

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
Gary Williamson, Police Chief
Travis Hughes, Parks Director
Holly Malish, Economic Development Director

Brad Bullock, City Attorney
Julie Bowermon, City Secretary
Andrew Devaney, Building Official
Keeli Michna, Finance Director
Tatiana Salazar, Public Information Officer

Citizens/Visitors Addressing the Council: Elda Arriano and Neal Kelby of Texas Monthly; Mike Brooks of Brooks Watson & Company; and Citizens: Will Rhodes, Rachel Lingvai and Fred Wiegand.

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 APRIL 13 - 19, 2025 AS NATIONAL PUBLIC SAFETY TELECOMMUNICATORS WEEK.

Mayor White presented the proclamation to the Lockhart Police Department.

B. DISCUSS THE CITY COUNCIL MINUTES OF THE MAY 21, 2024 AND JUNE 4, 2024 MEETINGS.

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

C. DISCUSS THE PROPOSED TEXAS MONTHLY 2025 BBQ WORLD'S FAIR EVENT SPONSORSHIP AGREEMENT FOR THE NOVEMBER 1-2, 2025, TEXAS MONTHLY BBQ WORLD'S FAIR EVENT.

Mr. Kelley stated that since 2009, Texas Monthly BBQ Fest has brought together BBQ enthusiasts. In 2022, Texas Monthly held its first BBQ World's Fair in the BBQ Capital of Texas and is seeking to return to Lockhart for a fourth consecutive year. The event is slated for November 1-2, 2025, to be held in the Historic Courthouse Square and City Park. Texas Monthly will provide the planning, production, staffing, event lineup, marketing, ticketing services and sponsorships.

Other notable details in the agreement include:

- City contribution \$25,000 of in-kind support (permit assistance, street closures, police and first responder staff, secure shuttle parking area and event locations)

- \$20,000 in monetary sponsorship for digital promotion and \$8,700 payment for (1) full page brand ad in Texas Monthly Magazine
- City logo to be placed on the promotional signage
- Minimum general liability insurance requirements

Staff will be working closely with the Downtown Revitalization Contractors to coordinate planning of the event between the event holder and the contractor. Texas Monthly has representatives to answer any questions regarding the 2025 Event Sponsorship Agreement.

Elda Arriano and Neal Kelby of Texas Monthly provided information and there was discussion about their marketing strategy and the proposed schedule of events.

D. DISCUSSION REGARDING AMENDING THE CONTRACT WITH GBRA TO INCLUDE A FUTURE SECOND DELIVERY POINT FROM THE GONZALES CARRIZO GROUNDWATER SUPPLY PROJECT.

Mr. Kelley stated that the City of Lockhart entered the Gonzales Carrizo Groundwater Supply Project (CGSP) Agreement on February 6, 2018. The project consists of providing Lockhart customers with long-term treated water, up to 3,000 acre-feet per year. The City began receiving water from the project at the current delivery point at the Lockhart Water Treatment Plant in September 2024. The Guadalupe-Blanco River Authority (GBRA) recently completed the design of the second phase of the regional project in Mid-2024, which includes expanding water supply to neighboring water providers north of Lockhart. GBRA's route for the project takes water around the east side of Lockhart and travels through an easement on the south side of the Cesar Chavez Elevated Storage Tank that the City of Lockhart dedicated to GBRA on June 4, 2024. The purpose of dedicating the easement was to establish a second delivery point that has the capability to receive "some or all" of the 3,000 acre-feet of water from the CGSP. The proposed amendment conveys the ability to receive water at the second delivery point once developed. The transmission line for Phase II of the CGSP, including the 12" tap at the Cesar Chavez EST are anticipated to be complete by October 2026. The City is responsible for developing the connection between the new second delivery point and the City's water distribution system. Currently, the City Engineer is preparing a Preliminary Engineering Report for the secondary delivery point. Once the engineering report is complete, budgeting for secondary delivery point connection may begin.

Establishing the second delivery point for treated water is important for several reasons, including:

- Create redundancy in the water system to make the utility more resilient.
- Diversify and increase the City's water supply, which is centralized at the Water Treatment Plant's high service pump station, and
- Provide additional water supply during outages, rehabilitation, or scheduled maintenance of the City's water treatment plant.

