

**REGULAR MEETING
LOCKHART CITY COUNCIL**

JANUARY 7, 2025

6:30 P.M.

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

Council present:

Councilmember John Castillo
Councilmember Juan Mendoza
Councilmember Jeffry Michelson

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

Council absent:

Mayor Lew White

Staff present:

Steve Lewis, City Manager
Julie Bowermon, City Secretary
Holly Malish, Economic Development Director
Joseph Resendez, Assistant City Manager

Brad Bullock, City Attorney
Sean Kelley, Public Works Director
Tatiana Salazar, Public Information Officer

Citizens/Visitors Addressing the Council: Martin Ritchey and Chris Miller of CAPCOG; James Luvitt and Jason Kirby of SH 130 Concessions; Diana Schulze, Area Engineer, Shane Sims, Assistant Area Engineer and additional representatives of TXDOT; Citizens: Pat Stroka and Len Gabbay.

Work Session 6:30 p.m.

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

Mayor Pro-Tem Sanchez announced that Mayor White is ill and will not be attending the meeting.

DISCUSSION ONLY

A. RECOGNITION OF MR. CHRIS MILLER, NEW EXECUTIVE DIRECTOR OF CAPCOG.

Martin Ritchey of CAPCOG stated that Mr. Chris Miller was selected as the new Executive Director of CAPCOG, replacing retiring Director Betty Voights. Mr. Miller began his new role as director in September 2024. He will be attending the January 7, 2025 City Council meeting for an opportunity to be introduced to Lockhart officials and for Council to receive an update regarding CAPCOG programming.

Chris Miller introduced himself to the Council and the public.

B. RECEIVE AN UPDATE FROM SH130 CONCESSIONS REGARDING TRAFFIC SIGNAL TIMING AT THE INTERSECTION OF WEST SAN ANTONIO STREET.

Mr. Kelley stated that the update by SH 130 Concessions would consist of information about the traffic signal at SH 130 and SH 142 (W. San Antonio Street).

James Luvitt and Jason Kirby of SH 130 Concessions provided information and there was discussion regarding the following:

- Signal Warrant Analysis that triggered activation

- Signal Timing Plan
- Min/Max Time Matrix
- Crash Statistics

C. RECEIVE AN UPDATE FROM TXDOT REGARDING THE MOCKINGBIRD LANE AND WEST SAN ANTONIO STREET TRAFFIC SIGNAL AND INTERSECTION IMPROVEMENTS INCLUDING RESTRIPIING FROM BORCHERT LANE TO DOWNTOWN.

Mr. Kelley stated that on February 6, 2024 the City enter into and Advance Funding Agreement (AFA) with TxDOT authorizing the contribution of up to \$1,000,000 in funds for improvements to the traffic signal and intersection of Mockingbird Lane and West San Antonio Street. This projects improvements were to alleviate bottle-necking at the intersection that is experiences during peak traffic times. The proposed improvement to the intersection stretch out 0.15 miles east and west from the intersection (approximately 800' east and west). Additional improvements at the intersection include reconnecting pedestrian accesses, connections to existing driveways in the affected area, a center turning lane, and permanent traffic signal installation with arm-masts. The City's contribution for the project will fund the construction of the project, with engineering, design, bidding and award being handled by TxDOT. TxDOT will fund any overruns for the project and refund any money back should the project come under budget. TxDOT previously temporarily postponed the 2024 repaving of SH142 from SH130 to downtown so that the Mockingbird Lane improvement can be collaborated with the repaving project. Currently the projects are in the 60% design submittal phase. Additional components of the paving project include restriping of SH142 from Borchert Lane to downtown and incorporate new center turning lanes from Medina Street to Guadalupe Street along with the widening of the Mockingbird intersection.

Diana Schulze, Area Engineer, Shane Sims, Assistant Area Engineer and additional representatives of TXDOT provided an update and there was discussion regarding the Mockingbird project and paving project along with information on anticipated construction of the projects. Construction updates to the sidewalks and roads in the area are anticipated to begin in November or December 2025. The cost of the project is estimated to be approximately \$2million with the City of Lockhart contributing \$1million towards the project.

D. DISCUSSION RESOLUTION 2025-01 AMENDING THE MILL SCALE CHAPTER 380 AGREEMENT AND ADJUSTMENT OF EMPLOYMENT NUMBERS.

Ms. Malish stated that Mill Scale is a business that manufactures offset smokers and live-fire grills for competition, commercial and residential use. Each one is custom built to suit the pitmaster's needs. Co-owners and brothers Matt and Caleb Johnson produce a product far beyond than what is available in a big box retail store. The manufacturing business received an Economic Development Performance Agreement for an electric transformer and Chapter 380 agreement that gives a sales tax rebate. Their investment of \$1.5 million went into a 10,000 sq ft facility with equipment and inventory. Additionally, the facility has a showroom and retail component with product that is shipped worldwide. This amendment presented today reduces the number of required jobs due to revised company projections and therefore, provides consistency and alignment with the recently amended Economic Development Performance Agreement adopted on November 18, 2024.

