

**VOL 35 PG 143
REGULAR MEETING
LOCKHART CITY COUNCIL**

MAY 20, 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
Holly Malish, Economic Development Director
Gary Williamson, Police Chief
Keeli Michna, Finance Director

Brad Bullock, City Attorney
Julie Bowermon, City Secretary
Sean Kelley, Public Works Director
Travis Hughes, Parks Director
Tatiana Salazar, Public Information Officer

Citizens/Visitors Addressing the Council: James Lovett and Jason Kirby of SH 130 Concessions; Jennifer Ridder and Jason Bart Fowler of McCall, Parkhurst & Horton; James Mannis of Half Associates; Citizen: Pat Stroka, David Samuelson; David Harris, and Mario Gutierrez.

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. RECEIVE AN UPDATE FROM SH130 CONCESSIONS REGARDING TRAFFIC SIGNAL TIMING AT THE INTERSECTION OF WEST SAN ANTONIO STREET (SH142).

Mr. Kelley stated that on January 7, 2025, SH130 Concessions presented information to City Council regarding the congestion at the intersection of SH130 and SH142 and covered the following topics.

- Signal Warrant Analysis that triggered the signal activation
- The current Signal Timing Plan
- Min/Max Time Matrix
- Crash Statistics

SH130 recently conducted an engineering study of the intersection.

James Lovett and Jason Kirby of SH 130 Concessions provided an update and there was discussion about the recommended changes to alleviate congestion during peak times at the intersection and the timing of the scheduled traffic signal modifications.

B. DISCUSSION REGARDING AUTHORIZING RESOLUTION 2025-14 DESIGNATING THE LOCKHART ECONOMIC DEVELOPMENT CORPORATION AS THE CITY'S LIAISON FOR THE MUSIC FRIENDLY TEXAS PROGRAM, AUTHORIZING THE LOCKHART ECONOMIC DEVELOPMENT CORPORATION TO EXECUTE A MEMORANDUM OF UNDERSTANDING BETWEEN THE LOCKHART ECONOMIC DEVELOPMENT CORPORATION AND THE TEXAS MUSIC OFFICE WITHIN THE OFFICE OF THE GOVERNOR FOR MAINTENANCE OF THE TEXAS MUSIC INDUSTRY DIRECTORY.

Ms. Malish stated that on December 20, 2024, The City of Lockhart was designated a "Music Friendly City" by the Texas Office of the Governor (OOG). Due to a backlog at the Texas OOG, the Memorandum of Understanding (MOU) for the certification has just now become available for approval. The proposed action presented to Lockhart City Council authorizes the Lockhart Economic Development Corporation to serve as liaison and maintain the local music industry database. A press release and certification presentation to Mayor White occurred January 3, 2025. Both State Senator Zaffirini and State House Representative Gerdes lauded the effort for fostering a vibrant music community and ongoing dedication to supporting local musical talent. The Music Friendly Texas program, the first in the nation since introduced by Texas Music Office in 2016, seeks to foster music business-related economic development and job creation in Texas cities and communities.

C. DISCUSSION REGARDING AUTHORIZING RESOLUTION 2025-15 DIRECTING PUBLICATION OF NOTICE OF CITY'S INTENT TO ISSUE CERTIFICATES OF OBLIGATION FOR CERTAIN CAPITAL PROJECTS AND RESOLUTION 2025-16 EXPRESSING OFFICIAL INTENT TO REIMBURSE CERTAIN EXPENDITURES INCURRED BY THE CITY RELATED TO THESE CAPITAL PROJECTS.

Mr. Resendez stated that Resolution 2025-15 authorizes proceeding with the issuance of Certificates of Obligation and further directing the publication of Notice of Intention to issue City of Lockhart, Texas combination tax and revenue certificates of obligation for certain capital projects. The issuance amount of \$20,000,000 in the resolution is an amount not to exceed. Council may authorize an issuance amount less than the \$20,000,000, depending on the scope of capital projects funded by the issuance.

The proposed projects to be funded by this issuance include the following:

- design and construction of the new aquatics facility;
- acquisition and renovation of an indoor recreation center;
- upgrades to the existing city hall;
- land acquisition for future police and/or fire facilities; and
- other improvements to existing City parks.

The final issuance amount would also include the costs of professional services, including engineering fees, in connection to these projects and the costs of issuing the certificates of obligation.

Mr. Resendez stated that Resolution 2025-16 expresses official intent to reimburse the City for certain expenditures. As discussed at the March 18, 2025 city council meeting, the issuance of the Certificate of Obligation (CO) will reimburse the General Fund for the acquisition of the property located at 120 W. MLK Industrial Boulevard for future use as an indoor recreation center.

