

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
Sean Kelley, Public Works Director
Randy Jenkins, Fire Chief
Tatiana Salazar, Public Information Officer
Will Wachel, City Engineer (TRC)

Jennifer Richie, City Attorney
Julie Bowermon, City Secretary
Gary Williamson, Police Chief
Holly Malish, Economic Development Director
David Fowler, Planning Director

Citizens/Visitors Addressing the Council: Representatives of the Hays-Caldwell Women's Center; Alfonso Sifuentes and Corey Johnson of Republic Services; and Gayle Warren, Citizen.

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 OF A PROCLAMATION DECLARING FEBRUARY 2025 AS DATING VIOLENCE AWARENESS MONTH.

Mayor White presented the proclamation of Representatives of the Hays-Caldwell Women's Center.

B. DISCUSS CITY COUNCIL MINUTES OF THE DECEMBER 5, 2023, DECEMBER 19, 2023, JANUARY 2, 2024, JANUARY 9, 2024, AND JANUARY 18, 2024 MEETINGS.

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

C. DISCUSS RESOLUTION 2025-08 TO GRANT CONDITIONAL CONSENT TO THE CREATION OF THE LOCKHART MUNICIPAL UTILITY DISTRICT OF CALDWELL COUNTY AND THE INCLUSION INTO SAID DISTRICT OF 889.3 ACRES OF LAND, 720.681 ACRES OF WHICH IS IN CITY'S ETJ.

Jennifer Richie stated that State law requires that a city consent to the inclusion of land in its ETJ in a municipal utility district ("MUD"). At a workshop on January 27, 2025, Hillwood Communities discussed the development of 889.3 acres of land ("Property"), 720.681 acres of which is in City's ETJ ("Property"). Hillwood Communities is in it due diligence period for the purchase of the Property and has asked the City to grant a conditional consent to creation of the Lockhart Municipal Utility District of Caldwell County and the inclusion of the Property into said district. This consent is conditioned in part on the ability of Hillwood Communities and the City being able to negotiate and enter into a development agreement and expires in 180 days. There was discussion.

D. PRESENTATION BY REPUBLIC SERVICES REGARDING RESIDENTIAL SOLID WASTE COLLECTION ROUTE CHANGES.

Mr. Kelley stated that Republic Services notified staff on upcoming changes to solid waste collection in an effort to optimize route efficiency and balance the number of customers along routes. Previously on June 13, 2022, Republic Services (formerly CTR) converted to three days per week service for residential collection from four day per week collection for residential customers and implemented a transition plan that was successful. Since the last route modification, Lockhart has experienced significant growth, which has placed a heavier burden on completion of routes within the scheduled pick-up time (7 a.m. to 6 p.m.). City staff also shared information with Republic Services regarding absorption of new residential neighborhoods and future phasing of developments coming online. In June 2022 the house count for solid waste services was 5,325. This amount has increased by 826 homes since the last route change to a total of 6,151 accounts.

This information has provided Republic Services with guidance in creating a new route revision. Important information regarding the new routes include:

- Moving from Three-Day per Week Service (Monday, Tuesday and Thursday) to Four-Day per Week Service (Monday, Tuesday, Thursday and Friday).
- Simplified dividing route lines using highways and collector streets.
- Two rear-load trucks will continue to be utilized on each route, with a third rear-load truck available for unforeseen issues or breakdowns.
- Approximately 1950 houses will be affected by the proposed route day changes, approximately 1,350 are due to adding the Friday route.
- Curb side recycling and commercial solid waste collection days will remain unchanged.

Alfonso Sifuentes and Corey Johnson of Republic Services provided information about the communication plan, timelines and transitional services for implementing the residential solid waste collection route revisions. There was a review of the map depicting the new collection routes. There was discussion.

E. DISCUSS ANNUAL REVIEW OF THE CITY OF LOCKHART EMERGENCY WARNING SYSTEM POLICIES WHICH INCLUDES THE OUTDOOR WARNING SIRENS (OWS) AND THE REGIONAL NOTIFICATION SYSTEM (RNS) IN PARTNERSHIP WITH THE CAPITAL AREA COUNCIL OF GOVERNMENTS (CAPCOG).

Chief Jenkins stated that severe weather is common in Central Texas from March through November. This includes the typical, peak severe thunderstorm and tornado months from March to June, and it includes the Atlantic hurricane season from June 1 to November 30. The purpose of this agenda item is to complete a routine annual review of the policy and make any needed amendments before the upcoming severe weather season. The current emergency warning system includes both outdoor and indoor warning methods. The Outdoor Warning Sirens consist of five (5) electro-mechanical sirens strategically located throughout the city. The sirens are tested on the 1st Monday of each month at 1 p.m. and are maintained through an annual maintenance contract. Indoor warnings are managed through the CAPCOG Regional Notification System (WarnCentralTexas.org), which has been implemented for citizens to receive warnings and important information on a phone (call or text), and/or computers (Email), to include automated weather warnings from the National Weather Service (NWS). Due to the age of the Outdoor Warning Sirens (2016), an upgrade to the server and software was completed in 2024. A second manual activation control point was also added at dispatch. In February 2025, all the battery chargers and batteries were upgraded on the system. The Outdoor Warning Sirens were activated once by the "Auto Activation" software on May 9, 2024, at 8:24:57 p.m. for a Tornado Warning in Caldwell County issued

by the NWS. The City of Lockhart currently has 13,827 contacts in WarnCentralTexas.org. There was discussion.

