

PUBLIC NOTICE
AGENDA
LOCKHART CITY COUNCIL
December 6, 2022
CLARK LIBRARY ANNEX-COUNCIL CHAMBERS
217 SOUTH MAIN STREET, 3RD FLOOR
LOCKHART, TEXAS

6:30 P.M. WORK SESSION (No Action)

Work session will be held to receive briefings and to initially discuss all items contained on the Agenda posted for 7:30 p.m. Generally, this work session is to simplify issues as it relates to the agenda items. No vote will be taken on any issues discussed or reviewed during the work session.

DISCUSSION ONLY

- A. Executive Session in accordance with the provisions of the Government Code, Title 5, Subchapter D, Section 551.074, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.
 - A. Employment of Police Chief.
- B. Discuss the five-year system study by the Lower Colorado River Authority (LCRA) and direct the City Manager to sign the Engineering Services Agreement for the next five-year study.
- C. Discuss request by the McCoy Corporation for approval of a conceptual site plan for 12.844 acres consisting of 4.007 acres in the Francis Berry Survey, Abstract No. 2, located at 1600 South Colorado Street, and Lots 5-A and 5-B, Block 1, Lockhart Industrial Park II, located at 114 and 118 Bufkin Lane, for the purpose of allowing removal of two protected trees and replacement with multiple new trees, such as Live Oak and Monterrey Oak trees, of at least four inches caliper.
- D. Discuss Ordinance 2022-63 vacating and abandoning a total of approximately 0.582 acre of unused public right-of-way consisting of a portion of the 50-foot wide Teal Street right-of-way extending eastward from Trinity Street, and segments of a 30-foot wide alley right-of-way extending north of Teal Street to Ruddy Street, and south of Teal Street to Blackjack Street (FM 20).
- E. Discuss renewal of the cemetery maintenance agreement with Maintenance Management.

- F. Discuss awarding an annual fuel bid to Sun Coast Resources, Inc. of Houston, Texas with a profit margin of 5.37 cents per gallon of gasoline and 5.37 cents per gallon for diesel over the Oil Price Information Services (OPIS) price from Austin, Texas RACK, posted weekly. If approved, the term of the contract will be for one year.
- G. Discuss Ordinance 2022-65 to sell a 0.056-acre parcel located at the west end of Mulberry Street to the owner of adjacent property.
- H. Review of a petition for annexation from Austin Davis on behalf of Lockhart 1322 LLC and discussion regarding Resolution 2022-41, setting the date for the public hearing for the annexation of 92.52 acres out of the James George Survey Number 7, Abstract Number 9, Caldwell County, Texas, located on the east side of Lay Road approximately 350 feet east of FM 1322 and approximately 750 feet north of Seawillow Road.
- I. Discuss the reappointment of Douglas Foster to the Lockhart Economic Development Corporation by Councilmember Jeffry Michelson with a term to expire in November 2023.
- J. Discuss rescheduling City Council meetings in 2023 due to conflicts with a city holiday or event.
- K. Discussion regarding the selection of Mayor Pro-Tem of the Lockhart City Council as required by Section 3.05 of the City Charter.

7:30 P.M. REGULAR MEETING

1. CALL TO ORDER

Mayor Lew White

2. INVOCATION, PLEDGE OF ALLEGIANCE

Invocation. Pledge of Allegiance to the United States and Texas flags.

3. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the City Council on issues that are or are not on the agenda. No discussion can be carried out on the citizen/visitor comment about items not on the agenda. Comments are limited to three minutes per speaker.

4. PUBLIC HEARING/COUNCIL ACTION

- A. Hold a public hearing and consider approval of Ordinance 2022-62, annexing approximately 197 acres out of the Frances Berry Survey, Abstract Number 2, Caldwell County, Texas, generally located south of State Park Road, west of Twin Island Drive, and east of Arena Road.

5. CONSENT AGENDA

- A. Accept the five-year system study by the Lower Colorado River Authority (LCRA) and direct the City Manager to sign the Engineering Services Agreement for the next five-year study.
- B. Approve request by the McCoy Corporation for approval of a conceptual site plan for 12.844 acres consisting of 4.007 acres in the Francis Berry Survey, Abstract No. 2, located at 1600 South Colorado Street, and Lots 5-A and 5-B, Block 1, Lockhart Industrial Park II, located at 114 and 118 Bufkin Lane, for the purpose of allowing removal of two protected trees and replacement with multiple new trees, such as Live Oak and Monterrey Oak trees, of at least four inches caliper.
- C. Approve Ordinance 2022-63 vacating and abandoning a total of approximately 0.582 acre of unused public right-of-way consisting of a portion of the 50-foot wide Teal Street right-of-way extending eastward from Trinity Street, and segments of a 30-foot wide alley right-of-way extending north of Teal Street to Ruddy Street, and south of Teal Street to Blackjack Street (FM 20).
- D. Approve renewal of the cemetery maintenance agreement with Maintenance Management.
- E. Approve awarding an annual fuel bid to Sun Coast Resources, Inc. of Houston, Texas with a profit margin of 5.37 cents per gallon of gasoline and 5.37 cents per gallon for diesel over the Oil Price Information Services (OPIS) price from Austin, Texas RACK, posted weekly. If approved, the term of the contract will be for one year.

6. DISCUSSION/ACTION ITEMS

- A. Discussion and/or action to consider adoption of Ordinance 2022-65 to sell a 0.056-acre parcel located at the west end of Mulberry Street to the owner of adjacent property.
- B. Review of a petition for annexation from Austin Davis on behalf of Lockhart 1322 LLC and possible adoption of Resolution 2022-41, setting the date for the public hearing for the annexation of 92.52 acres out of the James George Survey Number 7, Abstract Number 9, Caldwell County, Texas, located on the east side of Lay Road approximately 350 feet east of FM 1322 and approximately 750 feet north of Seawillow Road.
- C. Discussion and/or action to consider the reappointment of Douglas Foster to the Lockhart Economic Development Corporation by Councilmember Jeffry Michelson with a term to expire in November 2023.

- D. Consider rescheduling City Council meetings in 2023 due to conflicts with a city holiday or event.
- E. Discussion and/or action regarding the selection of Mayor Pro-Tem of the Lockhart City Council as required by Section 3.05 of the City Charter.

7. CITY MANAGER'S REPORT, PRESENTATION AND POSSIBLE ACTION

- Texas Department of Transportation's (TxDOT) US 183 resurfacing project from Lockhart to Luling.
- TxDOT's notice of proposed construction and widening of FM 2720 from SH 21 to SH 142.
- Lockhart EMS new ambulance in service.

8. COUNCIL AND STAFF COMMENTS - ITEMS OF COMMUNITY INTEREST

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 PENDING OR CONTEMPLATED LITIGATION; SETTLEMENT OFFER; OR LEGAL MATTERS SUBJECT TO ATTORNEY/CLIENT PRIVILEGE.

- A. Seek legal advice from City Attorney regarding Emergency Medical Services.

10. OPEN SESSION

- A. Discussion and/or action regarding matters discussed in Executive Session.

11. ADJOURNMENT

City Council shall have the right at anytime to seek legal advice in Executive Session from its Attorney on any agenda item, whether posted for Executive Session or not.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, on the 2nd day of December, 2022 at 2:45 p.m.

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: December 6, 2022

AGENDA ITEM CAPTION: Discuss the five-year system study by the Lower Colorado River Authority (LCRA) and direct the City Manager to sign the Engineering Services Agreement for the next five-year study.

ORIGINATING DEPARTMENT AND CONTACT: Electric - Bobby Leos

ACTION REQUESTED: Agreement

BACKGROUND/SUMMARY/DISCUSSION:

Historically, the City of Lockhart has contracted with the Lower Colorado River Authority (LCRA) to perform distribution system studies every five years. LCRA recently delivered the 2023-2027 Electric System Study. Twelve projects are being recommended to address deficiencies, forecasted load additions and maximize the system's efficiency and reliability. The total cost of these 12 recommended improvements through 2026 is \$1.7million. The preparation of a new five-year study will continue to help the City of Lockhart maintain a reliable distribution system.

Engineering services from LCRA will include the following:

1. Verifying and/or gathering field information needed to construct a computer model of the primary electric system.
2. Produce or update the computer models for the City's distribution system.
3. Evaluate the adequacy of systems to meet anticipated demand levels over a five-year horizon.
4. Conducting a study of distribution system improvement needs to meet anticipated demand levels over a five-year horizon.
5. Conduct contingency analysis in terms of planned or unplanned outage of a distribution feeder, breaker, or power transformer by applying the distribution system planning criteria, determine and recommend system improvement projects necessary to improve system reliability.
6. Conduct arc flash analysis.
7. Perform system protection analysis.
8. Develop a list of recommended Capital Improvement Projects and budgetary project cost estimates.
9. Updating maps and electric system models as information is provided by field crews and the customer.

Reasons for a 5-year system study:

- Ensure the system continues to meet the forecasted electric load requirements of its

City of Lockhart, Texas

Council Agenda Item Cover Sheet

customers.

- System operational knowledge retention.
- Identify system switching options under emergency or planned outages (contingency conditions).
- Support compliance with ERCOT Protocols on load power factor.
- Identify future investment requirements needed for effective utility financial planning.
- Identify opportunities for improving coordination of protective devices, minimizing unnecessary outages, and
- Identify high risk areas where equipment has become obsolete or deteriorated to the point where it has a high probability of outages.

PROJECT SCHEDULE (if applicable): N/A

AMOUNT & SOURCE OF FUNDING:

Funds Required: \$29,840.00 for FY 2023

Account Number: 500-5799-299-00

Funds Available: \$150,000

Account Name: Contracts & Services

FISCAL NOTE (if applicable): The cost of \$149,191 is divided over a 5-year period (\$29,840/year) and included in the administrative fees located in the LCRA's monthly invoice. Expenses associated with specific projects will be budgeted in the appropriate fiscal year and financed from the Electric Distribution Upgrade Fund.

PREVIOUS COUNCIL ACTION: N/A

COMMITTEE/BOARD/COMMISSION ACTION: N/A

STAFF RECOMMENDATION/REQUESTED MOTION: Staff respectfully requests the acceptance of the five-year system study and engineering services agreement with LCRA and to direct the City Manager to sign the Engineering Services Agreement.

LIST OF SUPPORTING DOCUMENTS: Lockhart-5-Year System Study-ESVI-Pole Count--5-year billing-3.9.22

Scope Additional Information

1. 5-year System Study: \$110,000. Provide an Electric Distribution Study per the attached Scope (Engineering Services Agreement). The purpose of this study is to identify large electric system improvements required over the five-year study period. The total contract amount of \$110,000 will be added to the monthly power billing over 60 months (60 payments of \$1,833.33), monthly, the first billing to be started on the January 1, 2023, power billing.
2. Visual Inspection: \$34,711. Provide a Visual Inspection per the attached Scope (Statement of Work, Electrical System Visual Inspection (ESVI)). The total contract amount is \$34,711 but will be added to the month power billing over 60 months (60 payments of \$578.52), monthly, the first billing to be started on the January 1, 2023, power billing. The contract is based on an estimate of the city's pole count, of 4,480 poles. If the actual pole count varies by +/- 5% then the price will be adjusted at a rate of \$12.50 per pole, plus or minus. This service must be done at the same time as the field work for the 5-year system study (item 1 above) is being performed.
3. Perform a telephone/cable pole count: \$4,480. The contract is based on an estimate of the city's pole count, 4,480 poles. If the actual pole count varies by +/- 5% then the price will be adjusted at a rate of \$1.00 per pole, plus or minus. This service must be done at the same time as the field work for the 5-year system study (item 1 above) is being performed. Billing/invoicing will be added to the month power billing, starting January 1, 2023.
4. Total Cost of the three services: \$149,191; \$2,486.51/month for 60 payments. Billing/invoicing will be added to the month power billing, starting January 1, 2023.

ENGINEERING SERVICES AGREEMENT

I. Technical Requirements

LCRA shall provide the following engineering services to Customer:

- a. Verify and/or gather field information needed to construct a computer model of the primary electric system including:
 - i. Location of substation(s) that supply the Customer's distribution system.
 - ii. Location of distribution poles.
 - iii. Location of primary overhead and underground distribution conductors including the following:
 1. Conductor construction design type
 2. Conductor type per phase, including neutral
 3. Conductor phasing
 4. Conductor span measured from each section (pole to pole)
 - iv. Location of air break switches (including type and current rating), disconnect switches (including type and current rating), line breakers / reclosers / sectionalizers (including type, current rating and controller information), and line regulators (including current and kVA rating).
 - v. Location of capacitor banks to include size (kVAR rating), phasing, status (open / closed), and capacitor bank controller type if installed.
 - vi. Location of fuse cut-outs (including rating); status of fuse cut-out (open or closed); and size and type of fuse if identifiable from the ground or data is available from customer.
 - vii. Location of distribution transformers, transformer phasing and transformer kVA rating.
- b. Produce or update the computer models for the Customer's distribution system.
- c. Evaluate the adequacy of existing system to meet anticipated demand levels over a five-year horizon, by applying the distribution system planning criteria to:
 - i. Identify overloaded line sections
 - ii. Identify excessive system losses
 - iii. Identify excessive voltage drops
- d. Conduct a study of distribution system improvement needs to meet anticipated demand levels over a five-year horizon, by applying the distribution system planning criteria to:
 - i. Optimize the performance of the system by balancing the load among power transformers, feeders and phases (where phase current data is available)
 - ii. Evaluate need for reconductoring existing circuits
 - iii. Evaluate need for constructing new distribution circuits
 - iv. Evaluate substation capacity requirements
 - v. Examine location and status of all air break or disconnect switches
 - vi. Evaluate system capacitor banks needs for reduction of system losses and correcting system power factor, including leading power factor conditions.

ENGINEERING SERVICES AGREEMENT

- vii. Provide up to ten (10) additional fault rating values per year from the distribution system as per Customer request.
- e. Conduct Contingency Analysis in terms of a planned or unplanned outage of a distribution feeder, breaker, or power transformer (where applicable), and by applying the distribution system planning criteria, determine and recommend system improvement projects necessary to improve system reliability.
- f. Conduct Arc Flash Analysis:
 - i. The results of this analysis will assist the Customer in determining its arc flash requirements at selected locations
 - ii. Perform arc flash analysis at the locations selected by the Customer.
 - iii. No more than ten (10) locations may be selected.
 - iv. The arc flash analysis results shall include:
 - 1. Clearance distances
 - 2. Fault current
 - 3. Energy
 - 4. Hazard level and the corresponding voltages to which the qualified person will be exposed.
 - v. Arc flash labeling is the responsibility of the Customer, as specified in NESC 2012-410 A3 but labeling may be provided by LCRA at an added cost.
- g. Perform the following distribution system protection analysis:
 - i. Verify that the maximum interrupting rating for all distribution feeder breakers and downstream reclosers are adequately rated to withstand the maximum available fault current using the latest ERCOT short circuit case.
 - ii. Verify that the continuous rating of all feeder breakers are adequately rated so that the feeder breakers' continuous rating will not be exceeded for any non-fault conditions including contingency analysis.
 - iii. For all distribution feeder breaker relays and downstream reclosers perform the following analysis:
 - Verify that the phase and ground overcurrent pickup settings will not be exceeded for any non-fault conditions including contingency analysis and are also set sensitively enough to detect faults at the end of the feeder.
 - Verify coordination with upstream (transformer protection) and downstream devices (reclosers, largest / nearest fuse(s), etc.).
 - Determine if the existing settings have performed in a manner that the Customer expects (fuse saving vs. a fuse sacrificing scheme, any misoperations, etc.).
 - iv. Evaluate the need for any new downstream reclosers, and if a recloser is warranted provide basic coordination settings and verify coordination with upstream and downstream devices.
 - v. Document substation outages over the last 5 year period.

ENGINEERING SERVICES AGREEMENT

- h. Based upon the findings of items b through f above, develop a list of Recommend Capital Improvement Projects and budgetary project cost estimates.
- i. Update Maps and Electric System Model as information is provided by field crews and the Customer during the study.

Information to be provided by the Customer includes but is not limited to the following:

- a. Any Customer-specific distribution system planning criteria
- b. Ten-year load forecast
- c. Load profile results per feeder via relays or load loggers, if available
- d. Mapping data that has changed since data collection
- e. Rate class kWh sales data, if available
- f. Capacitor bank(s) status during peak electrical loading and load profile, if available
- g. Capacitor bank controller settings
- h. Arc flash analysis supporting data
 - a. Distribution transformer nameplate and fuse size/type
- i. Protective device nameplate information for distribution feeder breaker and downstream reclosers
- j. Existing relay and controller details:
 - a. Distribution feeder breaker relay settings, manufacturer, and part number
 - b. Downstream recloser controller settings and controller type
 - c. Event files (if available)
- k. For the largest fuse downstream of each distribution feeder breaker and the largest fuse downstream of each downstream recloser:
 - a. Location of fuse (intersecting streets)
 - b. Fuse type
 - c. Fuse size
- l. If available, provide any history of outages caused by feeder breaker trips, recloser trips, or lateral tap fuses operating.

II. **Deliverable**

This agreement provides for one primary Deliverable by LCRA, which shall be provided to Customer as a bound printed copy and an electronic copy (.pdf file) sent via email.

- a. An Electric Distribution System Study ("Plan"). The Plan shall include tables, charts, maps, and explanatory text. At a minimum, the following items shall be included with the Plan:
 - i. Existing Circuit Diagram - color coded by circuit
 - ii. Existing Conductor Diagram - color coded by primary conductor
 - iii. Five Year Work Plan Diagram - all improvement projects color-coded by recommended year
 - iv. Existing and Proposed Fusing Diagram
 - v. Fault Duty Maps: three-phase and phase to ground with associated table

ENGINEERING SERVICES AGREEMENT

- vi. Relay / fuse / recloser coordination curves and summary of proposed changes where applicable
- b. In addition to the Plan described in item a. above, LCRA shall conduct an annual review of the load power factor and, where required, provide interim recommendations for meeting the ERCOT load power factor requirement. This power factor review shall be conducted by LCRA once per year during the annual load forecast data collection period.
- c. This agreement does not include engineering advice on technical problems that may arise during operation, construction, or addition of new electric loads. For this engineering support or support on inspection, maintenance, and construction methods and/or procedures, LCRA and Customer may enter into a separate agreement.
- d. This agreement does not include project implementation costs.
- e. This agreement does not include NERC or ERCOT compliance related matters, such as retention of objective evidence.

LCRA specifically acknowledges and agrees that the Customer requires the Deliverable information described herein to meet five (5) year demand levels and that the provision of the Deliverable to the Customer is time-sensitive. Accordingly, LCRA agrees that the Deliverable shall be provided to the Customer no later than sixty (60) months after execution of this Agreement.

III. **Confidential Work Product**

Software, data, computer models, maps, graphical products and other products used to produce the Deliverable under this Agreement have been developed by LCRA at considerable expense, and shall be considered competitive, proprietary information belonging to LCRA. Customer has the right to request certain data from LCRA and LCRA has the obligation to provide certain data (or equivalent); however, at LCRA's discretion, certain data, if related to LCRA's products or materials which were used to produce the Deliverables, will be kept as proprietary information belonging to LCRA and not distributed to any Customer. The Deliverable, and all related information described herein, to be provided to the Customer pursuant to the terms of this Agreement, shall be the property of the Customer and the Customer, in its sole discretion, may use, copy or distribute the Deliverable.

**Statement of Work for
Surveying and Mapping Services**
ELECTRICAL SYSTEM VISUAL INSPECTION (ESVI) SERVICES
Revised: September 2021

GENERAL DESCRIPTION

Lower Colorado River Authority will provide visual inspection and mapping services of the customer distribution system. Visual inspection field data acquisition, data compilation, and mapping will be performed by LCRA employees.

SCOPE OF WORK

- Visually inspect the distribution system: make record of the size, type, general location (non-GPS), and general condition of each inspected element, both overhead and underground
 - Inspected elements include, but are not limited to: poles, crossarms, lines/conductor, transformers, pad mount transformers, regulators, capacitors, switches, air break switches, fuse cutouts, street lights, reclosers, etc.
- Identify and record deficiencies: make record of element, deficiency, and location
 - Deficiencies include, but are not limited to: poles: bottom and top rot, woodpecker holes, top splitting, shell rot, leaning/bowing; crossarms intact; missing hardware; leaking fluid; rusting; underground cabinets are secure and free of vegetation and debris; elements operating “normally”
 - Poles will be “sounded” (hit with hammer) 6 inches above ground level for indications of bottom rot
 - Identify and record elements needing immediate attention
- Identify and record vegetation management areas: make record of location and attention need
 - Immediate attention includes: limbs resting on lines, ivy climbing poles and around elements, etc.
 - Regular attention includes: limbs nearing lines, wind blowing limbs into lines, etc.
- Compile and transfer visual inspection field data and records into mapping software
- Create deliverables
- Meet with customer to deliver and discuss results of inspection
- Electrical System Visual Inspection (ESVI) services provided are not intended to be a statement of serviceability of any particular element in the distribution system
- LCRA will provide: staff, tools, and materials necessary to perform the outlined scope of work and create the deliverables

DELIVERABLES

- Map book to include:
 - Coversheet with map index, legend, and scale
 - Distribution system mapped at the primary and secondary circuit level
 - Each element mapped graphically in relation to streets, water features, parks, railways, and other elements included in the ESRI provided basemap
 - Callout boxes denoting deficiency
 - Symbols indicating areas of vegetation management
 - Format: hard copy paper & .pdf
- ArcGIS data, of line work and points, is available upon request

CUSTOMER SERVICES CONTRACT

1. Agreement. This Customer Services Contract, including these terms and conditions, the Project Proposal, and any other documents attached hereto (collectively, the “Contract”), contains the entire agreement and understanding between LCRA and Customer with respect to the subject matter of this Contract and supersedes any and all prior or contemporaneous oral and written agreements and understandings regarding the defined scope of services. Additional terms and conditions on Customer’s forms (including those accompanying any purchase order, invoice or payment) are a material alteration of this Contract and are rejected and null and void unless expressly agreed to by LCRA in writing. In the case of any conflicts between the terms of this Contract and the terms of any applicable Customer form, the terms of this Contract will control.
2. Services. LCRA will perform services for the Customer as detailed in the Scope of Services section of the Project Proposal (“Services”). Customer will review and respond as appropriate to all reports, studies, recommendations, requests and other submissions of LCRA so as not to delay the performance of the Services.
3. Notices. Correspondence, notices and invoices will be in writing and mailed or delivered to the other party as identified in the Customer and LCRA Contact sections of the Project Proposal, or at such other address as a party may from time to time designate in writing. All notices, correspondence or invoices will be effective upon receipt.
4. Changes Orders. Changes in the scope of the Services may only be made by written agreement of the Customer and LCRA. Verbal changes will not be given or accepted, except in cases of emergencies which pose a risk of personal injury or property damage, and such changes will be followed up with a written confirmation as soon as practicable.
5. Term; Termination. This Contract will commence on the date of the last signature by the parties (“Effective Date”) and will govern LCRA’s performance of the Services. Either party may terminate this Contract for its convenience at any time by providing written notice to the other party. In the event of such termination, Customer will pay LCRA for all Services performed up to the date of termination, plus (in the case of termination by Customer) any cancellation charges or other termination expenses as may be reasonably identified by LCRA.
6. Costs; Invoicing. As compensation for the Services, Customer will pay LCRA in accordance with one of the following, as identified in the Price section of the Project Proposal:
 - (a) All (i) direct costs incurred by LCRA in performing the Services, including, (1) costs for materials and supplies, (2) labor costs, including salary and benefits, paid to LCRA employees, (3) travel, meal and lodging expenses reimbursed or paid on behalf of LCRA employees within established LCRA expense guidelines, and (4) any third party costs, plus (ii) indirect costs that LCRA normally applies to Services of this nature, including general and administrative costs and other internal expenses and contributions; or
 - (b) A fixed price. Any changes to the scope of the Services may require an increase in the fixed price. Such change to the scope and the correlating fixed price will be agreed to in writing by the parties.
- LCRA may invoice Customer for progress payments for the Services completed to date during the term of this Contract. All payments by Customer under this Contract will be due and payable within 30 days after receipt of invoice. If payment is not timely made, interest will accrue on the unpaid balance at the lesser of the maximum lawful rate, or one percent per month, from the due date until paid.
7. Warranty; Disclaimer.
 - (a) During the term of this Contract, and for a period of 30 days after completion of the Services, LCRA will correct or re-perform any Services not conforming to the requirements of this Contract. Upon completion of the Services, LCRA will assign to Customer all contractor, manufacturer and supplier warranties related to the Services, to the extent LCRA has the right to do so. After such assignment, LCRA will have no continuing obligations to Customer with respect to the good or service to which the warranty applies, and Customer will look solely to the applicable contractor, manufacturer or supplier for relief regarding any claims or remedies, whether based on a warranty or otherwise.
 - (b) Any law, code or standard referenced in this Contract will refer to the version of such law, code or standard in effect as of the Effective Date.
 - (c) **THE WARRANTIES CONTAINED IN THIS SECTION 7 ARE EXCLUSIVE AND IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR GOOD AND WORKMANLIKE PERFORMANCE, AND LCRA’S OBLIGATION UNDER SECTION 7(A) IS CUSTOMER’S SOLE AND EXCLUSIVE REMEDY FOR ANY BREACH OR LIABILITY OF LCRA ARISING UNDER THIS CONTRACT.**
8. Environmental Conditions. Prior to LCRA starting any Services on-site, Customer will provide documentation that identifies the presence and condition of any hazardous materials or environmental conditions existing in or about Customer’s equipment or the site that LCRA may encounter while performing the Services, and will keep LCRA informed of changes in any such conditions. If LCRA encounters hazardous materials in Customer’s equipment or on-site, LCRA is not obligated to perform any Services affected by the hazardous conditions. Customer will indemnify and hold LCRA, its affiliates and their respective directors and employees, harmless for any and all claims, damages, losses, and expenses arising out of or relating to any hazardous materials which are or were (i) present in or about Customer’s equipment or the site prior to the commencement of LCRA’s work, (ii) improperly handled or disposed of by Customer or Customer’s employees, agents, contractors or subcontractors, or (iii) brought, generated, produced or released on-site by parties other than LCRA.
9. Schedule. Unless otherwise expressly stated in the Contract documents, time is **not** of the essence and LCRA will not be liable to Customer for any damages arising out of LCRA’s delay in providing the Services, including any failure to meet schedules contained in this Contract.
10. Force Majeure. Neither party will be responsible or liable for any delay or failure in its performance under this Contract to the extent such delay or failure is caused by conditions or events of Force Majeure. The term “Force Majeure” means causes or

CUSTOMER SERVICES CONTRACT

events beyond the reasonable control of, and without the fault or negligence of the party claiming Force Majeure, including (to the extent satisfying the foregoing requirements) (i) acts of God or sudden actions of the elements such as floods, earthquakes, hurricanes, tornadoes, ice storms, or wildfires; (ii) terrorism; war; riots; blockades; insurrection; strike at a regional level; labor disruption at a regional level (even if such difficulties could be resolved by conceding to the demands of a labor group); (iii) any action by a governmental or regulatory entity, including ERCOT or the PUCT; and (iv) pandemic, including the current Coronavirus Disease 2019 outbreak.

11. **LIMITATION OF LIABILITY.** **THE TOTAL LIABILITY OF LCRA ARISING OUT OF THIS CONTRACT AND THE SERVICES WILL NOT EXCEED AN AMOUNT EQUAL TO THE FEES PAID TO LCRA UNDER THIS CONTRACT, AND LCRA WILL NOT BE LIABLE FOR INDIRECT, PUNITIVE, INCIDENTAL, SPECIAL, OR CONSEQUENTIAL DAMAGES, INCLUDING LOST PROFITS. IN NO EVENT WILL ANY OFFICER, DIRECTOR, EMPLOYEE OR AFFILIATE (OR AFFILIATE'S OFFICER, DIRECTOR OR EMPLOYEE) OF LCRA BE LIABLE TO CUSTOMER UNDER THIS CONTRACT, AND CUSTOMER'S SOLE RECOURSE UNDER THIS CONTRACT WILL BE AGAINST LCRA AND NOT AGAINST SUCH OTHER PERSONS. THE LIMITATIONS ON LIABILITY AND REMEDIES IN THIS PARAGRAPH WILL APPLY REGARDLESS OF WHETHER THE LIABILITY OR CAUSE OF ACTION ARISES IN CONTRACT, WARRANTY, INDEMNITY, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. NOTHING IN THIS CONTRACT WILL BE CONSTRUED TO WAIVE LCRA'S GOVERNMENTAL IMMUNITY.**

12. **Amendment.** This Contract may only be amended or modified through written agreement of the parties signed by an authorized representative of LCRA and by an authorized representative of the Customer.

13. **Assignment.** This Contract will be binding upon and inure to the benefit of the parties and their respective successors and assigns; provided, however, that neither party may assign this Contract, in whole or part, without the prior written consent of the other party.

14. **Non-Waiver.** No failure or delay on the part of a party to exercise any right or remedy will operate as a waiver of such right or remedy, nor will any single or partial exercise of any right or remedy preclude any further or other exercise of any such right or remedy.

15. **Partial Invalidity.** If any section or part of this Contract is declared invalid by any court of competent jurisdiction, the court's decree will not affect the remainder of this Contract, and the remainder of this Contract will remain in full force and effect with the deletion of the part declared invalid.

16. **Choice of Law; Venue; Waiver of Jury Trial.** This Contract will be governed by and construed in accordance with the laws of the State of Texas, without regard to conflict of law principles. Each party irrevocably consents and agrees that any legal action or proceeding arising out of this Contract will be brought exclusively in a court of competent jurisdiction in Travis County, Texas. LCRA AND CUSTOMER IRREVOCABLY WAIVE ALL RIGHT OF TRIAL BY JURY IN ANY ACTION, PROCEEDING OR COUNTERCLAIM ARISING OUT OF OR IN CONNECTION WITH THIS CONTRACT.

17. **Ownership.** Intellectual property and rights to intellectual property owned by any party on the Effective Date will remain the property of that party. All deliverables, including plans, drawings, designs, specifications, computer programs or applications photographs, studies, data, schedules, test readings, technical reports, and calculations developed or utilized by LCRA or its subcontractors which are developed and specified to be delivered under this Contract and which are paid for by Customer are the property of Customer, but subject to LCRA's intellectual property rights. Customer recognizes that no deliverables will be suitable for reuse at any Customer facility or in connection with any project other than that for which the deliverable was prepared. LCRA DISCLAIMS LIABILITY FOR ANY REUSE OF THE DELIVERABLES ON ANY OTHER FACILITY OR PROJECT THAT IS DONE WITHOUT THE EXPLICIT, WRITTEN APPROVAL OF LCRA.

18. **Confidentiality.** "Confidential Information" means information marked or otherwise designated as "confidential" by a party. Confidential Information may only be used by the parties for purposes related to the performance of this Contract, and each party agrees not to disclose Confidential Information of the other party to any other person (other than its affiliates, and the party's and affiliate's respective employees and directors, or to contractors who agree to be bound by the provisions of this Section), provided that either party may disclose Confidential Information if and to the extent such disclosure is required by law (including the Texas Public Information Act). In the event a party is requested under law to disclose Confidential Information, such party will to the extent possible notify the other party within three business days of such request.

19. **Municipally Owned Utilities.** If Customer is a municipally owned utility, the following additional terms will apply:

- (a) This Contract is entered into under the authority of Chapter 791 of the Texas Government Code;
- (b) Customer pledges the revenues of its electric utility system to pay its obligations under this Contract. In addition, the amounts payable by Customer to LCRA under this Contract are operation and maintenance expenses as contemplated by Section 1502.056 of the Texas Government Code and, as a result, are a first lien against the revenues of Customer to secure the Customer's payment obligations to LCRA hereunder. Customer agrees that it will not request Services for which funds have not been appropriated and are not available.
- (c) Payments made under this Contract (1) are based on cost recovery, (2) will fairly compensate LCRA for the Services, and (3) will be made from current revenues available to Customer.

20. **Survival.** Termination or expiration of this Contract will not relieve, reduce, or impair any rights or obligations of a party which expressly or by implication survive termination or expiration of this Contract. Without limiting the generality of the foregoing, the following sections will survive the termination or expiration of this Contract: Costs; Invoicing, Warranty; Disclaimer, Environmental Conditions, Schedule, Limitation of Liability, Choice of Law; Venue; Waiver of Jury Trial, Ownership, Confidentiality, and Municipally Owned Utilities.



City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: December 6, 2022

AGENDA ITEM CAPTION: Discuss request by the McCoy Corporation for approval of a conceptual site plan for 12.844 acres consisting of 4.007 acres in the Francis Berry Survey, Abstract No. 2, located at 1600 South Colorado Street, and Lots 5-A and 5-B, Block 1, Lockhart Industrial Park II, located at 114 and 118 Bufkin Lane, for the purpose of allowing removal of two protected trees and replacement with multiple new trees, such as Live Oak and Monterrey Oak trees, of at least four inches caliper.

ORIGINATING DEPARTMENT AND CONTACT: Development Services - Dan Gibson

ACTION REQUESTED: Other

BACKGROUND/SUMMARY/DISCUSSION: The McCoy Corporation (McCoy's Building Supply) has acquired a total of 12.844 acres at the southeast corner of the intersection of South Colorado Street and Bufkin Lane, where a former bank building is located. McCoy's plans to demolish the existing building and redevelop the site as a facility that would be classified by our zoning ordinance as a lumber yard. It will occupy a lot that will be one of a total of four, with the other three lots intended for unspecified commercial development. They are attempting to save as many existing trees as possible, but need to remove eight trees to accommodate the proposed site layout of the lumber yard. Two of those trees are protected trees, which are Live Oak trees over 72 inches circumference.

The normal process for removal of any tree is to submit a tree removal application to the building official for review. If the tree is a protected tree, the permit will be denied unless it is diseased, dying, or a hazard to life or property. Tree removal applications that are denied by the building official can be appealed to the Board of Adjustment. If the Board denies the appeal, that denial can then be appealed to the City Council.

However, no approval by the building official for removing protected trees is necessary if the reason is to accommodate a proposed development, and the location of the protected tree or trees is shown on a site plan submitted for approval by the City Council. Approval of the site plan by the Council constitutes approval of the protected trees (Section 60-27(B)). The City Council may require as a condition of site plan approval that a replacement tree be planted (Section 60-30(f)). In this case, the applicant proposes to plant replacement trees for all eight existing trees to be removed, including the ones that are not protected trees, on a one-to-one caliper-inch basis such that the total caliper measurements of the new trees equal at least the total caliper measurements of the removed trees. Over all, the plan proposes to increase the number of trees on the site from 14 to 40 trees, and all of the new trees will be at least four inches caliper (diameter). The applicant has submitted the attached letter, as well as two site plans, with one showing the existing trees, and the other showing the proposed trees.

City of Lockhart, Texas

Council Agenda Item Cover Sheet

If it weren't for the need to remove two protected trees to accommodate the proposed layout of the development, the site plan would not be subject to any public review. The property is zoned CHB Commercial Heavy Business District, and lumber yards are allowed by-right. The abutting zoning classifications are commercial, industrial, and public/institutional (police station and electric department). The buildings and site development would simply be subject to the normal minimum standards. Perimeter fencing or other screening is not required because there is no abutting residential zoning. However, if there is a concern about the appearance of a lumber yard in this location, it is worth noting that our nonresidential appearance standards require visual screening of outdoor storage areas, even if the entire property is not screened. In addition, great care has been exercised in the proposed layout of the site, including the arrangement of lots, and addition of trees for buffering. The lumber yard is proposed to be just one of four lots on the subject property and, once the additional three lots are developed as other uses, the most visible part of the lumber yard from either street will be the enclosed retail store and parking lot. The outdoor lumber storage sheds are shown on the site plan to be tucked behind those other commercial lots, and new trees are proposed along the south, west, and north sides of the portion of the McCoy's lot where the lumber storage area is located. The trees will provide a visual buffer not only from Colorado Street and Bufkin Lane, but also from abutting development in the adjacent industrial park.

PROJECT SCHEDULE (if applicable): None specified. Section 60-30(f) requires that if a condition of site plan approval is planting of one or more replacement trees, the condition must be met within 12 months after the removal of protected trees.

AMOUNT & SOURCE OF FUNDING:

Funds Required:

Account Number:

Funds Available:

Account Name:

FISCAL NOTE (if applicable): None.

PREVIOUS COUNCIL ACTION: None.

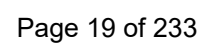
COMMITTEE/BOARD/COMMISSION ACTION: None required.

STAFF RECOMMENDATION/REQUESTED MOTION: *Approval* of the proposed site plan and removal of two protected trees, subject to the condition that replacement trees be planted as shown in the second attached site plan. In general, the site plan appears to be sensitive to the surrounding area and will substantially increase the number of trees, not only for the McCoy's lumber site, but also for the entire new subdivision consisting of a total of four commercial lots.

City of Lockhart, Texas

Council Agenda Item Cover Sheet

LIST OF SUPPORTING DOCUMENTS: McCoy's Protected Tree Removal Request, McCoy's Protected Tree Removal Request Aerial, 2022 11 17 Tree Removal Letter (signed), 20221114_McCoy's Lockhart_Tree_Removal_11x17, 20221114_McCoy's Lockhart_Tree_Mitigation_11x17





MCCOY'S PROTECTED TREE REMOVAL



scale 1" = 300'



Subject Property



Zoning Boundary



**McCOY CORPORATION
HEADQUARTERS**

1350 I.H. 35 North
P.O. Box 1028
San Marcos, Texas 78666

512-353-5400
mccoys.com

November 17, 2022

Lew White
Mayor
City of Lockhart
308 W. San Antonio Street
Lockhart, TX 78644

***Re: Conceptual Site Plan Approval
McCoy's Building Supply
1600 S Colorado Street
Lockhart, Texas***

Dear Mr. White:

Please accept this letter as a request for the City Council to review and approve the Conceptual Site Plan, under Section 60-27(b) of the City Code, for our proposed McCoy's Building Supply development to be located at the southeast corner of Colorado Street (US Highway 183) and Bufkin Lane. McCoy Corporation has recently purchased an approximately 12.8-acre tract of land at this location consisting of a 4.007-acre tract at the hard corner and Lots 5A and 5B of the Lockhart Industrial Park II Subdivision to the east. The property was previously developed as a bank branch and most recently operated as a Cars America office.

McCoy Corporation is proposing to develop the site into a new McCoy's Building Supply store, including an approximately 18,000 square foot retail sales floor, a 7,200 square foot attached warehouse, and a drive-in lumberyard with 2 open-air rack-supported canopies. The subject property is zoned CHB, Commercial Heavy Business, which allows for the proposed lumberyard/retail home improvement use. We are so excited to serve the Lockhart community with a new, local store.

The existing bank development has many landscape trees that, according to historical aerial photographs, were planted around the bank in the mid-1980s. These trees have flourished over the life of the facility, but in order to redevelop the property, some of these trees will be required to be removed, including two trees meeting the definition of a Protected Tree under Section 60-28 of the City of Lockhart Code of Ordinances. McCoy's and our design team have spent months working on a site plan to preserve as many of the existing trees as possible. We have developed the attached plan specifically to preserve the six largest protected trees on the property, including preserving two Live Oaks that each measure 32-inches in diameter (100-inches in circumference).



Unfortunately, we were not able to create a plan that could accommodate all the existing trees and still function operationally. We have discussed various options at length, and we take our commitment to environmental stewardship seriously. Because we cannot accommodate all the existing trees, we are proposing to mitigate for the tree removal with a 1 to 1 caliper inch replacement for each and every tree removed, including those trees that do not meet the definition of a protected tree per the ordinance. This 1 to 1 mitigation plan would involve planting oak trees with a minimum 4-inch caliper across the property as illustrated in the Concept Site Plans.

This planting will greatly increase the number of trees from 14 to 40 trees on the site, and we anticipate the replacement trees will grow to an almost 3 to 1 replacement ratio of approximately 390 caliper inches within 5 years, a 5 to 1 replacement ratio of 670 caliper inches in 10 years, and an 8.5 to 1 replacement ratio of 1,160 caliper inches in 20 years. This growth is in addition to the preservation of the six existing protected trees that will continue to flourish in the front parking area.

While we hate to remove trees for a development, the new plantings will increase the distribution of shade and foliage on the property, help to fight heat island effects, and reduce the carbon footprint within the community. We are a 95-year old company with deep roots in the area and, while no future is certain, we're coming to Lockhart because we plan to be here for the next 20 years and beyond. We desire for this store and our company to be an asset to the Lockhart community for decades to come.

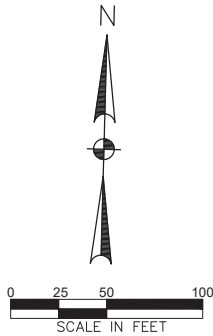
We respectfully request that City Council approve the general layout of the attached McCoy's Conceptual Site Plans including the removal of up to eight (8) trees with our commitment that 4-inch caliper oak trees will be replanted on-site at a ratio of 1 to 1 caliper inches. Additionally, we commit to engage a licensed landscape architect to advise us so that the preserved trees and the replacement trees can thrive and allow for this mitigation plan to improve the ecological health of our property and the community. If you have any questions regarding this application, please feel free to contact me at 512-395-6644.

Sincerely,



Reid B. McCoy
Vice Chairman
McCoy Corporation

Attachments: McCoy's Concept Site Plan with Trees to be Removed
McCoy's Concept Site Plan with Proposed Mitigation Trees



- NOTES:
- FOR CONCEPT PLANNING PURPOSES ONLY. NOT FOR CONSTRUCTION OR PERMITTING.

PARKING TABLE	
REQUIRED PARKING (1 SPACE / 300 SF) (20 SPACES/SHIFT)	104 SPACES
PARKING PROVIDED (10' X 20')	112 SPACES

TREE TABLE	
CALIPER INCHES REMOVED	136 INCHES
CALIPER INCHES TO BE REPLANTED (34- 4" TREES)	136 INCHES

TREES TO REMAIN			
TREE NO.	TRUNK DIAMETER	EQUIVALENT TRUNK CIRCUMFERENCE	SPECIES
2123	30"	94"	LIVE OAK
2124	26"	82"	LIVE OAK
2127	25"	79"	LIVE OAK
2186	32"	100"	LIVE OAK
2287	24"	75"	LIVE OAK
2304	32"	60"	LIVE OAK

SAMPLE TREES TO BE PLANTED



MONTERREY OAK TREE



LIVE OAK TREE



App.	Revisions	Date	No.

ECKERMANN
ENGINEERING, INC.

202 SPRING HO AVENUE
LOCKHART, TEXAS 78650
PHONE: 512-556-6160
TBP# FIRM NO. F-10496

McCoy's
BUILDING SUPPLY

MCCOY'S BUILDING SUPPLY #120
1600 S COLORADO STREET
LOCKHART, TX 78644

SITE PLAN IMPROVEMENTS

TREE MITIGATION PLAN

PRELIMINARY
FOR INTERIM REVIEW ONLY
THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:
SAM N. WALKER, P.E. 101709
NAME P.E. NO.
DATE 11/8/2022

Project No.: 21039
Issued: 11/8/2022
Drawn By: QS, TM
Checked By: SW

EX 2
Sheet 2 OF 2

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: December 6, 2022

AGENDA ITEM CAPTION: Discuss Ordinance 2022-63 vacating and abandoning a total of approximately 0.582 acre of unused public right-of-way consisting of a portion of the 50-foot wide Teal Street right-of-way extending eastward from Trinity Street, and segments of a 30-foot wide alley right-of-way extending north of Teal Street to Ruddy Street, and south of Teal Street to Blackjack Street (FM 20).

ORIGINATING DEPARTMENT AND CONTACT: Development Services - Dan Gibson

ACTION REQUESTED: Ordinance

BACKGROUND/SUMMARY/DISCUSSION: Teal Street is an existing east-west right-of-way dedicated by the Trinity Addition (Revised) subdivision plat, recorded in 1951. That plat also included a north-south alley right-of-way between Teal Street and Ruddy Street to the north, and Blackjack Street to the south. Ellia May, LLC, has proposed to replat a portion of that subdivision into one large lot for development that would encompass a portion of Teal Street and the alley if those rights-of-way are abandoned by the City. If the segments of alley within their proposed replat are abandoned, a short segment of the alley continuing northward to Ruddy Street would be of no use to the City, so that segment is proposed by the City to be included in the abandonment. None of the subject rights-of-way have been used for any purpose by the City, and it is not anticipated that they will be needed in the future. The existing portion of the Teal Street right-of-way continuing east of the area proposed to be replatted, and terminating at Pancho Street, will remain in case it is needed for future access to the new lot or to other lots abutting that portion of the street right-of-way.

PROJECT SCHEDULE (if applicable): Not applicable.

AMOUNT & SOURCE OF FUNDING:

Funds Required:

Account Number:

Funds Available:

Account Name:

FISCAL NOTE (if applicable): Not applicable.

PREVIOUS COUNCIL ACTION: None.

COMMITTEE/BOARD/COMMISSION ACTION: None.

STAFF RECOMMENDATION/REQUESTED MOTION: Adopt Ordinance 2022-63.

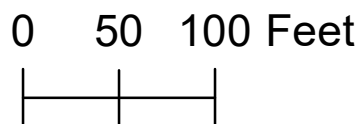
City of Lockhart, Texas

Council Agenda Item Cover Sheet

LIST OF SUPPORTING DOCUMENTS: Teal St Alley Abandonments aerial, Ordinance 2022-63, Exhibit A - case map, Exhibit B-1, metes and bounds, Exhibit B-2, plat (portrait), Exhibit C-1, metes and bounds, Exhibit C-2, plat



TEAL STREET ABANDONMENT



Legend	
	RIGHT-OF-WAY ABANDONMENT
	PARCEL BOUNDARY

ORDINANCE 2022-63

AN ORDINANCE OF THE CITY OF LOCKHART, TEXAS, VACATING AND ABANDONING A TOTAL OF APPROXIMATELY 0.582 ACRE OF UNUSED PUBLIC RIGHT-OF-WAY CONSISTING OF A PORTION OF THE 50-FOOT WIDE TEAL STREET RIGHT-OF-WAY EXTENDING EASTWARD FROM TRINITY STREET, AND SEGMENTS OF A 30-FOOT WIDE ALLEY EXTENDING NORTH OF TEAL STREET TO RUDDY STREET, AND SOUTH OF TEAL STREET TO BLACKJACK STREET (FM 20); AND AUTHORIZING THE CITY MANAGER TO EXECUTE A DEED CONVEYING SAID RIGHT-OF-WAY TO THE OWNERS OF THE ADJACENT PROPERTIES.

WHEREAS, the City of Lockhart is a home rule municipality; and,

WHEREAS, Section 3.07(o) of “Powers of the City Council” in the City’s Charter provides that the City may exercise exclusive dominion, control, and jurisdiction, including the right to close and abandon streets and alleys; and,

WHEREAS, Texas Transportation Code, Section 311.007 provides that a home rule municipality may vacate, abandon, or close a street or alley; and,

WHEREAS, the burden of continued maintenance of streets and alleys that are not being used exceeds the benefit that would be incurred if the City continued ownership; and,

WHEREAS, the City of Lockhart has never had any use for the subject street and alley right-of-way segments; and,

WHEREAS, Ryan Gibson, on behalf of Ellia May, LLC, owns property abutting certain street and alley rights-of-way described in “Exhibit B-1” and “Exhibit B-2”, and has requested that the City vacate and abandon those segments of right-of-way so that portions that will rightfully revert to their ownership can be consolidated with their property to be more useful for development; and,

WHEREAS, the City of Lockhart proposes to vacate and abandon the remaining northern portion of the 30-foot wide alley, as described in “Exhibit C-1” and “Exhibit C-2”, because it has no use to the City if the remainder of the alley right-of-way is abandoned as requested by Ellia May, LLC.

WHEREAS, Harvey and Melinda Greenlee, Michael Anthony and Diana Rodriguez, Patsy Juarez, and Green Acres Housing, LLC, own property abutting certain segments of the subject street and alley rights-of-way, and have consented in writing to the proposed abandonment; and,

WHEREAS, the City Council has determined that it is in the public interest that the property depicted in Exhibit “A”, and more particularly described in Exhibits “B-1” and “B-2”, and “C-1” and “C-2”, should be vacated and abandoned as a public alley right-of-way.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOCKHART, TEXAS, THAT:

I. The foregoing recitals are approved and adopted herein for all purposes.

II. The unused public right-of-way totaling approximately 0.582 acre as depicted in Exhibit "A", and more particularly described as 0.481 acre in Exhibits "B-1" and "B-2", and 4,387 square feet (0.101 acre) in Exhibits "C-1" and "C-2", attached hereto and incorporated herein for all purposes, is hereby vacated and abandoned.

III. The City Manager is hereby authorized to convey by Deed Without Warranty all interest the City has in the subject alley right-of-way to the owner of the adjacent properties.

IV. If any provision, section, clause, sentence, or phrase of this ordinance is for any reason held to be unconstitutional, void, invalid, or unenforced, the validity of the remainder of this ordinance or its application shall not be affected.

V. All other ordinances, sections, or parts of ordinances heretofore adopted by the City of Lockhart in conflict herewith are hereby repealed or amended to the extent of the conflict only.

VI. The City Secretary is directed to cause this ordinance caption to be published in a newspaper of general circulation according to law.

V. This ordinance shall become effective and be in full force immediately upon and from the date of its passage.

PASSED, APPROVED, AND ADOPTED AT A REGULAR MEETING OF THE LOCKHART CITY COUNCIL ON THIS THE 6th DAY OF DECEMBER, 2022.

CITY OF LOCKHART

Lew White
Mayor

ATTEST:

APPROVED AS TO FORM:

Connie Constancio, TRMC
City Secretary

Monte Akers
City Attorney

TEAL STREET ABANDONMENT - EXHIBIT A



CITY OF
Lockhart
TEXAS

0 50 100 Feet

Legend

- RIGHT-OF-WAY ABANDONMENT
- PARCEL BOUNDARY

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey, and represents only the approximate relative location of property boundaries.



ABANDONMENT LEGAL DESCRIPTION

BEING a description of an existing right of way (to be abandoned) situated in the City of Lockhart, Caldwell County, Texas and being known as Teal Street as shown on the Revised Plat of Trinity Addition and recorded in Volume 241 Page 606 of the Deed Records of Caldwell County, Texas and being more particularly described as follows:

BEGINNING at a calculated point in the intersection of the East line of Trinity Street and the North line of Teal Street and in the SW corner of Lot 7 in Block 3 of the said Trinity Addition for the NW corner this parcel.

THENCE N 79 degrees 52 minutes 45 seconds E with the North line of Teal Street and the South line of the above mentioned Block 3 and over and across a 30' wide alley and with the South line of Block 2 of the said Trinity Addition **418.80 feet** to a capped 1/2" iron pin set stamped "HINKLE SURVEYORS" in the South line of Lot 15 in the said Block 2 for the NE corner this parcel.