If both resolutions are approved, the City's Bond Counsel and Financial Advisor will proceed with publication of the required notices and begin preparation of the offering documents for the CO's. Tentatively, the Financial Advisor would price the CO's through competitive sale and present the recommended underwriter(s) to Council for award at the July 15, 2025 Council meeting. Closing and proceeds received would occur in August 2025.

Jennifer Ridder and Jason Bart Fowler of McCall, Parkhurst & Horton provided information and there was discussion about the Certificates of Obligation process.

D. DISCUSS AWARDING A PROFESSIONAL SERVICES CONTRACT TO HALFF ASSOC. FOR ARCHITECTURAL AND ENGINEERING DESIGN SERVICES FOR AN AQUATICS FACILITY.

Mr. Hughes stated that staff published a Request for Qualifications (RFQ) for architectural and engineering design services to build a new aquatics facility on February 11, 2025. Staff received 12 Statements of Qualification in response to the RFQ. Four firms were selected for interviews: Dunaway, Halff Assoc., LJA Engineering, and Turner Ramirez Architects. Halff Assoc. (Halff) was selected as the finalist by the review committee on March 28, 2025. If the professional services contract with Halff is approved by City Council, Halff will begin work on the final design of the facility and oversee construction. Deliverables for the project include design, construction documents, bid documents, a proforma and operational planning. The project will be completed in two phases. The first phase will consist of the leisure pool component and support amenities such as a bath house, lifeguard office, mechanical room, landscaping, fencing, and parking lot/lighting. The second phase will consist of a competition pool and teaching pool enclosed with a retractable roof, allowing for year-round operation. Phase 1 is scheduled for completion in approximately 12 months. Phase 2 will commence immediately after Phase 1 and is scheduled to be completed 9 months later.

James Mannis of Halff Associates gave a presentation and there was discussion regarding Half Associates, Barker Rinker Seacat Architecture, P.C., Water Technology, Inc., and Beyond Engineering and Testing, LLC design recommendations to various aspects of the project including:

- Landscape Architecture / Site Design
- Architecture
- Mechanical, Electrical, Plumbing (MEP)
- Aquatics Design, and
- Civil Engineering

E. DISCUSS RESOLUTION 2025-17: (1) DETERMINING THAT A PUBLIC NECESSITY EXISTS FOR THE ACQUISITION OF PERMANENT UTILITY EASEMENTS LOCATED ON APPROXIMATELY EIGHT (8) SEPARATE TRACTS OF REAL PROPERTY WHICH ARE REQUIRED FOR THE CONSTRUCTION OF THE LOCKHART SQUARE UTILITY PROJECT TO RELOCATE EXISTING ELECTRIC UTILITY INFRASTRUCTURE; (2) AUTHORIZING THE CITY MANAGER TO MAKE OFFERS FOR THE ACQUISITION OF EASEMENTS REQUIRED FOR SAID PROJECT AND TO EXPEND AN AGGREGATE AMOUNT NOT TO EXCEED \$260,000.00 TO ACQUIRE SAID EASEMENTS; (3) ESTABLISHING CERTAIN PROCEDURES FOR ACQUISITION; AND (4) AUTHORIZING THE CITY MANAGER TO EXECUTE ANY DOCUMENTS IN CONNECTION THEREWITH.

Mr. Bullock stated that the City's existing electric utility infrastructure located on the southern block of the downtown Lockhart Square currently provides power to approximately ten properties and their respective commercial and residential uses. A portion of the existing line, because of its location within the property lines of an active mixed-use infill development project, requires the removal of an existing utility pole and the subsequent installation of three new utility poles and all necessary appurtenances (transformers, wires, service lines, etc) to maintain electric service to existing customers and provide electric service to the new mixed-use project. The seven utility easements identified during preliminary design of the electric utility relocation project involve approximately eight parcels for an estimated cumulative acquisition cost of \$260,000.00. Further, the acquisition of these permanent utility easements will permit the City access to maintain, operate, and replace existing and new electric, water, sewer, and/or drainage lines and facilities and other utilities, including but not limited to, telecommunication facilities,

in the easement area. This resolution would authorize the City Manager to pay just compensation to each Owner for the acquisition of an easement. The resolution establishes and defines "just compensation" to be an amount not to exceed the "Total Appraised Compensation" plus incremental amounts above the Total Appraised Compensation, as necessitated by the circumstances of each tract, for the acquisition of the easements from each Owner. If compensation for a single easement exceeds the City Manager's purchasing authority, then the acquisition of said easement will be brought back to City Council for separate approval. If an agreement cannot be reached on the acquisition of an easement, a request to initiate condemnation proceedings will be presented to the City Council.

