

PUBLIC NOTICE

AGENDA

LOCKHART CITY COUNCIL

June 20, 2023

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 except to the extent specifically authorized under the Texas Open Meetings Act.

DISCUSSION ONLY

- A. Presentation by Garner Economics of a Revised Target Industry Strategy for the Lockhart Economic Development Corporation. 4-83
- B. Presentation by Non-Profit Organizations requesting funding for an annual contribution from the City of Lockhart for Fiscal Year 2023-2024. 84-137
- C. Presentation regarding the proposed Fiscal Year 2023-2024 Budget for Guadalupe-Blanco River Authority (GBRA) for the Lockhart Water and Wastewater Treatment Plants. 138-154
- D. Discuss an engineering service proposal from TRC Engineering for Lead and Copper Rule Revision Implementation Plan. 155-160
- E. Discuss adopting a policy for Public Improvement Districts. 161-175
- F. Discuss adopting a Professional Services Agreement between the City and the Red Oak Development Group to reimburse the City for professional fees incurred relating to the consideration of the project. 176-187
- G. Discuss Resolution 2023-10 authorizing the filing of a grant application with CAPCOG for a regional solid waste grants program, grant, and authorizing the Mayor to act on behalf of the City of Lockhart in all matters related to the application; and pledging that if a grant is received the City of Lockhart will comply with the grant requirements of the CAPCOG, the Texas Commission on Environmental Quality and the State of Texas. 188-190
- H. Discuss the semi-annual report from the Impact Fee Advisory Committee concerning the status of implementation of Chapter 31 "Impact Fees" of the Lockhart Code of Ordinances with regard to water, wastewater, and road impact fees. 191-196
- I. Discuss the proposed Emergency Services District No. 5 petition, public hearing, and election. 197-200

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. Postpone public hearing regarding application ZC-23-03 by Monte J. Guidry requesting a ZONING CHANGE from CHB Commercial Heavy Business District to RMD Residential Medium Density District on a total of 0.205 acres in the Byrd Lockhart League, Abstract No. 17, Located at 1013 North Colorado Street (US 183) until July 18, 2023 at 7:30 PM. *201-207*
- B. Hold a PUBLIC HEARING, discussion and/or action on Ordinance 2023-11 amending Chapter 64 "Zoning" of the Lockhart Code of Ordinances, including:
- 1) Section 64-2, "Definitions", by adding new definitions related to trees, and,
 - 2) Section 64-197, "Regulations Common to All or Several Districts", adding new Subsection (h) "Residential Landscaping Requirements," to set minimum landscaping standards for all residential development types, and adding new Subsection (i) "Residential Design Standards," to establish minimum residential design requirements. *208-215*

5. CONSENT AGENDA

- A. Accept the semi-annual report from the Impact Fee Advisory Committee concerning the status of implementation of Chapter 31 "Impact Fees" of the Lockhart Code of Ordinances with regard to water, wastewater, and road impact fees. *216-221*
- B. Approve Resolution 2023-10 authorizing the filing of a grant application with CAPCOG for a regional solid waste grants program grant, and authorizing the Mayor to act on behalf of the City of Lockhart in all matters related to the application; and pledging that if a grant is received the City of Lockhart will comply with the grant requirements of the CAPCOG, the Texas Commission on Environmental Quality and the State of Texas. *222-224*

6. DISCUSSION/ACTION ITEMS

- A. Presentation and consider Non-Profit Organizations requesting funding for an annual contribution from the City of Lockhart for Fiscal Year 2023-2024. 225-228
- B. Presentation and consider the proposed Fiscal Year 2023-2024 Budget for Guadalupe-Blanco River Authority (GBRA) for the Lockhart Water and Wastewater Treatment Plants. 279-295
- C. Discussion and/or action regarding an engineering service proposal from TRC Engineering for Lead and Copper Rule Revision Implementation Plan. 296-301
- D. Discussion and/or action to adopt a policy for Public Improvement Districts. 302-310
- E. Discussion and/or action to adopt a Professional Services Agreement between the City and the Red Oak Development Group to reimburse the City for professional fees incurred relating to the consideration of the project. 317-328
- F. Discussion and/or action to consider the proposed Emergency Services District No. 5 petition, public hearing, and election. 329-332

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

- SH 142 Truck Route update.
- Lockhart Airport FBO update.
- \$100,000 donation by Ronald A. Seeliger to the Dr. Eugene Clark Library.
- Police Officer entrance exam scheduled for July 22.
- July 8th - Movie in the Park, The Super Mario Bros. Movie.
- Fireworks Extravaganza at City Park on July 3.
- Reminder: There will not be a City Council meeting on the first Tuesday of July due to the July 4th holiday. City offices will be closed Tuesday, July 4. The next City Council meeting is scheduled for July 18.

8. COUNCIL AND STAFF COMMENTS - ITEMS OF COMMUNITY INTEREST

9. 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 16th day June, 2023 at 3:30 pm.

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: June 20, 2023

AGENDA ITEM CAPTION: Presentation by Garner Economics of a Revised Target Industry Strategy for the Lockhart Economic Development Corporation.

ORIGINATING DEPARTMENT AND CONTACT: Economic Development - Michael Kamerlander

ACTION REQUESTED: Other

BACKGROUND/SUMMARY/DISCUSSION: In 2020, LEDC contracted with Garner Economics to develop a 5-year economic development strategy. Jay Garner and his team spent 5 months interviewing residents and collecting data to provide a Target Industry Strategy which was adopted by both the LEDC and City Council in 2020.

LEDC has been operating from this plan for the last 3 years. Given the accelerated pace of development in Lockhart, staff recommended and the Board approved an expenditure in the FY 2022-23 LEDC budget to complete an update of the strategy. Garner Economics began its work on the revisions in February and Mr. Garner will present those changes this evening.

Items in the original strategy such as an industrial park have been completed and the emergence of a viable megasite nearby have all occurred since 2020. Given those changes, 2 new targets are being recommended for implementation over the next 3 years.

Attached is the new strategy for Council review. Mr. Garner will present the salient points during his presentation.

PROJECT SCHEDULE (if applicable):

AMOUNT & SOURCE OF FUNDING:

Funds Required:

Account Number:

Funds Available:

Account Name:

FISCAL NOTE (if applicable):

PREVIOUS COUNCIL ACTION: City Council adopted via resolution the Target Industry Strategy in 2020.

COMMITTEE/BOARD/COMMISSION ACTION: N/A

City of Lockhart, Texas

Council Agenda Item Cover Sheet

STAFF RECOMMENDATION/REQUESTED MOTION: N/A

LIST OF SUPPORTING DOCUMENTS: Lockhart Final May 2023



Lockhart's Next Chapter: A Targeted Business Strategy Refresh

Prepared for the City of Lockhart & the Lockhart Economic Development Corporation
April 2023 (edited May 2023)

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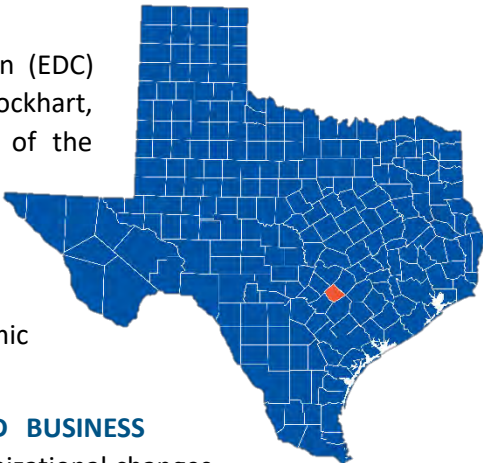
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Executive Summary

In February 2023, the City of Lockhart Economic Development Corporation (EDC) retained Garner Economics, LLC to update the Target Industry Strategy for Lockhart, Texas. In 2020, Garner Economics conducted the City’s first assessment of the community’s economic development competitiveness and service delivery. This resulted in a road map to enhance economic development efforts detailed in an action plan published in August of that year. Three years after the original report, Garner Economics was asked by the City to refresh and recalibrate this economic development action plan based on its recent economic development successes.



This updated strategy, titled **LOCKHART’S NEXT CHAPTER: A TARGETED BUSINESS STRATEGY REFRESH**, provides renewed focus on asset development and organizational changes Lockhart and its economic development partners should take to keep the City on a trajectory of success. This strategy will help Lockhart attract and retain businesses, create jobs, and nurture opportunities to attract talent.



The 2023 Lockhart study effort included:

- An **ASSETS & CHALLENGES ASSESSMENT** of Lockhart compared to the 2020 review, all from the perspective of a site-location consultant that facilitates investment decisions;
- A thorough update and assessment of key forces driving the economy and its shifting dynamics;
- Validation and recommendations for business targets suitable for the City and its partners to pursue, based on our research and analysis; and finally,
- A review of recommendations from the previous, 2020 plan and a recalibration of strategy resulting in a set of implementable recommendations that the City of Lockhart can use to enhance the economic well-being of the area.

Lockhart Progress Report Card

Garner Economics created a roadmap for the City of Lockhart to generate economic opportunities in 2020. These actionable recommendations helped ensure Lockhart and its partners could attain the goal of increasing its competitive advantage in business development and economic growth. Since 2020, the Lockhart EDC has been working to move the city forward toward this goal and has made evident progress with a majority of the recommendations. The table below summarizes progress with additional details in chapter 2 of this report.

# of 2020 Recommendations	Status Indicator	Status
5	●	Started/In progress
1	↻	On-going
1	✖	Not Started

Assets & Challenges Assessment

The **ASSETS & CHALLENGES ASSESSMENT** (A&C) is an important part of Garner Economics’ approach to the evaluation of a community. The A&C includes both an objective and subjective appraisal of the area obtained through a windshield tour and reviewing the area from a site-selection perspective. For this report, Garner Economics once again visited and assessed Lockhart based on the qualities, elements, and infrastructure that a business will look for when considering the city as a place for its operations. A comparison of 2020 and 2023 showed that Lockhart improved in the number of positive ratings as well as fewer challenges since 2020.

Chapter 3 outlines the specific items evaluated and the full comparison.

Economic & Community Assessment

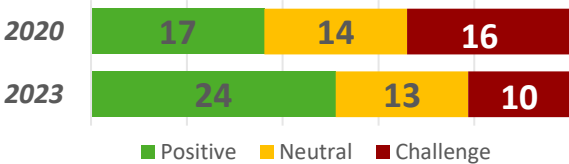
Additionally, Lockhart’s economic position and competitiveness were reassessed with the same analytical and data-driven rigor as the original strategy. The City of Lockhart and Caldwell County were assessed by measuring the change and comparing it to itself over time as well as to the benchmarks of the Austin Metro, Texas, and the United States.

As a complement to the Assets & Challenges Assessment work, the team examined data sets that reveal the area’s relative position and were rated showing positive, neutral, or negative indicators. As some indicators and measures change to reflect access to new data sets or emerging trends, comparisons between 2020 and 2023 are reflected as a percentage of the total number of ratings. Lockhart has fewer challenges in 2023 (14% compared to 17%), but a higher percentage of neutral indicators and fewer positive indicators.

The ratings presented below are included in further detail in chapters 4-5 with a complete industry analysis in chapter 6.

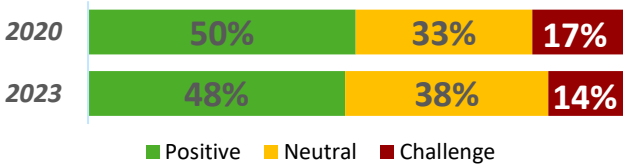
Comparison Summary

Assets & Challenges Rating Comparison 2020-2023



Details on the Assets & Challenges Assessment and comparison can be found in chapter 3.

Economic & Community Comparison 2020-2023



A comprehensive report on the Economic & Community analysis can be found in chapters 4-5.

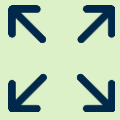
Target Business Sectors

Driven by desirability and feasibility screening, four target business families are recommended as a good fit for Lockhart based on the current economic and business climate conditions. Garner Economics worked to validate existing targets, look for new opportunities, and group business sectors in target families that are thematically similar or leverage the same assets in the area.

Together, the targets will help the City continue to grow and diversify its economic base, as well as mitigate identified challenges across the various indicators reviewed in the **ASSETS & CHALLENGES ASSESSMENT**. The target families are recommended given Lockhart’s attributes, assets, and proximity to other economic drivers.

Each target group is outlined in chapter 7 of this report with a target profile containing valuable data and a narrative outlining the rationale. The target families are *All Things Mega*, *Industry 4.0 (Manufacturing)*, *Food Processing*, and *Experience Lockhart*.

Optimal Business Sectors for Lockhart

All Things Mega	Industry 4.0	Food Processing	Experience Lockhart
			
Ideal Large-Scale Manufacturers	Auto Parts, Metal & Electronic Mfg.	Food & Beverage Manufacturing	Experiential Tourism & Hospitality

Recommendations

In conducting this analysis, the Garner Economics team found that Lockhart has been successful with actionable improvement since the first Garner Economics strategic plan in 2020. The City is well poised to further set itself apart and continue to grow; however, actions must be taken to be proactive in driving the community's economic future and setting it apart from peers and competitors.

Chapter 8 offers a set of implementable recommendations that will help Lockhart and the EDC focus efforts to attract high-quality companies *and* talent. These recommendations call on Lockhart to enhance its economic development service delivery and advocate for initiatives that will build upon and improve available product offerings and the overall business climate. By highlighting its unique advantages and existing assets, Lockhart can shape its economic future and encourage the business and talent growth the community desires.

Summary of Recommendations for Lockhart in 2023

Category		Action
	Asset Development <i>Product Improvement</i>	1. Continue the City's efforts to grow its industrial land inventory to accommodate the needs of the targeted industry sectors. 2. Enhance Lockhart's Quality of Place by developing assets needed to enhance the City's quality of life (hotel recruitment).
	Execute Effectively <i>Organizational</i>	1. Create a Convention and Visitor's Bureau (CVB) in Lockhart focused on visitor recruitment and hospitality product.

Chapter 2: Lockhart Progress Report

Garner Economics had the privilege of working with the Lockhart Economic Development (Lockhart EDC) in 2020 to help create a roadmap for the organization to generate economic opportunities for its citizens. The end goal of the **TARGET INDUSTRY STRATEGY** was to understand where the City of Lockhart stood, what economic development opportunities were available, and to create a set of actionable recommendations to ensure the Lockhart EDC and its partners could attain its goal of increasing its competitive advantage in business development and economic growth by recruiting the recommended targeted industry sectors.

In addition to conducting an Assets and Challenges assessment to quantify the improvement in Lockhart's competitiveness, Garner Economics reviewed the implementation of the original strategy recommendations with the Lockhart EDC. Since 2020, the City has made marked progress in working on the majority of the recommendations. The tables below illustrate the progress Lockhart has made in implementing the 2020 strategy recommendations.

2020 Recommendations

Asset Development/Execute Effectively

1. **Develop the City's sites and buildings inventory.**
2. **Create a culture of "yes" within the City's permitting and regulatory process.**
3. **Develop and sustain a coordinated effort for workforce training.**

Table 2.1 Lockhart Progress Report for 2020 Recommendations

I. Asset Development/Execute Effectively		
Develop the City's sites and building inventory for the recommended target industry sectors		
Recommendation	Status	Notes from the EDC
Acquire a site of 100+ acres to develop the next publicly held industrial park.		In 2021 LEDC closed on a 75-acre parcel and began development of an industrial park. To date, the park has 1 operational tenant on 10 acres and has 167,000 SF under construction due to be completed in 2023. Infrastructure construction is ongoing and is slated to be completed in May 2023. Although the size of 100+ acres was not met, the part and effort still satisfy this goal.
Develop a 50,000 sq. ft. industrial shell/spec building, expandable to 100,000 sq. ft.		Once the infrastructure is done in the industrial park, all parcels should close with purchasers ranging from a 100,000 SF food manufacturer, a 50,000 SF speculative building, and a plastics recycler/fuel producer.

