

**REGULAR MEETING
LOCKHART CITY COUNCIL**

JUNE 21, 2022

6:30 P.M.

CLARK LIBRARY ANNEX-COUNCIL CHAMBERS, 217 SOUTH MAIN STREET, 3RD FLOOR, LOCKHART, TEXAS

Council present:

Mayor Pro-Tem Angie Gonzales-Sanchez
Councilmember Juan Mendoza
Councilmember Jeffry Michelson

Mayor Lew White
Councilmember Derrick David Bryant
Councilmember Kara McGregor
Councilmember Brad Westmoreland

Staff present:

Steven Lewis, City Manager
Monte Akers, City Attorney
Sean Kelley, Public Works Director
Randy Jenkins, Fire Chief
Dan Gibson, City Planner

Connie Constancio, City Secretary
Victoria Maranan, Public Information Officer
Pam Larison, Finance Director
David Fowler, Senior Planner

Citizens/Visitors Addressing the Council: Shanna Ramzinski of the Caldwell County Appraisal District; Jason Eeds and Eduardo Montoya of the Guadalupe-Blanco River Authority; William Wachel of TRC Engineers; Bobby Eichholz of Rialto Studio; Mark Estrada, LISD Superintendent; Citizens: Gary Clements, Jeff Utzinger, Jessica Rutland, Wayne Walther, Robert Steinbomer, Jaston Williams, Michael Laird, Robyn Gonzalez, Donna Daniels, Len Gabbay, and Arysta Soler.

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

Mayor White recognized Monte Akers, City Attorney, for being recognized by the Texas City Attorney Association's prestigious Susan Rocha Award for outstanding public service. Mayor White, City Council and staff commended and thanked Mr. Akers for his 50 year law career and for his service to the City of Lockhart. Mr. Akers thanked the Association for selecting him to receive the award and the City of Lockhart for recognizing it.

A. PRESENTATION OF A PROCLAMATION CONCERNING PRIDE WEEK ACTIVITIES IN THE CITY OF LOCKHART.

Mayor White read the proclamation. He encouraged everyone to be mindful of each other.

B. PRESENTATION OF THE CALDWELL COUNTY APPRAISAL DISTRICT'S APPRAISAL AND COLLECTION BUDGET FOR FISCAL YEAR 2022-2023.

Ms. Larison stated that on June 13, 2022, the City of Lockhart received the Caldwell County Appraisal District's proposed budgets for collections and appraisals for the year January 1, 2023 through December 31, 2023. The most notable increases are in salaries, benefits and building costs. The Caldwell County Appraisal District's Board of Directors must approve their budget by September 15, 2022.

Shanna Ranzinski of the Caldwell County Appraisal District (CCAD) provided information about the CCAD's budget. She stated that the CCAD has had difficulties filling vacant positions because of the low salaries. The CCAD hired a firm to conduct a salary comparison study and assisted in setting updated personnel pay structures for each position. The increase in building costs is for unexpected building maintenance necessities. There was discussion.

C. PRESENTATION OF THE GUADALUPE-BLANCO RIVER AUTHORITY'S (GBRA) ANNUAL BUDGET FOR SERVICES IN FISCAL YEAR 2022-2023.

Ms. Larison stated that on June 9, 2022, representatives of GBRA met with the City Manager, Public Works Director and Finance Director to discuss the proposed budget for the Guadalupe-Blanco River Authority's maintenance and operations costs associated with the Lockhart water and wastewater plants and the City of Luling water plant. The debt allocations associated with the Carrizo Groundwater Supply Project and the Luling to Lockhart water pipeline debt were also discussed.

Notable changes in GBRA's proposed budget:

Water Department

- decrease in maintenance and operations of Lockhart water plant costs.
- increases in debt payments for Carrizo Groundwater Supply Project and Luling to Lockhart pipeline debt.

Wastewater Department

- decrease in maintenance and operations of Lockhart wastewater plant costs.