THENCE S 09 degrees 57 minutes 00 seconds E over and across the said Teal Street **50.05 feet** to a capped 1/2" iron pin set stamped "HINKLE SURVEYORS" set in the South line of Teal Street and the North line of Lot 1 in Block 7 of the said Trinity Addition for the SE corner this parcel.

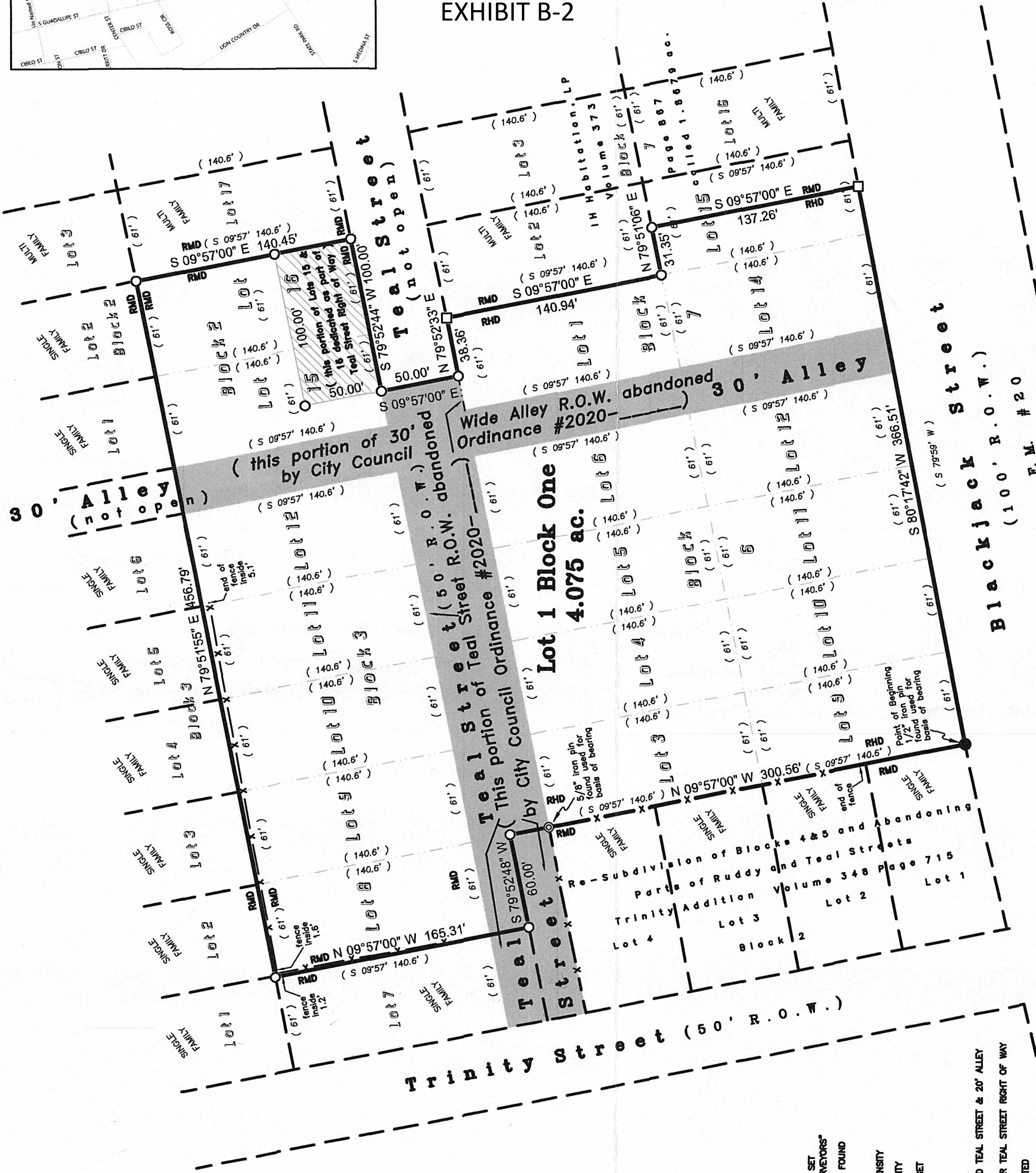
THENCE S 79 degrees 53 minutes 08 seconds W with the South line of Teal Street and with the North line of the said Block 7 and over and across the said 30' wide alley and with the North line of Block 7 and with the North line of Lot 4 in Block 2 of the Re-Subdivision of Blocks 4 & 5 and Abandoning Parts of Ruddy and Teal Streets of Trinity Addition as recorded in Volume 348 Page 715 of the Deed Records of Caldwell County, Texas **418.80 feet** to a calculated point in the NW corner of the said Lot 4 in Block 2 and the intersection of the South line of Teal Street and the East line of Trinity Street for the SW corner this parcel.

THENCE N 09 degrees 57 minutes 00 seconds W with the East line of Trinity Street and the West terminus of Teal Street **50.00 feet** to the place of beginning containing **0.481 acres** of land.

I hereby certify that the foregoing field notes are a true and correct description of a survey made under my direct supervision on September 21, 2020. **THESE FIELD NOTES ARE CERTIFIED AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE.** Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.



EXHIBIT B-2



LEGEND

- CAPPED 1/2" IRON PIN SET
- STAMPED "HINKLE SURVEYORS"
- ◎ CAPPED 1/2" IRON PIN FOUND
- 5/8" IRON ROD FOUND
- RMD RESIDENTIAL MEDIUM DENSITY
- RHD RESIDENTIAL HIGH DENSITY
- CONCRETE MONUMENT SET
- R.O.W. RIGHT OF WAY
- ORIGINAL LOT LINE
- PORTION OF ABANDONED TEAL STREET & 20' ALLEY
- DEDICATED PORTION FOR TEAL STREET RIGHT OF WAY
- UNLESS OTHERWISE NOTED

**PORTION OF 30' ALLEY OF REVISED PLAT OF TRINITY ADDITION**

All of a certain tract or parcel of land situated in the City of Lockhart, Caldwell County, Texas and being all of that portion of a 30' wide alley between Lot 6 in Block 3 and Lot 1 in Block 2 of Revised Plat of Trinity Addition as recorded in Volume 241 Page 606 of the Deed Records of Caldwell County, Texas and being more particularly described as follows:

BEGINNING at a 3/8" iron pin found in the NE corner of Lot 6 in Block 3 and in the intersection of the West line of the said 30' Alley and the South line of Ruddy Street for the NW corner this tract.

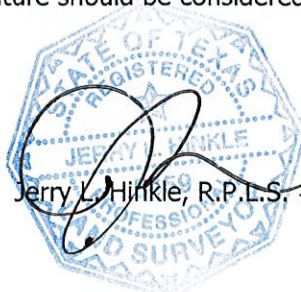
THENCE N 80°17'23" E with the South line of Ruddy Street and the North terminus of the said 30' Alley **30.00 feet** to a calculated point in the intersection of the East line of the said 30' Alley and the South line of Ruddy Street and the NW corner of Lot 1 in Block 2 of the said Revised Plat of Trinity Addition for the NE corner this tract.

THENCE S 09°56'23" E with the East line of the said 30' Alley and the West line of Lot 1 in the said Block 2 **146.11 feet** to a calculated point in the SW corner of the said Lot 1 in Block 2 and the NW corner of Lot 15 in the said Block 2 for the SE corner this tract.

THENCE S 79°51'55" W over and across the said 30' Alley **30.00 feet** to a calculated point in the West line of the said 30' Alley and the SE corner of the said Lot 6 in Block 3 for the SW corner this tract and from which point a 5/8" iron pin found used for basis of bearing bears S 41°58'47" W 309.94 feet and from the said 5/8" iron pin found a second 5/8" iron pin found used for basis of bearing bears S 09°57'00" E 275.56 feet.

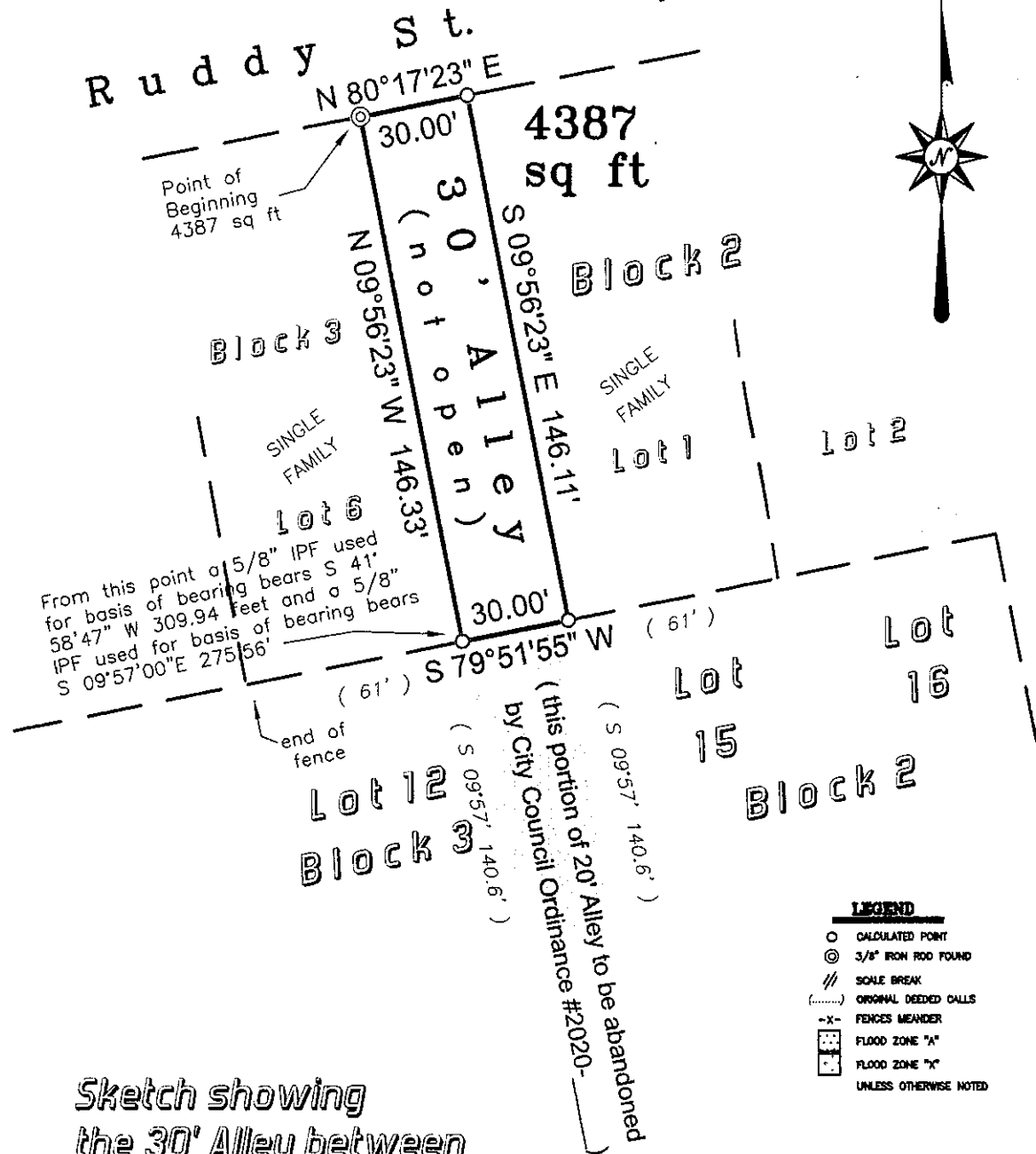
THENCE N 09°56'23" W with the West line of the said 30' Alley and the East line of Lot 6 in the said Block 3 **146.33 feet** to the place of beginning containing **4387 sq ft** of land more or less.

I hereby certify that the foregoing field notes are a true and correct description of a survey made under my direct supervision during the month of August 2022. **THESE FIELD NOTES ARE CERTIFIED AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE.** Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.



Jerry L. Hinkle, R.P.L.S. #5459

City of Lockhart Caldwell County, Texas
Alley between Lot 1 in Block 2 and Lot 6 in Block 3
Revised Plat of Trinity Addition



Field Book: d.c.	Drawn By: J.H.
Job No. 20200701-9-alley	Drawing: 20200701-9-alley.dwg
Date: August 2022	Word Date: Begin 8/2022
Surveyed By: J.H.	Autocad Date: Begin 8/2022



HINKLE
SURVEYORS

P.O. Box 1027 1109 S. Main Street Lockhart, TX 78544
 Ph: (512) 398-2000 Fax: (512) 398-7683 Email: contact@hinklesurveyors.com Firm Registration No. 100886-00

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: December 6, 2022

AGENDA ITEM CAPTION: Discuss renewal of the cemetery maintenance agreement with Maintenance Management.

ORIGINATING DEPARTMENT AND CONTACT: Parks & Recreation - Travis Hughes

ACTION REQUESTED: Award of Contract

BACKGROUND/SUMMARY/DISCUSSION: The Cemetery Maintenance Agreement with Mr. Gene Bagwell d/b/a Maintenance Management, was entered into on January 1, 2010 and has been renewed on an annual basis since that time. This renewal agreement will add the new section of Lockhart Burial Park as well as Hooks Cemetery to the maintenance agreement.

PROJECT SCHEDULE (if applicable): January 1, 2023 - December 31, 2023

AMOUNT & SOURCE OF FUNDING:

Funds Required: \$72,697.95

Account Number: 100-5632-208-00

Funds Available: 63,282

Account Name: Cemetery - Grounds & Landscaping

FISCAL NOTE (if applicable): Additional Funds Required \$9,415.95. This amount can be transferred with an interdepartmental budget amendment from account number 100-5632-299-00 - Contracts and Services. This amendment does not require Council action.

PREVIOUS COUNCIL ACTION: Agreement was initially entered into January 1, 2010. The initial agreement was for a five-year term. The first renewal on January 1, 2015 was for a five-year term. All subsequent renewals have been for one-year terms.

COMMITTEE/BOARD/COMMISSION ACTION: All previous renewals were approved

STAFF RECOMMENDATION/REQUESTED MOTION: Recommend to renew the agreement

LIST OF SUPPORTING DOCUMENTS: Cemetery Maintenance Agreement 2023, Previous Burial Park Maintenance Area (square meters107972), Added Burial Park Maintenance Section (square meters15454), Hooks Cemetery Maintenance Area (square meters15524)

STATE OF TEXAS

)

CITY OF LOCKHART

)

CALDWELL COUNTY

)

CONTRACT RENEWAL

Mr. Gene Bagwell d/b/a Maintenance Management
625 Pioneer Trail
San Marcos, Texas 78666

Re: Fifth Renewal of Lockhart Cemeteries Maintenance Contract Agreement

Initial Term: January 1, 2010 through December 31, 2014

First Renewal: January 1, 2015 through December 31, 2019

Second Renewal: January 1, 2020 through December 31, 2020

Third Renewal: January 1, 2021 through December 31, 2021

Fourth Renewal: January 1, 2022 through December 31, 2022

Fifth Renewal: January 1, 2023 through December 31, 2023

Date: November 22, 2022

The Cemeteries Maintenance Contract described above was awarded to you on November 10, 2009. We have determined that you have performed in accordance with the requirements of the Contract.

Therefore, the City is exercising its option to renew the Contract year to year effective from January 1, 2023, through December 31, 2023. This renewal period is governed by the specifications, pricing, terms, and conditions set forth in the Cemeteries Maintenance Contract. Also, this Contract Renewal reflects the understanding of you and the City when the original Agreement was entered into, and rectifies the renewal language on page 8, section 1 of the Contract Agreement, that the first renewal term of the Lockhart Cemeteries Maintenance Contract Agreement is for five (5) years and thereafter year to year at the City's discretion.

The Contract amount price set forth in this Renewal will be in the amount of \$72,697.95 and adds the new section of Lockhart Burial Park as well as Hooks Cemetery to the mowing and maintenance schedule. This Contract amount is subject to price adjustments at the beginning of the City's fiscal year (October 1) based on the "June" Consumer Price Index as published by the U.S. Department of Labor, Bureau of Labor Statistics. Any such adjustments may not increase fees more than 3% and must be presented to the City in writing at least 90 days prior to October 1, 2023.

Re: Fifth Renewal of Lockhart Cemeteries Maintenance Contract Agreement

Initial Term: January 1, 2010 through December 31, 2014

First Renewal Term: January 1, 2015 through December 31, 2019

Second Renewal Term: January 1, 2020 through December 31, 2020

Third Renewal Term: January 1, 2021 through December 31, 2021

Fourth Renewal Term: January 1, 2022 through December 31, 2022

Fifth Renewal Term: January 1, 2023 through December 31, 2023

I hereby acknowledge acceptance of this Contract Renewal, and I agree to be bound by all requirements, terms, and conditions as set forth in the Lockhart Cemeteries Maintenance Contract Agreement and this Contract Renewal.

CONTRACTOR

Mr. Gene Bagwell d/b/a Maintenance Management

Date

CITY OF LOCKHART

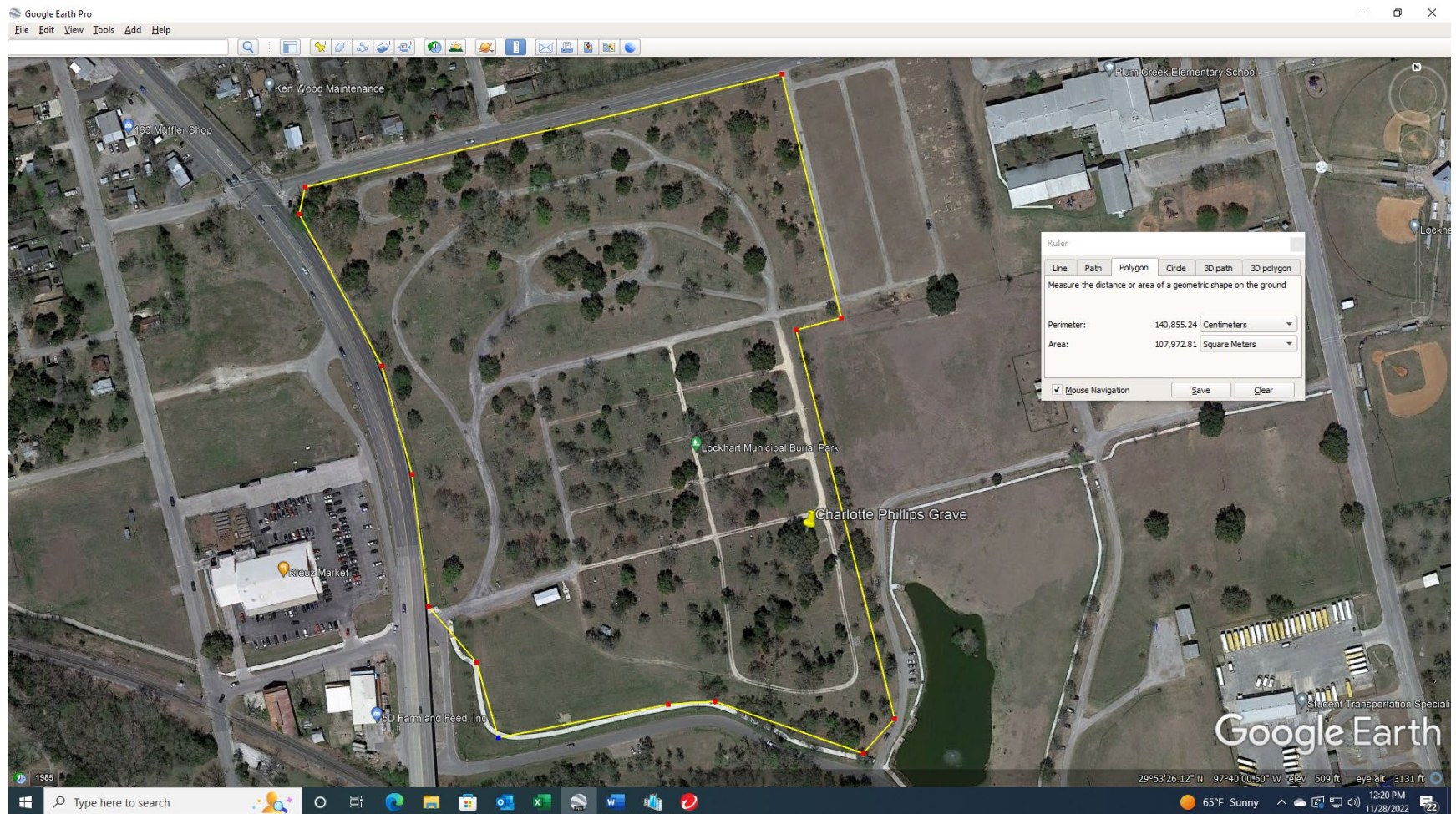
Lew White, Mayor

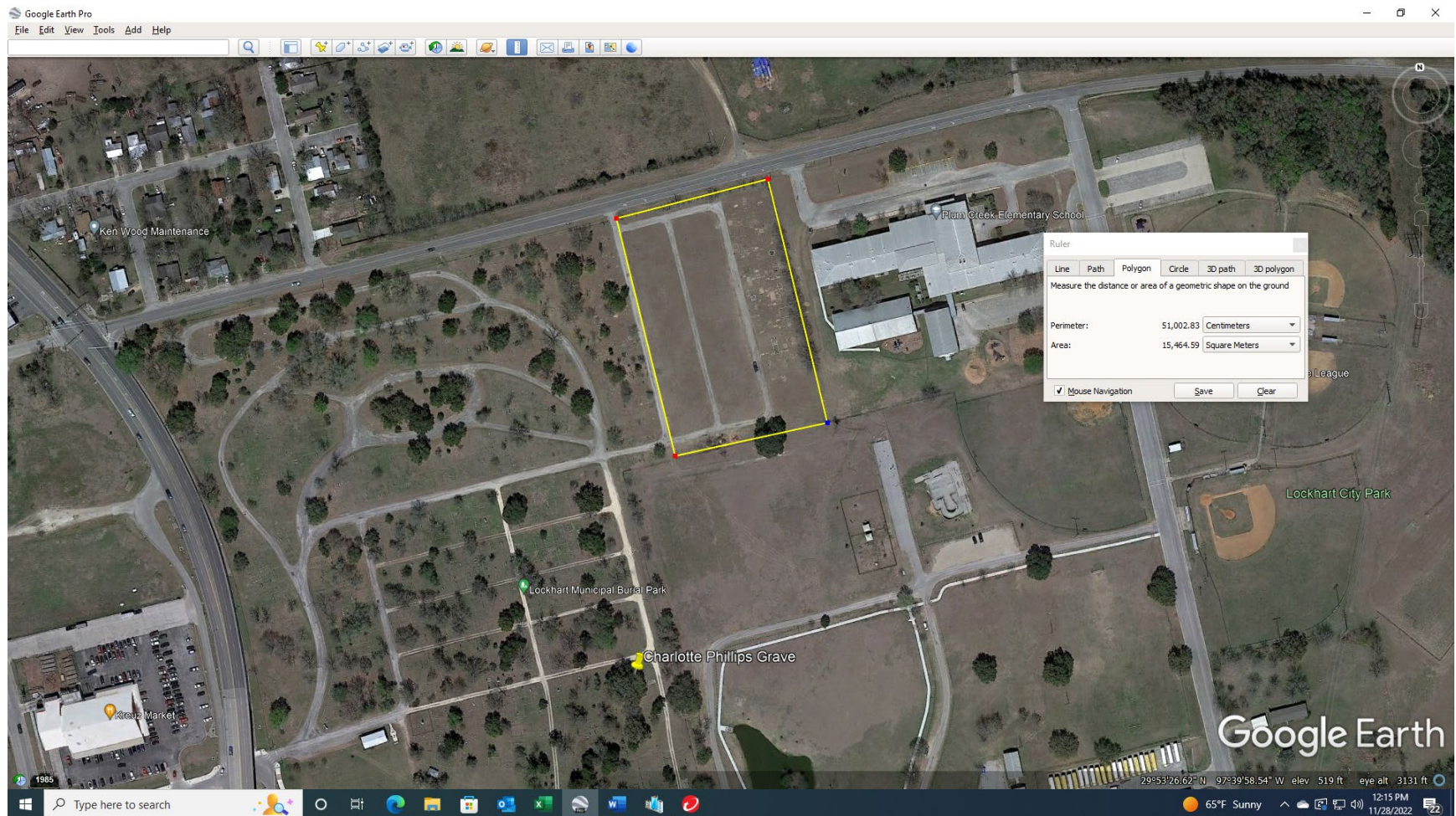
Date

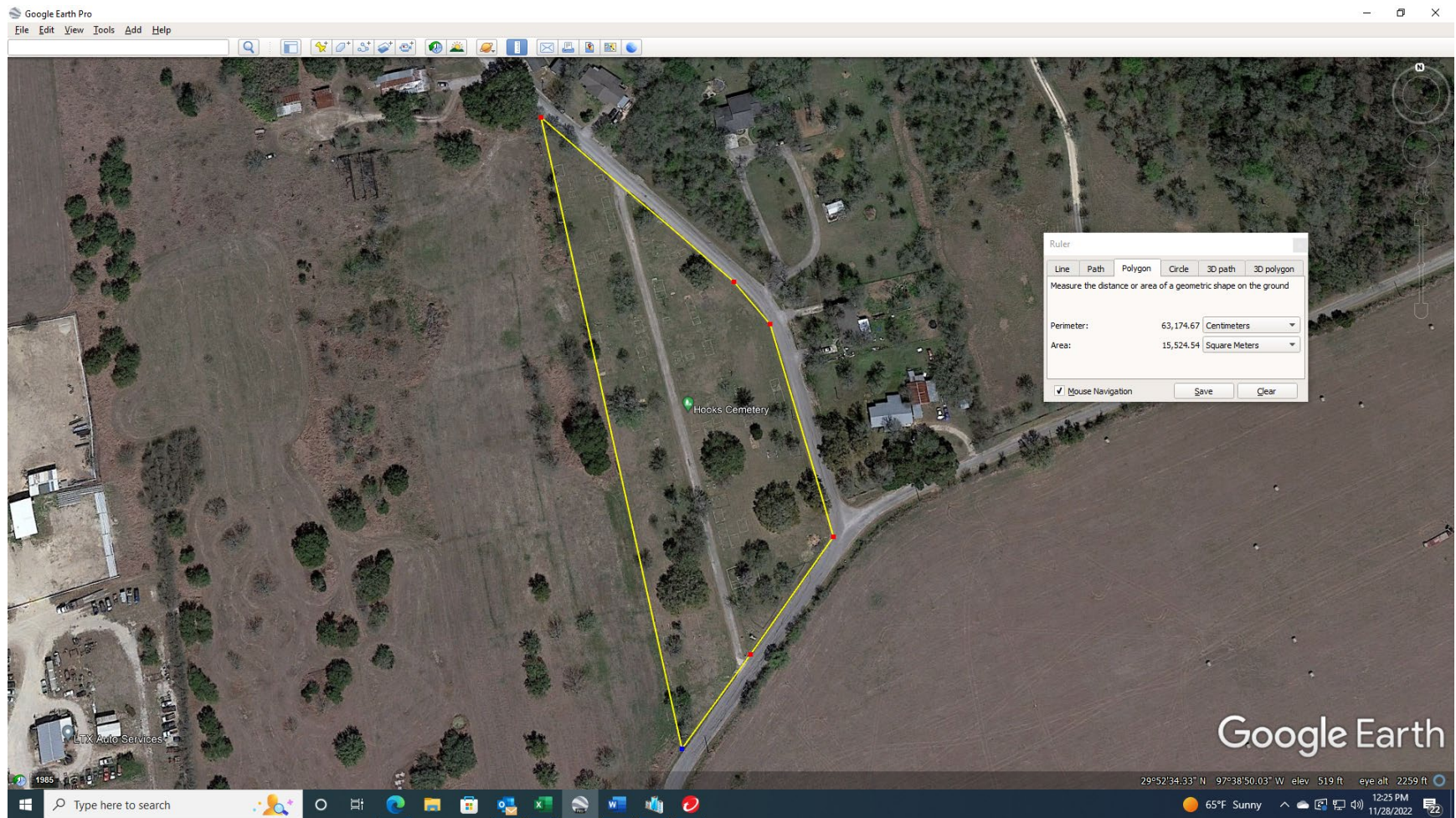
Attest:

Connie Constancio, TRMC, City Secretary

Date







City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: December 6, 2022

AGENDA ITEM CAPTION: Approve awarding an annual fuel bid to Sun Coast Resources, Inc. of Houston, Texas with a profit margin of 5.37 cents per gallon of gasoline and 5.37 cents per gallon for diesel over the Oil Price Information Services (OPIS) price from Austin, Texas RACK, posted weekly. If approved, the term of the contract will be for one year.

ORIGINATING DEPARTMENT AND CONTACT: Public Works - Sean Kelley

ACTION REQUESTED: Approval of Bid

BACKGROUND/SUMMARY/DISCUSSION: The City uses approximately 40,000 gallons of gasoline and 26,000 gallons of diesel per year. Fuel bids were sought in compliance with State Law. Two bids were received from oil companies interested in delivering Unleaded Gasoline and Diesel to the Public Works Yard. The attached synopsis shows the overall best bid was submitted by Sun Coast Resources, Inc. of Houston, Texas at \$0.0537 profit per gallon of gasoline and \$0.0537 profit per gallon of diesel. Price includes delivery to the Public Work Yard.

PROJECT SCHEDULE (if applicable): Contract Period- January 1, 2023 through December 31, 2023.

AMOUNT & SOURCE OF FUNDING:

Funds Required:

Account Number:

Funds Available:

Account Name:

FISCAL NOTE (if applicable): These funds are budgeted line items across multiple departments listed as fuel expense.

PREVIOUS COUNCIL ACTION:

COMMITTEE/BOARD/COMMISSION ACTION:

STAFF RECOMMENDATION/REQUESTED MOTION: Staff recommends approval of the bid submitted by Sun Coast Resources, Inc. for fuel supplies.

LIST OF SUPPORTING DOCUMENTS: Fuel Bid Notice 2023, Fuel Bid Tab 2023, 2023 Fuel Bid Selection Data, 2023 Fuel Bids

CITY OF LOCKHART PUBLIC BID FOR FUELS

The City of Lockhart is accepting annual supply bids for approximately 40,000 gallons of unleaded plus gasoline and 26,000 gallons of No. 2 dyed diesel fuel. A minimum of two-thousand five hundred (2,500) gallons would be ordered at any given time. The price of fuels may increase or decrease based on the Daily *average* Oil Price Information Service (OPIS) price published each Thursday from the Austin, Texas, Rack. The amount designated as the supplier's profit margin per gallon must include delivery and must remain the same during the term of the contract. The contract term will be from one year from the date of approval by the City Council. Bid award may be separate for each fuel. Required forms for bid submittal are available on the City's website at www.lockhart-tx.org or the Public Works Office at 705 Wichita Street during normal business hours.

Bids must be received by ***10 am, Thursday, December 1, 2022 at City Hall, 308 W. San Antonio Street, PO Box 239, Lockhart, Texas 78644.*** Bids not received by this time and date will be rejected. Bid envelopes should be externally marked to indicate ***"Fuel Bids"***.

The City of Lockhart reserves the right to reject any and all fuel bids.

<u>Company Name</u>	<u>Company Address</u>	<u>Phone #</u>	<u>Contact Person</u>	<u>Email Address / BID</u>
			<u>Name</u>	
Schmidt & Sons	Lockhart, Tx	830-672-2018	Angela Mercer	
				Bid: \$0.065 Unleaded Plus / \$0.065 Diesel
Sun Coast Resources	6405 Cavalcade	713-429-6702	Terri Bateman	
	Houston, TX			Bid: \$0.0537 Unleaded Plus / \$0.0537 Diesel

Fuel Bids Synopsis-Top Two Companies

2023

<u>Company and Bid Analysis</u>		<u>Margin</u>	<u>Surcharge</u>	<u>Extension</u>
Schmidt & Sons, Inc.	Lockhart, TX			
Gasoline	40,000	\$ 0.0650	\$	2,600.00
			\$	-
Diesel	26000	\$ 0.0650	\$	1,690.00
			\$	-
			Total	\$ 4,290.00
Sun Coast Resources, Inc	Houston, TX			
Gasoline	40,000	\$ 0.0537	\$	2,148.00
Diesel	26000	\$ 0.0537	\$	1,396.20
			Toal	\$ 3,544.20

Estimated differcene between bids-\$754.80

Sun Coast Resources Inc. is recommended for the bid award by staff.

CITY OF LOCKHART

SEALED BID

BID DUE DATE:
DECEMBER 1, 2022 BY 10AM

BID FOR:
2023 ANNUAL FUEL BID

CITY HALL
308 W. SAN ANTONIO STREET
LOCKHART, TX 78644

BY:
SUN COAST RESOURCES, INC.
C/O NATIONAL SALES & SUPPLY
6405 CAVALCADE STREET, BUILDING 1
HOUSTON, TX 77026
NATIONAL@SUNCOASTRESOURCES.COM
713-429-6702 DIRECT

**CITY OF LOCKHART
PUBLIC WORKS DEPARTMENT**

2023 Annual Fuel Bid Package

Unleaded Plus Gasoline
No. 2 Dyed Diesel

Bid Opening Information:

Date: December 1, 2022
Time: 10:00 am
Place: Lockhart City Hall
PO Box 239
308 W. San Antonio Street
Lockhart, Texas 78644

Bid

2,500 gallon Min. Delivery

<u>Fuel Type</u>	<u>Profit Margin Per Gallon</u>
Unleaded Plus	\$0.0537 per gal. over OPIS
No. 2 Dyed Diesel	\$0.0537 per gal. over OPIS

All deliveries to be made to 705 Wichita Street during normal business hours unless otherwise specified. During the term of the contract, fuel price may increase or decrease based on the *Daily Oil Price Information Service (OPIS) Price from Austin, TX, RACK*. The amount designated by the supplier's profit margin per gallon will remain constant for the term of the contract which is for one year from the date of award by the Lockhart City Council.

Sun Coast Resources, Inc.

Supplier Firm (Printed)

Terri Bateman, Director of National Sales & Supply

Printed name and title

Signature

11/22/2022

Date

Approved by the Lockhart City Council on: _____

Lew White, Mayor

**CITY OF LOCKHART
PUBLIC WORKS DEPARTMENT**

2023 Annual Fuel Bid Package

Unleaded Plus Gasoline
No. 2 Dyed Diesel

Bid Opening Information:

Date: December 1, 2022
Time: 10:00 am
Place: Lockhart City Hall
PO Box 239
308 W. San Antonio Street
Lockhart, Texas 78644

Bid

2,500 gallon Min. Delivery

<u>Fuel Type</u>	<u>Profit Margin Per Gallon</u>
Unleaded Plus	\$0. <u>.065</u> per gal. over OPIS
No. 2 Dyed Diesel	\$0. <u>.065</u> per gal. over OPIS

All deliveries to be made to 705 Wichita Street during normal business hours unless otherwise specified. During the term of the contract, fuel price may increase or decrease based on the *Daily Oil Price Information Service* (OPIS) Price from Austin, TX, RACK. The amount designated by the supplier's profit margin per gallon will remain constant for the term of the contract which is for one year from the date of award by the Lockhart City Council.

Schmidt & Sons, Inc.
Supplier Firm (Printed)
Susan Barnick - Controller
Printed name and title
Susan Barnick
Signature
11.16.2022
Date

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: December 6, 2022

AGENDA ITEM CAPTION: Discuss Ordinance 2022-65 to sell a 0.056-acre parcel located at the west end of Mulberry Street to the owner of adjacent property.

ORIGINATING DEPARTMENT AND CONTACT: Development Services - Dan Gibson

ACTION REQUESTED: Ordinance

BACKGROUND/SUMMARY/DISCUSSION: In February 2004, the City of Lockhart acquired 0.233-acre of land at the west end of Mulberry Street from Teresa Valdez while assembling parcels to become public land for Navarro Springs Park. It was one of several contiguous parcels owned by Ms. Valdez. However, a 0.056-acre triangular portion at the north end of the parcel, which was the part adjacent to the Mulberry Street right-of-way, was never dedicated as parkland. That is where the driveway is located from Mulberry Street to the house further back on the property, which is addressed at 119 Mulberry Street. Ms. Valdez was assured that she would be able to maintain use of the driveway for access to the house, even though a portion of the driveway was across the property being acquired by the City. The parcel acquired by the City was the only part of Ms. Valdez's property that had frontage on a public street (Mulberry Street), except for an unopened alley at the northwest corner of her property. Ms. Valdez and an owner of property on the opposite side of the alley right-of-way have requested that the City vacate and abandon the alley. Because Ms. Valdez's property would no longer abut a public right-of-way if the alley is abandoned, it would technically become landlocked. Our subdivision regulations require that all lots have frontage on an improved public street right-of-way. The City doesn't need the unopened alley, but cannot abandon it until frontage to a public street right-of-way is restored to Ms. Valdez's property. The solution is to convey the 0.056-acre triangular-shaped portion that is not dedicated parkland back to Ms. Valdez, since the City doesn't need it. The City will still have access to the rear of the park from the unnamed, undedicated, street that connects Reynolds Street and Mulberry Street. Therefore, the attached Ordinance 2022-65 authorizes the sale of the triangular-shaped portion of the former Valdez parcel back to Ms. Valdez. Once that transaction is completed, the actual abandonment of the alley can be placed on a future Council agenda for consideration.

PROJECT SCHEDULE (if applicable): Not applicable.

AMOUNT & SOURCE OF FUNDING:

Funds Required:

Account Number:

Funds Available:

Account Name:

City of Lockhart, Texas

Council Agenda Item Cover Sheet

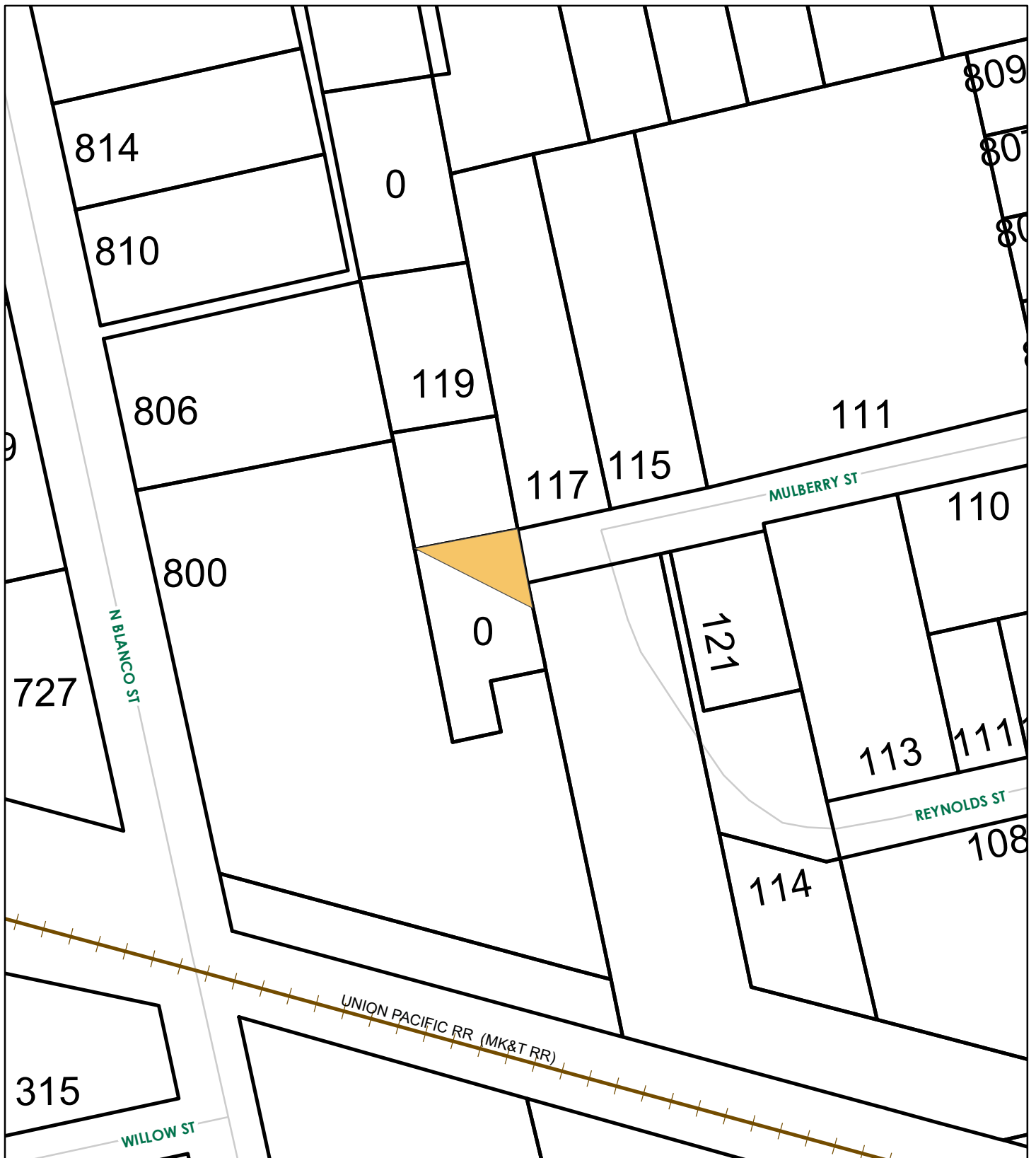
FISCAL NOTE (if applicable): Not applicable.

PREVIOUS COUNCIL ACTION: None.

COMMITTEE/BOARD/COMMISSION ACTION: None required.

STAFF RECOMMENDATION/REQUESTED MOTION: Adopt Ordinance 2022-65.

LIST OF SUPPORTING DOCUMENTS: Valdez Land Transfer case map, Valdez Land Transfer aerial map, Ordinance 2022-65, Exhibit A, Valdez property Exhibit B



VALDEZ LAND TRANSFER



scale 1" = 100'

Legend

VALDEZ LAND MULBERRY ST

PARCEL BOUNDARY

ORDINANCE 2022-65

AN ORDINANCE OF THE CITY OF LOCKHART, TEXAS, TO SELL A 0.056-ACRE PARCEL OF LAND LOCATED AT THE WEST END OF MULBERRY STREET; AUTHORIZING THE MAYOR TO EXECUTE A DEED CONVEYING SAID PARCEL OF LAND TO THE OWNER OF ADJACENT PROPERTY.

WHEREAS, the City of Lockhart is a political subdivision; and,

WHEREAS, Texas Local Government Code Section 272(b)(1) provides that a political subdivision may sell narrow strips of land, or land that because of its shape, lack of access to public roads, or small area cannot be used independently under its current zoning or under applicable subdivision or other development control ordinances; and,

WHEREAS, the City's Charter, Article 2 "Powers of City", Section 2.01 "General", provides that the City may sell, lease, hold, manage, control, and police any property now owned by it; and,

WHEREAS, Texas Local Government Code Section 272(c)(2) provides that property may be sold to abutting property owners in proportion to their abutting ownership; and,

WHEREAS, there is only one privately-owned parcel adjacent to the subject 0.056-acre parcel depicted in the survey drawing in Exhibit A ("Property"); and,

WHEREAS, the subject Property is abuts the west end of Mulberry Street right-of-way, and is located between the adjacent privately-owned parcel and land previously deeded to the City for parkland by the owner of the privately-owned parcel; and,

WHEREAS, the subject Property is currently owned by the City and abuts City street right-of-way, and is not dedicated public parkland; and,

WHEREAS, the City Council of the City of Lockhart, Texas has determined and finds it is in the public interest that the heretofore described Property consisting of 0.056 acre, as depicted in the survey drawing in Exhibit A and as described by metes and bounds in Exhibit B, attached hereto and incorporated herein for all purposes, should be sold to Teresa Valdez, the owner of the abutting private property.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LOCKHART, TEXAS, THAT:

- I. The foregoing recitals are approved and adopted herein for all purposes.
- II. It is in the public interest to sell the parcel of Property as depicted on attached survey Exhibit A and described by metes and bounds in Exhibit B.
- III. The Mayor is hereby authorized to convey by Deed Without Warranty all interest the City has in said Property to Teresa Valdez, the owner of the abutting property.

IV. If any provision, section, clause, sentence, or phrase of this ordinance is for any reason held to be unconstitutional, void, invalid, or unenforced, the validity of the remainder of this ordinance or its application shall not be affected.

V. All other ordinances, sections, or parts of ordinances heretofore adopted by the City of Lockhart in conflict herewith are hereby repealed or amended to the extent of the conflict only.

VI. The City Secretary is directed to cause this ordinance caption to be published in a newspaper of general circulation according to law.

VII. This Ordinance shall become effective and be in full force immediately upon and from the date of its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LOCKHART, TEXAS, ON THIS THE 6th DAY OF DECEMBER, 2022.

CITY OF LOCKHART

Lew White
Mayor

ATTEST:

APPROVED AS TO FORM:

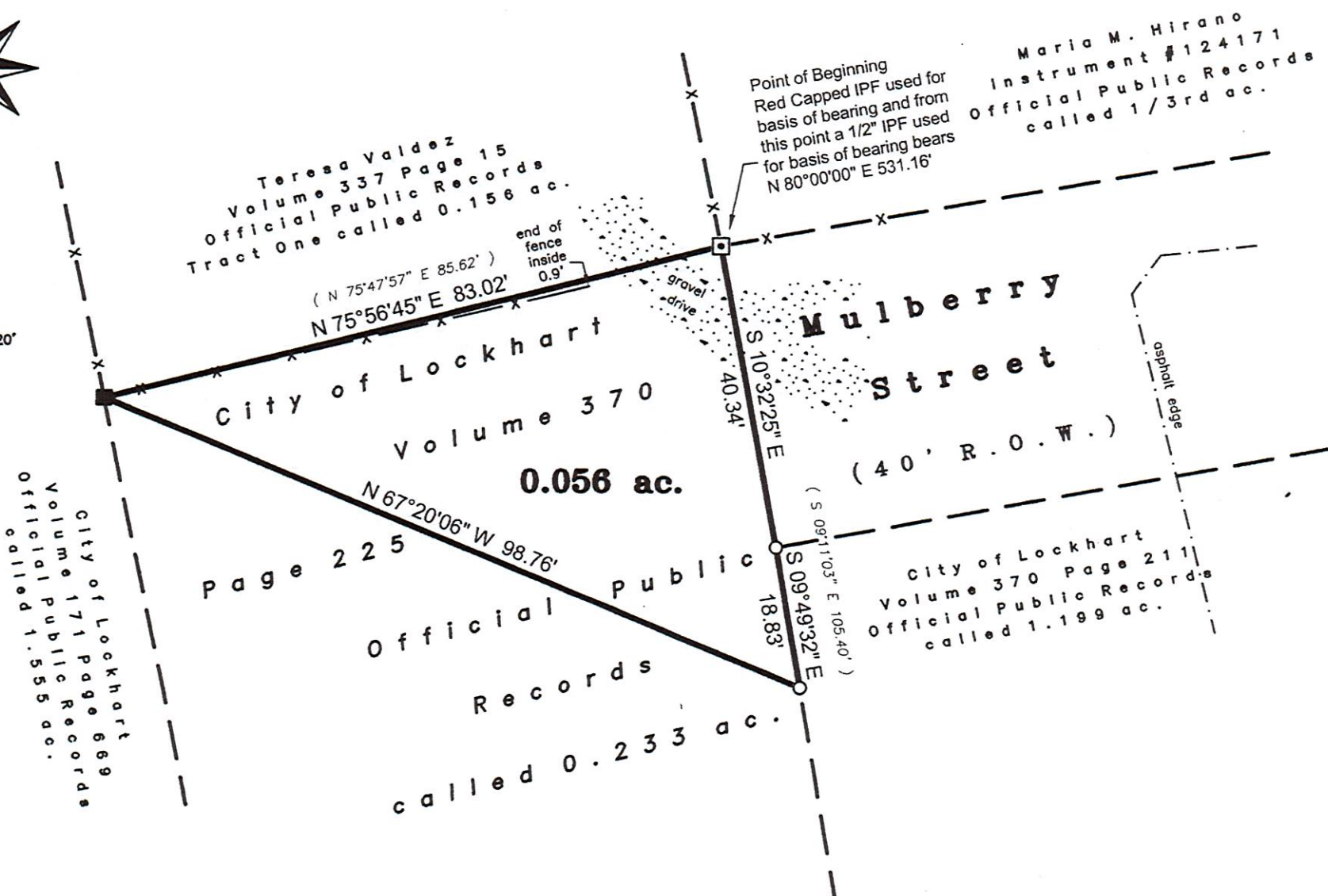
Connie Constancio, TRMC

Monte Akers

City of Lockhart Caldwell County, Texas
Byrd Lockhart Survey A-17



Scale 1"=20'



General Notes

- 1) Before digging call 811 to verify locations of any utilities, pipelines, or other easements of record since the surveyor cannot guarantee the exact position of these encumbrances.
- 2) The property shown has access to and from a public roadway.
- 3) THIS SURVEY IS FOR USE WITH THIS ONE TRANSACTION ONLY.
- 4) FLOOD ZONES SHOWN ARE APPROXIMATE AND CREATE NO LIABILITY ON THE PART OF THE SURVEYOR AND ARE BASED ON FROM A FLOOD INSURANCE RATE MAP. The property shown lies in Flood Zone "X" according to FEMA Panel #48055C0120E effective date June 19, 2012. WARNING: This flood Statement, as Determined by a H.U.D. - F.I.A. FLOOD HAZARD BOUNDARY MAP, DOES NOT IMPLY that the Property or the improvements thereon will be Free from Flooding or Flood Damage. On rare occasions, Greater Floods Can and Will Occur, and Flood Heights may be increased by Man-Made or Natural Causes.

SURVEY DRAWING

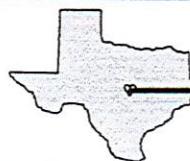
Showing a 0.056 acre tract of land out of the Byrd Lockhart Survey A-17 in the City of Lockhart, Caldwell County, Texas. I do hereby certify that (1) the foregoing plat is a true and correct representation of a survey made on the ground under my direct supervision on November 8, 2022, (2) No Abstract of Title, title commitment, nor research or record easements were supplied to the Surveyor. There may exist easements of record which could effect this parcel. **THIS SURVEY IS CERTIFIED AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE. THE SURVEYOR SHALL INCUR NO LIABILITY FOR ANY USE OF THIS SURVEY BEYOND THIS ONE TRANSACTION OR FOR ANY PERSON(S) NOT ASSOCIATED WITH THIS TRANSACTION.** Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.