 Not Started
  Started/In progress
  Partially Complete
  Complete
  On-going

I. Asset Development/Execute Effectively *(continued)*

Create a culture of “yes” within the City’s permitting and regulatory process

Recommendation	Status	Notes from the EDC
Perform regulatory introspection for real or perceived challenges		Since the 2020 strategic plan, the City of Lockhart has hired a new planning Director and a new building inspector. Both individuals bring fresh eyes to the organization and are in process of modernizing the department for better and faster processes.
If challenges are perceived, better communicate Lockhart’s regulatory system or if challenges are real, conduct a deep dive into processes and focus on continuous process improvement.		

Workforce Training

Recommendation	Status	Notes from the EDC
Explore a joint venture to offer postsecondary vocational training at an ISD facility, either in partnership with Austin Community College or Texas State Technical College.		This has started but only in a very limited way. LEDC is working with Lockhart ISD on its 5-year strategic planning process which has vocational/CTE/ACC aspects to the plan. Additionally, members of the community have begun to look at what it would take to bring Lockhart into ACC’s district.



Not Started



Started/In progress



Partially Complete



Complete



On-going

Communicate the Brand

1. Conduct an external outreach to companies and consultants.
2. Create a lead-generation program.

II. Communicate the Brand

Recommendation	Status	Notes from the EDC
Call on location advisors and companies within the identified Target Industries		LEDC has completed the setup for marketing and efforts are ongoing.
Engage a marketing firm to provide lead-generation services		LEDC still works with Opportunity Austin and the Greater San Marcos Partnership to generate leads and provide outreach and has done so for 19 and 12 years respectively. LEDC has not done anything to create a lead-generation program for its own use.



Not Started



Started/In progress



Partially Complete



Complete



On-going

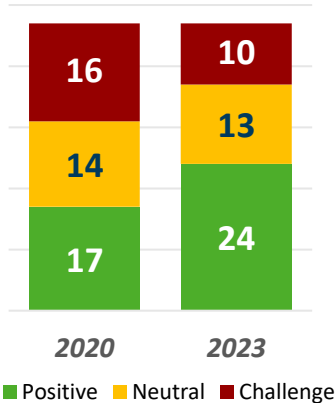
Chapter 3: Assets & Challenges

The **ASSETS & CHALLENGES ASSESSMENT** (A&C) is an important part of Garner Economics’ approach to the evaluation of a community. The A&C includes both an objective and subjective appraisal of the area obtained through a windshield tour and reviewing the area from a site-selection perspective. The City had previously gone through a detailed, predetermined list of 47 evaluation criteria and a community tour during the 2020 study, and again during a prospect site visit by Garner Economics in 2021.

For this report, Garner Economics once again visited and assessed the city based on the qualities, elements, and infrastructure that a business will look for when considering the city as a place for its operations. A comparison of 2020 and 2023 showed that Lockhart improved in the number of positive ratings as well as fewer challenges since the 2020 report.

This assessment allows us to document challenges that exist in the city that constitute potential barriers to successful economic development to occur. By knowing what challenges or gaps exist, the City, the EDC and its partners can take the steps necessary to mitigate the situation, strengthen its overall “product,” and be a more attractive business location. In the tables below, a  indicates a change from the previous assessment.

Assets & Challenges
Rating Comparison
2020-2023



REPORT DASHBOARD



Indicates the city is better (more positive) compared to the benchmarked geographies or points to a positive trend or asset within the area.



Indicates the city is neutral or normal, neither positive nor negative. Indicator may represent an observation or be in the middle of the benchmarked geographies.



Indicates the city performs worse compared to the benchmarked geographies or points to a negative trend or challenge within the area.

Table 3.1 Lockhart Assets & Challenges Comparison

Category	Attribute	2020 Rank	2023 Rank
Access to Markets	Centrally located for major regional market	↑	↑
	Centrally located for national market	↑	↑
	Well-positioned to serve international markets	↑	↑
	Interstate highways accessibility	→	→
	Rail service	→	→
	Within 1 hour of commercial air passenger service	↑	↑
	General aviation airport capable of handling corporate aircraft	→	→
	Broadband availability and speeds	→	→
Labor	Availability of skilled production workers	→	→
	Availability of skilled administrative workers	↓	↓
	Availability of computer and mathematical specialists	↓	↓
	Availability of managerial personnel	↑	↑
	Cost of labor (Caldwell County)	↑	↑
	Availability of post-secondary vocational training	↓	↓
	Within 1/2 hour of major university/college	↑	↑

Category	Attribute	2020 Rank	2023 Rank
City Economic Development Program	Adequate level of professional staff	→	→
	Involvement of both public and private sectors	↓	↓
	Local economic development organization has a strategic plan ★	↓	↑
	Level of cooperation between various organizations involved in economic development activity ★	↓	→
	Level of funding for local economic development program	↑	↑
Access to Space	Availability of fully served and attractive flex sites ★	→	↑
	Availability of fully served and attractive office sites	↓	↓
	Availability of suitable flex space (buildings.) ★	↓	↑
	Availability of suitable office space (Class A and B space)	↓	↓
Access to Capital	Availability of tax-exempt financing for new industrial facilities	↑	↑
	Availability of low-interest loans for small business	↑	↑
	Availability of funding for business startups or early-stage funding	↑	↑
	Any other type of financing available through the City for business activity growth and retention?	↑	↑
Government Impact on Business	Availability/capacity of water and wastewater treatment	↑	↑
	Availability of adequate water and sewer lines to commercial sites	→	→
	Condition and maintenance of local streets	↓	↓
	Availability and type of local incentives	↑	↑
	Secondary school performance (SAT/ACT scores)	↓	↓
	Business permitting procedures and costs ★	↓	↑
	Median property taxes by county (Caldwell)	↑	↑
Quality of Place	Availability of executive-level housing	↓	↓
	Availability of moderate-cost housing ★	→	↑
	Availability of apartments ★	↓	↑
	Cost of living index	↑	↑
	Level of crime	↑	↑
	Level of cultural activity	→	→
	Availability of recreational opportunities	→	→
	General appearance of the community	→	→
	Availability of adequate medical facilities ★	↓	↑
	Availability of first-class hotels, motels, and resorts	↓	↓
	Variety of local restaurants	→	→
	Appearance of the Central Business District(s)	→	→

★ Changed ratings

Chapter 4: Demographics & Community Trends

The following analysis examines the economic position and competitiveness of Lockhart, Texas, located south of Austin. Lockhart is within Caldwell County and is a part of the Austin-Round Rock Metropolitan Statistical Area (Austin Metro). For context, this report uses the following geographies to benchmark statistics:

- ★ City of Lockhart

★ Caldwell County

★ Austin Metro
- ★ Texas

★ United States

This analysis relies heavily on raw, objective data collected by governmental or impartial third-party agencies. In all cases, the original and most currently available data for all geographies (as of March 2023) is used. Garner Economics conducted all unique calculations and computations from the original data. For several data points, city-level data were not available and either Caldwell County or Austin Metro were used for those indicators.

Measurements included

- Population Trends
- Age
- Diversity
- Migration/Geographic Mobility
- Educational Attainment
- Secondary School Graduation Rate
- Test Scores
- Household Income
- Poverty
- Crime Rate
- Cost of Living
- Broadband Access & Speed
- Walk & Bike Scores

↑→↓ Similar to the Assets & Challenges Assessment, metrics analyzed in chapters 4 and 5 were graded showing positive, neutral, or negative indicators. These graphic markers relay the analysis of the measure compared to the benchmarks, change over time, or both. Neutral grades generally resulted when there were both negative and positive aspects of these factors.



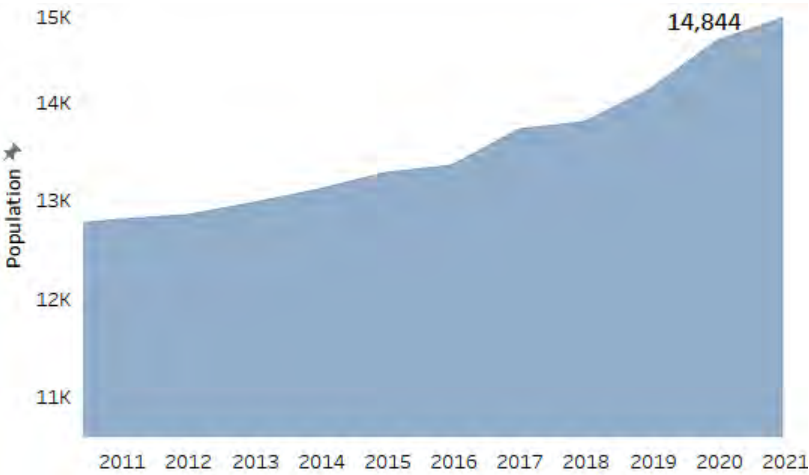
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Population Trends

Table 4.1 Population, 2011-2021

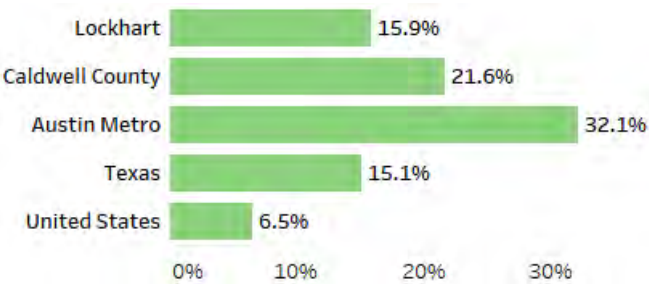
Geography	2021	2011-2021 Change	2011-2021 % Change
Lockhart	14,844	2,036	15.9%
Caldwell County	46,791	8,321	21.6%
Austin Metro	2,352,426	571,891	32.1%
Texas	29,527,941	3,882,312	15.1%
United States	331,893,745	20,336,871	6.5%

Figure 4.2 Lockhart Population Growth, 2011-2021



Source: US Census Bureau Population Estimates, Garner Economics

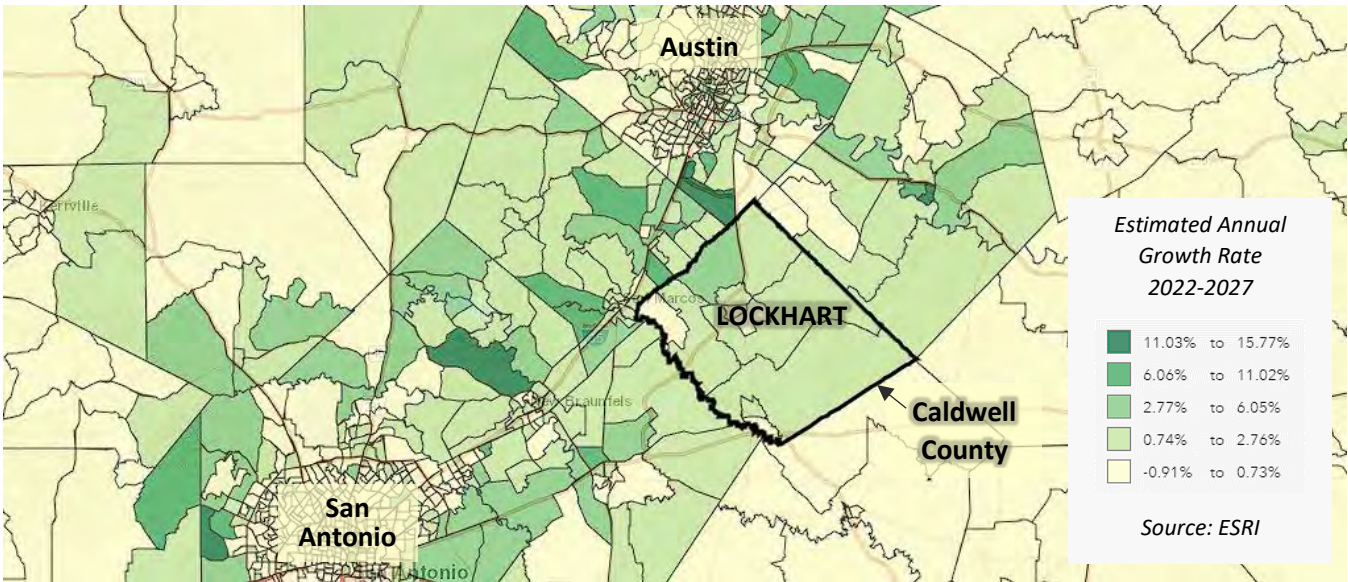
Figure 4.1 Population Growth, 2011-2021



Population growth is a key element in the analysis of a community and can be a significant factor in local economic health. In today’s labor force climate, this is a major consideration in site-selection decisions.

The City of Lockhart is growing at a steady rate increasing nearly 16% over ten years. This is double the nation’s growth and on par with the state but behind Caldwell County as a whole, and the Austin Metro. The growth of the Austin and San Antonio metro areas has accelerated in past years and encompasses most of Caldwell County surrounding Lockhart.

Figure 4.3 Estimated Annual Growth Rate for Austin and San Antonio Regions, 2022-2027



Age Distribution

Figure 4.4 Age Distribution & Median Age, 2021



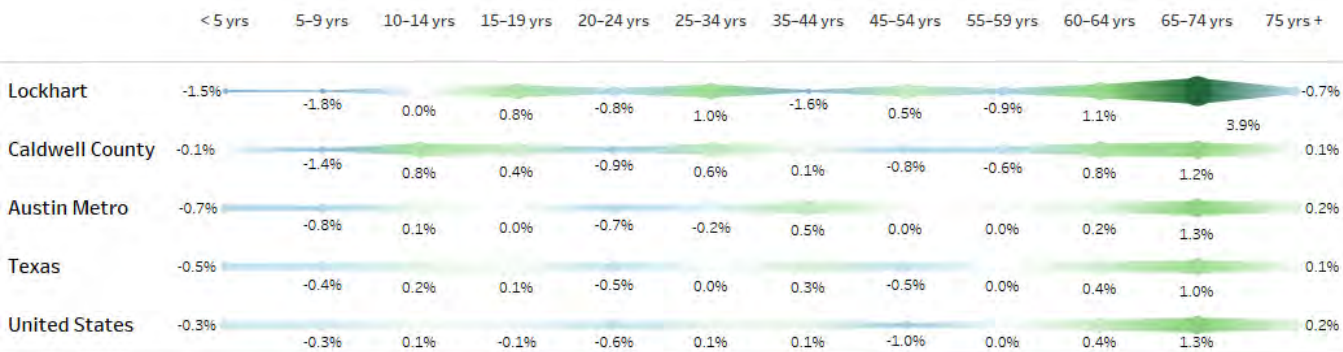
Source: US Census Bureau, Garner Economics

Evaluating the age composition of an area's population is a significant factor in site selection as it is a key component for the current and future labor force. With the current focus on retaining and attracting talent, an existing pool of younger people for both current and future workforce participation is essential in making a community attractive for companies and people alike. Nationally, and indeed globally, the median age is getting older and Lockhart shows the highest median age among all benchmarks at 38.8 years, just behind the national median of 38.4 years.

Lockhart's largest age group is those aged 25–34 years (16%), trailing the Austin Metro by one percentage point. Caldwell County overall has a lesser concentration of younger people with the population more evenly between 25 and 54 years, similar to Texas and the United States. All geographies have a spike of 65-74 year-olds compared to those aged 55-59 years and those 75 years and older. Lockhart had the highest growth rate of 65-74-year-olds between 2016 and 2021 at 3.9%. Positive growth also occurred with the 25-34 years group as well as those 15-19 years old and 45-54 years old.