Jason Eeds, Chief Operator of the GBRA provided information and there was discussion regarding their Fiscal Year 2022-2023 budget.

D. DISCUSS ALLOCATIONS TO NON-PROFIT ORGANIZATIONS FOR FISCAL YEAR 2022-2023.

Ms. Larison stated that on June 7th and June 14th, the City Council received requests for funding from non-profit organizations that will provide social services within the city limits of Lockhart for its residents. These funding requests are for the upcoming Fiscal Year of 2022-2023. The requests totaled \$49,732.

There was discussion regarding the allocations.

CONSENSUS: After discussion, the consensus of the Council was to allocate funds to non-profit organizations as follows:

CARTS	\$6,000
Hays-Caldwell Women's Center	\$5,255
Cenikor Foundation	\$2,000
Combined Community Action-Sr. Nutrition	\$8,221
Lockhart Area Senior Citizen Center	\$4,462
CASA of Central Texas	\$4,517
Caldwell County Christian Ministries	\$6,587

E. DISCUSS PROFESSIONAL SERVICE AGREEMENT AND ENGINEERING SCOPE OF WORK PROPOSAL WITH TRC ENGINEERS, INC. FOR THE LOCKHART DOWNTOWN REVITALIZATION PROJECT AND APPOINTING THE CITY MANAGER TO SIGN THE ENGINEER SERVICES AGREEMENT, IF APPROVED.

Mr. Kelley stated that during the May 3, 2022 meeting, Council requested additional information regarding the existing parking configuration downtown and the impact of Option 1B on the parking space count. TRC has prepared exhibits explaining approximate parking space conditions for the project. On May 3, 2022, Council also approved Downtown Revitalization Option 1B as the selected design for the project and directed staff to come back with a contract for the design and scope of work for the project.

The Downtown Improvements Project Engineering Scope of Work Proposal based on Option 1B includes:

- Review field data and survey the nine block project area to establish boundaries and ROW including title research.
- Conduct an extensive drainage study of the project area.
- Work within the Texas Historical Commissions guidelines to protect historical features during the project.
- Ensure Texas Accessibility Standards are met.
- Design water, wastewater and storm drain systems in the project area.
- Design traffic control elements.
- Design the expansion of approximately 3,900 linear feet of sidewalks around the Courthouse and Retail Frontages.
- Design, planting, irrigation, lighting, and electrical plan.
- Provide project deliverable to the city at 30%, 60% and 90% milestones.
- Engage in public outreach for the project.
- Conduct the bidding for the project.
- Assist City staff with inspections on a weekly basis.

William Wachel of TRC Engineers and Bobby Eichholz of Rialto Studio provided information and there was discussion regarding the Downtown Revitalization project.

There was discussion regarding the truck reroute options. City Council will consider the truck reroute ordinance at a future meeting.

F. DISCUSS ORDINANCE 2022-25 AMENDING CHAPTER 20, FIRE PREVENTION AND PROTECTION OF THE CODE OF ORDINANCES OF THE CITY OF LOCKHART, ADOPT THE 2018 INTERNATIONAL FIRE CODE (IFC) WITH AMENDMENTS, AND ADOPT THE 2018 LIFE SAFETY CODE (NFPA 101) WITH AMENDMENTS.

Chief Jenkins expressed condolences to the families of Firefighters Jonathan and Hunter Coco for their loss.

Chief Jenkins stated that the purpose of this agenda item is to update Chapter 20, Fire Prevention and Protection of the Code of Ordinance of the City of Lockhart to include adopting the 2018 International Fire Code (IFC) with local amendments, and the 2018 Life Safety Code (NFPA 101) with local amendments. Several sections of Chapter 20, Fire Prevention and Protection Code of Ordinances were amended based on the review by the Fire Chief to best reflect the current operations of the fire department. He provided information regarding several articles and sections that were amended. The fire codes are being updated in comparison of other Lockhart codes, such as the Building Code.

