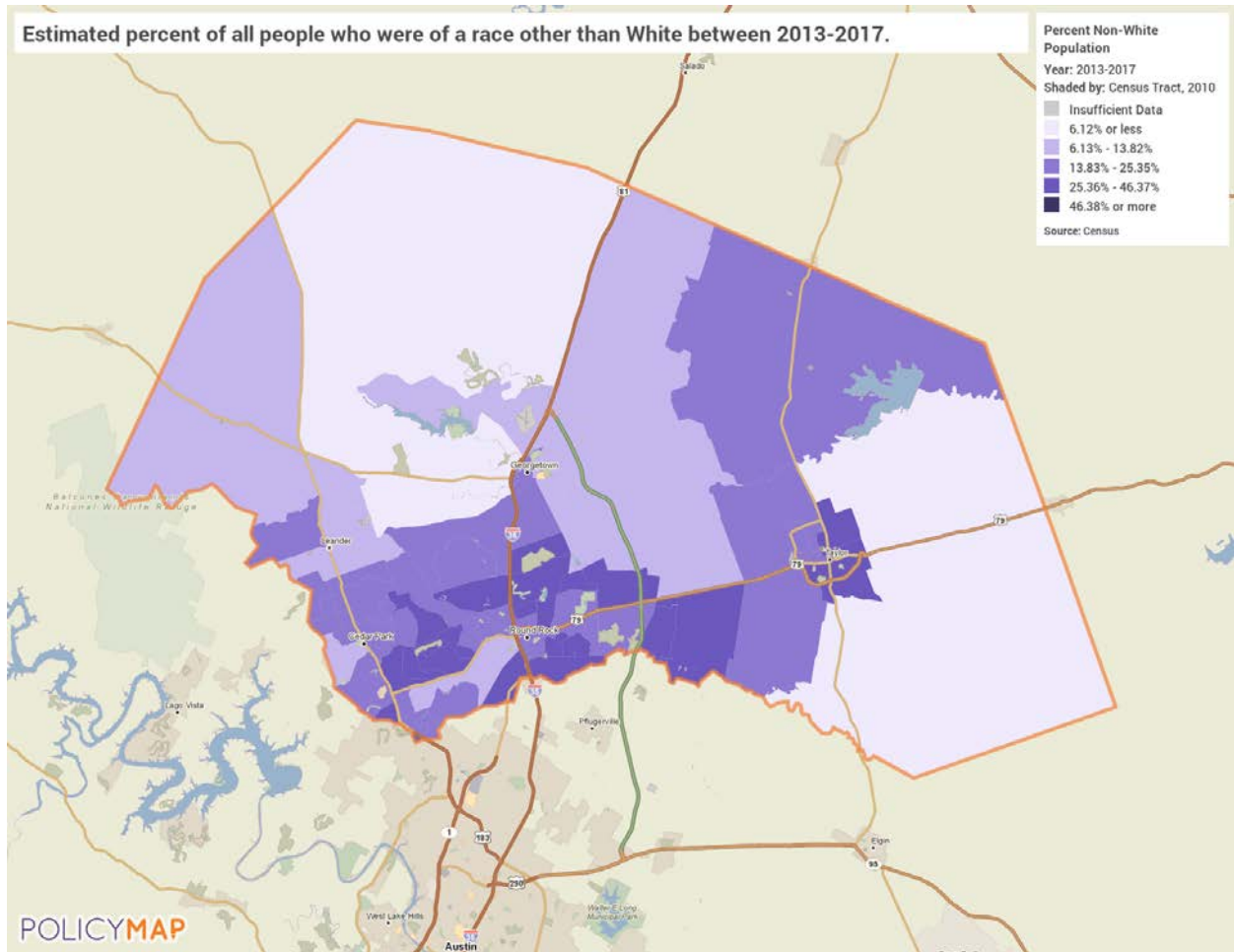
- None

*If they have needs not identified above, what are those needs?*

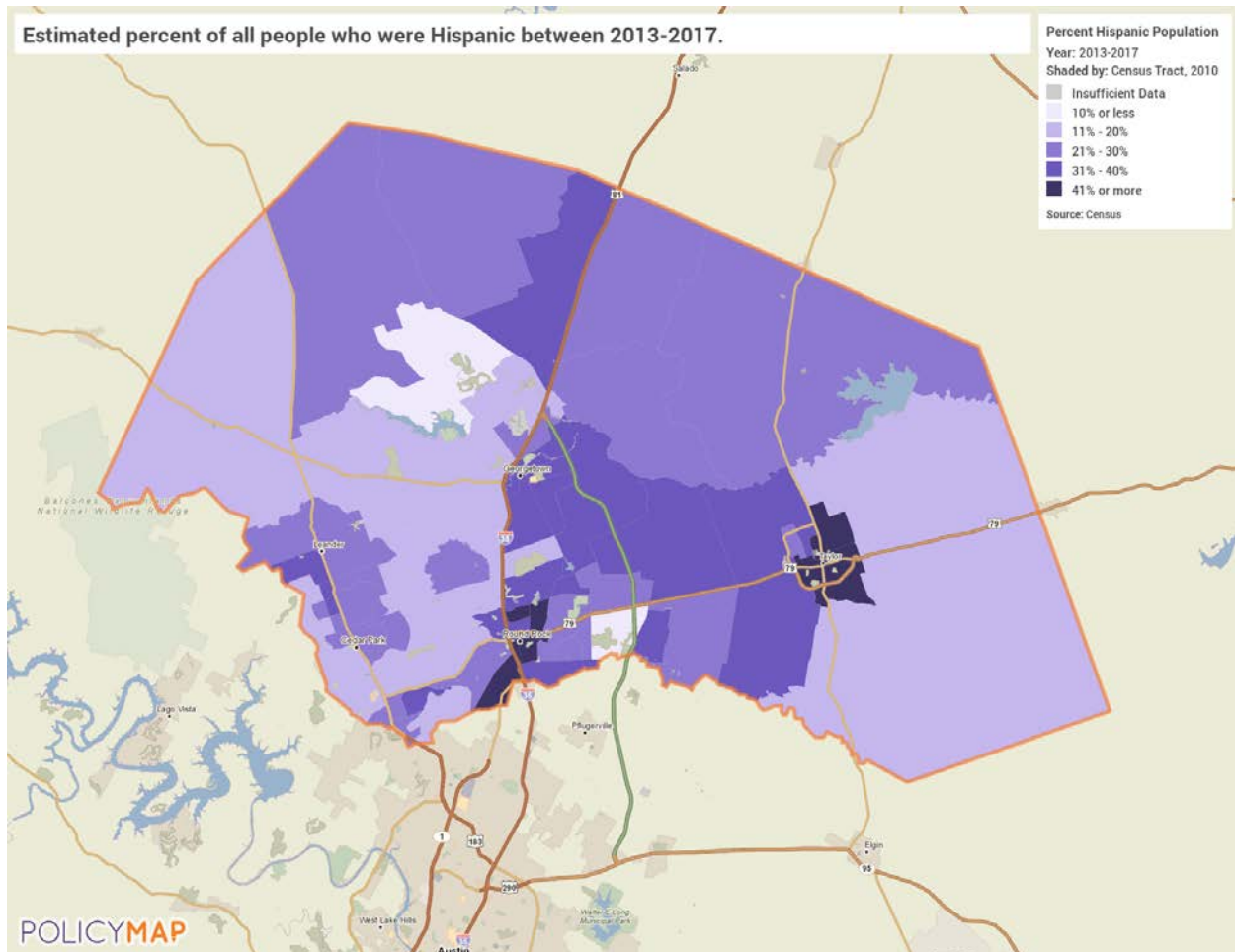
The needs among races/ethnicities are indicated above. Income categories have more general needs, as described in NA-10 and the Housing Market Analysis.

*Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?*

The following map from PolicyMap indicates that higher percentages of non-White residents live in census tracts located closer to Georgetown, Round Rock to the south, and in and around Taylor.



The following map shows that Hispanic persons live throughout Williamson County with higher concentrations in Round Rock, Georgetown, and Taylor and in the area just west of I-35.



## **NA-35 Public Housing – 91.205(b)**

### **Introduction**

Low-income residents largely depend on local housing authorities for access to affordable housing and related services. The purpose of public housing authorities (PHA) is to ensure safe, decent, affordable housing and to create opportunities for resident's self-sufficiency and economic independence. There are currently four public housing authorities managing almost 400 public housing units and over 450 Housing Choice vouchers throughout Williamson County. Stakeholders report that residents have significant need for transportation and affordable child care. Affordable housing is the greatest need throughout the County with over 500 applicants on the public housing waiting lists and well over 600 applicants waiting to receive assistance through the Housing Choice Voucher program. The need for additional affordable housing units is crucial for Williamson County residents, but the lack of developable land, a lack of contractors willing to develop affordable housing, and high development costs are significant barriers.

### **Georgetown Housing Authority**

The largest of the four PHAs, Georgetown Housing Authority (GHA), manages 158 public housing units and 100 tenant-based housing choice vouchers. GHA manages one public housing property at Stonehaven Apartments. Stonehaven was built between 1967 and 1973 and offers one-, two-, three-, and four-bedroom units available to elderly residents, disabled residents, and families. The public housing occupancy rate is currently at 99%. There are 361 applicants on the waiting list with a two- to four-year wait time.

Housing Choice Voucher units are located throughout Georgetown including the Mariposa at River Bend Apartments and Shady Oaks Apartments. Shady Oaks also offers one- to four-bedroom units available for the elderly, disabled, and for families. Shady Oaks was built in 1974 and consists of 60 duplex units; the occupancy rate at Shady Oaks is 99%. There are 271 applicants on the waiting list for Shady Oaks with a two-to four-year wait time.

The Housing Choice Voucher waiting list was opened in 2012 for one eight-hour period. During that time, 599 households were added to the waiting list; 255 households remain on the waiting list which has remained closed since 2012.

GHA offers various services to residents in an effort to improve their living environment. Services include classes and activities for families such as nutrition and health classes; exercise groups; medical, hearing and prescription medicine screenings; defensive driving; financial literacy as well as classes about protection from identity fraud/theft. Computer labs and tutors are available to residents for job search activities, resume building, and personal use.

GHA partners with various home health care agencies and churches to assist residents with household duties and yard work. In addition, GHA hosts family activities in partnership with Georgetown Church of Christ, First Baptist Church of Georgetown, and Celebration Church. The housing authority also partners with the Boys and Girls Club and the Stonehaven Senior Center annually to celebrate holidays, new resident dinners, neighborhood night out events and other activities.

GHA offers the Family Self-Sufficiency (FSS) Program, a HUD program that encourages communities to develop local strategies to help families obtain employment that will lead to economic independence and self-sufficiency. In partnership with welfare agencies, schools, businesses, and other local partners, GHA has developed a comprehensive program that gives participating FSS family members the skills and experience to assist them in obtaining employment that pays a living wage and focus on self-sufficiency.

The Resident Opportunities and Self-Sufficiency (ROSS) program is another essential service provided through GHA. This program allows residents to receive one-on-one assistance and support from a ROSS Coordinator to identify goals and current needs and to find free or low-cost resources to assist residents in achieving their goals.

### **Round Rock Housing Authority**

Established in 1966, the Round Rock Housing Authority's (RRHA) first development was built in 1972. RRHA currently manages 100 public housing units and 216 tenant-based housing choice vouchers. There are three public housing properties including Westwood, Cushing Center, and Lance Haven. Of the 100 public housing units, Westwood offers 28 units for the elderly while both Cushing Center and Lance Haven have approximately 30 units available for family households. The estimated wait for public housing is 18 to 24 months and RRHA is not currently accepting applications.

RRHA also has scattered single family units currently occupied by tenants receiving voucher assistance. The housing choice voucher waiting list is closed and applications are no longer being accepted.

To provide more services to public housing residents and enhance the living environment, Round Rock Independent School District, in partnership with RRHA, provides afterschool academic support and enrichment through a Neighborhood Outreach Center. The goal of this partnership is to create an after-school resource center that provides educational support for K-12 students and their families who currently reside in public housing. This partnership supports the district goal to accelerate Texas



Assessment of Knowledge and Skills gains for economically disadvantaged, African American, and Hispanic students to reduce the achievement gap.

### **Taylor Housing Authority**

Taylor Housing Authority (THA) manages 43 units of public housing and approximately 210 tenant-based housing choice vouchers. THA offers one- to three-bedroom units and serves the elderly, disabled, and families. Families are the largest population served by THA, creating the need for more two- three-bedroom units. THA has 100 applicants on the public housing waiting list and 50 applicants on the Housing Choice Voucher list. THA is not accepting applications for public housing and will accept new applications for the voucher program as vouchers become available. The waiting period is 9-12 months for public housing and 1-2 years for the Housing Choice Voucher program.

THA currently provides access to WI-FI and a computer for residents at the Mary Olson office. Some of the residents use the computer to access insurance and social security information. THA also has an onsite library where residents can borrow books on an honor system. Residents have been taking advantage of this on a regular basis. THA continues to expand the library through donations of books from the community.

### **Granger Housing Authority**

A small public housing authority, Granger Housing Authority manages 26 units of public housing and does not have a Housing Choice Voucher program. Granger Housing Authority offers one- to three-bedroom apartments to the elderly, persons with disabilities, and families. Because of its size, Granger Housing Authority is only required to have one accessible unit; however, the authority provides reasonable accommodations upon request. Granger Housing Authority's waiting list is closed.

Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	372	409	0	399	0	0	0

**Table 21 - Public Housing by Program Type**

Source: PIC (PIH Information Center)

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

# Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	2	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	145	80	0	79	0	0
# of Disabled Families	0	0	89	95	0	94	0	0
# of Families requesting accessibility features	0	0	372	409	0	399	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 22 – Characteristics of Public Housing Residents by Program Type**

Source: PIC (PIH Information Center)

## Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	285	203	0	199	0	0	0
Black/African American	0	0	79	202	0	196	0	0	0
Asian	0	0	7	3	0	3	0	0	0
American Indian/Alaska Native	0	0	1	1	0	1	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

**Table 23 – Race of Public Housing Residents by Program Type**

Source: PIC (PIH Information Center)

\*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition

## Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	138	83	0	83	0	0	0
Not Hispanic	0	0	234	326	0	316	0	0	0

**Table 24 – Ethnicity of Public Housing Residents by Program Type**

Source: PIC (PIH Information Center)

\*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition

*Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:*

Williamson County's PHAs currently have a waiting list for public housing of over 500 applicants and over 600 for the Housing Choice Voucher program. Waiting lists are open to the elderly, disabled, and families. Both Granger and Round Rock Housing Authorities have closed their waiting list and Georgetown and Taylor have an 18-24 month waiting period to be housed.

All four PHAs offer accessible units for persons with disabilities, however, it is the smallest population served compared with the elderly and families. Georgetown Housing Authority has a very small need for accessible units and often has more accessible and sensory units than has residents/applicants in need. Granger Housing Authority offers one accessible unit; this meets the needs of tenants. Taylor also accommodates persons with disabilities, but the need is mainly for two- and three-bedroom family units. With over 100 tenants with disabilities, Round Rock Housing Authority accommodates the largest number of residents with disabilities. Collectively amongst the four housing authorities, there are approximately 250 residents with disabilities. Of these residents, approximately 20% of them have requested accessibility features to include better wheelchair access, the need for more ramps, and accessible hand rails. Each PHA strives to provide suitable living environments for all its residents and will make reasonable accommodations upon request.

*Most immediate needs of residents of Public Housing and Housing Choice voucher holders*

The most immediate needs of public housing and Housing Choice Voucher holders are public transit and affordable childcare. Affordable child care is critical to helping families obtain self-sufficiency. Access to transportation is equally important so that residents can get to essential services or to job centers. Most of the PHAs serve very-low and extremely-low income residents, and most residents do not have access to a private vehicle. Many residents are dependent on public transportation for daily tasks.

*How do these needs compare to the housing needs of the population at large*

The needs of public housing tenants and Housing Choice Voucher holders are similar – there is a need for affordable, quality childcare; affordable housing; and public transportation.

The cost of child care is on the rise while funding for subsidized child care continues to decrease, limiting options for affordable care. Parents must choose between high child care costs and

unlicensed homes that do not offer safe or quality early childhood activities or curriculum. There is no public transportation system in the County.

Affordable housing is a high priority need in Williamson County. There are long wait times for a household to gain access to a public housing unit or a Housing Choice Voucher and in most cases, the waiting lists are closed due to long wait times.

Public transit is also a significant need, particularly for public housing tenants and voucher holders who are less likely to have access to a private vehicle and therefore rely on public transit to access community resources, commute to employment centers and manage daily activities.

## **NA-40 Homeless Needs Assessment – 91.205(c)**

*If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):*

Williamson County is not a Continuum of Care (COC) designee and is part of the Balance of State (BoS). Within Williamson County, there are no shelters or transitional housing for persons who are experiencing homelessness except for Crisis Center/Hope Alliance which provides emergency shelter for victims of domestic violence and their children. While there are some organizations working to provide wrap-around services for persons experiencing homelessness or who are at risk of becoming homeless, there are no emergency housing providers. Many organizations that serve the homeless are not federally funded and therefore have not been asked to collect and report on those they serve. There is no available information on the number of persons becoming and exiting homelessness each year or the number of days that a person experiences homelessness.

## NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

### Introduction

This section will discuss the characteristics and needs of persons in various subpopulations of Williamson County who are not homeless but may require supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental) persons with HIV/AIDS and their families, persons with alcohol or drug addiction, victims of domestic violence, and persons with a criminal record or were formerly incarcerated.

*Describe the characteristics of special needs populations in your community:*

According to the 2013-2017 ACS, there are an estimated 46,975 individuals (9.3%) with one or more disabilities. Among those individuals, 48.2% are over the age of 75 and 21.8% are aged 65 to 74; the most common disability types are ambulatory, self-care and independent living.

The Texas Department of State Health Services reported that in 2015, the most recent year for which data is available, there were 16 opioid related deaths in Williamson County, which places Williamson County as one of the counties in Texas with the highest number of opioid-related deaths; these data do not normalize numbers of opioid deaths relative to the total population.

The Texas Department of State Health Services reported that in 2017, there were 734 individuals in Williamson County living with HIV – 139 females and 595 males, an increase over previous years.

*What are the housing and supportive service needs of these populations and how are these needs determined?*

The primary housing and supportive needs of these subpopulations were determined by input from service providers and the public through public meetings and stakeholder interviews. These needs include affordable, safe housing opportunities in areas with access to transportation, commercial and job centers, social services, and for education regarding fair housing rights and actions that can be taken in the event those rights are violated. Persons with disabilities often require accessible features and ground floor housing units. Victims of domestic violence need safe housing, removal of barriers to relocation, and for perpetrators to be held accountable.

Many of the supportive needs of these subpopulations are available through existing nongovernmental organizations. While there have been improvements in recent years regarding



collaboration and communication among various agencies and organization, the need remains for continued improvement to serve the various special needs subpopulations more efficiently and comprehensively.

*Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:*

The Texas Department of State Health Services reported that in 2017, there were 734 individuals in Williamson County living with HIV – 139 females and 595 males, an increase over previous years. According to the Healthy Williamson County website, which provides health data for the County, there have been a declining number of HIV diagnoses since 2013 with a slight uptick in 2016, the latest year for which there is data.

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

*Describe the jurisdiction's need for Public Facilities and how were these needs determined?*

As Williamson County has grown, the need for public facilities has also increased. Public facility needs were identified based upon input from citizens who attended community meetings, agencies that completed surveys or participated in stakeholder focus groups, and municipal officials.

The following needs were identified:

- Senior centers
- Homeless facilities
- Child care centers
- Neighborhood facilities
- Park and recreational Facilities

*Describe the jurisdiction's need for Public Improvements and how were these needs determined?*

Williamson County is a diverse county with a mix of urban and rural areas. Public improvements are a necessity in many of the less developed areas. Many areas within the County lack infrastructure to sustain the growth that the County has experienced in recent years.

Public improvement needs were identified based upon input from citizens who attended community meetings, agencies that completed surveys or participated in stakeholder focus groups, and municipal officials. The following needs were identified:

- Water/sewer improvements
- Flood drainage improvements
- Street improvements
- Sidewalks

*Describe the jurisdiction's need for Public Services and how were these needs determined?*

Public service needs were identified based upon input from citizens who attended community meetings, agencies that completed surveys or participated in stakeholder focus groups, and municipal officials. The following needs were identified:

- Transportation services
- Public facility and infrastructure improvements
- Child care services
- Health services
- Mental health services
- Senior services
- Workforce development

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview

According to the 2013-2017 ACS, the housing stock in Williamson County is mostly single-family (75.6%) and owner-occupied (68.9%). The median house value throughout the County was \$227,100; the median gross rent was \$1,172. The Real Estate Center at Texas A&M provides market analysis data at the county level. Since 2011, the number of house sales and the median and average sales prices have been increasing. In 2018, the average sales price was \$310,992 and the median sales price was \$280,537. This analysis identifies the need to preserve existing affordable housing opportunities while advancing efforts to create a diverse supply of additional affordable units.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

According to 2013-2017 ACS, Williamson County had a total of 181,263 housing units, of which 170,051 (93.8%) were occupied; 11,212 (6.2%) were vacant. Williamson County's single family housing units comprised of 136,933 (75.6%) of the total housing units. Mobile homes, boats, RVs and vans comprised 2.7% of all units; the remaining 39,379 units (21.7%) were multifamily dwellings. The most common bedroom sizes for owner-occupied housing units in Williamson County were three- and four-bedrooms, collectively comprising 66.6% of all units.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	89,509	81%
1-unit, attached structure	1,917	2%
2-4 units	3,756	3%
5-19 units	5,677	5%
20 or more units	4,609	4%
Mobile Home, boat, RV, van, etc.	4,728	4%
Total	110,196	100%

**Table 25 – Residential Properties by Unit Number**  
**Data Source: 2011-2015 ACS**

## Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	247	0%	701	3%
1 bedroom	348	0%	5,363	21%
2 bedrooms	8,299	11%	7,903	31%
3 or more bedrooms	69,571	89%	11,393	45%
Total	78,465	100%	25,360	100%

**Table 26 – Unit Size by Tenure**  
**Data Source: 2011-2015 ACS**

*Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.*

According to PolicyMap, there are 2,436 units of housing through the Low Income Housing Tax Credit (LIHTC) program. Of these, 732 (30%) reach their 15-year period of affordability in the next five years; another 403 units (16.5%) are set to expire in the subsequent five years. LIHTC units are targeted to households with incomes at or below 60% AMI. There are another 259 units of HUD Multifamily subsidized housing in Williamson County that serve households with incomes at or less than 30% AMI.

*Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.*

There are 732 units whose 15-year period of affordability expires during the next five years and an additional 403 units in the subsequent five years. There are also 50 units of HUD Multifamily in Chisholm Trail Apartments set to expire in 2019. This development is part of the Section 8 program.

*Does the availability of housing units meet the needs of the population?*

There is a significant need for additional affordable housing. Stakeholders reported that Habitat for Humanity (Habitat) is the only nonprofit developer working in Williamson County. Because high taxes are cost prohibitive for low-income households, Habitat must look for low cost land which is increasingly difficult to find and acquire. Stakeholders also stated that as Austin becomes increasingly more expensive, many who are not stably housed are moving to Williamson County in search of affordable housing, putting pressure on the local housing market.

### *Types of Housing Needed*

Several types of housing are needed to meet the demands of the population. There is a need for smaller units to accommodate smaller households and more multifamily units which tend to be more affordable.

#### *Describe the need for specific types of housing:*

Stakeholders reported that there are a significant number of elderly persons who rely on Social Security Income and are unable to secure decent affordable housing – they must choose between substandard housing and being cost burdened. There is a shortage of housing for low-wage workers, particularly the lowest-income households. The majority (83%) of units are single-family units, 3% are two- to four-unit dwellings, and 9% with five or more units. More multifamily units are needed as these tend to be more affordable than single-family houses. Additionally, within both the owner and renter markets, the majority of units have three or more bedrooms. While this meets the needs of larger households, it does not leave a range of choices for small households.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

Williamson County's housing market was affected by the recession of 2008; from 2000 to 2013, median home values and median contract rents declined by 14.5% and 15.6%, respectively, when adjusted for inflation. The 2013-2017 ACS data revealed that the median house value and median contract rent were \$227,100 and \$1,000 dollars, respectively. When adjusted for inflation, this corresponds to a decline of 5.1% for both metrics. Between 2013 and 2017, the median household income increased by 4.5% to \$79,123 when adjusted for inflation.

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	168,500 (\$229,871 adj to 2013 dollars)	196,500	17% (-14.5% adj)
Median Contract Rent	774 (\$1,056 adj to 2013 dollars)	891	15% (\$-15.6% adj)

**Table 27 – Cost of Housing**

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	2,840	11.2%
\$500-999	12,705	50.1%
\$1,000-1,499	7,626	30.1%
\$1,500-1,999	1,600	6.3%
\$2,000 or more	618	2.4%
Total	25,389	100.2%

**Table 28 - Rent Paid**

Data Source: 2011-2015 ACS



## Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	882	No Data
50% HAMFI	3,864	3,599
80% HAMFI	13,092	14,542
100% HAMFI	No Data	24,020
Total	17,838	42,161

**Table 29 – Housing Affordability**

Data Source: 2011-2015 ACS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	799	968	1,195	1,619	1,948
High HOME Rent	799	968	1,195	1,481	1,633
Low HOME Rent	719	763	916	1,058	1,181

**Table 30 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

*Is there sufficient housing for households at all income levels?*

According to CHAS data in the Needs Assessment, there are 16,694 households earning 0-50% AMI and 8,345 housing units affordable to households at those income levels; there are twice as many households that need housing than there are affordable units.

*How is affordability of housing likely to change considering changes to home values and/or rents?*

According to stakeholders, housing has become less affordable because taxes are high and the cost of homeowners' insurance has increased steeply in recent years making housing less affordable. It is unlikely that taxes and insurance premiums will be lowered. Interest rates have been at historic lows in recent years and will likely rise over time, limiting the purchasing power of buyers.

*How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?*

The HOME Rents/ Fair Market Rent table was created using supplemental data sources. Fair Market Rents were found at

Consolidated Williamson County

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Plan

OMB Control No: 2506-0117 (exp. 07/31/2015)

[https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2017\\_code/2017summary.odn](https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2017_code/2017summary.odn). HOME rents were found on HUD Exchange and are reported for the Austin-Round Rock MSA.

The high HOME rents are determined as the lesser of the Fair Market Rent or 30% of the income of a household earning 65% AMI. Efficiencies and one- and two-bedroom units have high HOME rents equal to the Fair Market Rent indicating that these units are more affordable, in general, than the larger sized units. With regard to three- and four-bedroom units, what is affordable to a household earning 65% AMI is less than the Fair Market Rent indicating less affordability. These data are for the Austin-Round Rock MSA in which Williamson County is located. Given that Austin has become increasingly costly and there is a segment of the population moving to Williamson County in search of affordable housing, it is important to preserve affordable housing for all types and sizes of units.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

The following data provides an overview on the condition of housing in Williamson County. The following conditions are included in the data that follow: 1) lacking complete plumbing facilities, 2) lacking complete kitchen facilities, 3) overcrowding (more than one person per room), and 4) cost burden (more than 30% of household income spend on housing).

### Definitions

*Standard Condition:* No major structural defects; adequate plumbing and kitchen facilities; appearance which does not create a blighting influence; and the house meets additional, more stringent, local standards and building codes, including lead-based paint clearance.

*Substandard Condition:* A housing unit lacking complete kitchen and/or plumbing facilities.

*Substandard Condition but Suitable for Rehabilitation:* The nature of the substandard condition makes rehabilitation both financially and structurally feasible.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	16,624	21%	9,805	39%
With two selected Conditions	414	1%	803	3%
With three selected Conditions	4	0%	54	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	61,430	78%	14,675	58%
Total	78,472	100%	25,337	100%

**Table 31 - Condition of Units**

Data Source: 2011-2015 ACS

SUPPLEMENTAL TABLE: Lacking complete kitchen and/or plumbing facilities

	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Has incomplete kitchen and/or plumbing facilities	1,545	1.5%	1,110	2.3%

Data Source: 2011-2015 CHAS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	39,134	50%	11,992	47%
1980-1999	29,339	37%	8,937	35%
1950-1979	7,303	9%	3,237	13%
Before 1950	2,677	3%	1,163	5%
Total	78,453	99%	25,329	100%

**Table 32 – Year Unit Built**

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	9,980	13%	4,400	17%
Housing Units build before 1980 with children present	18,426	23%	13,717	54%

**Table 33 – Risk of Lead-Based Paint**

Data Source: 2011-2015 ACS (Total Units), 2011-2015 CHAS (Units with Children Present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

**Table 34 - Vacant Units**

### *Need for Owner and Rental Rehabilitation*

According to CHAS data and as shown in the supplemental table, there are 1,545 owner-occupied houses with incomplete kitchen and/or plumbing facilities and 1,110 units with similar problems within the rental market. These units comprise 1.5% and 2.3% in the owner and rental markets, respectively. These units could be potential candidates for rehabilitation depending on the extent to which the problems exist; an individual assessment is required to determine how many of these units are suitable for rehabilitation.

Another indicator for housing stock quality is age of the structures. Among owner-occupied housing, 87% of units were built after 1980 with the majority built after 2000; 82% of units in the rental market were built after 1990 with most built after 2000. The remaining 12% and 18% of owner-occupied and renter-occupied units, respectively, are potential candidates for rehabilitation as older homes tend to need maintenance and upgrades.

### *Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards*

The following supplemental table, derived from CHAS data, indicates that there are 1,778 low- and moderate-income households with one or more child under the age of six and living in a housing unit built before 1980; this is equivalent to 1.1% of households.

SUPPLEMENTAL TABLE: Housing Units Built Before 1980 w/ One or More Child Age 6 or Younger

	Households		
HAMFI	Owners	Renters	Total
0-30%	19	505	524
30-50%	114	245	359
50-80%	-445	450	895
80-100%	254	210	464
>100%	1,120	375	1,495
Total	1,952	1,785	3,737

Data Source: CHAS 2011-2015

According to the Williamson County and Cities Health District, 4,315 children in Williamson County were tested for blood lead levels. Any level exceeding 5µg/dL is considered high. Among those tested, 65 children were reported to have high blood lead levels (1.51% of the sample population). The statewide average is 2.02%; Williamson County has fewer children with high lead blood levels which is likely in large part to having a newer housing stock than other parts of the state.

### Discussion:

The following section, Natural Hazard Risks, is now required by HUD to be included in the Consolidated Plan. This rule amends HUD's Consolidated Plan regulations to require that jurisdictions consider two additional concepts in their planning efforts: Natural Hazard Risk and Narrowing the Digital Divide. Note: the Narrowing the Digital Divide section is in NA-10: Needs Assessment.

#### *Natural Hazard Risks (91.210(a)(5))*

The Office of Emergency Management (OEM) assists Williamson County in preparing for, responding to, and recovering from disasters. The OEM works year-round with local municipal Departments, regional emergency management and public safety officials, and elected officials to develop a plan to lessen the impact of disasters on County residents.

In 2018, Williamson County drafted the Wildfire Protection Plan (WCWPP). As stated in the WCWPP, Williamson County's population has more than tripled in the last several decades, with a corresponding increase in new development occurring in forested areas that have a high risk of wildfire. Given that resources to address this concern are limited, officials from Williamson County, local fire protection districts, state and federal forest agencies, cities, towns and others have joined forces to develop the Williamson County communities' first wildfire protection plan.

The key objectives of this plan include:

- To reduce the number (prevention) and severity (mitigation) of future wildfires in Williamson County;
- To save hundreds of millions of dollars in property losses, environmental damages, firefighting costs, restoration expenses, infrastructure costs, and other financial impacts associated with catastrophic wildfire;
- To save thousands of residents the pain and suffering associated with losing their home; their possessions; their loved ones; and their sense of place, security, and community;
- To help restore Williamson County forests to good health;
- To effectively and efficiently support the development of strong local Community Wildfire Protection Plan Annexes of individual fire protection districts; and
- To unite all communities of Williamson County in a collaborative effort to reduce the negative impacts of wildfires.

As stated on the Williamson County webpage, flooding in Williamson County is a growing community problem. OEM has developed and implemented the Community Flood Protection Plan (CFPP) with

other jurisdictions and stakeholders within the county and region. Reasons for developing a CFPP include but are not limited to:

- Frame a mitigation and preparedness plan to reduce flood risk within the county and region;
- Flash floods can occur at any time during the year, but history has shown the late summer into fall and spring time to be the most prevalent and destructive;
- After a significant wildfire, vegetation is lost, and soils can harden to repel rather than absorb water;
- Form and maintain collaborative relationships with local stakeholders, emergency response personnel and federal and state agencies BEFORE flooding occurs;
- Develop and refine pre-attack strategies and plans to improve first responder readiness and safety; and
- Establish and document planning activities and identify projects within the scope of the grant.

To help keep residents aware of potential emergencies, Williamson County has partnered with the Capital Area Council of Governments to providing free emergency alerts to a resident's landline, cell phone or email address. The system also utilizes social media during emergencies and public safety events. Residents can register with WarnCentralTexas to receive emergency notifications.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

#### Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			376	336			0	0	0
# of accessible units									

**Table 35 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

*Describe the supply of public housing developments:*

Williamson County has four public housing authorities supplying over 400 units of public housing and over 450 housing choice vouchers. Combined, the housing authorities manage six public housing properties including Stonehaven Apartments, Westwood, Cushing Center, Lance Haven, Taylor Housing Authority, and Granger Housing Authority. Housing choice voucher units are located throughout Williamson County.

Please see detailed description of housing developments under NA-35.



*Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:*

Williamson County has over 400 public housing units being managed by four public housing authorities. Most of the public housing developments in Williamson County were built prior to the 1950s and 1960s, meaning these buildings are 50 to 60 years old. Deterioration can happen as a building ages, however, each housing authority is charged with maintaining their developments and assuring a safe environment for their residents. The housing authorities have maintenance crews on duty to accommodate residents and resolve maintenance requests. Some developments have been completely renovated, such as Shady Oaks Apartments. Shady Oaks was built in 1974 and has been renovated to include new kitchens, bathrooms, and floors. New front and back porches were built for every apartment, new sidewalks were poured, and every unit repainted. Lack of funding makes it impossible to completely renovate all buildings, but each housing authority is committed to maintaining its housing and addressing revitalization needs.

Public Housing Condition

Public Housing Development	Average Inspection Score

**Table 36 - Public Housing Condition**

*Describe the restoration and revitalization needs of public housing units in the jurisdiction:*

Some revitalization needs identified include HVAC, roofs, bathrooms, kitchens, flooring, foundations, closet doors, upgraded electrical wiring, exterior paint, and front and back porch covers.

*Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:*

The housing authorities in Williamson County provide opportunities for improving the living environment of low- and moderate-income households residing in public housing through a variety of initiatives ranging from FSS program and computer labs to informal community libraries. See NA-35 for detailed descriptions.

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

This section summarizes information regarding homeless facilities and services within Williamson County.

#### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)					
Households with Only Adults					
Chronically Homeless Households					
Veterans					
Unaccompanied Youth					

**Table 37 - Facilities and Housing Targeted to Homeless Households**

*Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons*

There are organizations that provide services such as food and clothing assistance, mental health services, counseling, etc. to vulnerable populations. Some of the larger organizations that provide services within the County are:

- The Caring Place
- Crisis Center/Hope Alliance
- The Storehouse
- STARRY
- Shepherd's Heart Food Pantry
- Hope Alliance Women's Shelter
- Georgetown Project
- United Way of Williamson County
- Williamson-Burnet County Opportunities, Inc.
- Mobile Outreach Team
- LifePark Center (in planning)

*List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.*

Williamson County, along with 214 other counties, is part of the Balance of State Continuum of Care (BoS CoC). According to stakeholders, there is one homeless shelter in Williamson County – The Crisis Center/Hope Alliance – for victims of domestic violence and their children; 35 beds are available. The Hope Alliance website estimates that 3,000 persons are served each year.

Stakeholders reported that there has been discussion of conducting a Point in Time (PIT) count for Williamson County but without an organization to take the lead, this has not yet come to fruition. Stakeholders commented that there is a need for homeless shelters and transitional units for persons unstably housed. Specifically, stakeholders pointed to the need for shelters and transitional housing for youth who age out of the foster system and are left homeless. It was also stated that there is a growing population living in cars, couch surfing or doubling up.

## MA-35 Special Needs Facilities and Services – 91.210(d)

### Introduction

The following section describes the facilities and services available to persons with special needs.

*Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs*

The County's elderly and frail are served by a range of supportive housing and services. Services for the elderly, frail elderly, and persons with disabilities are located throughout the County in Cedar Park, Granger, Round Rock, and Georgetown. AIDS Services of Austin serves Williamson County and provides a variety of services including: education, interventions, HIV testing, case management for persons with HIV/AIDS, nutrition services, transportation services, legal services and housing assistance (HOPWA).

*Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing*

Williamson County is not a Continuum of Care designee but participates in the Balance of State Continuum of Care (BoS COC). The County will continue to support the efforts of the BoS COC which provides programs in the community to include transitional housing, safe haven, permanent supportive housing, and support services programs.

*Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)*

In the first year of the five-year plan, the County will support public service activities to address the needs of persons who are not homeless but who have other special needs. Some of the funded projects include \$50,000 for Bluebonnet Trails Community MHHR, \$35,000 for the Williamson County Crisis Center, \$25,000 to the Interagency Support Council of Eastern Williamson County, Inc., \$16,000 to the Williamson County EMS Mobile Outreach and Community Health Paramedicine, and \$59,000 to the Key2Free. These agencies will provide supportive services to the elderly, victims of domestic violence, victims of sex trafficking, children and other vulnerable populations. These projects are under the goal of Provide Public Services.

*For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))*

Williamson County has a stated goal to provide public services. As stated, above, in the first year of the five-year plan, the County will support public service activities to address the needs of persons who are not homeless but who have other special needs. Some of the funded projects include \$50,000 for Bluebonnet Trails Community MHHR, \$35,000 for the Williamson County Crisis Center, \$25,000 to the Interagency Support Council of Eastern Williamson County, Inc., \$16,000 to the Williamson County EMS Mobile Outreach and Community Health Paramedicine, and \$59,000 to the Key2Free. These agencies will provide supportive services to the elderly, victims of domestic violence, victims of sex trafficking, children and other vulnerable populations. These projects are under the goal of Provide Public Services.

## MA-40 Barriers to Affordable Housing – 91.210(e)

### Negative Effects of Public Policies on Affordable Housing and Residential Investment

In March 2019, a draft AI for the Central Texas AI Partners was released for public comment. This document describes barriers to affordable housing that exist including:

- County capacity to address fair housing issues is limited.
  - The growing housing crisis throughout the region is taxing city, county, and housing authority staff, as they work to implement new programs and policy changes to address housing needs.
- Affordable rental options in the region are increasingly limited.
  - Growth in the region - particularly demand for rental housing - has increasingly limited the areas where low income households can live affordably.
  - For Housing Choice Voucher holders, the state law that prohibits cities and counties from including Source of Income as a protected class is also a contributing factor.
- Stricter rental policies further limit options.
  - “3x income requirements” for rental units have a discriminatory effect on persons with disabilities whose income is primarily Social Security and Disability Insurance (SSDI), as well as renters who receive income from “unearned” sources such as child support.
  - Onerous criminal look-back periods that do not take into account severity of a crime or time period in which it was committed disproportionately impact persons of color and persons in recovery.
  - State law that prohibits cities and counties from including Source of Income as a protected class prevents units of local government from allowing renters to claim legal unearned income as eligible for the 3x income threshold.
- Disparities in the ability to access homeownership.
  - Denial rates for Black/African American applicants (24%), Hispanic applicants (20%) and other non-Asian minorities (17%) are significantly higher than for non-Hispanic white applicants (11%) and Asian applicants (11%).
- State regulations and zoning and land use limit housing choice.
  - State regulations prohibit or limit the power of local governments to implement zoning (counties) and inclusionary zoning (cities and counties) that could increase the

supply of affordable housing, benefitting the protected classes that have disproportionate housing needs.

- Educational inequities persist in the region.
  - In the region, African American children are significantly overrepresented in failing high schools, and Hispanic children have largest disparities in school quality across K-12 schools. School district boundaries that are neighborhood-driven and do not truly accommodate open choice drive up housing prices in quality school neighborhoods.
- Public transportation access has not kept up with growth.
  - In addition to lack of affordable housing, lack of public transportation was the most common barrier to economic opportunity mentioned by residents in the outreach conducted for the AI. Lack of resources in outlying areas to address demand for better transportation is a contributing factor, as is the decline in affordable options in areas of the region where jobs are clustered.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

In determining priorities for the allocation of federal funds, the County has recognized the need to foster a competitive local economy that expands economic opportunities for residents. This section describes the local workforce, the nature of current employment and related activities.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers (%)	Share of Jobs (%)	Jobs less workers (%)
Agriculture, Mining, Oil & Gas Extraction	1,648	1,157	1	2	1
Arts, Entertainment, Accommodations	15,099	8,041	12	14	2
Construction	9,547	6,809	8	12	4
Education and Health Care Services	18,777	9,773	15	17	2
Finance, Insurance, and Real Estate	8,888	2,808	7	5	-2
Information	3,905	717	3	1	-2
Manufacturing	12,150	5,408	10	9	0
Other Services	4,975	2,916	4	5	1
Professional, Scientific, Management Services	14,429	3,688	11	6	-5
Public Administration	0	0	0	0	0
Retail Trade	16,499	9,508	13	16	3
Transportation and Warehousing	2,632	960	2	2	0
Wholesale Trade	9,011	2,220	7	4	-3
Total	117,560	54,005	--	--	--

**Table 38 - Business Activity**

Data Source: 2011-2015 ACS (Workers), 2013 Longitudinal Employer-Household Dynamics (Jobs)



#### Labor Force

Total Population in the Civilian Labor Force	155,199
Civilian Employed Population 16 years and over	145,935
Unemployment Rate	5.98
Unemployment Rate for Ages 16-24	15.84
Unemployment Rate for Ages 25-65	3.94

**Table 39 - Labor Force**

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	46,498
Farming, fisheries and forestry occupations	5,439
Service	12,668
Sales and office	35,640
Construction, extraction, maintenance and repair	10,828
Production, transportation and material moving	6,721

**Table 40 – Occupations by Sector**

Data Source: 2011-2015 ACS

#### Travel Time

Travel Time	Number	Percentage
< 30 Minutes	72,579	54%
30-59 Minutes	50,404	38%
60 or More Minutes	10,885	8%
Total	133,868	100%

**Table 41 - Travel Time**

Data Source: 2011-2015 ACS

## Education

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	6,795	453	3,369
High school graduate (includes equivalency)	25,055	1,695	7,670
Some college or Associate's degree	41,540	2,526	10,192
Bachelor's degree or higher	52,290	1,793	9,537

**Table 42 - Educational Attainment by Employment Status**

Data Source: 2011-2015 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	426	865	1,151	2,216	2,104
9th to 12th grade, no diploma	2,727	2,082	1,445	2,829	1,826
High school graduate, GED, or alternative	7,438	8,830	9,486	16,169	9,155
Some college, no degree	9,212	10,646	11,272	17,459	8,473
Associate's degree	441	3,374	4,357	7,384	2,289
Bachelor's degree	1,403	10,025	15,858	18,529	8,291
Graduate or professional degree	53	3,308	6,848	9,385	5,871

**Table 43 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	433,249
High school graduate (includes equivalency)	688,778
Some college or Associate's degree	977,658
Bachelor's degree	1,301,379
Graduate or professional degree	1,389,680

**Table 44 – Median Earnings in the Past 12 Months**

Data Source: 2011-2015 ACS

*Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?*

The three largest employment sectors in Williamson County are Education and Health Care Services (15%); Retail Trade (13%); and Arts, Entertainment, Accommodations (12%). These three sectors tend to have low wages. The top employers are: Dell, Inc. (13,000), Sears Teleserv (1,500), Emerson Process Management (875), Round Rock Premium Outlets (800) and Scott & White Healthcare (750).

*Describe the workforce and infrastructure needs of the business community*

Stakeholders commented that there are good paying jobs in Williamson County in construction but that there is a skills gap. An effort needs to be made to provide job training to lower income persons to fill the gap. The Nest runs a Summer Youth Employment Program that connects teens to local employers. Stakeholders also commented that businesses that are newer to Williamson County seem to be less invested in the community in terms of local hiring preferences than long-standing businesses.

*Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.*

Apple Inc. plans to establish the Americas Operations Center in Austin, a \$300 million investment that is expected to create 3,600 jobs during the next 10 years and will contribute to growth in the professional and business services and the information sectors. There are plans to open a water park resort that will bring additional jobs to the area, though jobs in hospitality tend to be lower wage jobs.

*How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?*

As the level of educational attainment increases, there is a greater likelihood that an individual will participate in the labor market; among those with less than a high school diploma and those with at least a four-year degree, the labor force participation rates are 68.3% and 85.0%, respectively. The unemployment rate also drops for persons with at least a bachelor's degree as compared with unemployment rates for all other levels of educational attainment. There continues to be a need for academic and supportive services for persons with lower levels of education who may have challenges including but not limited to poor physical and mental health, and housing related issues.

*Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.*

The NEST Empowerment Center is an organization for youth that offers basic needs, counseling, academic and enrichment support for high school students who are homeless, at-risk or living in transition. The Georgetown Project partners with local businesses to offer high school students the opportunity to participate in the Summer Youth Employment Program (SYEP). SYEP is a paid summer internship that offers valuable work experiences in entry-level employment positions for students who have had no work experience. These efforts support the goals of the Consolidated Plan by offering workforce development and access to opportunities for youth who are unstably housed as well as wrap around services such as counseling to meet other needs of this vulnerable population.

*Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?*

Williamson County does not participate in a Comprehensive Economic Development Strategy (CEDS).

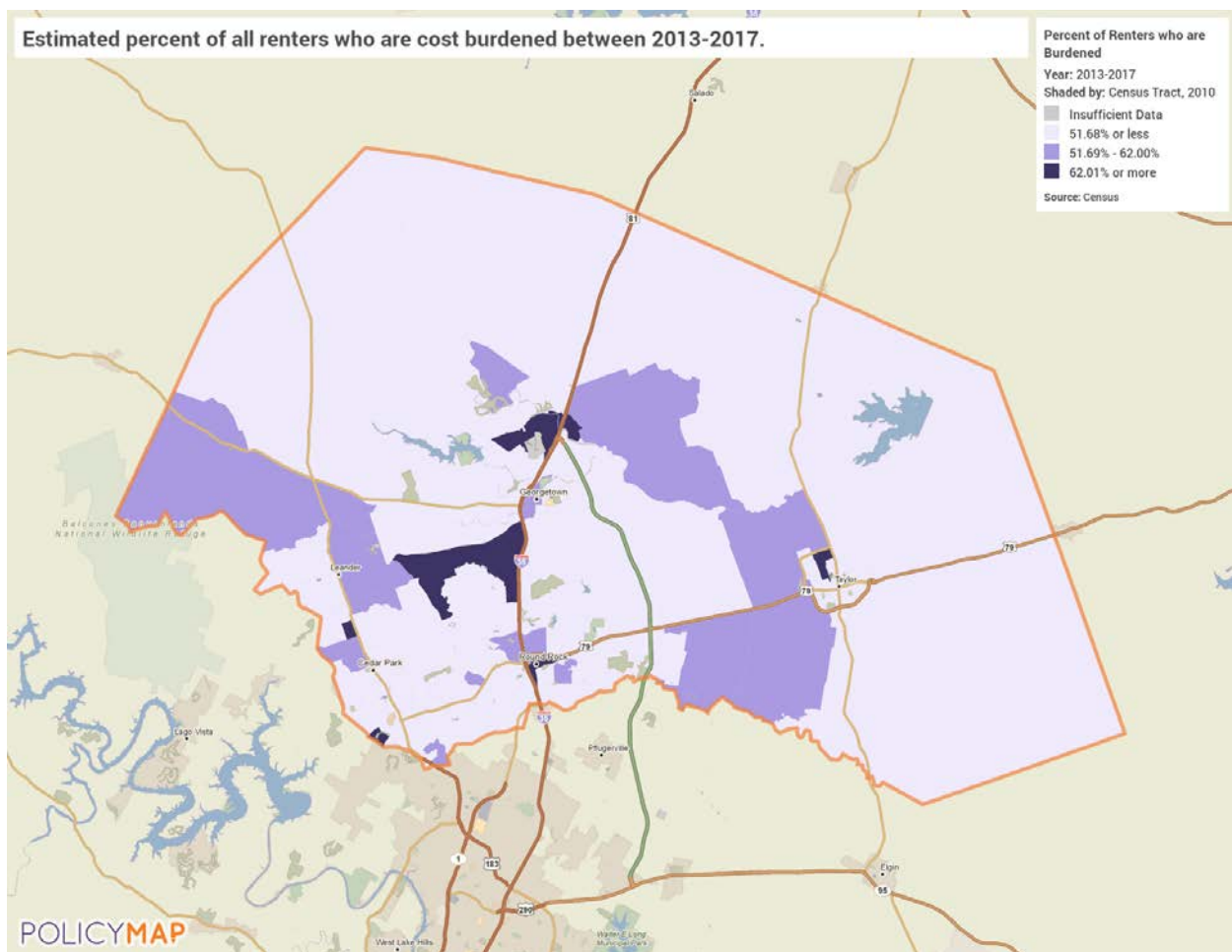
*If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.*

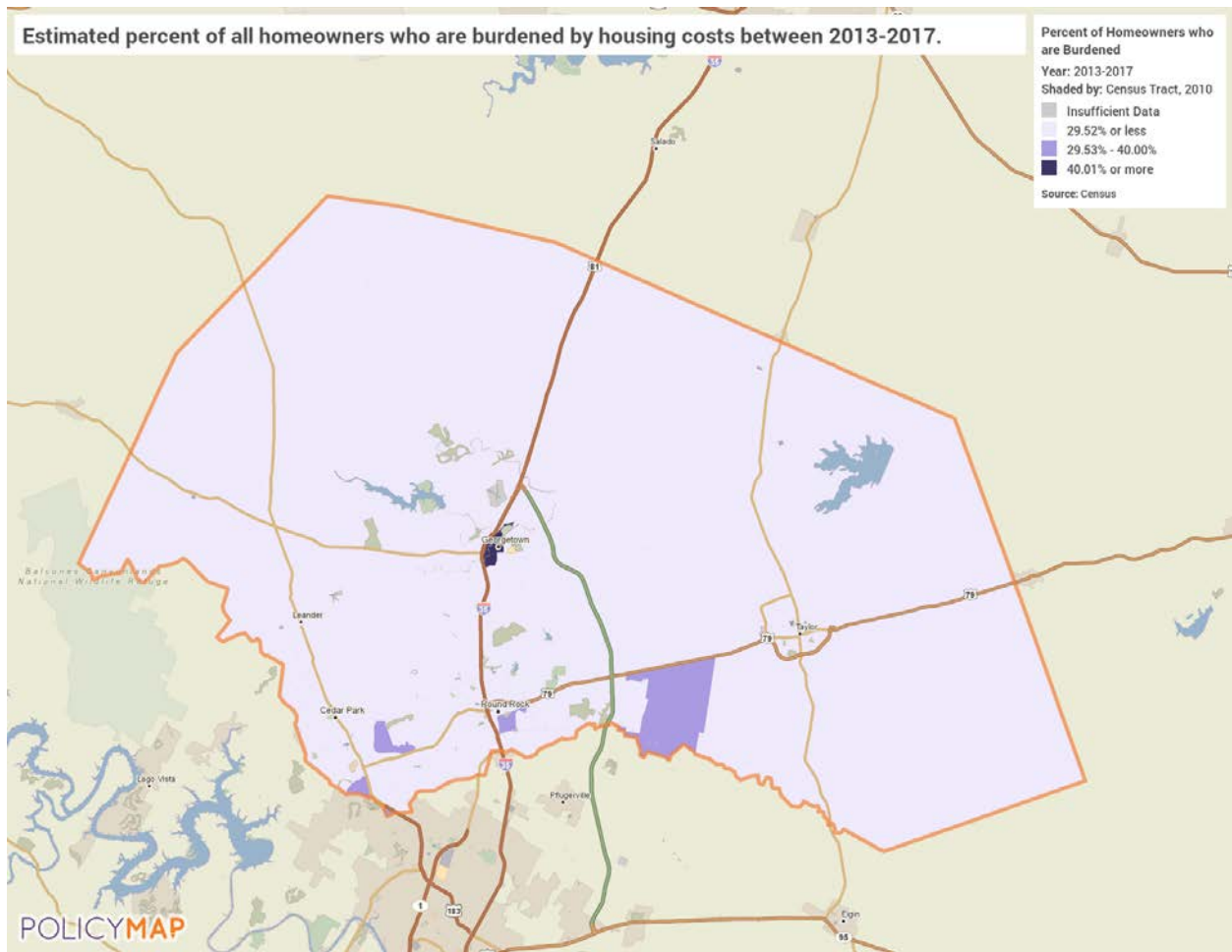
During this Consolidated Plan period, Williamson County will continue to assess and coordinate economic development initiatives in partnership with local workforce boards to implement local or regional economic initiatives.

## MA-50 Needs and Market Analysis Discussion

*Are there areas where households with multiple housing problems are concentrated? (Include a definition of "concentration")*

The primary housing problem is cost burden. The average incidence of cost burden among renters at the census tract level is 41.68% and 19.52% among homeowners. A "concentrated" area for both renters and owners is defined as a census tract in which the percentage of cost burdened households is more than ten percentage points higher than the average. The following maps from PolicyMap indicate census tracts in which there are concentrations of cost burden among renters and owners.





*Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (Include a definition of "concentration")*

A draft version of the 2019 Central Texas Analysis of Impediments to Fair Housing Choice (AI) which included analysis for Williamson County, used the HUD definition of racially/ethnically concentrated areas of poverty (R/ECAP). HUD's definition of an R/ECAP is:

- A census tract that has a Non-White population of 50 percent or more (for non-urban areas, 20 percent) AND a poverty rate of 40 percent or more; or
- A census tract that has a Non-white population of 50 percent or more AND the poverty rate is three times the average tract poverty rate for the county, whichever is lower.

Using this definition, the AFH found six R/ECAPs, none of which were in Williamson County and all of which were in Austin.

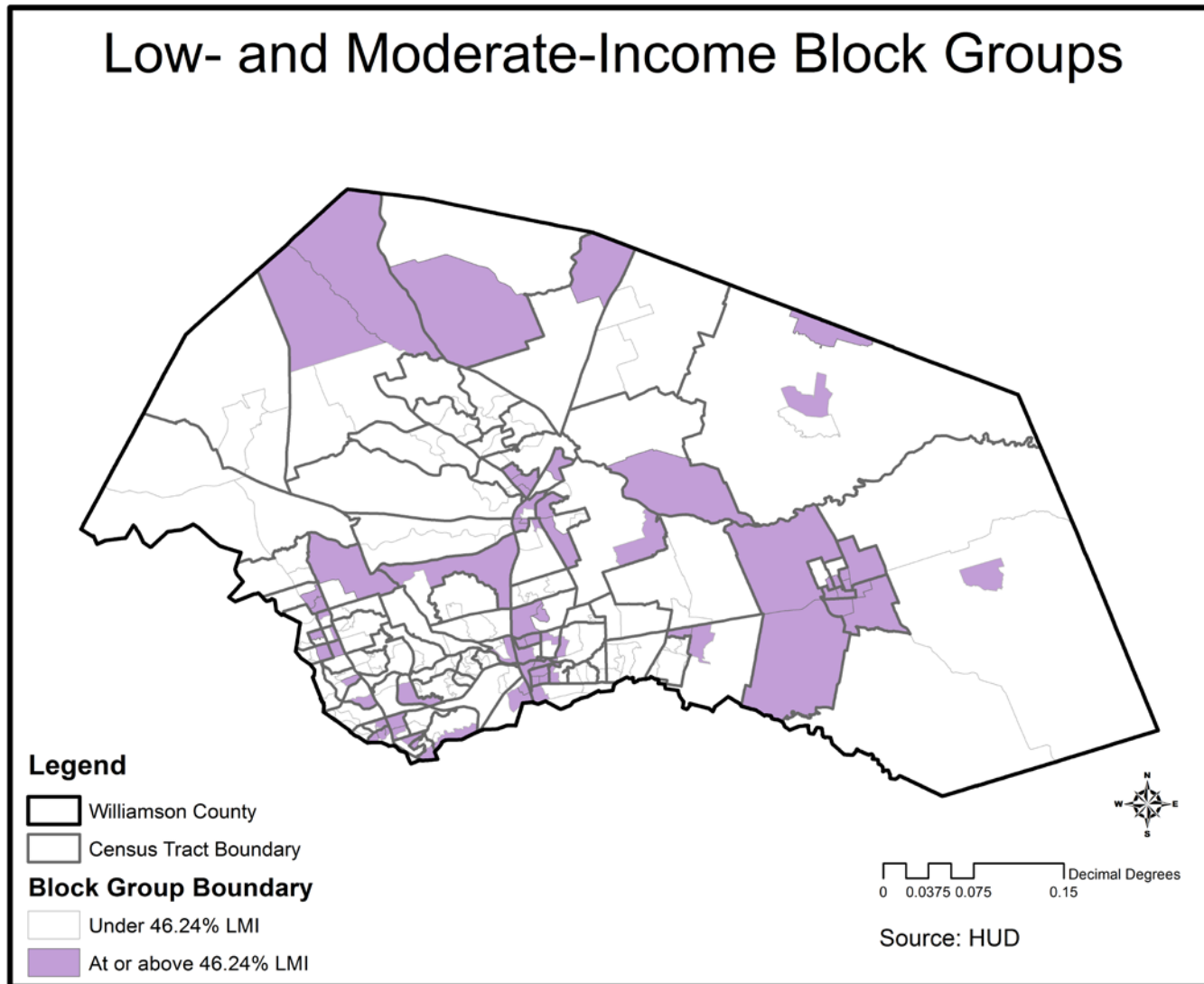
Williamson County is a HUD Exception Community; the low- and moderate-income threshold for 2018 is 46.24%. The following table indicates the block groups within Williamson County whose percentage of low- and moderate-income households is at or exceeds the threshold; there are 72 block groups that meet or exceed the LMI threshold set by HUD.

SUPPLEMENTAL TABLE: Low- and Moderate-Income Block Groups

Census Tract	Block Group	Tract Population	Percentage of LMI Persons	Census Tract	Block Group	Tract Population	Percentage of LMI Persons
020113	2	1360	47.06%	020704	2	2205	61.45%
020114	1	2400	66.04%	020704	3	1845	76.96%
020114	2	2110	53.79%	020707	2	2270	64.54%
020114	3	1005	61.69%	020803	2	945	49.74%
020201	1	380	64.47%	020808	1	810	53.70%
020204	1	1340	58.21%	020808	2	870	57.47%
020204	4	760	47.37%	020809	3	2215	47.63%
020302	1	1090	49.54%	020900	2	675	51.85%
020312	1	900	50.00%	021000	1	1075	78.14%
020312	3	2745	59.38%	021000	2	1100	70.00%
020316	2	1865	46.92%	021000	3	485	50.52%
020321	1	895	60.34%	021100	1	1500	61.33%
020322	4	1660	49.70%	021100	2	1475	69.15%
020323	1	2300	47.39%	021201	2	780	79.49%
020325	2	740	62.16%	021202	2	1295	51.74%
020327	2	980	60.71%	021203	1	1310	78.63%
020328	1	4235	47.34%	021203	2	740	54.05%
020403	2	1035	69.57%	021203	3	850	64.12%
020405	1	770	69.48%	021300	1	770	74.03%
020405	2	1785	49.02%	021300	2	705	61.70%
020405	3	1915	53.00%	021401	1	995	74.87%
020406	1	2765	62.21%	021401	4	3240	54.63%
020408	1	2120	51.42%	021402	1	1235	51.82%
020408	2	1915	49.35%	021402	3	590	85.59%
020410	2	2025	66.42%	021402	4	1205	97.51%
020410	4	1430	54.55%	021403	2	1560	56.41%
020411	2	1715	48.40%	021502	1	4305	61.44%
020504	2	1705	69.50%	021502	2	1535	86.97%
020504	3	4655	74.76%	021503	1	1755	62.11%
020508	1	3780	47.22%	021505	3	2575	59.03%
020602	2	790	72.15%	021507	1	3480	57.90%
020604	2	2335	52.89%	021507	3	3695	47.77%
020701	1	825	74.55%	021508	2	2115	52.96%
020701	2	1525	71.15%	021602	1	1590	56.92%
020703	3	630	55.56%	021603	2	680	50.74%
020704	1	2075	65.54%				



The following map uses the most recent HUD data (2015) and shows the geographic distribution of the qualifying block groups throughout Williamson County.



*What are the characteristics of the market in these areas/neighborhoods?*

The areas that meet the LMI threshold tend to have older housing stock and lower opportunities than other more affluent areas. One significant issue identified during the process is the lack of water resources and poor drainage areas in the County. Many higher poverty areas are less able to leverage resources or attract investments that are necessary to improve the quality of life for residents.

*Are there any community assets in these areas/neighborhoods?*

In low- and moderate-income communities racial, ethnic, and socio-economic diversity could be a source for enhancing quality of life for residents. The majority of these communities have limited access to local and regional public transportation.

*Are there other strategic opportunities in any of these areas?*

During this Consolidated Plan period, the County will continue to encourage funding alternatives to increase strategic opportunities in low- and moderate-income areas.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The federal CDBG funds are intended to provide low- and moderate-income households with viable communities, including decent housing, a suitable living environment and expanded economic opportunities. Eligible activities include community facilities and improvements, housing rehabilitation and preservation, affordable housing development activities, public services, economic development, planning, and administration.

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

Area Name	Area Type
CDBG Participating Cities and Unincorporated Areas of the County	Other
Countywide	Other
City of Taylor and Surrounding Area	Other
City of Georgetown	Other
City of Leander and Surrounding Area	Other
City of Granger	Other

**Table 45 - Geographic Priority Areas**

### General Allocation Priorities

*Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)*

Not all of the housing and community development needs identified in this plan can be addressed over the next five years due primarily to the limited resources available. The selection of non-housing community development priorities within income-eligible areas reflects the County's desire to create appreciable and lasting living environment improvements. Housing priorities reflect the need to affirmatively further fair housing and to broadening the supply of affordable housing in high opportunity areas.

The system for establishing the priority for the selection of these projects is predicated upon the following criteria:

- Meeting the statutory requirements of the CDBG Programs;
- Meeting the needs of low- and moderate-income residents;
- Focusing on low- and moderate-income areas or neighborhoods;
- Coordination and leveraging of resources;
- Response to expressed needs;
- Sustainability and/or long-term impact; and
- The ability to demonstrate measurable progress and success.

## **SP-25 Priority Needs - 91.215(a)(2)**

### **Priority Needs**

During the development of the Consolidated Plan, a number of needs were identified including:

#### Public Facility and Infrastructure Improvements

- Fund non-housing community development proposals that eliminate a threat to public health and safety to include water/sewer and drainage projects, sidewalks, and street improvements.
- Fund public facility improvements that benefit low income households and persons, and persons with special needs to include senior centers, neighborhood facilities, youth centers, homeless facilities, childcare centers, parks and recreational facilities.

#### Increase Access to Affordable Housing

- Fund activities that expand the supply and improve the condition of housing affordable to lower income households.
- Fund activities that leverage other public and private resources such as LIHTC projects.
- Extend the useful life of existing affordable housing through weatherization, repair, and rehabilitation programs.

#### Decrease Homelessness

- Provide funds to support shelter operations and transitional housing.
- Provide funding to increase permanent supportive housing opportunities and work to create a stronger network of providers of supportive and mainstream services to homeless clients.

#### Public Services

- Fund projects that provide supportive services to low- and moderate-income households as well as persons with special needs.
- Support efforts to develop a regional social service collaborative to coordinate the work of social service organizations, disseminate information, and eliminate duplication of effort.

### Affirmatively Further Fair Housing

- Support improved access to community resources.
- Continue to operate in compliance with protected class definitions found in federal regulations

Priority Need Name	INCREASE ACCESS TO AFFORDABLE HOUSING
Priority Level	High
Population	Extremely Low Income Low Income Moderate Income Large Families Families with Children Elderly Families Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
Geographic Areas Affected	Countywide CDBG Participating Cities and Unincorporated Areas of the County
Associated Goals	Housing rehabilitation Homeownership assistance Affordable rental housing
Description	Provide assistance to homeowners and renters to increase access to affordable housing and to extend the life of existing units.
Basis for Relative Priority	High housing costs reduce economic opportunities and access to prosperity.

Priority Need Name	DECREASE HOMELESSNESS
Priority Level	High
Population	Families with Children Elderly Families Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
Geographic Areas Affected	Countywide
Associated Goals	Provide housing/services to the homeless/at risk of homelessness
Description	Provide support for facilities and services that are targeted at those experiencing homelessness and/or at risk of homelessness.
Basis for Relative Priority	Homelessness has been increasing and there is a need to provide shelter and support for persons experiencing homelessness or who are at risk of becoming homeless. This includes persons who are living in cars, doubled up or couch surfing. Support could come in the form of emergency shelters, transitional housing, permanent supportive housing and services related to health and mental health, substance abuse issues, etc.



Priority Need Name	PUBLIC FACILITIES AND INFRASTRUCTURE IMPROVEMENTS
Priority Level	High
Population	Extremely Low Income Low Income Moderate Income Non-housing Community Development
Geographic Areas Affected	CDBG Participating Cities and Unincorporated Areas of the County Countywide
Associated Goals	Improve public infrastructure Improve public facilities
Description	Improvements to public facilities and infrastructure and facilities that deliver public services. Infrastructure improvements include: solid waste disposal, flood drains, water/sewer, streets, sidewalks, neighborhood facilities, and parks and recreational facilities. Public facilities include those that serve youth/children, abused and neglected children, seniors, persons with disabilities and other vulnerable populations.
Basis for Relative Priority	There is a need to make improvements, particularly in low- and moderate-income areas in which the local jurisdictions are less able to leverage resources or attract investments that are necessary to improve the quality of life. There is a significant need for water resources and improved drainage throughout the county.

Priority Need Name	PUBLIC SERVICES
Priority Level	High
Population	Extremely Low Income Low Income Moderate Income Elderly Frail Elderly Persons with mental, physical and developmental disabilities Victims of domestic violence Persons with HIV/AIDS and their Families Homeless (including chronic, individuals, families with children, mentally ill, substance abuse, veterans, persons with HIV/AIDS, victims of domestic violence and unaccompanied youth) Families with children Non-housing Community Development
Geographic Areas Affected	Countywide
Associated Goals	Provide public services
Description	Delivery of public services for seniors, persons with disabilities, youth, victims of domestic violence, abused and neglected children as well as childcare services, health and mental health services, transportation, non-homeless special needs and employment training.
Basis for Relative Priority	A variety of public services are needed including services for seniors, youth and children, those needing mental health services, health services, services for persons with disabilities, services for victims of domestic violence and non-homeless special needs. Public transportation is a significant need to enable individuals to access services.

Priority Need Name	PLANNING AND ADMINISTRATION and FAIR HOUSING
Priority Level	High
Population	Extremely Low Income Low Income Moderate Income Families with Children Elderly Families Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
Geographic Areas Affected	Countywide
Associated Goals	Planning and administration Fair Housing Activities
Description	Administrative and planning costs to operate the CDBG program successfully and fair housing education and outreach.
Basis for Relative Priority	Effective and efficient implementation of CDBG funding requires adequate resources for program planning and administration. Resources are needed to conduct fair housing education and outreach.

**Table 46 – Priority Needs Summary**

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	As subsidized units, including LIHTC units about to expire, the need for TBRA will increase. There is a high level of cost burden among low- and moderate-income households and there is a waiting list for public and subsidized housing.
TBRA for Non-Homeless Special Needs	There is a high level of cost burden among low- and moderate-income households, including non-homeless special needs populations; waiting lists at public housing and subsidized housing.
New Unit Production	Williamson County's housing inventory is dominated by three- and four-bedroom units. While these are suitable for larger families, individuals, young couples, and retired couples and small families may have trouble finding housing that fits within their budget.
Rehabilitation	There are some units within the county with incomplete plumbing and kitchen facilities as well as some older homes that tend to be more affordable for lower-income households who may not be able to afford to make needed upgrades to keep the units up to code.
Acquisition, including preservation	As subsidized units reach the end of the period of affordability, there is a need to preserve these units as there is a high level of cost burden among low- and moderate-income households.

**Table 47 – Influence of Market Conditions**

## SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

### Introduction

Currently, Williamson County receives CDBG funds for housing rehabilitation initiatives, public services, economic development, and other eligible activities. These funding sources are expected to be available over the next five years.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$1,467,836	\$0	\$0	\$1,467,836	\$5,871,344	This is an estimated allocation based on historical allocations. The expected amount for the remainder of the Con Plan assumes the same allocation in each subsequent year.

**Table 48 - Anticipated Resources**

*Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied*

The nonprofit organizations funded have additional financial capacity through foundations and fundraising campaigns. Federal funds provide these organizations with the opportunity to expand their services to benefit more low- and moderate-income persons.

*If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan*

Williamson County does not intend to utilize publicly owned land or property to address the needs identified in this plan.

## SP-40 Institutional Delivery Structure – 91.215(k)

*Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.*

As during previous planning periods, Williamson County will continue to work with various local agencies to ensure that services offered through entitlement grant programs receive maximum amounts of exposure and benefit. Several of these programs will be carried out through oversight by the Williamson County CDBG Coordinator and work will be conducted through the issuance of sub-recipient agreements.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Williamson County Housing and Urban Development	Government	Economic Development, Homelessness, Non-homeless special needs, Ownership, Planning, Neighborhood improvements, Public facilities, Public infrastructure, Public services	Williamson County

**Table 49 - Institutional Delivery Structure**

### *Assess of Strengths and Gaps in the Institutional Delivery System*

Williamson County has a capable housing and community development delivery system. While the primary responsibility for the administration of CDBG Program lies with the County, several public agencies, for profit entities, and non-profit organizations all assist with providing housing, community development, homeless, and other public services throughout Williamson County.

The County has a supportive network of agencies providing essential services to low- and moderate-income residents of Williamson though there is a gap in the institutional delivery system among nonprofits and local agencies. The County's CDBG program staff capacity is limited; Williamson County has one staff person directly assigned to the CDBG program who is responsible for the implementation, management and administration of the program for the entire county.



*Availability of services targeted to homeless persons and persons with HIV and mainstream services*

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
		X	X
Counseling/Advocacy		X	X
Legal Assistance		X	X
Mortgage Assistance		X	X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X

Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	

Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		X
HIV/AIDS	X		X
Life Skills			
Mental Health Counseling	X		X
Transportation			

Other			
Other			

**Table 50 - Homeless Prevention Services Summary**

*Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)*

There is currently an array of services directed towards the needs of persons living with HIV/AIDS. Since there is a longstanding approach to HIV/AIDS from a medical perspective, services for these clients become medically driven: case management, primary care, pharmacology, treatment, and mental health. In addition, there is also specialized case management and complex and abundant homeless services tied to medical services for those living with HIV/AIDS.

The Williamson County Community Action Clinic, located in Georgetown, provides housing assistance for low income persons with HIV/AIDS and their families through HUD's Housing Opportunities for People with AIDS (HOPWA) Program. Other facilities receiving HOPWA funding in the region includes: AIDS Services of Austin, Brazos Valley Community Action Agency, United Way of the Greater Fort Hood Area and the Waco-McLennan County Public Health District. The State of Texas HOPWA program provides tenant-based rental assistance, short-term rent, mortgage, utilities assistance, supportive services and permanent housing placement services.

Williamson County is not a Continuum of Care designee but the Balance of State Continuum of Care (BoS CoC) serves residents of Williamson County. One of the primary CoC goals is to ensure that homeless persons are linked to mainstream resources as the individuals are working toward housing stability. Programs funded by BoS CoC are successful in assisting homeless individuals and families in navigating public benefits systems such as Social Security.

*Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above*

There are varied and abundant services for homeless persons living with AIDS – but they are segregated from the general homeless population. Another identified gap in service is the lack of providers and the limited collaboration between HIV/AIDS providers. Very few agencies are dedicated to serving people living with AIDS (PLWA) that do not provide housing. For many agencies HIV/AIDS funding (including HOPWA) appears as a development option rather than a means of supporting their core mission. In addition, there is limited collaboration amongst HIV/AIDS providers, which is costing these providers money as they are duplicating services.

*Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs*

The County will utilize its network of public sector, private sector, and non-profit organizations to implement the strategic plan. Over the next five years, the County expects to overcome gaps in the institutional structure and delivery system by:

- Monitoring to identify program inefficiencies, improve program performance, and ensure regulatory compliance.
- Encouraging collaboration among agencies to eliminate duplicative services and better serve residents, especially low- and moderate-income households and special needs populations.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding (Five Years)	Goal Outcome Indicator
1	Housing Rehabilitation	2019	2023	Affordable Housing	Countywide  CDBG Participating Cities and Unincorporated Areas of the County	Increase Access to Affordable Housing	CDBG: \$750,000	Homeowner housing rehabilitated: 125 household housing units (25 annually)
2	Home-ownership Assistance	2019	2023	Affordable Housing	Countywide  CDBG Participating Cities and Unincorporated Areas of the County	Increase Access to Affordable Housing	CDBG: \$500,000	Homeowner Housing Added: 10 Household Housing Unit (2 annually)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding (Five Years)	Goal Outcome Indicator
3	Affordable Rental Housing	2019	2023	Affordable Housing	Countywide  CDBG Participating Cities and Unincorporated Areas of the County	Increase Access to Affordable Housing	CDBG: \$349,898	Number of Rental units rehabilitated: 174 units
4	Provide housing/services to the homeless/at risk of homelessness	2019	2023	Non-Housing Community Development	Countywide	Decrease Homelessness	CDBG: \$250,000	Number of persons benefited for public services other than Low/Moderate Income Housing Benefit: 100
5	Improve public infrastructure	2019	2023	Non-Housing Community Development	Countywide  CDBG Participating Cities and Unincorporated Areas of the County	Public Facility and Infrastructure Improvements	CDBG: \$2,245,674	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 800 households

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding (Five Years)	Goal Outcome Indicator
6	Improve public facilities	2019	2023	Non-Housing Community Development	Countywide  CDBG Participating Cities and Unincorporated Areas of the County	Public Facility and Infrastructure Improvements	CDBG: \$1,968,918	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 40,950 persons
7	Provide public services	2019	2023	Non-Housing Community Development	Countywide	Public Services	\$675,000	Non-housing activities benefiting Low/Moderate Income persons: 450 people
8	Fair Housing Activities	2019	2023	Fair Housing Activities	Countywide	Planning and Administration and Fair Housing	CDBG: \$20,000	Other: 1
9	Planning and Administration	2019	2023	Admin and Planning	Countywide	Planning and Administration and Fair Housing	CDBG: \$579,690	Other: 5

**Table 51 – Goals Summary**

## Goal Descriptions

1	Goal Name	Housing Rehabilitation
	Goal Description	Extend the useful life of existing affordable housing through weatherization, repair, and rehabilitation programs.
2	Goal Name	Home-ownership Assistance
	Goal Description	Purchase and develop 3 to 4 lots to build permanent affordable housing for low income families. Fund activities that expand the supply and improve the condition of housing affordable to lower income households. Fund activities that leverage other public and private resources such as Low-Income Housing Tax Credit Projects.
3	Goal Name	Affordable Rental Housing
	Goal Description	Fund activities that expand the supply and improve the condition of housing affordable to lower income households. Fund activities that leverage other public and private resources such as Low-Income Housing Tax Credit Projects.
4	Goal Name	Provide housing/services to the homeless/at risk of homelessness
	Goal Description	Provide funds to support shelter operations and transitional housing. Acquisition, construction, or rehabilitation of temporary shelters and transitional housing for the homeless, including victims of domestic violence, veterans, disaster victims, families with children, unaccompanied youth, drug offenders, and formerly incarcerated persons. Provide funding to increase permanent supportive housing opportunities and work to create a stronger network of providers of supportive and mainstream services to homeless clients.
5	Goal Name	Improve public infrastructure
	Goal Description	Fund non-housing community development proposals that eliminate a threat to public health and safety to include water/sewer projects, drainage projects, sidewalks, street improvements, and solid waste disposal projects.
6	Goal Name	Improve public facilities
	Goal Description	Fund public facility improvements that benefit low-income households and persons, and persons with special needs to include senior centers, neighborhood facilities, youth centers, homeless facilities, childcare centers, parks and recreational facilities.
7	Goal Name	Provide public services

	Goal Description	Delivery of public services for seniors, persons with disabilities, youth, victims of domestic violence, abused and neglected children, childcare services, health and mental health services, transportation, non-homeless special needs and employment training.
8	Goal Name	Fair Housing Activities
	Goal Description	Education and outreach to the public, real estate professionals, landlords, and property managers regarding fair housing laws and activities related to the Analysis of Impediments to Fair Housing Choice and other plans and documents.
9	Goal Name	Planning and Administration
	Goal Description	Planning and administrative activities to efficiently and successfully manage the CDBG program.

*Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2).*

Williamson County does not receive HOME funds.



## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

*Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)*

The four housing authorities meet their Section 504 requirements.

*Activities to Increase Resident Involvements*

Refer to NA-35 for a description of activities offered by the four housing authorities to increase resident involvement and quality of life.

*Is the public housing agency designated as troubled under 24 CFR part 902?*

None of Williamson County's Public Housing Agencies are designated as troubled.

*Plan to remove the 'troubled' designation*

Not applicable.

## SP-55 Barriers to affordable housing – 91.215(h)

### Barriers to Affordable Housing

In March 2019, a draft AI for the Central Texas AI Partners was released for public comment. This document describes barriers to affordable housing that exist including:

- County capacity to address fair housing issues is limited.
  - The growing housing crisis throughout the region is taxing city, county, and housing authority staff, as they work to implement new programs and policy changes to address housing needs.
- Affordable rental options in the region are increasingly limited.
  - Growth in the region - particularly demand for rental housing - has increasingly limited the areas where low income households can live affordably.
  - For Housing Choice Voucher holders, the state law that prohibits cities and counties from including Source of Income as a protected class is also a contributing factor.
- Stricter rental policies further limit options.
  - “3x income requirements” for rental units have a discriminatory effect on persons with disabilities whose income is primarily Social Security and Disability Insurance (SSDI), as well as renters who receive income from “unearned” sources such as child support.
  - Onerous criminal look-back periods that do not take into account severity of a crime or time period in which it was committed disproportionately impact persons of color and persons in recovery.
  - State law that prohibits cities and counties from including Source of Income as a protected class prevents units of local government from allowing renters to claim legal unearned income as eligible for the 3x income threshold.
- Disparities in the ability to access homeownership.
  - Denial rates for Black/African American applicants (24%), Hispanic applicants (20%) and other non-Asian minorities (17%) are significantly higher than for non-Hispanic white applicants (11%) and Asian applicants (11%).
- State regulations and zoning and land use limit housing choice.
  - State regulations prohibit or limit the power of local governments to implement zoning (counties) and inclusionary zoning (cities and counties) that could increase the supply of affordable housing, benefitting the protected classes that have disproportionate housing needs.

- Educational Inequities persist in the region.
  - In the region, African American children are significantly overrepresented in failing high schools, and Hispanic children have largest disparities in school quality across K-12 schools. School district boundaries that are neighborhood-driven and do not truly accommodate open choice drive up housing prices in quality school neighborhoods.
- Public transportation access has not kept up with growth.
  - In addition to lack of affordable housing, lack of public transportation was the most common barrier to economic opportunity mentioned by residents in the outreach conducted for the AI. Lack of resources in outlying areas to address demand for better transportation is a contributing factor, as is the decline in affordable options in areas of the region where jobs are clustered.

### Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The draft AI outlines several proposed action items to address the identified barriers. Some proposed action items apply to all 10 jurisdictions that participated in the joint AI and some items are for smaller sub-regions that include Williamson County.

The regional proposed action items include:

- Establish a Central Texas Regional Fair Housing Working Group (Working Group) made up of staff from each of the 10 entities to collaborate and coordinate on regional fair housing goals and affordable housing interests.
- Create a regional resource network for down payment assistance programs that are affirmatively marketed to under-represented homeowners.

Action items that are specific to Williamson County include:

- Receive clarification from the State that health and safety, accessibility improvements and weatherization do not count as improvements that could result in changes to the homeowners' property tax exemptions (School Tax Ceiling).
- Actively market the availability of the homestead exemption and property tax deferral option through social service and advocacy organizations, community and senior centers, and social media to increase awareness of the exemption

- Nurture and drive job growth, commercial and retail development, and supportive services to quickly developing micro-economies in more affordable suburban areas. Engage employers in discussions about affordable housing needs to build the potential for public-private partnerships
- Further a regional transportation vision, focusing on efficient commutes and reducing traffic in and out of Austin. Affirm that "accessible" transportation is more than ADA compliant buses and stops: The type of accessibility needed is the ability for people with health issues to not have to walk/roll too far to a stop, to have shade and benches where wait times typically exceed a certain threshold, and the first and last mile connections from each stop to destinations are ADA compliant.
- Commit to fostering a culture of inclusion for residents with disabilities, including ensuring that equity initiatives include residents with disabilities, reviewing websites and other communications for ease of finding information pertinent to residents with disabilities, increasing resources at jurisdiction festivals and events (i.e., accessible parking spaces, shuttles, other accommodations), and other efforts to signal that people with disabilities are a valued part of the community. Consider adding a Disability and Access component into Master/General Plans.
- Require developers who benefit from public funding and development incentives to adopt reasonable policies on tenant criminal history and accept legal unearned income in consideration of the ability to pay rent
- Fund tenant fair housing outreach and education and programs to build renters' rights knowledge, with a focus on reaching vulnerable residents including persons with disabilities and refugees

## **SP-60 Homelessness Strategy – 91.215(d)**

*Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs*

The County supports the efforts of the Balance of State Continuum of Care (BoS CoC) to simplify and broaden outreach and assessment efforts for homeless persons in Williamson County. The BoS CoC will work to create a better communication system for service providers to stay in contact with both schools and hospitals to avoid homeless persons (or those at risk of homelessness) from falling through the cracks of the system.

*Addressing the emergency and transitional housing needs of homeless persons*

Williamson County is not a direct recipient of Emergency Solutions Grant funds; the County will, however, continue to partner with the BoS CoC to support emergency and transitional housing needs of persons experiencing homelessness.

*Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.*

The BoS COC works to ensure that homeless individuals make the transition to permanent housing and independent living is prioritizing safe and stable housing and making affordable housing options more accessible to homeless individuals. Many homeless that struggle to transition into permanent housing and independent living suffer from mental illness and substance addiction. The Homeless Prevention and Rapid Re-housing program and Housing First model prioritize placing homeless individuals and families in permanent housing quickly, and then linking them to supportive services in the community. During this Consolidated Plan period, Williamson County will continue to support local organizations, such as the Georgetown Community Service Center (The Caring Place) to assist homeless person with transitional and permanent housing.

*Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs*

Williamson County is not a direct recipient of Emergency Solutions Grant funds; the County will continue to partner with the BoS CoC to support efforts made to implement local coordinated discharge policies for individuals or families who are being discharged from a publicly funded institution.

## **SP-65 Lead based paint (LBP) Hazards – 91.215(i)**

*Actions to address LBP hazards and increase access to housing without LBP hazards*

Williamson County will continue to support the efforts of the Williamson County and Cities Health Districts to address lead based paint (LBP) hazards. The County will also continue to notify CDBG sub-recipients of LBP requirements and ensure compliance with CDBG requirements.

*How are the actions listed above related to the extent of lead poisoning and hazards?*

As reported in MA-20, Williamson County has a lower prevalence of high lead blood levels in children as compared to the state. Williamson will continue to support the efforts of the Williamson County and Cities Health Districts to address lead based paint (LBP) hazards.

*How are the actions listed above integrated into housing policies and procedures?*

Williamson County's CDBG policies and procedures comply with the federal lead-based paint regulations at 24 CFR Part 35.

In accordance with lead-based paint requirements, the County will incorporate the following factors to refine and narrow the communities that are at highest risk with lead-based paint hazards as related to housing rehabilitation activities:

- Age of housing (pre-1978 housing units)
- Condition of housing
- Tenure and poverty levels
- Presence of young children
- Presence of lead poisoning cases

All contractors, sub-recipients, and other community partners are advised of the lead-based paint regulations. Additionally, the County's CDBG Office will continue to distribute information and literature on lead hazards to households who may be at risk of exposure.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

*How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan*

According to the 2013-2017 ACS, 7.0% of the population is living below the poverty line; this is up from 5.2% in the 2012 ACS. Williamson County will continue to work with service providers to obtain resources and further create new partnerships to foster the development of affordable housing to reduce cost burden among poverty-level families.

The County will continue to ensure compliance with Section 3 requirements which requires to the greatest extent possible contractors on projects utilizing CDBG funds provide job training, employment and contract opportunities to low- and very low-income residents. All contractors are will be required to sign Section 3 Plans and report to the County all Section 3 new hires.



## **SP-80 Monitoring – 91.230**

*Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements*

Under the CDBG Program, the County conducts on-site monitoring of sub-recipients including municipalities and public service agencies. The County's CDBG Office has developed standards and procedures for ensuring recipients of CDBG funds are in compliance with HUD regulations and that the funds are disbursed in a timely manner.

The County identifies sub-recipients for monitoring by reviewing each project's progress and makes note of any concerns regarding implementation. The staff also ensures that the sub-recipients maintain copies of all required documentation and reviews the financial reports. Monitoring results are forwarded to the sub-recipient who must address concerns in a timely manner. The County also provides technical assistance during the monitoring to ensure compliance of regulations by sub-recipients.

### **Minority Outreach**

The County will continue to actively encourage participation by minority and women-owned businesses and organizations in procurement, bid solicitations, requests for proposals and sub-recipient contracts.

### **Performance Measures**

In accordance with HUD's Community Planning and Development Notice 03-09, the County has developed the following Performance Measurement System designed to measure both the productivity and impact of the CDBG Program:

The County has adopted HUD's recommended outcome performance measurements system. One of the following statutory goals will be selected for each activity:

- Creating suitable living environments
- Providing decent housing
- Creating economic opportunities

Once the goal is selected, a program outcome (the expected result of the objective the grantee seeks to achieve) is then identified. One of the following outcomes will be selected for each activity:

- Availability/Accessibility
- Affordability
- Sustainability

The County will prepare a Consolidated Annual Performance and Evaluation Report (CAPER) that will include a review process to determine whether the specific objectives are being met.

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

The following table outlines the expected financial resources for FY 2019.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG Program	Federal	CDBG Eligible activities including public services, housing-related activities, public facilities and infrastructure	\$1,467,836			\$1,467,836	\$5,871,344	The expected amount for the remainder of the ConPlan is four times the first year allocation.

**Table 52 - Expected Resources – Priority Table**

*Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied*

The nonprofit organizations funded have additional financial capacity through foundations and fundraising campaigns. Federal funds provide these organizations with the opportunity to expand their services to benefit more low- and moderate-income persons.

*If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan*

Williamson County does not intend to utilize publicly owned land or property to address the needs identified in this plan.

## **Annual Goals and Objectives**

### **AP-20 Annual Goals and Objectives**

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing rehabilitation	2019	2023	Affordable Housing Public Housing	CDBG Participating Cities and Unincorporated Areas of the County	Increase access to affordable housing	\$150,000	Homeowner Housing Rehabilitated: 25 households
2	Homeownership assistance	2019	2023	Affordable Housing	CDBG Participating Cities and Unincorporated Areas of the County	Increase access to affordable housing	\$100,000	Homeowner housing added: 2 households
3	Provide housing/services to the homeless/at risk of homelessness	2019	2023	Non-Housing Community Development	Countywide	Decrease homelessness	\$50,000	Public service activities other than Low/Moderate Income Housing Benefit: 20 persons
4	Affordable rental housing	2019	2023	Affordable Housing Public Housing	CDBG Participating Cities and Unincorporated Areas of the County City of Georgetown City of Granger	Increase access to affordable housing	\$349,898	Rental Units rehabilitated: 174 units
5	Improve public facilities	2019	2023	Non-Housing Community Development	CDBG Participating Cities and Unincorporated Areas of the County	Public facility and infrastructure improvements	\$563,000	Public facility or infrastructure activities other than Low/Moderate Income housing benefit: 34,380 persons

6	Provide public services	2019	2023	Non-Homeless Special Needs	Countywide	Public services	\$135,000	Public service activities other than Low/Moderate Income Housing Benefit: 90 persons
7	Planning and administration	2019	2023	Other	CDBG Participating Cities and Unincorporated Areas of the County	Planning and Administration and Fair Housing	\$119,938	Other: 1

**Table 53 – Goals Summary**

## Goal Descriptions

1	Housing rehabilitation	Provide assistance to homeowners for rehabilitation of existing structures to improve and maintain the quality of the affordable housing stock. Extend the useful life of existing affordable housing through weatherization, repair, and rehabilitation programs.
2	Homeownership assistance	Purchase and develop 3 to 4 lots to build permanent affordable housing for low income families. Fund activities that expand the supply and improve the condition of housing affordable to lower income households. Fund activities that leverage other public and private resources such as Low-Income Housing Tax Credit Projects.
3	Affordable rental housing	Provide financial assistance to LMI households to increase access to affordable housing. Fund activities that expand the supply and improve the condition of housing affordable to lower income households. Fund activities that leverage other public and private resources such as Low-Income Housing Tax Credit Projects.
4	Provide housing/services to the homeless/at risk of homelessness	Provide support for facilities and services that are targeted at those experiencing homelessness and/or are unstably housed. Provide funds to support shelter operations and transitional housing. Acquisition, construction, or rehabilitation of temporary shelters and transitional housing for the homeless, including victims of domestic violence, veterans, disaster victims, families with children, unaccompanied youth, drug offenders, and formerly incarcerated persons. Provide funding to increase permanent supportive housing opportunities and work to create a stronger network of providers of supportive and mainstream services to homeless clients.
5	Improve public infrastructure	Improvements to public facilities and infrastructure and facilities that deliver public services. Infrastructure improvements include: solid waste disposal, flood drains, water/sewer, streets, sidewalks, neighborhood facilities, and parks and recreational facilities. Fund non-housing community development proposals that eliminate a threat to public health and safety to include water/sewer projects, drainage projects, sidewalks, street improvements, and solid waste disposal projects.
6	Improve public facilities	Improvements to public facilities and infrastructure and facilities that deliver public services. Public facilities include those that serve youth/children, abused and neglected children, seniors, persons with disabilities and other vulnerable populations. Fund public facility improvements that benefit low-income households



and persons, and persons with special needs to include senior centers, neighborhood facilities, youth centers, homeless facilities, childcare centers, parks and recreational facilities.	
7	Provide public services
Delivery of public services for seniors, persons with disabilities, youth, victims of domestic violence, abused and neglected children as well as childcare services, health and mental health services, transportation, non-homeless special needs and employment training.	
8	Fair housing activities
Education and outreach to the public, real estate professionals, landlords, and property managers regarding fair housing laws and activities related to the Analysis of Impediments to Fair Housing Choice and other plans and documents.	
9	Planning and administration
Administrative and planning costs to operate the CDBG program successfully.	

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The following table provides the names of the projects funded for FY 2019 utilizing CDBG funds. If a funded project has cost savings, slows down or discovers a barrier to being completed, an alternate project from the current Annual Action Plan may be selected to continue the timely spending of grant funds. Please refer to the Appendix for a list and description of alternate projects.

#### Projects

#	Project Name
1	Bluebonnet Trails Community MHMR Center/Social Service
2	Taylor Dickey Museum and Multipurpose Center
3	City of Georgetown Home Repair Program
4	Georgetown Housing Authority Rehab
5	Granger Housing Authority Rehab
6	Habitat for Humanity of Williamson County/Land Acquisition
7	Habitat for Humanity of Williamson County/Homeowner Rehab
8	Williamson County Crisis Center dba Hope Alliance/Social Service
9	Williamson County Crisis Center dba Hope Alliance/Shelter Rehab
10	Interagency Support Council of Eastern Williamson County, Inc./Social Service
11	City of Leander Senior Activity Center
12	Lone Star Circle of Care Project Headwaters
13	Williamson County EMS Mobile Outreach and Community Health Paramedicine/Social Service
14	The Key2Free/Social Service
15	Program Administration

**Table 54 – Project Information**

*Describe the reasons for allocation priorities and any obstacles to addressing underserved needs*

There is a need for public services for Williamson County's most vulnerable populations and the need far exceeds the availability of resources. Funding was allocated based on where there is highest demand for services, recognizing that there are other areas within the County in which there is a need for services. Additionally, stakeholder sessions highlighted the need for improved infrastructure and public facilities; funding was allocated to these priorities. Organizations receiving funding have strong internal structure and capacity and will effectively utilize CDBG funds to meet the needs of the communities' residents.

## AP-38 Project Summary

### Project Summary Information

The following pages provide a description of projects funding utilizing CDBG funds.

1	Project Name	Bluebonnet Trails Community MHMR Center/Social Service
	Target Area	Countywide
	Goals Supported	Provide housing/services to the homeless/at risk of homelessness
	Needs Addressed	Decrease homelessness
	Funding	\$50,000
	Description	Provide Housing First services that assist people in securing permanent housing and achieve housing stability, without preconditions or barriers as a prerequisite for housing. Focus will be on the housing needs of people that are homeless by connecting with local housing authorities, applying for Section 8 or Section 811, finding available rental units and negotiating with property managers. Housing First will also help individuals access employment, psychiatric and primary healthcare, veteran and peer support services, access community resources and apply for Social Security benefits and other benefits such as Supplemental Nutrition Assistance Program (SNAP), as needed.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than Low/Moderate Income Housing Benefit: 20 persons
	Location Description	
	Planned Activities	

2	Project Name	Taylor Dickey Museum and Multipurpose Center
	Target Area	City of Taylor
	Goals Supported	Public Facilities and Infrastructure Improvements
	Needs Addressed	Improve public facilities
	Funding	\$98,000
	Description	Rehabilitation of the Dr. James Lee Dickey House located at 500 Burkett Street in Taylor, TX. Project includes building and foundation repairs, asbestos and lead paint testing and abatement, air testing, concrete walks and ramps (Funded in FY17 in the amount of \$109,160). FY19 funding will be used to complete the exterior restoration of the building.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Public facility or infrastructure activities other than Low/Moderate Income housing benefit: 4755 persons
	Location Description	
	Planned Activities	

3	Project Name	City of Georgetown Home Repair Program
	Target Area	City of Georgetown
	Goals Supported	Increase Access to Affordable Housing
	Needs Addressed	Housing Rehabilitation
	Funding	\$75,000
	Description	Project will assist approximately fifteen eligible homeowners who are in need of home repairs within Georgetown city limits. Homeowners will meet CDBG defined income qualifications. The program will be administered by Habitat for Humanity of Williamson County. Home repairs can include, but are not limited to, roofing, siding, weatherization (windows), energy efficiency/conservation (plumbing, electrical), accessibility and/or safety.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Homeowner housing rehabilitated: 15 households
	Location Description	
	Planned Activities	
4	Project Name	Georgetown Housing Authority Rehab
	Target Area	City of Georgetown
	Goals Supported	Affordable Rental Housing
	Needs Addressed	Increase Access to Affordable Housing
	Funding	\$300,000
	Description	Replacement of deteriorated sewer lines that pose a threat to life, health or safety of public housing residents.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Public facility or infrastructure activities for Low/Moderate Income housing benefit: 158 households
	Location Description	Georgetown Housing Authority properties
	Planned Activities	

5	Project Name	Granger Housing Authority Rehab
	Target Area	City of Granger
	Goals Supported	Affordable Rental Housing
	Needs Addressed	Increase Access to Affordable Housing
	Funding	\$49,898
	Description	Weatherization through window replacement in approximately 16 units.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Public facility or infrastructure activities for Low/Moderate Income housing benefit: 16 households
	Location Description	Granger Housing Authority properties
	Planned Activities	

6	Project Name	Habitat for Humanity of Williamson County/Land Acquisition
	Target Area	CDBG Participating Cities and Unincorporated Areas of the County
	Goals Supported	Homeownership Assistance
	Needs Addressed	Increase Access to Affordable Housing
	Funding	\$100,000
	Description	Land acquisition for the purpose of building affordable homes for income qualified individuals or families.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Homeowner housing added: 2 households
	Location Description	
	Planned Activities	
7	Project Name	Habitat for Humanity of Williamson County/Homeowner Rehab
	Target Area	CDBG Participating Cities and Unincorporated Areas of the County
	Goals Supported	Increase Access to Affordable Housing
	Needs Addressed	Housing Rehabilitation
	Funding	\$75,000
	Description	Project will assist approximately ten eligible homeowners who are in need of home repairs within CDBG participating cities or the unincorporated areas of the County. Homeowners will meet CDBG defined income qualifications. Home repairs can include, but are not limited to, roofing, siding, weatherization (windows), energy efficiency/conservation (plumbing, electrical), accessibility and/or safety.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	homeowner housing rehabilitated: 10 households
	Location Description	
	Planned Activities	

8	Project Name	Williamson County Crisis Center dba Hope Alliance/Social Service
	Target Area	Countywide
	Goals Supported	Provide public services
	Needs Addressed	Public Services
	Funding	\$35,000
	Description	Funds will be utilized for "drop in" childcare at undisclosed childcare centers for children of parents in crisis living in the shelter. This allows parents time to complete necessary actions such as doctor visits, search for employment and housing, attend court proceedings, and go to other resources for basic needs.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than Low/Moderate Income Housing Benefit: 50 persons
	Location Description	
	Planned Activities	
9	Project Name	Williamson County Crisis Center dba Hope Alliance/Shelter Rehab
	Target Area	CDBG Participating Cities and Unincorporated Areas of the County
	Goals Supported	Public Facilities and Infrastructure Improvements
	Needs Addressed	Improve Public Facilities
	Funding	\$15,000
	Description	Funds will be utilized to update the shelter security system and perimeter fencing.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Public facility or infrastructure activities other than Low/Moderate Income housing benefit: 330 persons
	Location Description	Undisclosed Location
	Planned Activities	



10	Project Name	Interagency Support Council of Eastern Williamson County, Inc./Social Service
	Target Area	CDBG Participating Cities and Unincorporated Areas of the County Countywide
	Goals Supported	Provide Public Services
	Needs Addressed	Public Services
	Funding	\$25,000
	Description	Provide individual and group therapy, small and large group presentations, crises intervention, psychiatric care, medication monitoring and family therapy to participating schools in Eastern Williamson County. Funding will allow the program to maintain the number of clients served.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than Low/Moderate Income Housing Benefit: 20 persons
	Location Description	
	Planned Activities	
11	Project Name	City of Leander Senior Activity Center
	Target Area	City of Leander
	Goals Supported	Improve Public Facilities
	Needs Addressed	Public Facilities and Infrastructure Improvements
	Funding	\$150,000
	Description	Funds will be utilized for a portion of the construction and/or equipment costs associated with the Senior Activity Center. The center will be an 11,000-13,000 Senior Activity Center that will house Meals on Wheels and have an area for the Williamson County Children's Advocacy Center.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Public facility or infrastructure activities other than Low/Moderate Income housing benefit: 24,525 persons
	Location Description	
	Planned Activities	

12	Project Name	Lone Star Circle of Care Project Headwaters
	Target Area	City of Taylor
	Goals Supported	Public Facilities and Infrastructure Improvements
	Needs Addressed	Improve Public Facilities
	Funding	\$300,000
	Description	Funds will be utilized to rehab Taylor's West End School to include a kitchen, food pantry, meal packing and serving area, dining area, multipurpose room, offices and restrooms to accommodate Taylor's Meals on Wheels Program and Senior Center activities. Second floor rehab to include waiting room, program registration area, lab, provider and business office space, a nurse station, procedure room, exam rooms, break room, vitals area and storage for Lone Star Circle of Care.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Public facility or infrastructure activities other than Low/Moderate Income housing benefit: 4770 persons
	Location Description	
	Planned Activities	

13	Project Name	Williamson County EMS Mobile Outreach and Community Health Paramedicine/Social Service
	Target Area	Countywide
	Goals Supported	Provide Public Services
	Needs Addressed	Public Services
	Funding	\$16,000
	Description	Provide emergency assistance to low-income persons in crisis who are at risk of homelessness or who are homeless. Recipients will be provided access to temporary emergency housing until a more permanent solution can be found and/or provided medication, psychiatric care, counseling, healthcare or services that reduce the likelihood of homelessness.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than Low/Moderate Income Housing Benefit: 10 persons
	Location Description	
	Planned Activities	
14	Project Name	The Key2Free/Social Service
	Target Area	CDBG Participating Cities and Unincorporated Areas of the County
	Goals Supported	Public Services
	Needs Addressed	Provide public services
	Funding	\$59,000
	Description	Provide clinical, medical and dental services to victims of human trafficking.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than Low/Moderate Income Housing Benefit: 10 persons
	Location Description	
	Planned Activities	

15	Project Name	Program Administration
	Target Area	CDBG Participating Cities and Unincorporated Areas of the County
	Goals Supported	Administration and Planning
	Needs Addressed	Planning and Administration and Fair Housing
	Funding	\$119,938
	Description	Effective and efficient administration and planning activities associated with the CDBG program, fair housing education and outreach.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Other: 1
	Location Description	
	Planned Activities	

## AP-50 Geographic Distribution – 91.220(f)

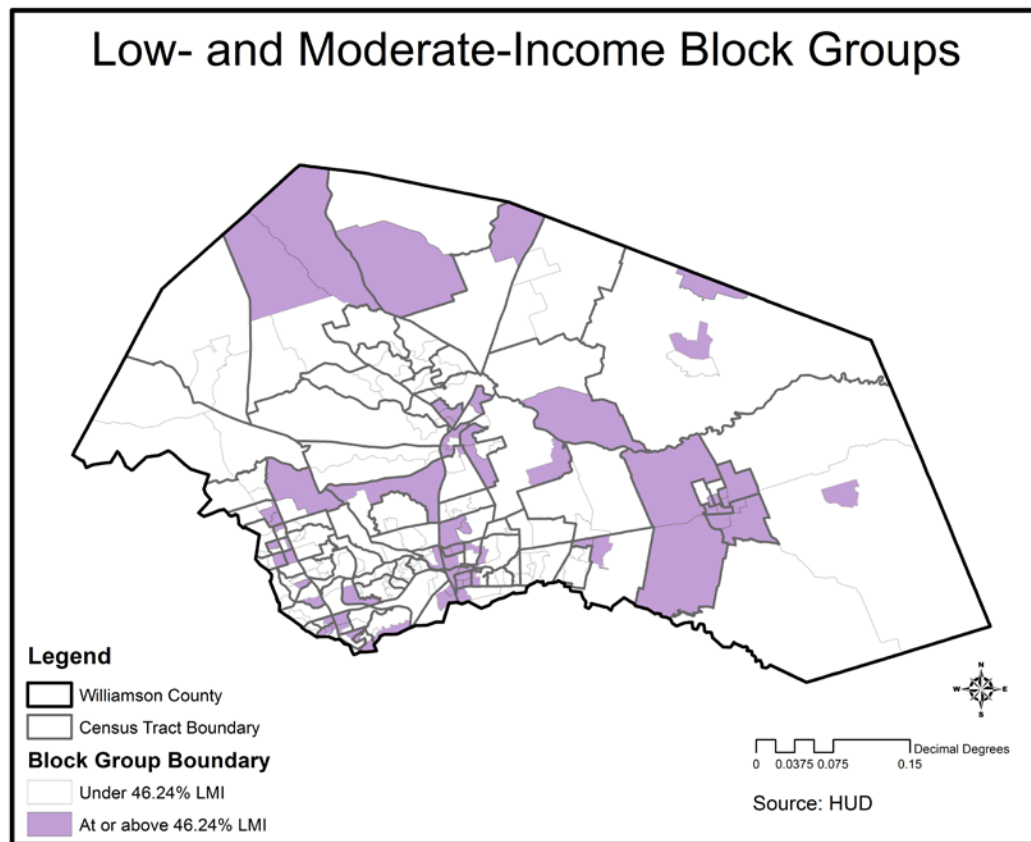
*Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed*

### Geographic Distribution

Target Area	Percentage of Funds
CDBG Participating Cities and Unincorporated Areas of the County	19.22%
Countywide	8.61%
City of Taylor	29.53%
City of Georgetown	27.82%
City of Leander	11.13%
City of Granger	3.70%

**Table 55 - Geographic Distribution**

Priority CDBG funding areas in Williamson County include areas where the percentage of low to moderate income (LMI) persons is 46.24% or higher. Williamson County is an exception community and 46.24% is the LMI threshold determined and published by HUD.



Within Williamson County, 39.1% of the population is non-White or Hispanic. The Census Bureau considers race and ethnicity separately which means that a person could identify as being both White (or another race) and Hispanic (ethnicity). A “concentrated” minority area will be defined as any census tract in which at least 50% of the population is non-White or White Hispanic. The following census tracts meet these criteria.

Census Tract	Percent non-White
Census Tract 203.25	50.4%
Census Tract 204.05	51.3%
Census Tract 205.04	59.9%
Census Tract 207.01	68.0%
Census Tract 207.03	58.6%
Census Tract 207.04	53.2%
Census Tract 207.07	53.9%
Census Tract 208.06	53.3%
Census Tract 208.07	56.7%
Census Tract 210	79.3%
Census Tract 211	68.3%
Census Tract 212.03	63.3%
Census Tract 215.02	67.2%
Census Tract 215.03	51.4%
Census Tract 215.05	62.2%
Census Tract 215.06	59.1%
Census Tract 215.07	54.0%

*Rationale for the priorities for allocating investments geographically*

Williamson County will use CDBG funds throughout the jurisdiction to serve low and moderate-income persons and households. The Cities of Taylor, Georgetown, Granger and Leander, four of the County's more populated areas, are home to many LMI persons and households. Investments in these communities have meaningful impact. Additionally, the County will invest in projects that will have a long-term and lasting impact on the community and residents. This method of allocation will enable the County to serve the most disadvantaged residents given the limited funding available.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	
Non-Homeless	43
Special-Needs	
Total	43

**Table 56 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	
The Production of New Units	2
Rehab of Existing Units	41
Acquisition of Existing Units	
Total	43

**Table 57 - One Year Goals for Affordable Housing by Support Type**



## AP-60 Public Housing – 91.220(h)

### Introduction

As public housing facilities age, investment are needed to maintain and improve the buildings and units to preserve and maintain safe, decent, affordable housing for the County's most vulnerable residents. This section discusses actions taken to address the needs of public housing residents and the units in which they reside.

#### *Actions planned during the next year to address the needs to public housing*

During FY 2019, Williamson County will fund several projects to address the needs to public housing. This includes:

- Funding to Georgetown Housing Authority (\$300,000) to replace deteriorated sewer lines that pose a threat to life, health or safety of public housing residents; and
- Funding to Granger Housing Authority (\$49,898) to weatherize units through window replacement.

#### *Actions to encourage public housing residents to become more involved in management and participate in homeownership*

Georgetown Housing Authority (GHA) offers various services to residents in an effort to improve their living environment. Services include classes and activities for families such as nutrition and health classes; exercise groups; medical, hearing and prescription medicine screenings; defensive driving; financial literacy as well as classes about protection from identity fraud/theft. Computer labs and tutors are available to residents for job search activities, resume building, and personal use.

GHA offers the Family Self-Sufficiency (FSS) Program, a HUD program that encourages communities to develop local strategies to help families obtain employment that will lead to economic independence and self-sufficiency. In partnership with welfare agencies, schools, businesses, and other local partners, GHA has developed a comprehensive program that gives participating FSS family members the skills and experience to assist them in obtaining employment that pays a living wage and focus on self-sufficiency.

The Resident Opportunities and Self-Sufficiency (ROSS) program is another essential service provided through GHA. This program allows residents to receive one-on-one assistance and support from a ROSS Coordinator to identify goals and current needs and to find free or low-cost resources to assist residents in achieving their goals.

*If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance*

None of the PHAs in Williamson County are designated as troubled.

## AP-65 Homeless and Other Special Needs Activities – 91.220(i)

### Introduction

The following section outlines Williamson County's goals and actions for the year in ending homelessness.

*Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:*

*Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs*

Williamson County EMS Mobile Outreach Team provides emergency assistance to low-income persons in crisis who are at risk of homelessness or who are homeless. Recipients are provided access to temporary emergency housing until a more permanent solution can be found and/or provided medication, psychiatric care, counseling, healthcare or services that reduce the likelihood of homelessness. This service will be funded with a FY19 allocation of \$16,000.

