

CLARK LIBRARY ANNEX-COUNCIL CHAMBERS, 217 SOUTH MAIN STREET, 3RD FLOOR, LOCKHART, TEXAS

Council present:

Councilmember John Castillo
Councilmember Juan Mendoza
Councilmember Jeffry Michelson

Mayor Lew White
Councilmember Brad Westmoreland
Councilmember John Lairsen
Mayor Pro-Tem Angie Gonzales-Sanchez

Staff present:

Steve Lewis, City Manager
Joseph Resendez, Assistant City Manager
David Fowler, Planning Director
Bertha Martinez, Library Director
Holly Malish, Economic Development Director
Gary Williamson, Police Chief

Brad Bullock, City Attorney
Julie Bowermon, City Secretary
Sean Kelley, Public Works Director
Randy Jenkins, Fire Chief
Keeli Michna, Finance Director
Tatiana Salazar, Public Information Officer

Citizens/Visitors Addressing the Council: Members of Evening with the Authors.

Work Session 6:30 p.m.

Mayor White opened the work session and advised the Council, staff and the audience that staff would provide information and explanations about the following items:

DISCUSSION ONLY

A. PRESENTATION REGARDING A \$10,000 DONATION FROM THE EVENING WITH THE AUTHORS TO THE DR. EUGENE CLARK LIBRARY.

Members of the Evening with the Authors presented the check to staff of the Dr. Eugene Clark Library.

B. PRESENTATION AND DISCUSSION REGARDING THE CREATION OF ENHANCED ZONING STANDARDS ALONG MAJOR ENTRY CORRIDORS INTO LOCKHART.

Mr. Fowler stated that this item is a continuation of previous discussion about zoning standards. He stated that set the desired parameters for a possible set of corridor overlay regulations designed to protect the appearance of major entry corridors to the City as they develop, with a particular emphasis on maintaining the rural or scenic nature of these corridors. As a result of this discussion, City staff should receive guidance regarding the desired aspects of corridor overlays to be encoded in potential zoning text and/or map amendments. To assist in providing guidance, the following is an overview of recommended or otherwise typical elements of corridor overlay restrictions.

Location. To enact a corridor overlay, the corridors to be included in the overlays must be defined, including the depth from the included corridors in which regulations would apply. The following corridors would be the most applicable to the stated goal of improving the appearance of the city as viewed from its main entrances:

- 1) US 183 north of Silent Valley Road
- 2) State Park Road/FM 20 west of San Jacinto Street
- 3) Blackjack Street/FM 20 east of Old McMahan Road

4) SH 130 north of Silent Valley/FM 2001 and south of Maple Street

In selecting the corridors to be affected, it is also important to select the depth of the overlay from the selected thoroughfares. Typically corridor areas are defined by all properties abutting the corridor and or within a certain amount of feet from corridor, typically between 200-1000 feet.

Restrictions on land uses: Should some allowed land uses be restricted or subject to additional SUP review within the corridors? Commercial land uses that are often subject to prohibition or further restrictions in corridor overlays include automotive uses such as auto sales, automotive service and repair, gas station/convenience stores, truck stops or travel plazas, auto parts stores, car washes, auto auctions, outdoor vehicle storage, and small engine repair. Other non-automotive uses that are typically the subject of further restrictions could include feed stores, food processing plants, manufactured home sales, light assembly and fabrication or limited industrial manufacturing, warehousing, lumber and building materials stores, sexually oriented businesses, self storage, and welding/machine shops. Residential-related uses that might be subject to restrictions could include manufactured home parks or RV parks and any other uses that might be deemed contrary to City goals regarding appearance along entrances to the City.

Additional zoning restrictions or design standards. Should supplemental standards be applied in the corridors to apply stricter regulations relating to the appearance of development along the corridors? Possible aspects of development that could be subject to further restrictions could include the following:

1) Building height and setbacks from corridor roadways. For the Commercial Medium Business and Commercial Heavy Business Districts, the maximum height for buildings is 5 stories or 60 feet. One possible option would be to either limit the height of buildings along the entry corridors and/or require a front setback of at least 50 feet from the subject corridor to provide a greater sense of space

2) Building appearance, including building articulation, roof design, and other factors. While this area is harder to regulate due to state restrictions on regulating building materials, cities can enhance the appearance of buildings along corridors by requiring pitched roofs, minimum amounts of window area facing streets, requiring four-sided architecture restricting garage bays from either facing the street or being visible from the street, and requiring more of the "bonus features" found in the Nonresidential Appearance Standards found in Section 64-203.