F. DISCUSS AUTHORIZING RESOLUTION 2025-18 FINDING THAT FIVE UTILITY EASEMENTS LOCATED ON PROPERTIES ADDRESSED AS 215 S COMMERCE STREET, 111 E PRAIRIE STREET, 110 E MARKET STREET, 112 MARKET STREET, 114 E MARKET STREET, AND 116 E MARKET STREET, LOCKHART, CALDWELL COUNTY, TEXAS ARE NECESSARY FOR THE CONSTRUCTION OF THE LOCKHART SQUARE UTILITY PROJECT TO RELOCATE EXISTING ELECTRIC UTILITY INFRASTRUCTURE AND AUTHORIZING THE USE OF EMINENT DOMAIN TO CONDEMN THE EASEMENT INTERESTS PURSUANT TO GOVERNMENT CODE § 2206.053.

Mr. Bullock stated that the City has completed the design phase for the Lockhart Square Utility Project. The project's design requires permanent utility easements from seven private property owners. Contract Land Staff (CLS) is the right of way services company assisting with this project. Appraisals for the easements have been conducted and offers have been made to each owner based on the appraisal report for each property. The City has reached agreements to acquire permanent utility easements from two property owners through purchase. Staff and CLS continue to negotiate with the remaining owners. The City has not been able to reach an agreement with five property owners for the remaining easement interests. Therefore, the City believes it is prudent to authorize the use of eminent domain for the easements located on the following properties:

1. 215 S COMMERCE ST/111 E PRAIRIE LEA ST, Lockhart, Texas, Caldwell County Tax Appraisal ID Nos. 45506 & 45508: A permanent utility easement, being a 0.023-acre tract of land, situated in the City of Lockhart, Caldwell County, Texas, being part of Lot 3 and Lot 5, Jack Pearce Subdivision, recorded in Cabinet B, Slide 31 of the Plat Records of Caldwell County, Texas, conveyed to Cynthia Alvares by Agreed Final Decree of Divorce recorded in Document No. 2017-005889 of the Official Public Records of Caldwell County, Texas (Exhibit A). Just compensation was determined by appraisal and the City, through CLS, made an initial offer on April 2, 2025, for the appraised amount. CLS was able to contact the property owner to discuss the offer. The property owner did not accept the initial offer and provided a counteroffer. However, despite good faith negotiations, an agreement could not be reached. A final offer was made on May 8, 2025.
2. 110 E MARKET ST, Lockhart, Texas, Caldwell County Tax Appraisal ID No. 16886: A permanent utility easement, being a 0.013-acre tract of land, situated in the City of Lockhart, Caldwell County, Texas, being part of Lot 2, Block 13 of the Original Town of Lockhart, conveyed to 110 Market, LLC by Deed recorded in Document No. 2017-006076 of the Official Public Records of Caldwell County, Texas (Exhibit B). Just compensation was determined by appraisal and the City, through CLS, made an initial offer on April 1st, 2025 for the appraised amount. CLS was able to contact the property owner to discuss the offer. The property owner did not accept the initial offer nor provide a counteroffer. However, despite good faith negotiations, an agreement could not be reached. A final offer was made on May 8, 2025.
3. 112 MARKET ST, Lockhart, Texas, Caldwell County Tax Appraisal ID No. 16885: A permanent

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utility easement, being a 0.012-acre tract of land, situated in the City of Lockhart, Caldwell County, Texas, being out of that part of Lot 2, in Block 13 of the Original Town of Lockhart, conveyed to Patrick Davis by Deed recorded in Document No. 2018-000182 of the Official Public Records of Caldwell County, Texas (Exhibit C). Just compensation was determined by appraisal and the City, through CLS, made an initial offer on April 2, 2025, for the appraised amount. CLS was able to contact the property owner to discuss the offer. The property owner did not accept the initial offer nor provide a counteroffer. However, despite good faith negotiations, an agreement could not be reached. A final offer was made on May 8th, 2025.

4. 114 E MARKET ST, Lockhart, Texas, Caldwell County Tax Appraisal ID No. 16883: A permanent utility easement, being a 0.005-acre tract of land, situated in the City of Lockhart, Caldwell County, Texas, being part of Lot 2, Block 13 of the Original Town of Lockhart, conveyed to Ramon S. Mendez, Evangelina P. Mendez, Beatrice Ives Starks and Eric Jason Mendez, Co-Trustees of the Ramon and Evangeline Mendez Revocable Trust by Deed recorded in Document No. 2021-007261 of the Official Public Records of Caldwell County, Texas (Exhibit D). Just compensation was determined by appraisal and the City, through CLS, made an initial offer on April 2, 2025, for the appraised amount. CLS was able to contact the property owner to discuss the offer. The property owner did not accept the initial offer and provided a counteroffer. However, despite good faith negotiations, an agreement could not be reached. A final offer was made on May 8th, 2025.