F. PRESENTATION BY POLICE CHIEF WILLIAMSON REGARDING THE 2024 RACIAL PROFILING REPORT.

Chief Williams stated that State law requires collection of information relating to motor vehicle stops in which a citation or warning is issued and for arrests made due to traffic stops. In addition, State law requires the following:

1. A comparative analysis of the information compiled;
2. Evaluate and compare the number of motor vehicle stops, within the applicable jurisdiction, of persons who are recognized as racial or ethnic minorities and person who are not recognized as racial or ethnic minorities;
3. Examine the disposition of motor vehicle stops made by officers employed by the agency, categorized according to the race or ethnicity of the affected persons, as appropriate, including searches resulting from stops within the applicable jurisdiction;
4. Evaluate and compare the number of searches resulting from motor vehicle stops within the applicable jurisdiction and whether contraband or other evidence was discovered during those searches and whether the individual detained consented to the search;
5. Information relating to each complaint filed with the agency alleging that a peace officer employed by the agency was engaged in racial profiling;
6. Whether the peace officer knew the race or ethnicity of the individual detained before detaining the individual;
7. Whether the peace officer used physical force that resulted in bodily injury, as that term is defined by Section 1.07, Penal Code, during the stop;
8. Location of the stops; and
9. The reason for the stops.

Chief Williamson provided details of the Motor Vehicle Racial Profiling report that was submitted to the Texas Commission on Law Enforcement.

G. DISCUSS RESOLUTION NO. 2025-07 TO TERMINATE A CHAPTER 380 ECONOMIC DEVELOPMENT INCENTIVE WITH TITAN LOCKHART LAND INVESTORS, LLC FOR DEFAULT.

Ms. Malish stated that Titan bought 31.485 acres in LEDC's Industrial Park 3 in 2023. During Titan's due diligence period on the property unexpected additional costs were determined by the company. To incentivize the closing and to ensure a development of a new speculative building, City Council approved a Chapter 380 agreement that would provide a 50% rebate of road impact fees up to \$326,000 and require an investment in a building and the property to be at least \$16 million. Titan was to submit plans for a site permit within 180 days after closing and complete construction and obtain a certificate of occupancy within 18 months from a building permit issued by the City of Lockhart. Due to adverse market conditions, Titan was never able to submit plans or complete construction of a building within the timeline outlined in the agreement. Titan remains committed and is actively marketing the property for development. LEDC staff / Titan will maintain their long-standing history of collaboration. Going forward, Titan is prepared to bring prospects to LEDC staff for a new development agreement.

H. DISCUSSION REGARDING RESOLUTION 2025-09, SUSPENDING THE APRIL 12, 2025, EFFECTIVE DATE OF THE PROPOSAL BY TEXAS GAS SERVICE COMPANY, A DIVISION OF ONE GAS, INC., CENTRAL-GULF SERVICE AREA, TO IMPLEMENT INTERIM GRIP RATE ADJUSTMENTS FOR GAS UTILITY INVESTMENT IN 2024.

Mr. Lewis stated that this is an annual interim rate adjustment and that the purpose of the resolution is to suspend the effective date of the rate increase by 45 days. Further, the Texas Supreme Court has determined that the City has no authority to take additional action or undertake a substantive examination of the request.

PRESENTATION BY REPUBLIC SERVICES REGARDING RESIDENTIAL SOLID WASTE COLLECTION ROUTE CHANGES.

Mr. Lewis clarified that the item is not on the agenda for Council action. He recommended that the Council ask any additional questions at this time, if any. There were no additional questions from the Council.

RECESS: Mayor White announced that the Council would recess for a break at 7:30 p.m.

ITEM 1. CALL TO ORDER.

Mayor Lew White called the meeting to order at 7:45 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.

Gayle Warren, McMahan, recommended that the city designate a specific bus or transportation pickup and drop off area to improve safety in the community and a public restroom in the downtown area.

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

ITEM 4. CONSENT AGENDA.

Mayor Pro-Tem Sanchez made a motion to approve consent agenda items 4A and 4B. Councilmember Mendoza seconded. The motion passed by a vote of 7-0.

The following are the consent agenda items that were approved:

- 4A: Approve City Council minutes of the December 5, 2023, December 19, 2023, January 2, 2024, January 9, 2024, and January 18, 2024 meetings.
- 4B: Approve Resolution 2025-09, suspending the April 12, 2025, effective date of the proposal by Texas Gas Service Company, a division of One Gas, Inc., Central-Gulf Service Area, to implement interim GRIP rate adjustments for gas utility investment in 2024.