3) Required landscaping. It would be suggested to have all commercial parcels require shade trees along their frontage of the corridor, typically at 30 or 40-foot spacing. To ensure the appearance of the landscaping is strong at the time of planting, the required trees should be at least 3-inch caliper, the spaces between the trees should be filled with either shrubs or other decorative plants planted in a mulch bed.

4) Restrictions on signage. A typical requirement is to not allow high-profile signs, but to only allow monument signs with a height limit in the range of 6-10 feet. Additional restrictions could include a prohibition on electronic message boards and stronger limits on allowed illumination.

5) Location of parking along corridor in relation to buildings. While it may be desirable to limit the proximity of buildings to the affected corridors, it is also often desirable to limit the depth of parking in front of a building so large parking lots, which are often considered unsightly, are not visible from the

corridors. Often, cities will limit parking in front of buildings along a corridor to a single double-loaded aisle. This type of parking limitation is also seen as making the appearance of the corridor more pedestrian-friendly as well.

6) Additional restrictions on lighting. Although the City has recently passed upgraded lighting standards, additional restrictions on the light of parking lot lighting could be added in order to reduce light pollution and glare within the corridors.

7) Tailoring allowed fencing types to reinforce the desired appearance of the corridor. Another possibility is to restrict fencing within the affected corridors to more attractive fencing types such as wrought iron, brick/stone or split rail fencing while restricting the use of chain link and wood fencing, either altogether or only in areas visible from the corridors.

In order to have an idea regarding what the additional restrictions within corridor overlays could look like in practice, Buda's regulations for two overlay districts have been included for review.

In deciding the location and composition of the corridor overlay regulations, City Council should carefully consider weighing the potential benefits created by additional standards in the overlay area versus the potential effects such regulations may have in discouraging development if the regulations are seen as unduly restrictive, making development projects too difficult or expensive.

There was discussion.

C. DISCUSSION REGARDING A FACILITIES USE AGREEMENT BETWEEN THE CITY OF LOCKHART, DENUCCI CONSTRUCTORS, AND LIVENGOD FEEDS FOR THE TEMPORARY USE OF PROPERTY LOCATED BEHIND 110 NORTH BRAZOS STREET IDENTIFIED AS CALDWELL COUNTY APPRAISAL DISTRICT ID NUMBER 41727 AND LEGALLY DESCRIBED AS LOT 2, ICE HOUSE ADDITION, FOR PURPOSES OF A CONSTRUCTION LAYDOWN YARD, AND AUTHORIZING THE CITY MANAGER TO SIGN THE AGREEMENT IF APPROVED.

Mr. Kelley stated that on October 15, 2024, City Council authorized the temporary use of the land located behind 110 North Brazos Street (Lockhart Recycling Center) as a laydown yard for "spoil" dirt material, bedding materials, and other various staged materials that would benefit the project's functionality. While this space is ample for the loose materials for the project and shifts the most disruptive uses from the other laydown yard on North Blanco Street, the current leased area is not sufficient for staging other traffic control devices, safety equipment and other materials necessary to complete the Downtown Revitalization Project, so additional space is needed. Expanding the laydown yard by an additional 2.228 acres would provide additional space to further shift uses of the Blanco Street laydown yard. This additional acreage is located between 110 North Brazos Street (Lockhart Recycling Center) and the railroad tracks. This additional land is currently owned by the City but being leased by Livengood Feeds until April 16, 2028, but is not being fully occupied by Livengood Feeds' storage. The president of Livengood Feeds is amenable to offering use of the space for the downtown contractor during the duration of the project. The term of the temporary use agreement located at 110 North Brazos Street would remain until March 16, 2027, beyond the anticipated completion date of the Downtown Revitalization Project. During the temporary use agreement, Livengood Feeds will still be allowed to store the few Livengood Feeds items that remain on the parcel. As part of the temporary facilities use agreement, the annual lease payments due by the current property lessee, Livengood Feeds, in the annual amount of \$2,315 would not be

collected until after the term of the temporary facilities use agreement has expired and the property has been restored by DeNucci Constructors.

