

**REGULAR MEETING
LOCKHART CITY COUNCIL**

MARCH 18, 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
Joseph Resendez, Assistant City Manager
David Fowler, Planning Director
Gary Williamson, Police Chief
Travis Hughes, Parks Director
Tatiana Salazar, Public Information Officer

Jennifer Richie, City Attorney
Julie Bowermon, City Secretary
Andrew Devaney, Building Official
Randy Jenkins, Fire Chief
Keeli Michna, Finance Director

Citizens/Visitors Addressing the Council: Amy Bramwell of Studio Steinbomer; and Citizens, Jenna McCann and Joseph Shaffer.

Work Session 6:30 p.m.

Mayor Pro-Tem Sanchez announced that Mayor Lew White will not attend the meeting. She 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 APRIL 16, 2024 AND MAY 7, 2024 MEETINGS.

Mayor Pro-Tem Sanchez requested corrections to the minutes. There were none.

B. PRESENTATION AND DISCUSSION OF LOCKHART FREEDOM ACT FIRST QUARTERLY REPORT.

Chief Williamson stated that On November 5, 2024, Lockhart voters approved a charter amendment known as the Lockhart Freedom Act, which aimed to "reform marijuana enforcement by city personnel" and decriminalize the possession of marijuana for four (4) ounces or less. On December 3, 2024, Lockhart City Council passed a 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. The resolution passed by the Lockhart City Council on December 3, 2024, calls on the Texas Legislature and U.S. Congress to provide clarification and guidance regarding ordinances similar to the Lockhart Freedom Act. Prior to the passage of the Lockhart Freedom Act, Lockhart Police made 75 arrests related to all drug possession charges in 2024. In 2023, Lockhart Police made approximately 99 drug related arrests. However, not all drug arrests were linked to marijuana possession. The discovery of illegal marijuana possession may be

used, at the officer's discretion, to continue an investigation of other crimes. This includes driving under the influence, possession of a controlled substance, firearms violations, or other crimes that affect public safety. Chapter 370.003 of the Texas Local Government Code provides that cities not adopt policies that do not fully enforce applicable state and federal drug laws, including marijuana. The Texas Code of Criminal Procedure, which vests police officers with the authority and duty to enforce state law, also potentially conflicts with the City of Lockhart's marijuana decriminalization charter amendment. Potentially inhibiting peace officers from fully enforcing drug laws could put officers in danger and hamper recruitment and retention efforts. For these reasons, the City of Lockhart and the Lockhart Police Department worked with the City Attorney's Office to implement provisions of the Lockhart Freedom Act that are not in conflict with state and federal law. After review, the City Attorney identified three sections that can be implemented to varying degrees:

- **Section 12.06 – Handling of Evidence:** Lockhart Police Department (LPD) officers currently document all illegal narcotics seizures. A report is filed detailing the grounds for each seizure, and all evidence is securely stored in accordance with the department's Evidence Policy.
- **Section 12.10 – Training & Policy Updates:** While LPD officers retain discretion to issue citations for possession of marijuana under two ounces, this practice has now been formally codified in Policy 7.46 – Marijuana Enforcement.
- **Section 12.12 – Quarterly Reports:** The LPD submits quarterly reports covering adult and juvenile arrests and citation counts. Moving forward, these reports will also include data on misdemeanor marijuana possession offenses, including:
 - Total arrests and citations issued,
 - Estimated personnel hours dedicated to enforcement,
 - Demographic breakdowns of individuals charged (age, gender, race, and ethnicity).

This update provides transparency on enforcement practices.

C. DISCUSS THE SCOPE OF WORK FOR THE REMODEL OF FIRE STATION NO. 1 LOCATED AT 201 W. MARKET ST. BASED ON THE 50% CONSTRUCTION DRAWINGS.

Mr. Resendez stated that previously, on September 17, 2024, the City Council approved Resolution 2024-24 to award the contract for Construction-Manager-At-Risk (CMAR) to D. Wilson Construction Co. for the remodel of Fire Station #1. Also, at the same meeting, Resolution 2024-23 was approved for the contract proposal of Studio Steinbomer to provide professional architectural and engineering services for the Fire Station #1 remodel. The construction documents have been approximately 50% completed by Studio Steinbomer and construction costs have been estimated and updated by D. Wilson Construction Co. based on current cost of labor and materials. Due to the price feedback from sub-contractors and suppliers and the CMAR's cost of services, the cost of the original base scope of work increased from the previous project estimate of \$735,000. Staff worked with Studio Steinbomer and D. Wilson to develop a reduced base scope for essential items and remove exterior improvements as an add-alternate to the project. Further, based on feedback from Studio Steinbomer, an assessment of the roof was completed by an outside consultant. The results of the assessment provided the following summary:

'We find the low-sloped roofs to be in fair condition. We find the sloped tile roof functioning as intended without indications of water intrusion. We find the bell tower roof to be seriously deteriorated and the bell tower framing to be in fair condition. Therefore, we recommend maintenance-type repairs to the low-sloped roofs and the bell tower mounting and cable bracing. We recommend replacement of the cementitious [cement asbestos] tile roofs. We recommend replacement of the bell tower roof, and cleaning and coating of the bell tower framing. We recommend scheduling a wholesale replacement of the low-sloped roofs in the future.'