LEGEND

- CAPPED 1/2" IRON PIN SET STAMPED "HINKLE SURVEYORS"
- ◻ RED CAPPED IRON PIN FOUND
- CONCRETE MONUMENT FOUND
- (.....) ORIGINAL DEEDED CALLS
- X- FENCES MEANDER
- ▨ GRAVEL
- UNLESS OTHERWISE NOTED

Field Book: d.c.	Drawn By: JLH LH
Job No. 20223121	Drawing: 20223121.dwg
Date: November 2022	Word Disk: Begin 11012022
Surveyed By: JLH JDB	Autocad Disk: Begin 11012022



HINKLE
SURVEYORS

P.O. Box 1027 1109 S. Main Street Lockhart, TX 78644
Ph: (512) 398-2000 Fax: (512) 398-7683 Email: contact@hinklesurveyors.com Firm Registration No. 100886-00



All of a certain tract or parcel of land situated in the City of Lockhart, Caldwell County, Texas and being a part of the Byrd Lockhart Survey A-17 and being also a part of a tract of land called 0.233 acres and conveyed to City of Lockhart by deed recorded in Volume 370 Page 225 of the Official Public Records of Caldwell County, Texas and being more particularly described as follows:

BEGINNING at a red capped iron pin found used for basis of bearing in the NE corner of the above mentioned 0.233 acre tract and in the NW terminus of Mulberry Street and in the SE corner of a tract of land designated as Tract One called 0.156 acres and conveyed to Teresa Valdez by deed recorded in Volume 337 Page 15 of the said Official Public Records for the NE corner this tract and from which point a ½" iron pin found used for basis of bearing bears N 80°00'00" E 531.16 feet.

THENCE S 10°32'25" E with the East line of the said 0.233 acre tract and the West terminus of Mulberry Street **40.34 feet** to a capped ½" iron pin set stamped HINKLE SURVEYORS in the SW terminus of Mulberry Street and the NW corner of a tract of land called 1.199 acres and conveyed to the City of Lockhart by deed recorded in Volume 370 Page 211 of the said Official Public Records for an angle point this tract.

THENCE S 09°49'32" E with the East line of the said 0.233 acre tract and the West line of the said 1.199 acre tract **18.83 feet** to a capped ½" iron pin set stamped HINKLE SURVEYORS for the SE corner this tract.

THENCE N 67°20'06" W over and across the said 0.233 acre tract **98.76 feet** to a concrete monument found in the NW corner of the said 0.233 acre tract and the SW corner of the above mentioned 0.156 acre tract for the NW corner this tract.

THENCE N 75°56'45" E with the North line of the said 0.233 acre tract and the South line of the said 0.156 acre tract **83.02 feet** to the place of beginning containing **0.056 acres** of land more or less.

I hereby certify that the foregoing field notes are a true and correct description of a survey made under my direct supervision on November 8, 2022. **THESE FIELD NOTES ARE CERTIFIED AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE.** Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.



City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: December 6, 2022

AGENDA ITEM CAPTION: Review of a petition for annexation from Austin Davis on behalf of Lockhart 1322 LLC and discussion regarding Resolution 2022-41, setting the date for the public hearing for the annexation of 92.52 acres out of the James George Survey Number 7, Abstract Number 9, Caldwell County, Texas, located on the east side of Lay Road approximately 350 feet east of FM 1322 and approximately 750 feet north of Seawillow Road.

ORIGINATING DEPARTMENT AND CONTACT: Development Services - David Fowler

ACTION REQUESTED: Resolution

BACKGROUND/SUMMARY/DISCUSSION: This item is the review of a petition, and the adoption of a resolution, setting a public hearing date for the annexation of 92.52 acres located on the east side of Lay Road, approximately 350 feet east of FM 1322, and 750 feet north of Seawillow Road. The property is proposed to be developed as a residential subdivision. The site is not currently served by City of Lockhart water and wastewater utilities. As such, the extension of such services will be at the owner's expense. The petition for annexation with associated exhibits is attached. If the resolution is adopted, a public hearing for adoption of the annexation ordinance will be scheduled for the January 3, 2023, City Council meeting and staff will work with the applicant on an Annexation Service Agreement. Notifications must take place no earlier than 20 days before the hearing and no later than 10 days before the hearing.

The area proposed for annexation is indicated as a combination of Medium-Density Residential and Agriculture/Rural Development on the Future Land Use Map. The parcel abuts one property in the city, which is zoned AO Agricultural-Open Space District.

PROJECT SCHEDULE (if applicable): If the resolution is adopted, the public hearing for the annexation will be scheduled for January 3, 2023.

AMOUNT & SOURCE OF FUNDING:

Funds Required:

Account Number:

Funds Available:

Account Name:

FISCAL NOTE (if applicable): The annexation will add the property to the city tax rolls, and development of the property as a residential subdivision would further add to the city's property tax base. The city will need to maintain any public improvements made during the course of the development of the property, including roads, utilities, and public parks. The city will serve the property and its residents with police, fire, EMS, animal control, and all other city services post annexation.

City of Lockhart, Texas

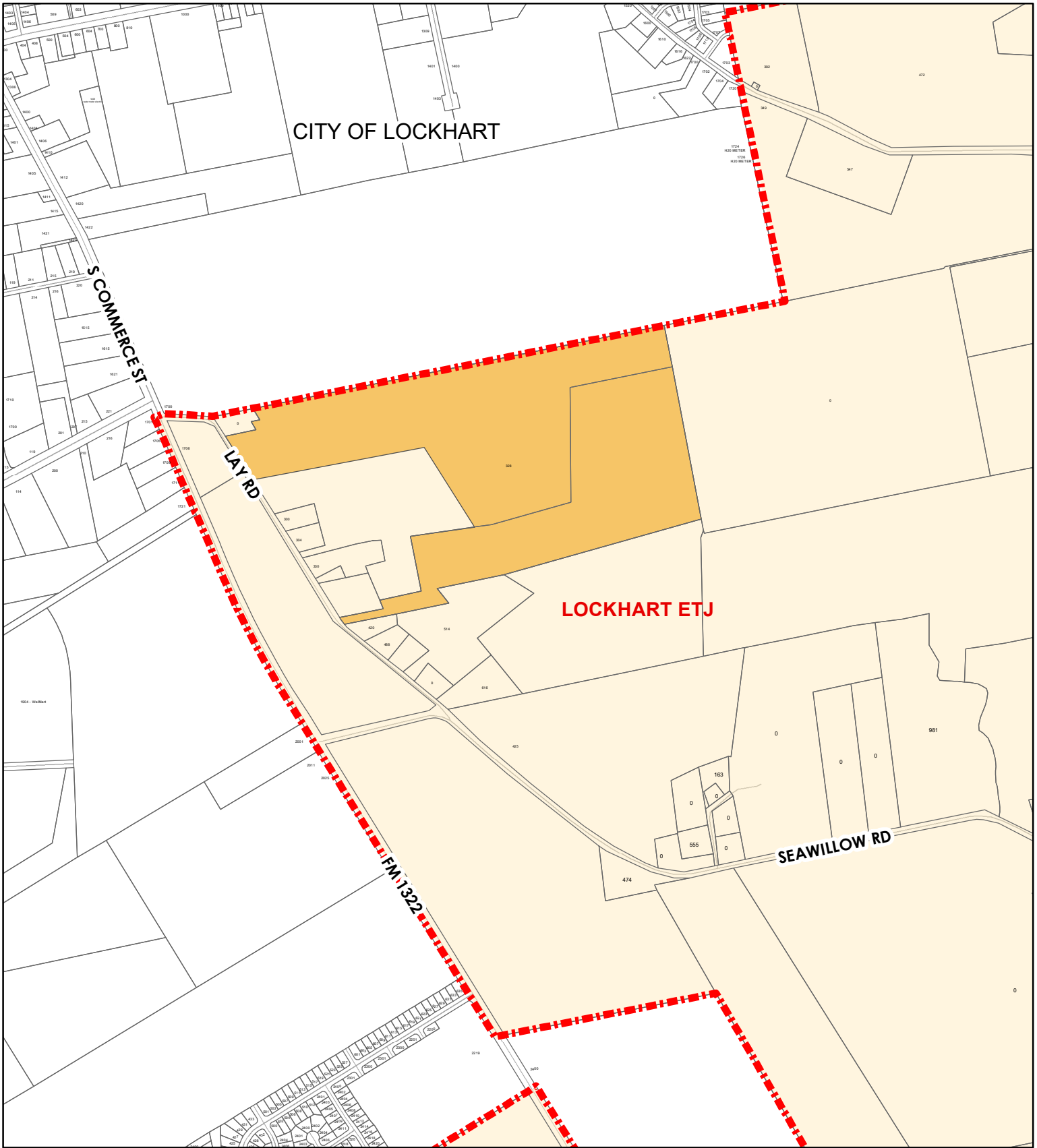
Council Agenda Item Cover Sheet

PREVIOUS COUNCIL ACTION: None.

COMMITTEE/BOARD/COMMISSION ACTION: None required.

STAFF RECOMMENDATION/REQUESTED MOTION: Approve Resolution 2022-41, setting the public hearing date for the proposed annexation of 92.52 acres for January 3, 2023.

LIST OF SUPPORTING DOCUMENTS: Lay Rd 92.52 acres, Lay Rd 92.52 acres aerial, Lay Road Annexation Resolution 2022-41, Lay Raod Annexation petition and metes and bounds



CITY OF
Lockhart
TEXAS

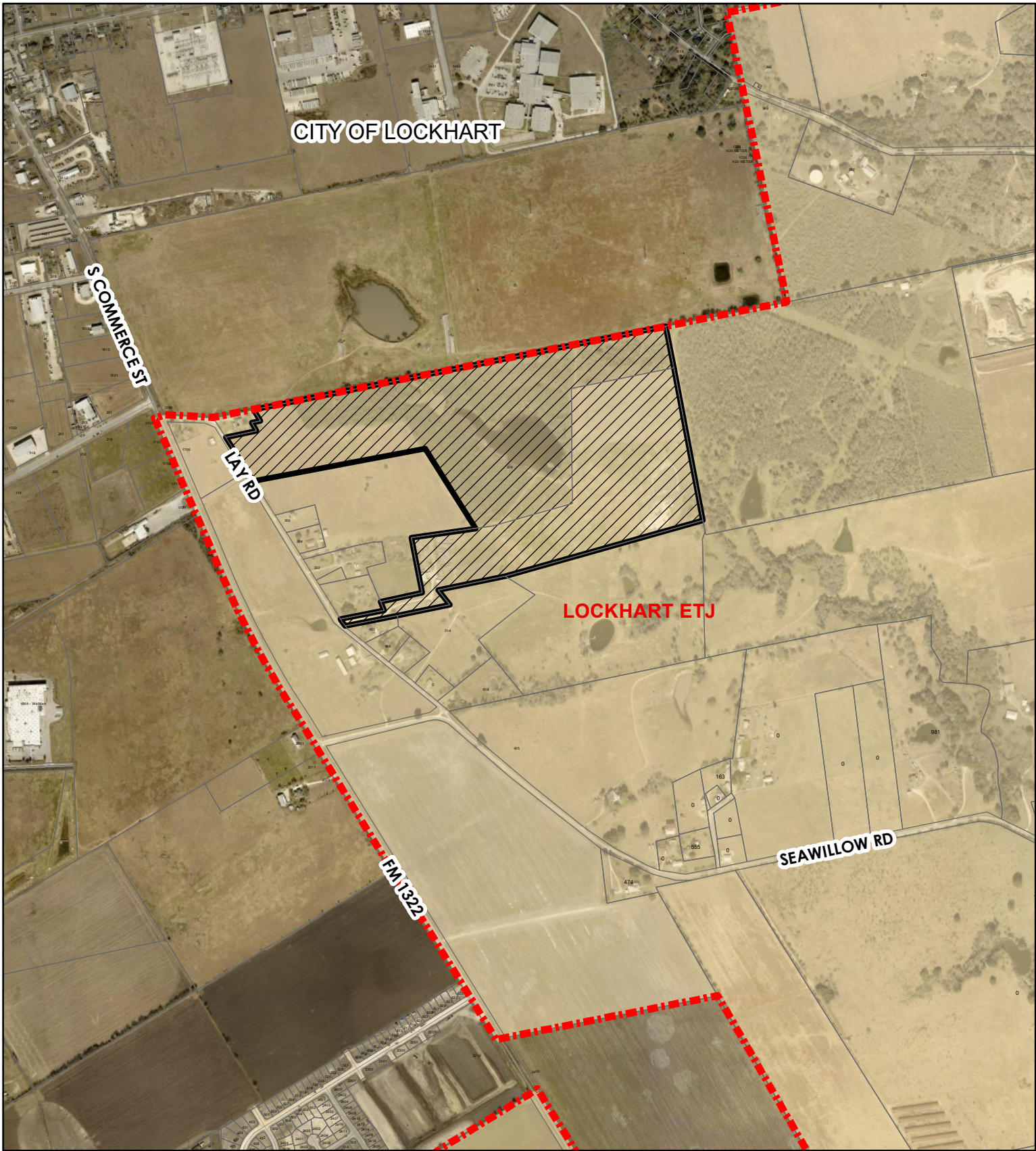
LAY ROAD ANNEXATION
300 BLOCK LAY ROAD



scale 1" = 1000'

Map Legend

-  LAY RD ANNEXATION
-  PARCEL BOUNDARY
-  LOCKHART CITY LIMITS
-  LOCKHART ETJ



CITY OF
Lockhart
TEXAS

LAY ROAD ANNEXATION
300 BLOCK LAY ROAD



scale 1" = 1000'

Map Legend

-  LAY RD ANNEXATION
-  PARCEL BOUNDARY
-  LOCKHART CITY LIMITS
-  LOCKHART ETJ

RESOLUTION NO. 2022-41

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOCKHART ACCEPTING A VOLUNTARY PETITION FOR ANNEXATION, ATTACHED HERETO AS EXHIBIT “A”; DECLARING THE INTENT OF THE CITY TO ANNEX INTO THE CITY LIMITS THE PROPERTY DESCRIBED IN EXHIBIT “B”, ATTACHED HERETO; PROVIDING WRITTEN NOTICE TO THE SERVICE PROVIDERS AND OWNERS OF RAILROAD RIGHT-OF-WAY, IF ANY, LOCATED IN SUCH TERRITORY, PROVIDING FOR A PUBLIC HEARING AND DIRECTING THE CITY MANAGER TO PREPARE AND NEGOTIATE A SERVICE PLAN AGREEMENT WITH THE LANDOWNERS PROVIDING FOR FULL MUNICIPAL SERVICES TO THE AREA TO BE ANNEXED; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the property to be annexed consists of 92.52 acres as described more fully in Exhibit “B”, and as depicted in same exhibit, attached hereto, in Caldwell County, Texas; and

WHEREAS, the property to be annexed is adjacent to and contiguous to the boundaries of the City; and

WHEREAS, the property to be annexed is within the City’s extraterritorial jurisdiction and the property is not within the extraterritorial jurisdiction of any other city; and

WHEREAS, the Property owners have requested annexation into the City of Lockhart in accordance with a Petition for Annexation which is attached hereto as Exhibit “A”; and

WHEREAS, the City is authorized by Chapter 43, Subchapter C-3, Annexation of Area on Request of Owners, Texas Local Government Code, to accept the petition for annexation and annex the property.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOCKHART, TEXAS, THAT:

1. The City Council hereby finds that the statements set forth in the recitals of this Resolution are true and correct, and the City hereby incorporates such recitals as a part of this Resolution.

2. Before the City institutes annexation proceedings, it shall provide written notice to each public entity or private entity that provides services in the area to be annexed and to each railroad company which owns right-of-way in the area to be annexed prior to the date of the public hearing.

3. The City shall conduct a public hearing at which times persons interested in the annexation shall be given the opportunity to be heard. The public hearing shall be conducted in the Council Chamber of City Hall of the City of Lockhart, on the 3rd day of January 2023, at 7:30 p.m.

4. Notice of the public hearing shall be published in the Lockhart Post-Register on or after December 15, 2022 and before December 24, 2022 and the notice will also be posted on the City's Internet website before December 24, 2022 and shall remain posted until the date of the public hearing.

5. The City Manager shall prepare and negotiate with the owners of the property requesting annexation a written Annexation Services Plan Agreement meeting the requirements of Section 43.0672 of the Texas Local Government Code. Such Agreement to be approved by the City and the Owners prior to the adoption of the Annexation Ordinance.

6. This Resolution shall become effective immediately upon passage.

Passed, read and approved the 6th day of December, 2022.

City of Lockhart, Texas

Lew White, Mayor

ATTEST:

Connie Constancio, City Secretary

EXHIBIT "A"

PETITION FOR ANNEXATION

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF LOCKHART, TEXAS:

Lockhart B22 LLC, herein collectively referred to as "Petitioner", files this Petition requesting the annexation of certain property they own, being the real property described in by metes and bounds and plat in Exhibit A, attached hereto and made a part hereof for all purposes ("Property") into the boundaries of the City of Lockhart, Texas ("City"), in accordance with the provisions of Sections 43.0671 of the Texas Local Government Code. In support hereof, the Petitioner states the following:

1. The City has the authority under Section 43.0671 of the Texas Local Government Code to extend its boundaries by the annexation of additional territory upon request by the landowners of said territory.
2. In accordance with the requirements of Chapter 43 of the Texas Local Government Code, the Property: (a) is contiguous and adjacent to the current corporate limits of the City.
3. The Petitioner is the sole owner of the Property.
4. By execution of this Petition, Petitioner declares that the Property is not appraised for ad valorem tax purposes as land for agricultural or wildlife management use, or for timber purposes under Subchapter C or D, Chapter 23, Texas Property Tax Code, or if such Property is appraised for agricultural or wildlife management use, or for timber purposes, Petitioner waives the right to request a Development Agreement pursuant to Sections 43.016 of the Texas Local Government Code.

THEREFORE, Petitioner respectfully requests that after the fifth (5th) day but on or before the thirtieth (30th) day from the filing of this Petition, the Lockhart City Council will consider this Petition, the arguments for and against the annexation, and grant this Petition in accordance with the terms hereof and thereafter by ordinance annex the property so that on the effective date of such ordinance the area to be annexed shall become a part of the City and therefore be entitled to the rights and privileges of all of the territory within the City and be bound by the acts and ordinances adopted by the City.

DATED the 22ND day of NOVEMBER 2022

Respectfully submitted,

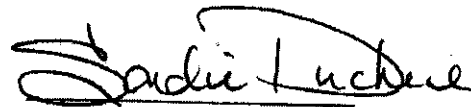

Austin Davis
Lockhart 1322 LLC
Petitioner

2899 Cedar Hollow Rd
Georgetown TX 78628
Address

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared AUSTIN DAVIS known to me to be the person whose name is subscribed to the foregoing instrument. This instrument was acknowledged before me on the 22ND day of NOVEMBER, 2022, by SANDIE DUCHENE





Notary Public, State of Texas

(SEAL)

EXHIBIT "B"



10090 W Highway 29 | Liberty Hill, Texas 78642

TBPELS Firm No. 10001800 | 512-238-7901 office

METES AND BOUNDS DESCRIPTION

BEING 92.52 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE JAMES GEORGES SURVEY NO. 7, ABSTRACT NO. 9 IN CALDWELL COUNTY, TEXAS, AND BEING COMPRISED OF ALL OF A CALLED 39.52 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO LOCKHART 1322, LLC, RECORDED IN DOCUMENT NO. 2022-006907, OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.), AND ALL OF A CALLED 53.00 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO LOCKHART 1322, LLC, RECORDED IN DOCUMENT NO. 2022-004872 OF SAID O.P.R.C.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch rebar found in the existing Easterly right-of-way line of Lay Road (County Road 206 – R.O.W. Varies) for the Westerly common corner of said 39.52 acre tract and of a called 2.474 acre tract of land described in a Warranty Deed with Vendor's Lien to Aaron D. Baker, recorded in Document No. 2015-003264 of said O.P.R.C.C.T., from which a 1/2-inch rebar found in the Easterly right-of-way line of said Lay Road for the Westerly common corner of a called 1.000 acre tract of land in a Special Warranty Deed with Vendor's Lien to John Clinton Wood, recorded in Document No. 2017-000810 of said O.P.R.C.C.T. and of the remainder of a called 74.364 acre tract of land described in a General Warranty deed to Johnnie R. Lay and Barbara Lay Miles, recorded in Document No. 2014-003733 of said O.P.R.C.C.T., bears North 32°03'01" West a distance of 944.42 feet;

THENCE with the common line of said 39.52 acre tract and of said 2.474 acre tract, the following two (2) courses and distances:

1. **North 78°27'08" East** a distance of **344.44** feet to a 1/2-inch rebar with cap stamped "HINKLE SURVEYORS" found for the Southeast corner of said 2.474 acre tract; and
2. **North 21°51'37" West** a distance of **72.86** feet to a 1/2-inch rebar found for a corner of the remainder of said 74.364 acre tract;

THENCE with the common line of said 39.52 acre tract and of the remainder of said 74.64 acre tract, the following three (3) courses and distances:

1. **North 78°07'20" East** a distance of **327.60** feet to an 8 inch fence post found;



2. **North 10°57'23" West** a distance of **432.05** feet to a 1/2-inch rebar found; and
3. **North 81°54'04" East** a distance of **505.60** feet to an 8 inch fence post found for a common corner of said 53.00 acre tract and of the remainder of said 74.64 acre tract;

THENCE with the common line of said 53.00 acre tract and of the remainder of said 74.64 acre tract, the following two (2) courses and distances:

1. **North 32°32'49" West** a distance of **736.67** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set; and
2. **South 78°32'22" West** a distance of **1,341.66** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set in the existing Easterly right-of-way line of said Lay Road and the Westerly common corner of the remainder of said 74.364 acre tract and of said 53.00 acre tract, from which said 1/2-inch rebar found in the existing Easterly right-of-way line of said Lay Road for the Westerly common corner of the remainder of said 74.364 acre tract and of said Wood tract, bears **South 32°23'21" East** a distance of **300.00** feet;

THENCE **North 32°23'21" West** with the Westerly line of said 53.00 acre tract and the common existing Easterly right-of-way line of said Lay Road, a distance of **413.44** feet to an 8-inch fence post found for the Westerly common corner of said 53.00 acre tract and of a called 1.07 acre tract of land described in a Warranty Deed with Vendor's Lien to Stephen Woytkewicz and Patricia Woytkewicz, recorded in Volume 366, Page 943 of said O.P.R.R.P.C.C.T.;

THENCE with the common line of said 53.00 acre tract and of said 1.07 acre tract, the following four (4) courses and distances:

1. **North 78°29'47" East** a distance of **242.64** feet to a 1/2-inch rebar found;
2. **North 30°26'32" West** a distance of **74.54** feet to a 1/2-inch rebar with cap stamped "HINKLE SURVEYORS" found;
3. **North 78°16'54" East** a distance of **68.05** feet to a 1/2-inch rebar with cap stamped "HINKLE SURVEYORS" found; and
4. **North 30°36'56" West** a distance of **98.48** feet to a 1/2-inch rebar with cap stamped "HINKLE SURVEYORS" found in the Southerly line of a called 178.42 acre tract of land described as First Tract in a Deed to Kenneth Riddle, recorded in Volume 314, Page 206 of said O.P.R.R.P.C.C.T., for the Northerly common corner of said 53.00 acre tract and of said 1.07 acre tract;

THENCE North **78°33'45"** East with the Northerly line of said 53.00 acre tract and the common Southerly line of said 178.42 acre tract, a distance of **3,241.61** feet to a fence post found for the Northerly common corner of said 53.00 acre tract and of a called 85.898 acre tract of land described in a General Warranty Gift Deed to Chad Smith, recorded in Document No. 2017-001589 of said O.P.R.C.C.T.;

THENCE South **10°42'51"** East with the Easterly line of said 53.00 acre tract and the common Westerly line of said 85.898 acre tract, a distance of **324.17** feet to a 1/2-inch rebar found for the Easterly common corner of said 53.00 acre tract and of said 39.52 acre tract;

THENCE South **10°49'05"** East with the Easterly line of said 39.52 acre tract and the common Westerly line of said 85.898 acre tract, a distance of **1,199.12** feet to a 1/2-inch rebar found for the Easterly common corner of said 39.52 acre tract and of a called 35.211 acre tract of land described in a General Warranty Deed to Ricky Seitz and Amy Seitz, recorded in Document No. 2019-001139 of said O.P.R.C.C.T.;

THENCE South **74°16'53"** West with the Southerly line of said 39.52 acre tract and the common Northerly line of said 35.211 acre tract, a distance of **1,584.76** feet to a 1/2-inch rebar with cap stamped "HINKLE SURVEYORS" found for the Northerly common corner of said 35.211 acre tract and of a called 10.217 acre tract described in a General Warranty Deed to Ricky Seitz and Amy Seitz recorded in Document No. 2019-001137 of said O.P.R.C.C.T.;

THENCE with the Southerly line of said 39.52 acre tract and the common line of said 10.217 acre tract, the following two (2) courses and distance:

1. South **78°14'09"** West a distance of **526.80** feet to a 1/2-inch rebar with cap stamped "HINKLE SURVEYORS" found; and
2. South **38°32'56"** East a distance of **143.38** feet to a 1/2-inch rebar with cap stamped "HINKLE SURVEYORS" found;

THENCE South **78°29'54"** West continuing with the Southerly line of said 39.52 acre tract and with the common Northerly line of said 10.217 acre tract, at 413.15 feet passing a 1/2-inch rebar with cap stamped "HINKLE SURVEYORS" found for the Northerly common corner of said 10.217 acre tract and of a called 1.000 acre tract of land described in a Gift Deed to Amy E. Eddleton, recorded in Volume 343, Page 447 of said O.P.R.R.P.C.C.T., and continuing with the common Northerly line of said Eddleton tract for a total distance of **822.86** feet to a 1/2-inch rebar found in the existing Easterly right-of-way line of Lay Road, for the Westerly common corner of said 39.52 acre tract and of said Eddleton tract;

THENCE with the existing Easterly right-of-way line of said Lay Road and the common Westerly line of said 39.52 acre tract, the following two (2) courses and distances:

1. North **36°41'13"** West a distance of **49.07** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set; and



2. North 32°13'26" West a distance of 15.35 feet to the POINT OF BEGINNING and containing 92.52 acres of land, more or less.

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.0000944162.

This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date. The field work was completed on May 4, 2019.

 11/18/2022
Frank W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803



Job Number: 22-039

Attachments: K:\22039 - HLE 40 Lockhart\CAD\DWGs\HLE Lockhart Zoning Exhibit.dwg



GRAPHIC SCALE

JAMES GEORGES SURVEY NO. 7
ABSTRACT NO. 9

KENNETH RIDDLE
FIRST TRACT (178.42 ACRES)
VOL. 314, PG. 206
O.P.R.P.C.C.T.

LAY ROAD (COUNTY ROAD 206)
(R.O.W. VARIES)

JOHNNIE R. LAY AND BARBARA LAY MILES
REMAINDER OF (74.364 ACRES)
DOC. NO. 2014-003733
O.P.R.C.C.T.

LOCKHART 1322 LLC
(53.00 ACRES)
DOC. NO. 2022-004872
O.P.R.C.C.T.

92.52 ACRES

LOCKHART 1322 LLC
(39.52 ACRES)
DOC. NO. 2022-006907
O.P.R.C.C.T.

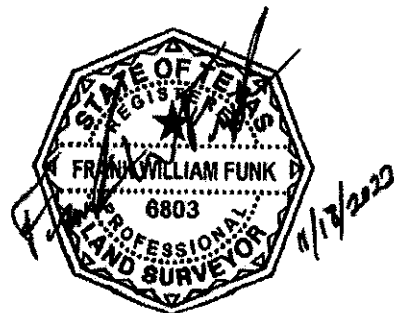
RICKY SEITZ & AMY SEITZ
(35.211 ACRES)
DOC. NO. 2019-001139
O.P.R.C.C.T.

RICKY SEITZ & AMY SEITZ
(10.217 ACRES)
DOC. NO. 2019-001137
O.P.R.C.C.T.

POINT OF BEGINNING

OWNERSHIP TABLE

A	STEPHEN WOYTKIEWICZ AND PATRICIA WOYTKIEWICZ 1.07 ACRES VOL. 366, PG. 943 O.P.R.P.C.C.T.	C	AMY E. EDDLETON (1.000 ACRE) VOL. 343, PG. 447 D.R.C.C.T.
B	CHAD SMITH 85.898 ACRES DOC. NO. 2017-001589 O.P.R.C.C.T.	D	AARON D. BAKER (2.474 ACRES) DOC. NO. 2015-003264 O.P.R.C.C.T.



*SEE SHEET 8 FOR LEGEND, LINE TABLE, AND NOTES

JOB NUMBER: 22--039		DATE: 11/15/22	
PROJECT NAME: HLE 40 LOCKHART			
DRAWING NAME: HLE LOCKHART ZONING EXHIBIT			
DRAWING FILE PATH:			
K:\22039 - HLE 40 LOCKHART\CAD\DWGS			
METES AND BOUNDS FILE PATH:			
K:\22039 - HLE 40 LOCKHART\DESCRIPTIONS			
RPLS: FWF	TECH: JRM	PARTY CHIEF: JE	CHK BY: HAS
SHEET 05 of 08		FIELDBOOKS 61/412	SCALE: 1" = 500'

LSI LANDESIGN SERVICES, INC.

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

KENNETH RIDDLE
FIRST TRACT (178.42 ACRES)
VOL. 314, PG. 206
O.P.R.R.P.C.C.T.

STEPHEN WOYTKIEWICZ AND
PATRICIA WOYTKIEWICZ
1.07 ACRES
VOL. 366, PG. 943
O.P.R.R.P.C.C.T.

LOCKHART 1322 LLC
(53.00 ACRES)
DOC. NO. 2022-004872
O.P.R.C.C.T.

92.52 ACRES

JOHNNIE R. LAY AND BARBARA LAY MILES
REMAINDER OF (74.364 ACRES)
DOC. NO. 2014-003733
O.P.R.C.C.T.

JOHN CLINTON WOOD
(1.000 ACRES)
DOC. NO. 2017-000810
O.P.R.C.C.T.

JAMES GEORGES
SURVEY NO. 7
ABSTRACT NO. 9

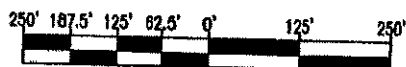
LOCKHART 1322 LLC
(39.52 ACRES)
DOC. NO. 2022-006907
O.P.R.C.C.T.

AARON D. BAKER
(2.474 ACRES)
DOC. NO. 2015-003264
O.P.R.C.C.T.

RICKY SEITZ & AMY SEITZ
(10.217 ACRES)
DOC. NO. 2019-001137
O.P.R.C.C.T.

AMY E. EDDLETON
(1.000 ACRE)
VOL. 343, PG. 447
D.R.C.C.T.

POINT OF BEGINNING



GRAPHIC SCALE

JOB NUMBER: 22-039

DATE: 11/15/22

PROJECT NAME: HLE 40 LOCKHART

DRAWING NAME: HLE LOCKHART ZONING EXHIBIT

DRAWING FILE PATH:

K:\22039 - HLE 40 LOCKHART\CAD\DWGS

METES AND BOUNDS FILE PATH:

K:\22039 - HLE 40 LOCKHART\DESCRIPTIONS

RPLS: FWF

TECH: JRM

PARTY CHIEF: JE

CHK BY: HAS

SHEET 06 of 08

FIELDBOOKS 61/412

SCALE: 1" = 250'

LSI LANDESIGN 
SERVICES, INC.

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

MATCH LINE SHEET 6
SHEET 7

KENNETH RIDDLE
FIRST TRACT (178.42 ACRES)
VOL. 314, PG. 206
O.P.R.P.C.C.T.

N78°33'45"E 3241.61'

324.17'
S10°42'51"E

CHAD SMITH
85.898 ACRES
DOC. NO. 2017-001589
O.P.R.C.C.T.

S10°49'05"E 1199.12'

LOCKHART 1322 LLC
(53.00 ACRES)
DOC. NO. 2022-004872
O.P.R.C.C.T.

JAMES GEORGES SURVEY NO. 7
ABSTRACT NO. 9

92.52 ACRES

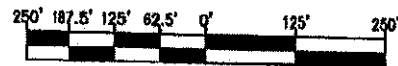
LOCKHART 1322 LLC
(39.52 ACRES)
DOC. NO. 2022-006907
O.P.R.C.C.T.

S74°16'53"W 1584.76'

RICKY SEITZ & AMY SEITZ
(35.211 ACRES)
DOC. NO. 2019-001139
O.P.R.C.C.T.

S78°14'09"W
526.80'

RICKY SEITZ & AMY SEITZ
(10.217 ACRES)
DOC. NO. 2019-001137
O.P.R.C.C.T.



GRAPHIC SCALE

JOB NUMBER: 22-039		DATE: 11/15/22	
PROJECT NAME: HLE 40 LOCKHART			
DRAWING NAME: HLE LOCKHART ZONING EXHIBIT			
DRAWING FILE PATH:			
K:\22039 - HLE 40 LOCKHART\CAD\DWGS			
METES AND BOUNDS FILE PATH:			
K:\22039 - HLE 40 LOCKHART\DESCRIPTIONS			
RPLS: FWF	TECH: JRM	PARTY CHIEF: JE	CHK BY: HAS
SHEET 07 of 08	FIELDBOOKS 61/412	SCALE: 1" = 250'	

LSI LANDESIGN 
SERVICES, INC.

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBP&S FIRM NO. 10001800
512-238-7901

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- ⊙ 1/2" REBAR WITH CAP MARKED "HINKLE SURVEYORS" FOUND (OR AS NOTED)
- 1/2" REBAR WITH CAP MARKED "LSI SURVEY" SET
- ⊗ 8 INCH FENCE CORNER POST FOUND
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS
- O.P.R.R.P.C.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF CALDWELL COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N21°51'37"W	72.86'
L2	N78°29'47"E	242.64'
L3	N30°26'32"W	74.54'
L4	N78°16'54"E	68.05'
L5	N30°36'56"W	98.48'
L6	S38°32'56"E	143.38'
L7	N36°41'13"W	49.07'
L8	N32°13'26"W	15.35'

GENERAL NOTES:

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), SOUTH CENTRAL ZONE (4204).

DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.0000944162.

SOME FEATURES SHOWN HEREON MAY BE OUT OF SCALE FOR CLARITY.

JOB NUMBER: 22-039		DATE: 11/15/22	
PROJECT NAME: HLE 40 LOCKHART			
DRAWING NAME: HLE LOCKHART ZONING EXHIBIT			
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RPLS: FWF	TECH: JRM	PARTY CHIEF: JE	CHK BY: HAS
SHEET 08 of 08		FIELDBOOKS 61/412	SCALE: 1" = 250'

LSI LANDESIGN SERVICES, INC. ★

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
 TBPELS FIRM NO. 10001800
 512-238-7901

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: December 6, 2022

AGENDA ITEM CAPTION: Discuss the reappointment of Douglas Foster to the Lockhart Economic Development Corporation by Councilmember Jeffry Michelson with a term to expire in November 2023.

ORIGINATING DEPARTMENT AND CONTACT: Council - Jeffry Michelson

ACTION REQUESTED: Other

BACKGROUND/SUMMARY/DISCUSSION: Members of the LEDC serve 2-year terms. Councilmember Michelson appointed Douglas Foster to the LEDC on November 17, 2020 therefore Mr. Foster's term expires in November 2022.

Councilmember Michelson requests to reappoint Mr. Foster to serve for the remainder of Councilmember Michelson's term in November 2023.

Mr. Foster continues to meet the criteria as a member of the LEDC.

PROJECT SCHEDULE (if applicable): N/A

AMOUNT & SOURCE OF FUNDING:

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

FISCAL NOTE (if applicable): N/A

PREVIOUS COUNCIL ACTION: N/A

COMMITTEE/BOARD/COMMISSION ACTION: N/A

STAFF RECOMMENDATION/REQUESTED MOTION: N/A

LIST OF SUPPORTING DOCUMENTS:

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: December 6, 2022

AGENDA ITEM CAPTION: Discuss rescheduling City Council meetings in 2023 due to conflicts with a city holiday or event.

ORIGINATING DEPARTMENT AND CONTACT: Administration - Connie Constancio

ACTION REQUESTED: Other

BACKGROUND/SUMMARY/DISCUSSION:

Annually reviewing council meeting dates for conflicts is important to provide Development Services with an accurate Council meeting schedule when publishing public notice information about public hearings, such as zoning change applications.

Attached is a calendar that reflects the meeting conflicts in 2023 as listed below:

Tuesday:

- July 4 - Independence Day Holiday
- October 3 – National Night Out
- November 7 - Election Day

NOVEMBER 7, 2023 GENERAL ELECTION INFORMATION: The canvassing period for the election is November 10-18. The last day for the Early Voting Ballot Board (EVBB) to meet to review provisional or late mailed ballots is November 16, 2023. Traditionally, the Caldwell County EVBB meets within 5-8 days after an election. November 16 might be an acceptable date to reschedule the November 7 Council meeting. If the final unofficial election results are not available before November 16, it is at that time that the Council will need to schedule a special meeting to canvass the election.

The 2023 TML Annual Conference will be held on October 4-6 in Dallas.

PROJECT SCHEDULE (if applicable): N/A

AMOUNT & SOURCE OF FUNDING:

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

City of Lockhart, Texas

Council Agenda Item Cover Sheet

FISCAL NOTE (if applicable): N/A

PREVIOUS COUNCIL ACTION: N/A

COMMITTEE/BOARD/COMMISSION ACTION: N/A

STAFF RECOMMENDATION/REQUESTED MOTION: None. Discretion of the Council.

LIST OF SUPPORTING DOCUMENTS: 2023 Council meeting calendar

X = Holidays

⊙ = Council Meetings

□ = TML Annual Conf
Oct 4-6 in Dallas

2023

⊗ = Council Meeting
Conflict

1 = July 4 - Independence Day

2 = Oct 3 = National Night Out

3 = Nov 7 = Election Day

January

S	M	T	W	T	F	S
1	X	⊙ 3	4	5	6	7
8	9	10	11	12	13	14
15	X	⊙ 17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

February

S	M	T	W	T	F	S
			1	2	3	4
5	6	⊙ 7	8	9	10	11
12	13	14	15	16	17	18
19	X	⊙ 21	22	23	24	25
26	27	28				

March

S	M	T	W	T	F	S
			1	2	3	4
5	6	⊙ 7	8	9	10	11
12	13	14	15	16	17	18
19	20	⊙ 21	22	23	24	25
26	27	28	29	30	31	

April

S	M	T	W	T	F	S
						1
2	3	⊙ 4	5	6	7	8
9	10	11	12	13	14	15
16	17	⊙ 18	19	20	21	22
23	24	25	26	27	28	29
30						

May

S	M	T	W	T	F	S
	1	⊙ 2	3	4	5	6
7	8	9	10	11	12	13
14	15	⊙ 16	17	18	19	20
21	22	23	24	25	26	27
28	X	30	31			

June

S	M	T	W	T	F	S
				1	2	3
4	5	⊙ 6	7	8	9	10
11	12	13	14	15	16	17
18	19	⊙ 20	21	22	23	24
25	26	27	28	29	30	

July

S	M	T	W	T	F	S
						1
2	3	⊗ 4	5	6	7	8
9	10	11	12	13	14	15
16	17	⊙ 18	19	20	21	22
23	24	25	26	27	28	29
30	31					

August

S	M	T	W	T	F	S
		⊙ 1	2	3	4	5
6	7	8	9	10	11	12
13	14	⊙ 15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

September

S	M	T	W	T	F	S
					1	2
3	X	⊙ 5	6	7	8	9
10	11	12	13	14	15	16
17	18	⊙ 19	20	21	22	23
24	25	26	27	28	29	30

Oct 3 - National
Night Out

October

S	M	T	W	T	F	S
1	2	⊗ 3	⊙ 4	⊙ 5	⊙ 6	7
8	9	10	11	12	13	14
15	16	⊙ 17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

TML Conf Oct 4-6
in Dallas

Nov 7 = Election
Day

November

S	M	T	W	T	F	S
			1	2	3	4
5	6	⊗ 7	8	9	⊙ 10	11
12	13	14	15	16	17	18
19	20	⊙ 21	22	X 23	X 24	25
26	27	28	29	30		

Nov 16 - last day
EVBB can meet → (Canvass Nov 10-18)
3rd to 11th day after election

December

S	M	T	W	T	F	S
					1	2
3	4	⊙ 5	6	7	8	9
10	11	12	13	14	15	16
17	18	⊙ 19	20	21	⊙ 22	23
24	⊙ 25	26	27	28	29	30
31						

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: December 6, 2022

AGENDA ITEM CAPTION: Discussion regarding the selection of Mayor Pro-Tem of the Lockhart City Council as required by Section 3.05 of the City Charter.

ORIGINATING DEPARTMENT AND CONTACT: Administration - Connie Constancio

ACTION REQUESTED: Other

BACKGROUND/SUMMARY/DISCUSSION:

Section 3.05 of the Lockhart City Charter requires that *after an election, the Council elect one of its number Mayor Pro-Tem and he/she shall perform all the duties of the Mayor in the absence or disability of the Mayor.* The Mayor Pro-Tem selected on December 6, 2022 would serve until December 2023, which is after the canvass of the November 7, 2023 City of Lockhart General Election.

PROJECT SCHEDULE (if applicable): N/A

AMOUNT & SOURCE OF FUNDING:

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

FISCAL NOTE (if applicable): N/A

PREVIOUS COUNCIL ACTION: N/A

COMMITTEE/BOARD/COMMISSION ACTION: N/A

STAFF RECOMMENDATION/REQUESTED MOTION: None. Discretion of the Council.

LIST OF SUPPORTING DOCUMENTS: City Charter - Mayor Pro-Tem provisions

Sec. 3.05. - Mayor pro tem.

The city council, at its first meeting after election of councilmembers, shall elect one of its number mayor pro tem, and s/he shall perform all the duties of the mayor in the absence or disability of the mayor.

(Ord. No. 07-59, Exh. B, 11-15-07)

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: December 6, 2022

AGENDA ITEM CAPTION: Hold a public hearing and consider approval of Ordinance 2022-62, annexing approximately 197 acres out of the Frances Berry Survey, Abstract Number 2, Caldwell County, Texas, generally located south of State Park Road, west of Twin Island Drive, and east of Arena Road.

ORIGINATING DEPARTMENT AND CONTACT: Development Services - David Fowler

ACTION REQUESTED: Ordinance

BACKGROUND/SUMMARY/DISCUSSION: This item is the consideration of the ordinance to annex 197 acres currently within the Lockhart ETJ in the southwest part of the city, known as the "donut hole." The owners of nine parcels totaling approximately 221 acres in the area were each offered an annexation agreement that delayed annexation for 15 years, provided the landowners did not develop their property. The City Council approved these agreements on August 22, 2007. The owners of one parcel in the initial agreement subdivided their property subsequent to the agreement's approval, so under the terms of the agreement, that property was annexed on January 9, 2015. The remaining properties cover approximately 197 acres. As the annexation agreements have expired, the city can now annex the remaining properties. City Council set the public hearing date for December 6, 2022 and authorized the city manager to create a service plan for the annexation area at its November 1, 2022, meeting. The area to be annexed consists of eight parcels. Four of the parcels have frontage on State Park Road (FM 20). Water and wastewater are available to the annexation area from the State Park Road right-of-way as well as on streets within the Twin Island Estates subdivision. The Future Land Use map shows the area as mostly a combination of low and medium-density residential, with a commercial node indicated near the area that was annexed prior to the expiration of the agreement. The areas to the north and northeast of the subject properties are largely zoned RLD Residential Low Density District, while the areas to the west, south and southeast are all zoned AO Agricultural-Open Space District. Property owners in the area were notified by mail in letters stating the city's intent to annex and providing the intended annexation schedule.

Adoption of the ordinance would not only annex the subject properties, but would also adopt the Service Plan and assign the properties to the AO Agricultural-Open Space Zoning District.

PROJECT SCHEDULE (if applicable): If the annexation ordinance is adopted, the properties will be annexed effective immediately.

City of Lockhart, Texas

Council Agenda Item Cover Sheet

AMOUNT & SOURCE OF FUNDING:

Funds Required:

Account Number:

Funds Available:

Account Name:

FISCAL NOTE (if applicable): If approved, the annexation will bring the subject parcels into the City's property tax toll.

PREVIOUS COUNCIL ACTION: City Council approved Resolution 2022-36 on November 1, 2022, scheduling the public hearing for the December 6, 2022 meeting.

COMMITTEE/BOARD/COMMISSION ACTION: None required.

STAFF RECOMMENDATION/REQUESTED MOTION: APPROVAL of Ordinance 2022-62, annexing 197 acres consisting of Caldwell County parcel ID numbers 13430, 13444, 13446, 13457, 13463, 13464, 13465, and 51370.

LIST OF SUPPORTING DOCUMENTS: State Park Road Annexation Ordinance 2022-62, SW ANNEX 2022, Appendix B Property legal descriptions, 2022 Annexation agreement area annexation service plan

ORDINANCE NO. 2022-62

AN ORDINANCE PROVIDING FOR THE EXTENSION OF THE BOUNDARY LIMITS OF THE CITY OF LOCKHART, TEXAS, BY ANNEXATION OF CERTAIN TERRITORY, BEING APPROXIMATELY 197 ACRES DEPICTED IN EXHIBIT “A”, ATTACHED HERETO; DECLARING THE INTENT OF THE CITY TO ANNEX INTO THE CITY LIMITS THE PROPERTIES DESCRIBED IN EXHIBIT “B”, ATTACHED HERETO; DESCRIBED AS 197 ACRES OF LAND OUT OF THE FRANCES BERRY SURVEY, ABSTRACT NUMBER 1, CALDWELL COUNTY, TEXAS, DIRECTING THE CITY SECRETARY TO FILE A CERTIFIED COPY OF THIS ORDINANCE WITH CERTAIN AUTHORITIES; DIRECTING THAT THE MAP OF THE CITY BOUNDARIES AND EXTRATERRITORIAL JURISDICTION BE UPDATED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR APPROVAL OF THE ANNEXATION SERVICE AGREEMENT FOR THE ANNEXED PROPERTY, GRANTING TO SAID ANNEXED PROPERTY AND ALL FUTURE INHABITANTS ALL OF THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID FUTURE INHABITANTS BY ALL OF THE ACTS AND ORDINANCES OF SAID CITY; PROVIDING FOR SEVERABILITY; PROPER NOTICE AND MEETING; AND EFFECTIVE DATE.

WHEREAS, the Lockhart City Council approved annexation agreements on August 22, 2007, which delayed the annexation of nine parcels consisting of approximately 221 acres for a term of 15 years under certain conditions; and

WHEREAS, one of the nine parcels, covering approximately 23 acres, was annexed in 2015, triggered by the filing of a development application for the property, and

WHEREAS, the Annexation Agreements expired August 22, 2022; and

WHEREAS, the remaining property to be annexed at the expiration of the agreements consists of approximately 197 acres as depicted in Exhibit “A”, and as described more fully in Exhibit “B”, attached hereto, in Caldwell County, Texas; and

WHEREAS, the property to be annexed is adjacent to and contiguous to the boundaries of the City; and

WHEREAS, the property to be annexed is within the City’s extraterritorial jurisdiction and the property is not within the extraterritorial jurisdiction of any other city; and

WHEREAS, an Annexation Service Agreement for the territory to be annexed is hereby approved by the City Council as required by Sec. 43.0672 of the Texas Local Government Code, a copy of which Service Agreement, is attached hereto as Exhibit “C”; and

WHEREAS, the territory is exempt from the municipal annexation plan requirements; and

WHEREAS, the City Council is of the opinion that annexing the subject Property is in the best interest of the City;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOCKHART, TEXAS, THAT:

SECTION 1. PREAMBLE. All of the above premises are hereby found to be true and correct legislative and factual findings of the City of Lockhart and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. ANNEXATION. That the Property described as approximately 197 acres of land, Caldwell County, Texas, depicted in Exhibit “A” and described in Exhibit “B” attached hereto, and incorporated herein for all purposes, is hereby annexed into the City of Lockhart, Caldwell County, Texas, and that the corporate limits of the City of Lockhart shall be and the same are hereby extended to include the Property within the territorial limits of said City, and said Property and the present and future inhabitants thereof shall hereafter be entitled to all rights and privileges of citizens of Lockhart, Texas, and shall be bound by the provisions of all ordinances and codification of ordinances of said City.

SECTION 3. ANNEXATION SERVICE AGREEMENT. An Annexation Service Agreement, attached hereto as Exhibit “C”, and incorporated herein for all purposes, between the City and the Landowner for the Property is hereby approved and the Mayor is authorized to execute same.

SECTION 4. FILING OF ORDINANCE. That the City Secretary is hereby directed to file a certified copy of this Ordinance with the County Clerk of Caldwell County, Texas, the Voting Registrar of Caldwell County, the Caldwell County Appraisal District, the Secretary of the State of Texas, and the Comptroller of the State of Texas in the manner required by law.

SECTION 5. MAPS. That the Official Map showing the boundaries of the City and its extraterritorial jurisdiction shall be immediately updated to include the Annexed Property and the map shall be annotated to show the date of the annexation and the number of the annexation ordinance.

SECTION 6. SEVERABILITY. That if any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be

valid, and the City Council hereby declares that this Ordinance would have been enacted without such invalid provision.

SECTION 7. REPEALER CLAUSE. The provisions of this Ordinance shall be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein, provided, however, that all prior ordinance or parts of ordinances inconsistent or in conflict with any of the provisions of this Ordinance are hereby expressly repealed to the extent that such inconsistency is apparent. This Ordinance shall not be construed to require or allow any act which is prohibited by any other ordinance.

SECTION 8. NOTICE AND MEETING CLAUSE. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Local Government Code.

SECTION 9. EFFECTIVE DATE. This Ordinance shall take effect immediately upon approval.