5. 116 E MARKET ST, Lockhart, Texas, Caldwell County Tax Appraisal ID No. 16888: A permanent utility easement, being a 0.012-acre tract of land, situated in the City of Lockhart, Caldwell County, Texas, being part of Lot 3, Block 13 of the Original Town of Lockhart, conveyed to Robert Mendez, Sr. and Dora Mendez by Deed recorded in Document No. 2013-132022 of the Official Public Records of Caldwell County, Texas (Exhibit E). Just compensation was determined by appraisal and the City, through CLS, made an initial offer on April 2, 2025, for the appraised amount. CLS was able to contact the property owner to discuss the offer. The property owner did not accept the initial offer and provided a counteroffer. However, despite good faith negotiations, an agreement could not be reached. A final offer was made on May 8, 2025.

There was discussion.

G. PRESENTATION FROM POLICE CHIEF REGARDING DEVELOPING A CITY-WIDE NEIGHBORHOOD WATCH PROGRAM.

Chief Williamson stated that the Police Department is exploring the implementation of a city-wide Neighborhood Watch program to strengthen community partnerships and enhance public safety. Neighborhood Watch is a proven crime prevention strategy that encourages residents to take an active role in safeguarding their neighborhoods by working collaboratively with law enforcement. The Police Department plans to hold a community meeting for those interested in starting a neighborhood watch group for their neighborhood. He provided information about the purpose and benefits of a neighborhood watch program, the role of participants, the role of law enforcement, how to start a neighborhood watch group, crime prevention tips, and communication tools. This initiative aligns with the City's strategic goal of promoting safe and engaged communities. There was discussion.

H. DISCUSSION REGARDING ORDINANCE 2025-12 ESTABLISHING A BILINGUAL ASSIGNMENT PAY FOR POLICE OFFICERS AND FIREFIGHTERS.

Chief Williamson stated that the proposed ordinance establishes a Bilingual Assignment Pay program for classified civil service personnel in the Lockhart Police and Fire Departments, including probationary

police officers and firefighters. This initiative recognizes and compensates these first responders who demonstrate verified proficiency in a non-English language and utilize their bilingual skills in the performance of official duties. The ordinance aligns with Texas Local Government Code §143.042, which authorizes assignment pay for specialized functions for police officers and firefighters. Bilingual personnel, especially first responders, are instrumental in enhancing communication, emergency response, and public trust—particularly when serving residents with limited English proficiency. Under the ordinance, eligible employees who pass a standardized language proficiency exam and are assigned by their department chief will receive an additional \$0.75 per hour. The City will determine which languages qualify based on community needs, with Spanish included by default. The program will be administered by the Human Resources Department in coordination with department heads and includes provisions for retesting and documentation. This action supports equitable service delivery and strengthens community engagement across language barriers with first responders. In compliance with Texas Local Government Code, an ordinance is necessary to authorize a bilingual assignment pay for police officers and firefighters. City Management is currently reviewing internal departmental policies with the intent to enable 9-1-1 dispatchers, who are also first responders, to be able to utilize this same process as proposed in Ordinance 2025-12 to demonstrate proficient bilingual skills and be eligible for a bilingual pay designation. There was discussion.

I. ANNOUNCEMENT OF NOMINATION OF CURTIS HAWKINS TO THE PARKS AND RECREATION ADVISORY BOARD BY COUNCILMEMBER JUAN MENDOZA FOR A TERM TO EXPIRE IN NOVEMBER 2025.

Mayor White stated that the nomination acknowledgement will be considered during the regular meeting. Consideration of the appointment will be placed on the next Council meeting agenda.

Councilmember Juan Mendoza gave a brief history of Mr. Hawkins' interest in youth activities.

J. ANNOUNCEMENT OF NOMINATION OF JUSTIN WELLS TO THE LOCKHART ECONOMIC DEVELOPMENT CORPORATION BY COUNCILMEMBER JOHN LAIRSEN FOR A TERM TO EXPIRE IN NOVEMBER 2026.

Mayor White stated that the nomination acknowledgement will be considered during the regular meeting. Consideration of the appointment will be placed on the next Council meeting agenda.

RECESS: Mayor White announced that the Council would recess for a break at 7:35 p.m.

ITEM 1. CALL TO ORDER.

Mayor Lew White called the meeting to order at 7:50 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.