G. DISCUSS ORDINANCE 2022-26 AMENDING CHAPTER 48 "SOLID WASTE" OF THE CODE OF ORDINANCES BY REVISING ARTICLE II CHAPTER 48-41 "MUNICIPAL COLLECTION".

Mr. Kelley stated that in an effort to improve solid waste services, the City of Lockhart's solid waste collection contractor, Central Texas Refuse (CTR) converted its waste collection schedule for commercial hand collection (commercial 95 gallon carts customers only) from two days per week to once per week starting on June 13, 2022. Commercial customers with dumpster service are not affected by this modification to the schedule. CTR offered an additional cart to existing customers to minimize the impact that this change may have. These changes were made to keep up with Lockhart's growth and to balance collection routes. Approximately 125 commercial customers were affected by this modification. The affected customers were notified of the changes leading up to the week of June 13th. Ordinance 2022-26 reflects the modifications to commercial hand collection customers by reducing the days of collection for these customers from two days a week down to once per week. Mr. Kelley recommended approval.

H. DISCUSS TERMINATION OF UTILITY EASEMENT THAT WAS REPLACED ON MARCH 22, 2022 BY A 20 FOOT WIDE WATER UTILITY EASEMENT AT 1724 NORTH COLORADO STREET.

Mr. Kelley stated that the property owner of 1724 North Colorado Street and their counsel expressed to city staff that they would like to resolve a dated easement that was originally granted to Polonia WSC in 1971. The utility easement that was granted was a 20 foot wide easement and encompassed the water main that was placed on the property. However, the current easement reads "blanket in nature". Terminating the existing easement and reestablishing a new easement with metes and bounds will clear up future confusion of the easement boundaries. In 2000, the City of Lockhart acquired this water service area (CCN-Certificated of Convenience and Necessity), which includes the easement along with the other previously granted easements in the acquired service area. Although the easement of the property could have been modified during the subdivision process upon developing the property, staff has no issues with the termination of the previous easement and the replacement easement as presented. Mr. Kelley recommended approval. There was discussion.

RECESS: Mayor White announced that the Council would recess for a break at 7:48 p.m.

REGULAR MEETING

ITEM 1. CALL TO ORDER.

Mayor Lew White called the meeting to order at 8:00 p.m.

ITEM 2. INVOCATION, PLEDGE OF ALLEGIANCE.

Councilmember McGregor gave the Invocation and led the Pledge of Allegiance to the United States and Texas flags.

ITEM 4-A. HOLD A PUBLIC HEARING ON APPLICATION ZC-22-18 BY JAMES ACUNA ON BEHALF OF LOCKHART ISD, AND DISCUSSION AND/OR ACTION TO CONSIDER ORDINANCE 2022-24 FOR A ZONING CHANGE FROM PI PUBLIC AND INSTITUTIONAL DISTRICT TO RHD RESIDENTIAL HIGH DENSITY DISTRICT ON 2.253 ACRES IN THE BYRD LOCKHART SURVEY, ABSTRACT NO. 17, LOCATED AT 507 PECOS STREET.

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

Mr. Fowler stated that the applicant has stated an intent to build housing for Lockhart Independent School District (LISD) teachers and staff on the site. The site's current PI zoning does not permit housing, so the RHD district is being sought to allow the proposed development. The current concept is 8-16 houses, which would be located on a single lot. The proposed zoning is not consistent with the site's Future Land Use Plan map's Public and Institutional designation, but the aim of providing staff housing serves the institutional mission of Lockhart ISD. Three nearby residents spoke in opposition to the proposed zoning change during the public hearing. Mr. Fowler stated that the Planning and Zoning Commission and staff recommend approval. There was discussion.

Mayor White requested the applicant to address the Council.

Mark Estrada, LISD Superintendent, stated that the LISD will maintain the properties, such as mowing home maintenance, etc. The occupants of the homes will be solely for teachers and staff. The LISD's goal is to recruit and maintain quality personnel which has been a challenge due to the lack of affordable housing. Creating affordable rental housing assists with teacher recruitment. It is a pilot project that will begin with eight units to allow the school district to see how the pilot project/affordable housing works. There was discussion.