E. PRESENTATION AND DISCUSSION OF THE CITY OF LOCKHART AND THE LOCKHART ECONOMIC DEVELOPMENT CORPORATION'S FISCAL YEAR 2023-24 ANNUAL COMPREHENSIVE FINANCIAL REPORT (ANNUAL FINANCIAL AUDIT) BY BROOKSWATSON & COMPANY, PLLC., AN INDEPENDENT PUBLIC ACCOUNTING FIRM.

Ms. Michna stated that according to City of Lockhart's Home Rule Charter, Article 3, Section 3.14 - Audit of City books and accounts, the City shall have its records and accounts audited annually and shall have an annual financial statement prepared based on the audit. In addition, Section 3.14 states that the accountant shall not maintain or keep any of the city's accounts or records and shall not perform the city's

annual audit for more than five years in succession. This is the fourth year for Brooks Watson & Company, PLLC to perform the City's annual audit. City Council approved a two-year contract extension on October 15, 2024 which will retain Brooks Watson & Company, PLLC's audit services through fiscal year ending 2025. Brooks Watson & Company, PLLC has issued an unmodified (clean) opinion. An unmodified opinion is presumed to be free from material misstatements and fairly represents its financial results, financial position, and cash flows. The Annual Comprehensive Financial Report for FYE 2024 includes three sections: Introduction, Financial, and Statistical. The transmittal letter is one of the legal requirements for the annual report that typically includes the local government's profile, provides an economic update on the local economy, lists any major initiatives undertaken by the local government and states that the financial reports are management's responsibility. The financial section includes all necessary financial information, narratives explaining financials, and an auditor's report. The third section is the statistical section. It outlines financial trends, revenue capacity, debt capacity, demographic information and other operating indicators about the local government. The City has been awarded a Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association (GFOA) for five consecutive years. The current Annual Comprehensive Financial Report for FYE 2024 will be submitted to the GFOA to determine eligibility for another certificate.

Mike Brooks of Brooks Watson & Company gave the report of the City of Lockhart's Annual Comprehensive Financial Report. He stated that the firm issued an unmodified (clean) opinion. An unmodified opinion is presumed to be free from material misstatements and fairly represents its financial results, financial position, and cash flows. He commended the City of Lockhart for remaining financially responsible. There was discussion.

F. DISCUSSION REGARDING CONSIDERATION FOR THE PURCHASE OF A PORTABLE STAGE TO BE AVAILABLE FOR PARK, CITY-SPONSORED, AND COMMUNITY EVENTS.

Mr. Kelley stated that the City holds numerous events downtown, at the City Park and other community gathering areas. Frequently, in-kind contributions are made to sponsor the event, improve the functionality of the event and even alleviate the financial burden of organizers producing community-wide events. Courthouse Nights has verbally requested to replace the old wooden stage with a new wooden stage and would like the City to participate in repairing the existing stage or consider the purchase of a new stage. The current stage is set up for each Courthouse Nights event by Pegasus School. The stage has been used for decades for several events, requires frequent maintenance, and has reached its life expectancy. Courthouse Nights requires a stage that can handle an approximal weight load of 3,000 lbs with a minimum dimension of 8' x24' and an elevated surface.

Considerations for Stage Rentals vs. Purchase:

- **Rental vs. Purchase:** Renting a stage for events costs approximately \$5,000 per event, while purchase of a mobile portable stage is estimated at \$10,000.
- **Setup & Liability:** Determine responsibility for setting up and dismantling the stage, as well as any associated liability concern.
- **Stage Features:** Portable stage options include guardrails, skirt/cover, stair kits and storage trolleys. They typically support up to 200 lbs/sq ft and come with a 10-year manufacturer's warranty.
- **Eligible Uses:** Potential uses include City-sponsored events (e.g., A Christmas to Remember, MLK Jr. March, Courthouse Nights, Kid Fish), non-profit events on public property, and park events.

Mr. Hughes provided information and there was discussion about the purchase, setup process, and storage of the stage.

Will Rhodes and Rachel Lingvai stated that the current stage that is used for Courthouse Nights is not safe and at a point of no repair. They requested that the Council consider purchasing a stage that is safe and that will accommodate the weight and size of the band members and equipment.

