

**REGULAR MEETING
LOCKHART CITY COUNCIL**

MARCH 4, 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

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
Travis Hughes, Parks Director
Tatiana Salazar, Public Information Officer

Brad Bullock, City Attorney
Julie Bowermon, City Secretary
Sean Kelley, Public Works Director
Randy Jenkins, Fire Chief

Citizens/Visitors Addressing the Council: Tara Hatley of Masonwood Development; Vanessa Stowe of DPF; Manuel Oliva, Citizen; and Michelle Hausmann of Land Use Solutions.

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. DISCUSS CITY COUNCIL MINUTES OF THE FEBRUARY 20, 2024, MARCH 5, 2024, MARCH 19, 2024, MARCH 26, 2024, AND APRIL 2, 2024 MEETINGS.

Mayor White requested corrections to the minutes. There were none.

B. PRESENTATION AND DISCUSSION REGARDING UPDATES ON PARKS AND RECREATION DEPARTMENT CAPITAL PROJECTS. THIS INCLUDES THE AQUATICS FACILITY PROJECT AND THE GATEWAY MONUMENT SIGN PROJECT.

Mr. Hughes provided information and there was discussion regarding the following projects: Gateway Monument Signs, Aquatics Facility, Lion's Park, Parks Master Plan priorities, and the Parks components in the recently adopted *Lockhart Looking Forward* Comprehensive Plan.

C. DISCUSSION REGARDING RECOMMENDED UPDATES TO PARK FACILITIES RENTAL RATES.

Mr. Hughes stated that the Park Pavilion rentals are being transitioned to an online platform to provide Lockhart Citizens with a user-friendly option for reservations and payments. Pavilions have traditionally been rented by calling the Public Works Office and asking for open facility dates. The customer must then go to the Public Works Office in person to complete the reservation form and make payment and a security deposit by check or cash. After the rental, the customer must return to the office to pick up their security deposit. The new online system will allow all of this process to be completed online with a debit or credit card. As part of this new system, pavilion rentals are going to be rented by the hour instead of by the day. This will provide for precise scheduling of facilities and charging appropriately for the amount of time the

pavilions are being utilized. The new fee structure will maintain the current fee for up to a 5-hour rental block, plus approximately 5-10%, which is to offset the cost of the online platform provider. Any additional time may be purchased with an additional hourly fee. Staff is also considering converting swimming pool rentals to the same platform. If the city proceeds with converting swimming pool rentals, staff recommends a rental fee of \$75 per hour. The new online rental platform is ready to launch. Staff will work with the Public Information Officer to communicate the transition to the online rental platform on the City's social media channels in preparation for the spring and summer recreation seasons. There was discussion.

D. DISCUSSION REGARDING THE PURCHASE OF A WEIS QUICK ATTACK FIRE APPARATUS BUILT ON A 2025 FORD-550 CHASSIS SUPER CAB AND MANUFACTURED BY WEIS FIRE & SAFETY EQUIPMENT, LLC IN SALINA KANSAS, UTILIZING THE HOUSTON GALVESTON AREA COUNCIL (HGAC) PURCHASING COOPERATIVE PROGRAM.

Chief Jenkins stated that the expanding threat of wildfires to Texas communities is a result of the state's ever-changing land use, climate, and population. Many Texas communities such as Lockhart are within the Wildland Urban Interface (WUI). The WUI is an area where people and their homes meet or mix with wildland vegetation. Central Texas had an extremely busy wildfire season in 2023 due to the warm temperatures, low humidity, strong winds, and ongoing drought conditions. Lockhart Fire Rescue responded to 21 wildfire incidents in 2023, including the 228-acre Boggy Creek Fire, and the 150-acre Barth Fire. The After Action Report (AAR) from the 2023 fire season is attached for review. One of the intermediate-term action items from the review was to purchase a second wildland brush truck for responding to WUI fires. The goal is to place the Quick Attack fire apparatus into service at Fire Station No. 2 with the ladder truck. The Weis Quick Attack fire apparatus will be equipped with a separate fire pump at the rear to allow the apparatus to be mobile while applying foam and water to the wildfire. The Quick Attack is also equipped with a 400-gallon water tank, four-wheel drive, 7.3L V-8 gasoline engine, super single-tire conversion, 3" lift kit, skid plates, 20HP Honda fire pump, stainless steel plumbing, 100' booster reel, foam system, ground sweeps, three pre-connected whip lines, portable winch, emergency lighting, and equipment storage compartments. The cost of the Quick Attack fire apparatus is \$291,965, which includes a \$1,000 HGAC fee, a \$6,000 contingency fund for equipment and/or unexpected costs. A \$2,000 discount is available if the city chooses to pay for the cab and chassis upon arrival. The delivery time upon ordering is approximately 18 months. The Quick Attack fire apparatus will be built in Salina, Kansas. A final inspection will take place at the manufacturing plant and the vehicle will be driven to Lockhart by fire department personnel. On December 30, 2024, the Lockhart Fire Department entered into a Memorandum of Understanding (MOU), with the City of Lockhart. The MOU allowed for the allocation of American Rescue Plan Act (ARPA) funds for the procurement of a brush truck and associated equipment, designed for fighting wildfires, particularly in rugged, off-road terrain. The project will be funded by ARPA (\$275,000) and the City's general fund (\$16,965). The Quick Attack fire apparatus will meet or exceed the current NFPA 1900, Standard On Wildland Fire Apparatus. There was discussion.