Mayor White requested citizens in favor of or against the zoning change to address the Council. There were none. He closed the public hearing at 8:17 p.m.

Councilmember Michelson made a motion to approve Ordinance 2022-24, as presented. Mayor Pro-Tem Sanchez seconded. The motion passed by a vote of 7-0.

ITEM 5-D. DISCUSSION AND/OR ACTION REGARDING PROFESSIONAL SERVICE AGREEMENT AND ENGINEERING SCOPE OF WORK PROPOSAL WITH TRC ENGINEERS, INC. FOR THE LOCKHART DOWNTOWN REVITALIZATION PROJECT AND APPOINTING THE CITY MANAGER TO SIGN THE ENGINEER SERVICES AGREEMENT, IF APPROVED.

Councilmember McGregor made a motion to approve the Professional Service Agreement and Engineering Scope of Work Proposal with TRC Engineers, Inc. for the Lockhart Downtown Revitalization Project and appointing the City Manager to sign the Engineer Services Agreement. Councilmember Westmoreland seconded. The motion passed by a vote of 7-0.

ITEM 3. PUBLIC COMMENT.

Mayor White requested the following to address the Council:

Gary Clements, Pastor of Martindale Baptist Church, spoke against the city presenting the proclamation because the city did not sponsor a PRIDE week event.

Jeff Utzinger of Lockhart spoke in favor of the proclamation celebrating PRIDE Week. He stated that the LBGTQ community is not new to Lockhart. It has been a part of Lockhart for many years and citizens should continue to support each other.

Jessica Rutland of Lockhart thanked Mayor White for the proclamation celebrating Pride Week. She stated that she will continue to be supportive of the LBGTQ community.

Wayne Walther of Lockhart spoke in favor of the proclamation. He stated that the community should continue to be supportive of each other.

Robert Steinbomer of Lockhart stated that his family chose to move from Austin to Lockhart because of the citizens of the community being so welcoming. He encouraged everyone to be supportive and accepting of each other.

Jaston Williams of Lockhart stated that a gay person does not need a proclamation to be proud. He stated that gay individuals are the same as other individuals. He explained the challenging experience that he and his husband went through when adopting their child from China many years ago.

Michael Laird of Lockhart supported the PRIDE week proclamation. He encouraged everyone to continue to be supportive of each other. He congratulated the LISD for generating affordable housing for teachers.

Robin Katz Gonzales of Buda spoke about several areas of concern at the Lockhart Animal Shelter that she hoped would be rectified.

Donna Daniels of Lockhart stated that her family attended several PRIDE week events. She and her husband were proud to show their daughter the diversity of individuals in the community.

Len Gabbay of Lockhart stated that his family enjoyed PRIDE week events. He spoke about the tragic accident where two firefighters lost their lives. He encouraged everyone to be safe on the roads. He requested a moment of silence in honor of the loss of the Coco brothers.

Arysta Soler of Lockhart stated that she is a board member of the local PRIDE LGBTQ organization. She spoke in support of the proclamation. She stated that several teens attended PRIDE week events in Lockhart that were just now showing comfort of expressing who they are and of becoming a part of the LGBTQ community.

Mayor White requested a motion regarding agenda items 5A, 5B, 5C, 5E, 5F, and 5G simultaneously since they were discussed during the work session.

Councilmember McGregor made a motion to approve agenda items 5A, 5B, 5C, 5E, 5F, and 5G as listed below. Councilmember Westmoreland seconded. The motion passed by a vote of 7-0.