D. DISCUSS ENTERING INTO AN ASSET PURCHASE AND SALE AGREEMENT WITH CALDWELL COUNTY EMERGENCY SERVICES DISTRICT (ESD) NO. 5 FOR THE PURCHASE OF LOCKHART EMS VEHICLES AND MEDICAL EQUIPMENT TO PROVIDE EMERGENCY MEDICAL SERVICES TO LOCKHART AND CALDWELL COUNTY.

Chief Jenkins stated that the provider of emergency medical services (EMS) in the City of Lockhart and Caldwell County is scheduled to transition from Lockhart EMS to Caldwell County Emergency Services District (ESD) #5 on January 1, 2025. To ensure a smooth transition, ESD #5 has agreed to purchase, and the City of Lockhart has agreed to sell the associated ambulances, staff vehicles, and equipment to assist ESD #5 in continuing to provide a high level of emergency medical service in the City of Lockhart and Caldwell County. The "Lockhart EMS Asset List" lists the vehicles and equipment for purchase, current value, how the value was determined, quantity, and the total cost. The total cost of all the vehicles and equipment is \$634,393. If approved, a closing will take place at the time and place agreed upon by both parties and the City of Lockhart will provide a Bill of Sale, any associated certificates of title, and ESD #5 will purchase the vehicles and equipment on the approved Lockhart EMS Asset List. The transition of ownership of vehicles and equipment will concur with the time of the closing. There was discussion.

E. DISCUSS RESOLUTION 2024-34 REGARDING A TARGETED RETAIL INCENTIVE POLICY.

Ms. Malish stated that in order to recruit retail, a Targeted Retail and Grocery Economic Development Policy was prepared in order to predetermine incentive policies. The proposed policy establishes alignment with economic development goals and strategies. She provided details about the targeted businesses that the City of Lockhart will work to recruit. There was discussion.

F. DISCUSS RESOLUTION 2024-35 REGARDING ADOPTION OF TAX ABATEMENT GUIDELINES AND CRITERIA PURSUANT TO TEXAS TAX CODE CHAPTER 312.

Ms. Malish stated that Chapter 312 is another tool in the economic development incentive toolbox, first passed in Texas Legislature in 1987. It allows cities to offer full or partial tax exemption for new investments for a period not to exceed 10 years. While Chapter 380 has long been used and has flexible benefits, Chapter 312 program is more structured and has an extensive public process. Adoption of a Chapter 312 policy is the first step outlined in a 6-step process. Chapter 312 requires renewal every 2 years. Chapter 312 does not apply to school districts. There was discussion.

G. DISCUSS AWARDED AN ANNUAL FUEL BID TO ON-SITE FUELS, DBA - SCHMIDT & SONS, INC., OF GONZALES, TEXAS WITH A PROFIT MARGIN OF \$0.05 CENTS PER GALLON OF GASOLINE AND \$0.05 CENTS PER GALLON FOR DIESEL OVER THE OIL PRICE INFORMATION SERVICES (OPIS) PRICE FROM AUSTIN, TEXAS RACK, POSTED WEEKLY. IF APPROVED, THE TERM OF THE CONTRACT WILL BE FOR ONE YEAR.

Mr. Kelley stated that the City uses approximately 60,000 gallons of gasoline and 20,000 gallons of diesel per year. Fuel bids were sought in compliance with State law. Three bids were received from oil companies interested in delivering Unleaded Gasoline and Diesel to the Public Works Yard. The attached synopsis shows the lowest bid was submitted by On-Site Fuels, DBA - Schmidt & Sons, Inc., of Gonzales, Texas at \$0.05 profit per gallon of gasoline and \$0.05 profit per gallon of diesel. Schmidt & Sons has previously been the City's fuel distributor and provided the City with exceptional service. The contract for fuel services is from January 1, 2025 until December 31, 2025, if approved.

H. DISCUSSION REGARDING A WATER SERVICE TRANSFER AGREEMENT BETWEEN THE CITY OF LOCKHART AND AQUA WATER SUPPLY CORPORATION FOR TRANSFER OF WATER CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) CONSISTING OF APPROXIMATELY 588.553 ACRES, KNOWN AS THE SEAWILLOW RANCH DEVELOPMENT AND AUTHORIZING THE MAYOR TO SIGN IF APPROVED.