E. PRESENTATION AND DISCUSSION REGARDING THE PROPOSED EVERLY DEVELOPMENT AGREEMENT FOR THE MASONWOOD DEVELOPMENT CORPORATION FOR A PUBLIC IMPROVEMENT DISTRICT CONSISTING OF APPROXIMATELY 160 ACRES LOCATED WEST OF SH130 BETWEEN BORCHERT LOOP AND MAPLE STREET/BOGGY CREEK ROAD CURRENTLY IN THE LOCKHART EXTRATERRITORIAL JURISDICTION.

Mr. Fowler stated that the proposed development agreement would create a single-family residential development immediately west of the current city limits between Borchert Loop and Maple Street/Boggy

Creek Road. The site consists of 159.24 acres, on which a planned 535 residential lots, parks, and neighborhood amenities would be created. One parcel at the center of the subject area that is not under current developer control, owned by the Burton Family, is under contract for purchase. The project's layout would generally be consistent with the SF-2 Single Family development type, which has a minimum lot size of 5,500 square feet and a minimum lot width of 50 feet. However, the applicant proposes to have three lot sizes in the development, including lots with 60 and 65-foot widths. Additionally, all lots would be 120 feet deep, greater than the minimum 105-foot depth for the SF-2 development type. The development plan shows two entrances from Borchert Loop to serve the residences. The plan does not show any connections to Maple Street, despite City Council members stating a preference for the project connecting to both streets during the approval of the professional services agreement in July 2024. The applicant has stated that they believe a connection to Maple Street would be cost-prohibitive due to the point of connection being located within the 100-year floodplain. While that may be true, having Borchert Loop as the sole connection potentially creates traffic issues due to the fact that there is not an on-ramp to SH 130 at Borchert Loop, meaning residents would have to drive to either Maple Street or San Antonio Street/SH 142 to access SH 130. To meet the requirements of the City's subdivision ordinance, Borchert Loop will be required to be improved to City standards until it meets the nearest point of Borchert Drive that meets City standards, to the west of SH 130. The developer would extend City water and wastewater to the site to serve the development. The applicant plans to fund the utility extensions, local utility lines, on-and off-site street improvements, and amenities through the creation of a Public Improvement District. The current financial analysis of the PID shows it falling short of the 3 to 1 assessed value to lien value ratio that is required in the City's PID policy, instead showing a level between 2.18 and 2.21. Because of the shortfall between the current assessed value and the value of the bond requested, the applicant is requesting a "Holdback" approach, wherein the applicant would not receive the full bond funds at first issue. They would instead receive a smaller first issue of a bond, which would be the amount that can be borrowed at the 3 to 1 ratio based on the assessed value. The remainder of the bond amount would need to be "held back" until sufficient improvements have been made to create additional value, allowing the release of the remainder of the funds once values within the PID have increased to a 3:1 ratio based on the entire amount of bond proceeds. The main issues with this approach are that it involves risk to the developer that their early investment with limited bond funds may not produce the needed value for the release of the remainder of the funds and that the Holdback approach requires pre-clearance from the state Attorney General. While the development agreement does detail some features that are of higher quality than base city standards, such as the lot sizes, and does contain stronger park and recreational amenities than a typical subdivision, it is not clear that the proposed development fully meets the criteria for approval of a PID listed on page 2 of the City's PID policy. Unlike the other project for which the City approved a PID, the project is not mixed-use and would not contribute any commercial property or sales taxes to the City's revenues. While the project does require off-site utility extensions and road improvements, there have been similarly-situated residential projects that have built such improvements without requesting the creation of a PID. Through the presentation and discussion, City Council can provide guidance to staff and the applicant regarding how the project can better meet the goals detailed in the City's PID policy.

Tara Hatley of Masonwood Development and Vanessa Stowe of DPFG provided details about the development plans of the Public Improvement District. There was discussion.

CONSENSUS: The consensus of the Council is that Masonwood Development can proceed with the PID.

F. DISCUSSION REGARDING AMENDMENT NO. 1 TO THE TXDOT AIRPORT PROJECT PARTICIPATION AGREEMENT FOR PROJECT 2314LHART TO CHIP SEAL, OVERLAY, AND MARKING OF THE PARALLEL RUNWAY AND TAXIWAY AT THE LOCKHART MUNICIPAL AIRPORT.