Based on this assessment, an option to include the roof as an add-alternate are also included below.

The updated project costs, including the roof and exterior improvements as add-alternates to the base scope, are provided below. Each option includes the following costs: 10% construction contingency, contractor costs for general conditions, contractor's construction fees, architectural design services, and asbestos abatement.

Original Base - \$1,577,251

Demolition, life safety systems, electrical, plumbing, drywall, flooring, HVAC, paint, appliances, diesel exhaust system, acoustic ceiling, framing, casework, repointing masonry, and shower, etc. Overhead doors, replacement windows, signage, and exterior painting.

Option 1 - Reduced Base - \$1,269,923

Demolition, life safety systems, electrical, plumbing, drywall, flooring, HVAC, paint, appliances, diesel exhaust system, acoustic ceiling, framing, casework, repointing masonry, and shower, etc. Overhead doors, replacement windows, signage, and exterior painting. Reduction in cost allowance for various smaller line-items.

Option 2 - Reduced Base + Roof - \$1,522,353 (+ \$252,430)

Abatement and replacement of the cementitious [cement asbestos] tile roofs. Replacement of the bell tower roof and replacement of the low-sloped roof. Also includes costs for required contract amendments to the Architect and CMAR agreements. Requires a review by Lockhart Historical Commission.

Option 3 - Reduced Base + Roof + Exterior Improvements - \$1,817,939 (+ \$548,016)

Abatement and replacement of the cementitious [cement asbestos] tile roofs. Replacement of the bell tower roof and replacement of the low-sloped roof. Also includes costs for required contract amendments to the Architect and CMAR agreements. Overhead doors, replacement windows, signage, and exterior painting. Requires a review by Lockhart Historical Commission.

Staff request guidance from the City Council on the scope of work to move forward with to complete the construction documents and determining the Guaranteed Maximum Price (GMP). Once the GMP is determined based on the revised scope of work, it will be brought back to the City Council for final approval.

Amy Bramwell of Studio Steinbomer and Chief Jenkins explained the process to replace the roof of Fire Station No. 1. There was discussion.

D. DISCUSS RESOLUTION 2025-10 TO UPDATE PARK PAVILION AND SWIMMING POOL RENTAL FEES.

Mr. Hughes stated that an update to park pavilion and swimming pool fees was presented to Council on March 4, 2025. This Resolution will update these fees as indicated in Exhibit A. There was discussion.

E. DISCUSS ORDINANCE 2025-06 TO ADOPT A UTILITY SERVICE FEE SCHEDULE.

Ms. Michna stated that the proposed ordinance will establish a comprehensive utility service fee schedule, streamlining the utility billing process. This schedule includes updates to existing fees and recommendations for new service fees. The new service fees include charges for meter tampering and multiple trip fees—one for normal business hours and another for after-hours service. The proposed fee

increases apply to reconnect fees and bucket truck usage fees, with a \$25 increase to account for inflation and rising expenses related to these services. Fees that will remain unchanged include customer deposits for both electric and water services, as well as the meter testing fee. The purpose of this ordinance is to consolidate utility service fees into a single, easily accessible schedule, improving both public transparency and internal efficiency. There was discussion.

F. DISCUSS THE REAL ESTATE SALES CONTRACT AND AUTHORIZING THE PURCHASE OF A PROPERTY LOCATED AT 120 W. MLK JR. INDUSTRIAL BOULEVARD IN THE AMOUNT OF \$1,750,000 FOR CONVERSION INTO AN INDOOR RECREATION CENTER AS A NEED IDENTIFIED IN THE PARKS, RECREATION, & OPEN SPACE MASTER PLAN AND AUTHORIZING CLOSING COSTS ASSOCIATED WITH THE PURCHASE IN AN ESTIMATED AMOUNT OF \$10,000.