➔ Change in Age Distribution

Figure 4.5 Change in Age Groups as a Percentage of Total Population, 2016–2021



Source: US Census Bureau, Garner Economics

⬆ Diversity

By itself, racial diversity is not a determining factor in local economic competitiveness, although some firms may prefer higher rates of diversity to attract and retain workers. This is particularly true for multinational firms looking to attract workers from outside the United States. There is also a growing recognition that being welcoming leads to prosperity. Talent attraction and retention are key factors in economic development today and companies, as well as communities, are embracing equity, diversity, and inclusion.

The Diversity Index captures the racial and ethnic diversity of a geographic area in a single number, from 0 to 100. The diversity index measures the likelihood that two people chosen at random in a given area will be from different races and ethnic groups. Values close to 100% indicate that people in the population have different racial and ethnic groups.

The City of Lockhart is a diverse community with a diversity index in 2022 of 82.1 out of 100 and is growing more diverse, increasing by 10.5 points since 2010. Caldwell County as a whole and Texas are slightly higher in 2022, however, all geographies increased their index numbers more than Lockhart between 2010 and 2022. Texas is the leader in diversity among benchmarks, but Caldwell County had the highest climb between 2010 and 2022 in this measure.

Table 4.2 Diversity Index
Highest Diversity Shaded

	Lockhart	Caldwell County	Austin Metro	Texas	United States
2010 Diversity Index	71.6	70.0	68.6	72.3	60.2
2020 Diversity Index	81.9	82.1	78.6	83.3	71.0
2022 Diversity Index	82.1	82.4	79.1	83.7	71.6
2010-2022 Change	10.5	12.4	10.5	11.4	11.4

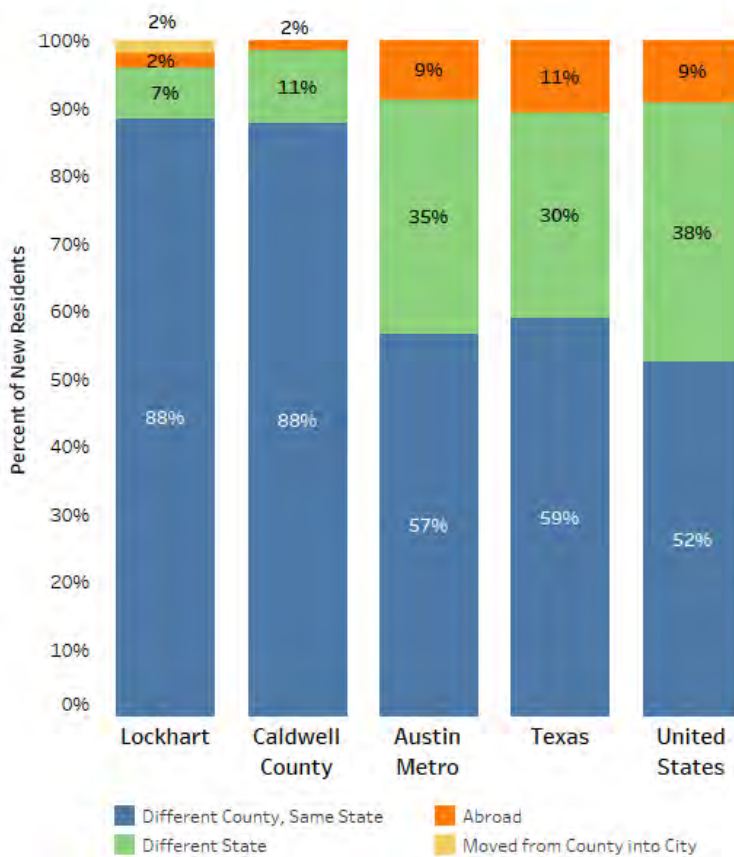
Source: ESRI, Garner Economics

➔ Migration/Geographic Mobility

Table 4.3 Source of Residents Who Moved into Current City/County within Past Year, 2021

Category	Lockhart	Caldwell County	Austin Metro	Texas	United States
Total Residents Who Moved in Past Year	1,619	5,427	400,549	4,237,650	43,820,703
Movers as % of Total Population	11%	12%	18%	15%	13%
Estimated New Residents	1,117	4,197	192,526	1,815,461	19,584,161
New Residents as % of Total Population	8%	9%	9%	6%	6%

Figure 4.6 Current Residents Who Moved from Outside Lockhart, 2021



1,095
Moved into the City of
Lockhart in Past Year

8%
New Residents
as % of Total Population

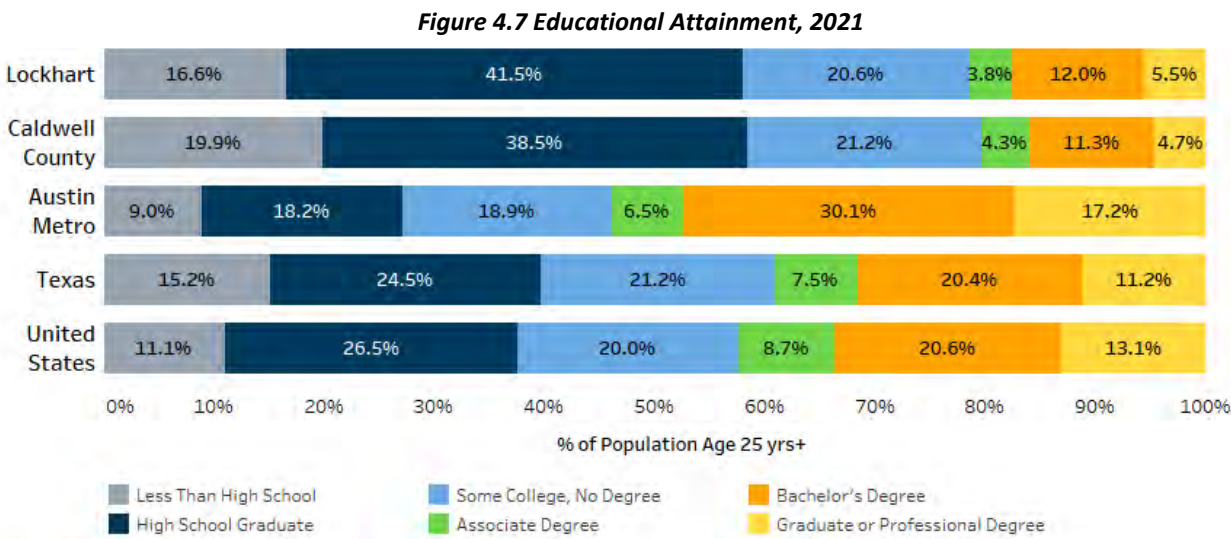
Source: US Census Bureau, Garner Economics

Since talent is at the center of most site selection and business operations, attracting new residents from a diversity of outside locations can reflect a city's broader appeal and add to the existing talent pipeline. This measure reflects the population that has moved within the past year, which is an indicator of new residents **but shows incoming residents, not net migration.**

Lockhart has a close relationship with the Austin-Round Rock Metro and other Texas counties when it comes to migration. Lockhart gained an estimated 1,117 people who moved into the city in the last year from outside city limits. A small percentage (2%) moved from elsewhere in Caldwell County based on Census estimates. Approximately 500 people moved but stayed with the City of Lockhart. Previous limitations of housing options may have hindered additional residents from finding homes inside city limits. New housing options in Lockhart are now significant.

Most of Lockhart and Caldwell County's migrating residents are from Texas (88%) with only 7% moving from a *Different State*. Lockhart gains only 2% of its incoming migration from *Abroad* which could include U.S. citizens returning from service or extended work assignments. New residents make up about 8% of the total population.

➔ Educational Attainment

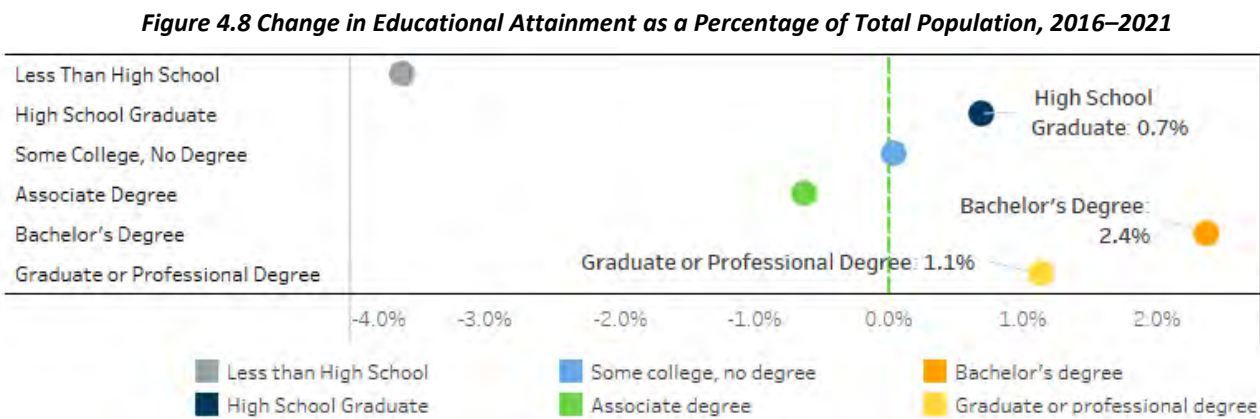


Source: US Census Bureau, Garner Economics

The level of education of the community’s population is a good indicator of labor force quality and is a decisive factor in economic competitiveness. Firms understand the need to operate in areas with a sufficient supply of workers that meet or exceed their demands. They also know that the lack of an educated workforce can significantly affect business performance.

Lockhart’s population 25 years or older is 83% High School educated, the lowest of benchmarks except for Caldwell County. Approximately 42% of Lockhart’s population has at least some post-secondary education. However, Lockhart and Caldwell County are below all other benchmarks for those holding a Bachelor’s or higher degree. All areas show a similar level of Associate degree holders at approximately 19-21%.

➔ Change in Educational Attainment



Source: US Census Bureau, Garner Economics

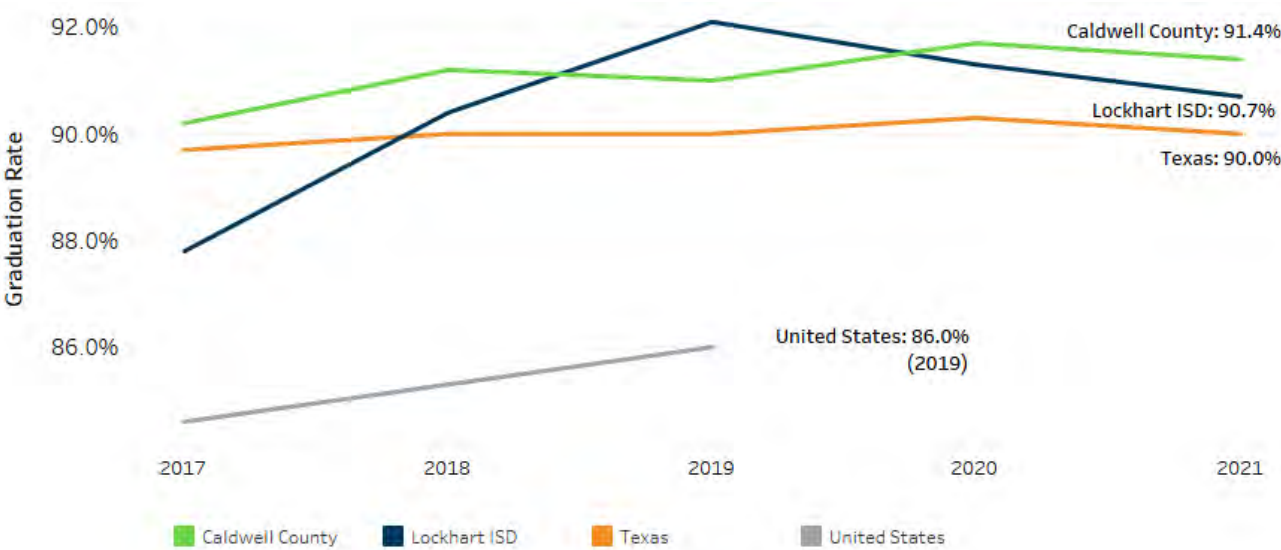
Percentage points gained or lost for educational categories indicates some positive changes including the rise in the percentage of those with Graduate or Professional degrees (1.1%) and Bachelor’s degrees (2.4%). Of concern was Lockhart’s decline in those obtaining an Associate Degree since that is a key element in many technical fields.

↑

Secondary School Performance: Graduation Rates

An indicator of success of the local public school system is the share of high school students that graduate within four years of beginning ninth grade. This four-year graduation rate is an important measure of local public schools as well as the education level of future workers. Lockhart Independent School District (ISD) has a graduation rate above that of Texas in 2021, but just below Caldwell County as a whole. Lockhart ISD’s graduation rate has risen since 2017, however, the effects of COVID-19 may have affected this continued increase. The graduation rate for 2021 is still far above 2017 levels, an increase of nearly 3%. Lockhart ISD has consistently performed better than the national average graduation rate which is not yet available for recent years.

Figure 4.9 Graduation Rate (4-Year Cohort), 2017–2021

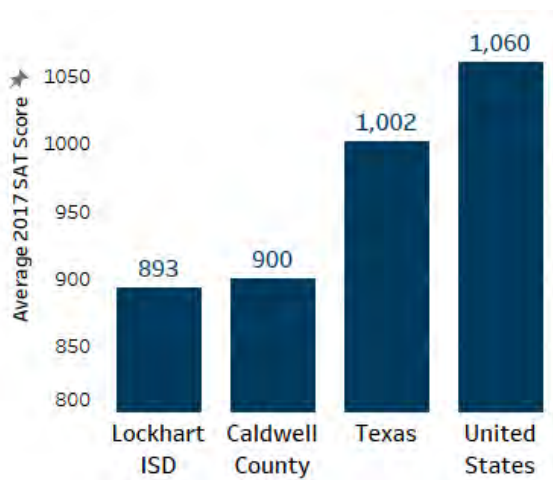


Source: Texas Education Agency, National Center for Education Statistics, Garner Economics

↓

Secondary School Performance: Test Scores

Figure 4.10 Average SAT Scores, 2021



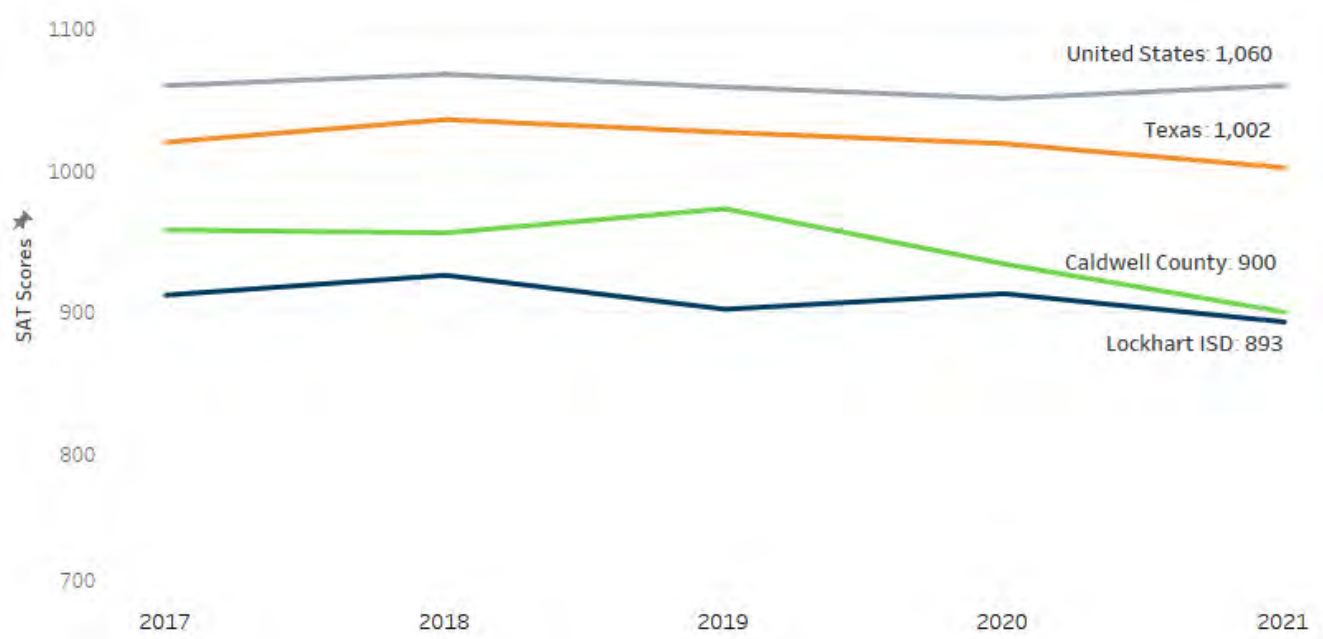
Source: Texas Education Agency, College Board, Garner Economics

Standardized testing is another comparative tool to reflect the performance of secondary schools. The ACT and SAT exams are standardized tests for college admissions in the United States and are widely accepted as a measure of education quality.