*Addressing the emergency shelter and transitional housing needs of homeless persons*

Because Williamson County will be funding wraparound services offered by service providers working with persons experiencing homelessness, the service providers are able to leverage their resources to provide emergency shelter to help meet the housing needs of homeless persons. Williamson County has allocated \$16,000 to the Williamson County EMS Mobile Outreach Team, \$25,000 to Interagency Support Council of Eastern Williamson County, \$35,000 to Williamson County Crisis Center dba Hope Alliance, and \$50,000 to Bluebonnet Trails Community MHMR Center. Williamson County is not directly increasing the number of emergency shelter beds but rather is funding the supportive services utilized by persons accessing emergency and transitional housing.

*Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again*

Because Williamson County will be funding wraparound services offered by service providers working with persons experiencing homelessness, the service providers are able to leverage their resources to provide emergency shelter to help meet the housing needs of homeless persons. Williamson County has allocated \$16,000 to the Williamson County EMS Mobile Outreach Team, \$25,000 to Interagency

Support Council of Eastern Williamson County, \$35,000 to Williamson County Crisis Center dba Hope Alliance, and \$50,000 to Bluebonnet Trails Community MHMR Center. Williamson County is not directly increasing the number of permanent housing units specifically for persons who have experienced homelessness but rather is funding the supportive services utilized by persons accessing these types of housing.

*Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs*

Bluebonnet Trails Community MHMR Center provides Housing First services that assist people in securing permanent housing and achieve housing stability, without preconditions or barriers as a prerequisite for housing. Focus will be on the housing needs of people that are homeless by connecting with local housing authorities, applying for Section 8 or Section 811, finding available rental units and negotiating with property managers. Housing First will also help individuals access employment, psychiatric and primary healthcare, veteran and peer support services, access community resources and apply for Social Security benefits and other benefits such as Supplemental Nutrition Assistance Program (SNAP), as needed. Bluebonnet Trails Community MHMR Center will receive \$50,000 in FY19 for these activities.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction**

This section describes some of the primary challenges to development of affordable housing.

*Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment*

Habitat for Humanity (Habitat) is the only nonprofit housing developer in Williamson County. Habitat must look for low-cost land as high taxes and insurance make much of the land cost prohibitive. Even with Homestead caps, valuations are increasing and hurting mortgage affordability while low-cost land is increasingly difficult to find. It is a priority of Williamson County to acquire land for affordable housing. Stakeholders discussed that development and zoning ordinances make it difficult to develop affordable housing units.

Development costs are also rising for several other reasons:

- Hurricane Harvey raised homeowner insurance costs.
- The cost of building materials is rising due to increased demand (especially as post-Harvey rehab continues).
- There is a labor shortage.

As stated in the 2019 Analysis of Impediments to Fair Housing Choice, “the State of Texas grants authority to municipalities to create zone districts and regulate land development in those zone districts. This includes setbacks, lot coverage, building height, and density. However zoning powers are not granted to counties, with a few exceptions for specific listed areas of counties in specific areas of the state.” As such, Williamson County has limited power to guide development but will continue to encourage inclusive ordinances.

## AP-85 Other Actions – 91.220(k)

### Introduction:

#### *Actions planned to address obstacles to meeting underserved needs*

The primary impediment to Williamson County's ability to meet underserved needs is limited availability of funding to address identified priorities; the need exceeds the availability of resources. The County will continue to seek public and private resources to leverage its entitlement funds in assisting with implementation of policies and programs.

#### *Actions planned to foster and maintain affordable housing*

Williamson County is committed to fostering and maintaining affordable housing. This fiscal year, Williamson County will commit CDBG funds to acquire land for use by Habitat for Humanity to development two affordable housing units. Additionally, Williamson County has allocated \$300,000 for sewer line replacements for the benefit of public housing residents as well as funding a weatherization project in 16 public housing units.

#### *Actions planned to reduce lead-based paint hazards*

Williamson County will continue to support the efforts of the Williamson County and Cities Health Districts to address lead based paint (LBP) hazards. The County will also continue to notify CDBG sub-recipients of LBP requirements and ensure compliance with CDBG requirements.

Williamson County's CDBG policies and procedures comply with the federal lead-based paint regulations at 24 CFR Part 35.

In accordance with lead-based paint requirements, the County will incorporate the following factors to refine and narrow the communities that are at highest risk with lead-based paint hazards as related to housing rehabilitation activities:

- Age of housing (pre-1978 housing units)
- Condition of housing
- Tenure and poverty levels
- Presence of young children
- Presence of lead poisoning cases

All contractors, sub-recipients, and other community partners are advised of the lead-based paint regulations. Additionally, the County's CDBG Office will continue to distribute information and literature on lead hazards to households who may be at risk of exposure.

*Actions planned to reduce the number of poverty-level families*

The Bluebonnet Trails MHMR Center project works to address the underlying causes of unstably housed persons, some of who are living in poverty. By connecting these individuals to services and housing, these individuals have a better likelihood of achieving stability and self-sufficiency. The Williamson County Crisis Center dba Hope Alliance allows parents in crisis to have safe childcare while they attend job interviews, court hearings, etc. to become stable.

Other activities such as City of Leander Senior Activity Center (\$150,000 in FY19) and Lone Star Circle of Care Project Headwaters (\$300,000 in FY19) will build the physical facilities needed to provide supportive services.

*Actions planned to develop institutional structure*

Because Williamson County has relationships with public housing authorities and agencies such as Habitat for Humanity and Hope Alliance, there are opportunities for continued dialogue and support for advancement of institutional structure. Additionally, as a sub-recipient of CDBG funds, the receiving entities must maintain a high level of reporting which requires a strong institutional structure. Williamson County will provide technical assistance as needed to ensure that sub-recipients are in compliance with CDBG regulations.

*Actions planned to enhance coordination between public and private housing and social service agencies*

Williamson County will continue to support and encourage efforts of the four public housing authorities and agencies such as Habitat for Humanity to collaborate to increase and preserve the number of affordable housing units. Williamson County will also encourage public housing authorities to offer services to residents in financial literacy and planning and to encourage residents to participate in programs designed to increase self-sufficiency.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	0



## Other CDBG Requirements

1. The amount of urgent need activities	\$0
2. Percentage of funds benefiting LIMl persons	100%

## Appendix: Alternate Projects for FY19 CDBG Funding

This document includes a list of alternate projects for public review. If a funded project has cost savings, slows down or discovers a barrier to being completed, an alternate project from the current Annual Action Plan may be selected to continue the timely spending of grant funds. Consideration of any project that was not identified as an alternate will go through the approved substantial amendment process.

Alternate Projects contain the same level of information that funded projects contain in the Annual Action Plan to ensure appropriate review by the public. Project descriptions also include the maximum dollar amount the Commissioners Court will consider if funding becomes available. Approval by the Williamson County Commissioners Court will be necessary to replace a funded project with an alternate or to fund an alternate with cost savings from a completed project regardless of whether or not:

- the increase or decrease exceeds 50% change in federal funding where the project is \$25,000 or less, or
- the increase or decrease exceeds 25% change in federal funding where the project is more than \$25,000.

These actions will not require a substantial amendment since the alternate projects will have gone through a public review process.

Consideration of any project that was not identified as an alternate will go through the approved substantial amendment process.

### Alternate Projects

#### City of Georgetown Sidewalk Project

Construction of approximately 2673 feet of five foot wide sidewalk, approximately 345 square yards of driveway approach, one curb ramp and on GoGeo (fixed route) bus shelter. Project to be located on Scenic Drive from West 17<sup>th</sup> Street to West 22<sup>nd</sup> Street in Georgetown, TX.

**Funding Requested:** \$325,000

**Estimated Funding for FY19:** \$0

**Annual Goals:** Public Facilities and Infrastructure Improvements

**Target Areas:** City of Georgetown

**Priority Needs Addressed:** Improve Public Infrastructure

**Goal Outcome Indicator:** 565 People

**City of Liberty Hill Sidewalk Project**

Construction of approximately 4950 linear feet of sidewalk with ADA accessible curb ramps at street intersection and erosion and sedimentation control during and immediately after construction.

Project to be located Grange Street, Munro Street, Barton Drive, Hickman Street, Hillcrest Lane, Loop 332, Lynn Lane, Panther Path, and Barrington Drive in Liberty Hill, TX.

**Funding Requested:** \$398,000

**Estimated Funding for FY19:** \$0

**Annual Goals:** Public Facilities and Infrastructure Improvements

**Target Areas:** City of Liberty Hill

**Priority Needs Addressed:** Improve Public Infrastructure

**Goal Outcome Indicator:** 377 People

**City of Taylor Victoria Street Reconstruction and Water/Wastewater Improvements**

Remove and replace 2245 square yards of pavement, 865 linear feet of curb and gutter replacement, 389 linear feet of 18 inch RC pipe, 543 linear feet of 10" wastewater main, 70 linear feet of 12" wastewater main, wastewater service lines with clean-outs at right of way, 736 linear feet of 8" C900 water main, water services lines 4 water valves and fittings, two wastewater manholes, two fire hydrants and associated appurtenances.

**Funding Requested:** \$643,000

**Estimated Funding for FY19:** \$0

**Annual Goals:** Public Facilities and Infrastructure Improvements

**Target Areas:** City of Taylor

**Priority Needs Addressed:** Improve Public Infrastructure

**Goal Outcome Indicator:** 3795 People

**The Key2Free Land Acquisition**

Purchase of land for transitional housing for survivors of human trafficking.

**Funding Requested:** \$274,000

**Estimated Funding for FY19:** \$0

**Annual Goals:** Decrease Homelessness

**Target Areas:** CDBG Participating Cities and Unincorporated Areas of the County

**Priority Needs Addressed:** Provide housing/services to the homeless/at risk of homeless

**Goal Outcome Indicator:** 9-12 People

**The Key2Free/Social Service**

Provide housing to survivors of human trafficking.

**Funding Requested:** \$60,000

**Estimated Funding for FY19:** \$0

**Annual Goals:** Public Services

**Target Areas:** CDBG Participating Cities and Unincorporated Areas of the County

**Priority Needs Addressed:** Provide Public Services

**Goal Outcome Indicator:** 10-12 People

## **Citizen Participation Plan**

**WILLIAMSON COUNTY  
CITIZEN PARTICIPATION PLAN**

**Regarding the Use of Grant Funds from the U.S. Department of Housing and Urban Development**

This Citizen Participation Plan was prepared in accordance with Section 104(a) of the Housing and Community Development Act of 1974, as amended. The 24 CFR 91.105 federal regulations outline the “citizen participation” requirements.

The plan is to be used to address citizen participation in the Community Development Block Grant (CDBG) Program. Currently, Williamson County does not receive an entitlement grant under the HOME Investment Partnerships (HOME) Program, the Emergency Shelter Grant (ESG) Program, or the Housing Opportunities for Persons with AIDS (HOPWA) Program. However, if the County should receive funds from these programs in the future, the programs will be included under this Citizen Participation Plan.

The Citizen Participation Plan (CPP) sets forth the County’s policies and procedures for citizen participation in the development of the Consolidated Plan, Annual Action Plan, Substantial Amendments to these plans, the Consolidated Annual Performance and Evaluation Report (CAPER) and the Citizen Participation Plan itself. This Citizen Participation Plan also includes policies and procedures for citizen participation in the development of Williamson County’s Assessment of Fair Housing (AFH) and any subsequent amendments to the AFH.

**Certification of Compliance**

The County is certifying to the U. S. Department of Housing and Urban Development (HUD) that the County is following an approved Citizen Participation Plan, which:

- provides for and encourages citizen participation with particular emphasis on participation by persons who are residents of slum and blighted areas, by residents in low and moderate income neighborhoods, or targeted revitalization areas as defined by the County;
- provides for and encourages citizen participation of residents of public and assisted housing developments, as well as provides information to the public housing authorities with jurisdiction in Williamson County, about Consolidated Plan activities related to its developments;
- provides for and encourages citizen participation of persons with disabilities as well as provides documents in a format accessible to persons with disabilities, upon request;
- provides for and encourages citizen participation of all Williamson County citizens, including minorities and non-English speaking persons, and identifies how the needs of non-English speaking residents will be met in the case of public hearings where a significant number of non-English speaking residents can be reasonably expected to participate;

- provides citizens with reasonable and timely notification and access to local meetings, information, and records relating to the County's proposed and actual use of federal Community Development Block Grant funds;
- provides for technical assistance to groups/organizations representative of persons of low and moderate income that request such assistance in developing proposals with the level and type of assistance to be determined by the County;
- provides for public hearings to obtain citizen views; to respond to proposals and questions at all stages of the community development program, including at least the development of needs; and the review of proposed activities, and review of program annual performance. This will also include the development and evaluation of the Williamson County Assessment of Fair Housing (AFH) and any subsequent amendments to the AFH. The hearings shall be held after adequate notice, at times and locations convenient to potential or actual beneficiaries, and with accommodations for the disabled; and,
- provides for a timely written response to written complaints and grievances where applicable.

### **Consolidated Plan/Annual Action Plan**

The Consolidated Plan serve as the five-year planning framework for funding under the CDBG, HOME, ESG, and HOPWA Programs. The County will make available to citizens, public agencies and interested parties information that includes:

- The estimated amount of assistance the jurisdiction expects to receive, including grant funds and program income; and
- The range of activities that may be undertaken, including the estimated amount that will benefit persons of low- and moderate- income.

The Annual Action Plan serves as the framework to HUD under the CDBG, HOME, ESG, and HOPWA Programs. The annual Action Plan states the amount of assistance the County expects to receive (including grant funds and program income) from each of the federal programs and includes a description of the activities and related funding allocations that the County will undertake to address the needs and priorities established in the Consolidated Plan.

The Williamson County CDBG Office will, at a minimum, convene two (2) public needs hearings conducted during the development of the Five-Year Consolidated Plan and/or Annual Action Plan to obtain citizens' views and to respond to proposals and questions. The first public hearing will be held during the development of the Five-Year Consolidated Plan and/or Annual Action Plan before the proposed Plan is published for comment. The second public hearing will be held during the 30-day public comment period and prior to submission to HUD.

### *First Public Hearing*

The County will hold the first Public Hearing to obtain citizen views on community development and housing needs and to provide citizens important program information as part of the planning process for the coming program year. At the public hearing the following information will be made available:

- The anticipated amount of the entitlement grant, program income, and other funds expected to be available during the program year;
- The range of activities that may be undertaken with CDBG funds;
- The estimated amount of those funds to be used for activities that will benefit low and moderate income persons;
- A description of CDBG activities likely to result in displacement, plans for minimizing such displacement, and the type and level of assistance that will be made available to persons displaced; and,
- The process to be followed in determining the use of CDBG funds, including the schedule of meetings at which the County's CDBG Office will recommend projects for funding, and when the County Court will adopt the Plan.

### *Second Public Hearing*

Once drafted and before the Five-Year Consolidated Plan and/or Annual Action Plan is adopted, the document(s) will be made available to interested parties for a public comment period of no less than 30 days. A public meeting will be conducted during the 30-day comment period to gather comments on the proposed plan. A summary of these comments or views shall be attached to the final Consolidated Plan.

### **Consolidated Annual Performance and Evaluation Report (CAPER)**

The CAPER describes the accomplishments achieved with federal funds during the previous year, including how funds were actually used and the extent to which these funds were used for activities that benefited low and moderate income residents. The fiscal year for expenditure of HUD funds begins October 1 and ends September 30 of the following year. This report will be submitted to HUD within 90 days of the close of the program year.

Before the Consolidated Annual Performance Report (CAPER) is submitted to HUD, it will be made available to interested parties for a comment period of no less than 15 days. Citizens will be notified of the CAPER's availability through notification in a newspaper of general circulation. The notification will be published on or before the day the CAPER comment period begins. Comments received from individuals and/or groups will be considered in the final document. A summary of the written comments and a summary of those not accepted and the reasons therefore will be included in the final CAPER.

### **Substantial Amendment Process**

Williamson County will consider the following criteria as constituting a substantial change to the Consolidated Plan or Annual Action Plan thereby requiring an amendment:

- An activity and/or strategic priority added to or deleted from the Consolidated Plan and/ Annual Action Plan;
- A change in the purpose, scope, location, or beneficiaries of an activity previously described;
- A fifty (50) percent change in federal funding where the project is \$25,000 or less, or
- A twenty-five (25) percent change in federal funding where the project is more than \$25,000.

In the event of an amendment to the Consolidated Plan/Annual Action Plan, the proposed amended Consolidated Plan/Annual Action Plan will be made available to interested parties for a comment period of no less than 30 days. Citizens will be notified of the amendment through newspaper notification in a newspaper of general circulation. The notification will be published on or before the day the amendment comment period begins.

In the event of an amendment to the Citizen Participation Plan, the proposed amended Citizen Participation Plan will be made available to interested parties for a comment period of no less than 30 days. Citizens will be notified of the amendment through newspaper notification in a newspaper of general circulation. The notification will be published on or before the day the amendment comment period begins.

Citizens may register complaints regarding any aspect of the Community Development Block Grant (CDBG) Program by telephoning the County CDBG Office at (512) 943-3757 or by writing to the Williams County CDBG Office at 710 Main Street, Georgetown, TX 78626. All complaints received will be addressed within fifteen (15) working days.

Citizens wishing to object to HUD approval of the final Consolidated Plan/Annual Action Plan may send written objections to the HUD Area Office located at H.F. Garcia Federal Bldg/U.S. Courthouse 615 E. Houston Street, Suite 347 San Antonio, TX 78205. Objections should be made within thirty (30) days after Williamson County has submitted the plan to HUD. Objections made and submitted to HUD must be based on the following reasons:

- The applicant's description of needs and objectives is plainly inconsistent with available facts and data;
- The activities to be undertaken are plainly inappropriate to meeting the needs and objectives identified by the applicant;
- The application does not comply with the requirements of the Community Development Block Grant (CDBG) Program or other applicable laws; and/or
- The application proposed activities which are otherwise ineligible under the program regulations.

Objections should include both an identification of requirements not met and available facts and data.

### **Assessment of Fair Housing (AFH)**

The Assessment of Fair Housing is a planning document prepared in accordance with HUD regulations at 24 CFR 91.105 and 24 CFR 5.150 through 5.166. This plan includes an analysis of fair housing data,



assesses fair housing issues and contributing factors, and identifies Williamson County's fair housing priorities and goals for affirmatively furthering fair housing.

The process for development of the AFH and the process for citizen participation for the AFH are the same as the processes for development and citizen participation for the Consolidated Plan, Action Plan, and their Substantial Amendments with regard to public hearings, public comment periods, and public notices, with the additional requirement that HUD-required data and other local data and information that the County intends to use in preparing its AFH will be made available to the public as soon as possible.

The Assessment of Fair Housing must be submitted to HUD at least 270 days prior to the beginning of the program year for which a new Consolidated Plan is due.

### **Revisions to Assessment of Fair Housing**

The County shall amend and revise its approved Assessment of Fair Housing whenever one of the following situations occurs:

1. A material change occurs. A material change is a change in circumstances in Williamson County that affects the information on which the AFH is based, to the extent that the AFH analysis, its priorities and goals, and the fair housing contributing factors, no longer reflect actual circumstances. Examples of a material change may include:

- Significant demographic changes;
- New significant contributing factors in the jurisdiction that create, perpetuate, contribute to, or increase restrictions on fair housing choice or access to opportunity;
- Presidentially-declared disasters within the jurisdiction that are of such a nature as to significantly affect the County's efforts to affirmatively further fair housing;
- Civil rights findings, determinations, settlements (including Voluntary Compliance Agreements), or court orders.

2. Upon HUD's written notification specifying that a material change has occurred.

Whenever a Revision to the Assessment of Fair Housing is proposed, it will be available for public comment for a period of thirty (30) days before Commissioners Court approval, as applicable. A Revision to the Assessment of Fair Housing will not be implemented until the conclusion of the 30-day public comment period. A summary of all comments or views received during the comment period, will be attached to the Revision upon submission to HUD.

### **Citizen Access to Information**

The Williamson County CDBG Office will provide full public access to program information and will make adequate information available to citizens. Program records are available for citizen review, upon written request to the Williamson County CDBG Office. Such documents include the following:

- Records of Public Hearings/Meetings

- All key public documents, including prior applications, letters of approval, grant agreements, the Consolidated Plan/Annual Action Plan, Citizen Participation Plan, CAPER, AFH and other documents and reports required by the U. S. Department of Housing and Urban Development
- Copies of the regulations and issuances governing the program(s)
- Documents regarding other aspects of the program such as contracting requirements, environmental procedures, fair housing and other equal opportunity requirements and relocation policies.

Williamson County will publish a Notice of Needs Assessment Hearing in a newspaper of general circulation, including the schedule of Public Needs Hearings and other meetings that may be sponsored by the County. Also, notices will be published announcing the availability for public view and comments of such documentation relating to the Consolidated Annual Performance Report (CAPER), the Citizen Participation Plan, the Five-Year Consolidated Plan and/or Annual Action Plan, all amendments to the Plan and use of CDBG funds and the Williamson County AFH document.

In addition, Williamson County will make available during published comment periods all public information related to the Five-Year Consolidated Plan and/or Annual Action Plan, CAPER, Citizen Participation Plan and AFH during regular working hours at the following locations, which are conveniently located for persons affected by the program as well as being accessible to the handicapped.

- Williamson County Court House, 710 Main Street, Georgetown, TX
- Georgetown Housing Authority, 210 West 18<sup>th</sup> Street, Georgetown, TX 78626
- Hutto City Hall, 401 West Front Street, Hutto, TX 78634
- Jarrell City Hall, 161 Town Center Blvd, Jarrell, TX 76537
- Granger City Hall, 214 East Davilla Street, Granger, TX 76530
- Granger Housing Authority, 500 North Commerce Street, Apt. 28, Granger, TX 76530
- Coupland City Hall, 403 FM 1466, Coupland, TX 78615
- Taylor City Hall, 400 Porter Street, Taylor, TX 76574
- Taylor Housing Authority, 309 Avery Drive, Taylor, TX 76574
- Cedar Park City Hall, 600 North Bell Boulevard, Cedar Park, TX 78613
- Georgetown City Hall, 113 East 8<sup>th</sup> Street, Georgetown, TX 78626
- Leander City Hall, 200 West Willis Street, Leander, TX 78646
- Liberty Hill City Hall, 2801 Ranch Road 1869, Liberty Hill, TX 78642
- Weir City Hall, 2205 South Main Street, Weir, TX 78674

Williamson County also offers, to all non-speaking English persons and upon written request, translated versions of all public documents and public hearing notices. Non-English speaking persons who desire translated public documents or public notices should formally request these items from the Williamson County CDBG Office during normal business hours.

Reasonable accommodations for people with disabilities and for non-English speaking populations will be made upon request and as appropriate. Call 512-943-3757 or write to the address below to request information, documents, records or accommodations.

Williamson County CDBG Office  
710 Main Street, Ste 101  
Georgetown TX 78626

### **Technical Assistance**

Technical assistance may be requested in writing by appropriate neighborhood organizations, county-wide advisory groups, project area organizations, groups of low and moderate income persons and/or groups of residents of blighted neighborhoods/communities. This assistance may be requested for the purposes of adequately participating in planning, implementing and assessing the program; developing proposals; or in carrying out CDBG Program activities. The level and type of necessary assistance will be determined by Williamson County. If necessary, assistance will be provided by specialists selected by the County.

All written correspondence requesting technical assistance should be addressed to the Williamson County CDBG Office, 710 Main Street, Georgetown, TX 78626. All requests should specify the name of the group or organization as well as a contact person, the nature of technical assistance requested, immediate problems and the reason for the request.

### **Use of Alternate Projects**

Williamson County will use Alternate Projects in the Annual Action Plans. If a funded project has cost savings, slows down or discovers a barrier to being completed, an alternate project from the current Annual Action Plan may be selected to continue the timely spending of grant funds. Consideration of any project that was not identified as an alternate will go through the approved substantial amendment process.

Alternate Projects contain the same level of information that funded projects contain in the Annual Action Plan to ensure appropriate review by the public. Project descriptions also include the maximum dollar amount the Commissioners Court will consider if funding becomes available. Approval by the Williamson County Commissioners Court will be necessary to replace a funded project with an alternate or to fund an alternate with cost savings from a completed project regardless of whether or not:

- The increase or decrease exceeds 50% change in federal funding where the project is \$25,000 or less, or
- The increase or decrease exceeds 25% change in federal funding where the project is more than \$25,000.

These actions will not require a substantial amendment since the alternate projects will have gone through a public review process.

Consideration of any project that was not identified as an alternate will go through the approved substantial amendment process.

### **Section 108 Loans**

Applications for assistance filed by Williamson County for Section 108 loan guarantee assistance authorized under HUD regulation 24 CFR Part 570, Subpart M, are subject to all provisions set forth within this Citizen Participation Plan. Such applications for Section 108 loan guarantee may be included as part of the process for obtaining CDBG Entitlement funds, or may be undertaken separately anytime during the program year. The required public hearing to inform citizens of program requirements will be carried out by the Williamson County CDBG Office.

### **In the Event of a Disaster**

In the event of a federally declared disaster where program funds covered by this Plan may be expended to carry out eligible activities to address the County's disaster response, the County's requirements under this Plan will be streamlined in accordance with any/all applicable HUD waivers, to include:

- a) A 7-day public display and comment period to amend the Con Plan
- b) A minimum of one public hearing shall be held to receive comments on the proposed amendment

**Commissioners Court - Regular Session****32.****Meeting Date:** 08/06/2019

LSJA License Agreement

**Submitted For:** Bill Gravell**Submitted By:** Hal Hawes, County Judge**Department:** County Judge**Agenda Category:** Regular Agenda Items

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**Information****Agenda Item**

Discuss, consider and take appropriate action on a License Agreement between Williamson County (County) and Lone Star Justice Alliance (LSJA) granting permission to LSJA to use the office buildings designated as 303 & 305 Martin Luther King Boulevard, Georgetown, Texas, for the purpose of carrying out its contractual obligations with the County as the Program Manager for the grant program formally titled "Transformative Justice: A Multi--Disciplinary Approach to Indigent Defense" and also referred to as the Young Adult/Emerging Adult Grant Program.

**Background**

The term of the proposed License Agreement shall commence on July 1, 2019 ("Commencement Date"), and end at midnight on the earlier of (i) April 30, 2024 (the "Term") and (ii) upon termination of the Grant Program, as defined herein, whichever event occurs first.

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**Fiscal Impact**

From/To	Acct No.	Description	Amount
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**Attachments**[License Agreement LSJA](#)[Insurance Certificate](#)

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**Form Review****Inbox**

County Judge Exec Asst.

Form Started By: Hal Hawes

Final Approval Date: 07/25/2019

**Reviewed By**

Andrea Schiele

**Date**

07/25/2019 12:31 PM

Started On: 07/25/2019 11:26 AM

## **LICENSE AGREEMENT**

**THIS LICENSE AGREEMENT** (the "License Agreement") is made between **Williamson County**, a political subdivision of the State of Texas, hereafter called "County", and **Lone Star Justice Alliance**, a nonprofit corporation, hereafter called "LSJA".

The parties agree as follows:

**AGREEMENT TO USE AND DESCRIPTION OF THE PROPERTY.** The County hereby grants permission to LSJA to use the following described office space for the purposes set out herein: Those certain office buildings designated as 303 & 305 Martin Luther King Boulevard, Georgetown, Texas, along with the open yard space surrounding the improvements to be used for purposes of a playground area (the "Licensed Premises"). The Licensed Premises is depicted in the attached Exhibit "A".

### **1. TERMS OF LICENSE AGREEMENT.**

The term of this License Agreement shall commence on July 1, 2019 ("Commencement Date"), and end at midnight on the earlier of (i) April 30, 2024 (the "Term") and (ii) upon termination of the Grant Program, as defined herein, whichever event occurs first.

### **2. PUBLIC PURPOSE**

County applied for and was awarded a grant from the Texas Indigent Defense Commission ("TIDC") for the grant program formally titled "Transformative Justice: A Multi-Disciplinary Approach to Indigent Defense" and also referred to as the Young Adult/Emerging Adult Grant Program (the "Grant Program"). The purpose of the Grant Program is to establish an alternative to incarceration program for emerging adults, aged 17-24, charged with a non-violent felony offense. The Grant Program will rely upon a multidisciplinary indigent defense team composed of

attorneys and social workers who will integrate community based services to support positive life outcomes, improving participants' health outcomes while simultaneously reducing their criminogenic risk and the likelihood of their continued justice system involvement.

As a part of the Grant Program application, County agreed to contract with a local nonprofit entity to serve as a manager of the Grant Program that will provide training and interdisciplinary indigent defense services, an office with regular office hours, a legal assistant, a library, a location accessible to the public transportation, a system management and reporting system, social services personnel (caseworkers for mental health cases) and other resources. County also committed in the Grant Program application to commit to assisting the program manager with the procurement of office space so that participants may have one centralized location with which to meet all providers.

On or about January 30, 2019, County and LSJA executed a Contract for Indigent Defense Services Support wherein LSJA agreed to act as the program manager for the Grant Program (the "Program Manager Contract"). County's Licensed Premises is located immediately adjacent to the Williamson County Justice Center and would provide LSJA, as the program manager of the Grant Program (the "Program Manager"), with one centralized location with which participants could meet all providers. In furtherance of the Grant Program and in consideration of the public purposes related thereto, County hereby grants permission to LSJA to use the Licensed Premises for the purpose of carrying out its contractual obligations with the County as the Program Manager during the Term of this License Agreement.

### **3. TAXES.**

**A. Personal Property Taxes.** LSJA agrees to pay any taxes levied against the

personal property of LSJA in and about the Licensed Premises, provided, however, that if any such taxes of LSJA are levied against County or County's property or if the assessed value of County's property is increased by the inclusion of the value placed on LSJA's personal property and County pays those taxes, LSJA, on demand, shall promptly reimburse County for all taxes actually paid on LSJA's behalf.

**B. Real Property Tax Reimbursement:** LSJA agrees to pay any taxes, assessments and governmental charges of any kind and nature whatsoever (hereinafter collectively referred to as the "Taxes"), that may be levied or assessed against the County's Licensed Property due to LSJA's use of the Licensed Property.

**C. Payment of Taxes to County:** On or before January 31<sup>st</sup> each year during the Term, LSJA shall pay to County any personal property taxes or Taxes that may be levied or assessed against the County due to LSJA's use of the Licensed Property.

**4. UTILITIES AND JANITORIAL SERVICES.** In consideration of the public purpose achieved through LSJA's use of the Licensed Property for the Grant Program, County shall be responsible for arranging and paying for all janitorial services and utility services required in and to the Licensed Premises. Such utility services shall be limited to electricity, gas, water, wastewater, sewer charges, and trash collection. LSJA agrees to pay all connection fees, service fees, usage fees, and all other costs and fees for all telephone and internet services to the Licensed Premises.

**5. INDEMNIFICATION AND INSURANCE.**

**A. Indemnification of County.** Excluding the gross negligence or willful misconduct of County, LSJA AGREES TO INDEMNIFY AND HOLD HARMLESS COUNTY AND THE LICENSED PREMISES FROM ALL COSTS, LOSSES, DAMAGES, LIABILITIES, EXPENSES, PENALTIES, AND FINES WHATSOEVER THAT MAY ARISE FROM OR BE CLAIMED



AGAINST COUNTY AND/OR THE LICENSED PREMISES BY ANY PERSON OR PERSONS FOR ANY INJURY TO PERSON OR PROPERTY, DAMAGE OR NEGLECT OF WHATEVER KIND OR CHARACTER (BUT SPECIFICALLY EXCLUDING ORDINARY WEAR AND TEAR OF THE LICENSED PREMISES) ARISING FROM THE NEGLIGENT USE OR OCCUPANCY OF THE LICENSED PREMISES BY LSJA. IF ANY LAWSUIT OR PROCEEDING SHALL BE BROUGHT AGAINST COUNTY OR THE LICENSED PREMISES ON ACCOUNT OF ANY ALLEGED VIOLATIONS OR FAILURE TO COMPLY AND CONFORM OR ON ACCOUNT OF ANY DAMAGE, OMISSION, NEGLECT, OR NEGLIGENT USE OF THE LICENSED PREMISES BY LSJA, THE AGENTS, EMPLOYEES, GUESTS AND/OR INVITEES OF LSJA, OR ANY OTHER PERSON ON THE LICENSED PREMISES, LSJA AGREES THAT LSJA WILL DEFEND IT, PAY WHATEVER JUDGMENTS MAY BE RECOVERED AGAINST COUNTY OR AGAINST THE LICENSED PREMISES ON ACCOUNT OF IT, AND PAY FOR ALL ATTORNEYS' FEES IN CONNECTION WITH IT, INCLUDING ATTORNEYS' FEES ON APPEAL.

**B. Insurance.** In order to insure the fulfillment of the above referenced indemnity provision, LSJA hereby agrees to maintain, at all times during any term of this License Agreement, at LSJA's sole cost, a comprehensive public liability insurance policy protecting County against all claims or demands that may arise or be claimed on account of LSJA's use of the Licensed Premises, in an amount of at least ONE MILLION DOLLARS (\$1,000,000.00), per occurrence of accident and/or injury, for injuries to persons and damages to real and/or personal property. Said insurance shall be written by a company or companies acceptable to County, authorized to engage in the business of general liability insurance in the state of Texas, and name County as an additional insured. Furthermore, said insurance shall be primary as to any other existing, valid, and collectible insurance. LSJA shall deliver to County annual certificates demonstrating that said insurance is paid up and copies of the insurance policies issued by the insurance companies.

LSJA further agrees to maintain at all times during any term of this License Agreement, at LSJA's cost, broad coverage fire and casualty insurance on its personal property and to provide County with a copy of the policy and a certificate issued by the

insurance company demonstrating that insurance is paid up. LSJA's personal property will not be covered by any hazard insurance that may be carried by County. LSJA assumes the risk of loss on all contents of the Licensed Premises owned by LSJA, excluding the building structures and improvements owned by the County.

LSJA shall, within Ten (10) calendar days from the execution of this License Agreement, obtain a certified statement by each insurance carrier containing a clause providing that the insurance carrier will give County Thirty (30) days' written notice before any cancellation shall be effective. The insurance policies shall be provided by LSJA and shall be for a period of at least One (1) year.

**6. LSJA'S COVENANTS.** LSJA further covenants and agrees as follows:

**A.** To provide the Grant Program services set out under the Program Manager Contract as a part of the consideration for this License Agreement; to use the Licensed Premises in a careful and proper manner for the express purpose of acting as Program Manager; to commit or permit no waste or damages to the Licensed Premises; to conduct or permit no business or act that is a nuisance or may be in violation of any federal, state, or local law or ordinance; to surrender the Licensed Premises on expiration or termination of this License Agreement in clean condition and good repair, normal wear and tear excepted, provided, however, that all alterations, additions, and improvements permanently attached and made by LSJA (excepting movable furniture, equipment, supplies, and removable playground equipment installed by LSJA) shall become and remain the property of County on the termination of LSJA's occupancy of the Licensed Premises.

**B.** To comply with the Rules and Regulations attached hereto.

C. To prohibit and refrain from engaging or in allowing any use of the Licensed Premises that will materially increase County's premiums for insurance on the building without the express written consent of County.

D. In case of damage to glass in or on the Licensed Premises, to replace it with glass of the same kind, size, and quality as quickly as possible at LSJA's expense.

E. To make no alterations in or additions or improvements to the Licensed Premises, install any equipment in or on the Licensed Premises or maintain signs advertising LSJA on the Licensed Premises without, in each case, obtaining the written consent of County. If any alterations, additions, or improvements in or to the Licensed Premises are made necessary by reason of the special use and occupancy of the Licensed Premises by LSJA and, provided that County grants its prior written permission to LSJA regarding such alterations, additions or improvements, LSJA agrees that it will make all such alterations, additions, and improvements in or to the Licensed Premises at its own expense and in compliance with all building codes, ordinances, and governmental regulations pertaining to such work, use, or occupancy. **In accordance with indemnification provision above, LSJA agrees that it will hold County harmless against all expenses, liens, claims, and damages to either property or person that may or might arise because of any repairs, alterations, additions, or improvements are made to the Licensed Premises.** Upon request of County, LSJA agrees to restore, at LSJA's sole expense, the Licensed Premises to its original condition upon the termination of this License Agreement.

F. To permit County to enter, inspect, and make such repairs to the Licensed Premises as County may reasonably desire, at all reasonable times with reasonable prior notice (which notice may be oral).

G. LSJA agrees to inform County of items in need of repair that County is obligated to maintain and repair under this License Agreement. LSJA shall serve County written notice of such matters within Ten (10) days of LSJA's discovery of items in need of repair.