RECESS: Mayor White announced that the Council would recess for a break at 7:40 p.m.

ITEM 1. CALL TO ORDER.

Mayor Lew White called the meeting to order at 7:54 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.

Fred Wiegand, Citizen, requested to be a member of the Airport Advisory Board and questioned the qualifications of the Airport Board members as listed in the Code of Ordinances. He expressed concern about the condition of the Lockhart Municipal Airport.

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

ITEM 4-A. HOLD A PUBLIC HEARING AND CONSIDER APPROVAL OF ORDINANCE 2025 07, FOR TEXT AMENDMENTS TO CHAPTER 64, "ZONING" ARTICLE VII, SECTION 64-205, "PORTABLE FOOD ESTABLISHMENTS," OF THE LOCKHART CODE OF ORDINANCES.

Mayor White opened the public hearing at 8:03 p.m.

Mr. Devaney stated that staff recommended updating the definition of a portable food establishment. Currently, per ordinance, a portable food establishment is defined as an enclosed trailer or motor vehicle designed and operated for the sale of food and/or beverages and which stays at one location for more than four consecutive days. Lockhart staff are requesting to remove the verbiage regarding location and duration to be considered a portable food establishment. This would ensure all current and potential portable food establishments within the City of Lockhart are properly permitted and inspected. Currently, portable food establishments that conduct business for less than four days are not subject to permit and inspection requirements. The current permit fees for portable food establishments are twenty-five dollars for establishments with one to four employees and fifty dollars for establishments with five or more employees. The permit is valid from the date of application until December 31 of that same year. Lockhart staff would also recommend amending Subsection (b) (1) to update the requirement for a portable food establishment permit from the City of Lockhart. This would make it a requirement for portable food establishments to be inspected by the city health inspector and have a current mobile food unit permit issued by the Texas Department of State Health Services, Retail Foods Division. Sec. 64-205 Subsection (b) (1) proposed ordinance amendment would update the legal definitions according to state law. The update to the Texas Department of State Health Services, Retail Foods Division went into effect September 1, 2004, per House Bill 2292. This amendment would ensure compliance with city inspections as well as meet the minimum requirements of the Texas Department of State Health Services. The standards set in Sec. 64-205 Subsection (b) (2-19) require no amendments. At the Planning and Zoning

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Commission meeting on March 12th, the Planning and Zoning Commission approved these text amendments as proposed. This included the proposed deletion of Sec. 64-205 (e). Since this approval, Building Services staff have reexamined the proposed deletion of Sec. 64-205 (e) based on additional City Attorney feedback regarding the impact on annual, outdoor community events. Staff have recognized the need to keep this section in its entirety. This would continue to allow outdoor events lasting no longer than four consecutive days to be exempt from the zoning requirements of this section. Examples of events locally to continue to be exempt would include Cinco de Mayo, Chisholm Trail Roundup, Diez y Seis, First Friday, Courthouse Nights, Sip-n-Stroll, Texas Monthly Barbecue Festival, school fundraisers, church fundraisers, and city-sponsored events. These events will still be required to be compliant with all applicable health and sanitation regulations. He stated that staff recommends approval. There was discussion.

Mayor White requested citizens to address the Council. There were none. He closed the public hearing at 8:10 p.m.

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

ITEM 5-A. DISCUSSION AND/OR ACTION TO CONSIDER THE CITY COUNCIL MINUTES OF THE MAY 21, 2024 AND JUNE 4, 2024 MEETINGS.

Councilmember Westmoreland made a motion to approve the minutes. Mayor Pro-Tem Sanchez seconded. The motion passed by a vote of 7-0.

ITEM 5-B. DISCUSSION AND/OR ACTION REGARDING THE PROPOSED TEXAS MONTHLY 2025 BBQ WORLD'S FAIR EVENT SPONSORSHIP AGREEMENT FOR THE NOVEMBER 1-2, 2025, TEXAS MONTHLY BBQ WORLD'S FAIR EVENT.

Councilmember Michelson made a motion to approve the Texas Monthly 2025 BBQ World's Fair Event Sponsorship agreement, as presented. Councilmember Lairsen seconded. The motion passed by a vote of 7-0.