There are three school districts in Caldwell County: Lockhart ISD, Luling ISD, and the Prairie Lea ISD. The districts have higher student participation rates with the SAT than with the ACT. For instance, the percentage of students from Lockhart ISD taking the ACT in 2021 was 1.6%. The SAT will be the sole test for measuring student achievement and college readiness in this report. Lockhart Independent School District (ISD) had the lowest scores compared to Caldwell County, state, and national performance.

Secondary School Performance: Test Scores (continued)

Figure 4.11 Composite ACT Scores, 2017-2021



Source: Texas Education Agency, College Board, Garner Economics

Per Capita Income

In Lockhart, the Per Capita Income, or the average income for every person in the city, is \$26,361 for 2021. This is just below Caldwell County, but significantly less than all other benchmarks. Adjusted for inflation, the per capita income in 2016 was \$23,249 for the city. Lockhart did have the second-highest percent change between 2016 and 2021 increasing by 13.4%, behind the Austin Metro’s 15.9% growth for the same period.

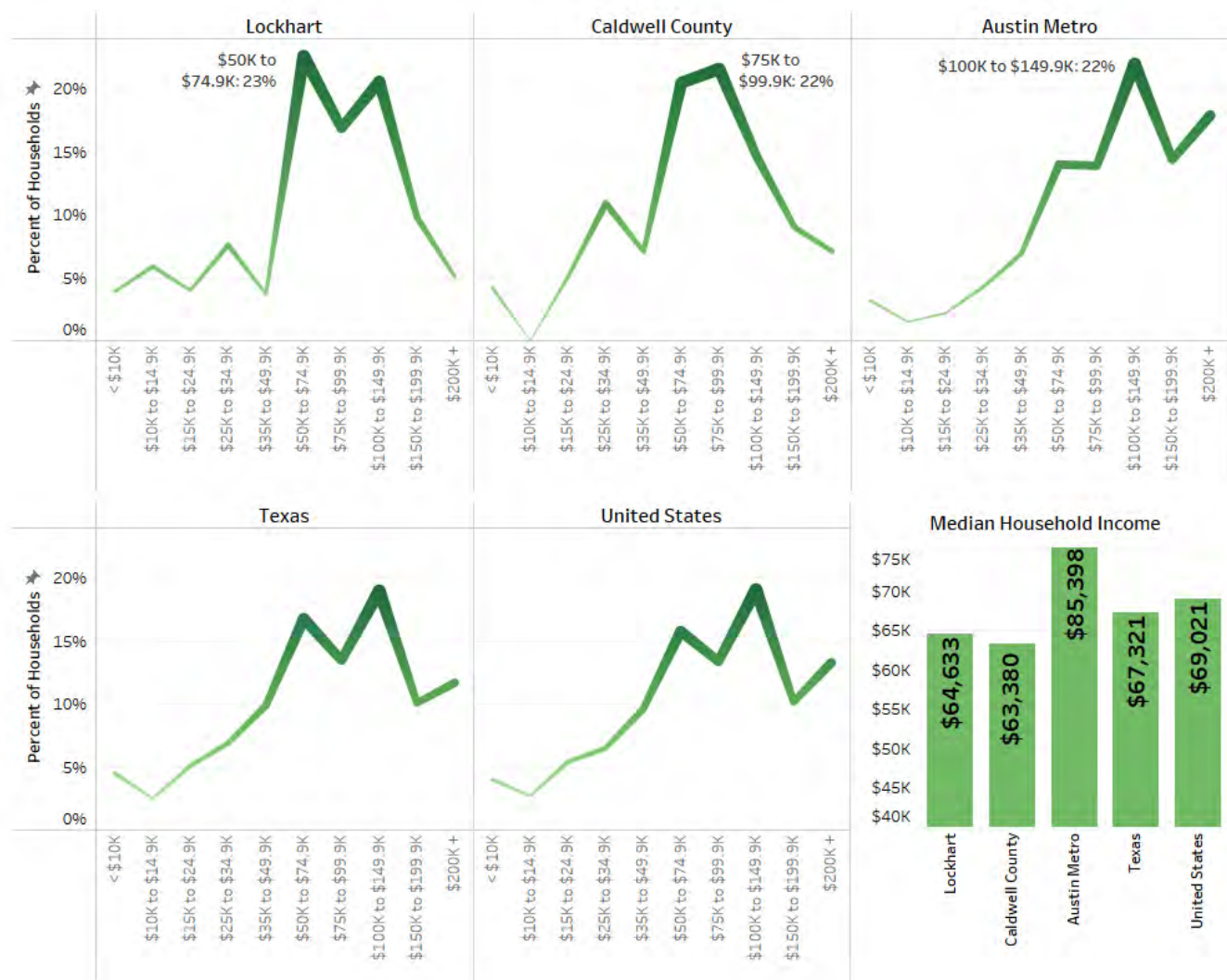
Figure 4.12 Per Capital Income (2021 dollars)

	2016	2021	Change 2016-2021
Lockhart	\$23,249	\$26,361	13.4%
Caldwell County	\$24,376	\$27,202	11.6%
Austin Metro	\$38,680	\$44,830	15.9%
Texas	\$31,572	\$34,255	8.5%
United States	\$33,842	\$37,638	11.2%

Source: US Census Bureau, 2016 adjusted for inflation, Garner Economics

Household Income

Figure 4.13 Household Income Distribution & Median Household Income, 2021



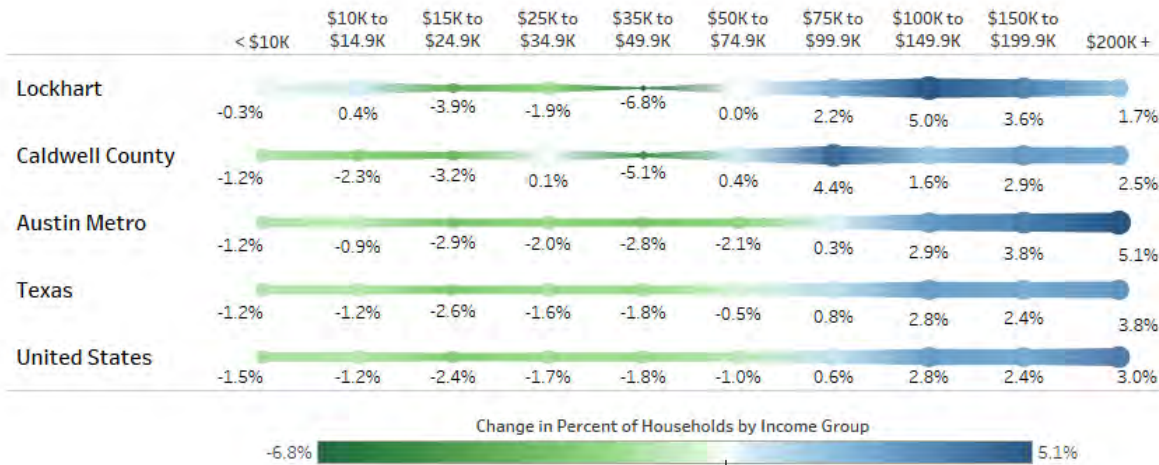
Source: US Census Bureau, Garner Economics

Household income reflects income for residents and is an indicator of wealth in the community. Lockhart has a concentration in middle-income levels with the highest percentage of households earning between \$50,000 to \$74,999 per year (23%) and the second-highest level earning \$100,000 to \$149,999 per year (21%). Caldwell County household incomes are also concentrated in the middle-income levels with the top percentage of households earning between \$75,000 to \$99,999 annually. The Austin Metro shows a much wealthier profile overall with 22% of households earning \$100,000 to \$149,999 per year and 18% crossing the \$200,000 or more mark. Household income at the state and national levels illustrates more households earning \$100,000 to \$149,999 annually, more than all other income levels.

Lockhart has a median household income of \$64,633 annually, higher than Caldwell County as a whole, but behind all other benchmarks. The Austin Metro’s median household income of \$85,398 per year far exceeds all median incomes in comparison.

Change in Household Income

Figure 4.14 Change in Household Income Distribution, 2016–2021

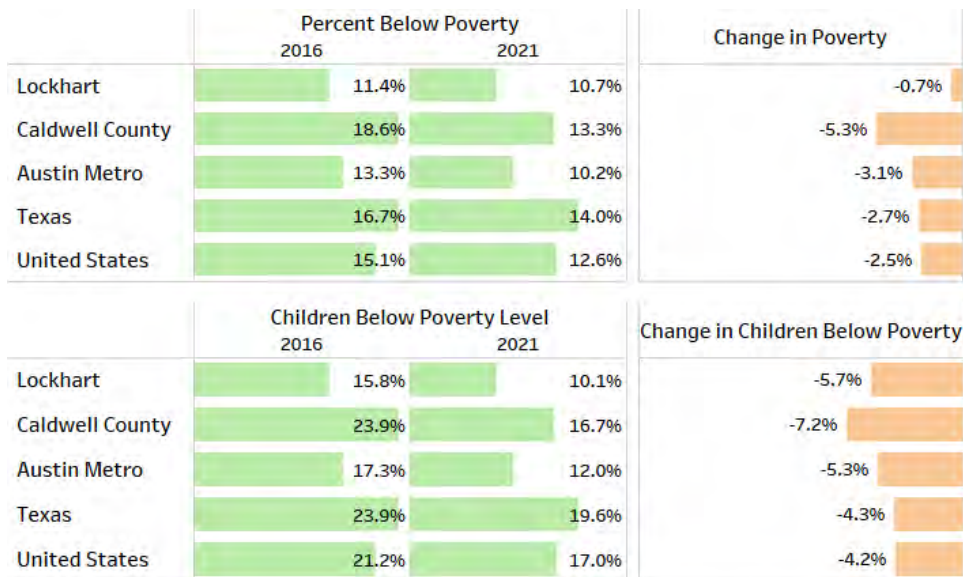


Source: US Census Bureau, Garner Economics

Overall, households were earning more in 2021 with all geographies showing an increase in the percentage of households earning \$75,000 or more. Lockhart had significant growth in households earning \$100,000 to \$149,999 per year (5%) as well as a 3.6% growth of incomes at \$150,000 to \$199,999 per year. The change between 2016 and 2021 shows the Austin Metro's households earning \$200,000 or more grew significantly increasing by 5.1%.

Poverty

Figure 4.15 Poverty



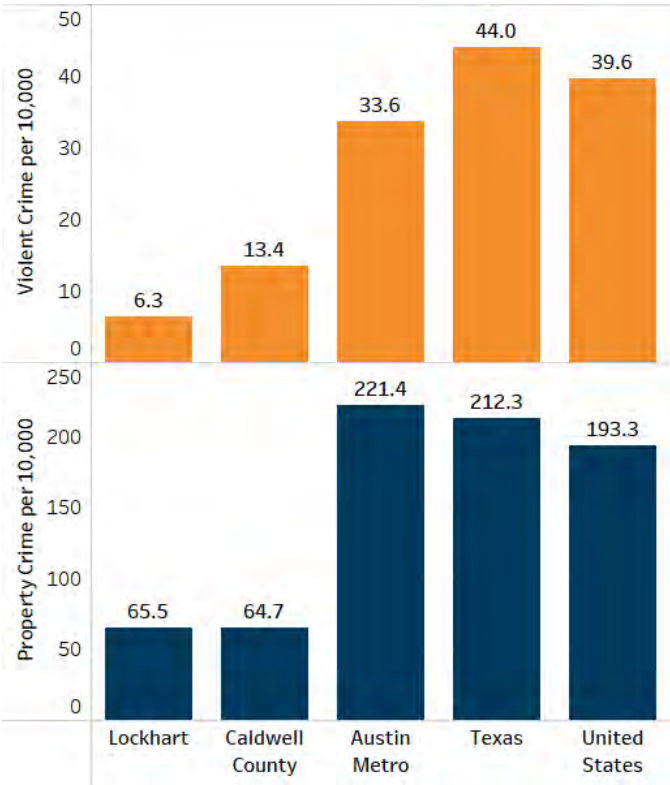
The measurement of poverty in a community helps to evaluate the well-being of the citizens and the state of the economy. In 2021, Lockhart's poverty rate (10.7%) was slightly higher than the Austin Metro but lower than all other benchmarks. The poverty rate for children under 18 is lower than the general poverty rate and below all other areas.

The City of Lockhart decreased the level of poverty by 5.7% for children under 18 comparing 2016 to 2021.

Source: US Census Bureau, Garner Economics

↑ Crime Rates

Figure 4.16 Crime Rates per 10,000 Residents, 2021



Crime rates are a widely accepted, objective gauge of community livability. Crime rates may reflect underlying economic conditions and could signal deeper systemic problems more so than standard economic measures show. The City of Lockhart has low crime rates for both violent and property crimes in 2021.

The *Violent Crime Rate* shows only 6.3 crimes reported per 10,000 persons, a rate significantly below metro, state, and national benchmarks, and the rate for Caldwell County as a whole.

The *Property Crime Rate* is 65.5 crimes reported per 10,000 persons, a level also below metro, state and national measures. Caldwell County does have a slightly lower rate than the City of Lockhart for property crime.

For a unilateral view of crime rates, research is based on crimes reported via the FBI’s National Incident-Based Reporting System (NIBRS) which has participation from Texas law enforcement agencies and data is comparable to reports from the Texas Department of Public Safety.

Sources: FBI National Incident-Based Reporting System, Texas Department of Public Safety; Garner Economics

↑ Cost-of-Living

Figure 4.17 Cost-of-Living-Index, 2019

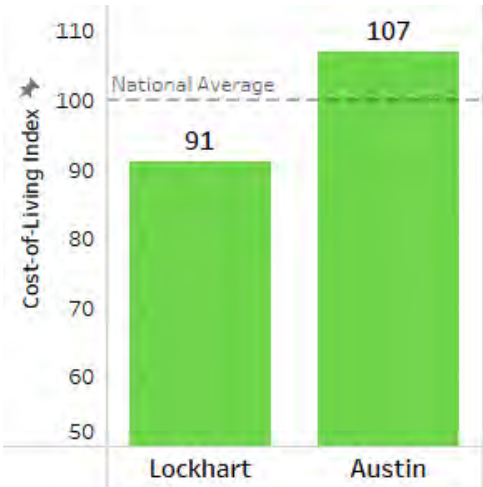


Table 4.4 Cost-of-Living-Index Categories, 2019

Index	Lockhart	Austin
Cost-of-Living Index	91	107
Goods & Services Index	101	101
Groceries Index	90	92
Health Care Index	101	105
Housing Index	72	133
Transportation Index	105	86
Utilities Index	98	95

The cost of living in Lockhart is relatively low with an index rate of 91 compared to Austin at 107 and the national base of 100. Goods & Services, Health Care, and Transportation are slightly above the national average.