H. LSJA agrees that any and all minor adults and/or children of guests or invitees of LSJA, who may be present on the Licensed Premises from time to time, shall not be left unattended and shall be accompanied and supervised, at all times while on the Licensed Premises, by such minor adult's and/or child's parent or legal guardian. Whether supervised or unsupervised by a parent or legal guardian, at no time shall such minor adults and/or children be allowed to play on, near or about the Licensed Premises, injure any person who may be present on the Licensed Premises or otherwise damage the Licensed Premises, any personal property situated on the Licensed Premises, or any improvements situated thereon. In the event that such minor adults and/or children damage or destroy the Licensed Premises or any improvements situated thereon or otherwise injure such persons who may be present on the Licensed Premises, **LSJA hereby agrees that LSJA, in accordance with the indemnification provision above, shall be solely liable for any and all damages and/or injuries caused by such minor adults and/or children.** Immediately upon demand by County, LSJA shall repair, at LSJA's sole cost, any and all damages caused to the Licensed Premises and/or any improvements situated thereon. In the event such minor adults and/or children cause injury to persons who are present on the

Licensed Premises, LSJA hereby agrees, in accordance with terms hereof, to be solely liable to such persons who are injured.

**7. COUNTY'S COVENANTS.** County covenants and agrees as follows:

**A.** To warrant and defend LSJA in the enjoyment and peaceful possession of the Licensed Premises during the aforesaid term.

**B.** If the Licensed Premises are destroyed or so damaged by fire, casualty, or other disaster that they become untenable, County will have the right to render the Licensed Premises tenantable by repairs within Ninety (90) days from the date of damage with reasonable additional time, if necessary, for County to adjust the loss with insurance companies insuring the Licensed Premises, or for any other delay occasioned by conditions beyond the control of County. If the Licensed Premises are not rendered tenantable within that time, County or LSJA will each have the right to terminate this License Agreement by written notice to the other party.

**C.** To maintain the structure of the building, including but not limited to the roof, exterior walls, floors and foundation.

**D.** At County's expense, County shall perform all major repairs to the heating and air-conditioning equipment/system and septic or sewer system, which are not due to LSJA's negligence.

**8. DEFAULTS BY LSJA.** In addition to the remedies specifically set forth herein and those available at law or in equity, if LSJA fails to perform or breaches any term, condition or agreement set forth in this License Agreement, and this failure or breach continues for thirty (30) days after a written notice specifying the required performance has been given to LSJA, County may:

- A.** Enforce specific performance causing LSJA to strictly comply with and perform such term, condition or agreement; and in this event, LSJA shall pay the County all expenses of the litigation, including reasonable attorneys' fees; or
- B.** institute action in a court of competent jurisdiction to terminate this License Agreement and sue for damages, and LSJA shall pay the County all expenses of the litigation, including reasonable attorneys' fees; or
- C.** may, but not be obligated to do so, enter the Licensed Premises and perform LSJA's obligations for the account of and at the expense of LSJA. Bills for all amounts paid by County and all losses, costs, and expenses incurred by County in connection with such performance by County pursuant to this clause, including without limitation, all amounts paid and costs and expenses incurred by County for any property, material, labor or services provided, furnished, or rendered or caused to be provided, furnished or rendered, by County to LSJA may be sent by County to LSJA monthly or immediately, at County's option, and shall be due and payable by LSJA to County within Five (5) days after same is sent to LSJA by County; or
- D.** terminate this License Agreement, without liability, by written notice to LSJA, in which event, the term and tenancy hereby created shall terminate on the Tenth (10<sup>th</sup>) day after such notice is given (the "Termination Date") and LSJA shall within such Ten (10) day period vacate the Licensed Premises and surrender them to County in the state required under this License Agreement, with County having the right to reenter and repossess the Licensed Premises discharged of this License Agreement and to expel all occupants and to remove all property therefrom.

In addition to the remedies set forth herein and available at law, upon the occurrence of any default or breach, County may enter and take possession of the Licensed Premises by self-help, by picking or changing locks if necessary, and may lock out LSJA or any other person who may be occupying the Licensed Premises, until the default is cured, without being liable for damages.

**9. DEFAULTS BY COUNTY.** Defaults by County are failing to comply with any provision, term, condition or agreement of this License Agreement within Thirty (30) days after written notice from LSJA. LSJA's sole remedy for County's default is to terminate this License Agreement.

**10. VOLUNTARY TERMINATION.** County or LSJA may terminate this License Agreement, without cause or liability, upon giving One Hundred Eighty (180) days written notice to the other party. Upon the termination of this License Agreement pursuant to this provision, LSJA will surrender the Licensed Premises peaceably to the County in the state required under this License Agreement.

**11. ELECTION BY COUNTY NOT EXCLUSIVE.** The exercise by County of any right or remedy or enforce its rights under this License Agreement will not be a waiver or preclude the exercise of any other right or remedy afforded County by this License Agreement or by statute or law. The failure of County in one or more instances to insist on strict performance or observations of one or more of the covenants or conditions of this License Agreement or to exercise any remedy, privilege, or option conferred by this License Agreement on or reserved to County shall not operate or be construed as a relinquishment or future waiver of the covenant or condition or the right to enforce it or to exercise that remedy, privilege, or option; that right shall continue in full force and effect.

LSJA will not assign or sublet this License Agreement without County's prior written consent. No assignment or sublease will relieve the assignor or sublessor of any obligation under this License Agreement. Each assignee or sublessee, by assuming such status, will become obligated to perform every agreement of this License Agreement to be performed by LSJA, except that a sublessee shall be obligated to perform such agreements. As the Program Manager of the Grant Program, Licensee may, however, grant access and use to the Licensed Premises to BlueBonnet Trails, Jails to Jobs, Goodwill Central Texas, and Pavillion, as well as other organizations approved by County, for the purpose of carrying out Licensee's contractual obligations with the County as the Program Manager during the Term of this License Agreement.

**12. LIMITATIONS OF WARRANTIES.** LSJA ACKNOWLEDGES AND AGREES THAT, OTHER THAN AS MAY BE SPECIFICALLY SET FORTH HEREIN (INCLUDING IN THE LAST PARAGRAPH OF THIS SECTION 12), COUNTY HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (A) THE NATURE, QUALITY OR CONDITION OF THE LICENSED PREMISES, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE INCOME TO BE DERIVED FROM THE LICENSED PREMISES, (C) THE SUITABILITY OF THE LICENSED PREMISES FOR ANY AND ALL ACTIVITIES AND USES WHICH LSJA MAY CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE LICENSED PREMISES OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, INCLUDING, WITHOUT LIMITATION, THE AMERICANS WITH DISABILITIES ACT AND ANY RULES AND REGULATIONS PROMULGATED THEREUNDER OR IN CONNECTION THEREWITH, AND THE TEXAS ARCHITECTURAL BARRIERS ACT AND ANY RULES AND REGULATIONS PROMULGATED THEREUNDER OR IN CONNECTION THEREWITH, (E) THE HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE LICENSED PREMISES, OR (F) ANY OTHER MATTER WITH RESPECT TO THE LICENSED PREMISES, AND SPECIFICALLY THAT COUNTY HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING SOLID WASTE, AS DEFINED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY REGULATIONS AT 40 C.F.R., PART 261, OR THE DISPOSAL OR EXISTENCE, IN OR ON THE LICENSED PREMISES, OF ANY HAZARDOUS SUBSTANCE, AS DEFINED BY THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT OF 1980, AS AMENDED, AND APPLICABLE STATE LAWS, AND REGULATIONS PROMULGATED THEREUNDER. LSJA FURTHER ACKNOWLEDGES AND AGREES THAT HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE LICENSED PREMISES, LSJA IS RELYING SOLELY ON ITS OWN INVESTIGATION OF THE LICENSED PREMISES AND NOT ON ANY



INFORMATION PROVIDED OR TO BE PROVIDED BY COUNTY. LSJA FURTHER ACKNOWLEDGES AND AGREES THAT ANY INFORMATION PROVIDED OR TO BE PROVIDED WITH RESPECT TO THE LICENSED PREMISES WAS OBTAINED FROM A VARIETY OF SOURCES AND THAT COUNTY HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION.

LSJA FURTHER ACKNOWLEDGES AND AGREES THAT THE LICENSE AGREEMENT OF THE LICENSED PREMISES AS PROVIDED FOR HEREIN IS MADE ON AN "AS IS, WHERE IS" CONDITION AND BASIS "WITH ALL FAULTS". LSJA ACKNOWLEDGES AND AGREES THAT THE PROVISIONS OF THIS PARAGRAPH WERE A MATERIAL FACTOR IN THE DETERMINATION TO PERMIT LSJA TO USE THE LICENSED PREMISES. THE TERMS OF THIS PARAGRAPH WILL SURVIVE ANY TERMINATION OF THIS LICENSE AGREEMENT.

**13. CONDEMNATION.** If during any term of this License Agreement, all of the Licensed Premises are taken for any public or quasi-public use under any governmental law, ordinance, or regulation, or by right or eminent domain, or are sold to the condemning authority under threat of condemnation, this License Agreement will terminate, effective as of the date the condemning authority takes the Licensed Premises. If only a part of the Licensed Premises shall be so taken or sold, but the remainder of the Licensed Premises is not tenantable, County may terminate this License Agreement at any time within Forty-Five (45) days following such taking or sale without liability to LSJA. Any and all payments made for or arising from any such taking or for damages to the Licensed Premises resulting therefrom shall belong and be payable entirely to County.

**14. COUNTY'S LICENSE AGREEMENT ADMINISTRATOR AND PROPERTY MANAGER.** The Director of the Williamson County Facilities Maintenance Department (or as otherwise designated by County), shall serve as the County's License Agreement administrator and property manager. The said License Agreement administrator and property manager shall also serve as liaison between the Williamson County Commissioners' Court and LSJA.

County's License Agreement administrator and property manager contact information is as follows:

Williamson County Facilities  
Maintenance Department  
Attn: Director of Facilities  
3101 SE Inner Loop  
Georgetown, TX 78626  
Email: [facilities@wilco.org](mailto:facilities@wilco.org)

For all requests for services or repairs which County is obligated to provided and perform under this License Agreement, LSJA shall contact:

Williamson County Facilities  
3101 S. E. Inner Loop  
Georgetown, Texas 78626  
Daytime Phone: (512) 943-1599  
After Hours Phone: (512) 943-1389 or  
(512) 943-1390  
Fax: (512) 930-3313  
Email: [facilities@wilco.org](mailto:facilities@wilco.org)

**15. NOTICES.** Any notice to be given hereunder shall be in writing and may be affected by personal delivery or in writing by certified mail, return receipt requested, addressed to the proper party, at the following addresses:

COUNTY: Williamson County Judge Dan A. Gattis (or successor)  
710 South Main, Ste. 101  
Georgetown, Texas 78626

LSJA: Lone Star Justice Alliance  
1411 West Avenue, Suite 200  
Austin, Texas 78701  
Attn: Elizabeth Henneke

Notices to LSJA may also be mailed or delivered to the Licensed Premises and proof of mailing or posting of those notices to the Licensed Premises will be deemed the equivalent of personal service on LSJA.

**16. GENDER, NUMBER AND HEADINGS.** Words of any gender used in this License

Agreement shall be held and construed to include any other gender, and words in the singular number shall be held to include the plural, unless the context otherwise requires. The headings and section numbers are for convenience only and shall not be considered in interpreting or construing this License Agreement. The captions and paragraphs or letters appearing in this License Agreement are inserted only as a matter of convenience and in no way define, limit, construe, or describe the scope or intent of the sections or articles of this License Agreement or affect this License Agreement in any way.

**17. PLACE OF PERFORMANCE.** This License Agreement shall be interpreted according to the laws of the State of Texas and shall be performed in Williamson County, Texas, and exclusive jurisdiction and venue shall lie in Williamson County, Texas.

**18. TERMS INCLUSIVE.** As used herein, the terms "County" and "LSJA" include the plural whenever the context requires or admits.

**19. SEVERABILITY.** If any provision of this License Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof, but rather this entire License Agreement will be construed as if not containing the particular invalid or unenforceable provision or provisions, and the rights and obligation of the parties shall be construed and enforced in accordance therewith. The parties acknowledge that if any provision of this License Agreement is determined to be invalid or unenforceable, it is the desire and intention of each that such provision be reformed and construed in such a manner that it will, to the maximum extent practicable, give effect to the intent of this License Agreement and be deemed to be validated and enforceable.

**20. GOVERNMENTAL IMMUNITY.** Nothing in this License Agreement shall be deemed

to waive, modify or amend any legal defense available at law or in equity to County nor to create any legal rights or claim on behalf of any third party. County does not waive, modify, or alter to any extent whatsoever the availability of the defense of governmental immunity under the laws of the State of Texas and of the United States.

**21. ASSIGNMENT.** LSJA may not assign, in whole or in part, any interest it may have in this License Agreement without the prior written consent of County.

**22. NO INDEMNIFICATION BY COUNTY.** LSJA acknowledges that County, as a Texas County and a political subdivision of the State of Texas, under the Constitution and the laws of the State of Texas, cannot enter into an agreement whereby it agrees to indemnify or hold harmless any other party, including but not limited to LSJA; therefore, all references of any kind, if any, to County indemnifying, holding or saving harmless any other party, including but not limited to LSJA, for any reason whatsoever are hereby deemed void and deleted.

**23. NON-APPROPRIATION OF FUNDING.** The obligations of the parties under this License Agreement do not constitute a general obligation or indebtedness of either party for which such party is obligated to levy, pledge, or collect any form of taxation. It is understood and agreed that County shall have the right to terminate this License Agreement at the end of any County fiscal year if the governing body of County does not appropriate sufficient funds as determined by County's budget for the fiscal year in question. County may effect such termination by giving written notice of termination at the end of its then-current fiscal year.

**24. ENTIRE AGREEMENT.** This License Agreement and its addenda, if any, sets forth all the promises, agreements, conditions, and understandings between County and LSJA relative to the Licensed Premises and supersedes any prior understandings or written or oral agreements

between the parties with respect to the to the Licensed Premises. There are no other promises, agreements, conditions, or understandings, either oral or written, between them. No subsequent alteration, amendment, change, or addition to this License Agreement will be binding on County or LSJA unless in writing and signed by them and made a part of this License Agreement by direct reference.

IN WITNESS WHEREOF, County and LSJA have duly executed this License Agreement to be effective as of the date of the last party's execution below.

Signed, sealed, and delivered in our presence as:

**COUNTY:**

**WILLIAMSON COUNTY, TEXAS**

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Representative  
Capacity: \_\_\_\_\_

Date: \_\_\_\_\_, 20\_\_\_\_

**LSJA:**

**LONE STAR JUSTICE ALLIANCE, INC.**

By: 

Printed Name: Elizabeth Henneke

Representative

Capacity: Executive Director

Date: June 27, 2019

## **RULES AND REGULATIONS**

1. LSJA and LSJA's employees shall not loiter in any common area adjoining the Licensed Premises nor shall they in any way obstruct the sidewalks, entry passages, pedestrian passageways, driveways, entrances and exits to in, on or around the Licensed Premises. They shall use the same only as passageways to and from their respective work areas.

2. LSJA shall not mark, drive nails, screw or drill into, paint or in any way deface the exterior walls, roof, foundations, bearing walls or pillars of the Licensed Premises without prior written consent from County. LSJA shall keep all sidewalk areas in, on and around the Licensed Premises clean and free of debris. LSJA shall reimburse County for the expense of cleaning or repairing any breakage, stoppage or damage resulting from a violation of this rule.

3. No awning or shade shall be affixed or installed over or in the show windows or the exterior of the Licensed Premises. LSJA may install window treatment inside the Licensed Premises such as vertical blinds if approved by County. Any "window treatment" shall be in a color congruent and consistent with the parts of the Licensed Premises. LSJA also agrees there shall be no window tinting, stickers or reflective material placed on the glass, inside or out, at any time.

4. No boring or cutting for wires shall be allowed, except with County's prior written approval.

5. LSJA shall not do anything in the Licensed Premises, or bring or keep anything therein, which will in any way increase or tend to increase the risk of fire or the rate of fire insurance or which shall conflict with the regulations of the local fire department or other local or state laws, or with any insurance policy on the Licensed Premises or any part thereof, or with any rules or regulations established by any administrative body or official having jurisdiction.

6. LSJA shall not use any machinery in the Licensed Premises (regardless whether County approved its installation) which may cause any unreasonable noise, vibration, or tremor to the floors or walls, or which by its weight might injure the floors of the Licensed Premises.

7. County may limit weight, size and position of all safes, fixtures, and other equipment used in the Licensed Premises.

8. LSJA nor LSJA's officers, agents and employees shall make or permit any loud, unusual or improper noises or interfere in any way with other LSJAs or those having business with them, nor bring into nor keep within the Licensed Premises any animal or bird (except for animals assisting handicapped persons), or any bicycle or other vehicle.

9. Unless expressly authorized in the License Agreement, LSJA shall have no right to place an antenna on the roof or exterior walls of the Licensed Premises. LSJA is not allowed on the roof nor may LSJA place any material on, pierce, damage, add vents or other devices, or remove any part of the roof, at any time. The only persons allowed on the roof shall be those licensed and insured maintenance contractors which have received prior approval from County.

10. All garbage, including wet garbage, refuse or trash, shall be placed by LSJA in the receptacles near the Licensed Premises provided by LSJA for that purpose.

11. LSJA shall not permit any chemicals, trash or other foreign materials to be deposited or disposed of in the Licensed Premises except that trash which legally may be sent to the municipal or county landfill may be placed in the receptacles provided on the Licensed Premises by LSJA. Hazardous chemicals are not prohibited on the Property. LSJA shall cooperate with County and all other LSJAs so that the common areas adjoining the Licensed Premises may be kept in a clean and orderly condition and free of obstructions.

12. LSJA shall not overburden the parking facilities and shall cooperate with County and other LSJAs in the use of the parking facilities. County reserves the right in its absolute discretion to determine whether parking facilities are becoming crowded, and, in such event, to allocate parking spaces among LSJAs.

13. LSJA shall cooperate with any security regulations issued by County from time to time and shall comply with instructions and/or directions of County's duly authorized personnel for the protection of the Licensed Premises.

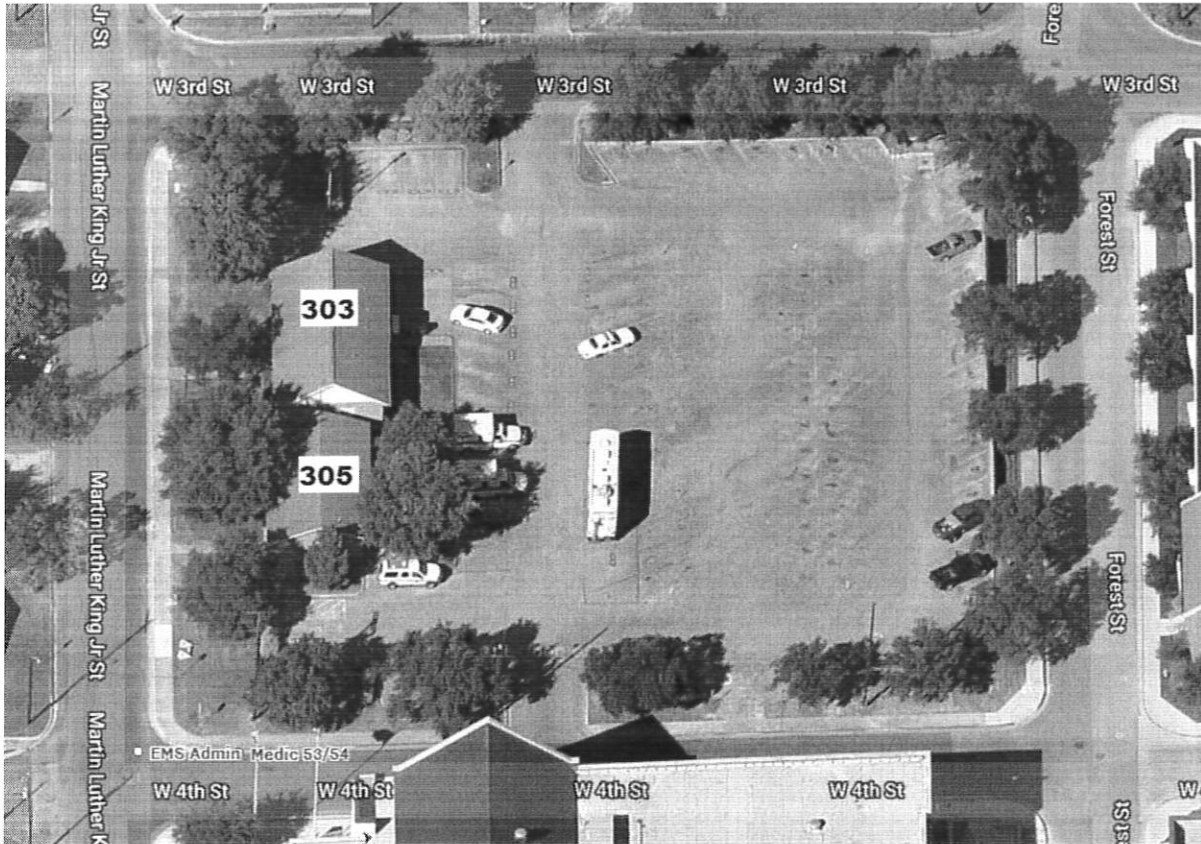
14. No waiver of any rule or regulation by County or County's agent shall have any effect unless expressed in writing and signed by County or its authorized agent.

15. County reserves the right at any time to reasonably change or rescind any one or more of these rules or regulations or to make such other and further reasonable rules and regulations as in County's judgment may from time to time be necessary for the management, safety, care and cleanliness of the Licensed Premises, and for the preservation of good order therein, as well as for the convenience of other occupants and LSJAs of premises adjoining the Licensed Premises. County shall not be responsible to LSJA or any other person for the non-observance or violation of the rules and regulations by any other LSJA or other person; however, County shall not discriminate among LSJAs when enforcing the rules and regulations. LSJA shall be deemed to have read these rules and to have agreed to abide by them as a condition to its occupancy of the space herein License Agreement.

16. In the event of any conflict between these rules and regulations or any further or modified rules and regulations from time to time issued by County and the License Agreement provisions, the License Agreement provisions shall prevail.



## Exhibit "A"





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

07/19/2019

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

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

<b>PRODUCER</b> Frederiksen & Frederiksen, A Corp. Insurance & Risk Mgmt Services 12900 Preston Road, Suite 500 Dallas TX 75230	<b>CONTACT</b> Melinda Carey <b>NAME:</b> <b>PHONE</b> (972) 387-8646 <b>(A/C, No, Ext):</b> <b>E-MAIL</b> melinda@fredandfred.com <b>ADDRESS:</b> <b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> Illinois National Insurance Company <b>INSURER B:</b> Texas Mutual Insurance Company <b>INSURER C:</b> Certain Underwriters at Lloyds <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>	<b>FAX</b> (972) 991-9307 <b>(A/C, No):</b> <b>NAIC #</b> 23817 22945
<b>INSURED</b> Lone Star Justice Alliance 1411 West Avenue, Suite 200 Austin TN 78701		

**COVERAGES****CERTIFICATE NUMBER:** CL1971904040**REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y		06-LX-012417564-0	07/16/2019	07/16/2020	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ 3,000,000 Abuse/Molestation \$ \$1,000,000
A	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y		06-CA-060782036-0	07/16/2019	07/16/2020	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<b>UMBRELLA LIAB</b> <b>EXCESS LIAB</b> DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
B	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	0002034908	07/19/2019	07/19/2020	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
C	Cyber Liability			ESI001184749	07/16/2019	07/16/2020	Each Incident \$1,000,000 Deductible \$2,500

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

Williamson County, its elected and appointed officials, employees and agents acting on its behalf are named as additional insured as required by written contract.

**CERTIFICATE HOLDER****CANCELLATION**

Williamson County  
710 Main Street Suite 200

Georgetown

TX 78626

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

AUTHORIZED REPRESENTATIVE

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**Commissioners Court - Regular Session****33.****Meeting Date:** 08/06/2019

County Burn Ban

**Submitted For:** Jarred Thomas**Submitted By:** Jarred Thomas, Emergency Management**Department:** Emergency Management**Agenda Category:** Regular Agenda Items

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**Information****Agenda Item**

Discuss, consider, and take appropriate action on the issuance of a county-wide burn ban, not to exceed 90 days, and to authorize the County Judge to lift said ban when conditions improve.

**Background**

Williamson County has not seen significant rainfall in multiple weeks and as a result is experiencing the onset of drought conditions. As of July 29th, the Texas Forest Service estimates that the county Keetch-Byrum Drought Index (KBDI) has a high of 609, low of 435, an average of 518, and with a plus 9 modifier daily. If this trend continues, the average on Tuesday August 6, the county will be at or near 581. In addition to the drought conditions, high heat, expected high pressure, low fuel moistures, and wind create dangerous wildfire conditions. While emergency response to wildfires has remained low, the conditions are deteriorating quickly. For reference, the KBDI has a range of 0 (Low) to 800 (Extreme) drought, with anything over 600 to be considered significant for rapid growth and spread of wildfire.

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**Fiscal Impact**

From/To	Acct No.	Description	Amount
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**Attachments**

*No file(s) attached.*

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**Form Review****Inbox**

County Judge Exec Asst.

Form Started By: Jarred Thomas

Final Approval Date: 07/30/2019

**Reviewed By**

Andrea Schiele

**Date**

07/30/2019 08:37 AM

Started On: 07/29/2019 01:09 PM

**Commissioners Court - Regular Session****34.****Meeting Date:** 08/06/2019

Juvenile Donation BA Rev 8.6.19

**Submitted For:** Melanie Denny**Submitted By:** Melanie Denny, County Auditor**Department:** County Auditor**Agenda Category:** Regular Agenda Items

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**Information****Agenda Item**

Discuss, consider and take appropriate action on an order declaring an emergency and a grave necessity due to unforeseeable circumstances and approve a budget amendment to acknowledge additional revenues for Juvenile Services.

**Background**

Mueller BBQ donated \$200 to Williamson County Juvenile Services for the purchase of back to school supplies for youth.

---

**Fiscal Impact**

From/To	Acct No.	Description	Amount
	0100.0000.367400	Donations	\$200.00

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**Attachments**

*No file(s) attached.*

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**Form Review****Inbox**

County Judge Exec Asst.

Form Started By: Melanie Denny

Final Approval Date: 07/30/2019

**Reviewed By**

Andrea Schiele

**Date**

07/30/2019 03:22 PM

Started On: 07/29/2019 03:22 PM

**Commissioners Court - Regular Session****35.****Meeting Date:** 08/06/2019

Juvenile Service BA Exp 8.6.19

**Submitted For:** Melanie Denny**Submitted By:** Melanie Denny, County Auditor**Department:** County Auditor**Agenda Category:** Regular Agenda Items

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**Information****Agenda Item**

Discuss, consider and take appropriate action on an order declaring an emergency and a grave necessity due to unforeseeable circumstances and approve a budget amendment to acknowledge additional expenditures for Juvenile Services.

**Background**

Mueller BBQ donated \$200 to Williamson County Juvenile Services for the purchase of back to school supplies for youth.

---

**Fiscal Impact**

From/To	Acct No.	Description	Amount
	0100.0576.003670	Use of Donations	\$200.00

---

**Attachments**

*No file(s) attached.*

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**Form Review****Inbox**

County Judge Exec Asst.

Form Started By: Melanie Denny

Final Approval Date: 07/30/2019

**Reviewed By**

Andrea Schiele

**Date**

07/30/2019 03:23 PM

Started On: 07/29/2019 03:22 PM

**Commissioners Court - Regular Session****36.****Meeting Date:** 08/06/2019

Pavilion Introduction

**Submitted For:** Terry Cook**Submitted By:** Garry Brown, Commissioner Pct. #1**Department:** Commissioner Pct. #1**Agenda Category:** Regular Agenda Items

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**Information****Agenda Item**

Hear and discuss presentation by The Pavilion Clubhouse of Round Rock, Inc., a non-profit organization.

**Background**

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**Fiscal Impact**

From/To	Acct No.	Description	Amount
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**Attachments**[Pavilion Introduction](#)[Aurora Sanchez Bio](#)[Pavilion PowerPoint](#)

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**Form Review****Inbox**

County Judge Exec Asst.

Form Started By: Garry Brown

Final Approval Date: 08/01/2019

**Reviewed By**

Andrea Schiele

**Date**

08/01/2019 11:33 AM

Started On: 08/01/2019 10:20 AM



## **Pavilion Round Rock**

Pavilion is a 501 c 3 community program for persons with mental illness and or substance abuse issues. Pavilion has been developed on an evidence based international model that has been in existence for over 25 years throughout the world. The Pavilion Round Rock is approaching its second anniversary.

In Texas, there are five other Clubhouses located in Austin, Plano, Ft. Bend, San Antonio, San Angelo and Houston. The Clubhouse of Round Rock is currently located at St. Richard's Episcopal Church. Each Clubhouse has as its primary goal the decrease in isolation that results from mental illness and the increase in successful participation in society through person to person support and linkage to employment, education, and resources that support recovery. In less than two years, the Pavilion of Round Rock has 90 members.

The Pavilion focuses on helping its members to realize their individual goals and fostering positive behavior along with the companion goal of positively impacting public safety.

The fact that the most expensive mental health treatment is provided by the jail is well documented. Similarly, well documented is the fact that in virtually every county in Texas there is a serious lack of resources to help the mentally ill and the dually diagnosed.

As part of the Mental Health Task Force, Pavilion works cooperatively and collaboratively with mental health providers to expand services not usually offered by the traditional agencies that interact with the mentally ill. While we are not counselors, probation officers or social workers, Pavilion members are experts at learning how to cope with mental illness and substance abuse and overcoming obstacles to their recovery. Our Peer Advocates are specially

trained and certified by Pavilion International. Pavilion is the community support and “family” that reduces isolation, encourages recovery and a return to productivity and engagement. Our motto is “Whatever it takes”. Our support does not end at 5:00 p.m. nor on weekends or holidays.

**Pavilion creates a culture of peer support, recovery and accountability by:**

- Engaging in hope-based relationships with individuals who model the development of positive and supportive relationships in the community.
- Exploring the recovering person’s abilities, strengths and assets and support them in recognizing how to use them.
- Identifying barriers to full participation in life and focuses on strategies to overcome barriers.
- Assisting individuals in learning to recognize triggers and signs of relapse and support the use of the individual’s coping strategies to avoid relapse or re-incarceration.
- Identifying other support programs and life-enrichment activities at Pavilion and in the community to build a natural, consistent support network.
- Providing assistance in navigating community resources and clinic services to better meet the members’ need and where required, justice system requirements.

**Pavilion Members operate all aspects of the center.** They have developed and implemented the following programs:

- ✓ **Pavilion Justice Peer Advocate Program** is a team of specially trained peers who are present in multiple courtrooms. When persons with mental illness and/or substance abuse have intersected with the justice system, Pavilion Peer Advocates will meet with that person immediately or during docket call upon request by the Judge to provide a personal connection to engage the person in Pavilion’s recovery community. This engagement will improve their chances for long term recovery through



employment, educational goals, achieving and maintaining sobriety while improving their ability to avoid re-incarceration. The Pavilion has been asked to join and partner with the Lone Star Justice program. Lone Star Justice has recognized the value of having advocates who have lived with mental illness/substance abuse, done the hard work to achieve and maintain recovery and who understand the need to end isolation.

- ✓ **Ride Share** provides the resource so that members can access transportation assistance via the funds that are received when members and/or donors operate concession stands at the Dell Diamond. Transportation is frequently the key to recovery and stability.
- ✓ **Pavilion Cares** is a program that works with employers to help members find and keep jobs so that they can regain their self-respect and independence.
- ✓ **Pavilion Family** is a resource to families of those living with mental illness/substance abuse. Solutions are found to common issues and helps to limit the feeling of being all alone in providing for a loved one with mental illness/substance abuse.

## **Performance Measurement**

Our goal is to provide comprehensive services to Williamson County residents who are dealing with mental illness/substance abuse while improving public safety. Incarceration is not a cure for mental illness or addiction. Through our program, we will provide services that encourage recovery and reduce dependency upon public systems such as the jail where the cost of incarcerating a mentally ill/substance abusing person exceeds \$100 per day. Persons in recovery can become independent, employed and contribute to this community's economy especially with the innovative, consistent and effective strategies offered by Pavilion members.

If you have any questions, please contact Gordon Butler at 512-417-2767 or [gordon.butler@pavilionrr.org](mailto:gordon.butler@pavilionrr.org).

## **Aurora M. Sanchez**

### **Biography**

Aurora M. Sanchez is Board Chair of The Pavilion, a non-profit organization serving Williamson County residents with mental illness and/or substance abuse.

Ms. Sanchez retired four years ago from public service. At Bexar County, Ms. Sanchez served as the Executive Director for the Department of Community Resources. She oversaw 11 County departments and administered their programs.

Ms. Sanchez started Bexar County's first Mental Health Court, Veterans' Treatment Courts, and the Mental Health Consortium. Her responsibilities also included oversight and administration of federal and state grants received by Bexar County, including HUD funds (CDBG, HOME, and Emergency Shelter Grants) and Criminal Justice Grants from the Governor's Office.

Ms. Sanchez also served as the Criminal Justice and Homeland Security Director for the Alamo Area Council of Governments.

A graduate of St. Louis University, where she majored in Social Work, Ms. Sanchez has been in public service for the last 33 years as an administrator of public service programs, non-profit organizations, and Bexar County government.

Ms. Sanchez moved to Williamson County after her retirement in 2015. She is a consistent volunteer with multiple social service programs, including various food banks and voter registration drives.



Pavilion  
Round Rock

The background of the slide is a soft, misty landscape. It features rolling hills and mountains in the distance, partially obscured by a light fog or mist. In the foreground, there is a calm body of water, likely a lake or a wide river, which reflects the surrounding scenery. The overall color palette is dominated by various shades of teal, light blue, and pale green, creating a serene and tranquil atmosphere. The text is overlaid on the left side of the image.

# The Pavilion Clubhouse of Williamson County

A world where people with mental illness recover and are an integral part of society.

# The Pavilion was established in 2017

- Its program is established on an evidence based international model that has been in existence for over 25 years.
- Other Clubhouses in Texas are in Houston, San Antonio, San Angelo, Austin, Ft. Bend and Plano.
- We now have 90 members.

# What We Do

- Pavilion creates a culture of peer support, recovery and accountability.
- We engage in hope-based relationships who model the development of positive and supportive relationships in the community.
- We explore the recovering person's abilities, strengths and assets and support them in learning how to use them.
- We identify barriers to recovery and overcome them with resources and help with navigating those resources.

# What We Do

- Our center is completely programmed by our members based on the needs and interests of our members:

Pavilion Justice Peer Advocate Program

Ride Share

Pavilion Cares

Pavilion Family

# What We Do

**Pavilion Justice Peer Advocate Program** is a team of specially trained peers who meet with defendants who have mentally illness or addiction. We engage with the person at court or immediately after docket call to link them into our recovery community.

One of the outcomes for those involved in the judicial system, is a reduction in recidivism from 60% to under 10% when they engage in a program like the Pavilion Clubhouse.



# What We Do

**Pavilion Ride Share was developed due to remedy the lack of transportation needed by our members.** In partnership with the concession operators at Dell Diamond, when one of our members or other interested party volunteers at the concession stand, a donation is made to the Pavilion.

This donation funds transportation for our members to and from the Pavilion, medical appointments, court dates etc.

# What We Do

**Pavilion Cares is our employment program.**

Working with local businesses, we help our members to find employment and maintain employment.

When needed, we will mediate with employers and members to resolve impediments to continued successful employment.

# What We Do

**Pavilion Family is our support/resource group for the families and loved ones of our members.**

**Solutions are found to common problems. We advocate in the community and with other service providers for the families. We help them to navigate community resources.**

**No one ever has to feel like they are alone in caring for a family member who has mental illness or substance abuse issues.**



# The Pavilion Clubhouse of Williamson County

Located at St. Richard's Episcopal Church Round Rock.

Gordon Butler CEO  
512-417-2767

The background of the slide features a soft-focus photograph of a calm body of water, likely a lake, with a range of green, forested mountains in the distance. The sky is a pale, hazy blue. A solid light blue vertical bar runs along the left edge of the slide.