Passed and Approved: December 6, 2022

CITY OF LOCKHART

Lew White, Mayor

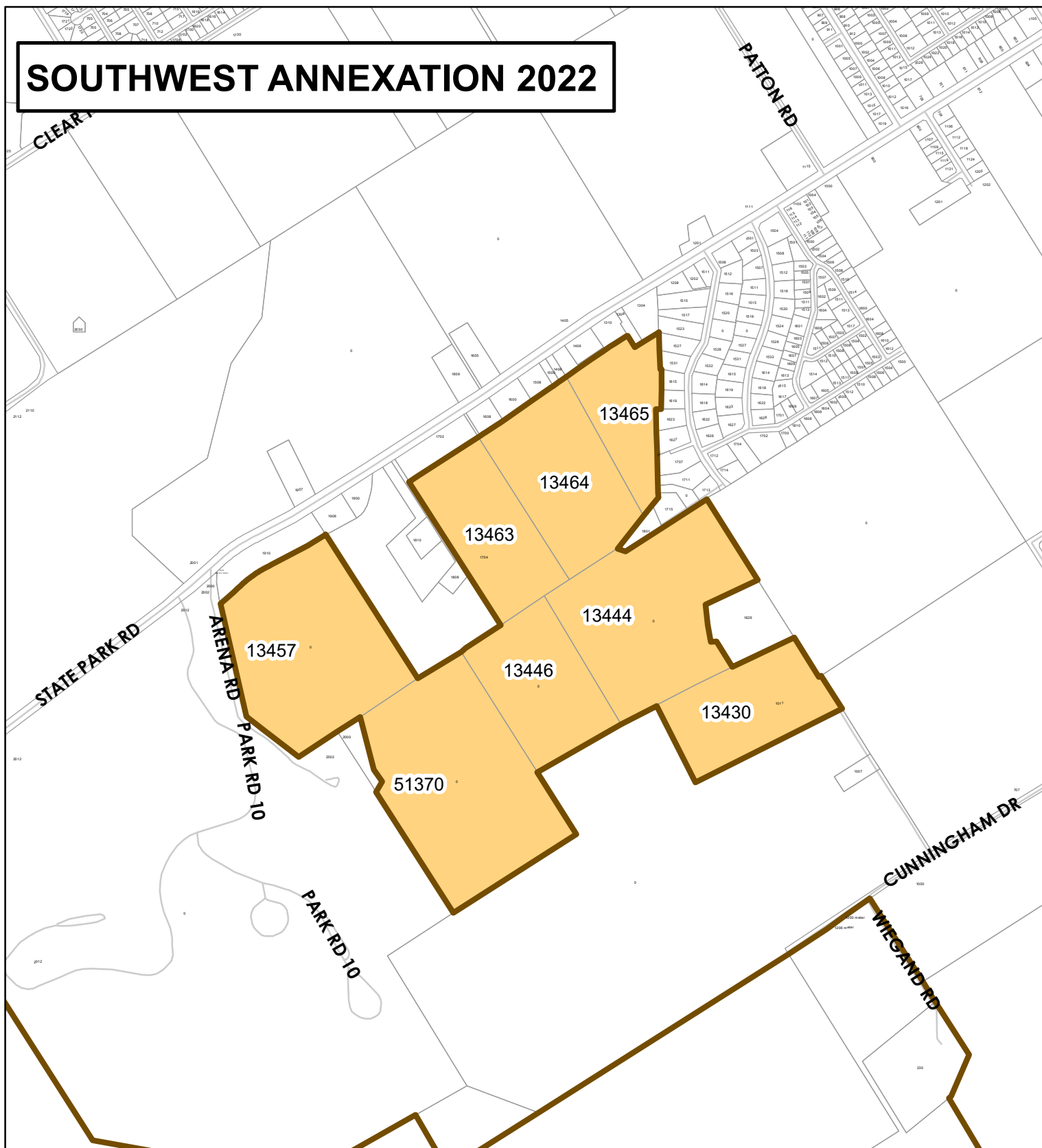
ATTEST:

Connie Constancio
City Secretary

APPROVED AS TO FORM:

Monte Akers, City Attorney

SOUTHWEST ANNEXATION 2022



CITY OF
Lockhart
TEXAS

0 0.125 0.25 Miles

LEGEND

- ANNEXATION AREA
- PARCEL BOUNDARY
- CITY LIMITS

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey, and represents only the approximate relative location of property boundaries.

EXHIBIT B

Properties included in Southwest Development Agreement Annexation

<u>Parcel ID</u>	<u>Owner(s)</u>	<u>Acreage*</u>	<u>Legal Description and Address (if applicable)</u>
13430	Kinnard, Frederica Weigand TTEE	17.1	A002 Berry Francis, Acres 17.1 1011 Cunningham Drive
13444	Klutts Land Inc.	33.2	A002 Berry Francis, Acres 33.2
13446	Metcalfe, Phyllis	19.02	A002 Berry Francis, Acres 19.02
13457	John D. Patton Estate	39.0	A002 Berry, Francis, Acres 39
13463	Klutts Land Inc.	21.41	A002 Berry, Francis, Acres 21.41
13464	Hemme, Edwin Davidson	23.17	A002 Berry Francis, Acres 23.17, 1408 State Park Road
13465	Haggerty, Jackson	14.282	A002 Berry Francis, Acres 14.282, 1310 State Park Road
51370	Hugo and Lenora Hemme Supplemental Needs Trust	40.25	A002 Berry Francis, Acres 40.25

*Some Properties have frontages within the city limits, resulting in area to be annexed being lower than the total acreage of the parcels.

EXHIBIT “C”

CITY OF LOCKHART SERVICE PLAN FOR STATE PARK ROAD ANNEXATION - 2022

WHEREAS, the Annexation Development Agreement dated August 22, 2007, which ensured extraterritorial jurisdiction status for the affected properties under specified conditions, has expired, the City of Lockhart, Texas (the “City”) has instituted annexation proceedings for the land described in Exhibit “A”, attached hereto (referred to herein as the “Annexed Properties”); and,

WHEREAS, Chapter 43, Texas Local Government Code, (referred to herein as “TLGC”) requires a service plan adopted with, or prior to, the annexation ordinance,

NOW, THEREFORE, by execution hereof, the City and the Landowner agree to the Annexation Services set out herein for the Annexed Property on the date of annexation:

1. Intent

As used in this Agreement, *providing services* includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City’s infrastructure extension policies and landowner participation in accordance with applicable City ordinances. Provided however, that nothing in this Service Plan Agreement shall require the City to provide a uniform level of full municipal services to each area of the City, including the Annexed Properties, if different characteristics of topography, land use, and population density are considered a sufficient basis for providing different levels of service.

The City shall provide the Annexed Property or cause the Annexed Property to be provided with services in accordance with this Agreement. This may include, but is not limited to, causing or allowing private utilities, governmental entities, and other agencies to provide such services, in whole or in part. The parties acknowledge and agree that it is not the intent of this Agreement to create any vested rights to develop the Annexed Property, until such time that development of the Annexed Properties is commenced as evidenced by the submittal of one or more complete development applications in accordance with the City’s Code of Ordinances.

2. Police, EMS, and animal control

Immediately upon annexation, City of Lockhart Police will provide regular and routine patrols in the area as part of its overall patrol activities, and will respond to any calls for assistance. Similarly, Emergency Medical Service and animal control services will be provided by the City. The Bufkin Lane EMS station is the closest to and has the most direct access to this annexation area. No additional personnel or equipment is anticipated as a result of this annexation.

3. Fire protection

Immediately upon annexation, the Lockhart Fire Department will provide fire suppression service from either Fire Station No. 1, located at 201 W. Market St or Fire Station No. 2, located at 1911 Borchert Drive. Fire prevention activities, including subdivision/building plan review and fire inspections of structures, will be provided by the City, or a firm contracted by the City. Although no additional personnel or equipment is anticipated as a result of this annexation, the pace of future development will determine the need for a fire substation in the southeast part of the city.

4. Solid waste collection

Immediately upon annexation, refuse collection and voluntary household curbside recycling will be provided by the City in accordance with the rates and conditions of the Lockhart City Code. Recycling is also available at the City's voluntary drop-off center located at 110 N. Brazos St. No additional personnel or equipment is anticipated as a result of this annexation.

5. Water facilities

The closest City water mains are a 6-inch line along State Park Road (FM 20) and Park Road 10, and a 6-inch line in Twin Island drive. The Annexed Properties are within the City's water service jurisdiction. Further water line extensions are the responsibility of the Landowner or developer desiring service, in accordance with the City's subdivision regulations, water facility construction standards, and utility extension policy. The City of Lockhart will maintain any new public water facilities that are not in the service area of another utility, in accordance with standard City maintenance procedures.

6. Wastewater facilities.

The Annexed Properties will be served by the City's centralized sanitary wastewater system, which can be accessed via an 8-inch line in State Park Road and a 12-inch line that runs southward from State Park Road towards the Lockhart Municipal Airport. Further wastewater line extensions are the responsibility of the landowner or developer desiring service, in accordance with the City's subdivision regulations, wastewater facility construction standards, and utility extension policy. The City of Lockhart will maintain any wastewater facilities serving the Annexed Property in accordance with standard City maintenance procedures and the Code of Ordinances.

7. Electric service and street lighting

The Annexed Properties are within the City's jurisdiction for electric service. Electric service will be provided by the City of Lockhart.

8. Streets and drainage

Access to the Annexed Properties is currently provided by State Park Road (FM 20). Immediately upon annexation, street and drainage facility and public rights-of-way maintenance will be performed by the Lockhart Public Works Department in accordance with standard City maintenance procedures for streets located within the subject area that are not under the jurisdiction of the State. Construction of new streets and drainage facilities is the responsibility of the Landowner or developer desiring them, in accordance with the City's subdivision regulations and street and drainage facility construction standards.

9. Traffic control

Immediately upon annexation, the City of Lockhart will maintain street name signs, traffic control devices, and other required traffic system design improvements for any new public streets in the Annexed Properties.

10. Parks and recreation

Immediately upon annexation, Lockhart Parks and Recreation Department facilities and services, including the use of any and all public parks, will be available to residents of the Annexed Properties. There are currently no City parks or recreation facilities in the subject Annexed Property. Dedication of land, or payment of a fee-in-lieu-of land dedication, for new parkland is the responsibility of the Landowner at the time of land development in accordance with the City's subdivision regulations. Construction of park improvements on the dedicated land, and maintenance thereafter, will be in accordance with the standards of the Lockhart subdivision regulations unless otherwise negotiated with the Landowner or developer.

11. Public Library

Immediately upon annexation, all residents of the subject Annexed Properties will be eligible for library services available to Lockhart citizens at the Lockhart Public Library.

12. Planning and zoning

Immediately upon annexation, the Annexed Properties will be zoned "AO" Agricultural–Open Space District, in accordance with the City of Lockhart zoning ordinance. Any other zoning classification for specific parcels may be subsequently requested by individual property owners in accordance with the standard City application, notification, and public hearing procedures. The Lockhart 2020 Land Use Plan indicates primarily future Low and Medium Density Residential Development, with a commercial node where a future collector street would cross through the western portion of the Annexed Properties. All services of the Lockhart Planning Department will be available to residents and owners of annexed Property.

13. Building inspection and code enforcement

Immediately upon annexation, the City of Lockhart Building Inspection Division, or a firm contracted by the City, will enforce the adopted building and nuisance codes within the Annexed Properties. This includes consultation with developers, plan review, and on-site inspections for construction activity, as well as investigation of complaints and prosecution of code violations related to buildings, property maintenance, and other health and safety hazards or nuisances.

14. Environmental health code services

Immediately upon annexation, the City of Lockhart Health Officer will enforce the City's food-handler and other adopted health regulations within the Annexed Properties. This includes regular inspections as well as investigation of complaints and prosecution of violations.

15. Floodplain management

Immediately upon annexation, floodplain management will be in accordance with FEMA and City of Lockhart flood hazard regulations. There are identified areas of FEMA regulatory floodplains in the Annexed Properties.

16. Miscellaneous municipal facilities and services

Should any other municipal facilities, buildings, or services be constructed or located within the subject area subsequent to annexation, all required operation or maintenance will be provided by the appropriate City department.

17. Term and Effective Date

This service plan shall be effective on the date the Annexed Properties are annexed by the City. This service plan shall be valid for a term of ten (10) years.

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: December 6, 2022

AGENDA ITEM CAPTION: Accept the five-year system study by the Lower Colorado River Authority (LCRA) and direct the City Manager to sign the Engineering Services Agreement for the next five-year study.

ORIGINATING DEPARTMENT AND CONTACT: Electric - Bobby Leos

ACTION REQUESTED: Agreement

BACKGROUND/SUMMARY/DISCUSSION:

Historically, the City of Lockhart has contracted with the Lower Colorado River Authority (LCRA) to perform distribution system studies every five years. LCRA recently delivered the 2023-2027 Electric System Study. Twelve projects are being recommended to address deficiencies, forecasted load additions and maximize the system's efficiency and reliability. The total cost of these 12 recommended improvements through 2026 is \$1.7million. The preparation of a new five-year study will continue to help the City of Lockhart maintain a reliable distribution system.

Engineering services from LCRA will include the following:

1. Verifying and/or gathering field information needed to construct a computer model of the primary electric system.
2. Produce or update the computer models for the City's distribution system.
3. Evaluate the adequacy of systems to meet anticipated demand levels over a five-year horizon.
4. Conducting a study of distribution system improvement needs to meet anticipated demand levels over a five-year horizon.
5. Conduct contingency analysis in terms of planned or unplanned outage of a distribution feeder, breaker, or power transformer by applying the distribution system planning criteria, determine and recommend system improvement projects necessary to improve system reliability.
6. Conduct arc flash analysis.
7. Perform system protection analysis.
8. Develop a list of recommended Capital Improvement Projects and budgetary project cost estimates.
9. Updating maps and electric system models as information is provided by field crews and the customer.

Reasons for a 5-year system study:

- Ensure the system continues to meet the forecasted electric load requirements of its

City of Lockhart, Texas

Council Agenda Item Cover Sheet

customers.

- System operational knowledge retention.
- Identify system switching options under emergency or planned outages (contingency conditions).
- Support compliance with ERCOT Protocols on load power factor.
- Identify future investment requirements needed for effective utility financial planning.
- Identify opportunities for improving coordination of protective devices, minimizing unnecessary outages, and
- Identify high risk areas where equipment has become obsolete or deteriorated to the point where it has a high probability of outages.

PROJECT SCHEDULE (if applicable): N/A

AMOUNT & SOURCE OF FUNDING:

Funds Required: \$29,840.00 for FY 2023

Account Number: 500-5799-299-00

Funds Available: \$150,000

Account Name: Contracts & Services

FISCAL NOTE (if applicable): The cost of \$149,191 is divided over a 5-year period (\$29,840/year) and included in the administrative fees located in the LCRA's monthly invoice. Expenses associated with specific projects will be budgeted in the appropriate fiscal year and financed from the Electric Distribution Upgrade Fund.

PREVIOUS COUNCIL ACTION: N/A

COMMITTEE/BOARD/COMMISSION ACTION: N/A

STAFF RECOMMENDATION/REQUESTED MOTION: Staff respectfully requests the acceptance of the five-year system study and engineering services agreement with LCRA and to direct the City Manager to sign the Engineering Services Agreement.

LIST OF SUPPORTING DOCUMENTS: Lockhart-5-Year System Study-ESVI-Pole Count--5-year billing-3.9.22

PROJECT PROPOSAL	
LCRA Transmission Strategic Services CUSTOMER SERVICES CONTRACT Form CSC revised 06/22/2020	CUSTOMER: City of Lockhart P.O. Box 239 Lockhart, TX 78644 Attn: Steven Lewis
PROJECT: 5-Year Engineering System Study DATE SUBMITTED March 9, 2022	
SCOPE OF SERVICES: 1. Provide an Electric Distribution Study per the attached Scope (Engineering Services Agreement). 2. Provide a Visual Inspection per the attached Scope (Statement of Work, Electrical System Visual Inspection (ESVI)). 3. Perform a "telephone/cable pole attachment" count, (included in the Total Cost) @ \$1.00 per pole (\$4,480) #poles is estimated at 4,480 poles. The Contract amount will be adjusted if the pole count is less than or more than 5%. Details attached. Scope Additional Information.	
PROJECT SCHEDULE: Start: Work to be done between the time frame January 1, 2023 to December 1, 2027. Schedule to be determined. Complete: Work to be done between the time frame January 1, 2023 to December 1, 2027. Schedule to be determined.	LCRA CONTACT Bill Jerram bill.jerram@LCRA.org 512-940-6713 Lower Colorado River Authority 3700 Lake Austin Blvd. Austin, TX 78767-0220 Attn: Transmission Strategic Services
CONTRACT TYPE Contract Type: Independent Contract Reference Contract: 5 Year Engineering System Study (Please note that if this is an independent contract, terms and conditions should be attached.)	PRICE : \$2,486.51 per month for 60 months Project Total: \$149,191.00 Compensation Form: Power Billing
<i>Customer and the Lower Colorado River Authority agree that the work described above shall be performed in accordance with the terms and conditions in this contract.</i> Parties: City of Lockhart By: _____ Printed Name _____ Title: _____ Date: _____ Lower Colorado River Authority By: _____ Printed Name Kristian Koellner Title: VP, Transmission Asset Optimization	
OFFICE USE ONLY Job Description: <u>5-Year Engineering System Study</u> Project ID: _____ Work Order: _____ Contract Owner: Bill Jerram Contract Coordinator: Catherine Hempfling	

Scope Additional Information

1. 5-year System Study: \$110,000. Provide an Electric Distribution Study per the attached Scope (Engineering Services Agreement). The purpose of this study is to identify large electric system improvements required over the five-year study period. The total contract amount of \$110,000 will be added to the monthly power billing over 60 months (60 payments of \$1,833.33), monthly, the first billing to be started on the January 1, 2023, power billing.
2. Visual Inspection: \$34,711. Provide a Visual Inspection per the attached Scope (Statement of Work, Electrical System Visual Inspection (ESVI)). The total contract amount is \$34,711 but will be added to the month power billing over 60 months (60 payments of \$578.52), monthly, the first billing to be started on the January 1, 2023, power billing. The contract is based on an estimate of the city's pole count, of 4,480 poles. If the actual pole count varies by +/- 5% then the price will be adjusted at a rate of \$12.50 per pole, plus or minus. This service must be done at the same time as the field work for the 5-year system study (item 1 above) is being performed.
3. Perform a telephone/cable pole count: \$4,480. The contract is based on an estimate of the city's pole count, 4,480 poles. If the actual pole count varies by +/- 5% then the price will be adjusted at a rate of \$1.00 per pole, plus or minus. This service must be done at the same time as the field work for the 5-year system study (item 1 above) is being performed. Billing/invoicing will be added to the month power billing, starting January 1, 2023.
4. Total Cost of the three services: \$149,191; \$2,486.51/month for 60 payments. Billing/invoicing will be added to the month power billing, starting January 1, 2023.

ENGINEERING SERVICES AGREEMENT

I. Technical Requirements

LCRA shall provide the following engineering services to Customer:

- a. Verify and/or gather field information needed to construct a computer model of the primary electric system including:
 - i. Location of substation(s) that supply the Customer's distribution system.
 - ii. Location of distribution poles.
 - iii. Location of primary overhead and underground distribution conductors including the following:
 1. Conductor construction design type
 2. Conductor type per phase, including neutral
 3. Conductor phasing
 4. Conductor span measured from each section (pole to pole)
 - iv. Location of air break switches (including type and current rating), disconnect switches (including type and current rating), line breakers / reclosers / sectionalizers (including type, current rating and controller information), and line regulators (including current and kVA rating).
 - v. Location of capacitor banks to include size (kVAR rating), phasing, status (open / closed), and capacitor bank controller type if installed.
 - vi. Location of fuse cut-outs (including rating); status of fuse cut-out (open or closed); and size and type of fuse if identifiable from the ground or data is available from customer.
 - vii. Location of distribution transformers, transformer phasing and transformer kVA rating.
- b. Produce or update the computer models for the Customer's distribution system.
- c. Evaluate the adequacy of existing system to meet anticipated demand levels over a five-year horizon, by applying the distribution system planning criteria to:
 - i. Identify overloaded line sections
 - ii. Identify excessive system losses
 - iii. Identify excessive voltage drops
- d. Conduct a study of distribution system improvement needs to meet anticipated demand levels over a five-year horizon, by applying the distribution system planning criteria to:
 - i. Optimize the performance of the system by balancing the load among power transformers, feeders and phases (where phase current data is available)
 - ii. Evaluate need for reconductoring existing circuits
 - iii. Evaluate need for constructing new distribution circuits
 - iv. Evaluate substation capacity requirements
 - v. Examine location and status of all air break or disconnect switches
 - vi. Evaluate system capacitor banks needs for reduction of system losses and correcting system power factor, including leading power factor conditions.

ENGINEERING SERVICES AGREEMENT

- vii. Provide up to ten (10) additional fault rating values per year from the distribution system as per Customer request.
- e. Conduct Contingency Analysis in terms of a planned or unplanned outage of a distribution feeder, breaker, or power transformer (where applicable), and by applying the distribution system planning criteria, determine and recommend system improvement projects necessary to improve system reliability.
- f. Conduct Arc Flash Analysis:
 - i. The results of this analysis will assist the Customer in determining its arc flash requirements at selected locations
 - ii. Perform arc flash analysis at the locations selected by the Customer.
 - iii. No more than ten (10) locations may be selected.
 - iv. The arc flash analysis results shall include:
 - 1. Clearance distances
 - 2. Fault current
 - 3. Energy
 - 4. Hazard level and the corresponding voltages to which the qualified person will be exposed.
 - v. Arc flash labeling is the responsibility of the Customer, as specified in NESC 2012-410 A3 but labeling may be provided by LCRA at an added cost.
- g. Perform the following distribution system protection analysis:
 - i. Verify that the maximum interrupting rating for all distribution feeder breakers and downstream reclosers are adequately rated to withstand the maximum available fault current using the latest ERCOT short circuit case.
 - ii. Verify that the continuous rating of all feeder breakers are adequately rated so that the feeder breakers' continuous rating will not be exceeded for any non-fault conditions including contingency analysis.
 - iii. For all distribution feeder breaker relays and downstream reclosers perform the following analysis:
 - Verify that the phase and ground overcurrent pickup settings will not be exceeded for any non-fault conditions including contingency analysis and are also set sensitively enough to detect faults at the end of the feeder.
 - Verify coordination with upstream (transformer protection) and downstream devices (reclosers, largest / nearest fuse(s), etc.).
 - Determine if the existing settings have performed in a manner that the Customer expects (fuse saving vs. a fuse sacrificing scheme, any misoperations, etc.).
 - iv. Evaluate the need for any new downstream reclosers, and if a recloser is warranted provide basic coordination settings and verify coordination with upstream and downstream devices.
 - v. Document substation outages over the last 5 year period.

ENGINEERING SERVICES AGREEMENT

- h. Based upon the findings of items b through f above, develop a list of Recommend Capital Improvement Projects and budgetary project cost estimates.
- i. Update Maps and Electric System Model as information is provided by field crews and the Customer during the study.

Information to be provided by the Customer includes but is not limited to the following:

- a. Any Customer-specific distribution system planning criteria
- b. Ten-year load forecast
- c. Load profile results per feeder via relays or load loggers, if available
- d. Mapping data that has changed since data collection
- e. Rate class kWh sales data, if available
- f. Capacitor bank(s) status during peak electrical loading and load profile, if available
- g. Capacitor bank controller settings
- h. Arc flash analysis supporting data
 - a. Distribution transformer nameplate and fuse size/type
- i. Protective device nameplate information for distribution feeder breaker and downstream reclosers
- j. Existing relay and controller details:
 - a. Distribution feeder breaker relay settings, manufacturer, and part number
 - b. Downstream recloser controller settings and controller type
 - c. Event files (if available)
- k. For the largest fuse downstream of each distribution feeder breaker and the largest fuse downstream of each downstream recloser:
 - a. Location of fuse (intersecting streets)
 - b. Fuse type
 - c. Fuse size
- l. If available, provide any history of outages caused by feeder breaker trips, recloser trips, or lateral tap fuses operating.

II. **Deliverable**

This agreement provides for one primary Deliverable by LCRA, which shall be provided to Customer as a bound printed copy and an electronic copy (.pdf file) sent via email.

- a. An Electric Distribution System Study ("Plan"). The Plan shall include tables, charts, maps, and explanatory text. At a minimum, the following items shall be included with the Plan:
 - i. Existing Circuit Diagram - color coded by circuit
 - ii. Existing Conductor Diagram - color coded by primary conductor
 - iii. Five Year Work Plan Diagram - all improvement projects color-coded by recommended year
 - iv. Existing and Proposed Fusing Diagram
 - v. Fault Duty Maps: three-phase and phase to ground with associated table

ENGINEERING SERVICES AGREEMENT

- vi. Relay / fuse / recloser coordination curves and summary of proposed changes where applicable
- b. In addition to the Plan described in item a. above, LCRA shall conduct an annual review of the load power factor and, where required, provide interim recommendations for meeting the ERCOT load power factor requirement. This power factor review shall be conducted by LCRA once per year during the annual load forecast data collection period.
- c. This agreement does not include engineering advice on technical problems that may arise during operation, construction, or addition of new electric loads. For this engineering support or support on inspection, maintenance, and construction methods and/or procedures, LCRA and Customer may enter into a separate agreement.
- d. This agreement does not include project implementation costs.
- e. This agreement does not include NERC or ERCOT compliance related matters, such as retention of objective evidence.

LCRA specifically acknowledges and agrees that the Customer requires the Deliverable information described herein to meet five (5) year demand levels and that the provision of the Deliverable to the Customer is time-sensitive. Accordingly, LCRA agrees that the Deliverable shall be provided to the Customer no later than sixty (60) months after execution of this Agreement.

III. **Confidential Work Product**

Software, data, computer models, maps, graphical products and other products used to produce the Deliverable under this Agreement have been developed by LCRA at considerable expense, and shall be considered competitive, proprietary information belonging to LCRA. Customer has the right to request certain data from LCRA and LCRA has the obligation to provide certain data (or equivalent); however, at LCRA's discretion, certain data, if related to LCRA's products or materials which were used to produce the Deliverables, will be kept as proprietary information belonging to LCRA and not distributed to any Customer. The Deliverable, and all related information described herein, to be provided to the Customer pursuant to the terms of this Agreement, shall be the property of the Customer and the Customer, in its sole discretion, may use, copy or distribute the Deliverable.

**Statement of Work for
Surveying and Mapping Services**
ELECTRICAL SYSTEM VISUAL INSPECTION (ESVI) SERVICES
Revised: September 2021

GENERAL DESCRIPTION

Lower Colorado River Authority will provide visual inspection and mapping services of the customer distribution system. Visual inspection field data acquisition, data compilation, and mapping will be performed by LCRA employees.

SCOPE OF WORK

- Visually inspect the distribution system: make record of the size, type, general location (non-GPS), and general condition of each inspected element, both overhead and underground
 - Inspected elements include, but are not limited to: poles, crossarms, lines/conductor, transformers, pad mount transformers, regulators, capacitors, switches, air break switches, fuse cutouts, street lights, reclosers, etc.
- Identify and record deficiencies: make record of element, deficiency, and location
 - Deficiencies include, but are not limited to: poles: bottom and top rot, woodpecker holes, top splitting, shell rot, leaning/bowing; crossarms intact; missing hardware; leaking fluid; rusting; underground cabinets are secure and free of vegetation and debris; elements operating “normally”
 - Poles will be “sounded” (hit with hammer) 6 inches above ground level for indications of bottom rot
 - Identify and record elements needing immediate attention
- Identify and record vegetation management areas: make record of location and attention need
 - Immediate attention includes: limbs resting on lines, ivy climbing poles and around elements, etc.
 - Regular attention includes: limbs nearing lines, wind blowing limbs into lines, etc.
- Compile and transfer visual inspection field data and records into mapping software
- Create deliverables
- Meet with customer to deliver and discuss results of inspection
- Electrical System Visual Inspection (ESVI) services provided are not intended to be a statement of serviceability of any particular element in the distribution system
- LCRA will provide: staff, tools, and materials necessary to perform the outlined scope of work and create the deliverables

DELIVERABLES

- Map book to include:
 - Coversheet with map index, legend, and scale
 - Distribution system mapped at the primary and secondary circuit level
 - Each element mapped graphically in relation to streets, water features, parks, railways, and other elements included in the ESRI provided basemap
 - Callout boxes denoting deficiency
 - Symbols indicating areas of vegetation management
 - Format: hard copy paper & .pdf
- ArcGIS data, of line work and points, is available upon request

CUSTOMER SERVICES CONTRACT

1. Agreement. This Customer Services Contract, including these terms and conditions, the Project Proposal, and any other documents attached hereto (collectively, the “Contract”), contains the entire agreement and understanding between LCRA and Customer with respect to the subject matter of this Contract and supersedes any and all prior or contemporaneous oral and written agreements and understandings regarding the defined scope of services. Additional terms and conditions on Customer’s forms (including those accompanying any purchase order, invoice or payment) are a material alteration of this Contract and are rejected and null and void unless expressly agreed to by LCRA in writing. In the case of any conflicts between the terms of this Contract and the terms of any applicable Customer form, the terms of this Contract will control.
2. Services. LCRA will perform services for the Customer as detailed in the Scope of Services section of the Project Proposal (“Services”). Customer will review and respond as appropriate to all reports, studies, recommendations, requests and other submissions of LCRA so as not to delay the performance of the Services.
3. Notices. Correspondence, notices and invoices will be in writing and mailed or delivered to the other party as identified in the Customer and LCRA Contact sections of the Project Proposal, or at such other address as a party may from time to time designate in writing. All notices, correspondence or invoices will be effective upon receipt.
4. Changes Orders. Changes in the scope of the Services may only be made by written agreement of the Customer and LCRA. Verbal changes will not be given or accepted, except in cases of emergencies which pose a risk of personal injury or property damage, and such changes will be followed up with a written confirmation as soon as practicable.
5. Term; Termination. This Contract will commence on the date of the last signature by the parties (“Effective Date”) and will govern LCRA’s performance of the Services. Either party may terminate this Contract for its convenience at any time by providing written notice to the other party. In the event of such termination, Customer will pay LCRA for all Services performed up to the date of termination, plus (in the case of termination by Customer) any cancellation charges or other termination expenses as may be reasonably identified by LCRA.
6. Costs; Invoicing. As compensation for the Services, Customer will pay LCRA in accordance with one of the following, as identified in the Price section of the Project Proposal:
 - (a) All (i) direct costs incurred by LCRA in performing the Services, including, (1) costs for materials and supplies, (2) labor costs, including salary and benefits, paid to LCRA employees, (3) travel, meal and lodging expenses reimbursed or paid on behalf of LCRA employees within established LCRA expense guidelines, and (4) any third party costs, plus (ii) indirect costs that LCRA normally applies to Services of this nature, including general and administrative costs and other internal expenses and contributions; or
 - (b) A fixed price. Any changes to the scope of the Services may require an increase in the fixed price. Such change to the scope and the correlating fixed price will be agreed to in writing by the parties.
- LCRA may invoice Customer for progress payments for the Services completed to date during the term of this Contract. All payments by Customer under this Contract will be due and payable within 30 days after receipt of invoice. If payment is not timely made, interest will accrue on the unpaid balance at the lesser of the maximum lawful rate, or one percent per month, from the due date until paid.
7. Warranty; Disclaimer.
 - (a) During the term of this Contract, and for a period of 30 days after completion of the Services, LCRA will correct or re-perform any Services not conforming to the requirements of this Contract. Upon completion of the Services, LCRA will assign to Customer all contractor, manufacturer and supplier warranties related to the Services, to the extent LCRA has the right to do so. After such assignment, LCRA will have no continuing obligations to Customer with respect to the good or service to which the warranty applies, and Customer will look solely to the applicable contractor, manufacturer or supplier for relief regarding any claims or remedies, whether based on a warranty or otherwise.
 - (b) Any law, code or standard referenced in this Contract will refer to the version of such law, code or standard in effect as of the Effective Date.
 - (c) **THE WARRANTIES CONTAINED IN THIS SECTION 7 ARE EXCLUSIVE AND IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR GOOD AND WORKMANLIKE PERFORMANCE, AND LCRA’S OBLIGATION UNDER SECTION 7(A) IS CUSTOMER’S SOLE AND EXCLUSIVE REMEDY FOR ANY BREACH OR LIABILITY OF LCRA ARISING UNDER THIS CONTRACT.**
8. Environmental Conditions. Prior to LCRA starting any Services on-site, Customer will provide documentation that identifies the presence and condition of any hazardous materials or environmental conditions existing in or about Customer’s equipment or the site that LCRA may encounter while performing the Services, and will keep LCRA informed of changes in any such conditions. If LCRA encounters hazardous materials in Customer’s equipment or on-site, LCRA is not obligated to perform any Services affected by the hazardous conditions. Customer will indemnify and hold LCRA, its affiliates and their respective directors and employees, harmless for any and all claims, damages, losses, and expenses arising out of or relating to any hazardous materials which are or were (i) present in or about Customer’s equipment or the site prior to the commencement of LCRA’s work, (ii) improperly handled or disposed of by Customer or Customer’s employees, agents, contractors or subcontractors, or (iii) brought, generated, produced or released on-site by parties other than LCRA.
9. Schedule. Unless otherwise expressly stated in the Contract documents, time is **not** of the essence and LCRA will not be liable to Customer for any damages arising out of LCRA’s delay in providing the Services, including any failure to meet schedules contained in this Contract.
10. Force Majeure. Neither party will be responsible or liable for any delay or failure in its performance under this Contract to the extent such delay or failure is caused by conditions or events of Force Majeure. The term “Force Majeure” means causes or

CUSTOMER SERVICES CONTRACT

events beyond the reasonable control of, and without the fault or negligence of the party claiming Force Majeure, including (to the extent satisfying the foregoing requirements) (i) acts of God or sudden actions of the elements such as floods, earthquakes, hurricanes, tornadoes, ice storms, or wildfires; (ii) terrorism; war; riots; blockades; insurrection; strike at a regional level; labor disruption at a regional level (even if such difficulties could be resolved by conceding to the demands of a labor group); (iii) any action by a governmental or regulatory entity, including ERCOT or the PUCT; and (iv) pandemic, including the current Coronavirus Disease 2019 outbreak.

11. **LIMITATION OF LIABILITY.** **THE TOTAL LIABILITY OF LCRA ARISING OUT OF THIS CONTRACT AND THE SERVICES WILL NOT EXCEED AN AMOUNT EQUAL TO THE FEES PAID TO LCRA UNDER THIS CONTRACT, AND LCRA WILL NOT BE LIABLE FOR INDIRECT, PUNITIVE, INCIDENTAL, SPECIAL, OR CONSEQUENTIAL DAMAGES, INCLUDING LOST PROFITS. IN NO EVENT WILL ANY OFFICER, DIRECTOR, EMPLOYEE OR AFFILIATE (OR AFFILIATE'S OFFICER, DIRECTOR OR EMPLOYEE) OF LCRA BE LIABLE TO CUSTOMER UNDER THIS CONTRACT, AND CUSTOMER'S SOLE RECOURSE UNDER THIS CONTRACT WILL BE AGAINST LCRA AND NOT AGAINST SUCH OTHER PERSONS. THE LIMITATIONS ON LIABILITY AND REMEDIES IN THIS PARAGRAPH WILL APPLY REGARDLESS OF WHETHER THE LIABILITY OR CAUSE OF ACTION ARISES IN CONTRACT, WARRANTY, INDEMNITY, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. NOTHING IN THIS CONTRACT WILL BE CONSTRUED TO WAIVE LCRA'S GOVERNMENTAL IMMUNITY.**

12. **Amendment.** This Contract may only be amended or modified through written agreement of the parties signed by an authorized representative of LCRA and by an authorized representative of the Customer.

13. **Assignment.** This Contract will be binding upon and inure to the benefit of the parties and their respective successors and assigns; provided, however, that neither party may assign this Contract, in whole or part, without the prior written consent of the other party.

14. **Non-Waiver.** No failure or delay on the part of a party to exercise any right or remedy will operate as a waiver of such right or remedy, nor will any single or partial exercise of any right or remedy preclude any further or other exercise of any such right or remedy.

15. **Partial Invalidity.** If any section or part of this Contract is declared invalid by any court of competent jurisdiction, the court's decree will not affect the remainder of this Contract, and the remainder of this Contract will remain in full force and effect with the deletion of the part declared invalid.

16. **Choice of Law; Venue; Waiver of Jury Trial.** This Contract will be governed by and construed in accordance with the laws of the State of Texas, without regard to conflict of law principles. Each party irrevocably consents and agrees that any legal action or proceeding arising out of this Contract will be brought exclusively in a court of competent jurisdiction in Travis County, Texas. LCRA AND CUSTOMER IRREVOCABLY WAIVE ALL RIGHT OF TRIAL BY JURY IN ANY ACTION, PROCEEDING OR COUNTERCLAIM ARISING OUT OF OR IN CONNECTION WITH THIS CONTRACT.

17. **Ownership.** Intellectual property and rights to intellectual property owned by any party on the Effective Date will remain the property of that party. All deliverables, including plans, drawings, designs, specifications, computer programs or applications photographs, studies, data, schedules, test readings, technical reports, and calculations developed or utilized by LCRA or its subcontractors which are developed and specified to be delivered under this Contract and which are paid for by Customer are the property of Customer, but subject to LCRA's intellectual property rights. Customer recognizes that no deliverables will be suitable for reuse at any Customer facility or in connection with any project other than that for which the deliverable was prepared. LCRA DISCLAIMS LIABILITY FOR ANY REUSE OF THE DELIVERABLES ON ANY OTHER FACILITY OR PROJECT THAT IS DONE WITHOUT THE EXPLICIT, WRITTEN APPROVAL OF LCRA.

18. **Confidentiality.** "Confidential Information" means information marked or otherwise designated as "confidential" by a party. Confidential Information may only be used by the parties for purposes related to the performance of this Contract, and each party agrees not to disclose Confidential Information of the other party to any other person (other than its affiliates, and the party's and affiliate's respective employees and directors, or to contractors who agree to be bound by the provisions of this Section), provided that either party may disclose Confidential Information if and to the extent such disclosure is required by law (including the Texas Public Information Act). In the event a party is requested under law to disclose Confidential Information, such party will to the extent possible notify the other party within three business days of such request.

19. **Municipally Owned Utilities.** If Customer is a municipally owned utility, the following additional terms will apply:

- (a) This Contract is entered into under the authority of Chapter 791 of the Texas Government Code;
- (b) Customer pledges the revenues of its electric utility system to pay its obligations under this Contract. In addition, the amounts payable by Customer to LCRA under this Contract are operation and maintenance expenses as contemplated by Section 1502.056 of the Texas Government Code and, as a result, are a first lien against the revenues of Customer to secure the Customer's payment obligations to LCRA hereunder. Customer agrees that it will not request Services for which funds have not been appropriated and are not available.
- (c) Payments made under this Contract (1) are based on cost recovery, (2) will fairly compensate LCRA for the Services, and (3) will be made from current revenues available to Customer.

20. **Survival.** Termination or expiration of this Contract will not relieve, reduce, or impair any rights or obligations of a party which expressly or by implication survive termination or expiration of this Contract. Without limiting the generality of the foregoing, the following sections will survive the termination or expiration of this Contract: Costs; Invoicing, Warranty; Disclaimer, Environmental Conditions, Schedule, Limitation of Liability, Choice of Law; Venue; Waiver of Jury Trial, Ownership, Confidentiality, and Municipally Owned Utilities.



City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: December 6, 2022

AGENDA ITEM CAPTION: Approve request by the McCoy Corporation for approval of a conceptual site plan for 12.844 acres consisting of 4.007 acres in the Francis Berry Survey, Abstract No. 2, located at 1600 South Colorado Street, and Lots 5-A and 5-B, Block 1, Lockhart Industrial Park II, located at 114 and 118 Bufkin Lane, for the purpose of allowing removal of two protected trees and replacement with multiple new trees, such as Live Oak and Monterrey Oak trees, of at least four inches caliper.

ORIGINATING DEPARTMENT AND CONTACT: Development Services - Dan Gibson

ACTION REQUESTED: Other

BACKGROUND/SUMMARY/DISCUSSION: The McCoy Corporation (McCoy's Building Supply) has acquired a total of 12.844 acres at the southeast corner of the intersection of South Colorado Street and Bufkin Lane, where a former bank building is located. McCoy's plans to demolish the existing building and redevelop the site as a facility that would be classified by our zoning ordinance as a lumber yard. It will occupy a lot that will be one of a total of four, with the other three lots intended for unspecified commercial development. They are attempting to save as many existing trees as possible, but need to remove eight trees to accommodate the proposed site layout of the lumber yard. Two of those trees are protected trees, which are Live Oak trees over 72 inches circumference.

The normal process for removal of any tree is to submit a tree removal application to the building official for review. If the tree is a protected tree, the permit will be denied unless it is diseased, dying, or a hazard to life or property. Tree removal applications that are denied by the building official can be appealed to the Board of Adjustment. If the Board denies the appeal, that denial can then be appealed to the City Council.

However, no approval by the building official for removing protected trees is necessary if the reason is to accommodate a proposed development, and the location of the protected tree or trees is shown on a site plan submitted for approval by the City Council. Approval of the site plan by the Council constitutes approval of the protected trees (Section 60-27(B)). The City Council may require as a condition of site plan approval that a replacement tree be planted (Section 60-30(f)). In this case, the applicant proposes to plant replacement trees for all eight existing trees to be removed, including the ones that are not protected trees, on a one-to-one caliper-inch basis such that the total caliper measurements of the new trees equal at least the total caliper measurements of the removed trees. Over all, the plan proposes to increase the number of trees on the site from 14 to 40 trees, and all of the new trees will be at least four inches caliper (diameter). The applicant has submitted the attached letter, as well as two site plans, with one showing the existing trees, and the other showing the proposed trees.

City of Lockhart, Texas

Council Agenda Item Cover Sheet

If it weren't for the need to remove two protected trees to accommodate the proposed layout of the development, the site plan would not be subject to any public review. The property is zoned CHB Commercial Heavy Business District, and lumber yards are allowed by-right. The abutting zoning classifications are commercial, industrial, and public/institutional (police station and electric department). The buildings and site development would simply be subject to the normal minimum standards. Perimeter fencing or other screening is not required because there is no abutting residential zoning. However, if there is a concern about the appearance of a lumber yard in this location, it is worth noting that our nonresidential appearance standards require visual screening of outdoor storage areas, even if the entire property is not screened. In addition, great care has been exercised in the proposed layout of the site, including the arrangement of lots, and addition of trees for buffering. The lumber yard is proposed to be just one of four lots on the subject property and, once the additional three lots are developed as other uses, the most visible part of the lumber yard from either street will be the enclosed retail store and parking lot. The outdoor lumber storage sheds are shown on the site plan to be tucked behind those other commercial lots, and new trees are proposed along the south, west, and north sides of the portion of the McCoy's lot where the lumber storage area is located. The trees will provide a visual buffer not only from Colorado Street and Bufkin Lane, but also from abutting development in the adjacent industrial park.

PROJECT SCHEDULE (if applicable): None specified. Section 60-30(f) requires that if a condition of site plan approval is planting of one or more replacement trees, the condition must be met within 12 months after the removal of protected trees.

AMOUNT & SOURCE OF FUNDING:

Funds Required:

Account Number:

Funds Available:

Account Name:

FISCAL NOTE (if applicable): None.

PREVIOUS COUNCIL ACTION: None.

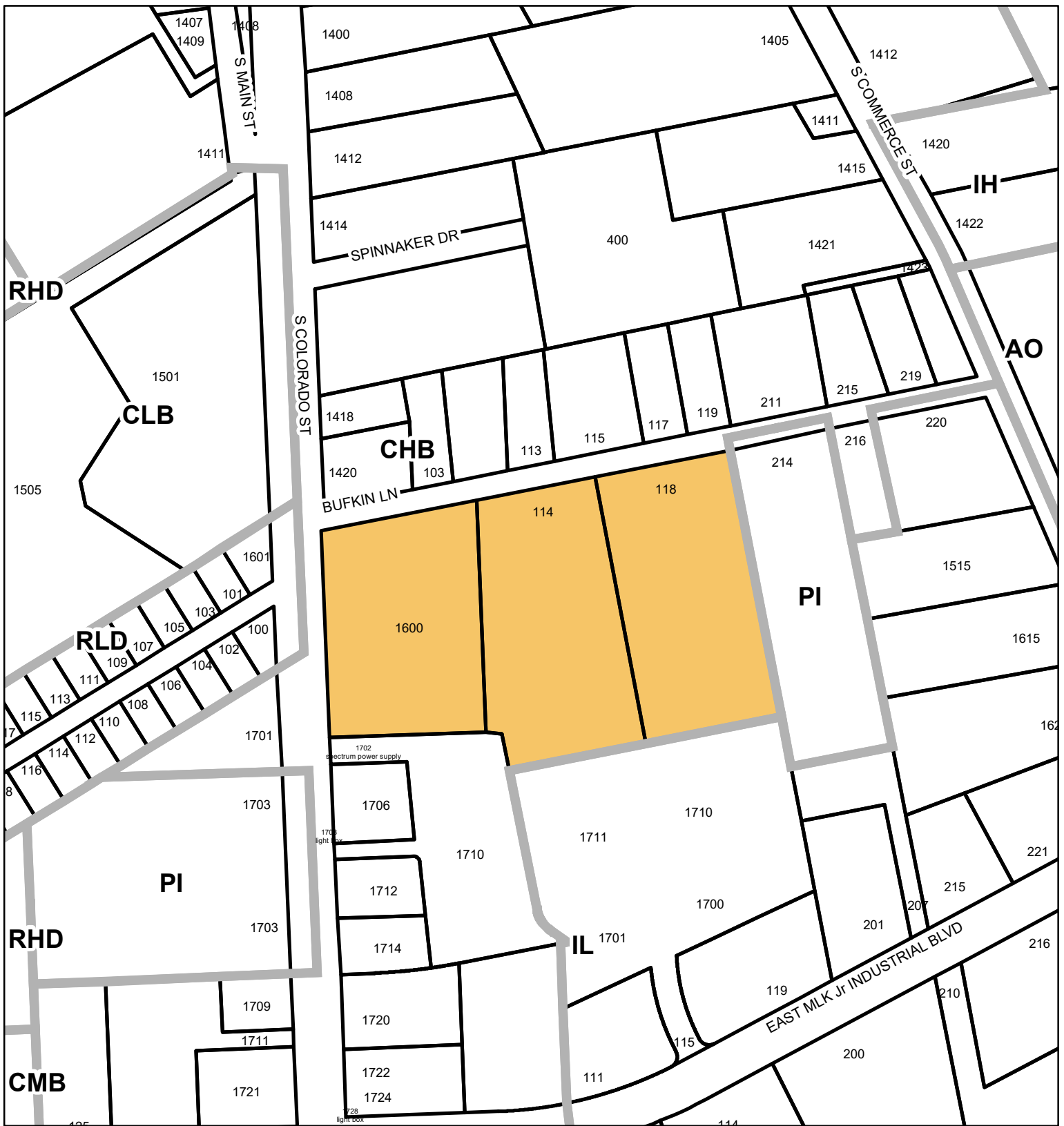
COMMITTEE/BOARD/COMMISSION ACTION: None required.

STAFF RECOMMENDATION/REQUESTED MOTION: *Approval* of the proposed site plan and removal of two protected trees, subject to the condition that replacement trees be planted as shown in the second attached site plan. In general, the site plan appears to be sensitive to the surrounding area and will substantially increase the number of trees, not only for the McCoy's lumber site, but also for the entire new subdivision consisting of a total of four commercial lots.

City of Lockhart, Texas

Council Agenda Item Cover Sheet

LIST OF SUPPORTING DOCUMENTS: McCoy's Protected Tree Removal Request, McCoy's Protected Tree Removal Request Aerial, 2022 11 17 Tree Removal Letter (signed), 20221114_McCoy's Lockhart_Tree_Removal_11x17, 20221114_McCoy's Lockhart_Tree_Mitigation_11x17



MCCOY'S PROTECTED TREE REMOVAL



scale 1" = 300'

- Subject Property
- Zoning Boundary



MCCOY'S PROTECTED TREE REMOVAL



scale 1" = 300'



Subject Property



Zoning Boundary



**MCCOY CORPORATION
HEADQUARTERS**

1350 I.H. 35 North
P.O. Box 1028
San Marcos, Texas 78666

512-353-5400
mccoys.com

November 17, 2022

Lew White
Mayor
City of Lockhart
308 W. San Antonio Street
Lockhart, TX 78644

***Re: Conceptual Site Plan Approval
McCoy's Building Supply
1600 S Colorado Street
Lockhart, Texas***

Dear Mr. White:

Please accept this letter as a request for the City Council to review and approve the Conceptual Site Plan, under Section 60-27(b) of the City Code, for our proposed McCoy's Building Supply development to be located at the southeast corner of Colorado Street (US Highway 183) and Bufkin Lane. McCoy Corporation has recently purchased an approximately 12.8-acre tract of land at this location consisting of a 4.007-acre tract at the hard corner and Lots 5A and 5B of the Lockhart Industrial Park II Subdivision to the east. The property was previously developed as a bank branch and most recently operated as a Cars America office.

McCoy Corporation is proposing to develop the site into a new McCoy's Building Supply store, including an approximately 18,000 square foot retail sales floor, a 7,200 square foot attached warehouse, and a drive-in lumberyard with 2 open-air rack-supported canopies. The subject property is zoned CHB, Commercial Heavy Business, which allows for the proposed lumberyard/retail home improvement use. We are so excited to serve the Lockhart community with a new, local store.

The existing bank development has many landscape trees that, according to historical aerial photographs, were planted around the bank in the mid-1980s. These trees have flourished over the life of the facility, but in order to redevelop the property, some of these trees will be required to be removed, including two trees meeting the definition of a Protected Tree under Section 60-28 of the City of Lockhart Code of Ordinances. McCoy's and our design team have spent months working on a site plan to preserve as many of the existing trees as possible. We have developed the attached plan specifically to preserve the six largest protected trees on the property, including preserving two Live Oaks that each measure 32-inches in diameter (100-inches in circumference).



Unfortunately, we were not able to create a plan that could accommodate all the existing trees and still function operationally. We have discussed various options at length, and we take our commitment to environmental stewardship seriously. Because we cannot accommodate all the existing trees, we are proposing to mitigate for the tree removal with a 1 to 1 caliper inch replacement for each and every tree removed, including those trees that do not meet the definition of a protected tree per the ordinance. This 1 to 1 mitigation plan would involve planting oak trees with a minimum 4-inch caliper across the property as illustrated in the Concept Site Plans.

This planting will greatly increase the number of trees from 14 to 40 trees on the site, and we anticipate the replacement trees will grow to an almost 3 to 1 replacement ratio of approximately 390 caliper inches within 5 years, a 5 to 1 replacement ratio of 670 caliper inches in 10 years, and an 8.5 to 1 replacement ratio of 1,160 caliper inches in 20 years. This growth is in addition to the preservation of the six existing protected trees that will continue to flourish in the front parking area.

While we hate to remove trees for a development, the new plantings will increase the distribution of shade and foliage on the property, help to fight heat island effects, and reduce the carbon footprint within the community. We are a 95-year old company with deep roots in the area and, while no future is certain, we're coming to Lockhart because we plan to be here for the next 20 years and beyond. We desire for this store and our company to be an asset to the Lockhart community for decades to come.

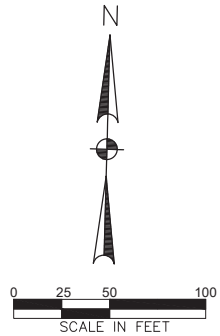
We respectfully request that City Council approve the general layout of the attached McCoy's Conceptual Site Plans including the removal of up to eight (8) trees with our commitment that 4-inch caliper oak trees will be replanted on-site at a ratio of 1 to 1 caliper inches. Additionally, we commit to engage a licensed landscape architect to advise us so that the preserved trees and the replacement trees can thrive and allow for this mitigation plan to improve the ecological health of our property and the community. If you have any questions regarding this application, please feel free to contact me at 512-395-6644.