ITEM 5-A. CONSIDERATION AND/OR ACTION REGARDING RESOLUTION 2025-08 TO GRANT CONDITIONAL CONSENT TO THE CREATION OF THE LOCKHART MUNICIPAL UTILITY DISTRICT OF CALDWELL COUNTY AND THE INCLUSION INTO SAID DISTRICT OF 889.3 ACRES OF LAND, 720.681 ACRES OF WHICH IS IN CITY'S ETJ.

Councilmember Michelson questioned the decrease of land that will be included in the MUD. Duke Carrigan, representative of Hillwood, replied that the decrease is because it has been determined that part of the acreage that was previously included in the MUD total is currently in the city limits of Lockhart. The MUD will only consist of acreage in the City of Lockhart's extraterritorial jurisdiction. There was discussion.

Councilmember Lairsen made a motion to approve Resolution 2025-08, as presented. Councilmember Mendoza seconded. The motion passed by a vote of 7-0.

ITEM 5-B. DISCUSSION AND ACKNOWLEDGMENT OF RECEIPT OF THE 2024 RACIAL PROFILING REPORT.

Councilmember Michelson made a motion to accept the 2024 Racial Profiling report. Mayor Pro-Tem Sanchez seconded. The motion passed by a vote of 7-0.

ITEM 5-C. DISCUSSION AND/OR ACTION TO CONSIDER RESOLUTION NO. 2025-07 TO TERMINATE A CHAPTER 380 ECONOMIC DEVELOPMENT INCENTIVE WITH TITAN LOCKHART LAND INVESTORS, LLC FOR DEFAULT.

Councilmember Lairsen made a motion to approve Resolution 2025-07, as presented. Councilmember Castillo seconded. The motion passed by a vote of 7-0.

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

- City staff preparing and training for launch of My Government Online.
- Update on the Texas Parks & Wildlife grant for a new aquatic facility and related next steps.
- KidFish at City Park on Saturday, March 15th.
- Citywide Spring Clean Up Program on Saturday, March 22^{n.d}

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

Councilmember Mendoza thanked the Lockhart Chamber for a successful mixer event. He also thanked the Progressive Club for a successful event.

Mayor Pro-Tem Sanchez congratulated the Lockhart Chamber of Commerce and the Progressive Club for successful events. She congratulated the Lockhart High School graduates for signing contracts for future educational opportunities. She expressed condolences to families that have lost a loved one.

Councilmember Castillo expressed condolences to families that have lost a loved one. He congratulated the Lockhart Chamber and the Progressive Club for successful events. He inquired about an update about the recreation center and city pool. He inquired about updating streetlights in a few areas of town. He suggested that the city explore social opportunities/venues for the younger generation.

Mayor White thanked the Lockhart Chamber and the Progressive Club for successful events even though he was unable to attend.

EXECUTIVE SESSIONS: Mayor White announced that the Council would enter Executive Session to discuss items 8 and 9, as listed below, at 8:10 p.m.

ITEM 8. EXECUTIVE SESSION IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNMENT CODE, TITLE 5, SUBCHAPTER D, SECTION 551.087 TO DELIBERATE OR FOR DISCUSSION REGARDING COMMERCIAL OR FINANCIAL INFORMATION THAT THE GOVERNMENTAL BODY HAS RECEIVED FROM A BUSINESS PROSPECT THAT THE GOVERNMENTAL BODY SEEKS TO HAVE LOCATE, STAY, OR EXPAND IN OR NEAR THE TERRITORY OF THE GOVERNMENTAL BODY AND WITH WHICH THE GOVERNMENTAL BODY IS CONDUCTING ECONOMIC DEVELOPMENT NEGOTIATIONS; OR TO DELIBERATE THE OFFER OF A FINANCIAL OR OTHER INCENTIVE TO A BUSINESS PROSPECT. Discussion regarding economic development negotiations with Project CA-238.

ITEM 9. 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 10. OPEN SESSION.

Mayor White announced that the Council would enter Open Session at 9:06 p.m.

ITEM 10-A. DISCUSSION AND/OR ACTION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS WITH PROJECT CA-238.

Mayor White made a motion to authorize city staff to negotiate a 380 agreement with the economic development prospect. Mayor Pro-Tem Sanchez seconded. The motion passed by a vote of 7-0.

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

Mayor White made a motion to authorize the City Manager to make an offer and/or negotiate an offer for a purchase sale agreement subject to Council approval, in an amount not to exceed the appraised value. Mayor Pro-Tem Sanchez seconded. The motion passed by a vote of 7-0.

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

Mayor White made a motion to authorize the City Manager to negotiate an offer or a purchase and sale agreement subject to Council approval in an amount not to exceed appraised value. Councilmember Michelson seconded. The motion passed by a vote of 7-0.

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 9:09 p.m.

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



CITY OF LOCKHART

Lew White
Lew White, Mayor

ATTEST:

Julie Bowermon
Julie Bowermon
City Secretary