Source: AreaVibes.com derived from C2ER Index for 2022, National Average=100, Garner Economics

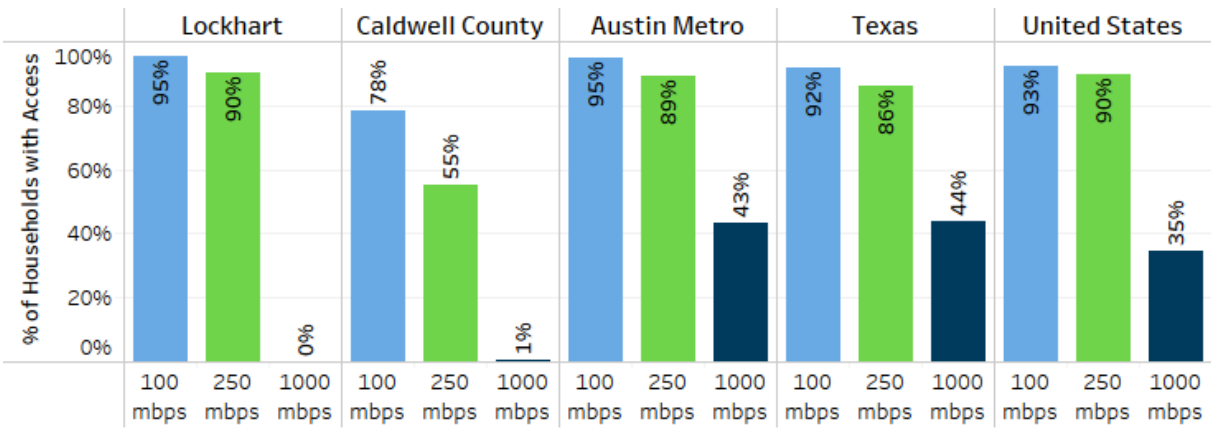
➔ Broadband Access & Speed

Broadband access and speed have a big impact on the local economy in terms of supporting business, entrepreneurship, and educational opportunities. As we witnessed in the COVID-19 pandemic, broadband access is crucial for a community to succeed in business and to offer equitable opportunities for success.

Access is the first internet indicator presented in this study and is measured by the percent of an area’s households that have access to broadband internet service via several technologies such as cable, fiber, DSL, or fixed wireless. The City of Lockhart has ample access to internet service with speeds of 250 megabits per second (Mbps) at 90% to 95% of households able to get service. Most of the city is covered by at least 4 internet service providers according to the [Texas Broadband Map](#), however, past city limits, there are areas without service.

At higher speeds of 1000 mbps or 1 gig, Lockhart does not have service as of June 2022. Advertised speeds for the area include one provider stating 1000 mbps service currently, so there may be a lag in data as broadband is being improved. One gig service is not as common across the United States, only 35% of households have access, however, this level will be expected by many operations in the future.

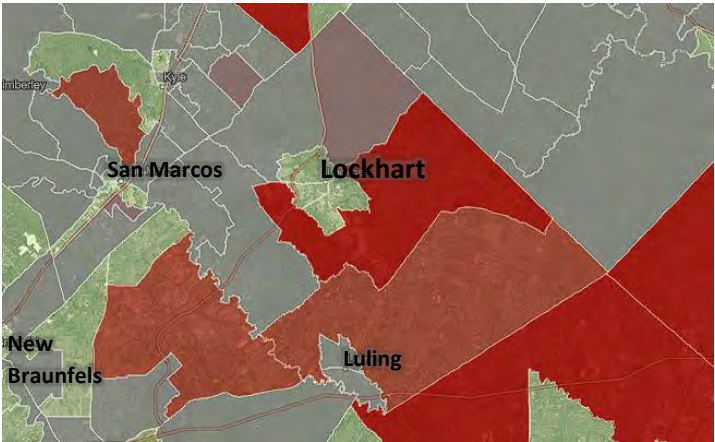
Figure 4.18 Access to Broadband Internet by Speed level, 2022



Source: FCC Broadband Map as of June 2022, Garner Economics (includes ADSL, Cable, Fiber, Fixed Wireless, Satellite, Other)

While broadband access is important, speed is also a vital measure to show the connectivity performance of an area. The FCC considers 25 mbps “broadband” however most households today need at least 100-200 mbps for common activities such as streaming and video chatting and higher speeds for 4K content, gaming and downloading large files. The use of internet-based tools has grown immensely since the COVID-19 pandemic with many people relying on reliable, fast internet to run their businesses, conference with clients, participate in webinars, and a variety of other essential tasks. Figure 4.19 shows the need for broadband in Caldwell County outside Lockhart.

Figure 4.19 Indicators of Broadband Need, 2022



Source: BroadbandUSA, National Telecommunications and Information Administration, accessed March 2023, Garner Economics

Speed tests performed in Lockhart registered speeds up to 347 Mbps however, these tests were concentrated in small areas likely performed by the same address. Data from 2021 show the median download speed was 24 Mbps for Lockhart, 141 Mbps for Austin and 105 Mbps for the state of Texas. With the rapid building out of internet service, these speed levels seem outdated compared to the current speed tests that are showing up, but not with enough consistency to apply to this measure.

➔

Walk & Bike Score

Cost of living, crime, and other measures figure into the evaluation of a community in addition to economic and demographic data. Another way to look at the vibe and attractiveness of an area includes some nontraditional data to measure the livability of the community.

Walk Score is a branded measure of the walkability to nearby amenities by analyzing walking routes. Amenities within a 5-minute walk (.25 miles) are given maximum points, with no points given after a 30-minute walk. Walk Score also measures pedestrian friendliness by analyzing population density and road metrics.

Downtown Lockhart has a Walk Score of 74, which is below the score of Austin’s downtown (92), but still declared “Very Walkable” by the Walk Score publisher. An average score for Lockhart overall was not available. For reference, San Francisco—the top-ranked city in this measure—has a Walk Score of 100 in the Chinatown neighborhood. Scoring is on 100 point scale with the higher numbers reflecting a more walkable area.

The **Bike Score**, another Walk Score ranking, conveys whether a location is good for biking. For a given location, a Bike Score is calculated by measuring bike infrastructure (lanes, trails, etc.), hills, destinations, and road connectivity as well as the number of bike commuters. Component scores are based on data from the United States Geological Survey, Open Street Map, and the U.S. Census.

Lockhart has a Bike Score of 48 for its downtown, lower than Austin’s overall score of 54. The nation’s top score is in Minneapolis at 83. Scoring is on 100 point scale with the higher numbers reflecting a more bike-friendly area.

Figure 4.20 Walk and Bike Scores, 2023

	Lockhart	Austin
 Walk Score (Downtown)		
 Bike Score (Downtown)		

Source: Walk Score, www.walkscore.com accessed March 2023

Chapter 5: Labor Force & Employment

This chapter focuses on the labor market of Lockhart, Texas, beginning with the residents within the City and Caldwell County, then exploring commuting patterns with the surrounding area and the full labor force draw within a 45-minute drive-time from the center of Lockhart.

The data then transitions to employer-based information, including employment, industry composition, and wage comparisons, for those working in the Lockhart area. City and county-level data are used for evaluating employer dynamics as some datasets had limitations in available data for the city.

Measurements included

- Labor Force & Unemployment
- Labor Force Participation
- Job Growth
- Industry Sector Composition
- Estimated Annual Wage
- Self-Employment
- Startups
- Labor Draw Analysis
- Commuting Patterns
- College Enrollment & Degrees

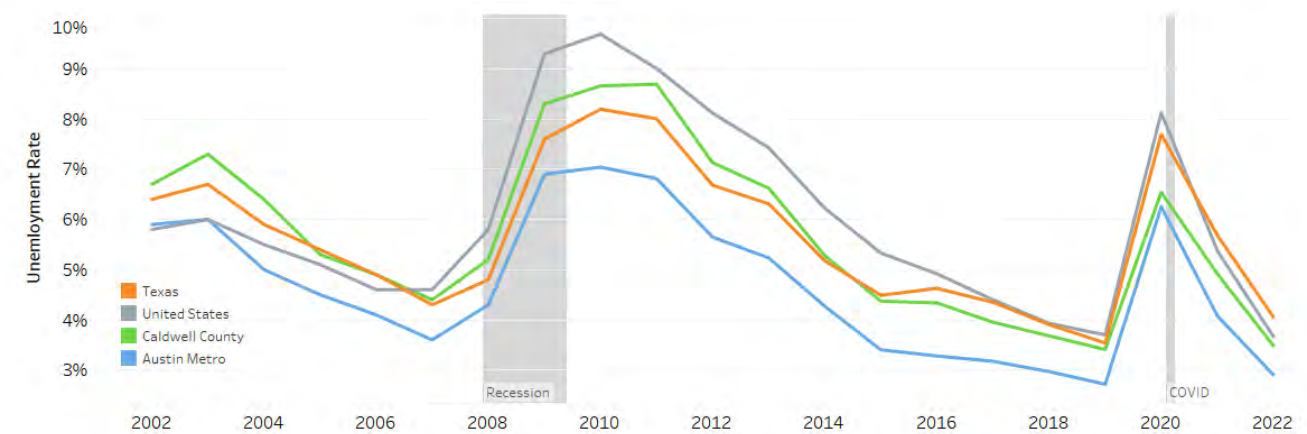
Labor Force & Unemployment

Caldwell County has an average labor force of approximately 18,371 residents with 17,645 employed in 2022. This has increased by 12.5% and 13.1% respectively over the past five years, a rate higher than the state and the nation. Unemployment rates have returned to low levels after a brief recession brought on by the COVID-19 pandemic.

Table 5.1 Labor Force & Employment Status, 2022

	Caldwell County	Austin Metro	Texas	United States
Civilian Labor Force	18,371	1,150,181	13,473,991	161,841,128
Employed	17,645	1,113,688	12,888,025	154,721,775
Unemployment Rate	4.0%	3.2%	4.4%	4.4%
5-Year Change (2017-2022 Annual Average)				
Civilian Labor Force	12.6%	17.8%	8.1%	2.2%
Employed	13.1%	18.2%	8.4%	3.0%
Unemployment Rate	-0.5%	-0.3%	-0.3%	-0.7%

Figure 5.1 Unemployment Rate Trends, 2002–2022

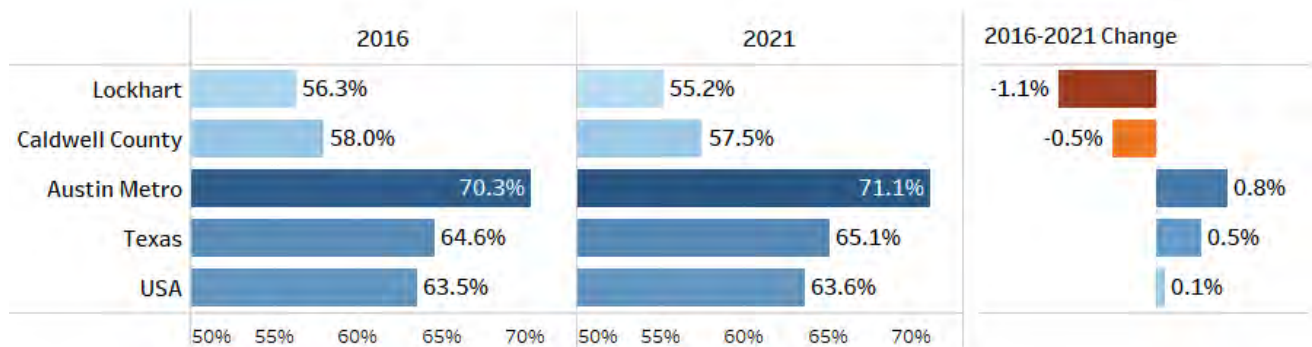


Source: Bureau of Labor Statistics, Garner Economics. Lockhart data is not available.

↓ Labor Force Participation

Labor Force Participation rates have been dropping across the country due to an aging population and other employment factors. Lockhart's participation rate was 55.2% in 2021, below all benchmarks. This is particularly a sharp contrast to the participation rate of 71.1% for the Austin Metro region overall. Both Lockhart and Caldwell County showed a decline in their rates since 2016 while the metro, state, and nation increased.

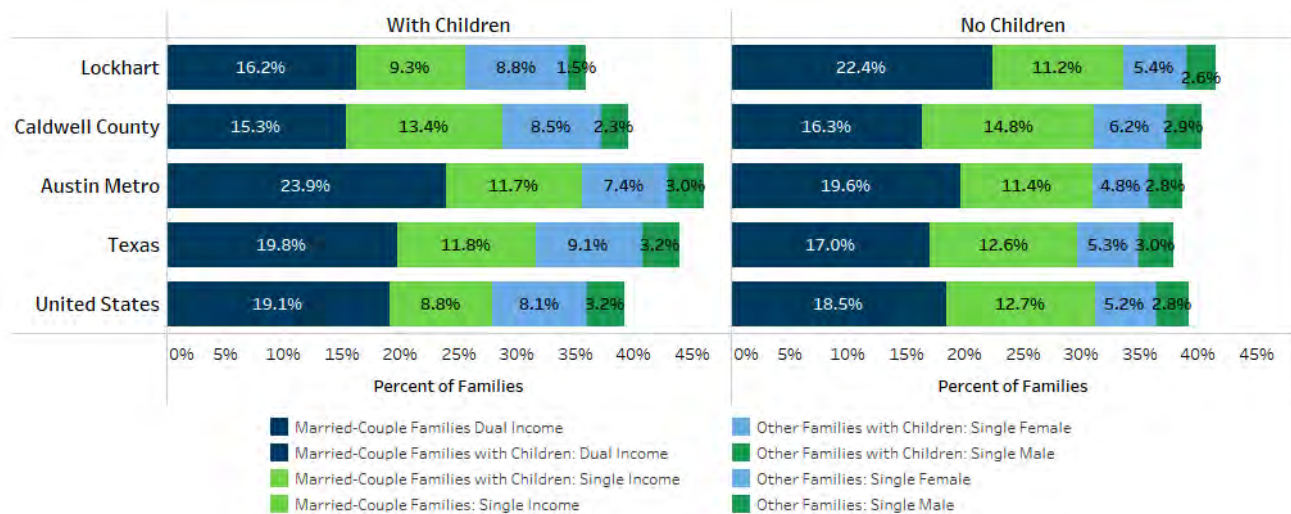
Figure 5.2 Labor Force Participation, 2016–2021



Source: US Census Bureau, Garner Economics

↓ Labor Force Participation – Families

Figure 5.3 Labor Force Participation of Families, 2021



Source: US Census Bureau, Garner Economics

The overall low labor force participation rate is also apparent in the percentage of families in the labor force. Of all families in the City of Lockhart, 77.3% of them participate in the labor force, a rate below all other benchmarks. The largest category of family working is the *Dual Income Families with No Children Under 18 at home* (22.4%). Overall, *Families With Children* in Lockhart (35.8%) participate at a lesser rate than *Families with No Children* (41.6%) in 2021. This is the lowest percentage for *Families With Children* for all benchmarks which may reveal barriers for parents such as childcare or variable school schedules during the pandemic.