Pat Stroka, 1204 Sierra Vista Cove, thanked the City Council and staff for their work on new activity amenities in the community. He expressed concern about large new homes being built in old neighborhoods where the property values of the surrounding houses increase, thereby increasing property

taxes that eventually are unaffordable for the existing residents. He suggested that certain areas be designated as special districts to prohibit or decrease new builds in older neighborhoods.

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

ITEM 4-A. HOLD A PUBLIC HEARING ON APPLICATION ZC-25-01 A REQUEST BY CRAIG HARRIS AND DISCUSSION AND/OR ACTION ON ORDINANCE 2025-10 FOR A ZONING CHANGE FROM RMD RESIDENTIAL MEDIUM DENSITY DISTRICT TO CHB COMMERCIAL HEAVY BUSINESS DISTRICT ON 0.248 ACRES IN THE BYRD LOCKHART SURVEY, ABSTRACT NO. 17, LOCATED AT 729 SOUTH COLORADO STREET.

Mayor White opened the public hearing at 7:55 p.m.

Mr. Fowler stated that the proposed zoning change is for the purpose of removing the split zoning on a parcel with frontages on both South Colorado and South Commerce Streets. The commercially-zoned Colorado Street frontage is home to a honey business, while the residentially-zoned Commerce Street frontage is largely vacant. However, the zoning line encroaches the main building, leaving part of the commercial building in a residential zone. The applicant requested the zoning change to make the lot's zoning consistent and eliminate the zoning line that currently passes through the main building. The proposed rezoning is consistent with the recommendations of the Lockhart Looking Forward Comprehensive Plan. Water, wastewater, and road infrastructure is sufficient for allowed or permitted use in the CHB zoning district. The Planning and Zoning Commission and staff recommend approval.

Mayor White requested the applicant to address the Council.

Craig Harris, Old Lockhart Road, Creedmoor, requested approval to allow a commercial business to continue operating on the entire parcel of the property.

Mayor White requested citizens to address the Council. There were none. He closed the public hearing at 8:05 p.m.

Councilmember Michelson made a motion to approve Ordinance 2025-10, as presented. Councilmember Castillo seconded. The motion passed by a vote of 7-0.

ITEM 4-B. HOLD A PUBLIC HEARING ON APPLICATION ZC-25-02 AND CONSIDER A REQUEST BY DAVID SAMUELSON ON BEHALF OF MARIO GUTIERREZ WITH GUTIERREZ ORTEGA, LLC FOR AND DISCUSSION AND/OR ACTION ON ORDINANCE 2025-11 FOR A ZONING CHANGE FROM RMD RESIDENTIAL MEDIUM DENSITY DISTRICT TO CLB COMMERCIAL LIGHT BUSINESS DISTRICT ON LOT 19, BLOCK 1, TRINITY ADDITION REVISED, CONSISTING OF 0.197 ACRES, LOCATED AT 820 FIFTH STREET.

Mayor White opened the public hearing at 8:05 p.m.

Mr. Fowler stated that the proposed zoning change application would rezone a parcel abutting an existing commercial parcel from RMD Residential Medium Density to CLB Commercial Light Business. The applicant, who owns the existing commercial parcel, which is home to a restaurant, would like to expand the commercial zoning in order to build a small grocery/convenience store on the subject parcel. This store could potentially be built as either a freestanding building or an addition to the existing restaurant building. The retail store use would require a Specific Use Permit if the zoning change is

approved. Depending upon the configuration of the lot, the site may need an amending plat to remove the lot lines between the parcels. The proposed zoning change is consistent with the Lockhart Looking Forward Comprehensive Plan. Water, wastewater and road infrastructure in the vicinity is sufficient for uses allowed or permitted in the CLB zoning district. The Planning and Zoning Commission and staff recommend approval. There was discussion.

Mayor White requested the applicant to address the Council.

David Samuelson, Luling, stated that he represents the applicant. He requested approval of the zoning change to enable construction of a small convenience store that they believe will benefit the neighborhood.

Mayor White requested citizens to address the Council.

Mario Gutierrez, Old Luling Road, applicant, requested approval of the zoning change. He stated that the convenience store will not have gas pumps and that their goal is to offer household necessities for the neighborhood in a small convenience store. Their hours of operation would be like the operating hours of Mario's Taco restaurant.

Mayor White requested additional citizens to address the Council. There were none. He closed the public hearing at 8:20 p.m.

Mayor Pro-Tem Sanchez made a motion to approve Ordinance 2025-11, as presented. Councilmember Lairsen seconded. The motion passed by a vote of 7-0.