RECESS: Mayor Pro-Tem Sanchez announced that the Council would recess for a break at 7:38 p.m.

ITEM 1. CALL TO ORDER.

Mayor Pro-Tem Sanchez called the meeting to order at 7:50 p.m.

ITEM 2. INVOCATION, PLEDGE OF ALLEGIANCE.

Councilmember Castillo gave the Invocation and led the Pledge of Allegiance to the United States and Texas flags.

ITEM 3. PUBLIC COMMENT.

Mayor Pro-Tem Sanchez requested citizens to address the Council.

Pat Stroka, 1204 Sierra Vista Cove, expressed concern about the Council's decision to vote against Proposition A (decriminalizing possession of small amounts of cannabis). He encouraged the Council to revisit the vote about Proposition A.

Len Gabbay, 420 West Prairie Lea, suggested that the Council officially adopt the Roberts Rules of Order since he believes that would assure that the Council would properly take action on agenda items.

Mayor Pro-Tem Sanchez requested additional citizens to address the Council. There were none.

ITEM 4-A. DISCUSSION AND/OR ACTION REGARDING RESOLUTION 2025-01 AMENDING THE MILL SCALE CHAPTER 380 AGREEMENT AND ADJUSTMENT OF EMPLOYMENT NUMBERS.

Councilmember Lairsen made a motion to approve Resolution 2025-01, as presented. Councilmember Castillo seconded. The motion passed by a vote of 6-0.

ITEM 5. CITY MANAGER'S REPORT, PRESENTATION AND POSSIBLE ACTION

- Upcoming City Council workshop with Hillwood Communities regarding a proposed master planned community.
- Lockhart's Music Friendly City Designation.
- Lockhart Fire Department receives new ladder truck.
- Lockhart Police Department receives state grant for vehicle laptops and ballistic shields.
- 2024 Blue Santa Event update.
- 2024 Comprehensive Plan published and available on the City website.
- Austin Community College purchase of former Ford building on San Antonio Street.
- City offices closed January 20, 2025 for MLK Day.

ITEM 6. COUNCIL AND STAFF COMMENTS - ITEMS OF COMMUNITY INTEREST

Councilmember Mendoza expressed condolences to the Niemann family for their loss.

Councilmember Castillo thanked city employees for maintaining services during the holidays. He requested that an item about the Lockhart Freedom Act Resolution and reconsideration of Proposition A be put on the next Council agenda for discussion and/or action. He stated that he believed that the Council should uphold and support the voters' decision about Proposition A.

Councilmember Michelson wished everyone a Happy New Year. He encouraged everyone to stay safe during the upcoming bad weather.

Mayor Pro-Tem Sanchez expressed condolences to families that have lost a loved one. She expressed get well wishes and prayers for Linda Barron.

ITEM 7. 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 REGARDING PENDING OR CONTEMPLATED LITIGATION AND/OR A MATTER IN WHICH THE DUTY OF THE ATTORNEY TO THE GOVERNMENTAL BODY UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH CHAPTER 551 OF THE GOVERNMENT CODE.

Mayor Pro-Tem Sanchez announced that the Council would enter Executive Session at 8:16 p.m.

- A. Legal advice related to asset purchase and sale agreement between the City of Lockhart and ESD No. 5.
- B. Legal advice related to contract between City of Lockhart and Titan Lockhart Land Investors, LLC.
- C. Legal advice related to contract between City of Lockhart and Lockhart Hospitality, LLC.

ITEM 8. OPEN SESSION.

Mayor Pro-Tem Sanchez announced that the Council would enter Open Session at 8:40 p.m.

ITEM 8-A. DISCUSSION AND/OR ACTION REGARDING ASSET PURCHASE AND SALE AGREEMENT BETWEEN THE CITY OF LOCKHART AND ESD NO. 5.

No action taken.

ITEM 8-B. DISCUSSION AND/OR ACTION REGARDING CONTRACT STATUS WITH TITAN LOCKHART LAND INVESTORS, LLC.

No action taken.

ITEM 8-C. DISCUSSION AND/OR ACTION REGARDING CONTRACT STATUS WITH LOCKHART HOSPITALITY, LLC.

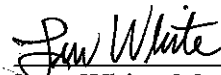
No action taken.

ITEM 9. ADJOURNMENT

Councilmember Mendoza made a motion to adjourn the meeting. Councilmember Westmoreland seconded. The motion passed by a vote of 6-0. The meeting was adjourned at 8:42 p.m.

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

CITY OF LOCKHART


Lew White, Mayor

ATTEST:


Julie Bowermon
City Secretary