Mr. Kelley stated that on August 2, 2024, the City of Lockhart entered into a Development Agreement with Seawillow Ranch. This development agreement established the responsibility of each party regarding public improvements for the project. In the agreement, the City agreed to provide a maximum of 2,786 Living Unit Equivalents of water service for the project at full build out based on Seawillow's Ranch Absorption Phasing Plan for the 8 phases of the development. The project boundaries for Seawillow Ranch are located in Aqua Water Supply Corporation's (Aqua WSC) Certificate of Convenience and Necessity(CCN), but are not actively served by Aqua. This development is more dense than a typical rural development and must meet City of Lockhart Construction Standards. Rural water suppliers often can't meet these higher urban development standards. The Seawillow Ranch Development and the City of Lockhart support the release of the development's property from Aqua's CCN so that the City of Lockhart will be able to serve both Water and Wastewater Services. The Developer agreed to work with the City to seek release from Aqua's CCN and fund any costs for legal, engineering, and all transfer release fees to be able to obtain the release. The attached Water Service Transfer Agreement for Council consideration would authorize the transfer of approximately 588.553 acres from Aqua WSC water service area to the City of Lockhart's water CCN. This property location is along FM 1322, east of the Summerside Subdivision. Previously, Aqua WSC authorized release of the 89.775 acres of land within the city limits, but 498.778 acres of land located outside the City limits required negotiation for the release with the current CCN Holder (Aqua). A provision in the Water Transfer Agreement for the release from Aqua to the City of Lockhart CCN is Aqua's CCN Transfer Area Fee. The agreement establishes a \$9,655 per acre transfer fee for the 498.778 acres, totaling \$4,815,701.59. This was only applicable for the 498.778 acres since no permission to release was previously granted. Staff has continued to work with Aqua regarding this agreement, and this agreement is up for consideration at the next Aqua Board Meeting on December 3, 2024. Upon mutual execution of the Water Transfer Agreement by the City of Lockhart and Aqua WSC, the City will begin the necessary steps with the Public Utility Commission to seek the Seawillow Ranch Development's release from Aqua's Water CCN, establish the 588.553 acres in the City of Lockhart's CCN, and secure escrow funds from the Seawillow Ranch Development for all fees incurred from the transfer of the Water CCN. In accordance with the Council-approved Development Agreement, "payments due Aqua shall be paid by Developer to the City a minimum of 30 days prior to each Aqua payment date, unless Aqua agrees to accept Developer's payment in lieu of the City." There was discussion.

I. DISCUSSION REGARDING RESOLUTION 2024-36 AUTHORIZING THE CITY MANAGER TO ENTER INTO AGREEMENTS WITH THE CITY OF LOCKHART ANIMAL SERVICES, LIBRARY, FIRE, PARKS & RECREATION, POLICE, AND PUBLIC WORKS, DEPARTMENTS TO OBLIGATE THE CITY OF LOCKHART'S REMAINING AMERICAN RESCUE PLAN FUNDS.

Mr. Resendez stated that staff received direction from Council at the previous meeting to formally obligate the City's remaining ARPA funds according to Council feedback and staff's recommendations. The proposed Resolution outlines the respective obligations, scope of work, and funding allocations for the following departments:

- Animal Services
- Library

- Fire
- Parks & Recreation
- Police
- Public Works

After reviewing the proposed projects and previous funding requests with each department, the following is a summary of proposed funding allocations:

- Animal Shelter rehabilitation/improvements (\$650,000 - construction costs only with expanded project scope)
- Library interior and exterior improvements (\$200,000)
- Fleet replacement/upgrades (\$617,231)

The fleet replacement/upgrades include:

- Fire - Brush truck (\$275,000)
- Parks & Recreation - One service truck (\$50,000)
- Police - Four patrol vehicles (\$230,000)
- Public Works - One service truck and backhoe (\$62,231)

Staff recommends approval of the proposed allocations as presented. There was discussion.

RECESS: Mayor White announced that the Council would recess for a break at 8:15 p.m.

ITEM 1. CALL TO ORDER.