- **ITEM 5-A. PRESENTATION OF THE CALDWELL COUNTY APPRAISAL DISTRICT'S APPRAISAL AND COLLECTION BUDGET FOR FISCAL YEAR 2022-2023.**
- **ITEM 5-B. PRESENTATION AND CONSIDER THE GUADALUPE-BLANCO RIVER AUTHORITY'S ANNUAL BUDGET FOR SERVICES IN FISCAL YEAR 2022-2023.**
- **ITEM 5-C. CONSIDER ALLOCATIONS TO NON-PROFIT ORGANIZATIONS FOR FISCAL YEAR 2022-2023.**

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- **ITEM 5-E. DISCUSSION AND/OR ACTION TO CONSIDER ORDINANCE 2022-25 AMENDING CHAPTER 20, FIRE PREVENTION AND PROTECTION OF THE CODE OF ORDINANCES OF THE CITY OF LOCKHART, ADOPT THE 2018 INTERNATIONAL FIRE CODE (IFC) WITH AMENDMENTS, AND ADOPT THE 2018 LIFE SAFETY CODE (NFPA 101) WITH AMENDMENTS.**
- **ITEM 5-F. DISCUSSION AND/OR ACTION TO CONSIDER ORDINANCE 2022-26 AMENDING CHAPTER 48 "SOLID WASTE" OF THE CODE OF ORDINANCES BY REVISING ARTICLE II CHAPTER 48-41 "MUNICIPAL COLLECTION".**
- **ITEM 5-G. DISCUSSION AND/OR ACTION REGARDING TERMINATION OF UTILITY EASEMENT THAT WAS REPLACED ON MARCH 22, 2022 BY A 20 FOOT WIDE WATER UTILITY EASEMENT AT 1724 NORTH COLORADO STREET.**

ITEM 5-H. DISCUSSION AND/OR ACTION TO CONSIDER RESOLUTION 2022-27 ADOPTING THE CITY OF LOCKHART'S STRATEGIC PRIORITIES FOR 2022-2023.

Mr. Lewis stated that the City Manager, City Department Heads, and City Council participated in a two-day strategic planning session facilitated by a professional consultant with Opportunity Strategies, LLC. It produced a series of goals and objectives for the City of Lockhart to focus on the upcoming fiscal year.

Councilmember Michelson made a motion to approve Resolution 2022-27, as presented. Councilmember McGregor seconded. The motion passed by a vote of 7-0.

ITEM 5-I. DISCUSSION REGARDING MATTERS RELATED TO COVID-19.

There was no discussion.

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

- Fireworks Extravaganza at City Park on July 3.
- Update regarding water conservation.
- City Park updates.
- Library updates

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

Councilmember Westmoreland thanked the community for making it a great place to live. He thanked organizations and citizens for community efforts and for accepting that everyone is their own individual.

Councilmember Mendoza expressed condolences to the Coco family for their loss.

Mayor Pro-Tem Sanchez thanked organizations that hosted the Juneteenth and PRIDE events. She expressed condolences to the families of Hunter and Jonathon Coco, Julio Jimenez, and Dave Studer for their loss. She stated that Lockhart is a very diverse community and appreciated how the citizens are respectful to one another.

Councilmember McGregor thanked all for participating in successful community events and for remaining a community that expresses respect to one another. She thanked citizens that attended and expressed their comments at tonight's meeting.

Councilmember Bryant expressed condolences to the Coco family for their loss. He thanked citizens that addressed the Council tonight. He spoke against the City Council acknowledging PRIDE-LGBTQ week.

Councilmember Michelson thanked everyone that attended the meeting and expressed their comments. He thanked St. John's Colony for hosting a successful Juneteenth event on Saturday.

Mayor White expressed condolences on behalf of the City of Lockhart to all involved in the tragic loss this week. He thanked all involved in hosting Juneteenth events. He requested that the City Attorney and City Manager report about a possible local ordinance notifying citizens about sex offenders' residency status. He encouraged the citizens to continue to accept each other regardless of their sexual orientation.

ITEM 8. 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 9:18 p.m.

PASSED and APPROVED this the 2nd day of August 2022.

CITY OF LOCKHART


Lew White, Mayor

ATTEST:


Connie Constancio, TRMC
City Secretary