Mr. Kelley stated that the Texas Department of Transportation (TxDOT) has several programs aimed at assisting with funding airport maintenance projects, which the city has participated in the past. On December 20, 2022, City Council approved Resolution 2022-42 authorizing the City Manager to enter into an agreement with TxDOT for a project consisting of paving and marking the 4,000' long runway and taxiway. The resolution and subsequent agreement identified the City's match responsibilities of 10% (\$191,900) of the entire project (\$1,919,000). These figures were based on estimates at the time of the adopted resolution. This project along with 5 other airport entities were packaged together and bid in 2024. Upon receiving initial bids, not all entities were in agreement with their proportionate costs of the project. TxDOT chose to rebid the projects in the hope that more bidders could be attracted and the costs for the projects would be more competitive. TxDOT and staff have reviewed the new bids that have been received, and believe the cost is of fair value regarding the work that is needed at the airport. Following entering the initial agreement, the City paid the estimated 10% match of \$191,900. Tonight's amendment to the project agreement identifies the remaining funds the City will be required to pay to participate in the paving project. The total project amount has changed to \$2,521,950. The 10% match portion of the project the City would be responsible for would be \$252,195. The City's remaining responsibility will be \$60,295, which is the difference in the previous 10% match payment. 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.

Manuel Oliva, 202 W. Cedar Street, expressed concern about the confusion about the location of the sewer infrastructure on a property that he is building a house, 417 S. Blanco Street. He explained that he has attempted to work with city staff to rectify the issue with no cooperation and that City staff had caused a break in the line resulting in sewer running into his backyard. He requested assistance to determine the sewer connection for the new home soon so that the new home build can commence. He also remarked he would contact an attorney.

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

Mayor White introduced Megan Carvajal as the new President of the Lockhart Chamber of Commerce.

ITEM 4-A. HOLD A PUBLIC HEARING AND DISCUSSION REGARDING APPLICATIONS ZC-24-09 AND PDD-24-04 BY MICHELE HAUSSMANN OF LAND USE SOLUTIONS ON BEHALF OF MANUMIT INVESTMENT GROUP AND DISCUSSION AND/OR ACTION TO CONSIDER ORDINANCE 2025-05 FOR A ZONING CHANGE FROM PDD PLANNED DEVELOPMENT DISTRICT TO PDD PLANNED DEVELOPMENT DISTRICT AND ADOPTION OF A PDD DEVELOPMENT PLAN ON 23.395 ACRES IN THE FRANCES BERRY SURVEY, ADDRESSED AS 711 CITY LINE ROAD.

Mayor White opened the public hearing at 8:40 p.m.

Mr. Fowler stated that the proposed zoning change and PDD development plan proposes to remove the subject property from the Maple Park PDD and place it in a newly-created PDD for approximately 23 acres at the southeast corner of Maple Street and City Line Road. While the current PDD shows the subject property as a combination of single-family detached residential and commercial development, the proposed PDD would consist solely of a one-story multifamily development on two lots. The project would abut and have vehicular access to City Line Road, Maple Street, and the forthcoming Lincoln Lane. The development would have a maximum of 150 units of attached single-story residences, each having two-car garages and two spaces of parking in the driveways. The residences would be served by a network of internal private drives that also include paved walkways. Sidewalks would be built along all street frontages, including a six-foot wide sidewalk along City Line Road. As part of the approved preliminary plat, Maple Street will be widened to meet City standards as a collector street. The PDD development plan shows the project layout, indicating the locations of residential units, the driveway network, and open spaces. The plan states that the development's lighting will be dark sky compliant. The plan's landscaping standards include one shade tree per residential unit and one shade tree every 40 feet along street frontages, while also requiring shrub plantings along the fronts of buildings. The project will have an exterior fence along all street frontages. Architectural design and signage design standards are also included. The plan also states that a swimming pool and other recreational amenities will be built as part of the development.

Mayor White requested the applicant to address the Council.

Michelle Hausmann of Land Use Solutions on behalf of Manumit Investment Group provided details about the proposed development and requested support of the project. There was discussion.

Mayor White closed the public hearing at 9:08 p.m.

Mayor Pro-Tem Sanchez made a motion to approve Ordinance 2025-05, as presented. Councilmember Michelson seconded. The motion passed by a vote of 7-0.

ITEM 5-A. DISCUSSION AND/OR ACTION REGARDING CITY COUNCIL MINUTES OF THE FEBRUARY 20, 2024, MARCH 5, 2024, MARCH 19, 2024, MARCH 26, 2024, AND APRIL 2, 2024 MEETINGS.

Councilmember Lairsen made a motion to approve the minutes. Councilmember Westmoreland seconded. The motion passed by a vote of 7-0.