Mayor Lew White called the meeting to order at 8:30 p.m.

ITEM 2. INVOCATION, PLEDGE OF ALLEGIANCE.

Mayor White gave the Invocation and led the Pledge of Allegiance to the United States and Texas flags.

ITEM 3. PUBLIC COMMENT.

Mayor White requested citizens to address the Council. There were none.

ITEM 4-A. HOLD A PUBLIC HEARING REGARDING ADOPTION OF TAX ABATEMENT GUIDELINES AND CRITERIA PURSUANT TO TEXAS TAX CODE, SEC. 312.002(C-1) AND DISCUSSION AND/OR ACTION TO CONSIDER RESOLUTION 2024-35.

Mayor White opened the public hearing at 8:36 p.m.

Ms. Malish stated that Chapter 312 is another tool in the economic development incentive toolbox, first passed in Texas Legislature in 1987. It allows cities to offer full or partial tax exemption for new investments for a period not to exceed 10 years. While Chapter 380 has long been used and has flexible benefits, Chapter 312 program is more structured and has an extensive public process. Adoption of a Chapter 312 policy is the first step outlined in a 6-step process. Chapter 312 requires renewal every 2 years. Chapter 312 does not apply to school districts.

Mayor White requested citizens to address the Council. There were none. He closed the public hearing at 8:39 p.m.

Councilmember Michelson made a motion to approve Tax Abatement Guidelines and Criteria, as presented with the edits/amendments as described by staff, and/or Resolution 2024-35, as presented. Councilmember Lairsen seconded. The motion passed by a vote of 7-0.

ITEM 5-A. DISCUSSION AND/OR ACTION REGARDING A FACILITIES USE AGREEMENT BETWEEN THE CITY OF LOCKHART, DENUCCI CONSTRUCTORS, AND LIVENGOOD FEEDS FOR THE TEMPORARY USE OF PROPERTY LOCATED BEHIND 110 NORTH BRAZOS STREET IDENTIFIED AS CALDWELL COUNTY APPRAISAL DISTRICT ID NUMBER 41727 AND LEGALLY DESCRIBED AS LOT 2, ICE HOUSE ADDITION, FOR PURPOSES OF A CONSTRUCTION LAYDOWN YARD, AND AUTHORIZING THE CITY MANAGER TO SIGN THE AGREEMENT IF APPROVED.

Councilmember Westmoreland made a motion to approve a Facilities Use Agreement with Denucci Constructors and Livengood Feeds, as presented. Councilmember Lairsen seconded. The motion passed by a vote of 7-0.

ITEM 5-B. DISCUSSION AND/OR ACTION TO CONSIDER ENTERING INTO AN ASSET PURCHASE AND SALE AGREEMENT WITH CALDWELL COUNTY EMERGENCY SERVICES DISTRICT (ESD) NO. 5 FOR THE PURCHASE OF LOCKHART EMS VEHICLES AND MEDICAL EQUIPMENT TO PROVIDE EMERGENCY MEDICAL SERVICES TO LOCKHART AND CALDWELL COUNTY.

There was brief discussion. No motion.

ITEM 5-C. DISCUSSION AND/OR ACTION TO CONSIDER RESOLUTION 2024-34 REGARDING A TARGETED RETAIL INCENTIVE POLICY.

Councilmember Michelson made a motion to approve Resolution 2024-34, as presented. Councilmember Westmoreland seconded. The motion passed by a vote of 7-0.

ITEM 5-D. DISCUSS AND CONSIDER AWARDDING AN ANNUAL FUEL BID TO ON-SITE FUELS, DBA - SCHMIDT & SONS, INC., OF GONZALES, TEXAS WITH A PROFIT MARGIN OF \$0.05 CENTS PER GALLON OF GASOLINE AND \$0.05 CENTS PER GALLON FOR DIESEL OVER THE OIL PRICE INFORMATION SERVICES (OPIS) PRICE FROM AUSTIN, TEXAS RACK, POSTED WEEKLY. IF APPROVED, THE TERM OF THE CONTRACT WILL BE FOR ONE YEAR.

Councilmember Westmoreland made a motion to approve the award of the annual fuel bid to Schmidt & Sons, Inc., as presented. Councilmember Michelson seconded. The motion passed by a vote of 7-0.