Sincerely,



Reid B. McCoy
Vice Chairman
McCoy Corporation

Attachments: McCoy's Concept Site Plan with Trees to be Removed
McCoy's Concept Site Plan with Proposed Mitigation Trees



NOTES:
1. FOR CONCEPT PLANNING PURPOSES ONLY.
NOT FOR CONSTRUCTION OR PERMITTING.

PARKING TABLE	
REQUIRED PARKING (1 SPACE / 300 SF) (20 SPACES/SHIFT)	104 SPACES
PARKING PROVIDED (10' X 20')	112 SPACES

TREE TABLE	
CALIPER INCHES REMOVED	136 INCHES
CALIPER INCHES TO BE REPLANTED (34- 4" TREES)	136 INCHES

TREES TO REMAIN			
TREE NO.	TRUNK DIAMETER	EQUIVALENT TRUNK CIRCUMFERENCE	SPECIES
2123	30"	94"	LIVE OAK
2124	26"	82"	LIVE OAK
2127	25"	79"	LIVE OAK
2186	32"	100"	LIVE OAK
2287	24"	75"	LIVE OAK
2304	32"	60"	LIVE OAK

SAMPLE TREES TO BE PLANTED



MONTERREY OAK TREE



LIVE OAK TREE



App.	Revisions	Date	No.

ECKERMANN
ENGINEERING, INC.

202 SPRING HO AVENUE
LOCKHART, TEXAS 78650
PHONE: 512-556-6160
TBP# FIRM NO. F-10496

McCoy's
BUILDING SUPPLY

MCCOY'S BUILDING SUPPLY #120
1600 S COLORADO STREET
LOCKHART, TX 78644

SITE PLAN IMPROVEMENTS

TREE MITIGATION PLAN

PRELIMINARY
FOR INTERIM REVIEW ONLY
THESE DOCUMENTS ARE FOR INTERIM
REVIEW AND NOT INTENDED FOR
REGULATORY APPROVAL, PERMIT,
BIDDING OR CONSTRUCTION
PURPOSES. THEY WERE PREPARED
BY OR UNDER THE SUPERVISION OF:
SAM N. WALKER, P.E. 101709
NAME P.E. NO.
11/8/2022
DATE

Project No.: 21039
Issued: 11/8/2022
Drawn By: QS, TM
Checked By: SW

EX 2

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: December 6, 2022

AGENDA ITEM CAPTION: Approve Ordinance 2022-63 vacating and abandoning a total of approximately 0.582 acre of unused public right-of-way consisting of a portion of the 50-foot wide Teal Street right-of-way extending eastward from Trinity Street, and segments of a 30-foot wide alley right-of-way extending north of Teal Street to Ruddy Street, and south of Teal Street to Blackjack Street (FM 20).

ORIGINATING DEPARTMENT AND CONTACT: Development Services - Dan Gibson

ACTION REQUESTED: Ordinance

BACKGROUND/SUMMARY/DISCUSSION: Teal Street is an existing east-west right-of-way dedicated by the Trinity Addition (Revised) subdivision plat, recorded in 1951. That plat also included a north-south alley right-of-way between Teal Street and Ruddy Street to the north, and Blackjack Street to the south. Ellia May, LLC, has proposed to replat a portion of that subdivision into one large lot for development that would encompass a portion of Teal Street and the alley if those rights-of-way are abandoned by the City. If the segments of alley within their proposed replat are abandoned, a short segment of the alley continuing northward to Ruddy Street would be of no use to the City, so that segment is proposed by the City to be included in the abandonment. None of the subject rights-of-way have been used for any purpose by the City, and it is not anticipated that they will be needed in the future. The existing portion of the Teal Street right-of-way continuing east of the area proposed to be replatted, and terminating at Pancho Street, will remain in case it is needed for future access to the new lot or to other lots abutting that portion of the street right-of-way.

PROJECT SCHEDULE (if applicable): Not applicable.

AMOUNT & SOURCE OF FUNDING:

Funds Required:

Account Number:

Funds Available:

Account Name:

FISCAL NOTE (if applicable): Not applicable.

PREVIOUS COUNCIL ACTION: None.

COMMITTEE/BOARD/COMMISSION ACTION: None.

STAFF RECOMMENDATION/REQUESTED MOTION: Adopt Ordinance 2022-63.

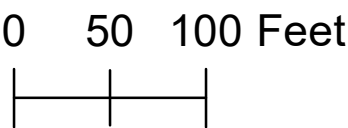
City of Lockhart, Texas

Council Agenda Item Cover Sheet

LIST OF SUPPORTING DOCUMENTS: Teal St Alley Abandonments aerial, Ordinance 2022-63, Exhibit A - case map, Exhibit B-1, metes and bounds, Exhibit B-2, plat (portrait), Exhibit C-1, metes and bounds, Exhibit C-2, plat



TEAL STREET ABANDONMENT



Legend

RIGHT-OF-WAY ABANDONMENT

PARCEL BOUNDARY

ORDINANCE 2022-63

AN ORDINANCE OF THE CITY OF LOCKHART, TEXAS, VACATING AND ABANDONING A TOTAL OF APPROXIMATELY 0.582 ACRE OF UNUSED PUBLIC RIGHT-OF-WAY CONSISTING OF A PORTION OF THE 50-FOOT WIDE TEAL STREET RIGHT-OF-WAY EXTENDING EASTWARD FROM TRINITY STREET, AND SEGMENTS OF A 30-FOOT WIDE ALLEY EXTENDING NORTH OF TEAL STREET TO RUDDY STREET, AND SOUTH OF TEAL STREET TO BLACKJACK STREET (FM 20); AND AUTHORIZING THE CITY MANAGER TO EXECUTE A DEED CONVEYING SAID RIGHT-OF-WAY TO THE OWNERS OF THE ADJACENT PROPERTIES.

WHEREAS, the City of Lockhart is a home rule municipality; and,

WHEREAS, Section 3.07(o) of “Powers of the City Council” in the City’s Charter provides that the City may exercise exclusive dominion, control, and jurisdiction, including the right to close and abandon streets and alleys; and,

WHEREAS, Texas Transportation Code, Section 311.007 provides that a home rule municipality may vacate, abandon, or close a street or alley; and,

WHEREAS, the burden of continued maintenance of streets and alleys that are not being used exceeds the benefit that would be incurred if the City continued ownership; and,

WHEREAS, the City of Lockhart has never had any use for the subject street and alley right-of-way segments; and,

WHEREAS, Ryan Gibson, on behalf of Ellia May, LLC, owns property abutting certain street and alley rights-of-way described in “Exhibit B-1” and “Exhibit B-2”, and has requested that the City vacate and abandon those segments of right-of-way so that portions that will rightfully revert to their ownership can be consolidated with their property to be more useful for development; and,

WHEREAS, the City of Lockhart proposes to vacate and abandon the remaining northern portion of the 30-foot wide alley, as described in “Exhibit C-1” and “Exhibit C-2”, because it has no use to the City if the remainder of the alley right-of-way is abandoned as requested by Ellia May, LLC.

WHEREAS, Harvey and Melinda Greenlee, Michael Anthony and Diana Rodriguez, Patsy Juarez, and Green Acres Housing, LLC, own property abutting certain segments of the subject street and alley rights-of-way, and have consented in writing to the proposed abandonment; and,

WHEREAS, the City Council has determined that it is in the public interest that the property depicted in Exhibit “A”, and more particularly described in Exhibits “B-1” and “B-2”, and “C-1” and “C-2”, should be vacated and abandoned as a public alley right-of-way.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOCKHART, TEXAS, THAT:

I. The foregoing recitals are approved and adopted herein for all purposes.

II. The unused public right-of-way totaling approximately 0.582 acre as depicted in Exhibit "A", and more particularly described as 0.481 acre in Exhibits "B-1" and "B-2", and 4,387 square feet (0.101 acre) in Exhibits "C-1" and "C-2", attached hereto and incorporated herein for all purposes, is hereby vacated and abandoned.

III. The City Manager is hereby authorized to convey by Deed Without Warranty all interest the City has in the subject alley right-of-way to the owner of the adjacent properties.

IV. If any provision, section, clause, sentence, or phrase of this ordinance is for any reason held to be unconstitutional, void, invalid, or unenforced, the validity of the remainder of this ordinance or its application shall not be affected.

V. All other ordinances, sections, or parts of ordinances heretofore adopted by the City of Lockhart in conflict herewith are hereby repealed or amended to the extent of the conflict only.

VI. The City Secretary is directed to cause this ordinance caption to be published in a newspaper of general circulation according to law.

V. This ordinance shall become effective and be in full force immediately upon and from the date of its passage.

PASSED, APPROVED, AND ADOPTED AT A REGULAR MEETING OF THE LOCKHART CITY COUNCIL ON THIS THE 6th DAY OF DECEMBER, 2022.

CITY OF LOCKHART

Lew White
Mayor

ATTEST:

APPROVED AS TO FORM:

Connie Constancio, TRMC
City Secretary

Monte Akers
City Attorney

TEAL STREET ABANDONMENT - EXHIBIT A



CITY OF
Lockhart
TEXAS

0 50 100 Feet

Legend

- RIGHT-OF-WAY ABANDONMENT
- PARCEL BOUNDARY

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey, and represents only the approximate relative location of property boundaries.



ABANDONMENT LEGAL DESCRIPTION

BEING a description of an existing right of way (to be abandoned) situated in the City of Lockhart, Caldwell County, Texas and being known as Teal Street as shown on the Revised Plat of Trinity Addition and recorded in Volume 241 Page 606 of the Deed Records of Caldwell County, Texas and being more particularly described as follows:

BEGINNING at a calculated point in the intersection of the East line of Trinity Street and the North line of Teal Street and in the SW corner of Lot 7 in Block 3 of the said Trinity Addition for the NW corner this parcel.

THENCE N 79 degrees 52 minutes 45 seconds E with the North line of Teal Street and the South line of the above mentioned Block 3 and over and across a 30' wide alley and with the South line of Block 2 of the said Trinity Addition **418.80 feet** to a capped 1/2" iron pin set stamped "HINKLE SURVEYORS" in the South line of Lot 15 in the said Block 2 for the NE corner this parcel.

THENCE S 09 degrees 57 minutes 00 seconds E over and across the said Teal Street **50.05 feet** to a capped 1/2" iron pin set stamped "HINKLE SURVEYORS" set in the South line of Teal Street and the North line of Lot 1 in Block 7 of the said Trinity Addition for the SE corner this parcel.

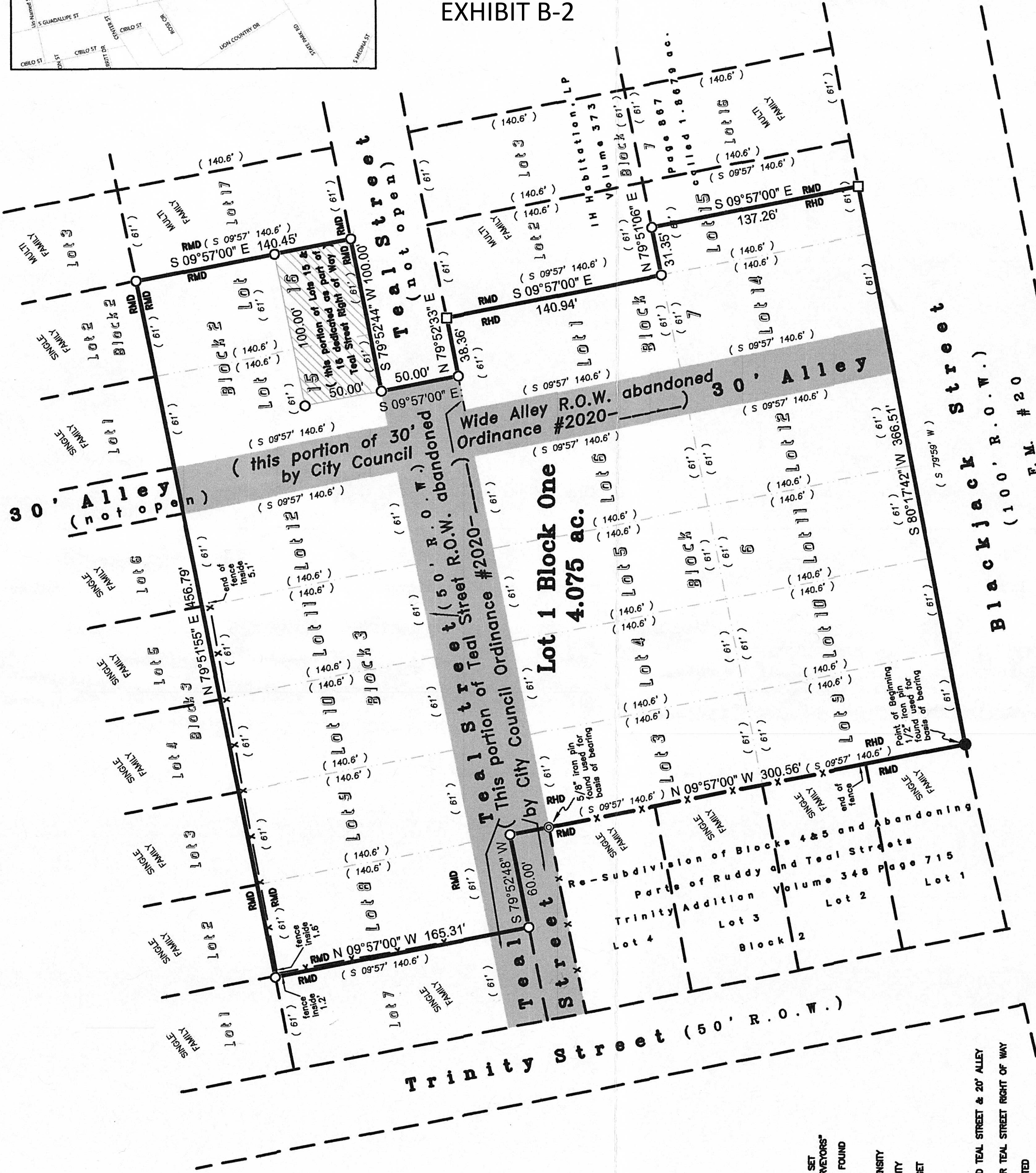
THENCE S 79 degrees 53 minutes 08 seconds W with the South line of Teal Street and with the North line of the said Block 7 and over and across the said 30' wide alley and with the North line of Block 7 and with the North line of Lot 4 in Block 2 of the Re-Subdivision of Blocks 4 & 5 and Abandoning Parts of Ruddy and Teal Streets of Trinity Addition as recorded in Volume 348 Page 715 of the Deed Records of Caldwell County, Texas **418.80 feet** to a calculated point in the NW corner of the said Lot 4 in Block 2 and the intersection of the South line of Teal Street and the East line of Trinity Street for the SW corner this parcel.

THENCE N 09 degrees 57 minutes 00 seconds W with the East line of Trinity Street and the West terminus of Teal Street **50.00 feet** to the place of beginning containing **0.481 acres** of land.

I hereby certify that the foregoing field notes are a true and correct description of a survey made under my direct supervision on September 21, 2020. **THESE FIELD NOTES ARE CERTIFIED AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE.** Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.



EXHIBIT B-2



LEGEND

- CAPPED 1/2" IRON PIN SET
- STAMPED "HINKLE SURVEYORS"
- ◎ CAPPED 1/2" IRON PIN FOUND
- 5/8" IRON ROD FOUND
- RMD RESIDENTIAL MEDIUM DENSITY
- RHD RESIDENTIAL HIGH DENSITY
- CONCRETE MONUMENT SET
- R.O.W. RIGHT OF WAY
- ORIGINAL LOT LINE
- PORTION OF ABANDONED TEAL STREET & 20' ALLEY
- DEDICATED PORTION FOR TEAL STREET RIGHT OF WAY
- UNLESS OTHERWISE NOTED

**PORTION OF 30' ALLEY OF REVISED PLAT OF TRINITY ADDITION**

All of a certain tract or parcel of land situated in the City of Lockhart, Caldwell County, Texas and being all of that portion of a 30' wide alley between Lot 6 in Block 3 and Lot 1 in Block 2 of Revised Plat of Trinity Addition as recorded in Volume 241 Page 606 of the Deed Records of Caldwell County, Texas and being more particularly described as follows:

BEGINNING at a 3/8" iron pin found in the NE corner of Lot 6 in Block 3 and in the intersection of the West line of the said 30' Alley and the South line of Ruddy Street for the NW corner this tract.

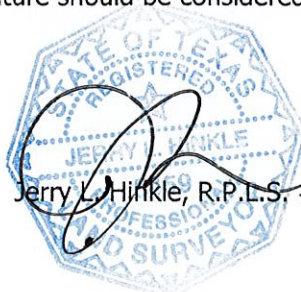
THENCE N 80°17'23" E with the South line of Ruddy Street and the North terminus of the said 30' Alley **30.00 feet** to a calculated point in the intersection of the East line of the said 30' Alley and the South line of Ruddy Street and the NW corner of Lot 1 in Block 2 of the said Revised Plat of Trinity Addition for the NE corner this tract.

THENCE S 09°56'23" E with the East line of the said 30' Alley and the West line of Lot 1 in the said Block 2 **146.11 feet** to a calculated point in the SW corner of the said Lot 1 in Block 2 and the NW corner of Lot 15 in the said Block 2 for the SE corner this tract.

THENCE S 79°51'55" W over and across the said 30' Alley **30.00 feet** to a calculated point in the West line of the said 30' Alley and the SE corner of the said Lot 6 in Block 3 for the SW corner this tract and from which point a 5/8" iron pin found used for basis of bearing bears S 41°58'47" W 309.94 feet and from the said 5/8" iron pin found a second 5/8" iron pin found used for basis of bearing bears S 09°57'00" E 275.56 feet.

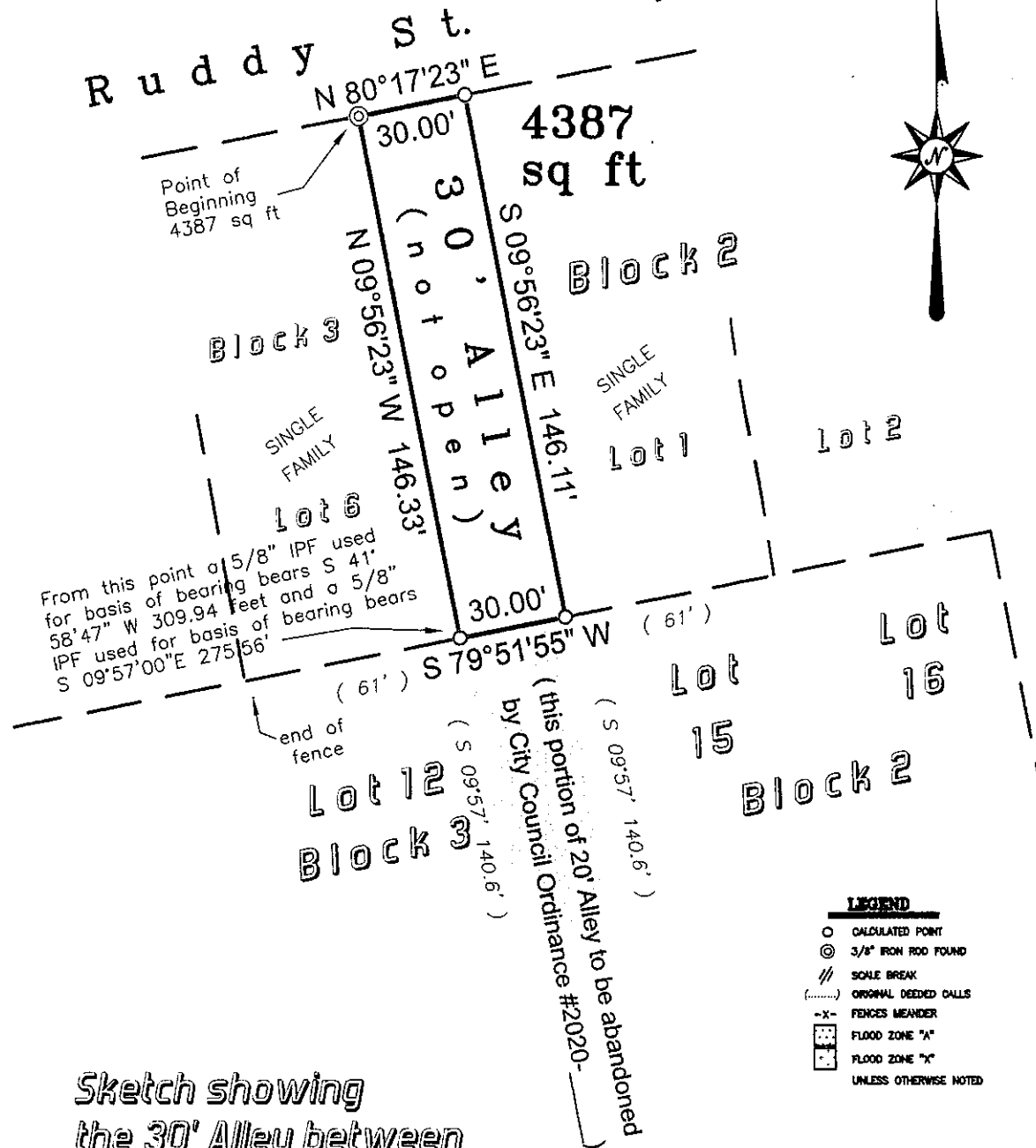
THENCE N 09°56'23" W with the West line of the said 30' Alley and the East line of Lot 6 in the said Block 3 **146.33 feet** to the place of beginning containing **4387 sq ft** of land more or less.

I hereby certify that the foregoing field notes are a true and correct description of a survey made under my direct supervision during the month of August 2022. **THESE FIELD NOTES ARE CERTIFIED AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE.** Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.



Jerry L. Hinkle, R.P.L.S. #5459

City of Lockhart Caldwell County, Texas
Alley between Lot 1 in Block 2 and Lot 6 in Block 3
Revised Plat of Trinity Addition



City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: December 6, 2022

AGENDA ITEM CAPTION: Approve renewal of the cemetery maintenance agreement with Maintenance Management.

ORIGINATING DEPARTMENT AND CONTACT: Parks & Recreation - Travis Hughes

ACTION REQUESTED: Award of Contract

BACKGROUND/SUMMARY/DISCUSSION: The Cemetery Maintenance Agreement with Mr. Gene Bagwell d/b/a Maintenance Management, was entered into on January 1, 2010 and has been renewed on an annual basis since that time. This renewal agreement will add the new section of Lockhart Burial Park as well as Hooks Cemetery to the maintenance agreement.

PROJECT SCHEDULE (if applicable): January 1, 2023 - December 31, 2023

AMOUNT & SOURCE OF FUNDING:

Funds Required: \$72,697.95

Account Number: 100-5632-208-00

Funds Available: 63,282

Account Name: Cemetery - Grounds & Landscaping

FISCAL NOTE (if applicable): Additional Funds Required \$9,415.95. This amount can be transferred with an interdepartmental budget amendment from account number 100-5632-299-00 - Contracts and Services. This amendment does not require Council action.

PREVIOUS COUNCIL ACTION: Agreement was initially entered into January 1, 2010. The initial agreement was for a five-year term. The first renewal on January 1, 2015 was for a five-year term. All subsequent renewals have been for one-year terms.

COMMITTEE/BOARD/COMMISSION ACTION: All previous renewals were approved

STAFF RECOMMENDATION/REQUESTED MOTION: Recommend to renew the agreement

LIST OF SUPPORTING DOCUMENTS: Cemetery Maintenance Agreement 2023, Previous Burial Park Maintenance Area (square meters 107972), Added Burial Park Maintenance Section (square meters 15454), Hooks Cemetery Maintenance Area (square meters 15524)

STATE OF TEXAS

)

CITY OF LOCKHART

)

CALDWELL COUNTY

)

CONTRACT RENEWAL

Mr. Gene Bagwell d/b/a Maintenance Management
625 Pioneer Trail
San Marcos, Texas 78666

Re: Fifth Renewal of Lockhart Cemeteries Maintenance Contract Agreement

Initial Term: January 1, 2010 through December 31, 2014

First Renewal: January 1, 2015 through December 31, 2019

Second Renewal: January 1, 2020 through December 31, 2020

Third Renewal: January 1, 2021 through December 31, 2021

Fourth Renewal: January 1, 2022 through December 31, 2022

Fifth Renewal: January 1, 2023 through December 31, 2023

Date: November 22, 2022

The Cemeteries Maintenance Contract described above was awarded to you on November 10, 2009. We have determined that you have performed in accordance with the requirements of the Contract.

Therefore, the City is exercising its option to renew the Contract year to year effective from January 1, 2023, through December 31, 2023. This renewal period is governed by the specifications, pricing, terms, and conditions set forth in the Cemeteries Maintenance Contract. Also, this Contract Renewal reflects the understanding of you and the City when the original Agreement was entered into, and rectifies the renewal language on page 8, section 1 of the Contract Agreement, that the first renewal term of the Lockhart Cemeteries Maintenance Contract Agreement is for five (5) years and thereafter year to year at the City's discretion.

The Contract amount price set forth in this Renewal will be in the amount of \$72,697.95 and adds the new section of Lockhart Burial Park as well as Hooks Cemetery to the mowing and maintenance schedule. This Contract amount is subject to price adjustments at the beginning of the City's fiscal year (October 1) based on the "June" Consumer Price Index as published by the U.S. Department of Labor, Bureau of Labor Statistics. Any such adjustments may not increase fees more than 3% and must be presented to the City in writing at least 90 days prior to October 1, 2023.

Re: Fifth Renewal of Lockhart Cemeteries Maintenance Contract Agreement

Initial Term: January 1, 2010 through December 31, 2014

First Renewal Term: January 1, 2015 through December 31, 2019

Second Renewal Term: January 1, 2020 through December 31, 2020

Third Renewal Term: January 1, 2021 through December 31, 2021

Fourth Renewal Term: January 1, 2022 through December 31, 2022

Fifth Renewal Term: January 1, 2023 through December 31, 2023

I hereby acknowledge acceptance of this Contract Renewal, and I agree to be bound by all requirements, terms, and conditions as set forth in the Lockhart Cemeteries Maintenance Contract Agreement and this Contract Renewal.

CONTRACTOR

Mr. Gene Bagwell d/b/a Maintenance Management

Date

CITY OF LOCKHART

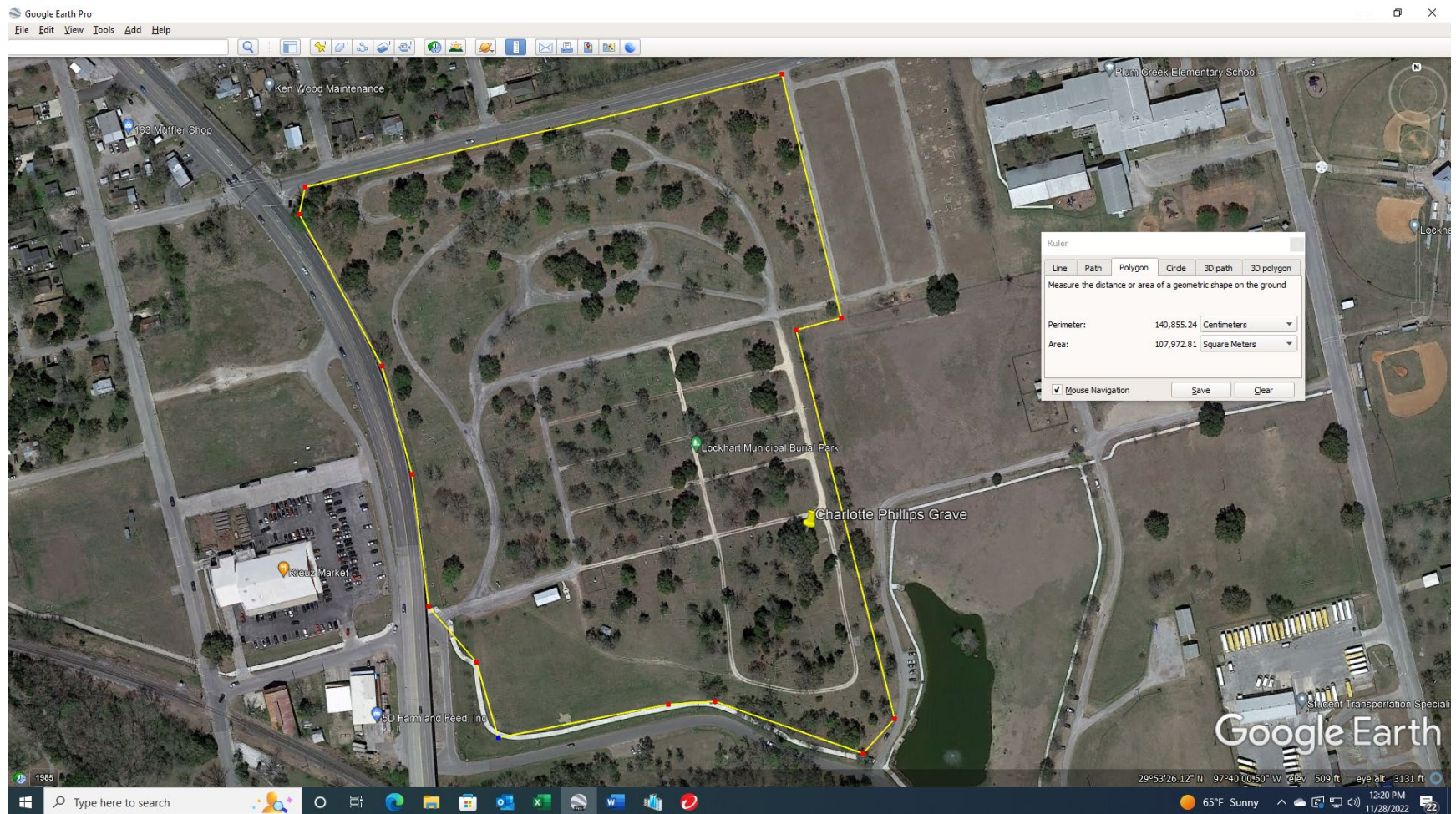
Lew White, Mayor

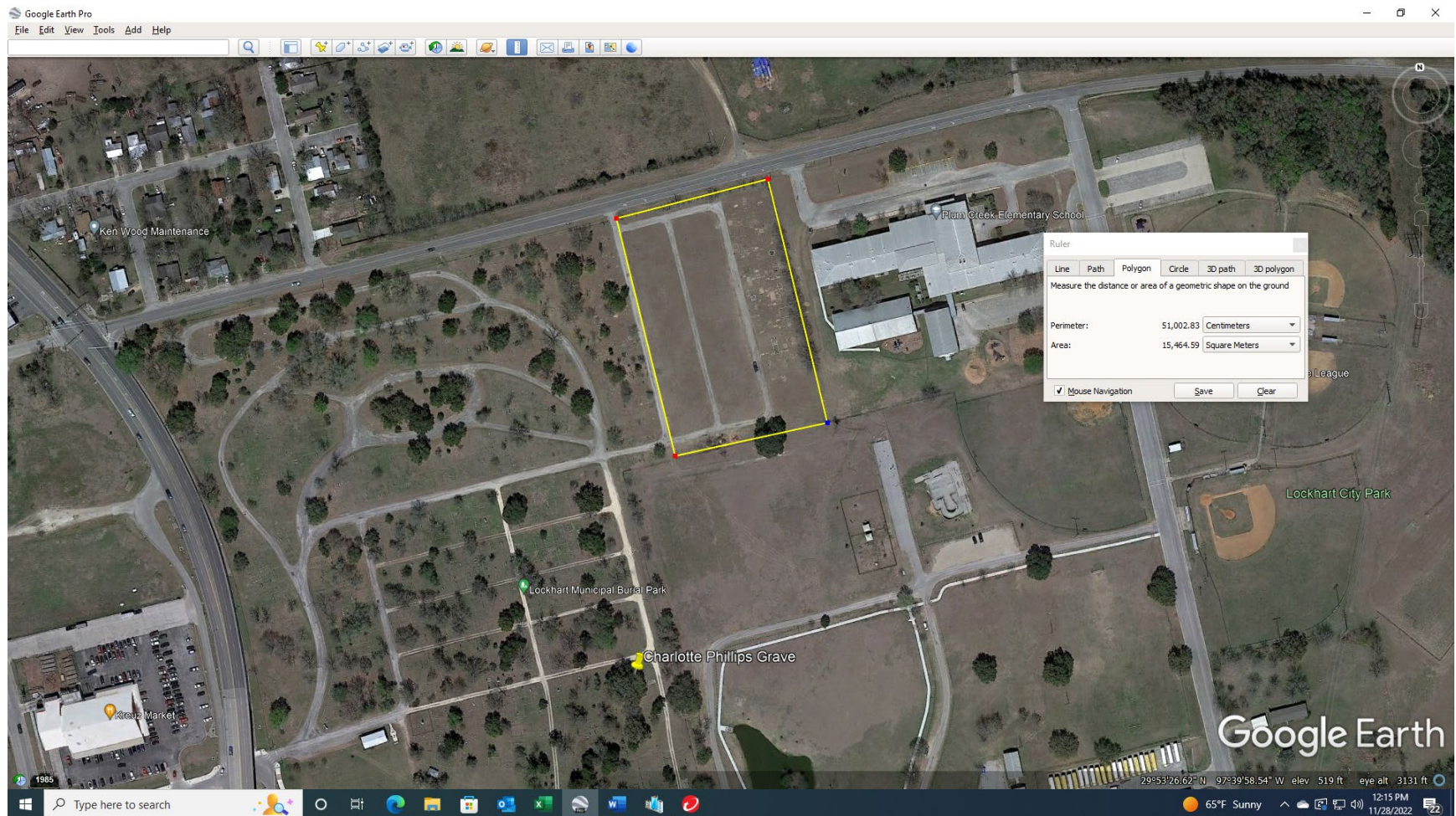
Date

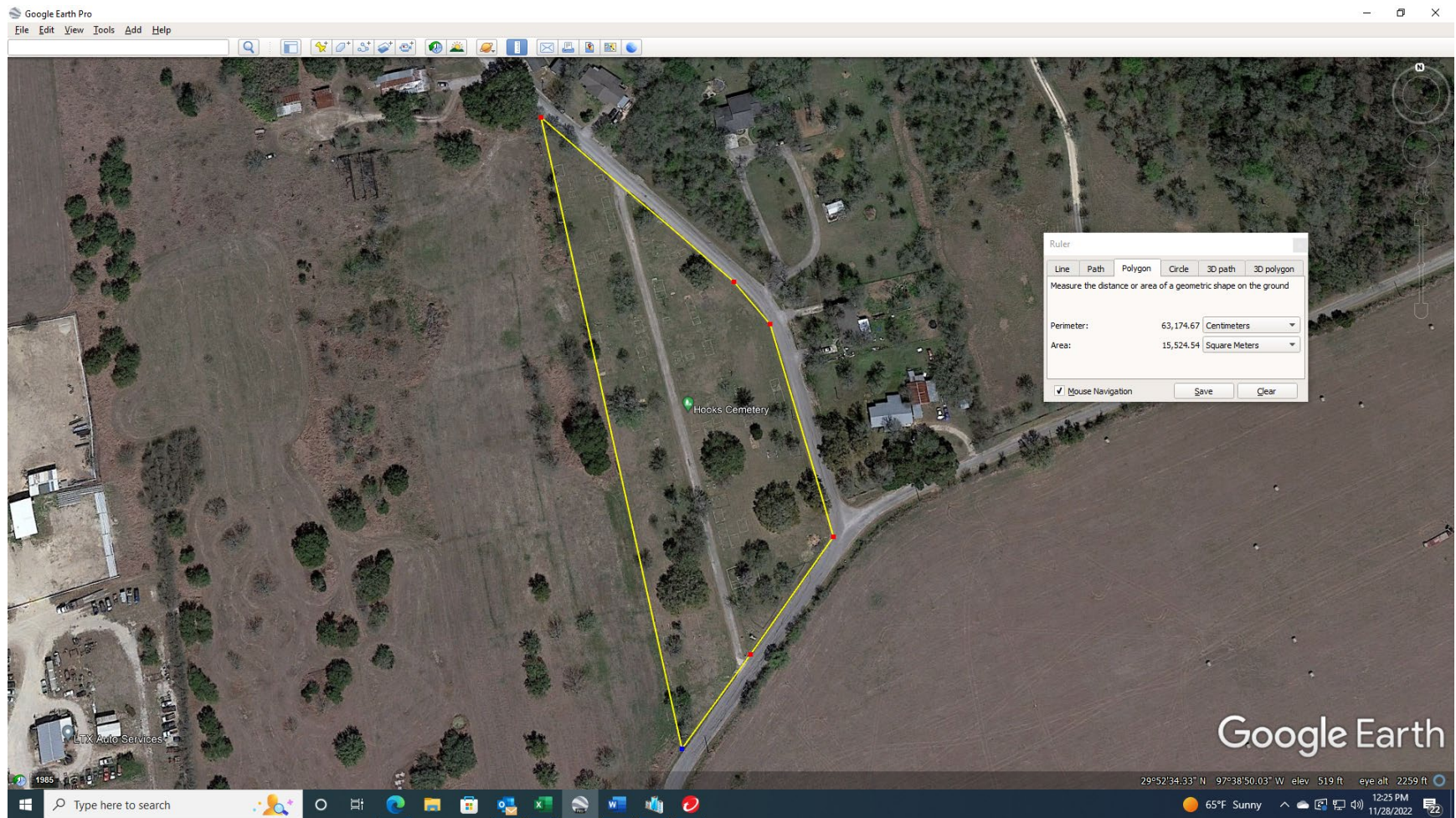
Attest:

Connie Constancio, TRMC, City Secretary

Date







City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: December 6, 2022

AGENDA ITEM CAPTION: Approve awarding an annual fuel bid to Sun Coast Resources, Inc. of Houston, Texas with a profit margin of 5.37 cents per gallon of gasoline and 5.37 cents per gallon for diesel over the Oil Price Information Services (OPIS) price from Austin, Texas RACK, posted weekly. If approved, the term of the contract will be for one year.

ORIGINATING DEPARTMENT AND CONTACT: Public Works - Sean Kelley

ACTION REQUESTED: Approval of Bid

BACKGROUND/SUMMARY/DISCUSSION: The City uses approximately 40,000 gallons of gasoline and 26,000 gallons of diesel per year. Fuel bids were sought in compliance with State Law. Two bids were received from oil companies interested in delivering Unleaded Gasoline and Diesel to the Public Works Yard. The attached synopsis shows the overall best bid was submitted by Sun Coast Resources, Inc. of Houston, Texas at \$0.0537 profit per gallon of gasoline and \$0.0537 profit per gallon of diesel. Price includes delivery to the Public Work Yard.

PROJECT SCHEDULE (if applicable): Contract Period- January 1, 2023 through December 31, 2023.

AMOUNT & SOURCE OF FUNDING:

Funds Required:

Account Number:

Funds Available:

Account Name:

FISCAL NOTE (if applicable): These funds are budgeted line items across multiple departments listed as fuel expense.

PREVIOUS COUNCIL ACTION:

COMMITTEE/BOARD/COMMISSION ACTION:

STAFF RECOMMENDATION/REQUESTED MOTION: Staff recommends approval of the bid submitted by Sun Coast Resources, Inc. for fuel supplies.

LIST OF SUPPORTING DOCUMENTS: Fuel Bid Notice 2023, Fuel Bid Tab 2023, 2023 Fuel Bid Selection Data, 2023 Fuel Bids

CITY OF LOCKHART PUBLIC BID FOR FUELS

The City of Lockhart is accepting annual supply bids for approximately 40,000 gallons of unleaded plus gasoline and 26,000 gallons of No. 2 dyed diesel fuel. A minimum of two-thousand five hundred (2,500) gallons would be ordered at any given time. The price of fuels may increase or decrease based on the Daily *average* Oil Price Information Service (OPIS) price published each Thursday from the Austin, Texas, Rack. The amount designated as the supplier's profit margin per gallon must include delivery and must remain the same during the term of the contract. The contract term will be from one year from the date of approval by the City Council. Bid award may be separate for each fuel. Required forms for bid submittal are available on the City's website at www.lockhart-tx.org or the Public Works Office at 705 Wichita Street during normal business hours.

Bids must be received by ***10 am, Thursday, December 1, 2022 at City Hall, 308 W. San Antonio Street, PO Box 239, Lockhart, Texas 78644.*** Bids not received by this time and date will be rejected. Bid envelopes should be externally marked to indicate ***"Fuel Bids"***.

The City of Lockhart reserves the right to reject any and all fuel bids.

<u>Company Name</u>	<u>Company Address</u>	<u>Phone #</u>	<u>Contact Person</u>	<u>Email Address / BID</u>
			<u>Name</u>	
Schmidt & Sons	Lockhart, Tx	830-672-2018	Angela Mercer	
				Bid: \$0.065 Unleaded Plus / \$0.065 Diesel
Sun Coast Resources	6405 Cavalcade	713-429-6702	Terri Bateman	
	Houston, TX			Bid: \$0.0537 Unleaded Plus / \$0.0537 Diesel

Fuel Bids Synopsis-Top Two Companies

2023

<u>Company and Bid Analysis</u>		<u>Margin</u>	<u>Surcharge</u>	<u>Extension</u>
Schmidt & Sons, Inc.	Lockhart, TX			
Gasoline	40,000	\$ 0.0650	\$	2,600.00
			\$	-
Diesel	26000	\$ 0.0650	\$	1,690.00
			\$	-
			Total	<u>\$ 4,290.00</u>
Sun Coast Resources, Inc	Houston, TX			
Gasoline	40,000	\$ 0.0537	\$	2,148.00
Diesel	26000	\$ 0.0537	\$	1,396.20
			Toal	<u>\$ 3,544.20</u>

Estimated differcene between bids-\$754.80

Sun Coast Resources Inc. is recommended for the bid award by staff.

CITY OF LOCKHART

SEALED BID

BID DUE DATE:
DECEMBER 1, 2022 BY 10AM

BID FOR:
2023 ANNUAL FUEL BID

CITY HALL
308 W. SAN ANTONIO STREET
LOCKHART, TX 78644

BY:
SUN COAST RESOURCES, INC.
C/O NATIONAL SALES & SUPPLY
6405 CAVALCADE STREET, BUILDING 1
HOUSTON, TX 77026
NATIONAL@SUNCOASTRESOURCES.COM
713-429-6702 DIRECT

**CITY OF LOCKHART
PUBLIC WORKS DEPARTMENT**

2023 Annual Fuel Bid Package

Unleaded Plus Gasoline
No. 2 Dyed Diesel

Bid Opening Information:

Date: December 1, 2022
Time: 10:00 am
Place: Lockhart City Hall
PO Box 239
308 W. San Antonio Street
Lockhart, Texas 78644

Bid

2,500 gallon Min. Delivery

<u>Fuel Type</u>	<u>Profit Margin Per Gallon</u>
Unleaded Plus	\$0.0537 per gal. over OPIS
No. 2 Dyed Diesel	\$0.0537 per gal. over OPIS

All deliveries to be made to 705 Wichita Street during normal business hours unless otherwise specified. During the term of the contract, fuel price may increase or decrease based on the *Daily Oil Price Information Service* (OPIS) Price from Austin, TX, RACK. The amount designated by the supplier's profit margin per gallon will remain constant for the term of the contract which is for one year from the date of award by the Lockhart City Council.

Sun Coast Resources, Inc.

Supplier Firm (Printed)

Terri Bateman, Director of National Sales & Supply

Printed name and title

Signature

11/22/2022

Date

Approved by the Lockhart City Council on: _____

Lew White, Mayor

**CITY OF LOCKHART
PUBLIC WORKS DEPARTMENT**

2023 Annual Fuel Bid Package

Unleaded Plus Gasoline
No. 2 Dyed Diesel

Bid Opening Information:

Date: December 1, 2022
Time: 10:00 am
Place: Lockhart City Hall
PO Box 239
308 W. San Antonio Street
Lockhart, Texas 78644

Bid

2,500 gallon Min. Delivery

<u>Fuel Type</u>	<u>Profit Margin Per Gallon</u>
Unleaded Plus	\$0. <u>.065</u> per gal. over OPIS
No. 2 Dyed Diesel	\$0. <u>.065</u> per gal. over OPIS

All deliveries to be made to 705 Wichita Street during normal business hours unless otherwise specified. During the term of the contract, fuel price may increase or decrease based on the *Daily Oil Price Information Service* (OPIS) Price from Austin, TX, RACK. The amount designated by the supplier's profit margin per gallon will remain constant for the term of the contract which is for one year from the date of award by the Lockhart City Council.

Schmidt & Sons, Inc.
Supplier Firm (Printed)
Susan Barnick - Controller
Printed name and title
Susan Barnick
Signature
11.16.2022
Date

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: December 6, 2022

AGENDA ITEM CAPTION: Discussion and/or action to consider adoption of Ordinance 2022-65 to sell a 0.056-acre parcel located at the west end of Mulberry Street to the owner of adjacent property.

ORIGINATING DEPARTMENT AND CONTACT: Development Services - Dan Gibson

ACTION REQUESTED: Ordinance

BACKGROUND/SUMMARY/DISCUSSION: In February 2004, the City of Lockhart acquired 0.233-acre of land at the west end of Mulberry Street from Teresa Valdez while assembling parcels to become public land for Navarro Springs Park. It was one of several contiguous parcels owned by Ms. Valdez. However, a 0.056-acre triangular portion at the north end of the parcel, which was the part adjacent to the Mulberry Street right-of-way, was never dedicated as parkland. That is where the driveway is located from Mulberry Street to the house further back on the property, which is addressed at 119 Mulberry Street. Ms. Valdez was assured that she would be able to maintain use of the driveway for access to the house, even though a portion of the driveway was across the property being acquired by the City. The parcel acquired by the City was the only part of Ms. Valdez's property that had frontage on a public street (Mulberry Street), except for an unopened alley at the northwest corner of her property. Ms. Valdez and an owner of property on the opposite side of the alley right-of-way have requested that the City vacate and abandon the alley. Because Ms. Valdez's property would no longer abut a public right-of-way if the alley is abandoned, it would technically become landlocked. Our subdivision regulations require that all lots have frontage on an improved public street right-of-way. The City doesn't need the unopened alley, but cannot abandon it until frontage to a public street right-of-way is restored to Ms. Valdez's property. The solution is to convey the 0.056-acre triangular-shaped portion that is not dedicated parkland back to Ms. Valdez, since the City doesn't need it. The City will still have access to the rear of the park from the unnamed, undedicated, street that connects Reynolds Street and Mulberry Street. Therefore, the attached Ordinance 2022-65 authorizes the sale of the triangular-shaped portion of the former Valdez parcel back to Ms. Valdez. Once that transaction is completed, the actual abandonment of the alley can be placed on a future Council agenda for consideration.

PROJECT SCHEDULE (if applicable): Not applicable.

AMOUNT & SOURCE OF FUNDING:

Funds Required:

Account Number:

Funds Available:

Account Name:

City of Lockhart, Texas

Council Agenda Item Cover Sheet

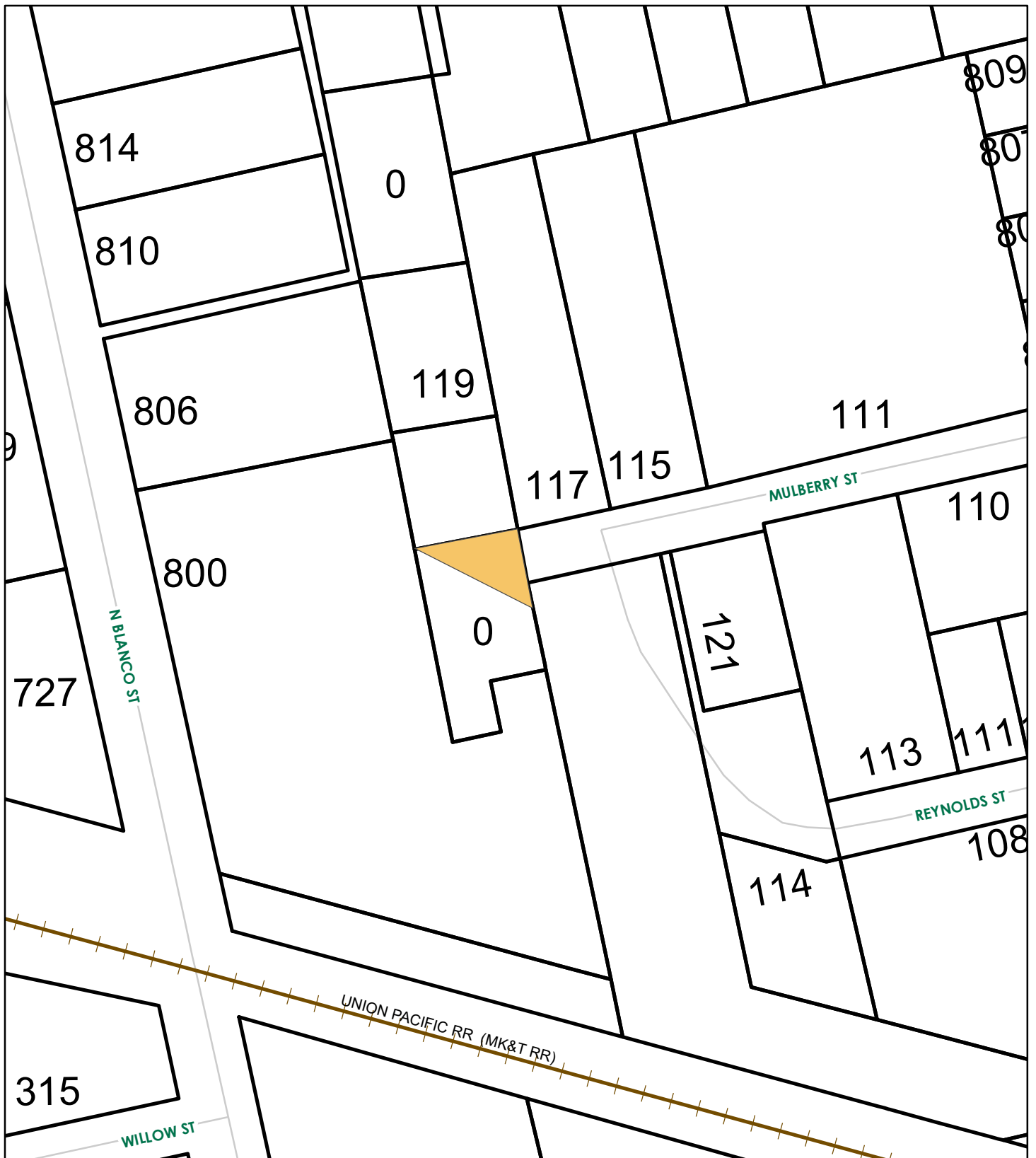
FISCAL NOTE (if applicable): Not applicable.