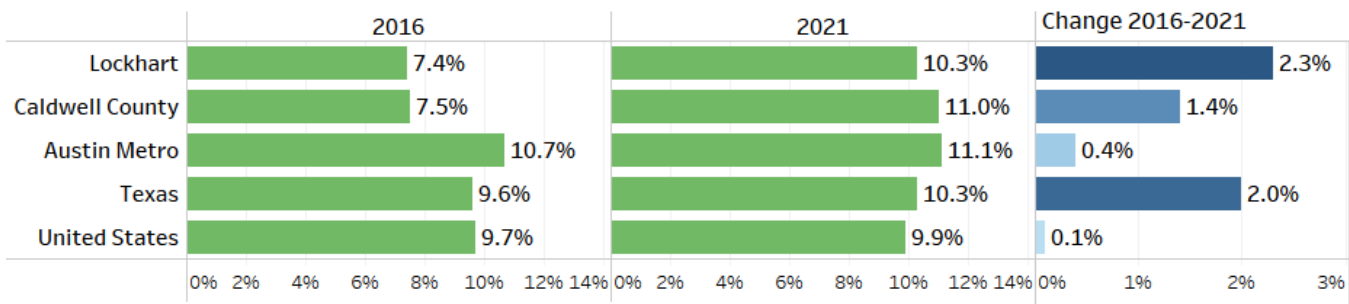
Table 5.2 Labor Force Participation of Families, 2021

	Lockhart	Caldwell County	Austin Metro	Texas	United States
Families With Children	35.8%	39.5%	46.0%	43.9%	39.2%
Married-couple Families with Children: Dual Income	16.2%	15.3%	23.9%	19.8%	19.1%
Married-couple Families with Children: Single Income	9.3%	13.4%	11.7%	11.8%	8.8%
Other Families with Children: Single Female	8.8%	8.5%	7.4%	9.1%	8.1%
Other Families With Children: Single Male	1.5%	2.3%	3.0%	3.2%	3.2%
Families with No Children	41.6%	40.2%	38.6%	37.9%	39.2%
Married-couple Families Dual Income	22.4%	16.3%	19.6%	17.0%	18.5%
Married-couple Families: Single Income	11.2%	14.8%	11.4%	12.6%	12.7%
Other Families: Single Female	5.4%	6.2%	4.8%	5.3%	5.2%
Other Families: Single Male	2.6%	2.9%	2.8%	3.0%	2.8%
Total Families Participating in Labor Force	77.3%	79.7%	84.6%	81.8%	78.4%

Source: US Census Bureau, Garner Economics

Self-Employment

Figure 5.4 Self Employment



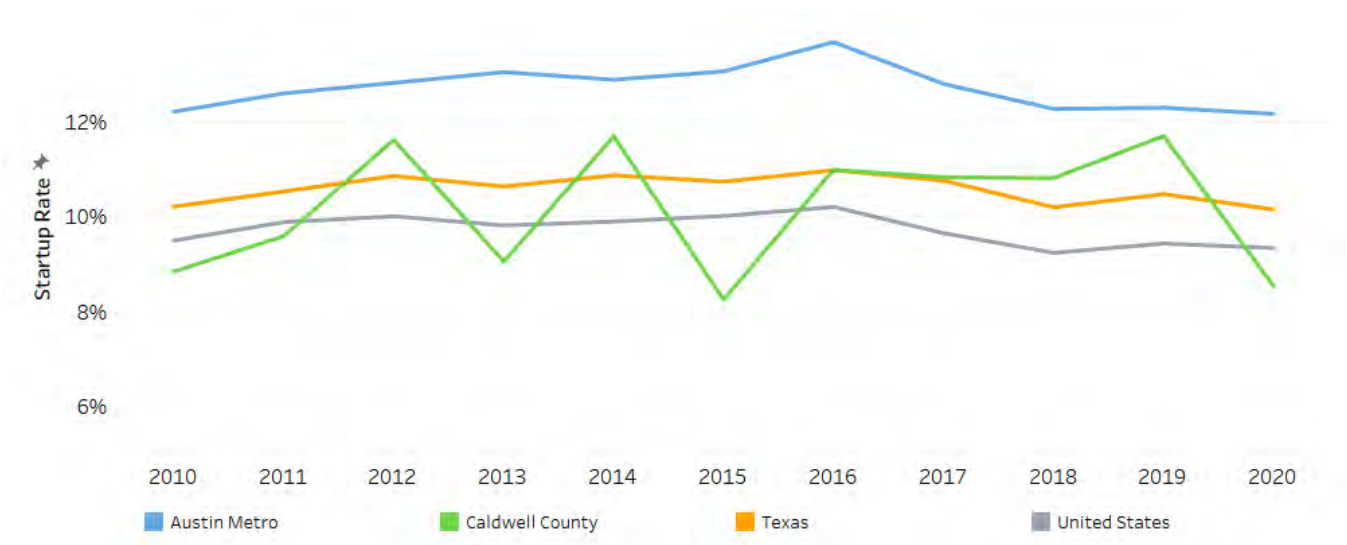
Source: US Census Bureau, Garner Economics

Measuring the proportion of people who are *Self-Employed* is a rough means to gauge entrepreneurial activity, which, in turn, can provide a view of local risk-taking and economic dynamism. Lockhart has a self-employment rate of 10.3% for 2021. This is higher than the nation, equal to Texas but slightly below Caldwell County and the Austin Metro. Given that the Austin Metro is known as an entrepreneurial hub, Lockhart's self-employment rate along with the highest rate of growth (2.3%) over the past five years, is a positive sign for the city.

➔

Startups

Figure 5.5 Startup Ratio



Source: US Census Bureau, Business Dynamics Statistics, Garner Economics

The number of new firms that start in Caldwell County, the smallest area available, had a startup rate below all other geographies analyzed. The Austin Metro, known for its entrepreneurial culture, had the highest startup rate well above all other benchmarks.

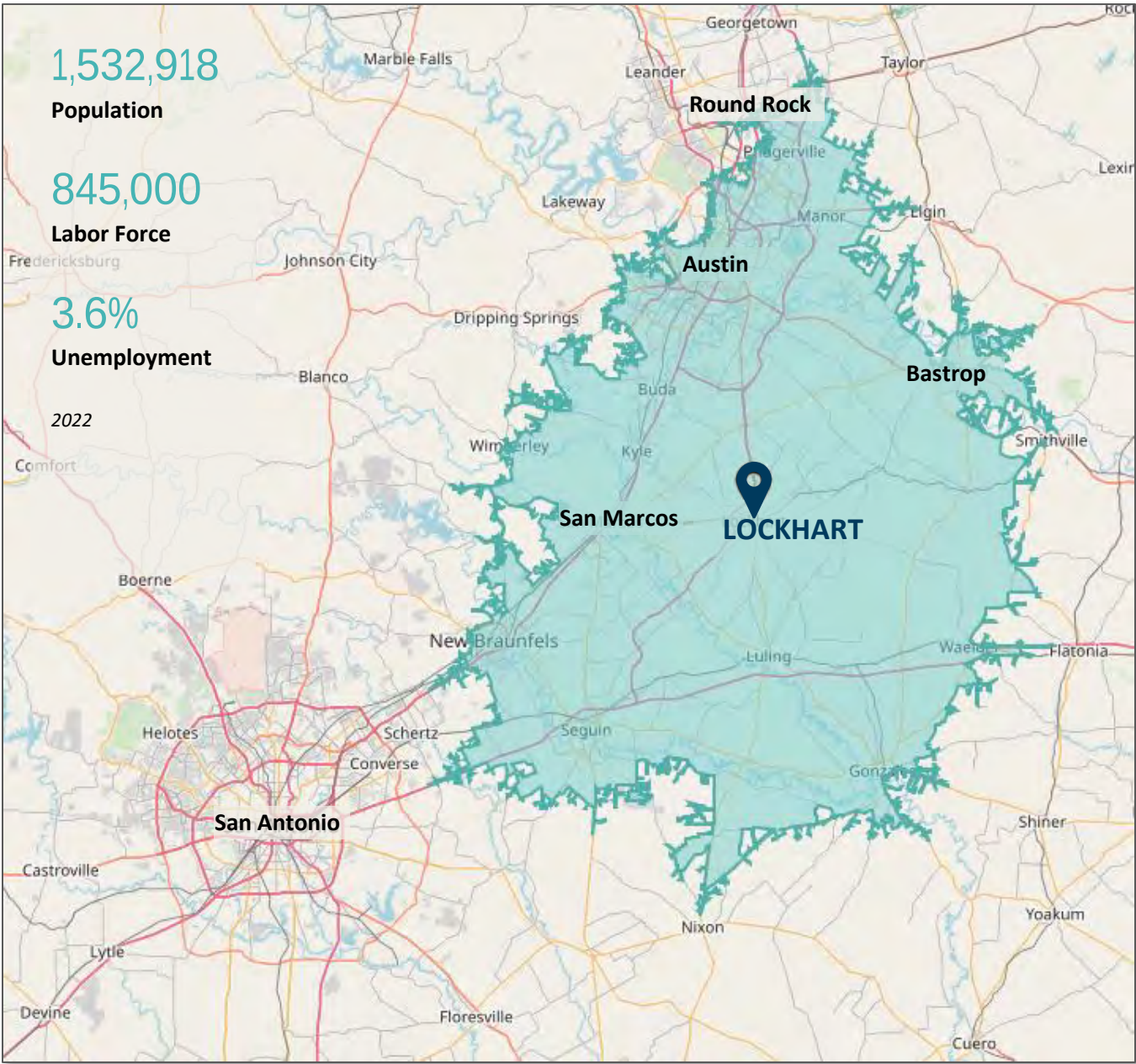
Caldwell County’s startup rate did increase from 2015 to 2020 by 0.3% when all other geographies – including the Austin Metro, decreased. Additionally, the rate of establishments exiting during the same period decreased by 0.8%, again trending the opposite of other benchmarks.

Table 5.3 Startup & Exits

	Caldwell County		Austin Metro		Texas		United States	
	2015	2020	2015	2020	2015	2020	2015	2020
Establishments born during the last 12 months	45	51	5,665	6,172	55,596	56,572	688,532	669,205
Rate of establishments born during the last 12 months	8.2%	8.5%	13.1%	12.2%	10.7%	10.2%	10.0%	9.3%
Establishments exited during the last 12 months	48	48	4,133	4,933	46,398	53,502	608,652	675,145
Rate of establishments exited during the last 12 months	8.8%	8.0%	9.5%	9.7%	9.0%	9.6%	8.9%	9.4%

Source: US Census Bureau, Business Dynamics Statistics, Garner Economics

Figure 5.6 Drive Time Analysis (45-Minute), 2022



Source: ESRI, Garner Economics, 2022

The effective labor draw considers the documented labor pool for a location based on the existing residential workforce and local road network. The analysis considers the pool of active workers residing within representative drive time from a site. Using a 45-minute drive time analysis from the center of Lockhart, the estimated 2022 population is 1,532,918.

This drive time reaches into densely populated areas and exponentially increases Caldwell County and Lockhart’s potential labor force. Within a 45-minute drive, there is a labor force of 845,000 people as of 2022.

→ Commuting Patterns

Figure 5.7 Commuting Patterns City of Lockhart & Caldwell County, 2019

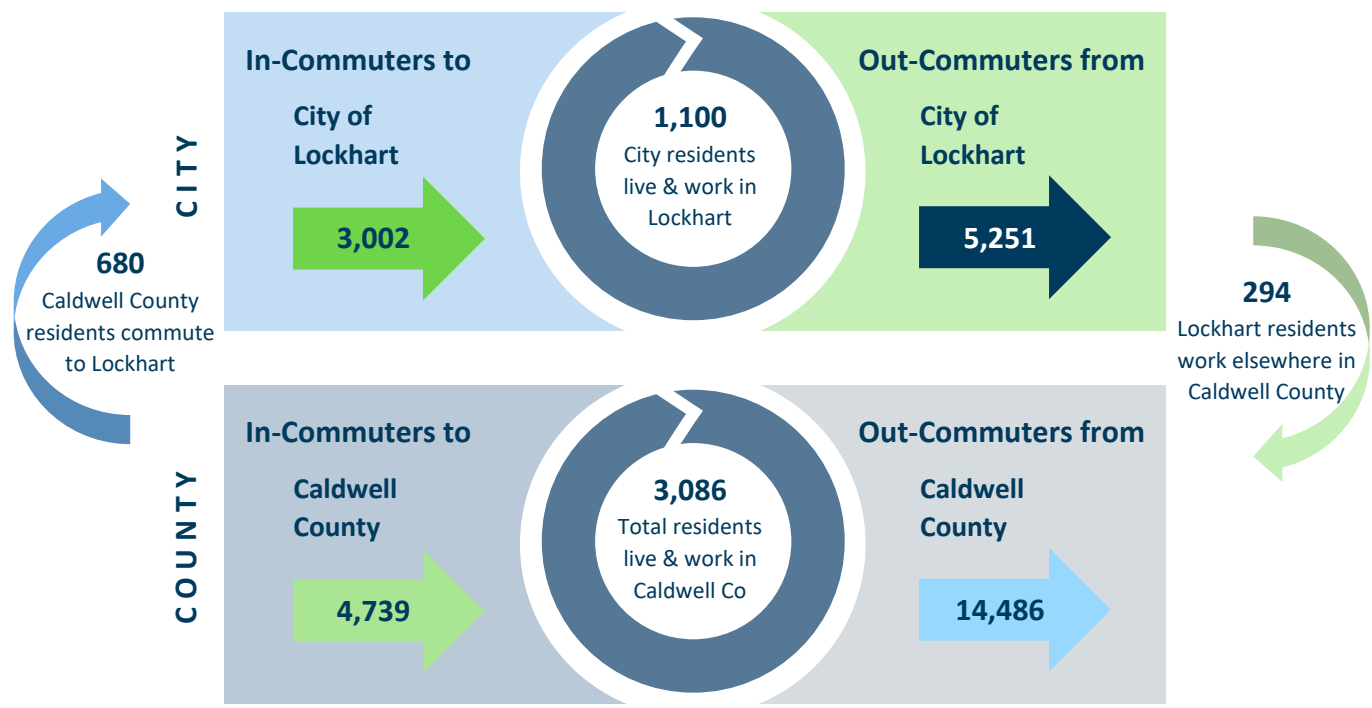


Figure 5.8 In-Commuting Home County
Where People Live Who Work in Lockhart, 2019

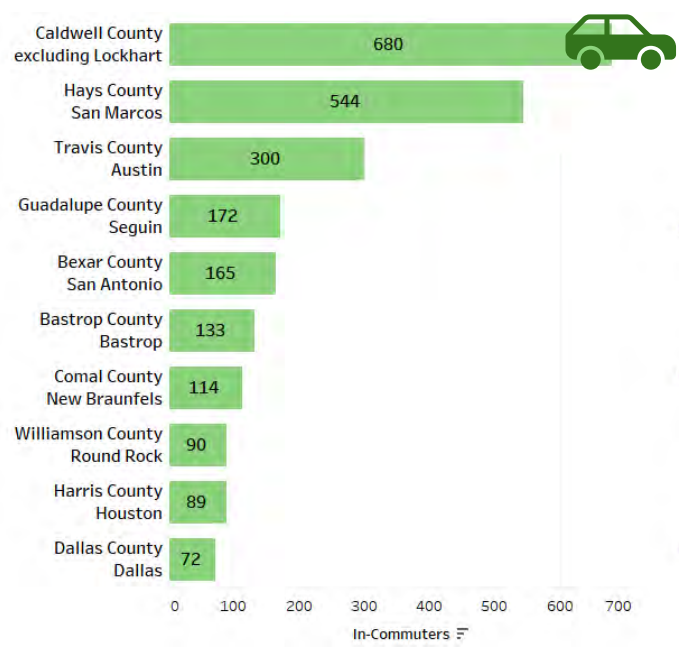
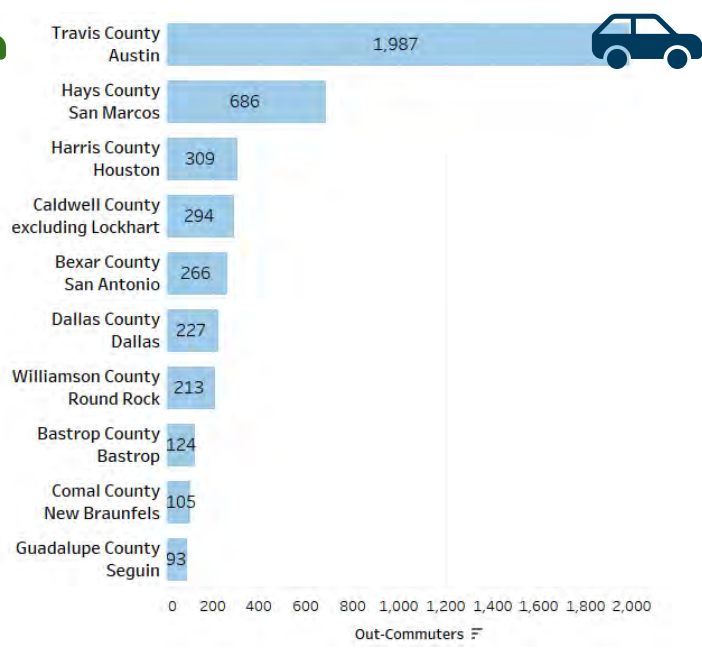