ITEM 5-E. DISCUSSION AND/OR ACTION REGARDING A WATER SERVICE TRANSFER AGREEMENT BETWEEN THE CITY OF LOCKHART AND AQUA WATER SUPPLY CORPORATION FOR TRANSFER OF WATER CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) CONSISTING OF APPROXIMATELY 588.553 ACRES, KNOWN AS THE SEAWILLOW RANCH DEVELOPMENT AND AUTHORIZING THE MAYOR TO SIGN IF APPROVED.

Councilmember Lairsen made a motion to approve the Water Service Transfer Agreement with Aqua Water Supply Corporation, as presented. Councilmember Mendoza seconded. The motion passed by a vote of 7-0.

ITEM 5-F. DISCUSSION AND/OR ACTION REGARDING RESOLUTION 2024-36 AUTHORIZING THE CITY MANAGER TO ENTER INTO AGREEMENTS WITH THE CITY

OF LOCKHART ANIMAL SERVICES, LIBRARY, FIRE, PARKS & RECREATION, POLICE, AND PUBLIC WORKS, DEPARTMENTS TO OBLIGATE THE CITY OF LOCKHART'S REMAINING AMERICAN RESCUE PLAN FUNDS.

Councilmember Lairsen made a motion to approve Resolution 2024-36, as presented. Mayor Pro-Tem Sanchez seconded. The motion passed by a vote of 7-0.

ITEM 5-G. DISCUSSION AND/OR ACTION TO CONSIDER RESOLUTION 2024-37 REGARDING A RESOLUTION ACKNOWLEDGING ADOPTION OF THE LOCKHART FREEDOM ACT, ACKNOWLEDGING STATE AND FEDERAL LAW REQUIREMENTS RELATED TO ENFORCEMENT OF DRUG LAWS, AND CALLING TO RESOLVE THE CONFLICT BETWEEN THE CHARTER AND STATE/FEDERAL CANNABIS LAW.

Mr. Bullock stated that several Texas cities have been sued by the Attorney General's office for adoption and implementation of ordinances/charter amendments similar in purpose and scope to the Lockhart Freedom Act, which was approved by voters at the November 5, 2024 election. The Lockhart Freedom Act contains several provisions that prohibit Lockhart Police from investigating and charging certain misdemeanor marijuana offenses, except under limited circumstances. State law provides that cities may not adopt policies that fail to fully enforce applicable state and federal drug laws. This is a proposed resolution acknowledging the passage of the Lockhart Freedom Act and its incorporation into the City Charter, while also acknowledging that state law prohibits cities from not fully enforcing drug laws, including those related to low-level cannabis enforcement.

There was discussion.

Mr. Bullock clarified that if the City Council adopts a policy to prohibit the Lockhart Police from investigating and charging certain misdemeanor marijuana offenses, the City of Lockhart could face the consequence of being sued by the Attorney General (as several other cities) because Lockhart is not abiding state law.

Councilmember Westmoreland made a motion to approve Resolution 2024-37, as presented. Mayor White seconded. The motion failed by a vote of 3-4, with Mayor Pro-Tem Sanchez and Councilmembers Mendoza, Castillo and Lairsen opposing.

ITEM 5-H. DISCUSSION AND/OR ACTION REGRADING A PROPOSED AMENDMENT TO THE CITY PURCHASING POLICY REGARDING CONTRACT RENEWAL PROCEDURES. (PREVIOUSLY REQUESTED BY COUNCILMEMBER LAIRSEN)

Ms. Michna stated that the Government Finance Officers Association (GFOA) provides guidance on industry best practices to include adopting financial policies to institutionalize good financial management practices, clarify strategic intent for financial management, and manage risks to financial condition. Specifically, GFOA recommends formal adoption of a procurement policy. Council approved Resolution 2020-16 on June 16th, 2020, formally adopting an expanded Purchasing Policy for the City of Lockhart. The adopted purchasing policy currently includes specific guidance on competitive bidding requirements, exemptions from competitive bidding, and procedures for bids, proposals, and contracts. At the previous Council meeting, staff received direction to develop a provision in the Purchasing Policy regarding contract renewal processes and procedures. Staff researched GFOA resources and reviewed the purchasing policies of several other Texas municipalities to identify best practices and model language for such a provision. Based on this research, staff recommends a revision to the Purchasing Policy to include a Contract Renewal Procedure section. This would allow the City to renew a contract with the same original terms and conditions with a unit price increase of no more than 10% of the original initial year contract price.