PREVIOUS COUNCIL ACTION: None.

COMMITTEE/BOARD/COMMISSION ACTION: None required.

STAFF RECOMMENDATION/REQUESTED MOTION: Adopt Ordinance 2022-65.

LIST OF SUPPORTING DOCUMENTS: Valdez Land Transfer case map, Valdez Land Transfer aerial map, Ordinance 2022-65, Exhibit A, Valdez property Exhibit B



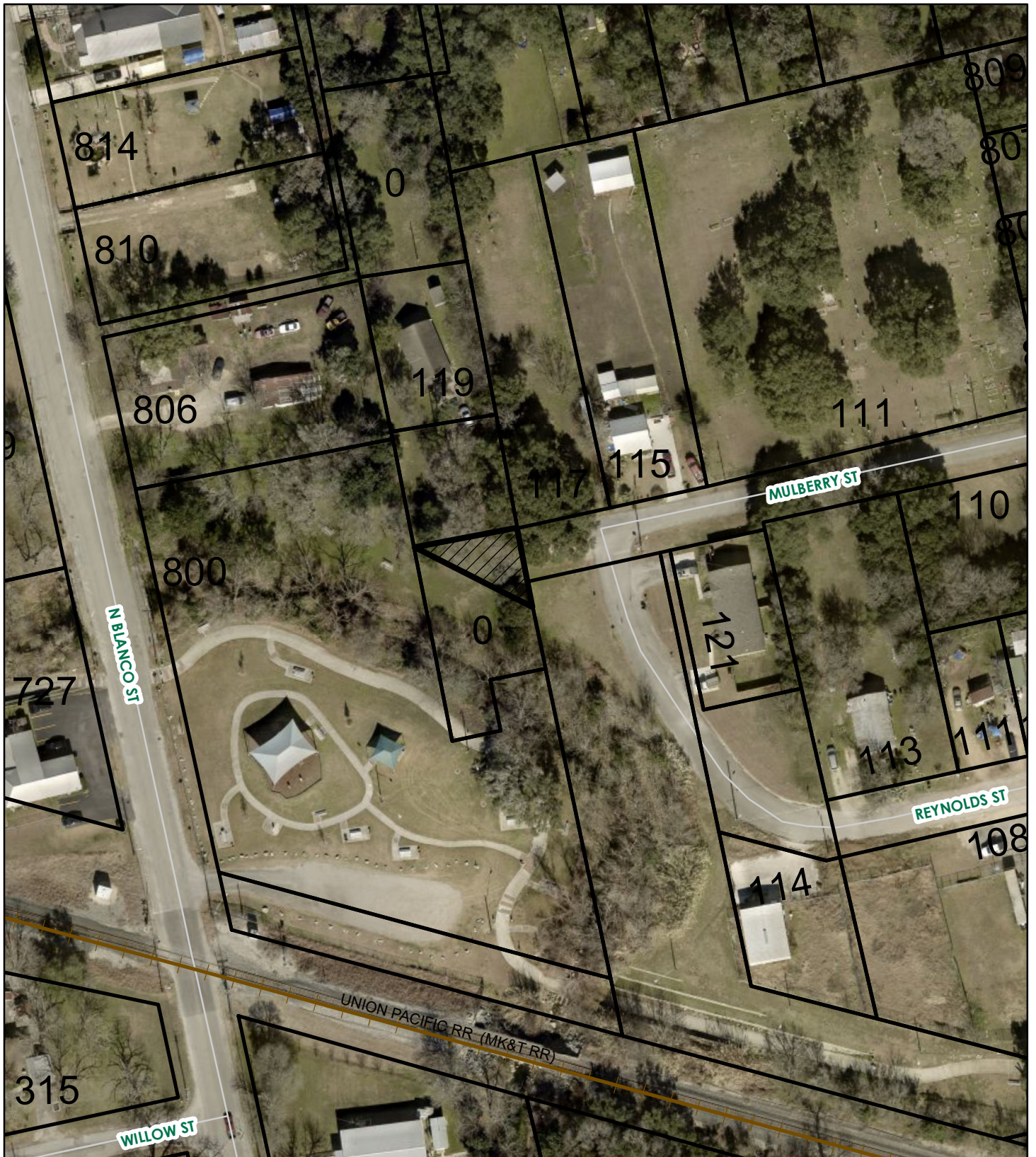
VALDEZ LAND TRANSFER



Legend

-  VALDEZ LAND MULBERRY ST
-  PARCEL BOUNDARY

scale 1" = 100'



VALDEZ LAND TRANSFER



scale 1" = 100'

Legend

-  VALDEZ LAND MULBERRY ST
-  PARCEL BOUNDARY

ORDINANCE 2022-65

AN ORDINANCE OF THE CITY OF LOCKHART, TEXAS, TO SELL A 0.056-ACRE PARCEL OF LAND LOCATED AT THE WEST END OF MULBERRY STREET; AUTHORIZING THE MAYOR TO EXECUTE A DEED CONVEYING SAID PARCEL OF LAND TO THE OWNER OF ADJACENT PROPERTY.

WHEREAS, the City of Lockhart is a political subdivision; and,

WHEREAS, Texas Local Government Code Section 272(b)(1) provides that a political subdivision may sell narrow strips of land, or land that because of its shape, lack of access to public roads, or small area cannot be used independently under its current zoning or under applicable subdivision or other development control ordinances; and,

WHEREAS, the City's Charter, Article 2 "Powers of City", Section 2.01 "General", provides that the City may sell, lease, hold, manage, control, and police any property now owned by it; and,

WHEREAS, Texas Local Government Code Section 272(c)(2) provides that property may be sold to abutting property owners in proportion to their abutting ownership; and,

WHEREAS, there is only one privately-owned parcel adjacent to the subject 0.056-acre parcel depicted in the survey drawing in Exhibit A ("Property"); and,

WHEREAS, the subject Property is abuts the west end of Mulberry Street right-of-way, and is located between the adjacent privately-owned parcel and land previously deeded to the City for parkland by the owner of the privately-owned parcel; and,

WHEREAS, the subject Property is currently owned by the City and abuts City street right-of-way, and is not dedicated public parkland; and,

WHEREAS, the City Council of the City of Lockhart, Texas has determined and finds it is in the public interest that the heretofore described Property consisting of 0.056 acre, as depicted in the survey drawing in Exhibit A and as described by metes and bounds in Exhibit B, attached hereto and incorporated herein for all purposes, should be sold to Teresa Valdez, the owner of the abutting private property.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LOCKHART, TEXAS, THAT:

- I. The foregoing recitals are approved and adopted herein for all purposes.
- II. It is in the public interest to sell the parcel of Property as depicted on attached survey Exhibit A and described by metes and bounds in Exhibit B.
- III. The Mayor is hereby authorized to convey by Deed Without Warranty all interest the City has in said Property to Teresa Valdez, the owner of the abutting property.

- IV. If any provision, section, clause, sentence, or phrase of this ordinance is for any reason held to be unconstitutional, void, invalid, or unenforced, the validity of the remainder of this ordinance or its application shall not be affected.
- V. All other ordinances, sections, or parts of ordinances heretofore adopted by the City of Lockhart in conflict herewith are hereby repealed or amended to the extent of the conflict only.
- VI. The City Secretary is directed to cause this ordinance caption to be published in a newspaper of general circulation according to law.
- VII. This Ordinance shall become effective and be in full force immediately upon and from the date of its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LOCKHART, TEXAS, ON THIS THE 6th DAY OF DECEMBER, 2022.

CITY OF LOCKHART

Lew White
Mayor

ATTEST:

APPROVED AS TO FORM:

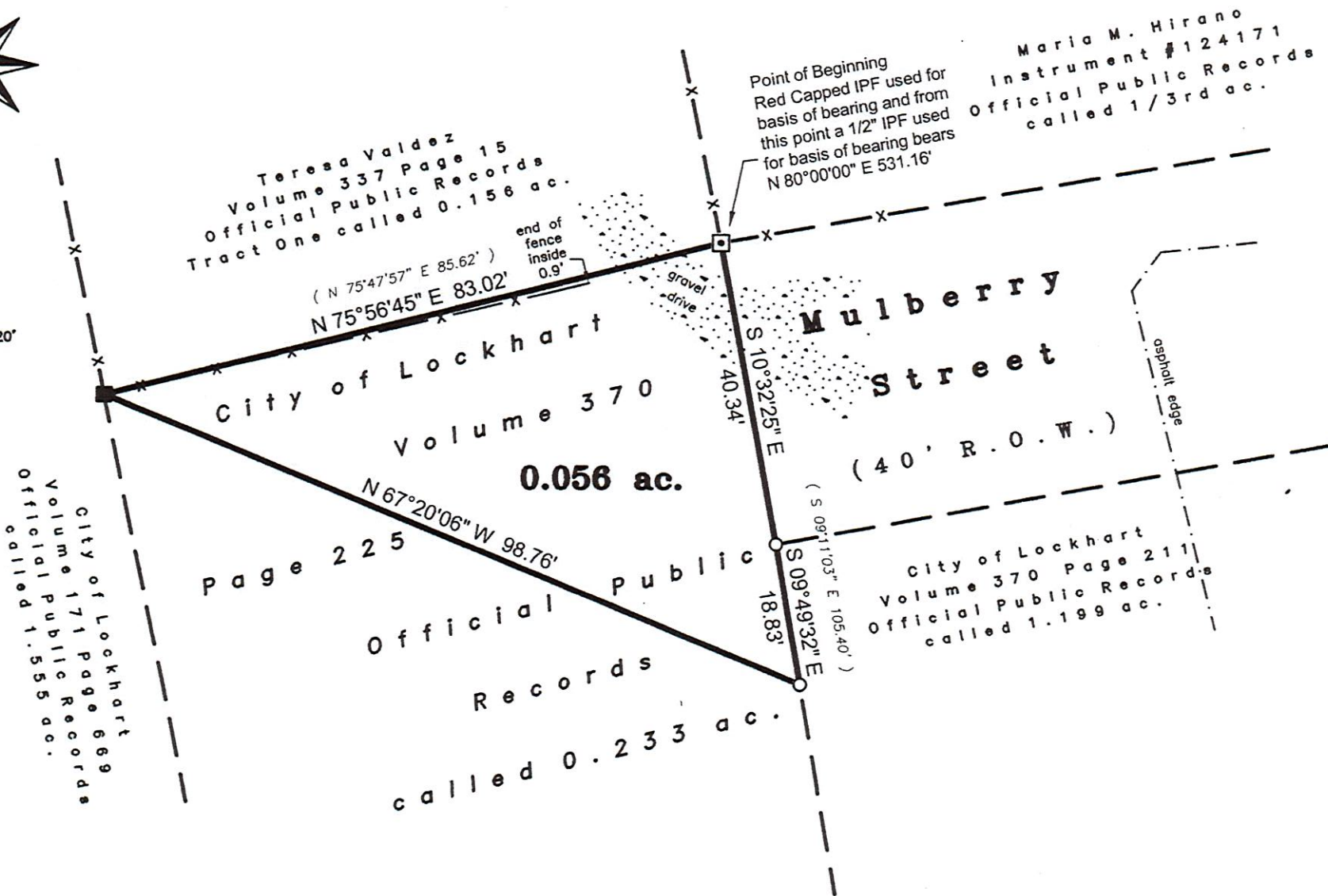
Connie Constancio, TRMC

Monte Akers

City of Lockhart Caldwell County, Texas
Byrd Lockhart Survey A-17



Scale 1"=20'



General Notes

- 1) Before digging call 811 to verify locations of any utilities, pipelines, or other easements of record since the surveyor cannot guarantee the exact position of these encumbrances.
- 2) The property shown has access to and from a public roadway.
- 3) THIS SURVEY IS FOR USE WITH THIS ONE TRANSACTION ONLY.
- 4) FLOOD ZONES SHOWN ARE APPROXIMATE AND CREATE NO LIABILITY ON THE PART OF THE SURVEYOR AND ARE BASED ON FROM A FLOOD INSURANCE RATE MAP. The property shown lies in Flood Zone "X" according to FEMA Panel #48055C0120E effective date June 19, 2012. WARNING: This flood Statement, as Determined by a H.U.D. - F.I.A. FLOOD HAZARD BOUNDARY MAP, DOES NOT IMPLY that the Property or the improvements thereon will be Free from Flooding or Flood Damage. On rare occasions, Greater Floods Can and Will Occur, and Flood Heights may be increased by Man-Made or Natural Causes.

SURVEY DRAWING

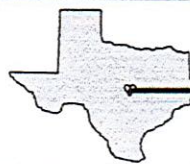
Showing a 0.056 acre tract of land out of the Byrd Lockhart Survey A-17 in the City of Lockhart, Caldwell County, Texas. I do hereby certify that (1) the foregoing plat is a true and correct representation of a survey made on the ground under my direct supervision on November 8, 2022, (2) No Abstract of Title, title commitment, nor research or record easements were supplied to the Surveyor. There may exist easements of record which could effect this parcel. **THIS SURVEY IS CERTIFIED AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE. THE SURVEYOR SHALL INCUR NO LIABILITY FOR ANY USE OF THIS SURVEY BEYOND THIS ONE TRANSACTION OR FOR ANY PERSON(S) NOT ASSOCIATED WITH THIS TRANSACTION.** Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.



LEGEND

- CAPPED 1/2" IRON PIN SET STAMPED "HINKLE SURVEYORS"
- ◻ RED CAPPED IRON PIN FOUND
- CONCRETE MONUMENT FOUND
- (.....) ORIGINAL DEEDED CALLS
- X- FENCES MEANDER
- ▨ GRAVEL
- UNLESS OTHERWISE NOTED

Field Book: d.c.	Drawn By: JLH LH
Job No. 20223121	Drawing: 20223121.dwg
Date: November 2022	Word Disk: Begin 11012022
Surveyed By: JLH JDB	Autocad Disk: Begin 11012022



HINKLE
SURVEYORS

P.O. Box 1027 1109 S. Main Street Lockhart, TX 78644
Ph: (512) 398-2000 Fax: (512) 398-7683 Email: contact@hinklesurveyors.com Firm Registration No. 100886-00



All of a certain tract or parcel of land situated in the City of Lockhart, Caldwell County, Texas and being a part of the Byrd Lockhart Survey A-17 and being also a part of a tract of land called 0.233 acres and conveyed to City of Lockhart by deed recorded in Volume 370 Page 225 of the Official Public Records of Caldwell County, Texas and being more particularly described as follows:

BEGINNING at a red capped iron pin found used for basis of bearing in the NE corner of the above mentioned 0.233 acre tract and in the NW terminus of Mulberry Street and in the SE corner of a tract of land designated as Tract One called 0.156 acres and conveyed to Teresa Valdez by deed recorded in Volume 337 Page 15 of the said Official Public Records for the NE corner this tract and from which point a ½" iron pin found used for basis of bearing bears N 80°00'00" E 531.16 feet.

THENCE S 10°32'25" E with the East line of the said 0.233 acre tract and the West terminus of Mulberry Street **40.34 feet** to a capped ½" iron pin set stamped HINKLE SURVEYORS in the SW terminus of Mulberry Street and the NW corner of a tract of land called 1.199 acres and conveyed to the City of Lockhart by deed recorded in Volume 370 Page 211 of the said Official Public Records for an angle point this tract.

THENCE S 09°49'32" E with the East line of the said 0.233 acre tract and the West line of the said 1.199 acre tract **18.83 feet** to a capped ½" iron pin set stamped HINKLE SURVEYORS for the SE corner this tract.

THENCE N 67°20'06" W over and across the said 0.233 acre tract **98.76 feet** to a concrete monument found in the NW corner of the said 0.233 acre tract and the SW corner of the above mentioned 0.156 acre tract for the NW corner this tract.

THENCE N 75°56'45" E with the North line of the said 0.233 acre tract and the South line of the said 0.156 acre tract **83.02 feet** to the place of beginning containing **0.056 acres** of land more or less.

I hereby certify that the foregoing field notes are a true and correct description of a survey made under my direct supervision on November 8, 2022. **THESE FIELD NOTES ARE CERTIFIED AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE.** Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.



City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: December 6, 2022

AGENDA ITEM CAPTION: Review of a petition for annexation from Austin Davis on behalf of Lockhart 1322 LLC and possible adoption of Resolution 2022-41, setting the date for the public hearing for the annexation of 92.52 acres out of the James George Survey Number 7, Abstract Number 9, Caldwell County, Texas, located on the east side of Lay Road approximately 350 feet east of FM 1322 and approximately 750 feet north of Seawillow Road.

ORIGINATING DEPARTMENT AND CONTACT: Development Services - David Fowler

ACTION REQUESTED: Resolution

BACKGROUND/SUMMARY/DISCUSSION: This item is the review of a petition, and the adoption of a resolution, setting a public hearing date for the annexation of 92.52 acres located on the east side of Lay Road, approximately 350 feet east of FM 1322, and 750 feet north of Seawillow Road. The property is proposed to be developed as a residential subdivision. The site is not currently served by City of Lockhart water and wastewater utilities. As such, the extension of such services will be at the owner's expense. The petition for annexation with associated exhibits is attached. If the resolution is adopted, a public hearing for adoption of the annexation ordinance will be scheduled for the January 3, 2023, City Council meeting and staff will work with the applicant on an Annexation Service Agreement. Notifications must take place no earlier than 20 days before the hearing and no later than 10 days before the hearing.

The area proposed for annexation is indicated as a combination of Medium-Density Residential and Agriculture/Rural Development on the Future Land Use Map. The parcel abuts one property in the city, which is zoned AO Agricultural-Open Space District.

PROJECT SCHEDULE (if applicable): If the resolution is adopted, the public hearing for the annexation will be scheduled for January 3, 2023.

AMOUNT & SOURCE OF FUNDING:

Funds Required:

Account Number:

Funds Available:

Account Name:

FISCAL NOTE (if applicable): The annexation will add the property to the city tax rolls, and development of the property as a residential subdivision would further add to the city's property tax base. The city will need to maintain any public improvements made during the course of the development of the property, including roads, utilities, and public parks. The city will serve the property and its residents with police, fire, EMS, animal control, and all other city services post annexation.

City of Lockhart, Texas

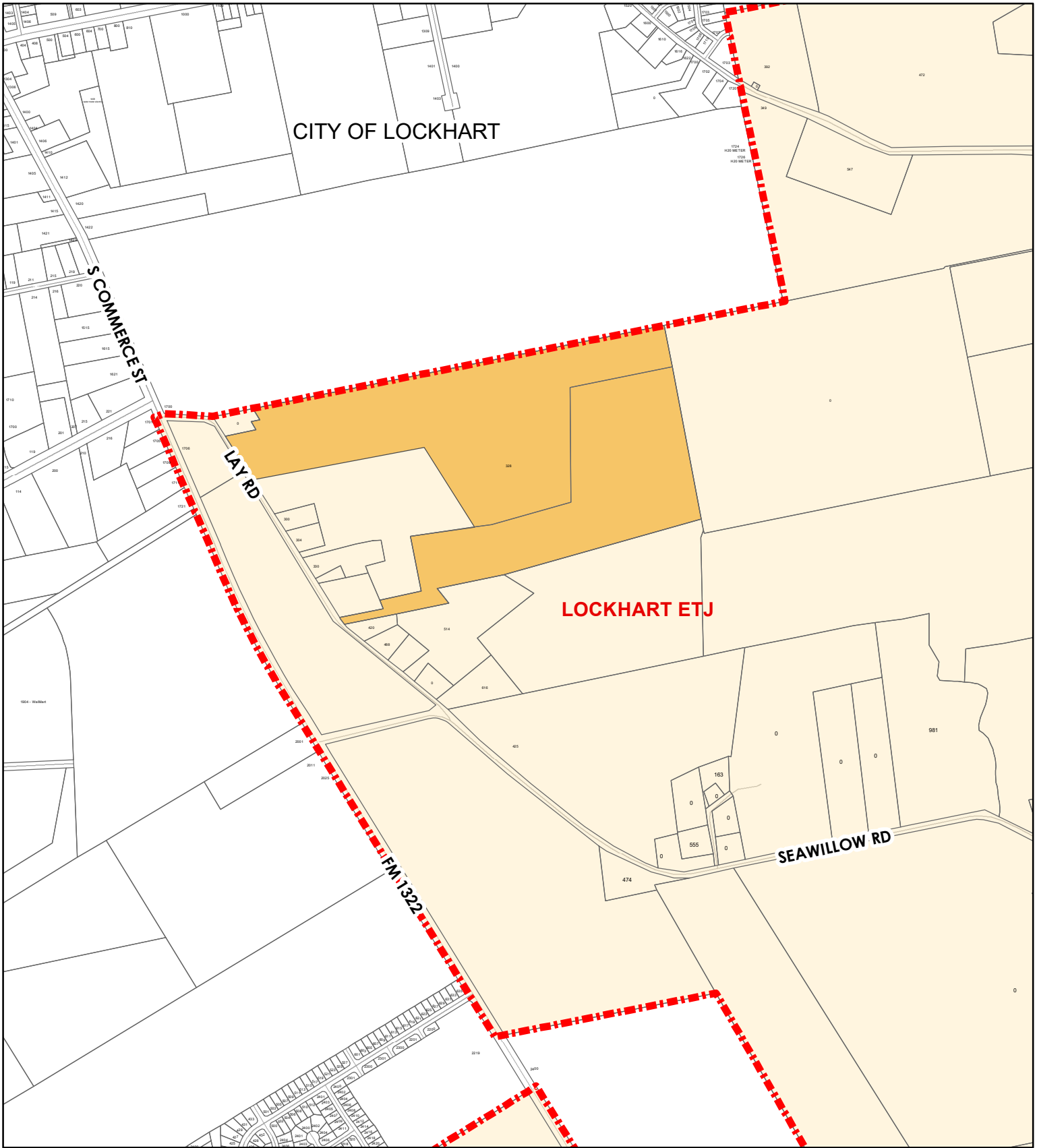
Council Agenda Item Cover Sheet

PREVIOUS COUNCIL ACTION: None.

COMMITTEE/BOARD/COMMISSION ACTION: None required.

STAFF RECOMMENDATION/REQUESTED MOTION: Approve Resolution 2022-41, setting the public hearing date for the proposed annexation of 92.52 acres for January 3, 2023.

LIST OF SUPPORTING DOCUMENTS: Lay Rd 92.52 acres, Lay Rd 92.52 acres aerial, Lay Road Annexation Resolution 2022-41, Lay Raod Annexation petition and metes and bounds



CITY OF
Lockhart
TEXAS

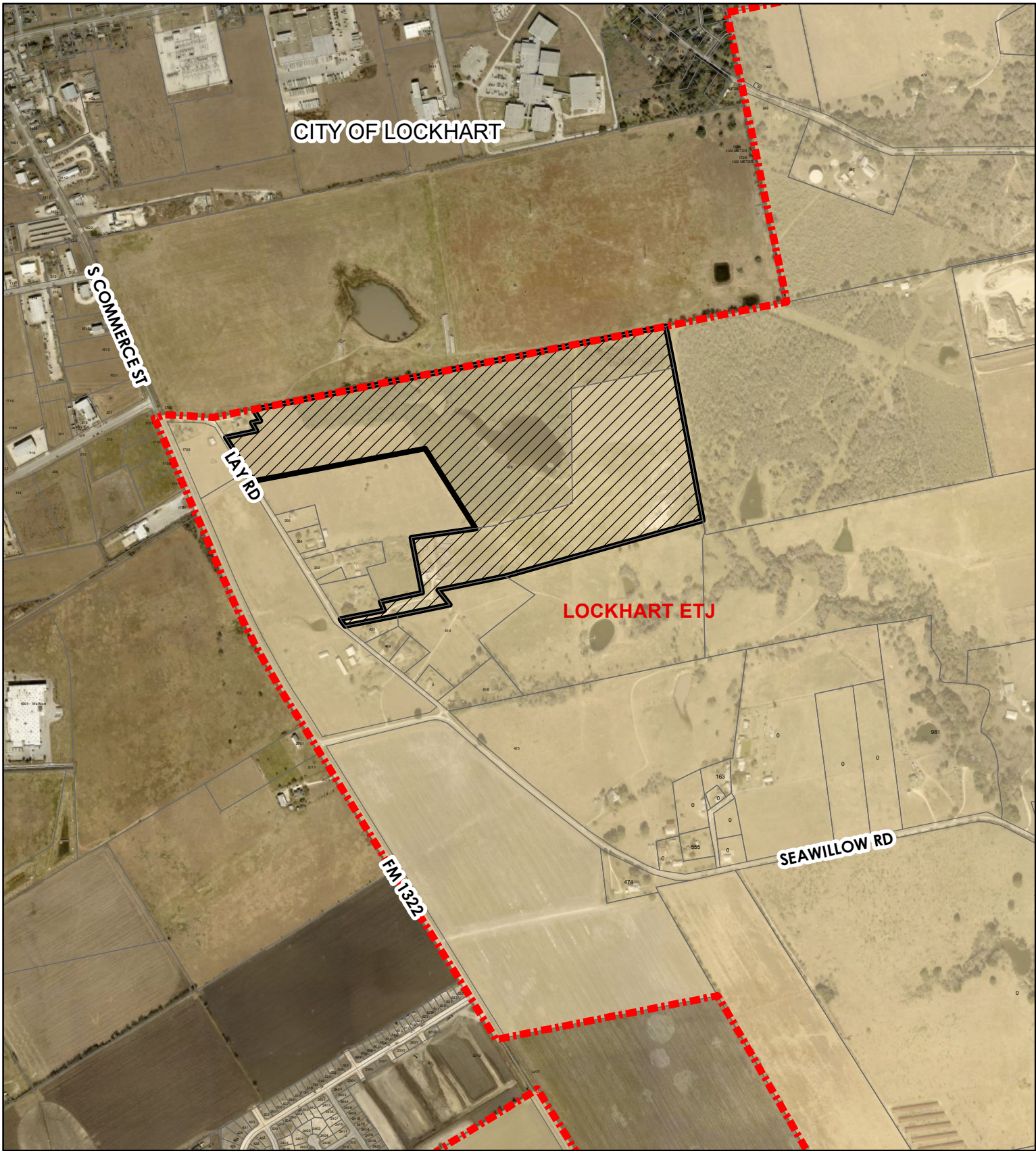
LAY ROAD ANNEXATION
300 BLOCK LAY ROAD



scale 1" = 1000'

Map Legend

-  LAY RD ANNEXATION
-  PARCEL BOUNDARY
-  LOCKHART CITY LIMITS
-  LOCKHART ETJ



CITY OF
Lockhart
TEXAS

LAY ROAD ANNEXATION
300 BLOCK LAY ROAD



scale 1" = 1000'

Map Legend

-  LAY RD ANNEXATION
-  PARCEL BOUNDARY
-  LOCKHART CITY LIMITS
-  LOCKHART ETJ

RESOLUTION NO. 2022-41

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOCKHART ACCEPTING A VOLUNTARY PETITION FOR ANNEXATION, ATTACHED HERETO AS EXHIBIT “A”; DECLARING THE INTENT OF THE CITY TO ANNEX INTO THE CITY LIMITS THE PROPERTY DESCRIBED IN EXHIBIT “B”, ATTACHED HERETO; PROVIDING WRITTEN NOTICE TO THE SERVICE PROVIDERS AND OWNERS OF RAILROAD RIGHT-OF-WAY, IF ANY, LOCATED IN SUCH TERRITORY, PROVIDING FOR A PUBLIC HEARING AND DIRECTING THE CITY MANAGER TO PREPARE AND NEGOTIATE A SERVICE PLAN AGREEMENT WITH THE LANDOWNERS PROVIDING FOR FULL MUNICIPAL SERVICES TO THE AREA TO BE ANNEXED; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the property to be annexed consists of 92.52 acres as described more fully in Exhibit “B”, and as depicted in same exhibit, attached hereto, in Caldwell County, Texas; and

WHEREAS, the property to be annexed is adjacent to and contiguous to the boundaries of the City; and

WHEREAS, the property to be annexed is within the City’s extraterritorial jurisdiction and the property is not within the extraterritorial jurisdiction of any other city; and

WHEREAS, the Property owners have requested annexation into the City of Lockhart in accordance with a Petition for Annexation which is attached hereto as Exhibit “A”; and

WHEREAS, the City is authorized by Chapter 43, Subchapter C-3, Annexation of Area on Request of Owners, Texas Local Government Code, to accept the petition for annexation and annex the property.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOCKHART, TEXAS, THAT:

1. The City Council hereby finds that the statements set forth in the recitals of this Resolution are true and correct, and the City hereby incorporates such recitals as a part of this Resolution.

2. Before the City institutes annexation proceedings, it shall provide written notice to each public entity or private entity that provides services in the area to be annexed and to each railroad company which owns right-of-way in the area to be annexed prior to the date of the public hearing.

3. The City shall conduct a public hearing at which times persons interested in the annexation shall be given the opportunity to be heard. The public hearing shall be conducted in the Council Chamber of City Hall of the City of Lockhart, on the 3rd day of January 2023, at 7:30 p.m.

4. Notice of the public hearing shall be published in the Lockhart Post-Register on or after December 15, 2022 and before December 24, 2022 and the notice will also be posted on the City's Internet website before December 24, 2022 and shall remain posted until the date of the public hearing.

5. The City Manager shall prepare and negotiate with the owners of the property requesting annexation a written Annexation Services Plan Agreement meeting the requirements of Section 43.0672 of the Texas Local Government Code. Such Agreement to be approved by the City and the Owners prior to the adoption of the Annexation Ordinance.

6. This Resolution shall become effective immediately upon passage.

Passed, read and approved the 6th day of December, 2022.

City of Lockhart, Texas

Lew White, Mayor

ATTEST:

Connie Constancio, City Secretary

EXHIBIT "A"

PETITION FOR ANNEXATION

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF LOCKHART, TEXAS:

Lockhart B22 LLC, herein collectively referred to as "Petitioner", files this Petition requesting the annexation of certain property they own, being the real property described in by metes and bounds and plat in Exhibit A, attached hereto and made a part hereof for all purposes ("Property") into the boundaries of the City of Lockhart, Texas ("City"), in accordance with the provisions of Sections 43.0671 of the Texas Local Government Code. In support hereof, the Petitioner states the following:

1. The City has the authority under Section 43.0671 of the Texas Local Government Code to extend its boundaries by the annexation of additional territory upon request by the landowners of said territory.
2. In accordance with the requirements of Chapter 43 of the Texas Local Government Code, the Property: (a) is contiguous and adjacent to the current corporate limits of the City.
3. The Petitioner is the sole owner of the Property.
4. By execution of this Petition, Petitioner declares that the Property is not appraised for ad valorem tax purposes as land for agricultural or wildlife management use, or for timber purposes under Subchapter C or D, Chapter 23, Texas Property Tax Code, or if such Property is appraised for agricultural or wildlife management use, or for timber purposes, Petitioner waives the right to request a Development Agreement pursuant to Sections 43.016 of the Texas Local Government Code.

THEREFORE, Petitioner respectfully requests that after the fifth (5th) day but on or before the thirtieth (30th) day from the filing of this Petition, the Lockhart City Council will consider this Petition, the arguments for and against the annexation, and grant this Petition in accordance with the terms hereof and thereafter by ordinance annex the property so that on the effective date of such ordinance the area to be annexed shall become a part of the City and therefore be entitled to the rights and privileges of all of the territory within the City and be bound by the acts and ordinances adopted by the City.

DATED the 22ND day of NOVEMBER 2022

Respectfully submitted,


Austin Davis
Lockhart 1322 LLC
Petitioner

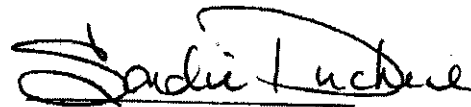
2899 Cedar Hollow Rd
Georgetown TX 78628

Address

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared AUSTIN DAVIS known to me to be the person whose name is subscribed to the foregoing instrument. This instrument was acknowledged before me on the 22ND day of NOVEMBER, 2022, by SANDIE DUCHENE





Notary Public, State of Texas

(SEAL)

EXHIBIT "B"



10090 W Highway 29 | Liberty Hill, Texas 78642

TBPELS Firm No. 10001800 | 512-238-7901 office

METES AND BOUNDS DESCRIPTION

BEING 92.52 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE JAMES GEORGES SURVEY NO. 7, ABSTRACT NO. 9 IN CALDWELL COUNTY, TEXAS, AND BEING COMPRISED OF ALL OF A CALLED 39.52 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO LOCKHART 1322, LLC, RECORDED IN DOCUMENT NO. 2022-006907, OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.), AND ALL OF A CALLED 53.00 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO LOCKHART 1322, LLC, RECORDED IN DOCUMENT NO. 2022-004872 OF SAID O.P.R.C.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch rebar found in the existing Easterly right-of-way line of Lay Road (County Road 206 – R.O.W. Varies) for the Westerly common corner of said 39.52 acre tract and of a called 2.474 acre tract of land described in a Warranty Deed with Vendor's Lien to Aaron D. Baker, recorded in Document No. 2015-003264 of said O.P.R.C.C.T., from which a 1/2-inch rebar found in the Easterly right-of-way line of said Lay Road for the Westerly common corner of a called 1.000 acre tract of land in a Special Warranty Deed with Vendor's Lien to John Clinton Wood, recorded in Document No. 2017-000810 of said O.P.R.C.C.T. and of the remainder of a called 74.364 acre tract of land described in a General Warranty deed to Johnnie R. Lay and Barbara Lay Miles, recorded in Document No. 2014-003733 of said O.P.R.C.C.T., bears North 32°03'01" West a distance of 944.42 feet;

THENCE with the common line of said 39.52 acre tract and of said 2.474 acre tract, the following two (2) courses and distances:

1. **North 78°27'08" East** a distance of **344.44** feet to a 1/2-inch rebar with cap stamped "HINKLE SURVEYORS" found for the Southeast corner of said 2.474 acre tract; and
2. **North 21°51'37" West** a distance of **72.86** feet to a 1/2-inch rebar found for a corner of the remainder of said 74.364 acre tract;

THENCE with the common line of said 39.52 acre tract and of the remainder of said 74.64 acre tract, the following three (3) courses and distances:

1. **North 78°07'20" East** a distance of **327.60** feet to an 8 inch fence post found;



2. **North 10°57'23" West** a distance of **432.05** feet to a 1/2-inch rebar found; and
3. **North 81°54'04" East** a distance of **505.60** feet to an 8 inch fence post found for a common corner of said 53.00 acre tract and of the remainder of said 74.64 acre tract;

THENCE with the common line of said 53.00 acre tract and of the remainder of said 74.64 acre tract, the following two (2) courses and distances:

1. **North 32°32'49" West** a distance of **736.67** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set; and
2. **South 78°32'22" West** a distance of **1,341.66** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set in the existing Easterly right-of-way line of said Lay Road and the Westerly common corner of the remainder of said 74.364 acre tract and of said 53.00 acre tract, from which said 1/2-inch rebar found in the existing Easterly right-of-way line of said Lay Road for the Westerly common corner of the remainder of said 74.364 acre tract and of said Wood tract, bears **South 32°23'21" East** a distance of **300.00** feet;

THENCE **North 32°23'21" West** with the Westerly line of said 53.00 acre tract and the common existing Easterly right-of-way line of said Lay Road, a distance of **413.44** feet to an 8-inch fence post found for the Westerly common corner of said 53.00 acre tract and of a called 1.07 acre tract of land described in a Warranty Deed with Vendor's Lien to Stephen Woytkewicz and Patricia Woytkewicz, recorded in Volume 366, Page 943 of said O.P.R.R.P.C.C.T.;

THENCE with the common line of said 53.00 acre tract and of said 1.07 acre tract, the following four (4) courses and distances:

1. **North 78°29'47" East** a distance of **242.64** feet to a 1/2-inch rebar found;
2. **North 30°26'32" West** a distance of **74.54** feet to a 1/2-inch rebar with cap stamped "HINKLE SURVEYORS" found;
3. **North 78°16'54" East** a distance of **68.05** feet to a 1/2-inch rebar with cap stamped "HINKLE SURVEYORS" found; and
4. **North 30°36'56" West** a distance of **98.48** feet to a 1/2-inch rebar with cap stamped "HINKLE SURVEYORS" found in the Southerly line of a called 178.42 acre tract of land described as First Tract in a Deed to Kenneth Riddle, recorded in Volume 314, Page 206 of said O.P.R.R.P.C.C.T., for the Northerly common corner of said 53.00 acre tract and of said 1.07 acre tract;

THENCE North **78°33'45"** East with the Northerly line of said 53.00 acre tract and the common Southerly line of said 178.42 acre tract, a distance of **3,241.61** feet to a fence post found for the Northerly common corner of said 53.00 acre tract and of a called 85.898 acre tract of land described in a General Warranty Gift Deed to Chad Smith, recorded in Document No. 2017-001589 of said O.P.R.C.C.T.;

THENCE South **10°42'51"** East with the Easterly line of said 53.00 acre tract and the common Westerly line of said 85.898 acre tract, a distance of **324.17** feet to a 1/2-inch rebar found for the Easterly common corner of said 53.00 acre tract and of said 39.52 acre tract;

THENCE South **10°49'05"** East with the Easterly line of said 39.52 acre tract and the common Westerly line of said 85.898 acre tract, a distance of **1,199.12** feet to a 1/2-inch rebar found for the Easterly common corner of said 39.52 acre tract and of a called 35.211 acre tract of land described in a General Warranty Deed to Ricky Seitz and Amy Seitz, recorded in Document No. 2019-001139 of said O.P.R.C.C.T.;

THENCE South **74°16'53"** West with the Southerly line of said 39.52 acre tract and the common Northerly line of said 35.211 acre tract, a distance of **1,584.76** feet to a 1/2-inch rebar with cap stamped "HINKLE SURVEYORS" found for the Northerly common corner of said 35.211 acre tract and of a called 10.217 acre tract described in a General Warranty Deed to Ricky Seitz and Amy Seitz recorded in Document No. 2019-001137 of said O.P.R.C.C.T.;

THENCE with the Southerly line of said 39.52 acre tract and the common line of said 10.217 acre tract, the following two (2) courses and distance:

1. South **78°14'09"** West a distance of **526.80** feet to a 1/2-inch rebar with cap stamped "HINKLE SURVEYORS" found; and
2. South **38°32'56"** East a distance of **143.38** feet to a 1/2-inch rebar with cap stamped "HINKLE SURVEYORS" found;

THENCE South **78°29'54"** West continuing with the Southerly line of said 39.52 acre tract and with the common Northerly line of said 10.217 acre tract, at 413.15 feet passing a 1/2-inch rebar with cap stamped "HINKLE SURVEYORS" found for the Northerly common corner of said 10.217 acre tract and of a called 1.000 acre tract of land described in a Gift Deed to Amy E. Eddleton, recorded in Volume 343, Page 447 of said O.P.R.R.P.C.C.T., and continuing with the common Northerly line of said Eddleton tract for a total distance of **822.86** feet to a 1/2-inch rebar found in the existing Easterly right-of-way line of Lay Road, for the Westerly common corner of said 39.52 acre tract and of said Eddleton tract;

THENCE with the existing Easterly right-of-way line of said Lay Road and the common Westerly line of said 39.52 acre tract, the following two (2) courses and distances:

1. North **36°41'13"** West a distance of **49.07** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set; and



2. North 32°13'26" West a distance of 15.35 feet to the POINT OF BEGINNING and containing 92.52 acres of land, more or less.

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.0000944162.

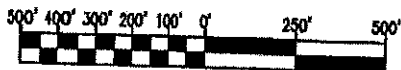
This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date. The field work was completed on May 4, 2019.

 11/18/2022
Frank W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803



Job Number: 22-039

Attachments: K:\22039 - HLE 40 Lockhart\CAD\DWGs\HLE Lockhart Zoning Exhibit.dwg



GRAPHIC SCALE

JAMES GEORGES SURVEY NO. 7
ABSTRACT NO. 9

KENNETH RIDDLE
FIRST TRACT (178.42 ACRES)
VOL. 314, PG. 206
O.P.R.P.C.C.T.

LAY ROAD (COUNTY ROAD 206)
(R.O.W. VARIES)

JOHNNIE R. LAY AND BARBARA LAY MILES
REMAINDER OF (74.364 ACRES)
DOC. NO. 2014-003733
O.P.R.C.C.T.

LOCKHART 1322 LLC
(53.00 ACRES)
DOC. NO. 2022-004872
O.P.R.C.C.T.

92.52 ACRES

LOCKHART 1322 LLC
(39.52 ACRES)
DOC. NO. 2022-006907
O.P.R.C.C.T.

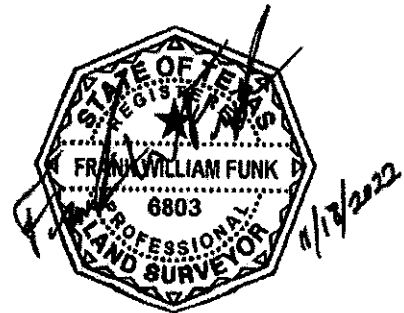
RICKY SEITZ & AMY SEITZ
(35.211 ACRES)
DOC. NO. 2019-001139
O.P.R.C.C.T.

RICKY SEITZ & AMY SEITZ
(10.217 ACRES)
DOC. NO. 2019-001137
O.P.R.C.C.T.

POINT OF BEGINNING

OWNERSHIP TABLE

(A)	STEPHEN WOYTKIEWICZ AND PATRICIA WOYTKIEWICZ 1.07 ACRES VOL. 366, PG. 943 O.P.R.P.C.C.T.	(C)	AMY E. EDDLETON (1.000 ACRE) VOL. 343, PG. 447 D.R.C.C.T.
(B)	CHAD SMITH 85.898 ACRES DOC. NO. 2017-001589 O.P.R.C.C.T.	(D)	AARON D. BAKER (2.474 ACRES) DOC. NO. 2015-003264 O.P.R.C.C.T.



*SEE SHEET 8 FOR LEGEND, LINE TABLE, AND NOTES

JOB NUMBER: 22--039		DATE: 11/15/22	
PROJECT NAME: HLE 40 LOCKHART			
DRAWING NAME: HLE LOCKHART ZONING EXHIBIT			
DRAWING FILE PATH:			
K:\22039 - HLE 40 LOCKHART\CAD\DWGS			
METES AND BOUNDS FILE PATH:			
K:\22039 - HLE 40 LOCKHART\DESCRIPTIONS			
RPLS: FWF	TECH: JRM	PARTY CHIEF: JE	CHK BY: HAS
SHEET 05 of 08		FIELDBOOKS 61/412	SCALE: 1" = 500'

LSI LANDESIGN SERVICES, INC.

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

KENNETH RIDDLE
FIRST TRACT (178.42 ACRES)
VOL. 314, PG. 206
O.P.R.R.P.C.C.T.

STEPHEN WOYTKIEWICZ AND
PATRICIA WOYTKIEWICZ
1.07 ACRES
VOL. 366, PG. 943
O.P.R.R.P.C.C.T.

LOCKHART 1322 LLC
(53.00 ACRES)
DOC. NO. 2022-004872
O.P.R.C.C.T.

92.52 ACRES

JOHN CLINTON WOOD
(1.000 ACRES)
DOC. NO. 2017-000810
O.P.R.C.C.T.

JOHNNIE R. LAY AND BARBARA LAY MILES
REMAINDER OF (74.364 ACRES)
DOC. NO. 2014-003733
O.P.R.C.C.T.

JAMES GEORGES
SURVEY NO. 7
ABSTRACT NO. 9

LOCKHART 1322 LLC
(39.52 ACRES)
DOC. NO. 2022-006907
O.P.R.C.C.T.

AARON D. BAKER
(2.474 ACRES)
DOC. NO. 2015-003264
O.P.R.C.C.T.

RICKY SEITZ & AMY SEITZ
(10.217 ACRES)
DOC. NO. 2019-001137
O.P.R.C.C.T.

AMY E. EDDLETON
(1.000 ACRE)
VOL. 343, PG. 447
D.R.C.C.T.

POINT OF BEGINNING



GRAPHIC SCALE

JOB NUMBER: 22-039

DATE: 11/15/22

PROJECT NAME: HLE 40 LOCKHART

DRAWING NAME: HLE LOCKHART ZONING EXHIBIT

DRAWING FILE PATH:

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METES AND BOUNDS FILE PATH:

K:\22039 - HLE 40 LOCKHART\DESCRIPTIONS

RPLS: FWF

TECH: JRM

PARTY CHIEF: JE

CHK BY: HAS

SHEET 06 of 08

FIELDBOOKS 61/412

SCALE: 1" = 250'

LSI LANDESIGN 
SERVICES, INC.

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

MATCH LINE SHEET 6
SHEET 7

KENNETH RIDDLE
FIRST TRACT (178.42 ACRES)
VOL. 314, PG. 206
O.P.R.P.C.C.T.

N78°33'45"E 3241.61'

324.17'
S10°42'51"E

CHAD SMITH
85.898 ACRES
DOC. NO. 2017-001589
O.P.R.C.C.T.

S10°49'05"E 1199.12'

MATCH LINE SHEET 6
SHEET 7

LOCKHART 1322 LLC
(53.00 ACRES)
DOC. NO. 2022-004872
O.P.R.C.C.T.

JAMES GEORGES SURVEY NO. 7
ABSTRACT NO. 9

92.52 ACRES

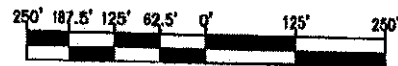
LOCKHART 1322 LLC
(39.52 ACRES)
DOC. NO. 2022-006907
O.P.R.C.C.T.

S74°16'53"W 1584.76'

RICKY SEITZ & AMY SEITZ
(35.211 ACRES)
DOC. NO. 2019-001139
O.P.R.C.C.T.

S78°14'09"W
526.80'

RICKY SEITZ & AMY SEITZ
(10.217 ACRES)
DOC. NO. 2019-001137
O.P.R.C.C.T.



GRAPHIC SCALE

JOB NUMBER: 22-039		DATE: 11/15/22	
PROJECT NAME: HLE 40 LOCKHART			
DRAWING NAME: HLE LOCKHART ZONING EXHIBIT			
DRAWING FILE PATH:			
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METES AND BOUNDS FILE PATH:			
K:\22039 - HLE 40 LOCKHART\DESCRIPTIONS			
RPLS: FWF	TECH: JRM	PARTY CHIEF: JE	CHK BY: HAS
SHEET 07 of 08	FIELDBOOKS 61/412	SCALE: 1" = 250'	

LSI LANDESIGN 
SERVICES, INC.

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- ⊙ 1/2" REBAR WITH CAP MARKED "HINKLE SURVEYORS" FOUND (OR AS NOTED)
- 1/2" REBAR WITH CAP MARKED "LSI SURVEY" SET
- ⊗ 8 INCH FENCE CORNER POST FOUND
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS
- O.P.R.R.P.C.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF CALDWELL COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N21°51'37"W	72.86'
L2	N78°29'47"E	242.64'
L3	N30°26'32"W	74.54'
L4	N78°16'54"E	68.05'
L5	N30°36'56"W	98.48'
L6	S38°32'56"E	143.38'
L7	N36°41'13"W	49.07'
L8	N32°13'26"W	15.35'

GENERAL NOTES:

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), SOUTH CENTRAL ZONE (4204).

DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.0000944162.

SOME FEATURES SHOWN HEREON MAY BE OUT OF SCALE FOR CLARITY.

JOB NUMBER: 22-039		DATE: 11/15/22	
PROJECT NAME: HLE 40 LOCKHART			
DRAWING NAME: HLE LOCKHART ZONING EXHIBIT			
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RPLS: FWF	TECH: JRM	PARTY CHIEF: JE	CHK BY: HAS
SHEET 08 of 08		FIELDBOOKS 61/412	SCALE: 1" = 250'

LSI LANDESIGN SERVICES, INC. ★

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
 TBPELS FIRM NO. 10001800
 512-238-7901

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: December 6, 2022

AGENDA ITEM CAPTION: Discussion and/or action to consider the reappointment of Douglas Foster to the Lockhart Economic Development Corporation by Councilmember Jeffry Michelson with a term to expire in November 2023.

ORIGINATING DEPARTMENT AND CONTACT: Council - Jeffry Michelson

ACTION REQUESTED: Other

BACKGROUND/SUMMARY/DISCUSSION: Members of the LEDC serve 2-year terms. Councilmember Michelson appointed Douglas Foster to the LEDC on November 17, 2020 therefore Mr. Foster's term expires in November 2022.

Councilmember Michelson requests to reappoint Mr. Foster to serve for the remainder of Councilmember Michelson's term in November 2023.

Mr. Foster continues to meet the criteria as a member of the LEDC.

PROJECT SCHEDULE (if applicable): N/A

AMOUNT & SOURCE OF FUNDING:

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

FISCAL NOTE (if applicable): N/A

PREVIOUS COUNCIL ACTION: N/A

COMMITTEE/BOARD/COMMISSION ACTION: N/A

STAFF RECOMMENDATION/REQUESTED MOTION: N/A

LIST OF SUPPORTING DOCUMENTS:

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: December 6, 2022

AGENDA ITEM CAPTION: Consider rescheduling City Council meetings in 2023 due to conflicts with a city holiday or event.

ORIGINATING DEPARTMENT AND CONTACT: Administration - Connie Constancio

ACTION REQUESTED: Other

BACKGROUND/SUMMARY/DISCUSSION:

Annually reviewing council meeting dates for conflicts is important to provide Development Services with an accurate Council meeting schedule when publishing public notice information about public hearings, such as zoning change applications.

Attached is a calendar that reflects the meeting conflicts in 2023 as listed below:

Tuesday:

- July 4 - Independence Day Holiday
- October 3 – National Night Out
- November 7 - Election Day

NOVEMBER 7, 2023 GENERAL ELECTION INFORMATION: The canvassing period for the election is November 10-18. The last day for the Early Voting Ballot Board (EVBB) to meet to review provisional or late mailed ballots is November 16, 2023. Traditionally, the Caldwell County EVBB meets within 5-8 days after an election. November 16 might be an acceptable date to reschedule the November 7 Council meeting. If the final unofficial election results are not available before November 16, it is at that time that the Council will need to schedule a special meeting to canvass the election.

The 2023 TML Annual Conference will be held on October 4-6 in Dallas.

PROJECT SCHEDULE (if applicable): N/A

AMOUNT & SOURCE OF FUNDING:

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

City of Lockhart, Texas

Council Agenda Item Cover Sheet

FISCAL NOTE (if applicable): N/A

PREVIOUS COUNCIL ACTION: N/A

COMMITTEE/BOARD/COMMISSION ACTION: N/A

STAFF RECOMMENDATION/REQUESTED MOTION: None. Discretion of the Council.