Mr. Resendez stated that the City's *Lockhart Looking Forward Comprehensive Plan* and *Parks, Recreation & Open Space Master Plan* identified the need for an indoor recreation center as a community priority. The property (the "Property") located at 120 W. MLK Jr. Industrial Boulevard (Caldwell County Tax Appraisal District ID 39089) includes an existing theater building with accessibility from US 183, adequate parking, and ample interior space. He referred to a preliminary acquisition and conversion plan for converting the theater into a multi-purpose indoor recreation center, highlighting site details, renovation plans, staffing needs, and long-term community benefits. Staff reviewed the Property listing with Council and an appraisal was ordered. Following the appraisal review, the Council authorized staff to negotiate a Purchase and Sale agreement with the owner. The property was originally listed for \$2,600,000. The listing price as of November 15, 2024 was \$2,300,000. The appraised value was \$1,650,000. The final negotiated purchase price for the property is \$1,750,000, with estimated closing costs not exceeding \$10,000. The City is not paying any real estate commissions. The acquisition of this property will allow the City to provide an indoor recreation center to residents much sooner and at a lower cost than constructing a new facility, which is estimated to take 6–8 years and \$15–\$20 million to construct and furnish. If approved, the next step is the procurement of a professional architectural/engineering design firm.

Mr. Hughes provided information and there was discussion about the potential indoor recreation uses.

RECESS: Mayor White announced that the Council would recess for a break at 7:31 p.m.

ITEM 1. CALL TO ORDER.

Mayor Pro-Tem Sanchez called the meeting to order at 7:46 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.

Jenna McCann, 2115 Windsor Blvd., stated that she is speaking on behalf of the multi-family residential buildings. She requested that the city revise the temporary banner sign ordinance to allow temporary banners and directional signs to their building to attract new tenants.

Joseph Shaffer, expressed concern about the traffic safety at FM 20 and FM 1322. He suggested that a traffic signal light be installed at the intersection for traffic safety precautions. He spoke in favor of a community recreation center.

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

ITEM 4-A. HOLD A PUBLIC HEARING AND CONSIDER APPROVAL OF ORDINANCE 2025-03, ANNEXING 84.981 ACRES OUT OF THE JOHN A. NEILL SURVEY, ABSTRACT 20, CALDWELL COUNTY, TEXAS, LOCATED EAST OF THE INTERSECTION OF FM 1322 AND CENTERPOINT ROAD AND ADDRESSED AS 2500 FM 1322.

Mayor Pro-Tem Sanchez announced that the public hearing will be postponed until May 6, 2025.

Mr. Fowler stated that this is the last postponement that will be granted to the applicant. If the applicant is not prepared to proceed with the public hearing on May 6, 2025, the application will be withdrawn.

ITEM 4-B. HOLD A PUBLIC HEARING ON APPLICATION ZC-24-08 BY TALLEY J. WILLIAMS ON BEHALF OF BLACKJACK BLOCK, LLC AND DISCUSSION AND/OR ACTION ON ORDINANCE 2025-04 FOR A ZONING CHANGE FROM AO AGRICULTURAL-OPEN SPACE DISTRICT TO RMD RESIDENTIAL MEDIUM DENSITY DISTRICT ON 84.981 ACRES IN THE JOHN A. NEILL SURVEY, ABSTRACT NO. 20, LOCATED EAST OF THE INTERSECTION OF FM 1322 AND CENTERPOINT ROAD AND ADDRESSED AS 2500 FM 1322.

Mayor Pro-Tem Sanchez announced that the public hearing will be postponed until May 6, 2025.

ITEM 5-A. DISCUSSION AND/OR ACTION TO CONSIDER CITY COUNCIL MINUTES OF THE APRIL 16, 2024 AND MAY 7, 2024 MEETINGS.

Councilmember Westmoreland made a motion to approve the minutes. Councilmember Mendoza seconded. The motion passed by a vote of 6-0.

ITEM 5-B. DISCUSSION AND CONSIDERATION REGARDING RECEIPT OF THE LOCKHART FREEDOM ACT FIRST QUARTERLY REPORT.

Councilmember Lairsen made a motion to accept the report. Councilmember Castillo seconded. The motion passed by a vote of 6-0.

ITEM 5-C. DISCUSSION AND/OR ACTION TO PROVIDE GUIDANCE ON THE SCOPE OF WORK FOR THE REMODEL OF FIRE STATION NO. 1 LOCATED AT 201 W. MARKET ST. BASED ON THE 50% CONSTRUCTION DRAWINGS.

Councilmember Michelson made a motion to approve Option 3, Reduced Base + Roof + Exterior Improvements - \$1,817,939 (+ \$548,016). Councilmember Castillo seconded. The motion passed by a vote of 6-0.

ITEM 5-D. DISCUSSION AND/OR ACTION REGARDING RESOLUTION 2025-10 TO UPDATE PARK PAVILION AND SWIMMING POOL RENTAL FEES.

Councilmember Castillo made a motion to approve Resolution 2025-10, as presented. Councilmember Lairsen seconded. The motion passed by a vote of 6-0.