ITEM 5-A. DISCUSSION AND/OR ACTION AUTHORIZING RESOLUTION 2025-14 DESIGNATING THE LOCKHART ECONOMIC DEVELOPMENT CORPORATION AS THE CITY'S LIAISON FOR THE MUSIC FRIENDLY TEXAS PROGRAM, AUTHORIZING THE LOCKHART ECONOMIC DEVELOPMENT CORPORATION TO EXECUTE A MEMORANDUM OF UNDERSTANDING BETWEEN THE LOCKHART ECONOMIC DEVELOPMENT CORPORATION AND THE TEXAS MUSIC OFFICE WITHIN THE OFFICE OF THE GOVERNOR FOR MAINTENANCE OF THE TEXAS MUSIC INDUSTRY DIRECTORY.

Councilmember Michelson made a motion to approve the Memorandum of Understanding, as presented. Councilmember Westmoreland seconded. The motion passed by a vote of 7-0.

ITEM 5-B. DISCUSSION AND/OR ACTION AUTHORIZING RESOLUTION 2025-15 DIRECTING PUBLICATION OF NOTICE OF CITY'S INTENT TO ISSUE CERTIFICATES OF OBLIGATION FOR CERTAIN CAPITAL PROJECTS AND RESOLUTION 2025-16 EXPRESSING OFFICIAL INTENT TO REIMBURSE CERTAIN EXPENDITURES INCURRED BY THE CITY RELATED TO THESE CAPITAL PROJECTS.

Mr. Resendez stated that there were questions as to whether the Resolutions about the certificates of obligation funds would cover a potential new building attached to the existing City Hall and renovations to City Hall. Bart Fowler clarified that the language of Resolutions 2025-15 and 2025-16 does allow the projects to be added to the certificates of obligation funding. There was discussion.

Mayor Pro-Tem Sanchez made a motion to approve Resolution 2025-15 and Resolution 2025-16, with the amendment to Resolution 2025-15 to add improvements to Lions Park. Councilmember Lairsen seconded. The motion passed by a vote of 7-0.

ITEM 5-C. DISCUSSION AND/OR ACTION TO CONSIDER AWARDING A PROFESSIONAL SERVICES CONTRACT TO HALFF ASSOC. FOR ARCHITECTURAL AND ENGINEERING DESIGN SERVICES FOR AN AQUATICS FACILITY.

Councilmember Michelson made a motion to approve a Professional Services contract to Halff Associates, as presented. Councilmember Westmoreland seconded. The motion passed by a vote of 7-0.

ITEM 5-D. DISCUSSION AND/OR ACTION AUTHORIZING RESOLUTION 2025-17: (1) DETERMINING THAT A PUBLIC NECESSITY EXISTS FOR THE ACQUISITION OF PERMANENT UTILITY EASEMENTS LOCATED ON APPROXIMATELY EIGHT (8) SEPARATE TRACTS OF REAL PROPERTY WHICH ARE REQUIRED FOR THE CONSTRUCTION OF THE LOCKHART SQUARE UTILITY PROJECT TO RELOCATE EXISTING ELECTRIC UTILITY INFRASTRUCTURE; (2) AUTHORIZING THE CITY MANAGER TO MAKE OFFERS FOR THE ACQUISITION OF EASEMENTS REQUIRED FOR SAID PROJECT AND TO EXPEND AN AGGREGATE AMOUNT NOT TO EXCEED \$260,000.00 TO ACQUIRE SAID EASEMENTS; (3) ESTABLISHING CERTAIN PROCEDURES FOR ACQUISITION; AND (4) AUTHORIZING THE CITY MANAGER TO EXECUTE ANY DOCUMENTS IN CONNECTION THEREWITH.

Councilmember Larisen made a motion to approve Resolution 2025-17, as presented. Councilmember Michelson seconded. The motion passed by a vote of 5-2, with Mayor Pro-Tem Sanchez and Councilmember Castillo opposing.

ITEM 5-E. DISCUSSION AND/OR ACTION AUTHORIZING RESOLUTION 2025-18 FINDING THAT FIVE UTILITY EASEMENTS LOCATED ON PROPERTIES ADDRESSED AS 215 S COMMERCE STREET, 111 E PRAIRIE STREET, 110 E MARKET STREET, 112 MARKET STREET, 114 E MARKET STREET, AND 116 E MARKET STREET, LOCKHART, CALDWELL COUNTY, TEXAS ARE NECESSARY FOR THE CONSTRUCTION OF THE LOCKHART SQUARE UTILITY PROJECT TO RELOCATE EXISTING ELECTRIC UTILITY INFRASTRUCTURE AND AUTHORIZING THE USE OF EMINENT DOMAIN TO CONDEMN THE EASEMENT INTERESTS PURSUANT TO GOVERNMENT CODE § 2206.053.