LIST OF SUPPORTING DOCUMENTS: 2023 Council meeting calendar

X = Holidays

⊙ = Council Meetings

□ = TML Annual Conf
Oct 4-6 in Dallas

2023

⊗ = Council Meeting
Conflict

1 = July 4 - Independence Day

2 = Oct 3 = National Night Out

3 = Nov 7 = Election Day

January

S	M	T	W	T	F	S
1	X	⊙ 3	4	5	6	7
8	9	10	11	12	13	14
15	X	⊙ 17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

February

S	M	T	W	T	F	S
			1	2	3	4
5	6	⊙ 7	8	9	10	11
12	13	14	15	16	17	18
19	X	⊙ 21	22	23	24	25
26	27	28				

March

S	M	T	W	T	F	S
			1	2	3	4
5	6	⊙ 7	8	9	10	11
12	13	14	15	16	17	18
19	20	⊙ 21	22	23	24	25
26	27	28	29	30	31	

April

S	M	T	W	T	F	S
						1
2	3	⊙ 4	5	6	7	8
9	10	11	12	13	14	15
16	17	⊙ 18	19	20	21	22
23	24	25	26	27	28	29
30						

May

S	M	T	W	T	F	S
	1	⊙ 2	3	4	5	6
7	8	9	10	11	12	13
14	15	⊙ 16	17	18	19	20
21	22	23	24	25	26	27
28	X	30	31			

June

S	M	T	W	T	F	S
				1	2	3
4	5	⊙ 6	7	8	9	10
11	12	13	14	15	16	17
18	19	⊙ 20	21	22	23	24
25	26	27	28	29	30	

July

S	M	T	W	T	F	S
						1
2	3	⊗ 4	5	6	7	8
9	10	11	12	13	14	15
16	17	⊙ 18	19	20	21	22
23	24	25	26	27	28	29
30	31					

August

S	M	T	W	T	F	S
		⊙ 1	2	3	4	5
6	7	8	9	10	11	12
13	14	⊙ 15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

September

S	M	T	W	T	F	S
					1	2
3	X	⊙ 5	6	7	8	9
10	11	12	13	14	15	16
17	18	⊙ 19	20	21	22	23
24	25	26	27	28	29	30

Oct 3 - National
Night Out

October

S	M	T	W	T	F	S
1	2	⊗ 3	⊙ 4	⊙ 5	⊙ 6	7
8	9	10	11	12	13	14
15	16	⊙ 17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

TML Conf Oct 4-6
in Dallas

Nov 7 = Election
Day

November

S	M	T	W	T	F	S
			1	2	3	4
5	6	⊗ 7	8	9	⊙ 10	11
12	13	14	15	16	17	18
19	20	⊙ 21	22	X 23	X 24	25
26	27	28	29	30		

Nov 16 - last day
EVBB can meet → (Canvass Nov 10-18)
3rd to 11th day after election

December

S	M	T	W	T	F	S
					1	2
3	4	⊙ 5	6	7	8	9
10	11	12	13	14	15	16
17	18	⊙ 19	20	21	⊙ 22	23
24	⊙ 25	26	27	28	29	30
31						

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: December 6, 2022

AGENDA ITEM CAPTION: Discussion and/or action regarding the selection of Mayor Pro-Tem of the Lockhart City Council as required by Section 3.05 of the City Charter.

ORIGINATING DEPARTMENT AND CONTACT: Administration - Connie Constancio

ACTION REQUESTED: Other

BACKGROUND/SUMMARY/DISCUSSION:

Section 3.05 of the Lockhart City Charter requires that *after an election, the Council elect one of its number Mayor Pro-Tem and he/she shall perform all the duties of the Mayor in the absence or disability of the Mayor.* The Mayor Pro-Tem selected on December 6, 2022 would serve until December 2023, which is after the canvass of the November 7, 2023 City of Lockhart General Election.

PROJECT SCHEDULE (if applicable): N/A

AMOUNT & SOURCE OF FUNDING:

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

FISCAL NOTE (if applicable): N/A

PREVIOUS COUNCIL ACTION: N/A

COMMITTEE/BOARD/COMMISSION ACTION: N/A

STAFF RECOMMENDATION/REQUESTED MOTION: None. Discretion of the Council.

LIST OF SUPPORTING DOCUMENTS: City Charter - Mayor Pro-Tem provisions, .

Sec. 3.05. - Mayor pro tem.

The city council, at its first meeting after election of councilmembers, shall elect one of its number mayor pro tem, and s/he shall perform all the duties of the mayor in the absence or disability of the mayor.

(Ord. No. 07-59, Exh. B, 11-15-07)



Lockhart

T E X A S

2022-2023 Strategic Work Plan



The Strategic Planning Process

From January through April 2022, the City of Lockhart embarked on a strategic planning process to create strategic priorities for 2022-2023. The following is the process used to reach the conclusions for the plan:

The process kicked off with a preliminary Zoom between the City Manager, Steve Lewis, Mayor Lew White, and professional facilitator Alysia A. Cook, PCED, IOM with Opportunity Strategies LLC. The three met to review key issues facing the city, understand the programs and projects currently underway, and to prepare the process and format for the planning session.

On April 8, 2022, the City of Lockhart Management Team met at the Library for Part 1 of the Strategic Work Planning Session for 2022-2023.

On April 9, 2022, the City of Lockhart City Council and City Manager met at the Library for Part 2 of the Strategic Work Planning Session for 2022-2023.



Day One – Management Team

Day One began with City Manager Steve Lewis reviewing with the Management Team the City of Lockhart's accomplishments and success stories of 2021.

Following that, the City Manager and the facilitator shared some leadership concepts and considerations with the Lockhart Management Team. This led to some group discussions about the importance of continuous learning and leadership development.

The City Manager discussed with the participants that when goals are adopted by the City Council, they provide a positive impact for the Management Team in at least 4 different ways:

- a) Direction is clearly set by City Council
- b) Once that direction is established, differences can be discussed in a more open, less polarizing manner
- c) Saves time in decision making on projects/programs
- d) City Manager's recommendations can be better aligned with ultimate objectives

Mission of Lockhart Management Team

To promote and influence the alignment of organizational resources by focusing on:

- a) Organizational planning and issues
- b) Open communication with elected officials, staff, boards, commissions, and citizens
- c) Ensuring City of Lockhart is a leader in Central Texas regarding issues with community relevance
- d) Implementing programs that derive from the City Council and community's goals

Start – Stop – Continue

The facilitator then engaged the Management Team in a group exercise called *Start – Stop – Continue* which divides participants into small groups and has them offer feedback on what the City needs to start doing, stop doing, and continue doing.

These are individual manager recommendations and not necessarily agreed to by all managers or by City Council members. The responses are as follows:

Start

- Long-term capital planning
- Increasing non-emergency communications
- Administering annual customer service surveys that are statistically valid
- Developing recreation programs
- Indoor community recreation center
- City facilities and community infrastructure improvements
- New spaces for city facilities
- Modernize Human Resources policies including technology
- A vehicle acquisition fund
- Decreasing steps in the hiring process
- Staff planning for future growth
- Modernizing our contracts, best practices, attorney, etc. including reviewing for mutually beneficial language and avoiding one-sided contracts

Stop

- Ineffective/outdated contracts
- Thinking small
- Six-month probationary period for personnel
- Reconnecting customers after 10pm
- Providing free services (such as banners and road closures) and establish a fee schedule for these special requests
- Requiring utility inspections for every change of occupant

Continue

- Longevity pay
- Forward-looking planning for quality growth
- Law enforcement outreach with community
- Contracting (sending RFPs) for solid waste collection
- Supporting tourism
- Modernizing technology, e.g. paperless, Go Green
- Enhancing community investment
- Planning our wayfinding and signage
- Growing events that enhance overnight stays in Lockhart and maximize HOT \$ collections
- Economic growth including considering developing a 4th industrial park
- Striving for improved customer service
- Community engagement including public open houses and social media



Next, the Management Team embarked on a discussion around the following topics which also included some departmental reports on the status of various projects:

- Growth Trends
- Land Development
- Economic Development
- Service Delivery
- Workforce Development
- Long Range Financial Outlook

Following those discussions, the facilitator led the Management Team through a discussion of what they each thought should be the 2022-2023 goals City Council would establish the following day. She recorded those recommendations, then the group reached consensus on what would be put forth to the Council to consider.

The final decisions for 2022-2023 were made by City Council the following day and are listed below.

Day Two – City Council

Day Two began with City Manager Steve Lewis reviewing with City Council the City of Lockhart's accomplishments and success stories of 2021.

Expectations – City Council

Following that, the facilitator asked City Council to share any expectations for the day. Responses were as follows:

- TxDOT – Wayfinding and Signage
- Summerside Subdivision turn lane and traffic light
- Urgent Care facility
- Comprehensive mental health care for first responders
- Keeping City Staff wages competitive
- Need for an Assistant City Manager
- Need for a grantwriter
- Regional animal shelter
- Next industrial park and/or property

The following is the City of Lockhart 2022-2023 Strategic Work Plan.

City of Lockhart Vision:

- To be a first-class community that has maintained its integrity and sense of community characterized by livable neighborhoods and quality schools.
- To be a City that focuses on family by ensuring quality recreational and cultural activities, services, housing, economic, and educational opportunities that promote a well-rounded productive member of the community.
- To be a City that is friendly to visitors and future residents with a spirit of fellowship and cooperation by accommodating their needs and recognizing the wealth in cultural, ethnic and age diversity.
- To be a City committed to sustainability by diligently balancing community needs with available resources and managing growth in a smart and fiscally responsible manner.
- To be a City that celebrates and embraces its long and rich history by reinvesting in neighborhoods, preserving areas and buildings of historic significance and returning the Central Business District to an economically viable and lively activity center.
- To be a City recognized for the quality of its built environment and the integration of the natural landscape throughout the community.
- To be a City that ensures a good balance between residential, commercial, industrial, and public/institutional uses supported by quality infrastructure and transportation systems.
- To be a City known for its innovative solutions to managing growth, progressiveness of City government, and responsiveness to the needs of citizens and businesses.

Source: Lockhart 2020 Comprehensive Plan

Goal #1:

**City
Facilities**

Goal #2:

**Human Resources/
Staffing**

Goal #3:

**Parks &
Recreation**

Goal #4:

Infrastructure

Goal #5:

**Modernization &
Communications**

Goal #6:

**Development &
Quality of Life**

Goal #7:

**Revenue
Sustainability**

2022-2023 Goals:

Each of the following seven goals is guided by the values of diversity and inclusion. Diversity and inclusion are a tapestry that is woven through every goal, every service, and every program.

Goal #1: City Facilities

To begin planning for new city facilities and offices.

Goal #2: Human Resources/Staffing

To enhance our HR services to ensure Lockhart remains a competitive employer.

Goal #3: Parks & Recreation

To develop the Parks & Recreation program and services.

Goal #4: Infrastructure

To enhance physical infrastructure and branded wayfinding throughout Lockhart.

Goal #5: Modernization & Communications

To modernize our in-house and online technology, systems, and communications to serve residents more efficiently and tell the Lockhart story.

Goal #6: Development & Quality of Life

To continually improve the quality of life and employment opportunities of the people of Lockhart.

Goal #7: Revenue Sustainability

To ensure the long-term financial health and sustainability of the City of Lockhart.

Goal #1: City Facilities

To begin planning for new city facilities and offices.

- 1.1 Consider which facilities improvements should be funded by certificates of obligation vs. bonds
- 1.2 Begin plans to replace/update City Hall
- 1.3 Begin plans to replace/update Police/Fire/Training facilities
- 1.4 Begin plans to replace/update Maintenance/City Barn Utilities
- 1.5 Reclaim old space at the hospital
- 1.6 Lease additional space at the EDC building
- 1.7 Conduct a Facilities Study with architects and engineers
- 1.8 Consider Airport improvements (TxDOT Aviation) in the study

Goal #2: Human Resources/Staffing

To enhance our HR services to ensure Lockhart remains a competitive employer.

- 2.1 Hire ACM (Assistant City Manager) immediately
- 2.2 Hire City Manager Support Staff (Executive Assistant or Administrative Assistant)
- 2.3 Once new ACM is hired, assign him/her with developing a Staffing Plan
- 2.4 Once new ACM is hired, assign him/her with developing a Succession Plan
- 2.5 Consider adding additional staff city-wide as needed
- 2.6 Retain law enforcement officers by ensuring compensation competitiveness
- 2.7 Implement a formal EAP (Employee Assistance Program)
- 2.8 Secure a grantwriter (explore opportunities for hiring one vs. contractor)

Goal #3: Parks & Recreation

To develop the Parks & Recreation program and services.

- 3.1 Develop adult and youth programming that utilize existing facilities
- 3.2 Conduct successful outreach to sports leagues across Texas and neighboring states
- 3.3 Consider new Parks & Rec facilities such as pickleball, volleyball, and frisbee golf
- 3.4 Plan for and implement safety improvements of existing facilities
- 3.5 Plan for and implement aesthetic improvements of existing facilities
- 3.6 City Council requests to meet with Parks & Rec Director and City Manager to discuss ideas and brainstorm next steps in the Parks Plan including:
 - Work session, then tour Parks facilities with Parks & Rec Director
 - Discuss short-term vs. long-term Parks & Rec needs
 - Develop plan to survey citizens including bond exploration

Goal #4: Infrastructure

To enhance physical infrastructure and branded wayfinding throughout Lockhart.

- 4.1 Conduct public open houses to determine public wishes for Downtown
- 4.2 Council to approve a final Downtown Conceptual Design and authorize staff to implement
- 4.3 Consider an additional commercial district with retail and mixed-use offerings
- 4.4 Issue the RFP for a Comprehensive Plan update (hire firm by January 2023, then CIP (capital improvement plan) to follow
- 4.5 Explore downtown WiFi options including geofencing

Goal #5: Modernization & Communications

To modernize our in-house and online technology, systems, and communications to serve residents more efficiently and tell the Lockhart story.

- 5.1 PIO (Public Information Officer) to secure proposals for a new website design including:
 - Online forms and application portals (permitting, employment, variance requests, etc.)
 - Must be mobile responsive platform
 - Ensure ease of use and innovative utility of site
 - Include a portal to the Lockhart Economic Development Corporation website
- 5.2 Hire a consultant to 1) build a survey to ask the public what information they seek to find on the City of Lockhart website and 2) compare Lockhart website to other communities with high utilization of an innovative website
- 5.3 Streamline application processes of permits, developer proposals, engineering, employment, etc. to be placed on website (see 5.1)
- 5.4 Verify internet access at all City facilities



Goal #6: Development & Quality of Life

To continually improve the quality of life and employment opportunities of the people of Lockhart.

- 6.1 Consider proposed sidewalk ordinance
- 6.2 Facilitate/incentivize more housing options including:
 - Rental housing options
 - Workforce housing options
 - Higher-income housing
 - Infill/revitalized housing within centers of commerce (existing or planned)
 - Senior/retiree housing
- 6.3 Continue to promote family-friendly events in Downtown
- 6.4 Encourage higher development standards (within state legislature constraints) to research modernization techniques and make recommendations to City Manager for consideration
- 6.5 Continue to implement Animal Control Audit recommendations
- 6.6 Continue to provide concerts on the square

Goal #7: Revenue Sustainability

To ensure the long-term financial health and sustainability of the City of Lockhart.

- 7.1 Explore and increase film production permitting fees
- 7.2 Create and implement fees for banners, road closures, event special requests
- 7.3 Use grantwriter (see 2.8) to find and write grants that benefit the City of Lockhart and its residents
- 7.4 Conduct discussions between City Council and Staff regarding which items can/should be funded by certificates of obligation vs. bonds
- 7.5 Update/increase construction permit fees and impact fees
- 7.6 Explore a bond vote for the items proposed by Parks & Rec and Council from Goal #3
- 7.7 Explore the concept of a Community Foundation with community benefactor options including other communities who have successfully created and implemented a Community Foundation

City of Lockhart Leadership

The 2022 City Council and Management Team participating:

City Council:

Lew White, Mayor

Angie Gonzales-Sanchez, Mayor Pro-Tem

Brad Westmoreland, Councilmember At-Large

Juan Mendoza, Councilmember District 1

David Bryant, Councilmember District 2

Kara McGregor, Councilmember District 3

Jeffrey Michelson, Councilmember District 4

Management Team:

Steve Lewis, City Manager

Julie Bowermon, Director of Human Resources

Connie Constancio, City Secretary

Travis Hughes, Director of Parks & Recreation

Randy Jenkins, Fire Chief

Mike Kamerlander, Economic Development Director

Sean Kelley, Public Works Director

Pam Larison, Director of Finance

Bobby Leos, Electric Superintendent

Victoria Maranan, Public Information Officer

Bertha Martinez, Director of Library Services

Ernest Pedraza, Chief of Police





City of Lockhart

2020-2021 Strategic Priorities

Prepared by:



City of Lockhart

Summary

On January 17 & 18, 2020 the City of Lockhart hosted two half-day planning sessions to develop goals and strategies for the next 2 years. Some of these goal areas were internal, whereas others were external. The following is the process used to reach the conclusions for the plan.

The process began with a preliminary phone meeting between the facilitator and Steve Lewis, City Manager, to go over key issues facing the City, understand the programs and projects underway through the community, and to prepare the agenda and format for the planning retreat.

The first portion of the strategic planning process began on Friday, January 17, 2020 with the City Manager and the City of Lockhart Management Team. The facilitator began by asking the Management Team participants what their expectations for discussion for the day were. She then conducted a group brainstorm exercise called Start/Stop/Continue that lists the things that need to begin happening, stop happening, and are mission-critical and must continue regardless of circumstances.

The facilitator then guided the Management Team through 2020-2021 goal and strategy development to recommend to the City Council the following day.

On Saturday, January 18, 2020, the City Council and City Manager convened to review, revise, and establish priorities related to the recommendations generated the day before by the Management Team. Prior to the review, the facilitator asked the City Council to list their expectations for discussion for the day.

The following are the results.

Management Team Expectations for the Day's Discussion Topics

- Holistic view of the City
- Understanding other departments better
- Council to continue to be open to new ideas
- As the city grows, facilities and staff must keep up
- Next comprehensive master plan
- Establish an IT 3-5-year plan to keep current
- Replace phone systems and phone equipment
- Discuss records storage
- What is there for teens and tweens to do?
- Need administrative assistance
- Public Information Officer – keep information on point, factual, and streamlining voice: sharing voice vs. many voices
- Law enforcement: recruitment and administrative assistance
- Stick to implementing plan
- Fire equipment replacement plan and funding
- Achieve “needs” so we can work on “wants” for the future
- Customer service needs additional staff – same staffing level as 1000 accounts ago
- Technology training needed in Library (provide for public)
- Additional Library storage needed
- Electric services study needed and replace needed items
- Salary and compensation study to begin soon – want council to support and fund the results of the study

City Council Expectations for the Day's Discussion Topics

- Improve work environment for staff
- Accomplish unfinished business from last strategic plan
- 142 & I-130 development
- Low-hanging fruit and larger longer-term goals
- Eliminate the red tape
- Look ahead to see what's next
- Balance citizen needs and staff needs
- Keep on track
- Prepare for quality growth
- Neighborhood beautification
- City Hall facilities
- Discuss hospital/after-hours clinic
- Hear staff recommendations

Start/Stop/Continue

The facilitator guided the Management Team through an exercise that challenged them to brainstorm things that the City really needed to begin doing, what they should stop doing that could be a waste of resources, and what must they continue doing, regardless of circumstances. Below are their responses. Note that there are no right or wrong items; these are merely individuals' opinions about the things that should and shouldn't change in Lockhart. Just because one person has a certain opinion on a topic, that does not imply anyone else shared that opinion.

Start

- Long-term street paving plan (paving/resurfacing)
- Electrical system study
- Formal grantsmanship program
- Records storage facility
- Digitize public works and utility records/maps
- Establish fee schedule for fire plan reviews and inspections
- Review development related fees
- Improve customer service at Police Department and Utilities Department by increasing administrative staff
- Start a Main Street Program
- New City facilities (abolish sewer smell)
- Consider a 4-day/10-hour work week option
- Annual review of facility maintenance, i.e. HVAC systems, etc.
- Make Parks Department into Parks and Recreation Department (start recreation program)
- Review and fund vehicle replacement fund
- Expand/improve airport facilities
- Figuring out how to generate more general fund revenues to pay for items on this “start” list

Stop

- Printing reports – use digital reports when we can
- The waste in Archives
- Excessive paperwork related to personnel (consider paper reduction techniques instead)
- Making new employees wait 6 months to take time off/sick days/etc (other cities do 3 months)
- Excessive engine idling of city vehicles
- Worrying about other departments and focus on making your own team better
- Picking up commercial recycling for free
- Hanging highway banners for free
- Circulating city council department head reports monthly (do quarterly instead)
- Workshop portion of council meetings unless needed (they run too long)
- Referencing the past as “we have always done it that way” (we can be more innovative)

Continue

- Effective communication with customers/website
- Planning for the future
- Maintaining hiring standards
- Improving community amenities finding external funding sources
- Succession planning and cross-training
- Staff meetings
- Learning new ways of doing things
- Employee longevity and retention efforts
- Good customer service
- Acknowledging staff accomplishments
- Great teamwork
- Parks improvements/parks master plan
- Efforts on wayfinding program
- Replacing aged power lines
- Planning and engineering for downtown paving and drainage improvements
- Providing utilities to areas of anticipated future growth and development
- Planning for future industrial parks
- Accreditation for Police and Fire Departments

Recommendations from Staff:

The following items were recommendations from staff to city council. Items that have a checkbox (R) had agreement of city council the following day. The one item with no checkbox was rolled to consideration for 2022.

- ☒ Create and adopt 5-7-year paving/resurfacing plan (roads and sidewalks)
- ☒ Lockhart Police Department to conduct Active Shooter training for all City staff and elected officials and review official safety procedures for council meetings
- ☒ Explore asking the county for grant writer assistance
- ☒ Establish fee schedule for fire plan reviews and inspections
- ☒ Considering increasing existing fees for applications and development fees
- ☒ Develop an Airport Business Plan
- ☒ Research options for additional records storage
- ☒ Transition staff department reports from monthly to quarterly
- ☒ Pursue agenda management process and software
- ☐ Streamline paper processes where possible/evaluate software options
 - Utility billing
 - Applications
 - Council, boards, commissions:
 - Packets
 - Minutes

Goal Development from City Council:

The following items were items identified by council to move forward on for 2020-2021:

- Establish a Hospital with an Emergency Room in town
- Sell church property
- Create resources via Lockhart EDC for proactive outreach to quality builders for additional housing
- Create a Youth Advisory Board to explore options around youth programs/activities
- Adopt a TIF (tax increment financing) policy prior to project being submitted
- Implement downtown drainage improvements
- Develop fiber down 142, 183, and the Central Business District
- Traffic safety improvements: turn lanes and traffic lights
- Consider submitting a multi-year street bond program to voters
- Begin TXDOT safety projects
- Promote a Neighborhood Watch Program
- Promote beautification projects through teamwork
- Clean up trash/enforcement
- Enhance lower income districts/beautification efforts

Progress Reporting

The following icons are used to document progress of the following goals and strategies:

	= Completed
	= On Target or In Progress
	= Not on Target

Goal 1: Economic Development / Planning

Strategies	2019-2020 Progress	2020-2021 Progress
1. Continue to partner with LISD and local youth organizations to encourage careers in local emergency services (Fire and Police)	 Partner with Boy Scouts to develop Police Explorer Program. Fire personnel attend and participate in LISD career days.	
2. Better collaborate with downtown stakeholders and both Chambers of Commerce		
3. Complete updating our development ordinances	 Revised Engineering Standards – presented to Council January 2020. Subdivision Regulations to follow.	

4. Consider development tools to facilitate attraction / recruitment to SH 130 corridor	 IEDC business park development study completed. Future consideration by LEDC.	
5. Bring utilities, assist assembling parcels, rezoning tracts along SH 130/142 and become shovel-ready	 Mostly done. Site development will facilitate the remainder.	
6. Pursue prospects and developers and create a BRE (business retention and expansion) program	 Hiring a second Economic Development practitioner.	
7. Start investing in more property for growth	 IEDC study.	
8. Explore next industrial park	 IEDC study.	
9. HOT (Hotel Occupancy Tax) Funds – board to develop and adopt new process to collect payments from B&Bs	 HOT Advisory Board created. Board training and funding processes under review.	
10. Adopt and implement the Economic Development Strategic Plan (currently underway by Garner Economics) by Q4 2020	 LEDC Board hired Garner Economics January 2020	
11. Robust LEDC website	 Underway with EDsuite contract.	
12. Create resources via Lockhart EDC for proactive outreach to quality builders for additional housing	<i>N/A Brand new/created in 2020</i>	

Strategies	2019-2020 Progress	2020-2021 Progress
13. Adopt a TIF (tax increment financing) policy prior to project being submitted	<i>N/A Brand new/created in 2020</i>	
14. Develop fiber down 142, 183, and the Central Business District	<i>N/A Brand new/created in 2020</i>	

Goal #1 KPIs / Metrics:

- ☒ Did we partner with LISD & other youth organizations to encourage emergency services careers?
- ☐ Did we collaborate with downtown stakeholders and both Chambers of Commerce?
- ☐ Did we completely update our development ordinances?
- ☐ Did we brainstorm development tools for SH-130 development?
- ☐ Did we bring utilities and assemble parcels along SH-130?
- ☐ Did we develop shovel-ready development sites?
- ☐ Did we market those sites to prospective investors?
- ☐ Did we develop plans for our next industrial park?
- ☐ Did we revamp the way HOT funds are structured?
- ☐ Did we develop and implement an Economic Development Strategic Plan?
- ☐ Did the Lockhart EDC revamp their website to better attract investment?
- # of quality home builders the Lockhart EDC proactively reached out to in 2020-2021? _____
- ☐ Did we adopt a new TIF policy?

of miles of new fiber optics laid in Lockhart in 2020-2021? _____

Goal 2: Quality of Life / Quality of Facilities

Strategies	2019-2020 Progress	2020-2021 Progress
1. Invest money to improve the appearance of our town (streets, parks, entry signs)	 Doubled street resurfacing funds in FY 20; Parks Master Plan projects.	
2. Conduct and implement a Space Study of City Buildings and facilities including City Hall	 Budget established for FY 20 Space Study. RFP under development.	
3. Improve the image of City facilities as needed and conduct cosmetic improvements in the meantime	 See No. 2 above.	
4. Update, renovate, and construct City facilities as needed, based on the space study. Realize that remodel of Central Fire Station is likely next.	 Electrical panel upgrade at the Water Treatment Plant; Budget established for FY 20 Space Study; Fire Station No. 2 completed.	
5. Implement the Parks Master Plan, improving the quality of life for the community. What is in Phase 2: splash pad, restroom renovations, dog park, picnic shelter upgrades, and tree planting initiatives	 Multiple Phase I projects underway.	
6. Conduct a citywide quality of life citizen survey and ask council to fund.	 Allocate funds in FY 20-21; assign project to PIO.	
7. Establish a Hospital with an Emergency Room in town	<i>N/A Brand new/created in 2020</i>	
8. Sell church property	<i>N/A Brand new/created in 2020</i>	
9. Create a Youth Advisory Board to explore options around youth programs/activities	<i>N/A Brand new/created in 2020</i>	
10. Implement downtown drainage improvements	<i>N/A Brand new/created in 2020</i>	

Strategies	2019-2020 Progress	2020-2021 Progress
11. Consider submitting a multi-year street bond program to voters	<i>N/A Brand new/created in 2020</i>	
12. Promote beautification projects through teamwork	<i>N/A Brand new/created in 2020</i>	
13. Clean up trash/enforcement citywide	<i>N/A Brand new/created in 2020</i>	
14. Enhance lower income districts with beautification efforts	<i>N/A Brand new/created in 2020</i>	

Goal #2 KPIs / Metrics:

\$ amount invested in streets in 2019? \$ _____

\$ amount invested in parks in 2019? \$ _____

\$ amount invested in gateway entry signs in 2019? \$ _____

\$ amount invested in streets in 2020? \$ _____

\$ amount invested in parks in 2020? \$ _____

\$ amount invested in gateway entry signs in 2020? \$ _____

Which facilities did we improve the image of? _____

☐ Did we implement elements of the Parks Master Plan?

☐ Did we secure quotes on a Space Study of City buildings including City Hall?

of City-owned buildings we renovated or retrofitted? _____

☐ Did we conduct a citywide quality of life citizen survey?

☐ Did we address levels of service based on the citizen responses we received?

☐ Did we address levels of satisfaction based on the citizen responses we received?

☐ Did we address areas for improvement based on the citizen responses we received?

☐ Did we court hospital providers?

☐ Did we sell the church property?

☐ Did we create a Youth Advisory Board?

☐ Did we implement downtown drainage improvements?

☐ Did we fully investigate issuing a street bond?

☐ Did we fully enforce trash clean up around town?

☐ Did we specifically target lower income neighborhoods for new beautification projects?

Goal 3: Staffing / Personnel

Strategies	2019-2020 Progress	2020-2021 Progress
1. Consider hiring additional personnel (engineer, IT, etc.)	 In FY 20, staffing levels were increased by 2 full-time and 1 part-time positions.	
2. Conduct a staffing study that includes evaluating efficiencies and compensation	 Classification and Compensation Study underway.	
3. Right size staffing levels city-wide based on study results	 No funding was allocated for such a study; discuss need/timing of study during FY 20-21 budget process.	
4. Consider starting salaries that compete with surrounding communities	 Classification and Compensation Study underway.	
5. Be consistent with staff development / policies / purchasing procedures	 Comprehensive Purchasing Policy under development (anticipated to be complete 1 st quarter of 2020). Revision of City Personnel Policy underway.	
6. Implement a staff development program (be consistent)	 House Bill 3834 mandated cybersecurity training for all employees with computer access and elected officials – cybersecurity training program underway.	

Strategies	2019-2020 Progress	2020-2021 Progress
7. Start developing / preparing current staff to take on leadership roles within the organization in the future. Work on succession planning: add Fire, add Electric, add Streets, and add Animal Control.	 Emphasis on leadership training for police personnel, cross training of job duties underway in Finance Department.	
8. Recruit and attract more bi-lingual staff	 No funding was allocated to recruit bi-lingual staff; explore possible options during FY 20-21 budget process and the classification and compensation study.	
9. Customer service / experience excellence training for the Utility and Planning Development teams	 Training budgeted item in FY 20 for Utility Customer Services staff.	

Goal #3 KPIs / Metrics:

of new positions in 2019? _____

☐ # of new positions in 2020 and 2021? _____☐ Did we perform a staffing efficiency/compensation study?☐ Did we right-size our salaries based on that study by the end of 2020?☐ Did we develop new consistent policies and procedures regarding professional development of staff?☐ Did we develop new consistent policies and procedures regarding purchasing/procurement?☐ Did we create and implement a new staff development program to ensure everyone has training opportunities?☐ Did we begin grooming current staff for future leadership roles?☐ How many staff do we have on a leadership track by the end of 2020?

of new employees added in 2019 through 2021 who are bilingual? _____

☐ Did we deliver Customer Experience Excellence training to every City employee?

Goal 4: Procedures / IT Management and Services

Strategies	2019-2020 Progress	2020-2021 Progress
1. Improve technology / create specific strategies to have better IT support based on Assessment results	 New outside IT management team hired; Strategic plan for current and emerging issues (cyber) near completion.	
2. Upgrade all technology-related issues as recommended – desktops, servers, software, equipment, and peripherals. \$100K will pay for equipment, \$20K is licensing agreement costs.	 City-wide replacement of desktops with current operating systems complete; new servers in current fiscal year.	
3. Create a 5-year rolling IT equipment replacement plan	 See above notes 1 and 2.	
4. Provide superior service by keeping technology up to date and being able to communicate with the public (keep an open line of communication through website.) Purchase next modules: INCODE	 New PIO hired. Increased social media updates. INCODE permits and inspections software module implemented to track permit and inspections progress; online access to permit applications and tracking underway.	
5. Upgrade the server system	 Desktop operating systems upgrade 100% complete. Server upgrades in progress.	
6. Streamline technology hardware, software processes within the City, based on Assessment recommendations	 Ongoing and FY 20-21.	

Strategies	2019-2020 Progress	2020-2021 Progress
7. Upgrade all equipment and software and be trained on specific software to be used to maximum potential and determine which staff will require which trainings.	 Current year 2020 departmental goal.	
8. Explore implementing downtown Wi-Fi	 To be addressed in 2020 or 2021. Explore options with the Downtown Business Association and both Chambers of Commerce.	

Goal #4 KPIs / Metrics:

- ☐ Did we secure top quality technology support across all departments by the end of 2020?
- ☐ Did we upgrade our desktop computers?
- % of employees who received upgraded computers by the end of 2020 (from 2018 numbers)? _____
- ☐ Did we upgrade our servers?
- ☐ Did we upgrade our computer software, subscriptions, and licenses?
- ☐ Did we upgrade our peripherals?
- ☐ Did we upgrade our other technology equipment?
- ☐ Did we establish an IT policy for updates and replacements that will keep us up-to-date from now through the future?
- ☐ Did we upgrade our City server system?
- ☐ Did we streamline our City technology processes?
- ☐ Did we secure training for staff to use all new equipment properly and efficiently?
- ☐ Did we investigate implementing WiFi throughout Downtown Lockhart?

Goal 5: Public Safety

Strategies	2019-2020 Progress	2020-2021 Progress
1. Provide quality public safety to all citizens of Lockhart		
a. Develop a specific Retention Strategy first	 City-wide classification and compensation study underway. Fire: Council approved 7% salary adjustment in FY 19-20. Police: all officers to attend leadership training, host ceremonial recognition events, retention strategy under development.	
b. Continue to implement hiring strategies we developed such as Fire and Police.	 Fire: Use of recruitment video; developing recruitment flyer for use with LISD and the public; career day with Lockhart High School students; Fire Chief to serve on LISD Career and Technical Education Advisory Committee. Police: In 2019, Lockhart Police Officers visited with police cadets attending the AACOG Academy and made presentations to 2 classes of prospective candidates. In 1 st quarter of 2020, LPD will make presentations to the CAPCOG Academy currently in progress.	

Strategies	2019-2020 Progress	2020-2021 Progress
c. Long-term public safety facility planning for Station #1.	 Completed Fire Station No. 2. Analysis and cost estimate to remodel and upgrade Fire Station No. 1 underway.	
d. Develop an equipment replacement schedule. Seek funding for existing equipment (fire apparatus and patrol cars) replacements.	 Developed an ambulance replacement schedule with Caldwell County and Seton. Upgrades to two-way radios (portables and mobiles) underway.	
e. Continue to ensure use of best practices / standards (research best practices, then implement)	 Fire: Fire Department is preparing an emergency management tabletop exercise for City staff. Police: Upgraded Police Officer body-worn cameras to 3 rd generation models.	
f. Evaluate Accreditation opportunities	 Fire: Reviewing the Texas Fire Chief's Association (TFCA) accreditation process before formal enrollment. Police: Currently reviewing the 166 Texas Law Enforcement Best Practices. Will submit for recognition in the 3 rd quarter of 2020.	

Strategies	2019-2020 Progress	2020-2021 Progress
g. Traffic safety improvements: turn lanes and traffic lights	<i>N/A Brand new/created in 2020</i>	
h. Begin TXDOT safety projects	<i>N/A Brand new/created in 2020</i>	
i. Promote a Neighborhood Watch Program	<i>N/A Brand new/created in 2020</i>	

Goal #5 KPIs / Metrics:

of new law enforcement officers hired in 2019? _____

of new law enforcement officers hired in 2020? _____

of new law enforcement officers hired in 2021? _____

% law enforcement officers retained? _____ %

of new firefighters hired in 2019? _____

of new firefighters hired in 2020? _____

of new firefighters hired in 2021? _____

% firefighters retained? _____ %

☐ Did we develop a long-term public safety facilities plan?☐ Did we develop a public safety equipment replacement schedule?☐ Did we implement that new replacement schedule?☐ Did we research and record best practices across the country regarding public safety policy?☐ Did we make any modifications to our public safety policies based on that research?☐ Did we explore and evaluate Accreditation opportunities?☐ Did we implement new turn lane and traffic light improvements in 2020-2021?☐ Did we begin the TXDOT safety projects?☐ Did we proactively promote a Neighborhood Watch Program for Lockhart?

Conclusion

At the end of the planning retreat, the facilitator reminded all the participants that these goals would only be achieved if they held true to their commitments today to implement these specific strategies and tactics.

She reminded them that they are one team working toward one vision. The city council and management team agreed to use this document regularly throughout 2020 and 2021 to track progress and measure accomplishments.



City of Lockhart

2019-2020 Strategic Priorities

Prepared by:



City of Lockhart

Summary

On February 1 & 2, 2019 the City of Lockhart hosted two half-day planning sessions to develop goals and strategies for the next 2 years. Some of these goal areas were internal, whereas others were external. The following is the process used to reach the conclusions for the plan.

The process began with a preliminary phone meeting between the facilitator and Steve Lewis, City Manager, to go over key issues facing the City, understand the programs and projects underway through the community, and to prepare the agenda and format for the planning retreat.

The first portion of the strategic planning process began on Friday, February 1, 2019 with the City Manager and the City of Lockhart Management Team. The facilitator began by asking the Management Team participants what their expectations for discussion for the day were. She then took the team through a SWOT (Strengths, Weaknesses, Opportunities, & Threats) Analysis. The next group exercise was a brainstorm called Start/Stop/Continue that lists the things that need to begin happening, stop happening, and are mission-critical and must continue regardless of circumstances.

The facilitator then guided the Management Team through 2019-2020 goal and strategy development to recommend to the City Council the following day.

On Saturday, February 2, 2019, the City Council and City Manager convened to review, revise, and establish priorities related to the recommendations generated the day before by the Management Team. Prior to the review, the facilitator asked the City Council to list their expectations for discussion for the day.

The following are the results.

Management Team Expectations for the Day's Discussion Topics

- That City Council will take what we say seriously
- Consider all staff in decisions
- Hear each other's goals
- Live by the plans we create / develop
- That Council develop goals / priorities based on sound data / research
- Focus
- Consider quality of life as over-arching goal
- Discuss business attraction vs. recruitment
- Being prepared for growth
- Facilities improvements
- Facilities maintenance
- How do we give back to those who need extra help?
- Smart land use practices
- Discuss Tourists/Tourism – what is there for kids to do while in town visiting family?

City Council Expectations for the Day's Discussion Topics

- Capitalize on Tourism
- Discuss Wi-Fi
- Capitalize on BBQ Capital of Texas
- Cleaning up of unsightly properties (residential)
- Work in unity today
- Serve our community
- Focus
- To discuss Economic Development targeting technology jobs
- Industrial Park is full – now what?
- Cleaning up of City properties / facilities
- Actually implement our goals
- Discuss the direction of Economic Development
- Think bigger / think change / embrace change
- Develop our identity
- Attractive gateway signage
- Employee wages
- Technology infrastructure

SWOT Analysis

The facilitator guided the participants through an analysis of their current Strengths, the current Weaknesses or Challenges they are facing, Opportunities that may come their way in the future, and Threats that are possible to occur in the future. Note that there are no right or wrong answers here and no implication of likelihood. This is simply a brainstorm of the opinions of the participants to get them thinking about goals in the next portion. The Management Team listed their responses first, then the City Council added additional items the following day.

Strengths

- Historic district
- County seat
- BBQ Capital of Texas
- Location to highways
- Tourism
- Small town (family-oriented)
- Growing – room for more
- Desire to manage growth
- Good development process
- Proximity to Austin
- Comparable housing prices
- Existing capacity of utilities
- Easy mobility
- Economic Development Sales tax
- Clark Library
- Baker Theatre
- Ease of developing land (flat)
- Employees who experience long tenure
- Volunteers
- CTR (Chisholm Trail Roundup) & other local events
- Community support
- Recognizable court house
- Movies / film production (TFC)
- Long-term water planning
- High-level financial planning
- Competitive building / development fees
- “Real” city with well-managed growth
- New energy
- Proximity to large cities / airport
- New residents – new ideas – changing priorities
- Diversity
- First Friday Downtown Event

Weaknesses / Challenges

- Incentives – Economic Development lack of use
- Technology – aging equipment and software
- Infrastructure
- Facilities – condition / maintenance
- Competitive salaries within region
- Training opportunities
 - Professional development
 - Budget
- Closed minds – have always done it this way
- Tourism
- Managing growth
- Need for succession planning
- Public perception influencing job applicant pool
- Weak tax base
- Limited in-town post-secondary educational opportunities
- Lack of retail
- Lack of entertainment (kids)
- Limited grocery options
- City-owned property
- College
- Venue / convention center
- Lack of hotels
- Entryways to community
- Not using TIF financing
- Emerging downtown organization
- How to effectively support increasing, ever-growing number of festivals
 - Create packages for vendors and festivals
- No city recreation programs
- In-kind services
- Very limited public transportation services
- Outdated web information
- Poor communication with citizens

Opportunities

- Expand airport (hangars)
 - Install AWOS (Automated Weather Observing System)
- Improve working conditions of employees
- Proximity to Austin
- Implement first phase of parks master plan
- SH-130 has great properties but not city-owned property
- Undeveloped lots on Square and north / northwest of Square
- Long-tenured elected leadership
- Increase community involvement
- To develop positive relationship with County, School, and organizations
- Quality economic growth
- Franchise recreational or entertainment venues (theaters, bowling, outlets, concerts, water parks)
- Community college campus
- Increased communication needed with ISD for school planning, infrastructure, etc.
- Expand walking / biking opportunities for exercise and community involvement
- Lockhart Springs (natural spring)
- Lockhart State Park transfer to City
- Potential residential development around golf course
- Development within historic district
- School district growth
- Housing growth
- Business growth
- St. Paul Church and other redevelopment opportunities
- Hospital / medical facilities
- Public bathrooms downtown
- Develop Industrial Park
- More involvement with San Marcos Greater Partnership
- Partnership with Austin Chamber
- EDC \$ will go further today than in 2 years (spec buildings, parking)

Threats

- Economic recession
- Voter turnout
- Government shutdown
- Citizen input
- Natural disaster
- Leadership in government
- Lack of economic development direction
- Competition from other cities
- Lack of resources
- Building maintenance
- Technology – cyber security
- Surging population
- Infrastructure improvement
- Maintaining reputation
- Planning without follow through
- Lack of educated workforce – skilled labor
- Crime
- Lack of workforce – people
- Retention and hiring
- Youth retention
- School quality
- Lack of industry
- Lack of racial unity
- Micro-managing
- Other utilities providers
- Homeless services – transportation
- Types of future growth

Start/Stop/Continue

The facilitator guided the Management Team through an exercise that challenged them to brainstorm things that the City really needed to begin doing, what they should stop doing that could be a waste of resources, and what must they continue doing, regardless of circumstances. Below are their responses. Note that there are no right or wrong items; these are merely individuals' opinions about the things that should and shouldn't change in Lockhart. Just because one person has a certain opinion on a topic, that does not imply anyone else shared that opinion.

Start

- Space allocation study
- Renovate City buildings – construct
- Downtown bathrooms
- Improve salaries – salary survey
- Staff development program / policies / procedures
- Consistency in purchasing
 - Revamp purchasing policy
- Replacing capital equipment / vehicles – vehicle fund
- Mandatory single stream recycling
- IT department, in-house City Engineer
- New technology in terms of equipment, network, server, software
- Re-assess who is in charge of downtown redevelopment
 - Name which entity (or entities) funds downtown redevelopment initiatives
 - Name which entity (or entities) manages downtown redevelopment initiatives
- 2020 Comprehensive Master Plan Update that includes a future land use plan and map

Stop

- In-house utility billing (consider outsourcing)
- Outsourcing IT (consider bringing in-house)
- Repetitive useless paperwork (paperwork/policies must be updated and streamlined)
- Increasing overtime in fire and police (hire more to fix this issue)
- Using outdated equipment
- Hand -picking collections of recycled goods (business pick up)
- Laying asphalt driveway approaches for “free”
- Demolition of condemned houses – stop doing in-house (needs to be outsourced)

Continue

- Meeting with County, City, School, Chamber, EDC
- Implementing 2020 Plan and Updates
- Attracting businesses – growth
- Providing superior service
- Redeveloping Downtown
- Implement Parks Master Plan
- Being a great place to work
- Public investments along SH-130
- Supporting festivals / movie projects
- Financial planning
- Embracing tourism

Goal 1: Economic Development / Planning

Strategies
1. Partner with LISD and local youth organizations to encourage careers in local emergency services (Fire and Police)
2. Reassess who is in charge of managing and funding downtown development and tourism
3. Attract a post-secondary education campus / facility
4. Complete updating our development ordinances
5. Consider development tools to facilitate attraction / recruitment to SH 130 corridor
6. Bring utilities, assist assembling parcels, rezoning tracts along SH 130
a) Shovel ready
b) Pursue prospects
7. Start investing in more property for growth
8. Explore next industrial park
9. HOT (Hotel Occupancy Tax) Funds – revamp structure
10. Economic Development Strategic Plan
11. Robust LEDC website

Goal #1 KPIs / Metrics:

- ☐ Did we partner with LISD & other youth organizations to encourage emergency services careers?
- ☐ Did we reassess downtown development and tourism initiatives and who leads each?
- ☐ Did we initiate efforts to attract a post-secondary educational institution or facility to Lockhart?
- ☐ Did we completely update our development ordinances?
- ☐ Did we brainstorm development tools for SH-130 development?
- ☐ Did we bring utilities and assemble parcels along SH-130?
- ☐ Did we develop shovel-ready development sites?
- ☐ Did we market those sites to prospective investors?
- ☐ Did we develop plans for our next industrial park?
- ☐ Did we revamp the way HOT funds are structured?
- ☐ Did we develop and implement an Economic Development Strategic Plan?
- ☐ Did the Lockhart EDC revamp their website to better attract investment?

Goal 2: Quality of Life / Quality of Facilities

Strategies
1. Invest money to improve the appearance of our town (streets, parks, entry signs)
2. Conduct a Space Study of City Buildings and facilities including City Hall
3. Improve the image of City facilities as needed
4. Update, renovate, and construct City facilities as needed
5. Implement the Parks Master Plan, improving the quality of life for community
6. Conduct a citywide quality of life citizen survey

Goal #2 KPIs / Metrics:

\$ amount invested in streets in 2019 and 2020? \$ _____

\$ amount invested in parks in 2019 and 2020? \$ _____

\$ amount invested in gateway entry signs in 2019 and 2020? \$ _____

of City facilities we improved the appearance of? _____

☐ Which facilities did we improve the image of?

☐ Did we implement elements of the Parks Master Plan?

☐ Did we secure quotes on a Space Study of City buildings including City Hall?

☐ How many City-owned buildings did we renovate or retrofit?

☐ Did we conduct a citywide quality of life citizen survey?

☐ Did we address levels of service based on the citizen responses we received?

☐ Did we address levels of satisfaction based on the citizen responses we received?

☐ Did we address areas for improvement based on the citizen responses we received?

Goal 3: Staffing / Personnel

Strategies
1. Consider hiring additional personnel (engineer, IT, etc.)
2. Conduct a staffing study that includes evaluating efficiencies and compensations
3. Right size staffing levels city-wide based on study results
3. Consider starting salaries that compete with surrounding communities
4. Be consistent with staff development / policies / purchasing procedures
5. Implement a staff development program (be consistent)
6. Start developing / preparing current staff to take on leadership roles within the organization in the future
7. Bi-lingual staff
8. Customer service / experience excellence training

Goal #3 KPIs / Metrics:

of new positions in 2019 and 2020? _____

- ☐ Did we perform a staffing efficiency/compensation study?
- ☐ Did we right-size our salaries based on that study by the end of 2020?
- ☐ Did we develop new consistent policies and procedures regarding professional development of staff?
- ☐ Did we develop new consistent policies and procedures regarding purchasing/procurement?
- ☐ Did we create and implement a new staff development program to ensure everyone has training opportunities?
- ☐ Did we begin grooming current staff for future leadership roles?
- ☐ How many staff do we have on a leadership track by the end of 2020?

of new employees added in 2019 and 2020 who are bilingual? _____

- ☐ Did we deliver Customer Experience Excellence training to every City employee?

Goal 4: Procedures / IT / Software and Hardware

Strategies
1. Conduct a Technology Assessment that yields specific recommendations
2. Improve technology / create specific strategies to have better IT support based on Assessment results
3. Upgrade all technology-related issues as recommended – desktops, servers, software, equipment, and peripherals
4. Start replacing old equipment
5. Provide superior service by keeping technology up to date and being able to communicate with the public (keep an open line of communication through website)
6. Carefully weigh all the pros and cons of considering bringing IT in-house
7. Upgrade the operating system
8. Streamline technology hardware, software processes within the City, based on Assessment recommendations
9. Upgrade all equipment and software and be trained on specific software to be used to maximum potential
10. Explore implementing downtown Wi-Fi

Goal #4 KPIs / Metrics:

- ☐ Did we conduct a Technology Assessment?
- ☐ Did we secure top quality technology support across all departments by the end of 2020?
- ☐ Did we upgrade our desktop computers?
- % of employees who received upgraded computers by the end of 2020 (from 2018 numbers)? _____
- ☐ Did we upgrade our servers?
- ☐ Did we upgrade our computer software, subscriptions, and licenses?
- ☐ Did we upgrade our peripherals?
- ☐ Did we upgrade our other technology equipment?
- ☐ Did we establish an IT policy for updates and replacements that will keep us up-to-date from now through the future?
- ☐ Did we carefully weigh all the pros and cons of keeping IT outsourced vs. bringing it in-house?
- ☐ Did we upgrade our City operating system?
- ☐ Did we streamline our City technology processes?
- ☐ Did we secure training for staff to use all new equipment properly and efficiently?
- ☐ Did we investigate implementing WiFi throughout Downtown Lockhart?

Goal 5: Public Safety

Strategies
1. Provide quality public safety to all citizens of Lockhart
a) Develop a specific Retention Strategy first
b) Develop a specific Hiring Strategy
c) Long-term public safety facility planning
d) Develop an equipment replacement schedule
e) Ensure use of best practices / standards (research best practices, then implement)
f) Evaluate Accreditation opportunities

Goal #5 KPIs / Metrics:

of new law enforcement officers hired in 2019?

of new law enforcement officers hired in 2020?

% law enforcement officers retained?

of new firefighters hired in 2019?

of new firefighters hired in 2020?

% firefighters retained?

☐ Did we develop a long-term public safety facilities plan?

☐ Did we develop a public safety equipment replacement schedule?

☐ Did we implement that new replacement schedule?

☐ Did we research and record best practices across the country regarding public safety policy?

☐ Did we make any modifications to our public safety policies based on that research?

☐ Did we explore and evaluate Accreditation opportunities?