We partner and collaborate with

**Bluebonnet Trails**

**Lonestar Justice Alliance**

**MARA Medication Assisted Recovery**

**Commissioners Court - Regular Session****37.****Meeting Date:** 08/06/2019

Mobile Outreach Team Clinical Training Supplement BA 8.06.19

**Submitted By:** Pam Navarrette, County Auditor**Department:** County Auditor**Agenda Category:** Regular Agenda Items

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**Information****Agenda Item**

Discuss, consider and take appropriate action on an order declaring an emergency and a grave necessity due to unforeseeable circumstances and approve a budget amendment to acknowledge additional revenues for the Mobile Outreach Team.

**Background**

The county has contracted with Texas A&M University Health and Science Center (TAMUHSC) to provide a clinical training experience for TAMUHSC students. The sum of \$100.00 per unit is paid to the county when the student is supervised directly by the Mobile Outreach Team. The county employee supervising the student is paid a stipend for the training. The Budget Amendment is to recognize additional revenue and expenditures related to the training. The Budget Amendment reflects April 2019 to July 2019 activity.

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**Fiscal Impact**

From/To	Acct No.	Description	Amount
	0100.0000.333220	Payments from Other Entities	\$400.00

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**Attachments**

*No file(s) attached.*

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**Form Review****Inbox**

County Judge Exec Asst.

Form Started By: Pam Navarrette

Final Approval Date: 08/01/2019

**Reviewed By**

Andrea Schiele

**Date**

08/01/2019 08:52 AM

Started On: 07/31/2019 02:17 PM

**Commissioners Court - Regular Session****38.****Meeting Date:** 08/06/2019

Mobile Outreach Team Clinical Training Supplement BA 8.06.19

**Submitted By:** Pam Navarrette, County Auditor**Department:** County Auditor**Agenda Category:** Regular Agenda Items

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**Information****Agenda Item**

Discuss, consider and take appropriate action on an order declaring an emergency and a grave necessity due to unforeseeable circumstances and approve a budget amendment to acknowledge additional expenditures for the Mobile Outreach Team.

**Background**

The county has contracted with Texas A&M University Health and Science Center (TAMUHSC) to provide a clinical training experience for TAMUHSC students. The sum of \$100.00 per unit is paid to the county when the student is supervised directly by the Mobile Outreach Team. The county employee supervising the student is paid a stipend for the training. The Budget Amendment is to recognize additional revenue and expenditures related to the training. The Budget Amendment reflects April 2019 to July 2019 activity.

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**Fiscal Impact**

From/To	Acct No.	Description	Amount
	0100.0341.001920	Medical School Stipend	\$315.76
	0100.0341.002010	FICA	\$24.16
	0100.0341.002020	Retirement	\$44.32
	0100.0341.002050	Workers Comp	\$15.76

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**Attachments**

*No file(s) attached.*

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**Form Review****Inbox**

County Judge Exec Asst.

Form Started By: Pam Navarrette

Final Approval Date: 08/01/2019

**Reviewed By**

Andrea Schiele

**Date**

08/01/2019 09:26 AM

Started On: 07/31/2019 02:39 PM

**Commissioners Court - Regular Session****39.****Meeting Date:** 08/06/2019

Approving First Amendment to Animal Shelter Expansion GMP

**Submitted For:** Randy Barker**Submitted By:** Thomas Skiles, Purchasing**Department:** Purchasing**Agenda Category:** Regular Agenda Items

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**Information****Agenda Item**

Discuss, consider and take appropriate action on approving the First Amendment to Guaranteed Maximum Price and the related Change Order Number 17 to the Williamson County Regional Animal Shelter Expansion Project for Exterior Kennel Renovations and authorizing execution of the same.

**Background**

Due to constructability issues that were discovered following Williamson County's acceptance of the Guaranteed Maximum Price (GMP) and during the initial design phase of the Project, the H-Infill kennel area was found to be an impractical solution for the original Project plans and intentions of adding kennel space. The Project's design team then had to find an alternative plan of renovating the existing exterior kennels (the "Exterior Kennel Renovations") to move the Project closer to the original goal and intent of additional kennel capacity. To construct the Exterior Kennel Renovations, it is necessary to add an additional \$288,000.00 to the GMP. The Williamson County Regional Animal Shelter has collected donations that will be used to fund the additional \$288,000.00 that is needed to construct the Exterior Kennel Renovations.

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**Fiscal Impact**

From/To	Acct No.	Description	Amount
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**Attachments**[Amendment](#)[Change Order](#)

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**Form Review****Inbox**

Purchasing (Originator)  
County Judge Exec Asst.  
Form Started By: Thomas Skiles  
Final Approval Date: 08/01/2019

**Reviewed By**

Randy Barker  
Andrea Schiele

**Date**

08/01/2019 09:04 AM  
08/01/2019 09:35 AM  
Started On: 07/31/2019 07:36 AM



**FIRST AMENDMENT TO**  
**GUARANTEED MAXIMUM PRICE AMENDMENT**  
**BETWEEN OWNER AND CONSTRUCTION MANAGER**

**THIS FIRST AMENDMENT TO GUARANTEED MAXIMUM PRICE AMENDMENT**, hereinafter “First Amendment”, is entered into effective as of the date of the last party’s execution hereof, between **Williamson County, Texas** (the “Owner”) and **J.T. Vaughn Construction, LLC** (the “Construction Manager”).

**RECITALS**

**WHEREAS**, Owner and Construction Manager executed that certain Agreement Between Owner and Construction Manager-at-Risk, dated effective March 2, 2017, for the construction of the Williamson County Regional Animal Shelter Expansion Project (the “Project”);

**WHEREAS**, Construction Manager submitted to Owner and Owner accepted a Guaranteed Maximum Price Proposal for the Project, dated effective December 15, 2017, based on Plans and Specifications developed for the Project (the “GMP Amendment”);

**WHEREAS**, due to constructability issues that were discovered following Owner’s acceptance of the GMP Amendment and during the initial design phase of the Project, the H-Infill kennel area was found to be an impractical solution for the original Project plans of adding kennel space and the Project’s design team had to find an alternative plan of renovating the existing exterior kennels (the “Exterior Kennel Renovations”) to move the project closer to the original goal of additional kennel capacity;

**WHEREAS**, the Project’s design team has designed the alternative plan of Exterior Kennel Renovations and, to move the Project closer to the original plans of additional kennel capacity, Owner desires to construct the Exterior Kennel Renovations on the Project and Construction Manager has agreed to construct such renovations;

**WHEREAS**, the Williamson County Regional Animal Shelter has collected donations that will be used to fund the additional \$288,000.00 that is needed to construct the Exterior Kennel Renovations;

**WHEREAS**, the total GMP amount in the GMP Amendment must be increased by the amount of \$288,000.00 to provide for Exterior Kennel Renovations;

**NOW, THEREFORE**, premises considered, Owner and Construction Manager agree that the GMP Amendment is amended as follows:

**AMENDMENTS**

1. The total Guaranteed Maximum Price (GMP) which the Construction Manager hereby guarantees to the Owner for constructing the Project complete in place and operational, which

includes Exterior Kennel Renovations, shall be increased from **\$9,499,295.00** to **\$9,787,295.00**.

2. The date for achieving Substantial Completion for the Project shall be increased from **407 calendar days** to **662 calendar days**.
3. Each party represents and warrants that it has due power and lawful authority to execute and deliver this First Amendment and to perform its obligations under the Agreement and GMP Amendment; and, furthermore, the Agreement, GMP Amendment and this First Amendment are the valid, binding and enforceable obligations of such party.
4. All other terms of the Agreement, GMP Amendment and any prior amendments thereto which have not been specifically amended herein shall remain the same and shall continue in full force and effect.

**IN WITNESS WHEREOF**, the parties hereto have caused this First Amendment to be signed by their duly authorized representatives on behalf of such party, to be effective as of the date of the last party's execution hereof.

**Williamson County, Texas:**

By: \_\_\_\_\_  
Bill Gravell, Jr., County Judge

\_\_\_\_\_, 20\_\_\_\_

**J.T. Vaughn Construction, LLC:**

By: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

J. Thomas Vaughn, CEO

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

July 27, 2019

**AIA**<sup>®</sup>**Document G701<sup>™</sup> – 2017****Change Order****PROJECT:** *(Name and address)*Williamson County  
Animal Shelter Expansion  
1855 SE Inner Loop  
Georgetown, TX 78626**CONTRACT INFORMATION:**

Contract For: General Construction

**CHANGE ORDER INFORMATION:**

Change Order Number: 017

Date: 1/8/18

Date: 6/28/19

**OWNER:** *(Name and address)*Williamson County, Texas  
710 Main Street, Suite 101  
Georgetown, TX 78626**ARCHITECT:** *(Name and address)*Jackson & Ryan Architects  
2370 Rice Boulevard, Suite 210  
Houston, TX 77005**CONTRACTOR:** *(Name and address)*J.T. Vaughn Construction, LLC  
10355 Westpark Drive  
Houston, TX 77042**THE CONTRACT IS CHANGED AS FOLLOWS:***(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)*

Change Order No. 17 includes the Vaughn Change Order for the Exterior Kennel Renovation for Vaughn Project No. 2491-01.

The original Contract Sum was	\$	9,499,295.00
The net change by previously authorized Change Orders	\$	0.00
The Contract Sum prior to this Change Order was	\$	9,499,295.00
The Contract Sum will be increased by this Change Order in the amount of	\$	288,000.00
The new Contract Sum including this Change Order will be	\$	9,787,295.00

The Contract Time will be increased by Two Hundred Fifty (250) days.

The new date of Substantial Completion will be 12/14/19

**NOTE:** This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

**NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.**

Jackson &amp; Ryan Architects

**ARCHITECT** *(Firm name)***SIGNATURE**

Martha Seng, FAIA

**PRINTED NAME AND TITLE**

07/01/19

**DATE**

J.T. Vaughn Construction, LLC

**CONTRACTOR** *(Firm name)***SIGNATURE**

Mike Simpson

**PRINTED NAME AND TITLE**

07/01/2019

**DATE**

Williamson County, Texas

**OWNER** *(Firm name)***SIGNATURE**

Dale Butler

**PRINTED NAME AND TITLE****DATE**



1855 SE Inner Loop  
ATTN: Vaughn  
Construction  
Georgetown, TX  
78626

T: (210) 328-0193

June 12, 2019

John Benham  
Jackson & Ryan Architects  
2370 Rice Boulevard, Suite 210  
Houston, TX 77005

Re: Animal Shelter Expansion

Job No: 249101

Subj: Change Proposal No. 249101-0069

Dear Sir or Madam:

We respectfully submit our proposal for an increase to our contract in the amount of \$288,000 (two hundred eighty-eight thousand) dollars to provide Exterior Kennel Renovation for the above referenced project.

This proposal does not include any contingencies or work remaining to procure. Additional funds are anticipated for the design on the Pre-Engineered Metal Building and other unforeseen conditions/coordination's.

Our price is valid for Ten (10) days

Please indicate your acceptance of this change proposal by signing and returning one copy of the attached Form B breakdown of our cost.

Very truly yours,  
VAUGHN CONSTRUCTION

A handwritten signature in blue ink, appearing to read "Tom Morrill", written over a light blue horizontal line.

Thomas Morrill

Attachments:

CC: Doug Boram

**FORM B****PROJECT: Animal Shelter Expansion****CHANGE PROPOSAL NO: 249101-0069****QUOTATION :**

<b>Item</b>	<b>Labor</b>	<b>Materials</b>	<b>Subs</b>	<b>Total</b>
Less Work Remaining to Procure	\$0.00	\$(147,379.00)	\$0.00	\$(147,379.00)
Less CM Contg Funds	\$0.00	\$(80,817.00)	\$0.00	\$(80,817.00)
Fee 3.45%	\$0.00	\$10,771.00	\$0.00	\$10,771.00
Owner Contingency	\$0.00	\$(34,999.00)	\$0.00	\$(34,999.00)
To Provide and Install Kennel Gates/Guillotines	\$0.00	\$0.00	\$36,700.00	\$36,700.00
To Provide Site Demo, Earthwork, Utilities, Site Concrete, Building Concrete	\$0.00	\$0.00	\$109,900.00	\$109,900.00
To Provide Masonry	\$0.00	\$0.00	\$26,609.00	\$26,609.00
To Provide Electrical	\$0.00	\$0.00	\$59,174.00	\$59,174.00
To Provide Mechanical Systems	\$0.00	\$0.00	\$35,164.00	\$35,164.00
To Provide Plumbing Systems	\$0.00	\$0.00	\$51,500.00	\$51,500.00
Demo, JTV General Works	\$0.00	\$0.00	\$51,798.00	\$51,798.00
To Provide PEMB (Design Changes Pending)	\$0.00	\$0.00	\$23,024.00	\$23,024.00
Vaughn General Conditions	\$0.00	\$103,090.00	\$0.00	\$103,090.00
To Provide PEMB Erection	\$0.00	\$0.00	\$26,000.00	\$26,000.00
To Provide Painting	\$0.00	\$0.00	\$17,465.00	\$17,465.00

<b>Totals</b>	\$0.00	\$(149,334.00)	\$437,334.00	\$288,000.00
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<b>Insurance, Tax, Benefits on Labor</b>	\$0.00
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<b>Overhead</b>	\$0.00
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<b>Fee on Subs</b>	\$0.00
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<b>Fee on JTV</b>	\$0.00
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<b>Bond</b>	\$0.00
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<b>Remodel Tax</b>	\$0.00
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<b>TOTAL</b>	<b>\$288,000.00</b>
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**TIME EXTENSION TO CONTRACT:** 250 Days**Submitted Date:** 7/9/2019**Accepted****VAUGHN CONSTRUCTION****By:** \_\_\_\_\_

  
**By:** \_\_\_\_\_  
**Thomas Morrill**

**Date** \_\_\_\_\_**Proposal Valid for 10 Days**

Funds Tracking Log

Change Proposal No.	Change Type & No.	Time Extension (Days)		GMP Breakdown					GMP #2491.01	Total Updated Contract Amount
		Pending	Approved	Cost of Work	CM Contingency	Owner Contingency	General Conditions	Construction Phase Fee		
N/A	GMP	-	-	\$7,666,840	\$228,082	\$300,000	\$1,034,210	\$270,163	\$9,499,295	\$9,499,295
1	OCO 1	0	0	\$10,878	(\$10,964)	\$0	\$86	\$0	\$0	\$9,499,295
2	OCO 1	0	0	(\$8,139)	\$8,139	\$0	\$0	\$0	\$0	\$9,499,295
3	OCO 1	0	0	(\$3,945)	\$3,924	\$0	\$21	\$0	\$0	\$9,499,295
4	OCO 1	0	0	\$412	(\$412)	\$0	\$0	\$0	\$0	\$9,499,295
5	OCO 1	0	0	\$11,089	\$0	(\$11,615)	\$143	\$383	\$0	\$9,499,295
OCO 1 Totals		0	0	\$10,295	\$687	(\$11,615)	\$250	\$383	\$0	\$9,499,295
6	OCO 2	0	0	\$1,423	\$0	(\$1,491)	\$18	\$50	\$0	\$9,499,295
7	OCO 2	0	0	\$769	\$0	(\$806)	\$10	\$27	\$0	\$9,499,295
8	OCO 2	0	0	\$3,595	(\$3,640)	\$0	\$45	\$0	\$0	\$9,499,295
9	OCO 2	0	0	\$16,917	(\$17,128)	\$0	\$211	\$0	\$0	\$9,499,295
10	OCO 2	0	0	(\$9,016)	\$9,016	\$0	\$0	\$0	\$0	\$9,499,295
OCO 2 Totals		0	0	\$13,688	(\$11,752)	(\$2,297)	\$284	\$77	\$0	\$9,499,295
11	OCO 3	0	0	\$5,028	\$0	(\$5,201)	\$0	\$173	\$0	\$9,499,295
12	OCO 3	0	0	\$15,199	\$0	(\$15,912)	\$189	\$524	\$0	\$9,499,295
13	OCO 3	0	0	\$825	\$0	(\$853)	\$0	\$28	\$0	\$9,499,295
14	OCO 3	0	0	\$726	\$0	(\$751)	\$0	\$25	\$0	\$9,499,295
15	OCO 3	0	0	\$1,278	(\$1,294)	\$0	\$16	\$0	\$0	\$9,499,295
16	OCO 3	0	0	\$5,085	\$0	(\$5,324)	\$64	\$175	\$0	\$9,499,295
17	OCO 3	0	0	\$4,752	\$0	(\$4,975)	\$59	\$164	\$0	\$9,499,295
OCO 3 Totals		0	0	\$32,893	(\$1,294)	(\$33,016)	\$328	\$1,089	\$0	\$9,499,295
18	OCO 4	0	0	\$225	\$0	(\$233)	\$0	\$8	\$0	\$9,499,295
19	OCO 4	0	0	\$1,037	(\$1,050)	\$0	\$13	\$0	\$0	\$9,499,295
20	OCO 4	0	0	\$9,202	\$0	(\$9,634)	\$115	\$317	\$0	\$9,499,295
21	OCO 4	0	0	\$90	\$0	(\$93)	\$0	\$3	\$0	\$9,499,295
OCO 4 Totals		0	0	\$10,554	(\$1,050)	(\$9,960)	\$128	\$328	\$0	\$9,499,295
22	OCO 5	0	0	\$5,251	\$0	(\$5,432)	\$0	\$181	\$0	\$9,499,295
23	OCO 5	0	0	\$7,574	\$0	(\$7,934)	\$95	\$265	\$0	\$9,499,295
24	OCO 5	0	0	\$1,778	\$0	(\$1,839)	\$0	\$61	\$0	\$9,499,295
25	OCO 5	0	0	\$2,525	\$0	(\$2,612)	\$0	\$87	\$0	\$9,499,295
26	OCO 5	0	0	\$5,392	(\$5,392)	\$0	\$0	\$0	\$0	\$9,499,295
OCO 5 Totals		0	0	\$22,520	(\$5,392)	(\$17,817)	\$95	\$594	\$0	\$9,499,295
27	OCO 6	0	0	\$5,371	\$0	(\$5,594)	\$38	\$185	\$0	\$9,499,295
28	OCO 6	0	0	\$605	(\$613)	\$0	\$8	\$0	\$0	\$9,499,295
29	OCO 6	0	0	\$3,651	\$0	(\$3,823)	\$46	\$126	\$0	\$9,499,295
30	OCO 6	0	0	\$8,173	(\$8,275)	\$0	\$102	\$0	\$0	\$9,499,295
31	OCO 6	0	0	\$2,824	(\$2,859)	\$0	\$35	\$0	\$0	\$9,499,295
OCO 6 Totals		0	0	\$20,624	(\$11,747)	(\$9,417)	\$229	\$311	\$0	\$9,499,295
32	OCO 7	0	0	\$2,970	\$0	(\$3,072)	\$0	\$102	\$0	\$9,499,295
33	OCO 7	0	0	\$165	(\$165)	\$0	\$0	\$0	\$0	\$9,499,295
34	OCO 7	0	0	\$4,027	\$0	(\$4,166)	\$0	\$139	\$0	\$9,499,295
35	OCO 7	0	0	\$6,565	\$0	(\$6,791)	\$0	\$226	\$0	\$9,499,295
37	OCO 7	0	0	\$1,465	(\$1,465)	\$0	\$0	\$0	\$0	\$9,499,295
38	OCO 7	0	0	\$3,263	(\$3,263)	\$0	\$0	\$0	\$0	\$9,499,295
39	OCO 7	0	0	\$2,140	(\$2,140)	\$0	\$0	\$0	\$0	\$9,499,295
41	OCO 7	0	0	\$5,965	(\$5,965)	\$0	\$0	\$0	\$0	\$9,499,295
OCO 7 Totals		0	0	\$26,560	(\$12,998)	(\$14,029)	\$0	\$467	\$0	\$9,499,295
36	OCO 8	0	0	\$3,718	(\$3,718)	\$0	\$0	\$0	\$0	\$9,499,295
40	OCO 8	0	5	\$17,336	(\$8,972)	(\$8,725)	\$70	\$291	\$0	\$9,499,295
42	OCO 8	0	0	\$5,831	(\$5,831)	\$0	\$0	\$0	\$0	\$9,499,295
OCO 8 Totals		0	0	\$26,885	(\$18,521)	(\$8,725)	\$70	\$291	\$0	\$9,499,295
43	OCO 9	0	0	\$9,625	(\$9,625)	\$0	\$0	\$0	\$0	\$9,499,295
44	OCO 9	0	0	\$1,770	(\$1,770)	\$0	\$0	\$0	\$0	\$9,499,295
45	OCO 9	0	0	\$6,565	(\$6,565)	\$0	\$0	\$0	\$0	\$9,499,295
OCO 9 Totals		0	0	\$17,960	(\$17,960)	\$0	\$0	\$0	\$0	\$9,499,295
46	OCO 10	0	0	\$1,897	(\$1,897)	\$0	\$0	\$0	\$0	\$9,499,295
48	OCO 10	0	0	\$8,580	(\$8,580)	\$0	\$0	\$0	\$0	\$9,499,295
49	OCO 10	0	0	\$2,826	(\$2,826)	\$0	\$0	\$0	\$0	\$9,499,295
50	OCO 10	0	0	\$2,076	\$0	(\$2,148)	\$0	\$72	\$0	\$9,499,295
OCO 10 Totals		0	0	\$15,379	(\$13,303)	(\$2,148)	\$0	\$72	\$0	\$9,499,295
51	OCO 11	0	0	\$13,006	\$0	(\$13,455)	\$0	\$449	\$0	\$9,499,295
52	OCO 11	0	0	\$952	\$0	(\$985)	\$0	\$33	\$0	\$9,499,295
53	Allowance	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,499,295
54	OCO 11	0	0	\$6,500	\$0	(\$6,724)	\$0	\$224	\$0	\$9,499,295
OCO 11 Totals		0	0	\$20,458	\$0	(\$21,164)	\$0	\$706	\$0	\$9,499,295
55	Weather Days	0	27	\$0	\$0	\$0	\$0	\$0	\$0	\$9,499,295
56	OCO 12	0	0	\$24,134	(\$24,134)	\$0	\$0	\$0	\$0	\$9,499,295
57	OCO 12	0	0	\$3,336	(\$3,336)	\$0	\$0	\$0	\$0	\$9,499,295
58	OCO 12	0	0	\$2,356	\$0	(\$2,437)	\$0	\$81	\$0	\$9,499,295
OCO 12 Totals		0	0	\$29,826	(\$27,470)	(\$2,437)	\$0	\$81	\$0	\$9,499,295
47	OCO 13	0	0	\$12,705	(\$12,705)	\$0	\$0	\$0	\$0	\$9,499,295
59	OCO 13	0	0	\$4,479	\$0	(\$4,634)	\$0	\$155	\$0	\$9,499,295
60	OCO 13	0	0	\$5,124	\$0	(\$5,301)	\$0	\$177	\$0	\$9,499,295
OCO 13 Totals		0	0	\$22,308	(\$12,705)	(\$9,935)	\$0	\$332	\$0	\$9,499,295
61	OCO 14	0	0	\$13,760	(\$13,760)	\$0	\$0	\$0	\$0	\$9,499,295
62	OCO 14	0	0	\$13,363	\$0	(\$13,824)	\$0	\$461	\$0	\$9,499,295
63	OCO 14	0	0	\$1,050	\$0	(\$1,086)	\$0	\$36	\$0	\$9,499,295
OCO 14 Totals		0	0	\$28,173	(\$13,760)	(\$14,910)	\$0	\$497	\$0	\$9,499,295
64	OCO 15	0	0	\$4,037	\$0	(\$4,176)	\$0	\$139	\$0	\$9,499,295
65	OCO 15	0	0	\$5,495	\$0	(\$5,685)	\$0	\$190	\$0	\$9,499,295
66	OCO 15	0	0	\$4,060	\$0	(\$4,200)	\$0	\$140	\$0	\$9,499,295
OCO 15 Totals		0	0	\$13,592	\$0	(\$14,061)	\$0	\$469	\$0	\$9,499,295
67	OCO 16	0	0	\$9,179	\$0	(\$9,496)	\$0	\$317	\$0	\$9,499,295
68	OCO 16	0	0	\$1,041	\$0	(\$1,077)	\$0	\$36	\$0	\$9,499,295
70	OCO 16	0	0	\$14,500	\$0	(\$15,000)	\$0	\$500	\$0	\$9,499,295
OCO 16 Totals		0	0	\$24,720	\$0	(\$25,573)	\$0	\$853	\$0	\$9,499,295
69	OCO 17	0	250	\$289,955	(\$80,817)	(\$34,999)	\$103,090	\$10,771	\$288,000	\$9,787,295
OCO 17 Totals		0	0	\$289,955	(\$80,817)	(\$34,999)	\$103,090	\$10,771	\$288,000	\$9,787,295
xx		0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,499,295
Current Amounts		0	282	\$8,293,230	\$0	\$67,897	\$1,138,684	\$287,484	\$9,787,295	\$9,787,295



# QUOTATION

Quote Number: 9093

Quote Date: Feb 19, 2019

Page: 1

9201 HIGHWAY 183 SOUTH  
AUSTIN, TX 78747-2058

Voice: 512-243-2900

Fax: 512-243-2907

**Quoted To:**

J.T.VAUGHN CONSTRUCTION, LLC  
10355 WESTPARK DR  
HOUSTON, TX 77042-5312

**Ship To:**

VAUGHN CONSTRUCTION  
WILCO ANIMAL SHELTER  
DOUG BORAM  
GEOREGTOWN, TX

Customer ID	Good Thru	Payment Terms	Sales Rep
VAUGHN CONSTRUCTION	3/21/19	Net 30 Days	DEVIN

Quantity	Item	Description	Unit Price	Amount
1.00		PRICING FOR PR02 REMOTE KENNEL BUILDING.		
1.00		METALINK TO FURNISH ALL MATERIAL, LABOR, EQUIPMENT, SUPERVISION, AND INSURANCE TO PROVIDE SCOPE ITEMS AS DESCRIBED BELOW.		
1.00		OPTION 1: METALINK WELDED WIRE KENNEL SYSTEM WITH POWDER COAT FINISH, 20 GATES W/ FRAME & SIDE PANEL, 8 GATE W/ FRAME, 14 TOPS. PRE-GALVANIZED MATERIAL WITH POWDER COAT FINISH. CHOOSE FROM MANUFACTURER STD COLOR.	31,570.00	31,570.00
1.00		OPTION 2: METALINK WELDED WIRE KENNEL SYSTEM WITH HD GALV. FINISH (AFTER FABRICATION), 20 GATES W/ FRAME & SIDE PANEL, 8 GATE W/ FRAME, 14 TOPS.	29,710.00	29,710.00
1.00		OPTION 3: METALINK CHAIN LINK KENNEL SYSTEM W/ POWDER COAT FINISH, 20 GATES W/ FRAME & SIDE PANEL, 8 GATES W/ FRAME, 14 TOPS. PRE-GALVANIZED MATERIAL WITH POWDER COAT FINISH. STANDARD BLACK POWDER COAT FINISH.	24,930.00	24,930.00
1.00		FURNISH & INSTALL 14 EA. STANDARD GUILLOTINE WITH HOOK PULLEY ASSEMBLY. MAX TRANSFER OPENING TO BE 17" WIDE X 29" HIGH.	6,990.00	6,990.00
1.00		EXCLUDES: SALES TAXES, BONDS, ADDITIONAL ITEMS NOT SPECIFICALLY IDENTIFIED ABOVE.		

Please note that there is a 25% re-stocking fee on all material orders that are returned or cancelled.

Subtotal

Sales Tax

**TOTAL**

**Thank You for your business Have a Great Day!**





P.O. Box 1057  
Round Rock, TX 78680  
(512) 244-0600  
Fax (512) 244-6085

19014 - WILCO ANIMAL SHELTER KENNEL EXPANSION

01/16/19

DESCRIPTION	Q'TY	UNIT	TOTAL BID
<b>DEMOLITION</b>			
DEMO. CURB & GUTTER	178	LF	
SAWCUT	102	LF	
DEMO. ASPHALT	116	SY	
DEMO. CONCRETE	1014	SF	
REMOVE TREE	1	EA	
HAUL OFF SPOILS	4	LD	
<b>SUBTOTAL DEMOLITION</b>			<b>\$ 5,800.00</b>
<b>EARTHWORK</b>			
EXCAVATION & EMBANKMENT	1	LS	
SUBGRADE PREP	122	SY	
BACKFILL CURB	118	LF	
FINE GRADE SITE	250	SY	
<b>SUBTOTAL EARTHWORK</b>			<b>\$ 6,800.00</b>
<b>UTILITIES</b>			
3" WET CONNECT	1	EA	
1" SCH 40 PVC WATERLINE - COMPLETE	76	LF	
12" HDPE DOWNSPOUT DRAIN - COMPLETE	22	LF	
TRENCH SAFETY	98	LF	
<b>SUBTOTAL UTILITIES</b>			<b>\$ 25,100.00</b>
<b>SITE CONCRETE</b>			
CURB & GUTTER	118	LF	
SIDEWALK	178	SF	
HANDICAP RAMP	2	EA	
<b>SUBTOTAL SITE CONCRETE</b>			<b>\$ 8,300.00</b>
<b>BUILDING CONCRETE</b>			
SAWCUT SLAB	1	LS	
DEMO. EXISTING SLAB	1	LS	
6" SLAB ON GRADE	1054	SF	
6" PLUMBING POURBACK	7	SF	
<b>SUBTOTAL BUILDING CONCRETE</b>			<b>\$ 63,900.00</b>
<b>TOTAL PROPOSAL</b>			<b>\$ 109,900.00</b>

**EXCLUSIONS:**

ASPHALT PAVING,  
BUILDING PAD (SELECT FILL OR GRAVEL LAYER), CLAY CAP AT BUILDING PERIMETER  
DEMO. OF EXISTING STRUCTURE,  
CMU REBAR, EPOXY DOWELS AT CMU WALLS,



EPOXY FLOORING  
WATERPROOFING & SEALANT  
TRENCH DRAIN MATERIAL OR INSTALLATION ,  
CONSTRUCTION MATERIALS TESTING, SITE DEVELOPMENT AND INSPECTION FEES, ROWMAN FEES, TURP FEES,  
P&P BONDS, MAINTENANCE BONDS, REVEG BONDS, WATER METERS,  
RPLS AS-BUILTS, ENGINEERING, SPECIAL INSPECTIONS, EARLY PAYMENT DISCOUNT,  
INITIAL SURVEY CONTROL POINTS & BENCHMARKS, RPLS AND/OR PE LAYOUT, BUILDING CORNERS,  
TRAFFIC CONTROL, TRAFFIC CONTROL PLAN, PE STAMPED TRAFFIC CONTROL PLAN,  
EROSION CONTROL, TREE PROTECTION, TREE WELLS, ROCK WALLS, SWPPP, TRUCK WASHING STATIONS,  
FULL-TIME SAFETY SUPERVISOR AND/OR ON-SITE SAFETY MANAGER, COMPOSITE CLEAN UP CREW,  
TEMP WATER & WASTEWATER FOR SITE & JOB TRAILER, PROJECT DUMPSTERS, JOB TOILETS, DUMPSTERS  
TEMPORARY SURFACING FOR TRAILER, PARKING AND LAYDOWN AREAS,  
OVERHEAD OR UNDERGROUND ELECTRIC LINE REMOVALS,  
CERTIFIED ARBORIST, RELOCATING TREES, PRE AND POST TREE FERTILIZATION,  
TARPS - COVERS - AND/OR REVEGETATION ON MATERIAL STOCKPILES,  
UTILITY RELOCATION, ELECTRICAL, STREET LIGHTS, GAS, TELECOMMUNICATIONS, DATA, FIBER,  
DRY UTILITIES, GAS, TRENCHING AND/OR CONCRETE FOR DRY UTILITIES & GAS,  
INITIAL UTILITY MARKING AND LOCATES ON PRIVATE SITES,  
REPAIR OF UNMARKED UTILITIES BROKEN DURING EXCAVATION AND TRENCHING ACTIVITIES,  
FIRE RISERS, BFP AND/OR FDC IN BUILDINGS, FIRE LINE PERMITS AND/OR INSPECTIONS,  
CUT & RELOCATE/REPAIR IRRIGATION SYSTEMS, IRRIGATION SLEEVES, ELECTRIC SLEEVES,  
SODDING, SEEDING, LANDSCAPING, IRRIGATION, PURCHASED AND/OR AMENDED TOPSOIL, TOPSOIL RESPREAD,  
POLISHED - STAMPED - STAINED - INTEGRAL COLOR - SEALED - SPECIAL FINISHES FOR CONCRETE  
ALL PAVERS REGARDLESS OF TYPE, SUBSLABS FOR PAVERS AND/OR DG SURFACES,  
TRANSFORMER PADS, LIGHT POLE BASES, REMOVABLE BOLLARDS, PARKING METERS, MAILBOXES, AMENITIES,  
MONUMENT SIGNS, MONUMENT ENTRANCES, SITE FURNISHINGS, FENCES & GATES,  
FILTER FABRIC WRAP @ UTILITY LINES, SELECT BACKFILL FOR TRENCH BACKFILL,  
TELEVISION STORM LINES, HAULING OFF SPOILS FOR OTHER TRADES,  
SUMP PUMPS FOR UNDERDRAINS, UNDERDRAIN SYSTEMS, UNDERSLAB PIPING,  
ROOF DRAIN TIE-INS & LEADER LINES (UNLESS SHOWN),  
WASTEWATER CLEANOUTS AT 100' INTERVALS ON PRIVATE LINES (IF NOT SHOWN ON THE PLANS),  
CLAY LINER, SOIL COVER AT POND, LIME AND/OR CEMENT STABILIZATION OF SUBGRADE,  
BUILDING DEMOLITION, SELECTIVE DEMOLITION, ASBESTOS SURVEY AND ABATEMENT,  
DEMOLITION OF EXISTING FACILITIES EXCEPT AS NOTED IN SCHEDULE ABOVE,  
VOID MITIGATION, HANDWORK, HAND TREE TRIMMING, HAND CLEARING, SELECTIVE CLEARING,  
CUTTING AND/OR CORING PENETRATIONS FOR MEP, PATCHING AND REPAIR FOR MEP PENETRATIONS,

**QUALIFICATIONS AND NOTES:**

CHASCO TO BE PROVIDED WITH CAD FILES AT NO ADDITIONAL COST.

THIS PROPOSAL IS BEING PROVIDED AS AN AID IN DETERMINING PROBABLE COST AND IS NOT AN OFFER TO CONSTRUCT THE WORK.

ALL WORK HAS BEEN PRICED WITH A SINGLE MOBILIZATION. ANY ADDITIONAL MOBILIZATIONS WILL BE CHARGED AT \$5,000 PER MOVE IN.

THIS PROPOSAL IS GOOD FOR 30 DAYS FROM THE PROPOSAL DATE. IF ACCEPTED AFTER 30 DAYS, CHASCO RETAINS THE RIGHT TO ADJUST THE PROPOSAL BASED UPON CURRENT MARKET COSTS.

ALL SCOPES INCLUDED IN THIS PROPOSAL HAVE BEEN ESTIMATED AS A COMPLETE PACKAGE. AWARD OF A SINGLE SCOPE AS STAND-ALONE WILL NEED TO BE REVIEWED BEFORE ACCEPTANCE.



January 10, 2019

ATTN: Brandon Smith  
Vaughn Construction  
6604 N. Lamar  
Austin, Texas 78752

PROJECT: Williamson County Regional Animal Shelter  
LOCATION: Georgetown TX

## CHANGE ORDER PROPOSAL

Below you will find pricing to perform additional work on the above referenced project.