ITEM 5-C. DISCUSSION AND/OR ACTION REGARDING AMENDING THE CONTRACT WITH GBRA TO INCLUDE A FUTURE SECOND DELIVERY POINT FROM THE GONZALES CARRIZO GROUNDWATER SUPPLY PROJECT.

Councilmember Lairsen made a motion to approve amending the contract with GBRA, as presented. Councilmember Mendoza seconded. The motion passed by a vote of 7-0.

ITEM 5-D. PRESENTATION, DISCUSSION AND/OR ACTION REGARDING THE CITY OF LOCKHART AND THE LOCKHART ECONOMIC DEVELOPMENT CORPORATION'S FISCAL YEAR 2023-24 ANNUAL COMPREHENSIVE FINANCIAL REPORT (ANNUAL FINANCIAL AUDIT) BY BROOKSWATSON & COMPANY, PLLC., AN INDEPENDENT PUBLIC ACCOUNTING FIRM.

Mayor Pro-Tem Sanchez made a motion to approve the City of Lockhart and the Lockhart Economic Development Corporation's Fiscal Year 2023-2024 Annual Comprehensive Financial Report, as presented. Councilmember Lairsen seconded. The motion passed by a vote of 7-0.

ITEM 5-E. DISCUSSION AND/OR ACTION REGARDING THE PURCHASE OF A PORTABLE STAGE TO BE AVAILABLE FOR PARK, CITY-SPONSORED, AND COMMUNITY EVENTS.

Councilmember Castillo spoke against renting city owned equipment.

Mr. Lewis clarified that the agenda item is to consider purchasing the portable stage. If the purchase of the portable stage is approved, staff will return with an agenda item on a future Council meeting to consider whether to allow rental of the stage.

Councilmember Michelson made a motion to approve the purchase of a portable stage, as presented, not to exceed the purchase price of \$10,000. Councilmember Lairson seconded. The motion passed by a vote of 6-1, with Councilmember Castillo opposing.

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

- Update regarding City-Wide Spring Clean up event held on March 24.
- Splash pads opened for the season on April 1.
- Update on the selection process to hire design consulting engineers for the new aquatic center.
- Update on preparations for the release of Request for Qualifications (RFQ) for architectural services for indoor recreation center project.
- Update on new traffic light installation at FM 1322 and FM 20.

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

Mayor Pro-Tem Sanchez expressed condolences to the family of Beirne Eeds for their loss.

Councilmember Westmoreland expressed appreciation to Beirne Eeds for his contribution to the community.

Councilmember Lairsen expressed condolences to the Eeds family for their loss.

Councilmember Castillo expressed condolences to the Eeds family for their loss. He thanked city staff for their work. He congratulated the soccer team for making it to the playoffs.

Councilmember Michelson invited everyone to attend the *50 Lions Who Can Cook* event.

Mayor White invited everyone to First Friday events.

EXECUTIVE SESSION

Mayor White announced that the Council would enter Executive Session at 8:28 p.m. to discuss agenda items 8A and 9A as listed below.

ITEM 8-A. 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-241.

ITEM 9-A. 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. Discussion regarding possible land acquisition related to public parks.

OPEN SESSION

Mayor White announced that the Council would enter Open Session at 9:05 p.m.

ITEM 10-A. DISCUSSION AND/OR ACTION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS WITH PROJECT CA-241.

No action was taken.

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

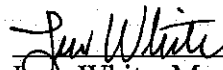
Mayor White made a motion to authorize staff to make an offer on the property discussed in closed session up to the amount as discussed in closed session. Mayor Pro-Tem Sanchez seconded. The motion passed by a vote of 7-0.

ITEM 11. ADJOURNMENT

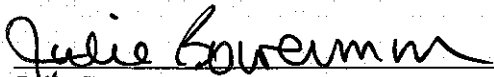
Mayor Pro-Tem Sanchez made a motion to adjourn the meeting. Councilmember Mendoza seconded. The motion passed by a vote of 7-0. The meeting was adjourned at 9:10 p.m.

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

CITY OF LOCKHART


Lew White, Mayor

ATTEST:


Julie Bowermon
City Secretary