ITEM 5-E. DISCUSSION AND/OR ACTION TO CONSIDER ORDINANCE 2025-06 TO ADOPT A UTILITY SERVICE FEE SCHEDULE.

Councilmember Westmoreland made a motion to approve Ordinance 2025-26, as presented. Councilmember Michelson seconded. The motion passed by a vote of 6-0.

ITEM 5-F. DISCUSSION AND/OR ACTION TO CONSIDER APPROVING THE REAL ESTATE SALES CONTRACT AND AUTHORIZING THE PURCHASE OF A PROPERTY LOCATED AT 120 W. MLK JR. INDUSTRIAL BOULEVARD IN THE AMOUNT OF \$1,750,000 FOR CONVERSION INTO AN INDOOR RECREATION CENTER AS A NEED IDENTIFIED IN THE PARKS, RECREATION, & OPEN SPACE MASTER PLAN AND AUTHORIZING CLOSING COSTS ASSOCIATED WITH THE PURCHASE IN AN ESTIMATED AMOUNT OF \$10,000.

Councilmember Westmoreland made a motion to approve the real estate sales contract and authorizing the purchase of a property located at 120 W. MLK Jr. Industrial Blvd, as presented. Councilmember Michelson seconded.

There was discussion regarding the process of obtaining quotes to convert the facility to an indoor recreation center.

VOTE: The motion passed by a vote of 6-0.

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

- Recap of Downtown Revitalization Project Update meeting held on March 13.
- Hotel Occupancy Tax (HOT) Advisory Board accepting applications.
- Lockhart Fire Department's Push-In Ceremony for new ladder truck is scheduled for Friday, March 21.
- New bench donated by library patron to Dr. Eugene Clark Library.
- Splash Pads set to open on Tuesday, April 1.
- Reminder: Citywide Spring Clean Up Program on Saturday, March 22.
- Next Coffee With a Cop event scheduled for Tuesday, April 15.
- First 2025 Courthouse Nights event set for Friday, April 18.

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

Councilmember Mendoza thanked all that attended the KidFish event.

Councilmember Castillo expressed condolences to families that have lost a loved one. He thanked all that attended the KidFish event. He reminded everyone to lock their vehicles to avoid theft.

Councilmember Michelson thanked all that attended the KidFish event. He wished all a good Spring Break and he encouraged everyone to stay safe.

Mayor Pro-Tem Sanchez expressed condolences to families that have lost a loved one. She thanked all that attended the KidFish event. She wished everyone a safe Spring Break and wished the best to Coach Todd Mavis.

EXECUTIVE SESSIONS

Mayor Pro-Tem Sanchez announced that the Council would enter Executive Session to discuss agenda items 8 and 9, as listed below at 8:21 p.m.

ITEM 8-A. 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 AND 551.087 OF THE TEXAS GOVERNMENT CODE, DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS. Discussion regarding Tax Abatement Agreement with Martin Spellerberg of Spellerberg Associates, LLC.

ITEM 9-A. 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 AND SECTION 551.072 OF THE TEXAS GOVERNMENT CODE, 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. Discussion regarding acquisition of multiple utility easements between S. Main Street and S. Commerce Street.

OPEN SESSION.

Mayor Pro-Tem Sanchez announced that the Council would enter Open Session at 8:57 p.m.

ITEM 10-A. DISCUSSION AND/OR ACTION REGARDING TAX ABATEMENT AGREEMENT WITH MARTIN SPELLERBERG OF SPELLERBERG ASSOCIATES, LLC.

There was no action.

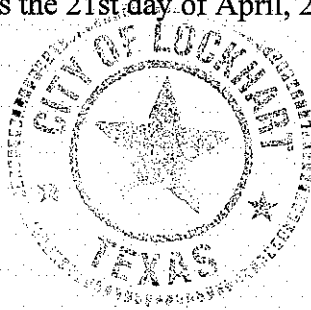
ITEM 10-B. DISCUSSION AND/OR ACTION REGARDING ACQUISITION OF MULTIPLE UTILITY EASEMENTS BETWEEN S. MAIN STREET AND S. COMMERCE STREET.

Mayor Pro-Tem Sanchez made a motion to authorize staff to make initial offers to the landowners of the downtown utility easements between South Main Street and South Commerce Street up to the appraised value. Councilmember Lairsen seconded. The motion passed by a vote of 6-0.

ITEM 11. 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 8:59 p.m.

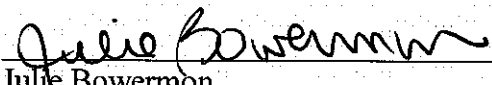
PASSED and APPROVED this the 21st day of April, 2026.



CITY OF LOCKHART


Lew White, Mayor

ATTEST:


Julie Bowermon
City Secretary