Figure 5.9 Out-Commuting Employer County
Where People Are Employed Who Live in Lockhart, 2019



Source: 2019 U.S. Census Bureau, Longitudinal Employer-Household Dynamics (LEHD), Garner Economics

Worker flows help define the size of a local economy’s labor draw, and trends help describe attraction and regional competition. Worker flows represent both daily commuters and short-term, away-from-home assignments. Lockhart residents that remain in the city limits for work are about 27% of the employee base in the City. It is estimated that the 5-year average (2016-2021) for Lockhart residents who work from home is 6.5%. This is below the national rate of 9.7% for the same period. More than 3,000 workers commute into Lockhart for work (Figure 5.9) including nearly 700 that live elsewhere in Caldwell County. A majority of Lockhart residents who work outside of the City commute to Austin and other locations in Travis County which is an employment center for much of the region.

The City of Lockhart exports more workers than it retains and imports leaving a net outflow of -2,249 in 2019. The number of Out-Commuters leaving Lockhart for employment elsewhere has risen since 2015 along with in-commuters. Lockhart serves as an employment center drawing commuters in, however, the balance of net commuters have stayed relatively steady since 2014.

Figure 5.10 City of Lockhart Commuting Trends, 2009-2019

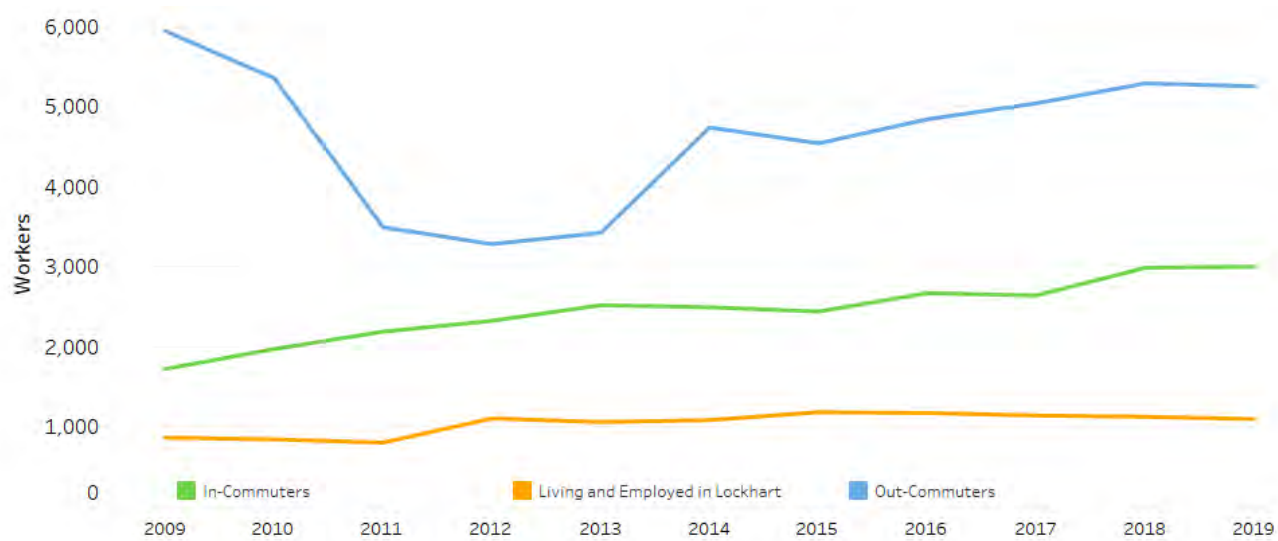
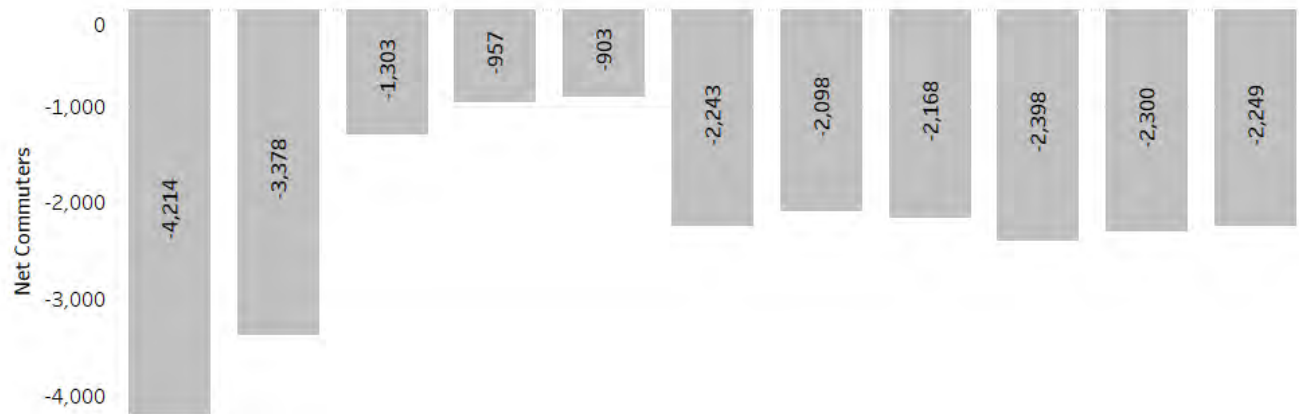


Figure 5.11 City of Lockhart Net Commuter Outflow Trend, 2009-2019



Source: 2017 U.S. Census Bureau, Longitudinal Employer-Household Dynamics (LEHD), Garner Economics

↑

Job Growth

A key indicator of economic success is the growth of jobs in an area. Lockhart has shown steady and impressive job growth over the past decade growth of 28%. This growth rate is above all benchmarks except the Austin Metro which experienced a 44.7% increase in employment. The City’s growth has been stronger in the last five years, adding approximately 700 jobs, an increase of 16% since 2017. Once again, this rate is second only to the Austin Metro and four times that of the United States as a whole.

Figure 5.12 Job Growth, 2012–2022

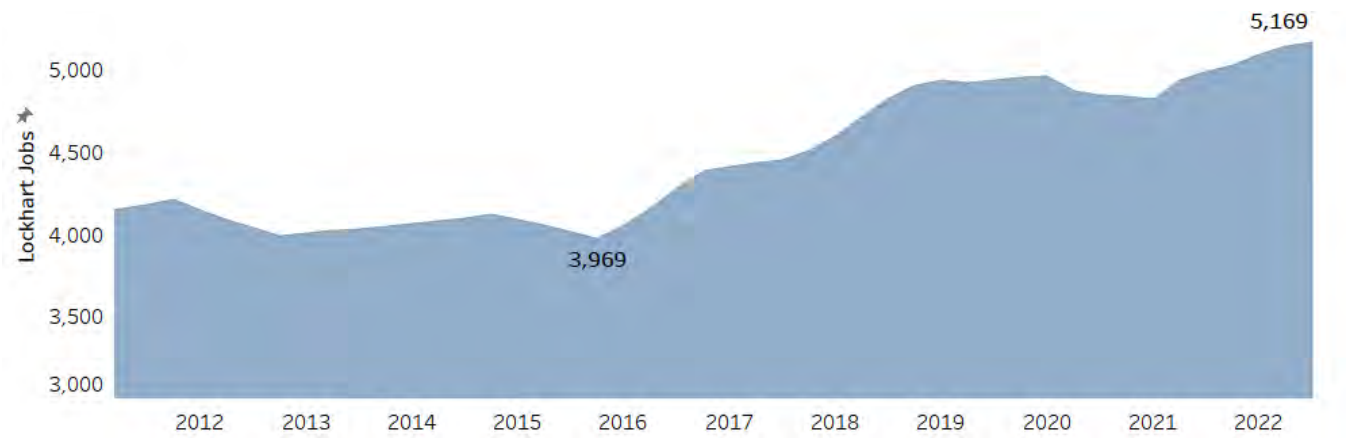


Table 5.4 Job Growth

	2022	5-Year Change (2017-2022)		10-Year Change (2012-2022)	
		#	%	#	%
Lockhart	5,169	722	16.2%	1,132	28.0%
Caldwell County	11,440	1,100	10.6%	1,977	20.9%
Austin Metro	1,263,559	205,645	19.4%	390,361	44.7%
Texas	14,259,655	1,193,274	9.1%	2,567,018	22.0%
United States	160,228,873	5,702,579	3.7%	17,981,035	12.6%

Source: JobsEQ, Garner Economics

→

Estimated Annual Wages

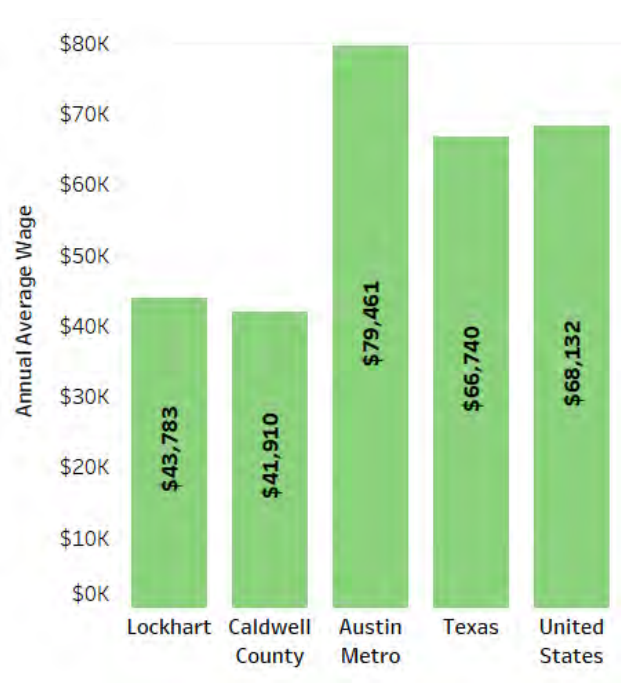
Table 5.5 Wage Growth

	2022	5-Year Change (2017-2022)		10-Year Change (2012-2022)	
		#	%	#	%
Lockhart	\$43,783	\$579	1.3%	\$2,137	5.1%
Caldwell County	\$41,910	\$697	1.7%	\$1,792	4.5%
Austin Metro	\$79,461	\$10,466	15.2%	\$15,198	23.6%
Texas	\$66,740	\$2,729	4.3%	\$4,976	8.1%
United States	\$68,132	\$4,186	6.5%	\$7,442	12.3%

Source: JobsEQ, Garner Economics Figures adjusted for inflation.

Estimated Annual Wages *(continued)*

Figure 5.13 Average Annual Wage, 2022



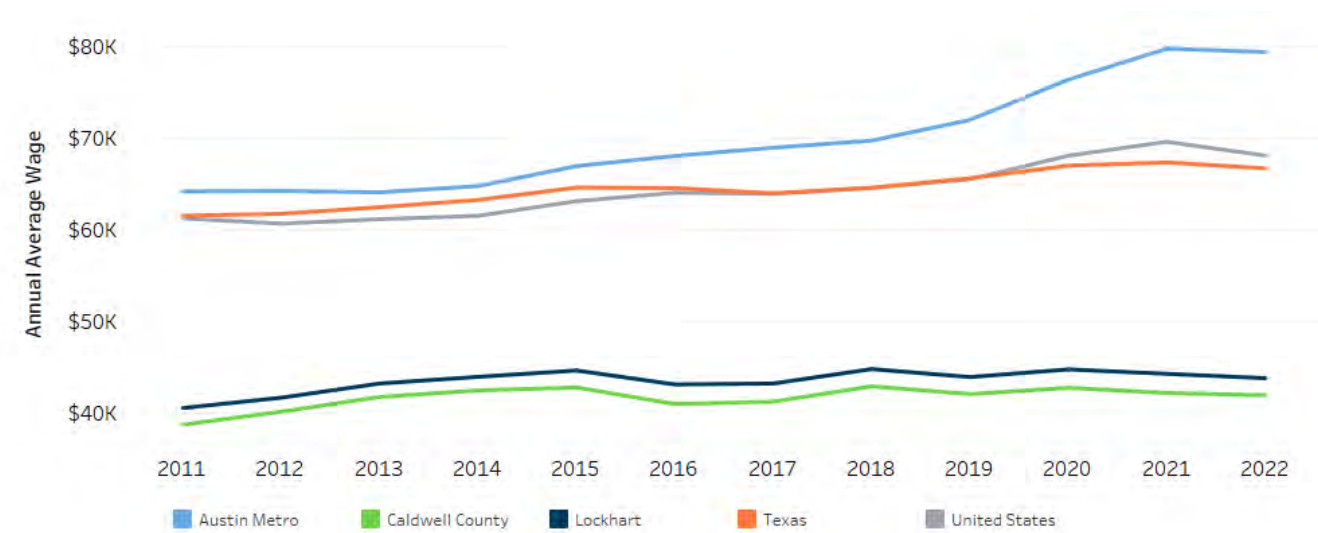
Source: JobsEQ, Garner Economics

The average annual wage per worker for all industries in 2022 is \$43,783 for workers in Lockhart. This wage is the second lowest wage among benchmarks. The wage for Caldwell County is lower at \$41,910 for the same year. The overall average wage for the Austin Metro of \$79,461, significantly higher than any other geography. It should be noted that wage applies only to employment in each geography and does not measure wages for those residents who live in the area but commute outside for employment.

Lockhart has seen modest wage growth over the past five years growing only 1.3% after adjusting for inflation. Lockhart and Caldwell County trail wage growth for 5- and 10-year growth compared to all other benchmarks.

The wage trend in Figure 5.14 illustrates that Lockhart and Caldwell County wage growth has been flat after adjusting for inflation. Texas and the national average have also been relatively modest in growth but Austin continues to outpace growth in recent years.

Figure 5.14 Average Wage Growth (Adjusted for Inflation), 20012-2022



Source: JobsEQ, Garner Economics Figures adjusted for inflation.

Industry Sector Composition

A comparison of major industry employment composition provides a broad relative assessment of differences among economies and may help indicate areas of uniqueness.