### DESCRIPTION OF CHANGE:

This price is for the new exterior kennel. Includes additional mobilization, 4" bullnose cap at existing kennel, new 8" and 6" grey CMU per plans, bullnose edges(cap/top course to be RFI'd), setting 2 door frames, grout and reinforcing per structural notes. Excludes demo, dowels, floor protection. Schedule to be discussed and mutually agreed upon

Per:

BMI Pricing Request:# 12

ITEM	QUANTITY	UNIT OF	U/P	TOTAL	U/P	TOTAL	TOTAL
		MEASURE	LABOR	LABOR	MAT	MAT	
Superintendent	32	HRS.	\$ 34.00	\$1,088.00			\$1,088.00
Labor	64	HRS.	\$ 16.00	\$1,024.00			\$1,024.00
Operator	32	HRS.	\$ 18.50	\$592.00			\$592.00
6" grey block	877	ea.	\$ 3.75	\$3,288.75	\$ 1.30	\$1,140.10	\$4,428.85
8" grey block	520	ea.	\$ 5.23	\$2,719.60	\$ 1.35	\$702.00	\$3,421.60
4" grey cmu cap	100	ea.	\$ 5.23	\$523.00	\$ 1.65	\$165.00	\$688.00
Grey Mortar	150	ea.			\$ 6.75	\$1,012.50	\$1,012.50
Grout (material and labor)	6	yds.	\$ 85.00	\$510.00	\$ 231.00	\$1,386.00	\$1,896.00
Set Hollow Metal Frame Door	2	ea.	\$ 85.00	\$170.00	\$ 20.00	\$40.00	\$210.00
Joint reinforcement, anchors, access., misc.	1331	sq. ft.			\$ 1.35	\$1,796.85	\$1,796.85
Rebar #5 @ 6'8"	88	ea.			\$ 3.47	\$305.36	\$305.36
Rebar #5 @ 20'	21	ea.			\$ 10.43	\$219.03	\$219.03
Corner bars	25	ea.			\$ 2.78	\$69.50	\$69.50
Freight	1	ea.			\$ 100.00	\$100.00	\$100.00
Misc. Equipment, materials, access.	72	hrs.			\$ 20.25	\$1,458.00	\$1,458.00
Forklift	9	day			\$ 71.43	\$642.86	\$642.86
Trucking	2	ea.	\$ 600.00	\$1,200.00	\$ 200.00	\$400.00	\$1,600.00
SUB TOTAL				\$11,115.35		\$9,437.20	\$20,552.55
LABOR BURDEN @ 36.00%							\$4,001.53
MATERIAL TAX 0.00%							\$0.00
SUB TOTAL							\$24,554.07
OVERHEAD @ 5.00%							\$1,027.63
PROFIT @ 5.00%							\$1,027.63
GRAND TOTAL					Add		\$26,609.00

Duration of Working Days ADDED to Contract Schedule: 9.00

Please send a change order as soon as possible if this work is to take place. Work under this proposal will NOT take place unless formal change order is received.

Sincerely,  
Brazos Masonry, Inc.

*Jerrad Bohannon*

Jerrad Bohannon  
Project Manager

**SUBCONTRACTOR UNIFORM CHANGE ORDER  
REQUEST SUMMARY SHEET**

**Date: 1/14/2019**

General Contractor Change Order Request No.

Subcontractor Change Order Request No.

**2491-01 PR 02**

**PCO-2491-01 PR 02**

Contractor Name Schmidt Electric Company

**CHANGE ORDER DESCRIPTION:**

Costs associated with PR2 Remote Kennel

**LABOR COSTS**

Trade Description	Hours	Rate	Extension	Comments
AVG Productive Labor Rate	445.27	43.76	19,485.02	
Non Productive and Layout	40.00	54.73	2,189.20	
PM	40.00	76.97	3,078.80	
	-	-	-	
<b>SUBTOTAL</b>			24,753.02	

**NON-UNIT MATERIAL / SUBCONTRACT COSTS**

Item Description	Unit	Quantity	Unit Cost	Extension	Comments
Materials	1	1	\$ 4,489.27	\$ 4,489.27	
Quoted Lighting	1	1	\$ 12,025.00	\$ 12,025.00	
Quoted Gear and Manholes	1	1	\$ 8,450.00	\$ 8,450.00	
				\$ -	
				\$ -	
				\$ -	
<b>SUBTOTAL</b>				\$ 24,964.27	

**EQUIPMENT COSTS**

Item Description	Unit	Quantity	Unit Cost	Extension	Comments
Backhoe/Trencher	1	1	1,738.00	1,738.00	
			-	-	
			-	-	
			-	-	
<b>SUBTOTAL</b>				1,738.00	

**UNIT COSTS**

Item Description	Unit	Quantity	Unit Cost	Extension	Comments
DJE	1	5%	2,572.76	2,572.76	
			-	-	
			-	-	
			-	-	
<b>SUBTOTAL</b>				\$ 2,572.76	

**SALES TAX**

**TOTAL OF NON UNIT COSTS**

**OVERHEAD @ 10%**

**PROFIT @ 5%**

**TOTAL UNIT COSTS**

**GRAND TOTAL FOR THIS CHANGE ORDER REQUEST**

**\$59,174**

\$	2,572.76
\$	-
\$	51,455.29
\$	5,145.53
\$	2,830.04
\$	2,572.76
\$	<del>62,004.00</del>

Subcontractors Certification

Contract value before this Change Request

Contract value after this Change Request

Impact to contract schedule affected by this Change Order request

Days

Subcontractors Representative Signature \_\_\_\_\_

Print Date 1/15/2019

GC APPROVAL

**Harkins Company**  
**Mechanical Contractor**  
(512) 281-5577 Fax (512) 281-5588  
618 Hwy 95 N Elgin, Texas 78621  
TACLA27076C M39024

**Change Order Proposal - 07**

April 4, 2019

Vaughn Construction  
Attn: Thomas Morrill

Project: Wilco Animal Shelter

RE: PR-002

Harkins Company submits this change order proposal in response to PR-002. This pricing request includes to provide and install (1) 5-ton Split System and (4) Unit Heaters to accommodate approx 1000 sq ft of the pre-fabricated metal building.

Harkins Company Labor/Materials:	\$13,912.70
(1) 5-Ton Split System:	\$ 7,475.00
(4) Unit Heaters:	\$ 4,140.00
Insulation:	\$ 4,370.00
T-Stat Install:	\$ 2,070.00

<u>SUBTOTAL:</u>	<u>\$31,967.00</u>
OH&P (10%):	\$ 3,196.77

**TOTAL COST:** **\$35,164.47**

# PLUMBING BID FORM



## Project Information

Name: Wilco Animal Shelter Addition  
Address: 1855 SE Inner Loop  
Georgetown, Texas 78626  
Contractor: Vaughn Construction  
Contact Person: Thomas Morrill  
Date of Drawings: 11/20/2018

## Plumbing Contractor Information

Company: Stellar Plumbing, Inc.  
Name: Eligio Blanco RMP  
Address: PO Box 8274  
City, State ZIP: Round Rock, TX 78683  
Phone: 512-378-0226  
Email: eligio@stellarplumbing.net  
License Number: M-37633  
Addendum: none

## PLUMBING SCOPE:

AS SHOWN ON P.1-1.50, P.4-1.51, P.4-1.52 INSTALL APPROX (60) OF TD-11 TRENCH DRAIN, (1) SK-2 SINK AND FAUCET, (1) INSTANT HOT WATER HEATER. (5) FFCO, (4) AREA DRAINS.

## Exclusions

Electrical Work of any type, Painting, Roof patch, Ceiling removal/replacement, fire protection. HVAC condensate drain piping, Rock Excavation, Existing pipes broken or damaged, Restroom accessories, Work in unabated areas, Water meters and tap fees, Consequential damages, Repairs to existing code violations, Liquidated damages, Slab X-ray or Ferro Scan, Gas meters, Sheet rock repair, Concrete Pourback, Sales Tax. All Concrete Beam Conflicts Below Slab. Water Softner

**COMPANY PROPOSAL PRICING IS ONLY GOOD FOR 30 DAYS FROM THE DATE SHOWN BELOW**

We, Stellar Plumbing, Inc., propose the above scope of work, to be completed for the amount of **\$ 51,500**

*Richard Chapman*

Submitted by (Company Representative)

1/18/2019

Date

## OWNER ACCEPTANCE

I, \_\_\_\_\_, do accept the above scope of work, proposed to be completed for the amount of \$.

Submitted by (owner or authorized representative)

Date

# Williamson County Regional Animal Shelter Form B

## Change in Work - Cost Analysis Form

(To Be Completed All Subcontractors, Suppliers & Contractors Associated with the Change Proposal)

Project No. & Name:	2491-02 Wilco Regional Animal Shelter	DATE	6/27/2019
Contractor Name:	Vaughn Construction	Change No.	069
Description of Change:	Vaughn General Works for Exterior Kennel Renovation		

Means Code	Description	Quantity	Unit	Unit Cost	Labor	Material & Equipment	Subcontract
	Labor (2 guys, 80 days)	1,280.0		\$ 22.43	\$28,710.40	\$ -	\$ -
	Fire Extinguishers	1.0			\$ -	\$ 258.00	\$ -
	Temporary Protection	1.0				\$ 1,250.00	
	Cleanup Materials	1.0				\$ 400.00	\$ -
	Rental Equipment	1.0				\$ 1,200.00	
	Kennel Demolition	1.0			\$ 12,071.00	\$ 3,200.00	

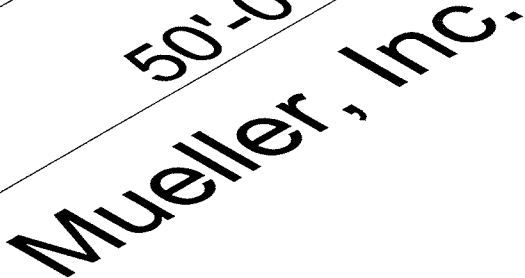
<b>SUBTOTAL</b>	\$ 40,781.40	\$ 6,308.00	\$ -
<b>BOND</b>			\$ -

<b>Work preformed by the Contractor's own employees</b>	<b>SUBTOTAL</b>	\$ 47,089.40
Work up to \$10,000.00, add...	15.0%	\$ -
Work between \$10,000.01 and \$20,000.00, add...	10.0%	\$ 4,708.94
Work greater than \$20,000.00, add...	7.5%	\$ -

<b>Managing subcontracted work</b>	<b>SUBTOTAL</b>	\$ -
Work up to \$10,000.00, add...	10.0%	\$ -
Work between \$10,000.01 and \$20,000.00, add...	7.5%	\$ -
Work greater than \$20,000.00, add...	5.0%	\$ -

	Sales Tax 8.25%	\$ -
<b>TOTAL FOR THIS CHANGE PROPOSAL</b>	<b>\$</b>	<b>51,798.34</b>

\_\_\_\_\_



## Steel Building Systems & Components

**Salesperson:** Wesley Carter

**Date:** 2/8/2019

**Quote #:** vaughn4550wilcoA

### Submittals

- ☐ Mueller Supplied Components Designed to meet TX Windstorm Criteria
- ☐ See Additional Architectural Drawings
- ☐ Request for Pre-Express
- ☐ Request for Pre-Approved Custom

### Customer Data

**Customer:** Vaughn Construction

**Cust. No:**
**Mail Address:**
**City, State, Zip:** Georgetown, TX 78626

**Contact:** Doug Boram

**Day Phone:** 512-663-7461

**Home Phone:** -

**Cell Phone:** -

**Fax:** -

**Email:** dougboram@vaughnconstruction.com

**End User:**
**Name:** Wilco Dog Kennels

**Jobsite Address:**
**City, State, Zip:** Georgetown, TX 78626

**County:** Williamson

**General Contr:**
**Address:**
**City, State, Zip:**
**Customer Type:** Retail

### Building Details

**Building Type:** ☒ RF ☐ SS ☐ LT

**Width:** 45.000' **Peak Offset:** 22.500'

**Length:** 50.000'

**Sidewall Bay Spacing:** 2 @ 25.0000'

**Eave Ht**  
**Front Side:** 10.000'  
**Back Side:** 10.000'

**Roof Slope**  
**3.000 in 12**  
**3.000 in 12**
**Girt Type**  
**Flush**  
**Flush**

Frame ID	Frame Type*	Col Type*	Rafter Type*	Frame Line	# Int Col's
1	Rigid Frame	Wide-Flange	Wide-Flange	1 3	-
2	Rigid Frame	Tapered	Tapered	2	-

\* May change due to engineering requirements

### Building Code (Provided by customer): Building Loads:

**Design Code:** IBC 15

**Closed/Open:** C

**Exposure:** C

**Importance - Wind:** 1.00

**Site Class:** D

**Importance - Seismic:** 1.00

**Seismic Coefficient:** 0.1

**Importance - Snow:** 1.00

**Dead Load:** 2.50 psf

**Live Load:** 20.00 psf

**Load Reduction:** Yes

**Ground Snow:** 5.00 psf

**Collateral:** 1.40 psf

**Wind Load:** 150.00 mph

### Other Loads:

**Crane Load?** ☐ Yes ☒ No

**Floor Load?** ☐ Yes ☒ No

**Parapet / Mansard?** ☐ Yes ☒ No

(Attach Separate Data Sheet)

 Stepped elevations or structures within 20 feet: ☐ Yes ☒ No

**Building Use Classification:** Standard Building

**Description of building use:** Dog Kennel

### Frame Coating

#### Main Columns & Rafters

- ☐ Red oxide
- ☒ Hot-Dipped Galv'd

#### Purlins, Girts, Eave Struts

- ☐ Red oxide
- ☒ Pre-Galvanized
- ☐ Hot-Dipped Galv'd

#### Door Framing

- ☐ Red oxide
- ☒ Pre-Galvanized
- ☐ Hot-Dipped Galv'd

#### Base Angle

- ☐ Red oxide
- ☒ Pre-Galvanized
- ☐ Hot-Dipped Galv'd



**End Frames****Base Condition****Wall Bracing**

	Left	Right			Bracing Details
Expandable	<input type="radio"/>	<input type="radio"/>	• Angle	Roof:	<b>Diagonal Bracing</b>
Non-Exp RF	<input checked="" type="radio"/>	<input checked="" type="radio"/>	• Trim	Left Endwall:	<b>Rigid Frame</b>
Std. Endwall	<input type="radio"/>	<input type="radio"/>	○ Channel	Front Sidewall:	<b>Other</b>
CF Endwall	<input type="radio"/>	<input type="radio"/>	○ Girt	Right Endwall:	<b>Rigid Frame</b>
				Back Sidewall:	<b>Other</b>

**Framed Openings**

Note: Welded Clips

Wall	Bay	Open Width	Header Ht	Sill Ht	Offset
Left Endwall	2	10.000'	8.000'	0.000'	12.500'
Left Endwall	2	3.000'	7.333'	0.000'	5.000'
Right Endwall	2	10.000'	8.000'	0.000'	12.500'
Right Endwall	2	3.000'	7.333'	0.000'	27.000'

\*Note on framed openings: Mueller, Inc will supply the necessary reinforcement to brace framed openings against necessary loadings. If the size of the framed openings are specified by the customer, Mueller, Inc will not be responsible for adaptability of fit-up of items installed in these framed openings other than stock overhead doors supplied by Mueller, Inc

**Purlin Extensions**

Wall	Surface	Length	Soffit
None			

**Eave Extensions and Canopies**

Wall	Bay St	Bay End	Height	Width	Slope	Soffit
None						

**Open walls:**

\*Note: All open walls will contain necessary columns unless otherwise noted.

Left Endwall:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	Right Endwall:	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Front Sidewall:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	Back Sidewall:	<input type="radio"/> Yes	<input checked="" type="radio"/> No

**Partial Walls and Wainscot:**

Wall	Wainscot	Bay Start	Bay End	Open Height	Base	Full Load
Left Endwall	Open	1	1	8.000'	C	N
Left Endwall	Open	2	2	6.000'	C	N
Left Endwall	Open	3	3	8.000'	C	N
Front Sidewall	Open	1	2	8.000'	C	N
Right Endwall	Open	1	1	8.000'	C	N
Right Endwall	Open	2	2	6.000'	C	N
Right Endwall	Open	3	3	8.000'	C	N
Back Sidewall	Open	1	2	8.000'	C	N

**Liner Panel**

Location	Start	End	Height
None			

**Sheets & Trim**

Location	Color	Panel	Gauge	Quality	Trim
Roof	White	PBR	26	30 Yr.	Gable: White
Walls	Deep Blue	R	26	30 Yr.	Eave: White
Soffit	---				Corner: White
Roof Liner	---				Jamb: White
Wall Liner	---				Liner: ---
Wainscot	---				Wainscot: ---

\* see specific details at [www.muellerinc.com](http://www.muellerinc.com).

## Fasteners

Roof		Walls		Soffit	
Panel:	TEK1.25	Panel:	TEK1.25	Panel:	--
Lap:	LAPTEK	Lap:	LAPTEK	Lap:	--
Type:	Painted	Type:	Painted	Type:	--

## Ridge Covering

- Peak Sheets
- Ridge Roll

## Eave Condition

### Front Sidewall

- Gutter & 3 Downspouts
- Eave Trim

### Back Sidewall

- Gutter & 3 Downspouts
- Eave Trim

## Accessories

All accessories need to be applied to the base price as shown on the pricing page.

	<u>Item Description</u>	<u>Quantity</u>	<u>Price</u>
Alt 1:	Wd: Panic Hardware And Lever Trim (ul520al-ll520dch	2	(Included)
Alt 2:	Wd: Door Closer Oil Operated (pa954al)	2	(Included)
Alt 3:	Wd: 3x7 Door Wht W/lks Cutout	2	(Included)
Alt 4:	Insulation - Roof - Ins 4" Rvw Faced Special Order]	1 Lot	(Included)
Alt 5:	Insulation - Wall - Ins 4" Rvw Faced Special Order]	1 Lot	(Included)
Alt 6:	Wd: 8 1/4 In X 3x7 Wht Frame Kit W/ Hinges & Threshold	2	(Included)
Alt 7:	Mue Rud - 10 X 8 C250 White	2	(Included)

Estimated Weight of Building: **14,900 lbs.**

(Subject to change after the building is Engineered and Detailed)

## Special Requirements:

\*OPTION #1: INCREASE WIND LOAD RATING FROM 115 MPH TO 150 MPH, ADD \$1,375

Notes: Anchor Bolts are not included with this Quotation.

**Estimated Base Building Price: \$22,674.00**

(FOB Ballinger TX, Accessories, Options, and Taxes not included)

Accessories	(Included)
Estimated Delivery Charge to Destination	<b>\$350.00</b>
Total without Tax	<b>\$23,024.00</b>
Estimated Tax ( 0.00% )	<b>\$0.00</b>
Estimated Total with Delivery and Tax *	<b>\$23,024.00</b>
Required Deposit:	<b>\$0.00</b>
Estimated Balance Due per Terms & Agreement	<b>\$23,024.00</b>

\* Including tax if applicable

# **ACTION** DECORATING, INC.

---

Commercial & Residential Painting

11002 Plains Trail  
Austin, Texas 78758  
512-491-8900

January 11, 2019

Vaughn Construction

Attn: Thomas Morrill

Re: Williamson County Regional Animal Shelter – Outdoor Kennel Expansion

Our bid is based upon the following specifications

**1) The scope of this project**

**Exterior:**

- a) Paint new cementitious soffits, trim and battens – bid to be all one color
- b) Paint columns
- c) Paint new cmu

- Prevailing wage rates are included
- Bid as regular hours

**2) Exclusions**

- d) All doors and frames
- e) All floor finishes are excluded
- f) Caulking of cementitious soffit, battens or trim
- g) After hours/Accelerated Schedule
- h) Sales tax

**3)** Sherwin Williams High Performance Epoxy listed in 09 96 00 will be applied to CMU

**4)** Metal surfaces to be painted will be spot primed and painted with Sherwin Williams High Performance Acrylic latex.

**5)** Cementitious soffit, battens and trim will be primed and painted with Sherwin Williams A-100 exterior latex paint.

**Base Bid**

**\$ 17,465.00**

Should you have any questions or comments regarding this bid, please contact us. Thank you for considering Action Decorating for this project.

*Amy Kirkham*

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Amy Kirkham for Action Decorating, Inc.

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Vaughn Construction

Delivery Option: ☐ Direct Ship ☒ Drop Ship ☐ Branch Delivery ☐ Common Carrier  
☐ Will Call

Thank you for the opportunity to quote this project. To place this building order, please contact us at 1-877-2MUELLER and a Purchase Agreement detailing your building requirements will be sent. If the information is correct please sign the agreement and return with a 25% deposit of the total purchase price. Balance of the order will be due on delivery. The delivery date of your project will be determined by the date we receive your Purchase Agreement and deposit.

Price Subject to Change without Notice

- Quoted prices are good for 14 days.
- Order pricing will be held for 16 weeks from the date listed on page 1 of this Purchase Agreement.
- Pricing will be subject to price of steel increases if payment is not received at time of delivery or offer to deliver.
- Pricing will not be affected if delivery schedule cannot be met by Mueller.
- Changes (change orders) applied to this Purchase Agreement will incur monetary changes, including but not limited to changes in scope of work and price of steel increases.

Thank you again for allowing Mueller to assist in this project.

Concrete slab and foundation engineering are the customer's responsibility to the extent required by local Codes and/or Ordinances.

To place this building on order, contract your Mueller sales representative. A Purchase Agreement will be sent to you detailing your building requirements. If all the information is correct, sign the Purchase Agreement and return with a 25% deposit of the total purchase price. The balance of the order will be due on delivery. The delivery date for your project will be determined by the date we receive your Purchase Agreement and deposit. If you have any questions please contact us.

If your building is located in the Texas Windstorm Region as designated by the Texas Department of Insurance. You will need to contact your sales representative about this building as there may have to be some modifications made in order to accommodate the criteria requirements for a building in the Texas Windstorm Region.

MBS Version: 2/7/2019

VAUGHN GENERAL CONDITIONS

01-02-01	Performance & Payment Bond Premium	\$6,400
01-02-30	Subcontractor Default Insurance	
01-11-11	Builders Risk Insurance	\$4,000
01-11-30	General Liability Insurance	\$8,000
01-11-31	CCIP/RCCIP	
01-15-01	Non-Reimbursable GC Expenses	
01-21-32	CM Construction Contingency	
01-21-33	CM Buyout Contingency	
01-31-11	Project Manager 1	
01-31-16	Assistant Project Manager 1	\$20,976
01-31-31	Project Engineer 1	
01-31-51	Superintendent 1	\$30,272
01-31-71	Safety Inspector - PSC 1	\$3,036
01-45-11	Testing & Inspecting Services 1	\$2,285
01-51-20	Temp Fire Protect	\$500
01-51-51	IT/Telecom Install/Maint	\$2,500
01-40-01	General Works	
01-52-01	Job Office Move-In/Out	\$2,000
01-52-03	Job Office Rental Costs	\$1,200
01-52-06	Tool Sheds/Storage Boxes	\$800
01-52-20	Temp Toilets - Jobsite	\$3,200
01-52-41	Job Reproduction Services	\$1,200
01-52-49	Postage/Spec Ship & Delivery	\$250
01-54-03	Hoist Rental	
01-56-06	Temp Fence	\$1,000
01-56-23	Temp Barricades	\$900
01-57-01	Erosion & Sedement Control Subk 1	\$1,000
01-71-30	Layout General	\$2,000
01-74-16	Clean Trucks & Street	\$1,500
01-74-19	Dump, Waste Management & Disposal	\$8,571
01-78-39	Project Record Documents	\$1,500
	Total	\$103,090

**D&M Metal Works**

2001 Angelique Ct.  
Leander, TX 78641 US  
smithdustin756@gmail.com  
<http://dandmmetalworks.com>



## ESTIMATE

**ADDRESS**

Vaughn Construction  
3171 Se Inner Loop  
Georgetown Tx. 78626

**ESTIMATE # 1140****DATE 04/04/2019****EXPIRATION DATE 05/17/2019**

ACTIVITY	QTY	RATE	AMOUNT
Wilco Ras Pre engineered building.			
Scope of work:			
Install 45'x50'x10' pre engineered building.			
Install all structural steel provided in bolt up kit.			
Install 4" insulation provided			
Install all R panel on walls and roof			
Install all trim components provided.			
Install qty. 2 standard roll up doors.			
Install walk through doors.			
Exclusions:			
All materials			
Concrete			
Standing seam			
Batt insulation			
Openers for doors			
Anything not in building package			
<b>Sales</b>	1	21,000.00	21,000.00
Install price			
<b>Sales</b>	1	5,000.00	5,000.00
Equipment rental			
TOTAL			<b>\$26,000.00</b>

Accepted By

Accepted Date

**Commissioners Court - Regular Session****40.****Meeting Date:** 08/06/2019

Receive updates on the Department of Infrastructure projects and issues

**Submitted For:** Robert Daigh**Submitted By:** Vicky Edwards, Infrastructure**Department:** Infrastructure**Agenda Category:** Regular Agenda Items

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**Information****Agenda Item**

Receive updates on the Department of Infrastructure projects and issues.

**Background**

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**Fiscal Impact**

From/To	Acct No.	Description	Amount
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**Attachments***No file(s) attached.*

---

**Form Review****Inbox**

County Judge Exec Asst.

Form Started By: Vicky Edwards

Final Approval Date: 07/26/2019

**Reviewed By**

Andrea Schiele

**Date**

07/26/2019 09:25 AM

Started On: 07/26/2019 08:41 AM

**Commissioners Court - Regular Session****41.****Meeting Date:** 08/06/2019

Proposed maximum TOTAL tax rate for Williamson County and RFM for tax year 2019

**Submitted For:** Larry Gaddes**Submitted By:** Judy Kocian, County Tax Assessor  
Collector**Department:** County Tax Assessor Collector**Agenda Category:** Regular Agenda Items

---

**Information****Agenda Item**

Discuss, consider and take appropriate action to include a record vote on a proposed TOTAL maximum tax rate for Williamson County and R/FM for tax year 2019.

**Background**

Take a record vote on a TOTAL proposed tax rate for the 2019 tax year. The proposed rate is the sum of M&O, I&S and R/FM. You do not need to discuss or vote on the individual rates. The current total tax rate is \$0.459029.

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**Fiscal Impact**

From/To	Acct No.	Description	Amount
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**Attachments**

*No file(s) attached.*

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**Form Review****Inbox**

County Judge Exec Asst.

Form Started By: Judy Kocian

Final Approval Date: 07/31/2019

**Reviewed By**

Andrea Schiele

**Date**

07/31/2019 11:52 AM

Started On: 07/31/2019 11:20 AM



**Commissioners Court - Regular Session****42.****Meeting Date:** 08/06/2019

Discuss consider and take appropriate action on scheduling two public hearing dates

**Submitted For:** Larry Gaddes**Submitted By:** Judy Kocian, County Tax Assessor  
Collector**Department:** County Tax Assessor Collector**Agenda Category:** Regular Agenda Items

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**Information****Agenda Item**

Discuss, consider and take appropriate action on scheduling two public hearing dates if the proposed maximum TOTAL tax rate exceeds the total effective tax rate of \$0.444477.

**Background**

If the proposed tax rate is exceeds the effective rate of \$0.444477, The Court must schedule two public hearings prior to the tax rate adoption. The rollback rate is \$0.471596. It is recommended that those public hearings are scheduled on the following dates prior to adopting the tax rate. This allows for the tax rate to be adopted on August 27th at the same meeting as the budget adoption.

1st Public Hearing - August 13th

2nd Public Hearing - August 20th

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**Fiscal Impact**

From/To	Acct No.	Description	Amount
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**Attachments***No file(s) attached.*

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**Form Review****Inbox**

County Judge Exec Asst.

Form Started By: Judy Kocian

Final Approval Date: 07/31/2019

**Reviewed By**

Andrea Schiele

**Date**

07/31/2019 11:53 AM

Started On: 07/31/2019 11:23 AM

**Commissioners Court - Regular Session****43.****Meeting Date:** 08/06/2019

2019-2020 Budget Presentation

**Submitted By:** Ashlie Koenig, Budget Office**Department:** Budget Office**Agenda Category:** Regular Agenda Items

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**Information****Agenda Item**

Hear presentation on 2019-2020 budget recommendations.

**Background**

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**Fiscal Impact**

From/To	Acct No.	Description	Amount
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**Attachments**FY20 Budget Presentation

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**Form Review****Inbox**

County Judge Exec Asst.

Budget Office (Originator)

Form Started By: Ashlie Koenig

Final Approval Date: 08/01/2019

**Reviewed By**

Andrea Schiele

Ashlie Koenig

**Date**

07/26/2019 03:08 PM

08/01/2019 11:06 AM

Started On: 07/26/2019 11:52 AM



**WILLIAMSON  
COUNTY**

1848

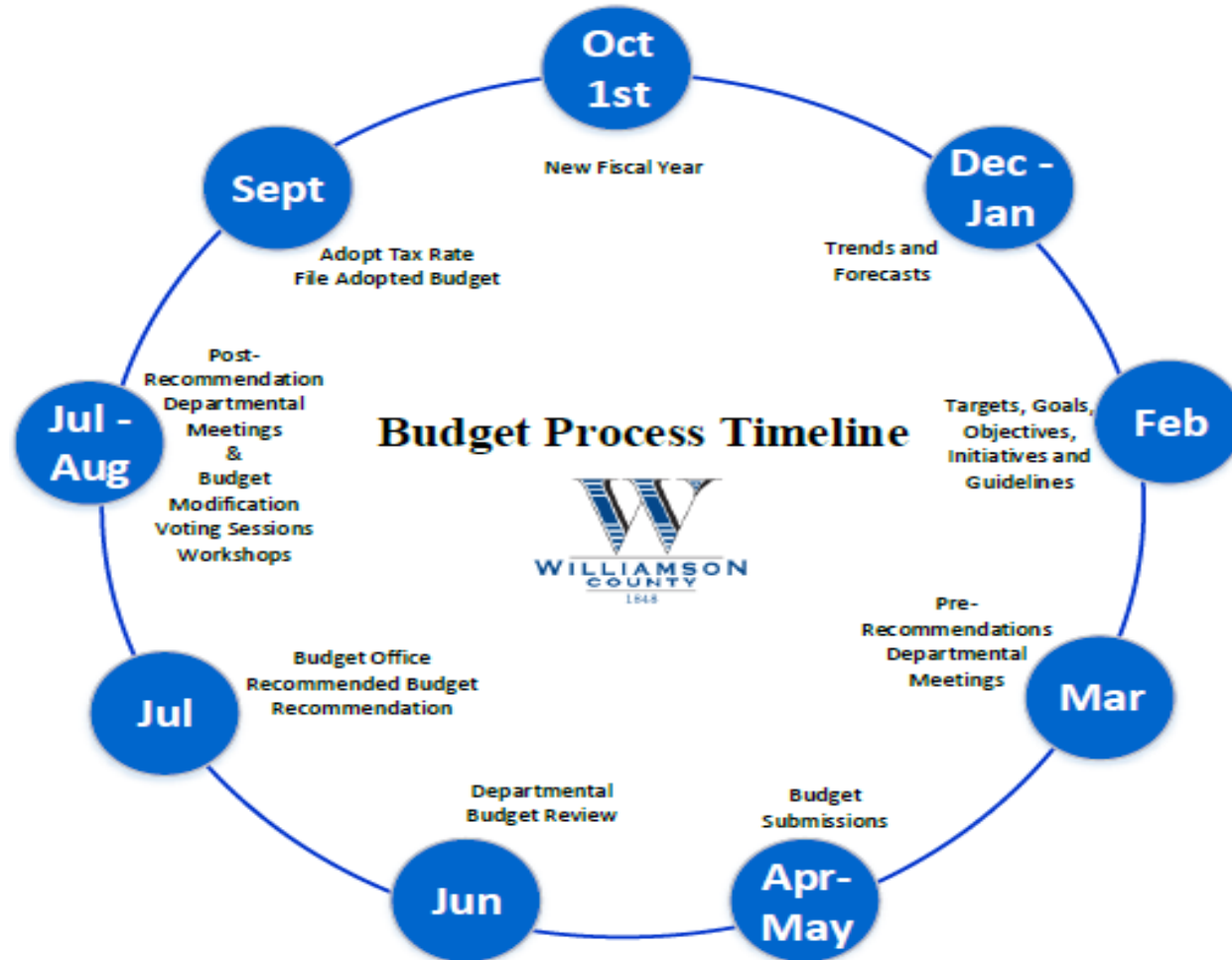
# 2020 EXPENDITURE RECOMMENDATIONS

**BUDGET OFFICE**

**AUGUST 6, 2019**



# TIMELINE OF EVENTS / BUDGET PROCESS



# FY 20 GENERAL FUND BUDGET

- Requested \*\$226,498,694
- Adopted FY 19 \$212,758,329  
OR  
*w/o LTTP and Cash Spenddown* \$193,207,917
- Recommended FY 20 \$219,801,866  
*(An increase of \$7M or ~ 3.3%)*

*\*Requested does not include LTTP, CIP or Comp Inc.*

# FY 20 GENERAL FUND – NEW PERSONNEL

## REQUESTED:

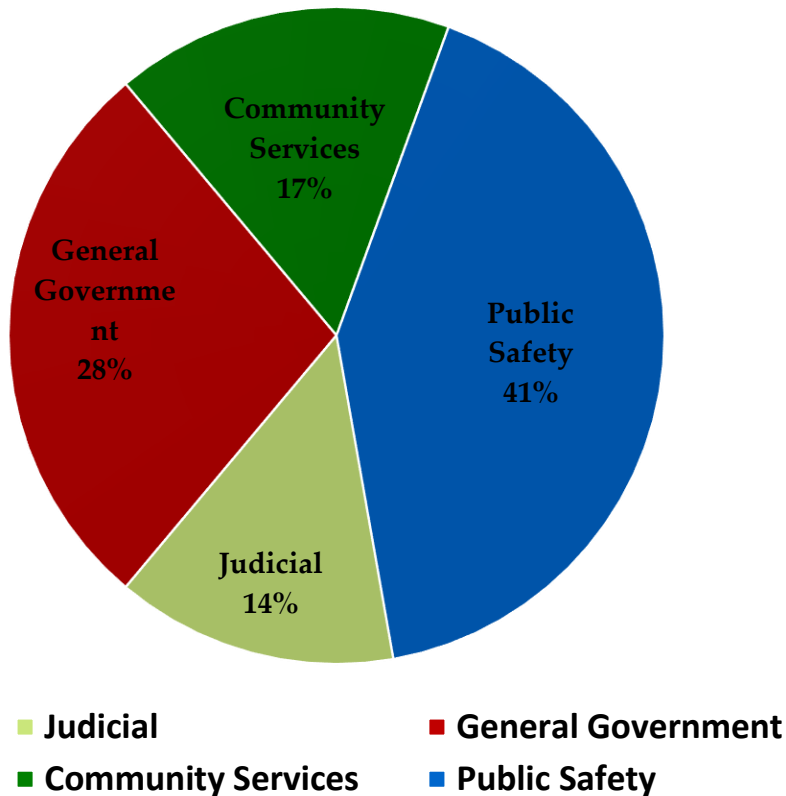
• 156 FTEs Requested	\$13,973,713
• 0 Part-Time to Full-Time	\$ 0
• 4 Part-Time	\$ 85,672

## RECOMMENDED:

• 32 FTEs Recommended	\$ 2,638,788
• 1 Part-Time to Full-Time	\$ 46,084
• 3 Part-Time Positions	\$ 57,688

# FY 20 BUDGET - GENERAL FUND

## NEW POSITION RECOMMENDATIONS



CATEGORY	DEPARTMENT	TOTAL	COUNT
<b>PUBLIC SAFETY</b>		<b>1,273,154</b>	<b>15</b>
Public Safety	EMS	491,126	6
Public Safety	WCSO	460,479	4
Public Safety	Jail	228,808	4
Public Safety	Emergency Services	92,740	1
<b>GENERAL GOVERNMENT</b>		<b>769,720</b>	<b>10</b>
General Government	Tax	94,712	2
General Government	IT	349,561	5
General Government	Facilities	325,447	3
<b>COMMUNITY SERVICES</b>		<b>179,920.62</b>	<b>6</b>
<b>JUDICIAL</b>		<b>519,767.91</b>	<b>5</b>
Judicial	County Clerk	65,946.22	1
Judicial	District Courts	149,740.40	1
Judicial	District Attorney	140,382.40	1
Judicial	JP 2	46,084.97	1
Judicial	County Attorney	117,613.92	1

# COMPENSATION


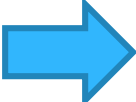
*PAY INCREASES: \$3,584,472*

4% MERIT FOR CIVILIAN	\$2,931,012
-----------------------	-------------

STEP INCREASE /

LAW ENFORCEMENT	\$ 653,460
-----------------	------------

*FRINGE INCREASES: \$1,176,337*

RETIREMENT	14.03%		14.53%	\$479,318
INSURANCE	\$9132		\$9588	\$697,019



# FY 20 BUDGET - GENERAL FUND

## OPERATING HIGHLIGHTS:

- **Court Appointed Attorneys** **\$ 1,369,065**
  - *(28% Increase)*
- **Facilities** **\$ 3,620,634**
  - *(Janitorial \$1.1M Increase, Facility Enhancements \$1.9M)*
- **911 Communications** **\$ 883,757**
  - *(New Comp Plan & Assoc OT, Training)*
- **Technology** **\$ 1,569,710**
  - *(Jail Camera Upgrade, Storage/Licensing Increases)*