There was discussion.

Mayor White made a motion to approve Resolution 2025-18 and authorize the use of eminent domain to acquire five utility easements located on five properties all situated in Lockhart, Caldwell County, Texas necessary for the construction of the Lockhart square utility project. Those easements being described as follows:

1. 0.023-acre being part of Lot 3 and Lot 5, Jack Pearce Subdivision, recorded in Cabinet B, Slide 31 of the Plat Records of Caldwell County, Texas, conveyed to Cynthia Alvares by Agreed Final Decree of Divorce recorded in Document No. 2017-005889 of the Official Public Records of Caldwell County, Texas located at 215 S. Commerce St & 111 E. Prairie Lea St.
2. 0.013-acre being part of Lot 2, Block 13 of the Original Town of Lockhart, conveyed to 110 Market, LLC by Deed recorded in Document No. 2017-006076 of the Official Public Records of Caldwell County, Texas located at 110 E. Market St.
3. 0.012-acre being out of that part of Lot 2, in Block 13 of the Original Town of Lockhart,

conveyed to Patrick Davis by Deed recorded in Document No. 2018-000182 of the Official Public Records of Caldwell County, Texas located at 112 Market St.

4. 0.005-acre being part of Lot 2, Block 13 of the Original Town of Lockhart, conveyed to Ramon S. Mendez, Evangelina P. Mendez, Beatrice Ives Starks and Eric Jason Mendez, Co-Trustees of the Ramon and Evangeline Mendez Revocable Trust by Deed recorded in Document No. 2021-007261 of the Official Public Records of Caldwell County, Texas located at 114 E. Market St.

5. 0.012-acre being part of Lot 3, Block 13 of the Original Town of Lockhart, conveyed to Robert Mendez, Sr. and Dora Mendez by Deed recorded in Document No. 2013-132022 of the Official Public Records of Caldwell County, Texas located at 116 E. Market St.

Councilmember Michelson seconded.

The record vote is as follows:

Councilmember Brad Westmoreland – yes
 Councilmember Juan Mendoza – yes
 Mayor Pro-Tem Angie Sanchez – no
 Councilmember John Lairsen – yes
 Councilmember John Castillo – no
 Councilmember Jeffrey Michelson – yes
 Mayor Lew White – yes

The motion passed by a vote of 5-2, with Mayor Pro-Tem Sanchez and Councilmember Castillo opposing.

ITEM 5-F. DISCUSSION AND/OR ACTION TO CONSIDER ORDINANCE 2025-12 ESTABLISHING A BILINGUAL ASSIGNMENT PAY FOR POLICE OFFICERS AND FIREFIGHTERS.

Mayor Pro-Tem Sanchez made a motion to approve Ordinance 2025-12, as presented. Councilmember Lairsen seconded. The motion passed by a vote of 7-0.

ITEM 5-G. ANNOUNCEMENT OF NOMINATION OF CURTIS HAWKINS TO THE PARKS AND RECREATION ADVISORY BOARD BY COUNCILMEMBER JUAN MENDOZA FOR A TERM TO EXPIRE IN NOVEMBER 2025.

Mayor White stated that the nomination will be on the next Council agenda for a vote.

ITEM 5-H. ANNOUNCEMENT OF NOMINATION OF JUSTIN WELLS TO THE LOCKHART ECONOMIC DEVELOPMENT CORPORATION BY COUNCILMEMBER JOHN LAIRSEN FOR A TERM TO EXPIRE IN NOVEMBER 2026.

Mayor White stated that the nomination will be on the next Council agenda for a vote.

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

- Update on Airport paving project at Lockhart Municipal Airport
- Update on Lockhart ISD's tentative plans for a second Middle School.
- Update on Interlocal Agreement with Lockhart ISD for the new Aquatic Center.

- Special Council workshop regarding the Visitor Center and Tourism efforts scheduled for Thursday, May 22 at 6 p.m.
- Balcones Real Estate has begun building construction on the corner of Cahill and Dewitt St.
- Recap on Ziegenfelder's grand opening on May 15.
- City pool to open for the season on Saturday, May 24.
- Summer Fan Program is now open to Lockhart residents.
- Household Hazardous Waste Collection event is scheduled for June 7 at City Park.
- City offices will be closed for Memorial Day on Monday, May 26.

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

Councilmember Mendoza congratulated the High School graduates.

Mayor Pro-Tem Sanchez expressed condolences to families that have lost a loved one. She congratulated the Gaslight-Baker Theatre and the Hays-Caldwell Women's Center for their successful events. She congratulated all students on their graduations.