The City of Lockhart competitively bids for the procurement of the following goods and services, among others:

- Bulk fuel for City vehicles and equipment.
- Property abatement for code compliance.
- Annual street resurfacing projects.
- Major sidewalk replacements.

Recent formal competitive procurements also include:

- San Jacinto Elevated Storage Tank (EST) Repainting.
- CDBG Water Meter Replacement.
- Construction-Manager-at-Risk (CMAR) for Fire Station No. 1 Remodel.
- Public Improvement District (PID) Administration Consultant Services.
- Bank Depository Services.
- Downtown Revitalization Project.
- Engineering Design Services for GLO Waterline Replacement Project.
- Grant Administration Services for GLO Waterline Replacement Project.

Councilmember Lairsen requested that staff seek bids on all contracts. There was discussion.

Councilmember Michelson made a motion to approve the Financial Bidding Policy as recommended by staff. Councilmember Westmoreland seconded. The motion passed by a vote of 4-3, Councilmembers Mendoza, Lairsen and Castillo opposing.

ITEM 6. CITY MANAGER'S REPORT, PRESENTATION AND POSSIBLE ACTION

- Caldwell County Evacuation Center breaks ground this week.
- Dispatcher recognized by Texas Department of State Health Services.
- Finance Department recognized by Government Finance Officers Association.
- Christmas Tree lighting (December 6).
- A Christmas to Remember Lighted Christmas parade (December 7).

ITEM 7. COUNCIL AND STAFF COMMENTS - ITEMS OF COMMUNITY INTEREST

Councilmember Mendoza encouraged everyone to lock their vehicles and to protect their belongings since burglaries are on the rise in the community.

Mayor Pro-Tem Sanchez expressed condolences to families that have lost a loved one. She expressed prayers to families that have experienced violence.

Councilmember Lairsen invited everyone to attend upcoming holiday events.

Councilmember Castillo congratulated Officer Castilleja for being voted Officer of the Year. He thanked all involved with the Christmas decorations in the community. He invited everyone to participate in a karaoke event he is hosting on December 18 at The Lounge for a food drive for the community.

Councilmember Michelson invited everyone to join in the community holiday events this weekend.

Mayor White expressed condolences to the Clark Family for their loss. He thanked all involved with the community holiday decorations and events.

ITEM 8. EXECUTIVE SESSION IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNMENT CODE, TITLE 5, SUBCHAPTER D, SECTION 551.071, PRIVATE CONSULTATION WITH ITS ATTORNEY TO SEEK ADVICE ABOUT LEGAL MATTERS SUBJECT TO ATTORNEY/CLIENT PRIVILEGE. Discuss legal issues related to Resolution 2024-37 regarding the Lockhart Freedom Act.

Mayor White announced that the Council will enter Executive Session at 9:50 p.m.

OPEN SESSION.

Mayor White announced that the Council would enter Open Session at 10:02 p.m.

ITEM 9-A. DISCUSSION AND/OR ACTION REGARDING RESOLUTION 2024-37 REGARDING THE LOCKHART FREEDOM ACT.

Mayor White made a motion to adopt Resolution 2024-37, as presented. Councilmember Michelson seconded. The motion passed by a vote of 4-3, with Councilmembers Lairsen, Castillo and Mendoza opposing.

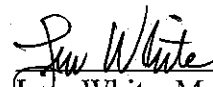
Mayor White announced that the previous motion on Resolution 2024-37 is reversed.

ITEM 10. ADJOURNMENT

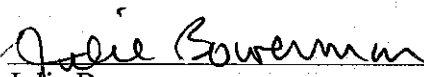
Mayor Pro-Tem Sanchez made a motion to adjourn the meeting. Councilmember Mendoza seconded. The motion passed by a vote of 7-0. The meeting was adjourned at 10:04 p.m.

PASSED and APPROVED this the 2nd day of December, 2025.

CITY OF LOCKHART


Lew White, Mayor

ATTEST:


Julie Bowerman
City Secretary