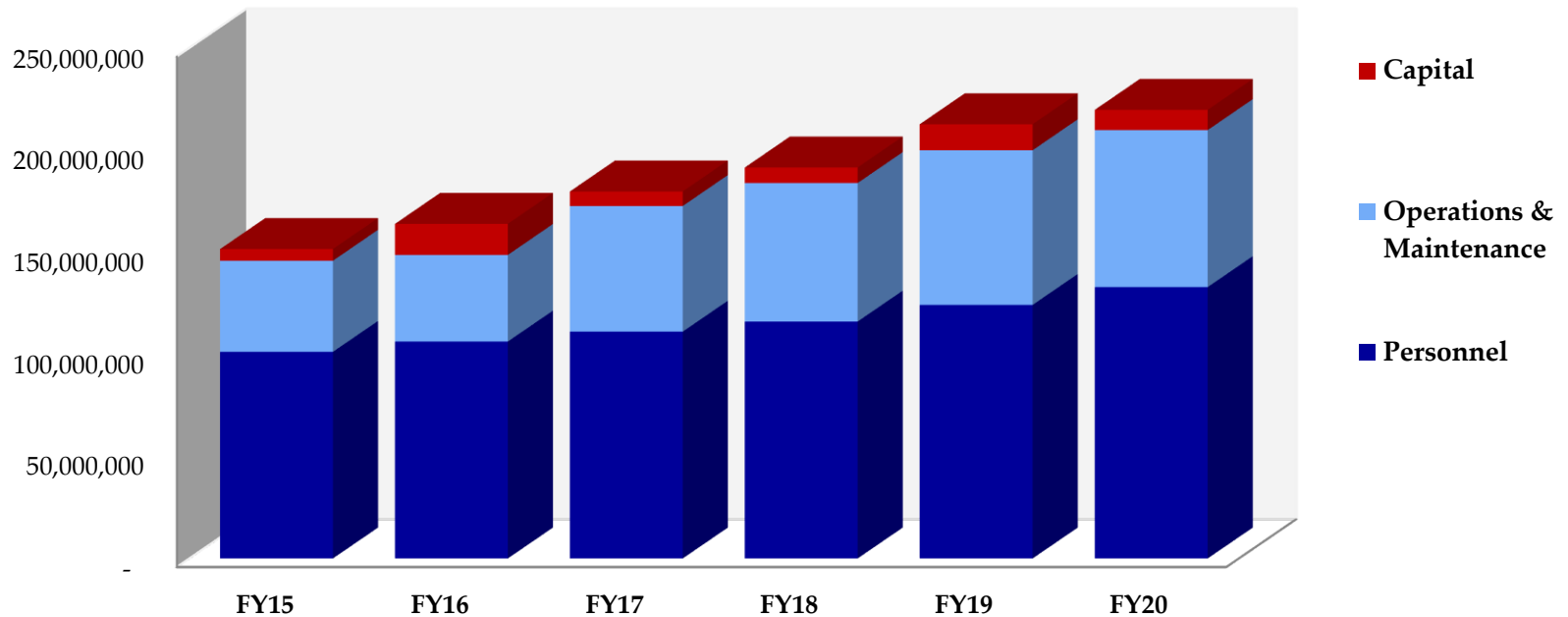
# FY 20 BUDGET - GENERAL FUND

## OPERATING HIGHLIGHTS CONTD.

- Strategic Plan \$ 100,000
- Long Range Transportation Plan \$ 7,000,000
- Capital Improvement Projects \$ 9,000,000
- Shaved SO/Jail Salary Lines \$ 1,600,000

# FY 20 GENERAL FUND- BUDGET HISTORY

## GENERAL FUND



*FY 20 is Proposed Only and Not Final Until August 27<sup>th</sup>, 2019*

## FY 20 ROAD & BRIDGE FUND BUDGET

- Requested R&B Fund Budget \$39,417,542
- Adopted FY 19 R&B Fund \$40,812,344  
*OR*  
*w/o LTTP* \$35,812,344
- Recommended \$42,742,810  
*(An increase of \$1.9M or 4.73%)*



# FY 20 ROAD & BRIDGE FUND - NEW PERSONNEL

## REQUESTED:

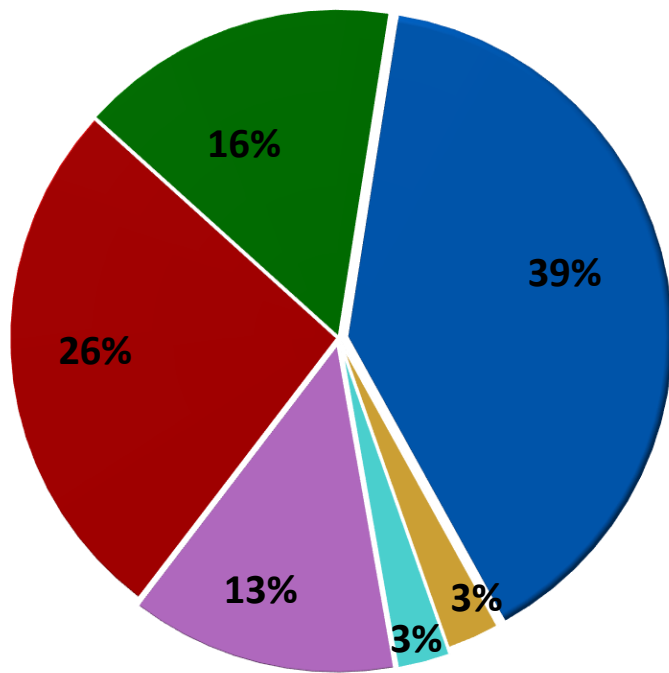
- 13 FTEs Requested \$ 1,418,532

## RECOMMENDED:

- 1 FTE Recommended \$ 121,376

# FY 20 BUDGET - GENERAL FUND & ROAD & BRIDGE FUNDS

**FY20 NEW POSITION RECOMMENDATIONS**



CATEGORY	DEPARTMENT	TOTAL	COUNT
<b>PUBLIC SAFETY</b>		<b>1,273,154</b>	<b>15</b>
Public Safety	EMS	491,126	6
Public Safety	WCSO	460,479	4
Public Safety	Jail	228,808	4
Public Safety	Emergency Services	92,740	1
<b>GENERAL GOVERNMENT</b>		<b>769,720</b>	<b>10</b>
General Government	Tax	94,712	2
General Government	IT	349,561	5
General Government	Facilities	325,447	3
<b>COMMUNITY SERVICES</b>		<b>179,920.62</b>	<b>6</b>
<b>JUDICIAL</b>		<b>519,767.91</b>	<b>5</b>
Judicial	County Clerk	65,946.22	1
Judicial	District Courts	149,740.40	1
Judicial	District Attorney	140,382.40	1
Judicial	JP 2	46,084.97	1
Judicial	County Attorney	117,613.92	1
<b>ROAD &amp; BRIDGE</b>		<b>121,376.05</b>	<b>1</b>
<b>OTHER</b>		<b>58,315.14</b>	<b>1</b>
	Fleet Services		

# COMPENSATION

*PAY INCREASES: \$337,111*

4% MERIT FOR CIVILIAN	\$337,111
-----------------------	-----------

*FRINGE INCREASES: \$98,335*

RETIREMENT	14.03%	➡	14.53%	\$ 37,003
INSURANCE	\$9132	➡	\$9588	\$ 61,332

# FY 20 BUDGETS ROAD & BRIDGE FUND

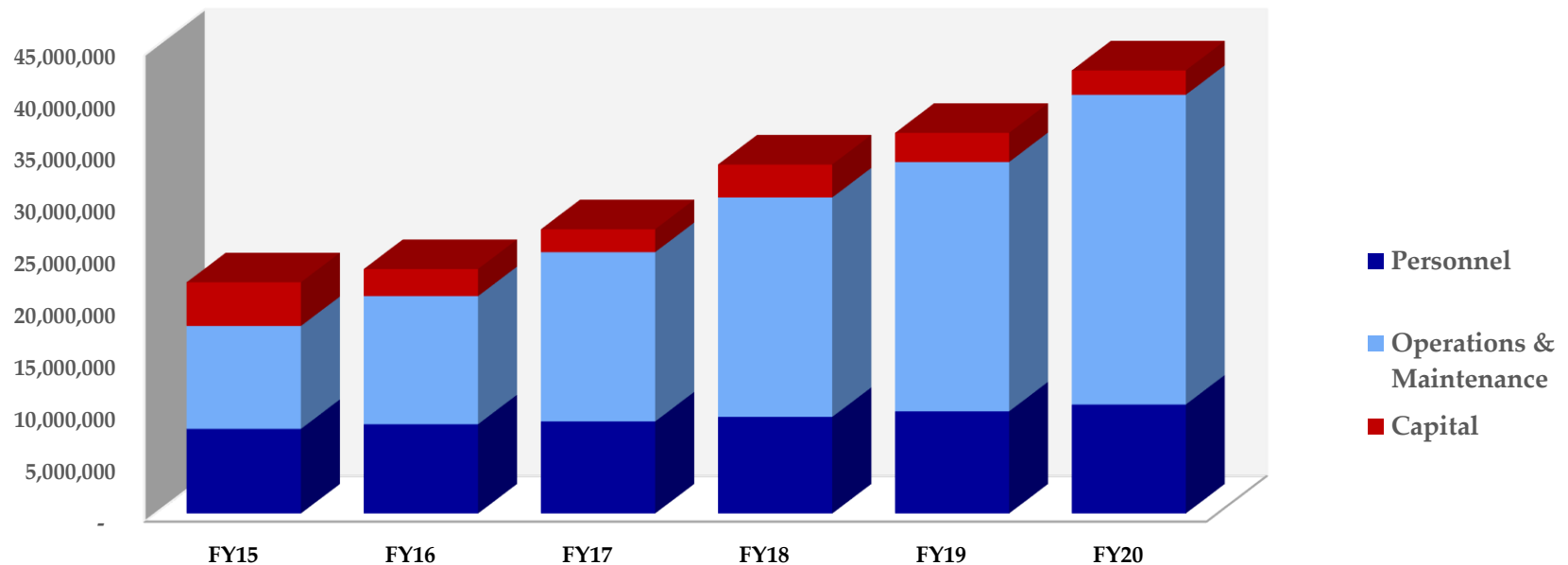
## HIGHLIGHTS:

- LRTP – LONG RANGE TRANSPORTATION PLAN \$ 5M
- CAPITAL PROJECTS – *CONSTRUCTION* \$3.696M
  - SAN GABRIEL RANCHES (\$1.05M)
  - CHANDLER CREEK (\$1.25M)
  - MCSHEPHERD RANCH (\$ 896K)
  - SGRR BRIDGE (\$500K)
  - CAPITAL PROJECTS – *DESIGN* \$ 859K



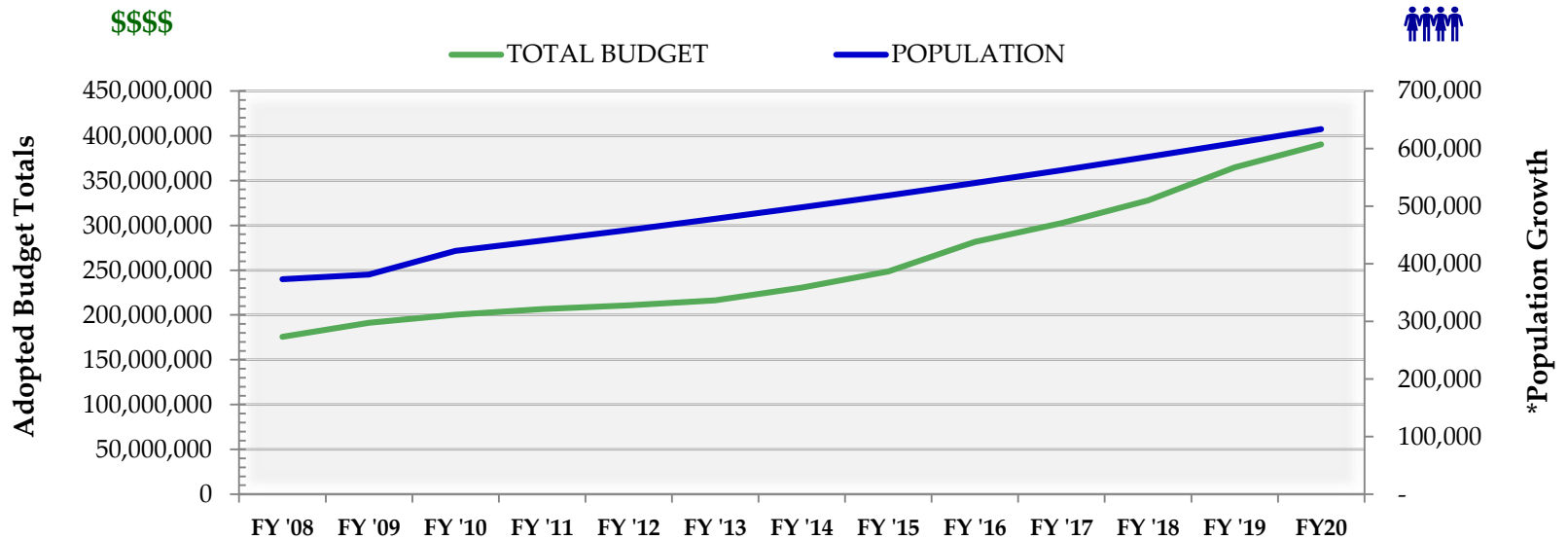
# FY 20 BUDGETS ROAD & BRIDGE FUND

## ROAD & BRIDGE FUND



*FY 20 is Proposed Only and Not Final Until August 27<sup>th</sup>, 2019*

## Williamson County Population and Adopted Budget Totals History



*\*Population Totals as projected by the Texas Data Center.*

*FY20 totals are based on the recommended budget total compared to historical adopted budget amounts.*



# FY 20 BUDGET

## ***QUESTIONS / COMMENTS?***

Ashlie Koenig, Budget Officer  
Budget Office, Williamson County  
710 Main Street, Suite 101  
Georgetown, Texas 78626  
[www.wilco.org](http://www.wilco.org)

Phone: (512) 943-1550  
Email: [akoenig@wilco.org](mailto:akoenig@wilco.org)

**Commissioners Court - Regular Session****44.****Meeting Date:** 08/06/2019

Hear presentation on the Williamson County effective and rollback tax rate calculations.

**Submitted For:** Larry Gaddes**Submitted By:** Larry Gaddes, County Tax Assessor  
Collector**Department:** County Tax Assessor Collector**Agenda Category:** Regular Agenda Items

---

**Information****Agenda Item**

Hear presentation on the Williamson County effective and rollback tax rate calculations as presented by Larry Gaddes, Williamson County Tax Assessor-Collector.

**Background**

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**Fiscal Impact**

From/To	Acct No.	Description	Amount
---------	----------	-------------	--------

**Attachments**[2019 Tax Rate Presentation](#)

---

**Form Review****Inbox**

County Judge Exec Asst.

Form Started By: Larry Gaddes

Final Approval Date: 08/01/2019

**Reviewed By**

Andrea Schiele

**Date**

08/01/2019 11:50 AM

Started On: 08/01/2019 11:28 AM



# Effective and Rollback Tax Rates

Tax Year 2019

# What has changed?

- Certified taxable value increase of over \$5.6 B over LY
  - \$69.5 Billion
- Value under protest decreased by \$258 M over LY
  - \$1.7 Billion
- New Imp Taxable Value was flat over LY
  - \$2.4 Billion
- Adjustments to 2019 tax base over the previous year
  - Tax Ceiling/Freeze Values – increased \$1 Billion
  - Court Appeals – Decreased \$18M to \$21M
  - Ag Appraisal – Increased \$49.2M to \$103.3M
  - Railroad Rolling Stock – No Change - \$12M

# What is the Effective Tax Rate?

- The effective tax rate is the tax rate that would produce the same amount of revenue if applied to the same properties that are taxed in both years.
  - When taxable values increase, the effective tax rate decreases.
  - When taxable values decrease, the effective tax rate increases.

# What is the Rollback Tax Rate?

- The rollback tax rate is the tax rate established to determine if the public is able to petition the County to have a rollback election if the adopted rate exceeds the rollback rate.
  - Determine the effective M & O tax rate
  - Increase that rate by 8%
  - Add to that the calculated debt rate





- Current Tax Rate - **\$0.459029**
- Effective Tax Rate - **\$0.444477**
- Rollback Tax Rate - **\$0.471596**



**Questions?**

**Larry Gaddes**  
**Williamson County**  
**Tax Assessor/Collector**

**Commissioners Court - Regular Session****45.****Meeting Date:** 08/06/2019

Fiscal Year 2019-2020 Revenue Estimates

**Submitted By:** Julie Kiley, County Auditor**Department:** County Auditor**Agenda Category:** Regular Agenda Items

---

**Information****Agenda Item**

Discuss and hear presentation from the County Auditor's Office regarding Revenue estimates for the 2019-2020 Fiscal Year Budget.

**Background**

Attached are estimates that utilize the Effective Tax Rate as calculated by the Williamson County Tax Assessor and utilizing the Current Tax Rate.

---

**Fiscal Impact**

From/To	Acct No.	Description	Amount
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**Attachments**

Fiscal Year 2020 Revenue Estimates Presentation

---

**Form Review****Inbox**

County Judge Exec Asst.

Form Started By: Julie Kiley

Final Approval Date: 08/01/2019

**Reviewed By**

Andrea Schiele

**Date**

08/01/2019 10:00 AM

Started On: 07/31/2019 07:35 PM

# REVENUE ESTIMATES

		Effective Tax Rate	Current Tax Rate
		(0.236977/\$100)	(0.251529/\$100)
General Fund	Tax Levy	\$164,287,894	\$173,744,026
	Other Revenue	\$41,267,669	\$41,267,669
		\$205,555,563	\$215,011,695
		(0.04/\$100)	(0.04/\$100)
Road & Bridge	Tax Levy	\$27,399,167	\$27,399,167
	Other Revenue	\$7,930,000	\$7,930,000
		\$35,329,167	\$35,329,167
		(0.1675/\$100)	(0.1675/\$100)
Debt Service	Tax Levy	\$116,121,912	\$115,700,871
	Other Revenue	\$14,272,253	\$14,272,253
		\$130,394,165	\$129,973,124

**Commissioners Court - Regular Session****46.****Meeting Date:** 08/06/2019

compensation

**Submitted For:** Rebecca Clemons**Submitted By:** Rebecca Clemons, Human Resources**Department:** Human Resources**Agenda Category:** Regular Agenda Items

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**Information****Agenda Item**

Hear presentation and take action on approving FY20 compensation changes, including 2019 TCDRS changes for employees, Elected Officials, and retirees.

**Background**

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**Fiscal Impact**

From/To	Acct No.	Description	Amount
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**Attachments**

[presentation](#)

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**Form Review****Inbox**

County Judge Exec Asst.

Form Started By: Rebecca Clemons

Final Approval Date: 07/31/2019

**Reviewed By**

Andrea Schiele

**Date**

07/31/2019 09:29 AM

Started On: 07/31/2019 08:52 AM

# FY20 Compensation

cpi.market review.merit.elected officials' salaries.salary study.TCDRS

# CPI/COLA History

- We utilize the Dallas area Consumer Price Index (CPI)
- CPI for June 2019 is 1.4%
- Salary study process helps us to ensure our salary grade chart is staying competitive
- COLA recommendations from HR
  - FY18 -1%
  - FY19 - 2%
  - FY20 - recommend merit increase only



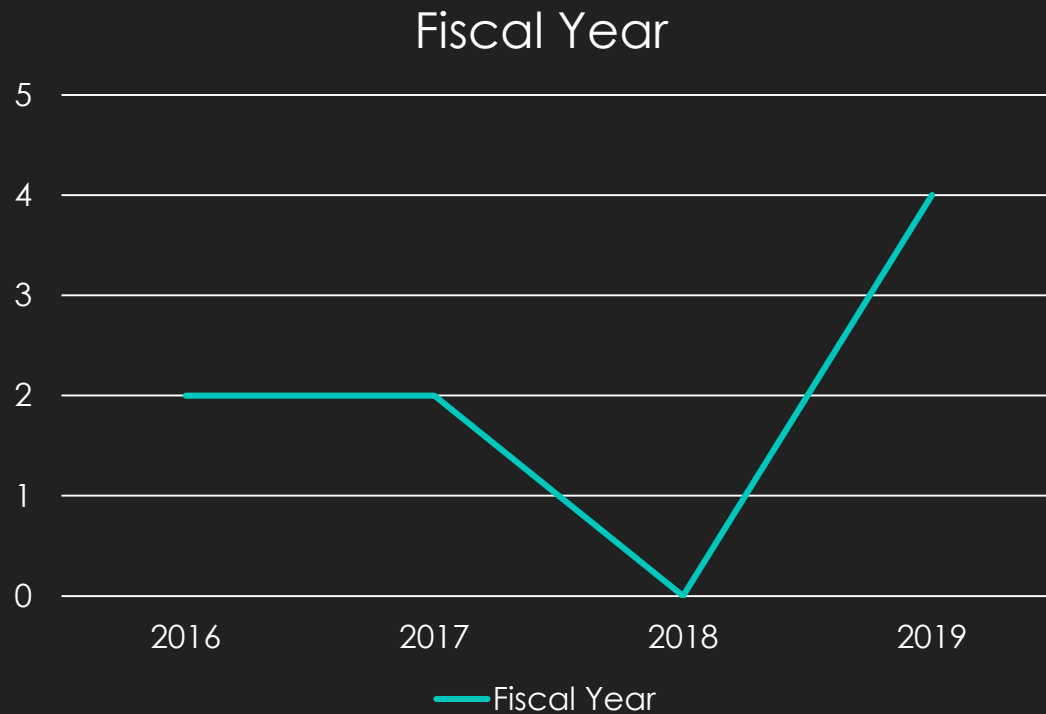
# Market Review

- Data collected and reviewed from market
- Ranges from 2-3% merit only to 2 to 2.5% COLA plus up to 4% market review
- Only 2 Counties recommending granting COLA, most are doing merit or market review increases
- FY20 recommendation from HR is 4% merit
- Request to increase merit cap for 1 year only to 7%
- Discuss potential Investigators move from LE to B chart





# Elected Officials Salaries



- 8% to 16% under market
- Total Budget Impact of adopting FY20 recommendation of 3% - \$63,874 (includes fringe)
- Total above does not include County Attorney, District Attorney, County Courts at Law or District Judge's
- Discuss impacts of HB 2384
  - Increases included in budget - \$95,789.12 (includes fringe)

# Salary Study Results Cycle 2a

Reviewed 239 positions and 50  
different classifications

- Total # of positions with  
grade changes  
50
- Total # of classifications  
after salary study  
41
- Projected Total Fiscal  
Impact  
\$498,662  
\*\$492,412 Telecommunications  
\*\*\$609,265 with fringe

# TCDRS

Texas County & District Retirement System

## Retiree COLA

# of benefit payees – 678

- No increase
- Flat – historically 1%
- % CPI – historically 60%
- Repeating COLA designation

- Current required rate for FY20 included in budget recommendations is 14.53% (with no increase for retirees)
- FY19 was 14.03%, with a 1% Flat for retirees
- 1 of 23 counties with a 250% match
- Cost Scenarios
  - 1% Flat - 14.68%
  - 60% CPI – 14.93%



**Commissioners Court - Regular Session****47.****Meeting Date:** 08/06/2019

EO Salaries

**Submitted By:** Ashlie Koenig, Budget Office**Department:** Budget Office**Agenda Category:** Regular Agenda Items

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**Information****Agenda Item**

Consider authorizing written notice to each elected official of his/her salary and other compensation to be included in the 2019-2020 budget.

**Background**

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**Fiscal Impact**

From/To	Acct No.	Description	Amount
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**Attachments**

*No file(s) attached.*

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**Form Review****Inbox**

County Judge Exec Asst.

Form Started By: Ashlie Koenig

Final Approval Date: 08/01/2019

**Reviewed By**

Andrea Schiele

**Date**

08/01/2019 12:01 PM

Started On: 08/01/2019 11:57 AM

**Commissioners Court - Regular Session****48.****Meeting Date:** 08/06/2019

2019-2020 General Fund Budget

**Submitted By:** Ashlie Koenig, Budget Office**Department:** Budget Office**Agenda Category:** Regular Agenda Items

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**Information****Agenda Item**

Discuss, consider and take appropriate action on the acceptance of the 2019-2020 recommended budget for the General Fund (0100) as presented by the Budget Office in the amount of \$219,801,866.36.

**Background**

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**Fiscal Impact**

From/To	Acct No.	Description	Amount
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**Attachments**

*No file(s) attached.*

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**Form Review****Inbox**

County Judge Exec Asst.

Form Started By: Ashlie Koenig

Final Approval Date: 08/01/2019

**Reviewed By**

Andrea Schiele

**Date**

08/01/2019 08:46 AM

Started On: 07/26/2019 11:54 AM

**Commissioners Court - Regular Session****49.****Meeting Date:** 08/06/2019

2019-2020 Road and Bridge Fund

**Submitted By:** Ashlie Koenig, Budget Office**Department:** Budget Office**Agenda Category:** Regular Agenda Items

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**Information****Agenda Item**

Discuss, consider and take appropriate action on the acceptance of the 2019-2020 recommended budget for the Road and Bridge Fund (0200) as presented by the Budget Office in the amount of \$42,742,810.45.

**Background**

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**Fiscal Impact**

From/To	Acct No.	Description	Amount
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**Attachments**

*No file(s) attached.*

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**Form Review****Inbox**

County Judge Exec Asst.

Form Started By: Ashlie Koenig

Final Approval Date: 08/01/2019

**Reviewed By**

Andrea Schiele

**Date**

08/01/2019 08:49 AM

Started On: 07/26/2019 11:55 AM

**Commissioners Court - Regular Session****50.****Meeting Date:** 08/06/2019

2019-2020 Debt Service Fund

**Submitted By:** Ashlie Koenig, Budget Office**Department:** Budget Office**Agenda Category:** Regular Agenda Items

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**Information****Agenda Item**

Discuss, consider and take appropriate action on the acceptance of the 2019-2020 recommended budget for the Debt Service Fund (0600) as presented by the Budget Office in the amount of \$127,742,206.

**Background**

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**Fiscal Impact**

From/To	Acct No.	Description	Amount
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**Attachments**

*No file(s) attached.*

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**Form Review****Inbox**

County Judge Exec Asst.

Form Started By: Ashlie Koenig

Final Approval Date: 08/01/2019

**Reviewed By**

Andrea Schiele

**Date**

08/01/2019 08:50 AM

Started On: 07/26/2019 11:57 AM

**Commissioners Court - Regular Session****51.****Meeting Date:** 08/06/2019

2019-2020 Post Recommendation Budget Workshop

**Submitted By:** Ashlie Koenig, Budget Office**Department:** Budget Office**Agenda Category:** Regular Agenda Items

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**Information****Agenda Item**

1:00 Post Recommendation / Departmental Presentation Workshop

**Background**

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**Fiscal Impact**

From/To	Acct No.	Description	Amount
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**Attachments***No file(s) attached.*

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**Form Review****Inbox**

County Judge Exec Asst.

Form Started By: Ashlie Koenig

Final Approval Date: 07/26/2019

**Reviewed By**

Andrea Schiele

**Date**

07/26/2019 03:31 PM

Started On: 07/26/2019 11:58 AM



**Commissioners Court - Regular Session****52.****Meeting Date:** 08/06/2019

Emergency Operations Plan

**Submitted For:** Jarred Thomas**Submitted By:** Jarred Thomas, Emergency Management**Department:** Emergency Management**Agenda Category:** Executive Session

---

**Information****Agenda Item**

Discuss the Williamson County Emergency Operations Plan (EXECUTIVE SESSION as per Gov't Code Se.c 551076).

**Background**

The Emergency Operations Plan must be re-written or revised every 5 years, meet state planning standards, and be adopted every five years.

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**Fiscal Impact**

From/To	Acct No.	Description	Amount
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**Attachments**

*No file(s) attached.*

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**Form Review****Inbox**

County Judge Exec Asst.

Form Started By: Jarred Thomas

Final Approval Date: 07/30/2019

**Reviewed By**

Andrea Schiele

**Date**

07/30/2019 08:38 AM

Started On: 07/29/2019 01:39 PM

## Commissioners Court - Regular Session

53.

**Meeting Date:** 08/06/2019

Executive Session

**Submitted For:** Charlie Crossfield

**Submitted By:** Charlie Crossfield, Road Bond

**Department:** Road Bond

**Agenda Category:** Executive Session

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### Information

#### Agenda Item

Discuss real estate matters (EXECUTIVE SESSION as per VTCA Govt. Code sec. 551.072 Deliberation Regarding Real Estate Property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with third person.)

##### A. Real Estate Owned by Third Parties

Preliminary discussions relating to proposed or potential purchase or lease of property owned by third parties

- a) Discuss the acquisition of real property for SW 183 and SH 29 Loop.
- b) Discuss the acquisition of real property for CR 176 at RM 2243
- c) Discuss the acquisition of real property: CR 101
- d) Discuss the acquisition of real property: CR 200
- e) Discuss the acquisition of real property for County Facilities.
- f) Discuss the acquisition of real property for Seward Junction SE and SW Loop.
- g) Discuss the acquisition of real property for SH 29 @ DB Wood.
- h) Discuss the acquisition of real property for Hairy Man Rd.
- i) Discuss the acquisition of real property for N. Mays.
- j) Discuss Somerset Road Districts No. 3 & 4 reimbursements for acquisition & construction of Reagan Blvd.
- k) Discuss the acquisition of real property for CR 111.
- l) Discuss the acquisition of real property for Corridor H
- m) Discuss the acquisition of drainage easements on the Forest North Drainage Project.
- n) Discuss the acquisition of real property for the expansion of Ronald Reagan at IH 35.
- o) Discuss the acquisition of right-of-way for Corridor C.
- p) Discuss the acquisition of right-of-way for Corridor F.
- q) Discuss the acquisition of right-of-way for Corridor D.
- r) Discuss the acquisition of right-of-way for Southeast Corridor.
- s) Discuss the acquisition of right-of-way for Reagan extension.
- t) Discuss the acquisition of property near the County landfill.
- u) Discuss the acquisition of real property for the Brushy Creek Trail Project.

##### B. Property or Real Estate owned by Williamson County

Preliminary discussions relating to proposed or potential sale or lease of property owned by the County

- a) Discuss County owned real estate containing underground water rights and interests.
- b) Discuss possible sale of +/- 10 acres located on Chandler Road near the County Sheriff's Office Training Facility
- c) Potential governmental uses for 8th Street downtown parking lot
- d) Discuss possible uses of property owned by Williamson County on Main St. between 3rd and 4th Streets. (formerly occupied by WCCHD)
- e) Discuss property usage at Longhorn Junction
- f) Discuss sale of excess 183A right of way to abutting property owner.
- g) Discuss the sale of excess ROW at San Gabriel Parkway and Mel Mathis Ave.
- h) Discuss Blue Springs Boulevard

##### C. Consider intervention in lawsuit regarding de-listing of Bone Cave harvestman.

D. Discuss the possible placement of agricultural-related monuments at the Williamson County Exposition Center with the participation of third parties.

E. Discuss the Williamson County Reimbursement Agreement for Construction of San Gabriel Blvd. and New Hope Road with the City of Leander and TIRZ #1

#### Background

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### Fiscal Impact

From/To	Acct No.	Description	Amount
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### Attachments

*No file(s) attached.*

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### Form Review

**Inbox**

County Judge Exec Asst.

Form Started By: Charlie Crossfield

Final Approval Date: 08/01/2019

**Reviewed By**

Andrea Schiele

**Date**

08/01/2019 10:51 AM

Started On: 08/01/2019 10:49 AM

**Commissioners Court - Regular Session****54.****Meeting Date:** 08/06/2019

Economic Development

**Submitted For:** Charlie Crossfield**Submitted By:** Charlie Crossfield, Road Bond**Department:** Road Bond**Agenda Category:** Executive Session

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**Information****Agenda Item**

Discussion regarding economic development negotiations pursuant to Texas Government Code, Section 551.087:

- a) Business prospect(s) that may locate or expand within Williamson County.
- b) Wolf Lakes
- c) Flint Hill Resources-Taylor Fuel Storage Terminal on CR 366
- d) Project Deliver
- e) Project Advantage
- f) Project Cedar
- g) Project Expansion
- h) Project Arcus

**Background**

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**Fiscal Impact**

From/To	Acct No.	Description	Amount
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**Attachments***No file(s) attached.*

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**Form Review****Inbox**

County Judge Exec Asst.

Form Started By: Charlie Crossfield

Final Approval Date: 08/01/2019

**Reviewed By**

Andrea Schiele

**Date**

08/01/2019 10:52 AM

Started On: 08/01/2019 10:50 AM

**Commissioners Court - Regular Session****61.****Meeting Date:** 08/06/2019

Adoption of Emergency Operations Plan through resolution.

**Submitted For:** Jarred Thomas**Submitted By:** Jarred Thomas, Emergency Management**Department:** Emergency Management**Agenda Category:** Regular Agenda Items

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**Information****Agenda Item**

Discuss, consider, and take appropriate action on approving a resolution adopting the Williamson County Emergency Operations Plan.

**Background**

The Emergency Operations Plan must be re-written or revised every five years and adopted by the County Judge and Commissioners Court, prior to submission to the Texas Division of Emergency Management for review and approval.

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**Fiscal Impact**

From/To	Acct No.	Description	Amount
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**Attachments**Wilco EOP Resolution

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**Form Review****Inbox**

County Judge Exec Asst.  
Emergency Management (Originator)  
County Judge Exec Asst.  
Emergency Management (Originator)  
County Judge Exec Asst.  
Emergency Management (Originator)  
County Judge Exec Asst.  
Emergency Management (Originator)  
County Judge Exec Asst.  
Form Started By: Jarred Thomas  
Final Approval Date: 07/31/2019

**Reviewed By**

Andrea Schiele  
Jarred Thomas  
Andrea Schiele  
Jarred Thomas  
Andrea Schiele  
Jarred Thomas  
Andrea Schiele  
Jarred Thomas  
Andrea Schiele

**Date**

07/30/2019 08:41 AM  
07/31/2019 08:43 AM  
07/31/2019 08:47 AM  
07/31/2019 08:48 AM  
07/31/2019 08:54 AM  
07/31/2019 02:12 PM  
07/31/2019 02:17 PM  
07/31/2019 02:21 PM  
07/31/2019 02:22 PM  
Started On: 07/29/2019 01:45 PM

*State of Texas*  
*County of Williamson*  
*Know all men by these presents.*

**THAT ON THIS**, the 6th day of August 2019, the Commissioners Court of Williamson County, Texas, met in duly called session at the Courthouse in Georgetown, with the following members present;

Bill Gravell, County Judge  
Terry Cook, Commissioner, Precinct One  
Cynthia Long, Commissioner, Precinct Two  
Valerie Covey, Commissioner, Precinct Three  
Russ Boles, Commissioner, Precinct Four

And at said meeting, among other business, the Court considered the following

**RESOLUTION**

**Whereas**, Williamson County has a long history emergencies and disaster and remains at risk for future occurrences; and

**Whereas**, Williamson County understands the need for a comprehensive emergency management program to prepare for, respond to, recovery from, and mitigate against the risks and hazards to its residents; and

**Whereas**, Williamson County and the cities of Coupland, Florence, Granger, Hutto, Liberty Hill, Thrall, and Weir maintain an Inter-jurisdictional Emergency Management Program; and

**Whereas**, Williamson County Office of Emergency Management has completed a planning process that engaged internal and external stakeholders, assessed the risk and vulnerability to the impacts of all-hazards, developed a new emergency operations plan consistent with the state and federal planning standards;

NOW, THEREFORE, BE IT RESOLVED that the Williamson County Commissioners Court:

- 1) Adopts in its entirety, the Williamson County Emergency Operations Plan (the "EOP") and resolves to execute the actions identified in the EOP that pertain to this jurisdiction.
- 2) Will use the adopted and approved portions of the EOP to guide all segments of emergency operations.
- 3) Will coordinate the strategies identified in the EOP with other planning programs and mechanisms under its jurisdictional authority.
- 4) Will continue its support of the comprehensive planning process as described within the EOP.
- 5) Will help to promote and support the successes of all participants in this EOP.
- 6) Will incorporate emergency planning as an integral component of government and partner operations.

**RESOLVED THIS 6th DAY OF AUGUST 2019.**

Attest: \_\_\_\_\_

**Nancy E. Rister**  
Williamson County Clerk

\_\_\_\_\_

**Bill Gravell**  
Williamson County Judge