Councilmember Lairsen congratulated all graduates. He congratulated the Gaslight-Baker Theatre for their successful event. He expressed interest in a water conservation project initiated by Lynn Gabbay and Donna Daniels. He toured the city cemetery with concerned residents about some improvements.

Councilmember Castillo congratulated the High School graduates. He expressed condolences to families that have lost a loved one. He also spoke with several residents about improvements at local cemeteries. Happy Memorial Day to all. He thanked Lynn and Donna for their efforts to generate water conservation methods. He thanked staff for their work.

Councilmember Michelson congratulated the High School graduates. He congratulated the Gaslight-Baker Theatre for their successful event. He thanked staff for their work.

Mayor White thanked Lynn and Donna for their water conservation efforts. He stated that staff have explored concerns about the city cemetery.

EXECUTIVE SESSION

Mayor White announced that the Council would not be discussing Executive Session items 8A, 8B or 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 AND SECTION 551.071 - CONSULTATION WITH ATTORNEY TO DISCUSS LEGAL ISSUES RELATED THERETO.

- A. Discussion concerning Resolution 2025-17 related to the acquisition of permanent utility easement located on approximately eight (8) separate tracts of real property concerning the Lockhart square utility project.
- B. Discussion concerning Resolution 2025-18 finding that five utility easements located on properties addressed as 215 S. Commerce Street, 111 E. Prairie Street, 110 E Market Street, 112 Market Street, 114 E Market Street, and 116 E Market Street, Lockhart,

Caldwell County, Texas are necessary for the construction of the Lockhart square utility project.

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 SUBJEC TO ATTORNEY/CLIENT PRIVILEGE.

- A. Discussion concerning Resolution 2025-15 authorizes proceeding with the Issuance of Certificates of Obligation and further directing the publication of Notice of Intention to issue City of Lockhart, Texas combination tax and revenue certificates of obligation for certain capital projects.

Mayor White announced that the Council would enter Executive Session at 9:03 p.m. to discuss item 10-A.

ITEM 10. EXECUTIVE SESSION IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNMENT CODE, TITLE 5, SUBCHAPTER D, SECTION 551.074, PERSONNEL MATTERS, TO DELIBERATE THE APPOINTMENT, EMPLOYMENT, EVALUATION, REASSIGNMENT, DUTIES, DISCIPLINE, OR DISMISSAL OF A PUBLIC OFFICER OR EMPLOYEE.

- A. Executive staff duties, projects, and transition.

Mayor White announced that the Council would enter Open Session at 10:04 p.m.

OPEN SESSION

ITEM 11-A. DISCUSSION AND POSSIBLE ACTION CONCERNING RESOLUTION 2025-17 RELATED TO THE ACQUISITION OF PERMANENT UTILITY EASEMENT LOCATED ON APPROXIMATELY EIGHT (8) SEPARATE TRACTS OF REAL PROPERTY CONCERNING THE LOCKHART SQUARE UTILITY PROJECT.

No discussion or action.

ITEM 11-B. DISCUSSION AND POSSIBLE ACTION CONCERNING RESOLUTION 2025-18 FINDING THAT FIVE UTILITY EASEMENTS LOCATED ON PROPERTIES ADDRESSED AS 215 S COMMERCE STREET, 111 E PRAIRIE STREET, 110 E MARKET STREET, 112 MARKET STREET, 114 E MARKET STREET, AND 116 E MARKET STREET, LOCKHART, CALDWELL COUNTY, TEXAS ARE NECESSARY FOR THE CONSTRUCTION OF THE LOCKHART SQUARE UTILITY PROJECT.

No discussion or action.

ITEM 11-C. DISCUSSION AND POSSIBLE ACTION CONCERNING RESOLUTION 2025-15 AUTHORIZES PROCEEDING WITH THE ISSUANCE OF CERTIFICATES OF OBLIGATION AND FURTHER DIRECTING THE PUBLICATION OF NOTICE OF INTENTION TO ISSUE CITY OF LOCKHART, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION FOR CERTAIN CAPITAL PROJECTS.

No discussion or action.

ITEM 11-D. DISCUSSION AND/OR ACTION REGARDING EXECUTIVE STAFF DUTIES, PROJECTS, AND TRANSITION.

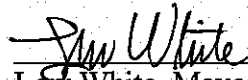
There was no action taken.

ITEM 12. 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 10:05 p.m.

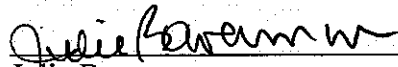
PASSED and APPROVED this the 5th day of May, 2026.

CITY OF LOCKHART



Lew White, Mayor

ATTEST:



Julie Bowermon
City Secretary