Conclusion

At the end of the planning retreat, the facilitator reminded all the participants that these goals would only be achieved if they held true to their commitments today to implement these specific strategies and tactics.

She reminded them that they are one team working toward one vision. The participants agreed to use this document regularly throughout 2019 and 2020 to track progress and measure accomplishments.

CITY COUNCIL FY 18-19 GOALS (FINAL COMBINED)

PRIORITY ORDER

COUNCILMEMBER	PRIORITY	FY 18-19 GOALS
CASTILLO	1	Infrastructure Improvements: streets
GONZALES-SANCHEZ	1	Hire A City Manager
MCGREGOR	1	Economic development, creating and retaining jobs, grocery campaign.
MENDOZA	1	Pay Raise City Employees.
MICHELSON	1	Public relations position/ get the word out about Lockhart (promoting)
WESTMORELAND	1	Infrastructure Improvements: streets
WHITE	1	Economic development, creating and retaining jobs, grocery campaign.
CASTILLO	2	Economic development, creating and retaining jobs, grocery campaign.
GONZALES-SANCHEZ	2	All Department Heads to Budget Salary Increases for all City Employees.
MCGREGOR	2	Work with LISD to establish a community recreation center at the Adams Gym, per under Parks
MENDOZA	2	Economic development, creating and retaining jobs, grocery campaign.
MICHELSON	2	Signage in Lockhart (highway, downtown, and toll) / Wayfinding, branding,,,))
WESTMORELAND	2	Signage in Lockhart (highway, downtown, and toll) / Wayfinding, branding,,,))
WHITE	2	Public relations position
CASTILLO	3	Continued police community committee involvement, neighborhood watch, gang awareness
GONZALES-SANCHEZ	3	Infrastructure: Continue City Infrastructure: Drainage, Street Repairs, Completion of Curbing, Brighter Lighting in Neighborhoods
MCGREGOR	3	Prepare Fire Station #3 (so we can have existing station remodeled)
MENDOZA	3	Continued police community committee involvement, neighborhood watch, gang awareness
MICHELSON	3	Prepare Fire Station #3 (so we can have existing station remodeled)
WESTMORELAND	3	More enforcement of codes directed at unsightly properties
WHITE	3	Wayfinding, branding, develop new entry sign and city markers
CASTILLO	4	City Facilities: Maintenance and repairs Economic Development: Recruit more businesses especially retail and continue efforts; contact existing and vacant building owners to see if they are willing to work with the City of Lockhart to bring retail businesses and specialty shops, as well as industrial. Purchase buildings and land when on the market for possible new businesses for the city.
GONZALES-SANCHEZ	4	Public relations position work with social media/ get the word out about Lockhart
MCGREGOR	4	City Facilities: Maintenance and repairs
MENDOZA	4	

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CITY COUNCIL FY 18-19 GOALS (FINAL COMBINED)

PRIORITY ORDER

COUNCILMEMBER	PRIORITY	FY 18-19 GOALS
MICHELSON	4	Refurbish City Hall inside (making it more inviting)
WESTMORELAND	4	Move forward with St Paul property project
WHITE	4	Park improvements- consider medium to long range plan for Town Branch development
CASTILLO	5	Affordable housing
		Police Task Force: Budget extra funds for a Police Task Force, a Narcotics Officer and a Mental Health Officer to address any drug and gang related problems and mental issues our city is being faced not only on the East side of our city but citywide. Budget for updated training for our police officers. There is a lot of training that is free but a lot additional money for registration fees and course material.
GONZALES-SANCHEZ	5	
MCGREGOR	5	Free public wifi on the square
MENDOZA	5	Parks improvements
MICHELSON	5	Continued police community committee involvement, neighborhood watch, gang awareness
WESTMORELAND	5	Angled parking downtown: N Main and N Commerce Sts(change during downtown drainage project)
WHITE	5	Continued police community committee involvement, neighborhood watch, gang awareness
CASTILLO	6	Wellness for employees

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CITY COUNCIL FY 18-19 GOALS

Category Order and Comments by City Manager

Council agreed at February 13 meeting that each Councilmember will submit at least 5 category goals in priority order to the City Manager to be considered by Council at first meeting in March, 2018

CM INITIALS	PRIORITY #	GOALS IDENTIFIED BY COUNCIL FOR FY 18-19: SORTED BY CATEGORY FINAL LIST BY COUNCIL PRIORITIZED BY CATEGORY: SUBMIT TO CITY MGR BY MARCH 1 PLEASE	SUGGESTED FUNDING SOURCE BY COUNCILMEMBER	SORTED BY CATEGORY
		Improve communication between City and Chamber of Commerce	In-House	Chamber
		City Facilities	GF	City Bldgs
		Refurbish City Hall inside (making it more inviting)	Gen Fund	City Bldgs
		Prepare Fire Station 3 (so we can have main station remodeled)	Gen Fund	City Bldgs
		Hire A City Manager. Hire a City Manager that is Well Rounded and Experienced and Will Help our City to Continue to Grow for the right and positive reasons. To hire a City Manager that will allow our Department Heads to Grow and Improve Our Departments with their recommended suggestions not only from our department heads but from our employees. Working Smarter not Harder.	GF	City Manager
		More code enforcement of codes directed at unsightly properties	In-House	Code Enforc
		Continue demo of unsafe structures and pursue liens aggressively	GF	Code Enforc
		Convention Center. Our city is growing and there are too many events, programs and conferences that are going to other surrounding areas to have these events and those surrounding area businesses are benefitting and money is being spent in those areas instead on money being spent in our city. Granted, we do have meeting facilities in our city but these meeting facilities do not accomodate the number of people for the above events that have been mentioned.	GF	Convention Center
		Downtown improvements-lighting, pedestrian safety, south plaza idea? Sculpture? Sidewalk mosaics?	GF	Downtown
		Economic development, creating and retaining jobs, grocery campaign	general fund, LEDC	Econo Devl
		Economic Development	GF	Econo Devl
		Expand economic development (by helping to spread the word & being more involved)	Gen Fund	Econo Devl
		Economic Development: Recruit more businesses especailly retail and continue efforts; contact existing and vacant building owners to see if they are willing to work with the City of Lockhart to bring retail businesses and speciality shops, as well as industrial. Purchase buildings and land when on the market for possible new businesses for the city. Art Galleries and Music Venues have increased within our downtown area and though many many not appreciate these type of business and or venues, it is good for our downtown and its livelihood. Let's work on getting more of the speciality shops and boutiques in or around the sqare.	GF	Econo Devl
		Pay raise across the board	GF	Employees
		All Department Heads to Budget Salary Increases for all City Employees.	GF	Employees
		Wellness for employees	GF	Employees
		Employee: Possible additional Employee Holiday Time Off-Alternating System. Even though this has been discussed and the reasons for why it cannot be done, I would like to see a time off altenating system, especailly during the holidays. I did appreciate that the city employees were allowed to stay home during our icy, sleet and snow days. The safety of our employees is very important.	GF	Employees
		Subdivision developemnt to attract more businesses to Lockhart. Increase the number of homes, apartments, housing. Our city is growing with new citizens wanting to make Lockhart their home but due to the number of housing available, they wait and or possibly lose interest.	GF	Housing
		Infrastructure	GF	Infrastructure
		Infrastructure improvement- uncurbed streets, street rehab	GF	Infrastructure
		Improve Streets (repairs)	In-House	Infrastructure

CM INITIALS	PRIORITY #	GOALS IDENTIFIED BY COUNCIL FOR FY 18-19: SORTED BY CATEGORY FINAL LIST BY COUNCIL PRIORITIZED BY CATEGORY: SUBMIT TO CITY MGR BY MARCH 1 PLEASE	SUGGESTED FUNDING SOURCE BY COUNCILMEMBER	SORTED BY CATEGORY
		Infrastructure: Continue City Infrastructure: Drainage, Street Repairs, Completion of Curbing, Brighter Lighting in Neighborhoods	GF	Infrastructure
		Angled parking for N Main and N Commerce Streets (change during downtown project)	In-House	Parking Downtown
		Parking around and surrounding the square. Issues with larger vehicles parked in areas that are narrow and that make it hard to see oncoming traffic. Our city is growing and we have been very fortunate with our parking however, it is a concern especially when you have the bigger and wider trucks that are parked in an area that is for a moderate size car. It becomes a hazard and a blind spot when trying to reverse out of the parking space and a blind spot for any and all pedestrians.	GF	Parking Downtown
		Continue to work on City Park improvements	Gen Fund	Parks
		Revive all City parks	Grants	Parks
		Work with USD to establish a community recreation center at Adams Gym, perhaps under Parks (PUBLIC HEALTH/PARKS)	General Fund/Parks & Rec	Parks
		Add 3 positions to the Parks Department, to help facilitate other improvements (PARKS)	General Fund/Parks & Rec	Parks
		Park improvements - consider medium to long range Town branch development	GF	Parks
		Develop a dog park as part of the Stueve Lane Monte Vista Tract (PARKS/ANIMAL SHELTER/PUBLIC HEALTH)	General Fund/Parks & Rec	Parks
		Parks Improvements: Purchase and update the park equipment to provide safe and fun filled parks for all to use.	GF	Parks
		Start Planning for 2040 plan	GF	Planning
		Police	GF	Police
		Continued Police Community committee involvement, neighborhood watch, gang awareness	GF	Police
		Work with Police Department to bring back drug enforcement program	Gen Fund	Police
		Get back to Neighborhood Townhall Meetings	GF	Police
		Police Task Force: Budget extra funds for a Police Task Force, a Narcotics Officer and a Mental Health Officer to address any drug and gang related problems and mental issues our city is being faced not only on the East side of our city but citywide. Budget for updated training for our police officers. There is a lot of training that is free but a lot of additional money for registration fees and course material. I am grateful that the Police Department did invest in our Drug Dog and is being utilized by the school as well.	GF	Police
		High School cadet programs for police, fire, EMS	GF	Police/Fire
		Public relations position to deal with social media	GF	Public Relations
		Get the word out about Lockhart (promoting, hiring a Public Relations person)	Gen Fund	Public Relations
		Sidewalk repair and expansion	GF	Sidewalks
		Signage in Lockhart (highway, downtown, and toll road)	Gen Fund	Signage
		Wayfinding, branding - develop new entry sign and city property markers	GF	Signage
		Move Forward with St Paul property project	In-House	St Paul Gift
		Develop an oral history project to support a future "Walking Tour" app for Lockhart (ECONOMIC DEV/DOWNTOWN)	General Fund/Fundraising	Tourism
		More Events to Attract Tourism in Lockhart and Include Way Finding Signage (Hotels and Restaurants). Added events, especially the events that are free to the public do very well for the city as well as for the businesses and tourism. I welcome new events to the city but need to be selective in the events that we do host.	GF	Tourism
		Create a Good Neighbor program (Lockhart Utility Customers can add an additional amount to utility bill to help others)	GF	Utility Customers

CM INITIALS	PRIORITY #	GOALS IDENTIFIED BY COUNCIL FOR FY 18-19: SORTED BY CATEGORY	SUGGESTED FUNDING SOURCE BY COUNCILMEMBER	SORTED BY CATEGORY
		FINAL LIST BY COUNCIL PRIORITIZED BY CATEGORY: SUBMIT TO CITY MGR BY MARCH 1 PLEASE		
		Access to Municipal Court for Utility Payments	In-House	Utility Customers
		Free public wifi on the square as part of the redevelopment on the North side (ECONOMIC DEV/DOWNTOWN)	CAPCOG Grant?	Wifi
		Free public wifi on the square as part of the redevelopment on the North side	GF	Wifi

CM INITIALS	PRIORITY #	GOALS IDENTIFIED BY COUNCIL FOR FY 18-19: SORTED BY CATEGORY	SUGGESTED FUNDING SOURCE BY COUNCILMEMBER	SORTED BY CATEGORY	CITY MANAGER COMMENTS
BW	7	Improve communication between City and Chamber of Commerce	In-House	Chamber	City Staff works together with Chambers on all their events by being a co-sponsor with many in-kind services. Robert Tobias attends their meetings and periodically makes presentations about Economic Development issues.
JC	4	City Facilities	GF	City Bldgs	Budget for roofs and major repairs
JEFF M	5	Refurbish City Hall inside (making it more inviting)	Gen Fund	City Bldgs	Working on it; repairs to ceiling in progress, restrooms to be refurbished and replace signage with more informative directions.
JEFF M	7	Prepare Fire Station 3 (so we can have main station remodeled)	Gen Fund	City Bldgs	New plans will be prepared working with new Chief who has different ideas than the previous Chief
AGS	1	Hire A City Manager. Hire a City Manager that is Well Rounded and Experienced and Will Help our City to Continue to Grow for the right and positive reasons. To hire a City Manager that will allow our Department Heads to Grow and Improve Our Departments with their recommended suggestions not only from our department heads but from our employees. Working Smarter not Harder.	GF	City Manager	I concur. The current City Mgr has rode back of garbage trucks, climbed electrical poles, worked water/sewer/asphalt/concrete projects, and has been a utility collections clerk, and during these experiences learned the value of suggestions for change that comes from employees in such positions. All department heads/supervisors are encouraged to listen to employees who have constructive ideas that would benefit in performing assigned tasks. City Mgr has also learned there are employees who keep there hands in their pockets and talk while everyone else is working and these are the same ones who are often found to be dishonest in their paperwork, sleep on the job, and have a poor attendance record.
BW	1	More code enforcement of codes directed at unsightly properties	In-House	Code Enforc	Will continue to address as complaints come in and as found during investigation outings.
LW	8	Continue demo of unsafe structures and pursue liens aggressively	GF	Code Enforc	Will continue to address and City Attorney exploring process to recover demolition costs
AGS	11	Convention Center. Our city is growing and there are too many events, programs and conferences that are going to other surrounding areas to have these events and those surrounding area businesses are benefitting and money is being spent in those areas instead on money being spent in our city. Granted, we do have meeting facilities in our city but these meeting facilities do not accommodate the number of people for the above events that have been mentioned.	GF	Convention Center	HOT funds and/or Bond Issue. Maintenance funds will be a minimum of \$150,000 annually not including director's salary, utilities, and insurance.
LW	9	Downtown improvements-lighting, pedestrian safety, south plaza idea? Sculpture? Sidewalk mosaics?	GF	Downtown	CAPCOG/CO project will address
LW	1	Economic development, creating and retaining jobs, grocery campaign	general fund, LEDC	Econo Devl	Robert Tobias working with several companies now
JC	2	Economic Development	GF	Econo Devl	See above

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CM INITIALS	PRIORITY #	GOALS IDENTIFIED BY COUNCIL FOR FY 18-19: SORTED BY CATEGORY	SUGGESTED FUNDING SOURCE BY COUNCILMEMBER	SORTED BY CATEGORY	CITY MANAGER COMMENTS
JEFF M	3	Expand economic development (by helping to spread the word & being more involved)	Gen Fund	Econo Devl	Robert Tobias is involved with the San Marcos Partnership, local chambers, and with downtown businesses on a regular basis. Leads from the Governor's office and the Austin Chamber are also pursued as applicable.
AGS	4	Economic Development: Recruit more businesses especially retail and continue efforts; contact existing and vacant building owners to see if they are willing to work with the City of Lockhart to bring retail businesses and specialty shops, as well as industrial. Purchase buildings and land when on the market for possible new businesses for the city. Art Galleries and Music Venues have increased within our downtown area and though many not appreciate these type of business and or venues, it is good for our downtown and its livelihood. Let's work on getting more of the specialty shops and boutiques in or around the square.	GF	Econo Devl	The problem is that many of the property owners downtown do not have the funds to customize their buildings to support specialty shops which most the time are not willing to spend money on a building. Rob Tobias is exploring ways to address this issue.
JUAN M	1	Pay raise across the board	GF	Employees	Estimated Costs Including Benefits: For each 1% for non-civil service= \$52,000 For each 1% for civil service = \$28,000
AGS	2	All Department Heads to Budget Salary Increases for all City Employees.	GF	Employees	See above
JC	5	Wellness for employees	GF	Employees	City provides good health insurance (\$586 per month each) with wellness plans for employees; many Cities have stopped this benefit and only provide a stipend for insurance.
AGS	9	Employee: Possible additional Employee Holiday Time Off-Alternating System. Even though this has been discussed and the reasons for why it cannot be done, I would like to see a time off alternating system, especially during the holidays. I did appreciate that the city employees were allowed to stay home during our icy, sleet and snow days. The safety of our employees is very important.	GF	Employees	City employees with vacation leave and holiday time are off 23 days a year with pay which is more than a month of work days. The only holidays not given that we found are Columbus Day and Texas Independence Day. Employee safety is very important, however, some employees must come in to make conditions safe for residents and to respond to emergency conditions and that responsibility belongs to each department head who determines based on staff levels and skills time off during holiday times.
AGS	6	Subdivision development to attract more businesses to Lockhart. Increase the number of homes, apartments, housing. Our city is growing with new citizens wanting to make Lockhart their home but due to the number of housing available, they wait and or possibly lose interest.	GF	Housing	6 housing projects in place at different phases. City Manager recommended incentives to builders three years ago which Council approved and during the time it was in place it produced more housing. As a result, more engineering of subdivisions has begun.
JC	1	Infrastructure	GF	Infrastructure	\$400,000 or more yearly needed for streets
LW	2	Infrastructure improvement- uncurbed streets, street rehab	GF	Infrastructure	See above. It will take a major bond issue to address all streets that do not have curbs.
BW	3	Improve Streets (repairs)	In-House	Infrastructure	See above.

CM INITIALS	PRIORITY #	GOALS IDENTIFIED BY COUNCIL FOR FY 18-19: SORTED BY CATEGORY	SUGGESTED FUNDING SOURCE BY COUNCILMEMBER	SORTED BY CATEGORY	CITY MANAGER COMMENTS
AGS	3	Infrastructure: Continue City Infrastructure: Drainage, Street Repairs, Completion of Curbing, Brighter Lighting in Neighborhoods	GF	Infrastructure	For streets please see above. Brighter lighting is always a challenge in a city with so many trees. Lockhart still must comply with Senate Bill 5 which regulates power usage. Several cities have passed an ordinance that does not allow for the planting of trees within 15' of the right of way to improve lighting of streets and reduce tree trimming around power lines.
BW	4	Angled parking for N Main and N Commerce Streets (change during downtown project)	Ja-House	Parking Downtown	Scheduled with downtown improvements. Should also consider making 100 Blocks of N Main and N Commerce one-way and possibly consider other blocks downtown especially north/south streets.
AGS	10	Parking around and surrounding the square. Issues with larger vehicles parked in areas that are narrow and that make it hard to see oncoming traffic. Our city is growing and we have been very fortunate with our parking however, it is a concern especially when you have the bigger and wider trucks that are parked in an area that is for a moderate size car. It becomes a hazard and a blind spot when trying to reverse out of the parking space and a blind spot for any and all pedestrians.	GF	Parking Downtown	Scheduled with downtown improvements
JEFF M	2	Continue to work on City Park improvements	Gen Fund	Parks	Master Plan near complete
BW	2	Revive all City parks	Grants	Parks	Master Plan near complete
KM	2	Work with LISD to establish a community recreation center at Adams Gym, perhaps under Parks (PUBLIC HEALTH/PARKS)	General Fund/Parks & Rec	Parks	Mayor is visiting with LISD about this
KM	3	Add 3 positions to the Parks Department, to help facilitate other improvements (PARKS)	General Fund/Parks & Rec	Parks	Approx. \$100,000 to budget not including equipment and vehicles
LW	3	Park improvements - consider medium to long range Town branch development	GF	Parks	Bond issue needed
KM	4	Develop a dog park as part of the Stueve Lane Monte Vista Tract (PARKS/ANIMAL SHELTER/PUBLIC HEALTH)	General Fund/Parks & Rec	Parks	Estimate on this property is \$ 25000 using used fencing. Maintenance and insurance are also cost factors
AGS	8	Parks Improvements: Purchase and update the park equipment to provide safe and fun filled parks for all to use.	GF	Parks	Master Plan near complete
JUAN M	3	Start Planning for 2040 plan	GF	Planning	Needs to be done
JC	3	Police	GF	Police	Chief Pedraza is working on these issues. Recently issued update that was sent to Council.
LW	4	Continued Police Community committee involvement, neighborhood watch, gang awareness	GF	Police	See above
JEFF M	4	Work with Police Department to bring back drug enforcement program	Gen Fund	Police	See above
JUAN M	5	Get back to Neighborhood Townhall Meetings	GF	Police	Will get with Chief about this

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CM INITIALS	PRIORITY #	GOALS IDENTIFIED BY COUNCIL FOR FY 18-19: SORTED BY CATEGORY	SUGGESTED FUNDING SOURCE BY COUNCILMEMBER	SORTED BY CATEGORY	CITY MANAGER COMMENTS
AGS	5	Police Task Force: Budget extra funds for a Police Task Force, a Narcotics Officer and a Mental Health Officer to address any drug and gang related problems and mental issues our city is being faced not only on the East side of our city but citywide. Budget for updated training for our police officers. There is a lot of training that is free but a lot additional money for registration fees and course material. I am grateful that the Police Department did invest in our Drug Dog and is being utilized by the school as well.	GF	Police	Chief Pedraza reports that Lockhart has two certified mental health officers, and he feels there is sufficient funding for training. He also reports that a new Narcotics Officer would cost about \$90,000 for salary/benefits, training, a vehicle, and all required equipment.
LW	10	High School cadet programs for police, fire, EMS	GF	Police/Fire	Will visit with department heads again about this
LW	6	Public relations position to deal with social media	GF	Public Relations	Position would cost with benefits about \$45,000 annually and would need more tasks to perform.
JEFF M	6	Public relations position to deal with social media	GF	Public Relations	See above
LW	7	Sidewalk repair and expansion	GF	Sidewalks	Costs average about \$25 per linear foot
JEFF M	1	Signage in Lockhart (highway, downtown, and toll road)	Gen Fund	Signage	Wayfinding and Branding Committee in place
LW	5	Wayfinding, branding - develop new entry sign and city property markers	GF	Signage	See above
BW	5	Move Forward with St Paul property project	In-House	St Paul Gift	Working on costs associated with this projects which involve asbestos/lead paint survey and possible abatement, ADA restrooms, ADA entry ramp, kitchen changes, and other repairs.
KM	5	Develop an oral history project to support a future "Walking Tour" app for Lockhart	General Fund/Fundraising	Tourism	Could be part of the Wayfinding and Branding Committee tasks
AGS	7	More Events to Attract Tourism in Lockhart and Include Way Finding Signage (Hotels and Restaurants). Added events, especially the events that are free to the public do very well for the city as well as for the businesses and tourism. I welcome new events to the city but need to be selective in the events that we do host.	GF	Tourism	Chambers receive HOT funds for tourism and City co-sponsors events that contribute to tourism.
JUAN M	4	Create a Good Neighbor program (Lockhart Utility Customers can add an additional amount to utility bill to help others)	GF	Utility Customers	Have pursued this in the past. Requires a Board or Committee that is willing to take on the tasks of selecting who and how much help can be provided to customers. Some Cities allocate the funds to existing organization that is willing to take on the project.
BW	6	Access to Municipal Court for Utility Payments	In-House	Utility Customers	Working to this; advertisements and office training needed.
KM	1	Free public Wi-Fi on the square as part of the redevelopment on the North side (ECONOMIC DEV/DOWNTOWN)	CAPCOG Grant?	Wi-Fi	County Judge had indicated to Mayor that the County could do this.
JUAN M	2	Free public wifi on the square as part of the redevelopment on the North side	GF	Wifi	See Above

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LOCKHART CITY COUNCIL FY 17-18 GOALS				
Category and Priority Order				
COUNCIL MEMBER	PRIORITY	GOALS IDENTIFIED BY COUNCIL FOR FY 17-18 (as submitted by Councilmembers)	SUGGESTED FUNDING SOURCE BY COUNCILMEMBER	CATEGORY
BH	3	Continue Improving City Cemetery	with GF Expiring debt saving and/or Cemetery Tax	CEMETERY
Jeff M	2	Refurbish City Hall in the inside (to make more inviting to the public) as well as doing some landscaping outside	General Fund	CITY BLDGS
BW	3	Spruce up and clean up City properies		CITY BLDGS
BH	4	Improve City Facilities Appearance		CITY BLDGS
JC	4	City Facilities		CITY BLDGS
AGS	10	Convention Center		CONVENTION CTR
JC	2	Crime		CRIME
AGS	4	Police Task Force: Budget extra funds for a Police Task Force, a Narcotics Officer and a Mental Health Officer to address any drug and gang related problems and mental issues our city is being faced not only on the East side of our city but citywide. Budget for updated training for our police officers. There is alot of training that is free but alot additonal money for registration fees and course material.		CRIME
Jeff M	4	Work with Police Department to bring back drug enforcement program		CRIME
LW	8	Fund for helping utility customers in need	???	CUSTOMER SERV
BW	2	Continue to change angle parking downtown: 200 Blk S Main, 100 Blk N Main, 100 Blk N Commerce, 200 Blk E Market; little time and expense invovled	??	DOWNTOWN
LW	2	Downtown improvements,bathrooms, electric, pedestrian safety, beautification, wifi, lighting		DOWNTOWN
AGS	9	Parking around and surrounding the square. Issues with larger vehicles parked in areas that are narrow and that make it hard to see oncoming traffic		DOWNTOWN
LW	1	Expanding economic development department, budget, office, staff?, marketing	General fund, LEDC	ECCONOMIC DEV
AGS	3	Economic Development: Recurit more businesses especailly retail and continue efforts; contact existing and vacant building owners to see if they are willing to work with the City of Lockhart to bring retail businesses and speciality shops, as well as industrial. Purchase buildings and land when on the market for possible new businesses for the city.		ECCONOMIC DEV
JC	3	Economic Development		ECCONOMIC DEV
AGS	5	Subdivision development to attract more businesses to Lockhart.		ECCONOMIC DEV
JM	5	Set up meetings with developers for more retail space shopping centers along US 183		ECCONOMIC DEV

LOCKHART CITY COUNCIL FY 17-18 GOALS				
Category and Priority Order				
COUNCIL MEMBER	PRIORITY	GOALS IDENTIFIED BY COUNCIL FOR FY 17-18 (as submitted by Councilmembers)	SUGGESTED FUNDING SOURCE BY COUNCILMEMBER	CATEGORY
AGS	6	More Events to Attract Tourism in Lockhart and Include Way Finding Signage (Hotels and Restaurants)		ECONOMIC DEV
AGS	1	All Department Heads to Budget Salary Increases for all City Employees.		EMPLOYEES
JM	1	City Employee Raises		EMPLOYEES
JM	2	House or fund gym membership/space (weight rm) in Senior Center area (cardio machine) for City employees		EMPLOYEES
AGS	8	Employee: Possible additional Employee Holiday Time Off-Alternating System. Even though this has been discussed and the reasons for why it cannot be done, I would like to see a time off alternating system, especailly during the holidays.		EMPLOYEES
BW	1	ENFORCE ordinances that pertain to unsightly properties all over town		ENFORCEMENT
Jeff M	1	Enforce city ordinance regarding residential property		ENFORCEMENT
Jeff M	3	Continue to work on City Park improvements		PARKS
JM	3	Do inventory of City properties to idenify areas for pocket parks	LEDC funds	PARKS
LW	3	Park improvements	General fund	PARKS
BH	5	Parks Improvements	General Fund	PARKS
JC	5	Parks		PARKS
AGS	7	Parks Improvemens: Purchase and update the park equipment to provide safe and fun filled parks for all to use.		PARKS
LW	7	Town branch cleanup and beautification	???	PARKS
JM	4	Start process of Funding Sidewalks east of 183 connecting to the US 183 sidewalks		SIDEWALKS
LW	6	sidewalk repair and expansion	general fund bond	SIDEWALKS
BH	1	IMPLEMENT SIGNAGE IN LOCKHART	General Fund (LEDC) and/or Hotel Tax	SIGNAGE
LW	4	wayfinding, branding	general fund	SIGNAGE
LW	5	Entry signs	general fund	SIGNAGE
Jeff M	6	Signage on Highway 183 and SH130 = directing people to Lockhart		SIGNAGE
BW	4	Pursue opportunity to move Senior Citizens' Center to St Paul United Church of Christ Property		SR CITIZENS CTR
JC	1	Roads	Grants or impact fees	STREETS/INFRAS
AGS	2	Infrastructure: Continue City Infrastructure: Drainage, Street Repairs, Completion of Curbing, Brighter Lighting in Neighborhoods		STREETS/INFRAS
BH	2	Continue improving City Streets	Increase Transportation Fund	STREETS/INFRAS
Jeff M	5	Continue to make improvements and redoing our city streets		STREETS/INFRAS

Lockhart City Council
FY 16-17 Goals
Revised 3-10-2016, 8:30 pm

Priority	Council Person	Goals Submitted	City Manager Comments
1	Castillo	Infrastructure	Complete 2015 CO projects and need budget of \$250,000 per year for streets, continue water and sewer main replacements; continue electric distribution maintenance plan-get new substation on line. Replace bad water raw water mains and find additional water for the future.
1	Gonzales-Sanchez	Department Heads to Budget Salary Increases for city employees so that we can keep our current city employees.	Est Cost Per % Increase Annually: Gen Fund (Not Civil Serv) \$ 29,000; Gen Fund Civil Serv \$ 24,000; Other/Utilities: \$ 15,000- Add'l
1	Hilburn	Improve City Cemetery with GF Expiring debt saving and/or Cemetery Tax	Cemetery Tax up to 5 cents allowed by State Law. Expiring GF debt committed to Police and Fire increased pay rates. (\$132,000)
1	Mendoza	Find ways to use activity center for multi-purpose use. (basketball, volleyball). Funding source: Different companies in town	If approved by Council staff would approach local businesses
1	Michelson	Continue to improve infrastructure (drainage, street repairs) throughout the city	Complete 2015 CO and budget \$250,000 per year for street materials
1	Westmoreland	Enforce ordinances that pertain to unsightly properties all over town. Make homeowners/residents (because some may be renters) take pride in their environment. It is an eyesore to drive around town and see overgrown properties, junked cars, and stacks of trash on porches, in yards and driveways. All levels of socio-economic residents in this town have shown evidence of being disrespectful to their environment.	City has no esthetics ordinance currently. The term "unsightly" is subjective and is difficult to prove in court.
1	White	Economic Development-expanding budget to get staff qualified to help Sandra with recruitment, working with LEDC to either build Spec building or invest in more property, Main St program to relieve Sandra of a lot of those duties	Main Street Program would require another person and funding to work with local businesses while Economic Development would conscentrate on new businesses and new jobs
2	Castillo	Economic Development	Need 12-15,000 sf of retail spaces with reasonable lease per sf and buildings that are 20 to 50,000 sf for industrial and maunufacturing
2	Gonzales-Sanchez	Infrastructure: Continue City Infrastructure: Drainage, Street Repairs, Completion of Curbing, Brighter Lighting in Neighborhoods	Complete 2015 CO projects and need budget of \$250,000 per year for streets, continue water and sewer main replacements; continue electric distribution maintenance plan-get new substation on line. Replace bad water raw water mains and find additional water for the future. Most streets that lack curbing will need to be totally reconstructed. Brighter LED lights being experimented with since costs have come down.
2	Hilburn	Implement City Signage	Initial required funds up to \$40,000 if City Crew does the work; total cost could be more than \$70,000
2	Mendoza	New Park equipment. Funding Source: Each Councilmember responsible for a park and finding funding sources	Estimate: \$ 400,000 annually over next 4 years based on input from Parks Board Advisory Board
2	Michelson	Continue to improve ways to attract businesses to Lockhart	Need more 12-15,000 sf of retail spaces with reasonable lease per sf and buildings that are 20 to 50,000 sf for industrial and maunufacturing
2	Westmoreland	Create a policy for the residency of future admininstrative positions to live within the Lockhart city limits. If an administrator wants to be employed by the City of Lockhart, they need to reside here. Sharing in the daily lives of our citizens seems crucial to making decisions about Lockhart. They are paid by city taxes.	It is not legal to require all department heads to live in the City limits; only the City Manager is required to do so. All non-24 emergency response employees must live within 25 mintues of City Limis
2	White	Continue street rehab	Need \$ 250,000 annually minimum for street work materials
3	Castillo	City Facilites	Not sure what this includes; can asses all departments for physical needs
3	Gonzales-Sanchez	Economic Development: Recurit more businesses especailly retail and continue efforts ; contact existing and vacant bldg owners to see if they are willing to work with City to bring these small retail businesses, as well as industrial; possibly purchasing two downtown county buildings when on the market for possible new businesses in the downtown area. Stronger platform with LEDC with methods to sell Lockhart and attract businesses.	LEDC could fund another report but the company says our numbers still should be good. Costs estimated \$22,500 for updating data and recruitment. Prime softgood companies constantly want to be on Highway 183 in 12-15,000 sf and at a reasonalbe cost per sf plus higher traffic counts.

Lockhart City Council
FY 16-17 Goals
Revised 3-10-2016, 8:30 pm

Priority	Council Person	Goals Submitted	City Manager Comments
3	Hilburn	Continue improving city streets: Increase Transportation Fund	Current transportation monthly rate is \$ 4 for residential and others; \$260,000 annual which helps fund labor and equipment, but is not sufficient for materials. Another \$250,000 for materials is needed annually.
3	Mendoza	Wi-Fi Free Zones Downtown Square. Funding source City Budget, School District, Downtown sponsors	Rough estimate is about \$12,000
3	Michelson	Refurbish City Hall	If atrium removed, add more offices estimated at \$45,000 and more outside landscaping estimated at \$ 5,000; elevator going in with improvements to restrooms and offices
3	Westmoreland	Approach interested and future businesses cordially. Stringent ordinances (and the way they are approached), scare off some businesses. Let's be friendly in a positive way.	City Mgr respectfully requests names of such businesses. He has met with 18 business representatives over past 15 months that were looking at Lockhart but did not come. Except for the non-residential exterior building esthetics ordinance, none of them indicated a problem with the current ordinances or with staff. The main problems were high land prices and the lack of "ready built retail and industrial buildings", and traffic counts were not high enough. Most thought the impact fee schedules were very reasonable compared to other cities. Will continue to work toward friendlier customer service with simplified ordinances.
3	White	Park master plan to consider park bond issue, recreation dept and staff issues	Master Plan estimate: \$ 45,000, recreation dept est at least \$ 60,000 for a recreational professional with another \$30,000 for equipment and materials
4	Castillo	Employees Wages	Est Cost Per % Increase Annually: Gen Fund (Not Civil Serv) \$ 29,000; Gen Fund Civil Serv \$ 24,000; Other/Utilities: \$ 15,000- Add'l Cost FY 16-17 due to Civil Serv Pay Plan Expansions already approved: \$ 132,000
4	Gonzales-Sanchez	Police Task Force: Budget extra funds to bring back a much needed Police Task Force to address any drug and gang related problems this city is being faced with especially on the East side of our city. Possibly ask the County to assist with funding.	Initial required funds up to \$40,000 if City Crew does the work; total cost could be more than \$70,000
4	Hilburn	Continue working on bringing industry to Lockhart: Continue supporting Ms. Mauldin	LEDC is will have sufficient funding to be more aggressive starting FY 16-17
4	Mendoza	Training Start up: Neighborhood Watch Training and Program: Police Budget	Have tried Neighborhood Watch Program in past but was not sustained because of lack of participation. Willing to try again.
4	Michelson	Improve signage on HWY 183 as well as SH130 = directing people to Lockhart	Possibly use of some of the KTB grant money
4	Westmoreland	Evaluate and/or change the degree of the angled parking along the 4 blocks off of the square. This would be: Main Street from Market to Prairie Lea Street; Main Street from San Antonio Street to Walnut Street; Commerce Street from Market Street to Prairie Lea Street, and Commerce Street from San Antonio Street to Walnut Street. These parking spaces were made before long vehicles were made! If there are cars parked on both sides of the streets, only one car can pass through at a time. Then it becomes a one lane street. I have witnessed a different angled parking arrangement, and it provides more room and is much safer for the drivers and pedestrians.	Estimate to black out existing thermoplastic markings, redefine layout, and apply new thermoplastic markings with angle parking = \$ 12,000; will probably lose 4 spaces per block. 2 on each side
4	White	Branding and wayfinding—may be included in #1	Initial required funds up to \$40,000 if City Crew does the work; total cost could be more than \$70,000
5	Castillo	Parks	Estimate: \$ 400,000 annually over next 4 years based on input from Parks Board Advisory Board
5	Gonzales-Sanchez	Subdivision development to attract more businesses to Lockhart	Working with 6 more subdivisions, either new or expanding, and possibly one more very large one northwest.
5	Hilburn	Improve tourism in Lockhart - City Council continue to work with and encourage Chambers of Commerce to be more involved	Council can make this directive to Chambers when dividing out HOT funds
5	Mendoza	Finding more funding for Retail Market Study. Zip code demographics with reports. Funding LEDC	LEDC could fund another report but the company says our numbers still should be good. Costs estimated \$22,500 for updating data and recruitment.

Lockhart City Council
FY 16-17 Goals
Revised 3-10-2016, 8:30 pm

Priority	Council Person	Goals Submitted	City Manager Comments
5	Michelson	Work with LEDC or someone equivalent to build a building to help attract business	Need more 12-15,000 sf of retail spaces with reasonable lease per sf. Most softgood retailers want 12-15,000 on Hwy 183 at a reasonable price and increased traffic volumes
5	White	Sidewalks to include lighting	Funding required; for example San Jacinto to Jr High estimate is \$130,000 just for materials along Maple walkway
6	Gonzales-Sanchez	More Events to Attract Tourism in Lockhart and Include Way Finding Signage (Hotels and Restaurants)	Initial required funds up to \$40,000 if City Crew does the work; total cost could be more than \$70,000. Chambers could use HOT for more tourism.
6	Michelson	Continue to work on City Park improvements	Estimate: \$ 400,000 annually over next 4 years based on input from Parks Board Advisory Board
6	White	Pursue possible ESD-EMS district	Legal issue with participation by County and City of Luling preferable
7	Gonzales-Sanchez	Parks Improvemens: Purchase more park equipment to provide safe and fun filled parks for all to use.	Estimate: \$ 400,000 annually over next 4 years based on input from Parks Board Advisory Board
7	Mendoza	Start Talks With YMCA Austin again. Seek sponsors funding if necessary	Our population hurt in previous discussions, Will pursue again. They usually want commitment for a minimum number of individuals and families depending on population of not only City but its metro area
7	Michelson	Work on building a civic center/ recreation center	\$ 9 million plus land \$ 2.5 million for about 20,000 sf plus about \$240,000 annual maintenance costs and minimum of \$60,000 for utilities; estimated revenues offset is about \$60,000; take out recreation center and cost go down about 20%. It has been reported that Bastrop is spending over \$500,000 per year to operate its civic center. Revenues not covering costs.
7	White	Cemetery maintenance	Cemetery Tax up to 5 cents allowed by State Law
8	Gonzales-Sanchez	City Hall: Refurbish with Improvements and/or Upgrades	Elevator and improvements to restrooms planned; better offices for Connie and Sandra planned also.
9	Gonzales-Sanchez	Convention Center	\$ 9 million plus land \$ 2.5 million for about 20,000 sf plus about \$240,000 annual maintenance costs and minimum of \$60,000 for utilities; estimated revenues offset is about \$60,000; take out recreation center and cost go down about 20%. It has been reported that Bastrop is spending over \$500,000 per year to operate its civic center. Revenues not covering costs.
10	Gonzales-Sanchez	Employee: Possible additional Employee Holiday Time off-Alternating system	City employees now have 12 holidays and 1 personal holiday; time off is granted by seniority with department head responsible for keeping sufficient personnel to serve the public needs. Employees also receive at least 2 weeks of vacation time. Those employees required to work on holidays receive their normal pay plus holiday pay.

City of Lockhart																					
Future Debt Payments as of 9/30/18																					
Description		Paid Debt	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	TOTAL DEBT
General Government																					
Hotel Tax Fund																					
2016 GO Refunding				40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000								400,000
Total Hotel Tax Fund P & I			-	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	-	-	-	-	-	-	-	400,000
LEDC																					
2015 Tax & Revenue	100.00%		48,093	48,044	48,103	48,152	63,645	63,670	63,513	63,543	63,555	63,643	63,687	65,647	65,544	65,575	65,482	65,579	65,538	65,676	1,048,596
Total LEDC Fund P & I			48,093	48,044	48,103	48,152	63,645	63,670	63,513	63,543	63,555	63,643	63,687	65,647	65,544	65,575	65,482	65,579	65,538	65,676	1,048,596
2015 Capital Projects Fund																					
2015 Tax & Revenue																					-
Total 2015 Capital Projects Fund Fund P & I			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Drainage																					
2015 Tax & Revenue			100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	1,700,000
Total Drainage Fund P & I			100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	1,700,000
General Fund																					
2015 Tax & Revenue																					-
Total General Fund P & I			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund																					
2006 Tax & Rev CO's	100.00%		47,175	50,535	48,690	46,845															146,070
2006-A Tax & Rev CO's	93.00%		267,890	267,803	267,332	271,128															806,264
2015 Tax & Revenue	TRNSF		186,594	186,302	186,653	186,945	279,275	279,421	278,487	278,662	278,735	279,261	279,523	291,203	290,590	290,773	290,222	290,798	290,554	291,374	4,548,778
2015 Tax & Revenue	12.00%		117,779	117,659	117,803	117,923	155,867	155,927	155,543	155,615	155,645	155,861	155,969	160,769	160,517	160,592	160,365	160,602	160,502	160,831	2,567,990
2016 GO Refunding	74.84%		171,056	346,930	361,150	353,161	656,899	666,927	661,698	666,974	673,111	670,566	678,350	-	-	-	-	-	-	-	5,735,766
Total Debt Service Fund P & I			790,494	969,229	981,628	976,002	1,092,041	1,102,275	1,095,728	1,101,251	1,107,491	1,105,688	1,113,842	451,972	451,107	451,365	450,587	451,400	451,056	452,205	13,804,868
Total General Government			938,587	1,157,273	1,169,731	1,164,154	1,295,686	1,305,945	1,299,241	1,304,794	1,311,046	1,309,331	1,317,529	617,619	616,651	616,940	616,069	616,979	616,594	617,881	16,953,464

Future Debt Payments as of 9/30/18																					
Description		Paid Debt	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	TOTAL DEBT
Proprietary																					
Electric Fund																					
2013 SIB Loan	30.81%		71,151	71,152	71,151	71,151	71,151	71,151	71,151	71,152	71,151	71,151	71,151	71,151	71,151	71,151	71,151	71,152			1,067,268
																					-
																					-
Total Electric Fund P & I		-	71,151	71,152	71,151	71,151	71,151	71,151	71,151	71,152	71,151	71,151	71,151	71,151	71,151	71,151	71,151	71,152	-	-	1,067,268
Water Fund																					
2006A Tax & Rev CO's	7.00%		20,164	20,157	20,122	20,408															60,687
2015 Tax & Revenue	49.60%		486,818	486,322	486,917	487,413	644,248	644,496	642,909	643,207	643,331	644,223	644,670	664,510	663,468	663,778	662,842	663,822	663,406	664,800	10,614,362
2016 GO Refunding	21.81%		49,849	101,103	105,247	102,919	191,435	194,357	192,833	194,371	196,159	195,418	197,686	-	-	-	-	-	-	-	1,671,528
2013 SIB Loan	35.80%		82,676	82,676	82,676	82,676	82,676	82,676	82,676	82,676	82,676	82,676	82,676	82,676	82,676	82,676	82,676	82,676			1,240,140
Total Water Fund P & I		-	639,507	690,258	694,962	693,416	918,359	921,529	918,418	920,254	922,166	922,317	925,032	747,186	746,144	746,454	745,518	746,498	663,406	664,800	13,586,717
Sewer Fund																					
2015 Tax & Revenue	4.30%		42,204	42,161	42,213	42,256	55,852	55,874	55,736	55,752	55,773	55,850	55,889	57,609	57,518	57,545	57,464	57,549	57,513	57,643	920,197
																					-
2016 GO Refunding	3.35%		7,657	15,529	16,166	15,808	29,404	29,853	29,619	29,855	30,130	30,016	30,364	-	-	-	-	-	-	-	256,744
																					-
2013 SIB Loan	33.39%		77,102	77,103	77,102	77,102	77,103	77,102	77,102	77,103	77,102	77,102	77,103	77,102	77,102	77,103	77,102	77,102			1,156,537
																					-
Total Sewer Fund P & I			126,963	134,793	135,481	135,166	162,359	162,829	162,457	162,710	163,005	162,968	163,356	134,711	134,620	134,648	134,566	134,651	57,513	57,643	2,333,478
Total Proprietary Fund P & I		-	837,621	896,203	901,594	899,733	1,151,869	1,155,510	1,152,026	1,154,116	1,156,323	1,156,436	1,159,539	953,049	951,915	952,253	951,236	952,301	720,919	722,443	16,987,463
Grand Total			1,776,208	2,053,476	2,071,326	2,063,887	2,447,555	2,461,455	2,451,267	2,458,910	2,467,369	2,465,767	2,477,068	1,570,668	1,568,566	1,569,193	1,567,305	1,569,280	1,337,513	1,340,324	33,940,927

City of Lockhart
2015 BOND PROGRAM

Cost	Notes	Task Name	Duration	Start	Finish	2015	2016	2017
						FebMarAprMayJunJulAugSepOctNovDecJanFebMarAprMayJunJulAugSepOctNovDecJanFebMarAprMayJunJulAugSepOctNovDecJan		
\$14,124,890.00		TOTAL PROJECT COST						
\$2,068,024.00	1	DRAINAGE IMPROVEMENTS CONTRACT 1 - Mesquite/Wichita Street & Richland Drive						
		Surveying Proposal	17 days	Fri 3/6/15	Sun 3/22/15			
		Survey	30 days	Mon 3/23/15	Tue 4/21/15			
		Acquisition	120 days	Wed 4/22/15	Wed 8/19/15			
		Engineering Design	90 days	Wed 4/22/15	Mon 7/20/15			
		Bid Ad/NTP	60 days	Tue 7/21/15	Fri 9/18/15			
		Construction	180 days	Sat 9/19/15	Wed 3/16/16			
\$1,999,200.00	2	DRAINAGE IMPROVEMENTS CONTRACT 2 - Century Oaks/Market Street, & Ash/Comal Streets						
		Surveying Proposal	17 days	Fri 3/6/15	Sun 3/22/15			
		Survey	30 days	Sat 4/25/15	Sun 5/24/15			
		Acquisition	150 days	Mon 5/25/15	Wed 10/21/15			
		Engineering Design	120 days	Mon 5/25/15	Mon 9/21/15			
		Bid Ad/NTP	60 days	Tue 9/22/15	Fri 11/20/15			
		Construction	180 days	Sat 11/21/15	Wed 5/18/16			
\$3,394,038.00	3	DRAINAGE IMPROVEMENTS CONTRACT 3 - Downtown Improvements Project						
		Surveying Proposal	15 days	Sun 8/2/15	Sun 8/16/15			
		Survey	45 days	Mon 8/17/15	Wed 9/30/15			
		Engineering Design	180 days	Thu 10/1/15	Mon 3/28/16			
		Bid Ad/NTP	60 days	Tue 3/29/16	Fri 5/27/16			
		Construction	365 days	Sat 5/28/16	Sat 5/27/17			
\$323,400.00	4	DRAINAGE IMPROVEMENTS CONTRACT 4 - Medina & US183 Project						
		Surveying Proposal	15 days	Sun 11/1/15	Sun 11/15/15			
		Survey	7 days	Mon 11/16/15	Sun 11/22/15			
		Acquisition	90 days	Mon 11/23/15	Sat 2/20/16			
		Engineering Design	60 days	Mon 11/23/15	Thu 1/21/16			
		Bid Ad/NTP	60 days	Fri 1/22/16	Mon 3/21/16			
		Construction	90 days	Tue 3/22/16	Sun 6/19/16			
\$1,764,000.00	5	FM 2001 ELEVATED TANK PROJECT						
		Surveying Proposal	15 days	Sat 1/2/16	Sat 1/16/16			
		Survey	15 days	Sun 1/17/16	Sun 1/31/16			
		Acquisition	120 days	Mon 2/1/16	Mon 5/30/16			
		Engineering Design	90 days	Mon 2/1/16	Sat 4/30/16			
		Bid Ad/NTP	60 days	Sun 5/1/16	Wed 6/29/16			

City of Lockhart
2015 BOND PROGRAM

Cost	Notes	Task Name	Duration	Start	Finish	2015					2016					2017													
						Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan
		Construction	365 days	Thu 6/30/16	Thu 6/29/17																								
\$1,355,516.00	6	SH130 WATER MAIN PROJECT - City Line Rd. to Existing Tank, SH 130 @ Hwy. 142, Borchert/Mockingbird, Control Valves, FM 2001																											
		Surveying Proposal	15 days	Mon 1/18/16	Mon 2/1/16																								
		Survey	30 days	Tue 2/2/16	Wed 3/2/16																								
		Acquisition	150 days	Thu 3/3/16	Sat 7/30/16																								
		Engineering Design	120 days	Thu 3/3/16	Thu 6/30/16																								
		Bid Ad/NTP	60 days	Fri 7/1/16	Mon 8/29/16																								
		Construction	300 days	Fri 9/2/16	Wed 6/28/17																								
\$470,400.00	7	SH130 PUMP STATION PROJECT																											
		Survey	7 days	Mon 4/25/16	Sun 5/1/16																								
		Engineering Design	90 days	Mon 5/2/16	Sat 7/30/16																								
		Bid Ad/NTP	60 days	Sun 7/31/16	Wed 9/28/16																								
		Construction	270 days	Sun 10/2/16	Wed 6/28/17																								
\$859,186.00	8	SH130/TOWN BRANCH SEWER PROJECT																											
		Surveying Proposal	15 days	Fri 5/20/16	Fri 6/3/16																								
		Survey	30 days	Sat 6/4/16	Sun 7/3/16																								
		Acquisition	120 days	Mon 7/4/16	Mon 10/31/16																								
		Engineering Design	90 days	Mon 7/4/16	Sat 10/1/16																								
		Bid Ad/NTP	60 days	Sun 10/2/16	Wed 11/30/16																								
		Construction	240 days	Mon 12/5/16	Tue 8/1/17																								
\$1,891,126.00	9	WATER TRANSMISSION MAIN PROJECT - Water Plant Transmission Main, MLK to FM 20 West Transmission Main																											
		Surveying Proposal	17 days	Wed 11/16/16	Fri 12/2/16																								
		Survey	30 days	Sat 12/3/16	Sun 1/1/17																								
		Acquisition	120 days	Mon 1/2/17	Mon 5/1/17																								
		Engineering Design	90 days	Mon 1/2/17	Sat 4/1/17																								
		Bid Ad/NTP	60 days	Sun 4/2/17	Wed 5/31/17																								
		Construction	180 days	Mon 6/5/17	Fri 12/1/17																								