ITEM 5-B. DISCUSSION AND/OR ACTION TO CONSIDER THE PURCHASE OF A WEIS QUICK ATTACK FIRE APPARATUS BUILT ON A 2025 FORD-550 CHASSIS SUPER CAB AND MANUFACTURED BY WEIS FIRE & SAFETY EQUIPMENT, LLC IN SALINA KANSAS.

UTILIZING THE HOUSTON GALVESTON AREA COUNCIL (HGAC) PURCHASING COOPERATIVE PROGRAM.

Councilmember Michelson made a motion to approve the purchase of a Weis Quick Attack Fire Apparatus, as presented. Councilmember Mendoza seconded. The motion passed by a vote of 7-0.

ITEM 5-C. DISCUSSION AND/OR ACTION REGARDING AMENDMENT NO. 1 TO THE TXDOT AIRPORT PROJECT PARTICIPATION AGREEMENT FOR PROJECT 2314LHART TO CHIP SEAL, OVERLAY, AND MARKING OF THE PARALLEL RUNWAY AND TAXIWAY AT THE LOCKHART MUNICIPAL AIRPORT.

Councilmember Lairsen made a motion to approve Amendment No. 1 to the TXDOT Airport Project Participation Agreement, as presented. Councilmember Westmoreland seconded. The motion passed by a vote of 7-0.

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

- Park pavilion rentals will soon be available online.
- Informational meeting about Downtown Revitalization project scheduled for March 13, 2025.
- Preparations underway for solid waste pickup route change.
- KidFish at City Park on Saturday, March 15th.
- Reminder: Citywide Spring Clean Up Program on Saturday, March 22nd.

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

Councilmember Westmoreland commended the contractor involved with the downtown improvement project.

Councilmember Mendoza thanked the Hispanic Chamber of Commerce for a successful gala.

Mayor Pro-Tem Sanchez expressed condolences to families that have lost a loved one. She thanked the Hispanic Chamber for a successful gala event and congratulated award recipients.

Councilmember Castillo thanked the Hispanic Chamber for a successful gala and congratulated the award recipients. He thanked the contractor involved with the downtown improvement project. He encouraged everyone to be safe in the downtown area during the construction.

Councilmember Michelson also thanked the contractor involved with the downtown improvement project. He thanked citizens for their patience during the project. He commended the Hispanic Chamber for their successful gala. He also commended all involved with the Junior Livestock show.

Mayor White thanked the Hispanic Chamber for a successful gala and he thanked the keynote speaker. He stated that the city will host a tour of city facilities for a group from a health insurance company. An informal discussion will be held with a hospital corporation. He invited everyone to KidFish and to the Little League grand opening.

Mayor White announced that the Council would enter Executive Session at 9:20 p.m. to discuss items 8A, 8B and 9A.

ITEM 8. EXECUTIVE SESSION IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNMENT CODE, TITLE 5, SUBCHAPTER D, SECTION 551.072 - TO DELIBERATE

THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY IF DELIBERATION IN AN OPEN MEETING WOULD HAVE A DETRIMENTAL EFFECT ON THE POSITION OF THE GOVERNMENTAL BODY IN NEGOTIATIONS WITH A THIRD PERSON.

- A. Discussion regarding possible property acquisition for public facilities.
- B. Discussion regarding possible land acquisition related to public parks.

ITEM 9. 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.

- A. Discussion regarding water supply contracts.

OPEN SESSION

Mayor White announced that the Council would enter Open Session at 9:48 p.m.

ITEM 10-A. DISCUSSION AND/OR ACTION REGARDING POSSIBLE PROPERTY ACQUISITION FOR PUBLIC FACILITIES.

No action taken.

ITEM 10-B. DISCUSSION AND/OR ACTION REGARDING POSSIBLE LAND ACQUISITION RELATED TO PUBLIC PARKS.

No action taken.

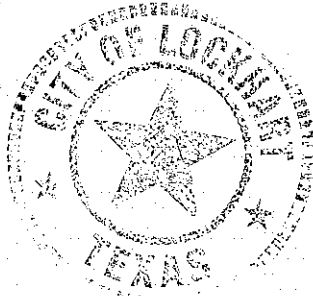
ITEM 10-C. DISCUSSION AND/OR ACTION REGARDING WATER SUPPLY CONTRACTS.

No action taken.

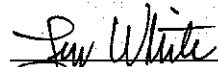
ITEM 11. ADJOURNMENT

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 9:50 p.m.

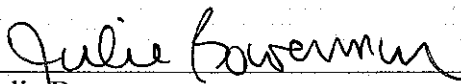
PASSED and APPROVED this the 20th day of January, 2026.



CITY OF LOCKHART


Lew White, Mayor

ATTEST:


Julie Bowermon
City Secretary