The top three industries in the City of Lockhart are *Retail Trade*, *Accommodation & Food Services*, and *Educational Services*. Caldwell County also has *Retail Trade* as the highest proportion of total employment, however, *Health Care & Social Assistance*, and *Construction* are the other top employers. At the regional level, *Professional, Scientific & Technical Services* is the largest percentage of employment for the entire Austin Metro.

Table 5.6 Industry Sector Composition, Average Annual Employment 2022
Highest Industry Group for Each Geography in Gray

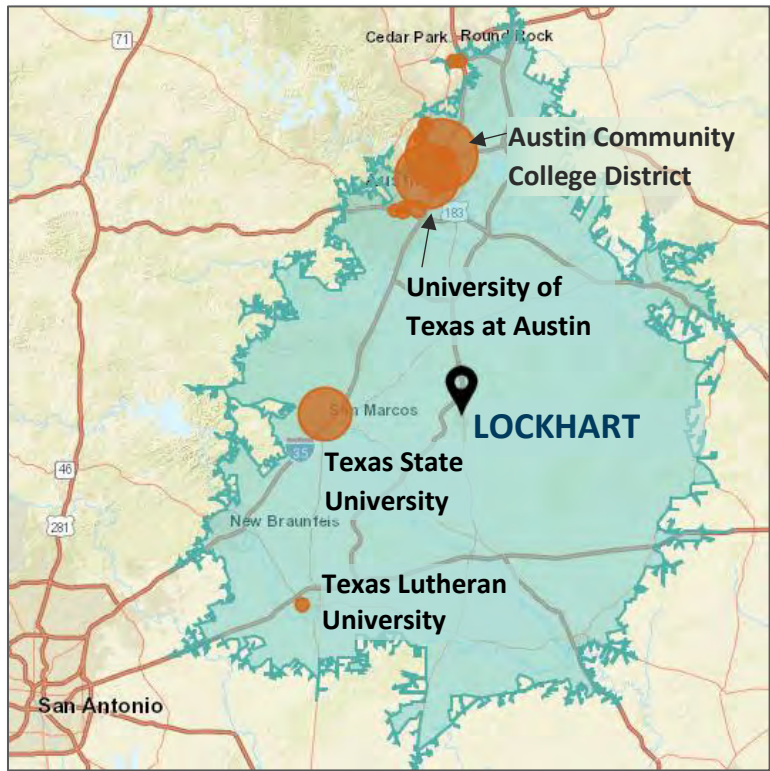
Industry Title	Lockhart	Caldwell County	Austin Metro	Texas	United States
Retail Trade	18.3%	15.0%	9.4%	10.1%	10.1%
Accommodation & Food Services	15.4%	10.3%	9.5%	8.9%	8.5%
Educational Services	13.4%	9.8%	8.4%	8.9%	8.0%
Health Care & Social Assistance	7.2%	14.6%	10.1%	12.7%	14.4%
Public Administration	7.2%	4.5%	4.8%	3.3%	4.6%
Manufacturing	7.1%	5.0%	5.5%	6.6%	8.1%
Construction	6.3%	11.4%	7.1%	7.1%	6.0%
Administrative, Support, Waste Management & Remediation Services	5.7%	3.9%	6.8%	7.1%	6.5%
Finance & Insurance	4.0%	2.2%	4.0%	4.4%	4.0%
Transportation & Warehousing	3.9%	3.7%	3.0%	5.2%	5.0%
Other Services	3.2%	3.8%	4.3%	4.3%	4.3%
Professional, Scientific & Technical Services	2.5%	2.1%	12.6%	7.5%	7.3%
Agriculture, Forestry, Fishing & Hunting	1.6%	7.1%	0.4%	1.2%	1.3%
Wholesale Trade	1.1%	1.4%	3.8%	4.4%	3.8%
Real Estate, Rental & Leasing	1.1%	0.9%	2.3%	2.0%	1.8%
Information	0.7%	0.5%	3.7%	1.7%	2.0%
Utilities	0.6%	0.6%	0.7%	0.6%	0.5%
Arts, Entertainment & Recreation	0.4%	0.9%	1.9%	1.4%	1.9%
Mining, Quarrying, Oil & Gas Extraction	0.2%	2.1%	0.3%	1.4%	0.3%
Management of Companies & Enterprises	0.1%	0.0%	1.4%	1.1%	1.5%

Source: JobsEQ, 4 Quarter Average ending Q3 2022, Garner Economics

➔

Colleges & Universities

Figure 5.15 Colleges & Universities (45-Minute Drive Time of Lockhart)
Size of marker relative to 2021 enrollment



Neither Lockhart or Caldwell County have a college or university campus within their boundaries. Colleges and universities within a 45-minute drive offer potential talent for Lockhart businesses. Fourteen schools in the drive-time have an enrollment of nearly 170,000 students. The closest campus to Lockhart is Texas State University located in San Marcos with 42,000 students enrolled. Austin Community College District’s more than 61,000 students are distributed throughout the 11-campus system in the greater Austin area.

Colleges on this list offer certificates under two years upwards to Doctoral degrees in a wide variety of programs. The largest detractor to this large number of students is the competition for talent in the area, particularly as the majority of institutions are located within Austin.

Table 5.7 College & University Enrollment, 2021 (45-Minute Drive Time of Lockhart)

Institution Name	Location	Highest Level Offered	2021 Enrollment
Austin Community College District	Austin	Bachelor's degree	61,370
The University of Texas at Austin	Austin	Doctor's degree	53,502
Texas State University	San Marcos	Doctor's degree	42,111
Saint Edward's University	Austin	Doctor's degree	4,006
Southern Careers Institute-Austin	Austin	Associate degree	2,113
Texas Lutheran University	Seguin	Master's degree	1,580
Huston-Tillotson University	Austin	Master's degree	1,269
The College of Health Care Professions-Austin	Austin	Associate degree	957
Auguste Escoffier School of Culinary Arts-Austin	Austin	Associate degree	912
CyberTex Institute of Technology	Austin	Certificate	733
South University-Austin	Round Rock	Master's degree	697
The Art Institute of Austin	Bastrop	Bachelor's degree	330
AOMA Graduate School of Integrative Medicine	Austin	Doctor's degree	180
Texas Health and Science University	Austin	Master's degree	146
Total 2021 Unduplicated Headcount			169,906

Source: National Center for Education Statistics, Garner Economics

Colleges & Universities: Degrees & Certifications

Figure 5.16 Credentials Granted by Type, 2021

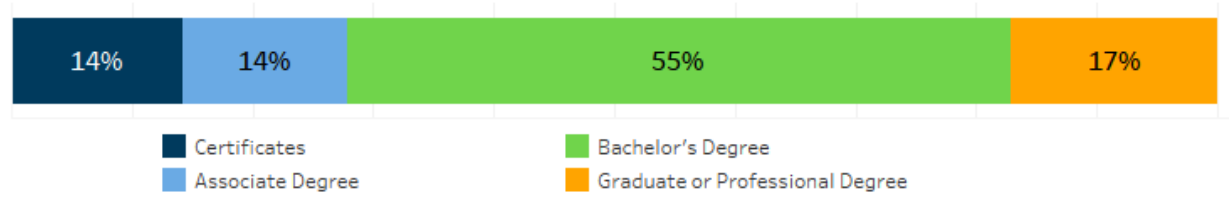


Table 5.8 Credentials Granted by Area of Study, 2021

Area of Study	Credentials Awarded
Business, Management, Marketing, and Related Support Services	5,388
Health Professions and Related Programs	3,503
Communication, Journalism, and Related Programs	2,381
Liberal Arts and Sciences, General Studies and Humanities	2,272
Engineering	2,245
Computer and Information Sciences and Support Services	2,203
Multi/Interdisciplinary Studies	2,174
Biological and Biomedical Sciences	1,854
Social Sciences	1,847
Visual and Performing Arts	1,504
Psychology	1,396
Parks, Recreation, Leisure, Fitness, and Kinesiology	1,083
Education	871
Homeland Security, Law Enforcement, Firefighting and Related	815
Public Administration and Social Service Professions	693
Family and Consumer Sciences/Human Sciences	672
Foreign Languages, Literature, and Linguistics	644
English Language and Literature/Letters	636
Mathematics and Statistics	633
Engineering/Engineering-related Technologies/Technicians	508
Legal Professions and Studies	474
Physical Sciences	469
History	307
Culinary, Entertainment, and Personal Services	272
Precision Production	187
Architecture and Related Services	174
Area, Ethnic, Cultural, Gender, and Group Studies	167
Philosophy and Religious Studies	147
Agricultural/Animal/Plant/Veterinary Science and Related Fields	142
Natural Resources and Conservation	137
Mechanic and Repair Technologies/Technicians	103
Total Degrees/Certificates Granted in 2021	36,006

Source: National Center for Education Statistics, Garner Economics

Chapter 6: Local Specialization & Growth

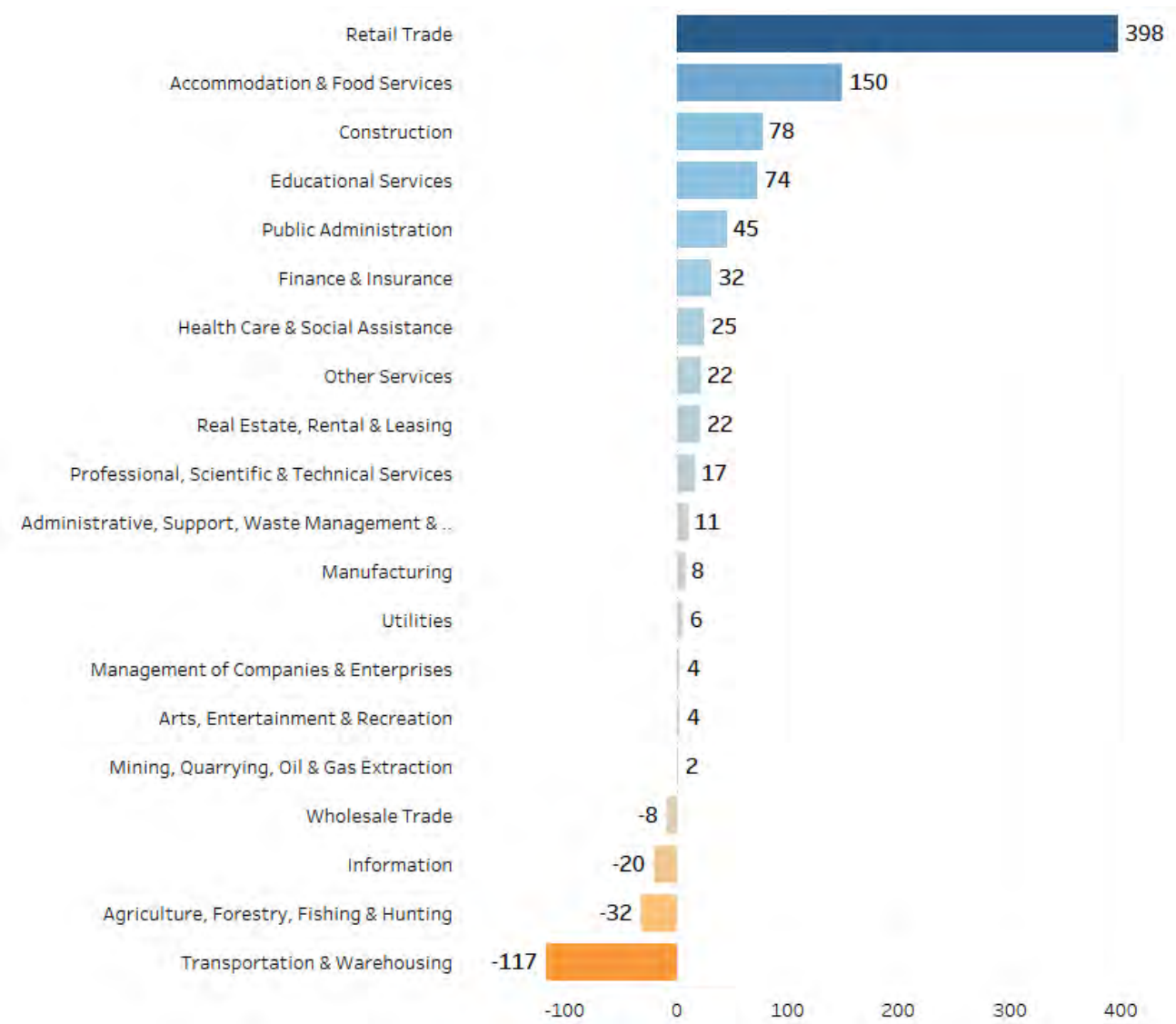
The following section provides a more detailed and in-depth assessment of Lockhart and Caldwell County. The analysis examines the local economy from several different perspectives, each adding a supporting layer of information. The main goals are to provide historical context, reveal areas of unique specialization and help uncover emerging trends and opportunities. The two main areas of analysis are major industries and occupational groups.

Measurements included

- Major Industry Sector Change
- Industry Earnings
- Occupational Change
- Occupational Earnings
- Local Specialization & Growth

Major Industry Sector Change

Figure 6.1 Employment Change by Major Industry, 2017–2022
Ranked by Absolute Change



Source: JobsEQ, 4 Quarter Average ending Q3 2022, Garner Economics

A majority of industry sectors in Lockhart experienced some job growth between 2017 and 2022 with the largest absolute industry increase occurring within *Retail* operations, gaining nearly 400 jobs. Other sectors with large employment gains include *Accommodation & Food Services* (+150 jobs) and *Construction* (+78 jobs). Overall, Lockhart had employment of 5,169 in 2022 as of the third quarter and added 722 jobs between 2017 and 2022. Caldwell County has 11,440 employees for the same time frame and added 1,100 jobs in the past five years.

Manufacturing jobs stayed steady for both Lockhart and Caldwell County adding under ten jobs for the five years studied. The *Transportation and Warehousing* sector lost 117 jobs in Lockhart and another 158 in the rest of the county (-275 jobs in Caldwell County overall).

As work-from-home trends grew in 2020, it is important to note that data used in this chapter reflect employment reported in the geography of the business establishment. As mentioned in Chapter 5: Commuting, there is an average of 6.5% of Lockhart's residents reporting that they work from home.

Table 6.1 Employment Change by Major Industry, 2017–2022
Ranked by Absolute Change

Industry Sector	Lockhart			Caldwell County		
	2022 Jobs	5-Year Change	LQ	2022 Jobs	5-Year Change	LQ
Retail Trade	943	398	1.8	1,716	520	1.5
Accommodation & Food Services	794	150	1.8	1,177	238	1.2
Construction	325	78	1.1	1,306	335	1.9
Educational Services	690	74	1.7	1,124	116	1.2
Public Administration	371	45	1.6	510	52	1.0
Finance & Insurance	207	32	1.0	256	36	0.6
Health Care & Social Assistance	371	25	0.5	1,668	22	1.0
Other Services	165	22	0.7	432	24	0.9
Real Estate, Rental & Leasing	57	22	0.6	102	20	0.5
Professional, Scientific & Technical Services	130	17	0.3	238	56	0.3
Administrative, Support, Waste Management & Remediation Services	295	11	0.9	451	-13	0.6
Manufacturing	369	8	0.9	567	9	0.6
Utilities	30	6	1.1	74	1	1.3
Management of Companies & Enterprises	5	4	0.1	5	3	0.0
Arts, Entertainment & Recreation	22	4	0.2	104	9	0.5
Mining, Quarrying, Oil & Gas Extraction	11	2	0.6	242	39	6.1
Wholesale Trade	57	-8	0.3	163	-4	0.4
Information	37	-20	0.3	59	-24	0.3
Agriculture, Forestry, Fishing & Hunting	84	-32	1.2	806	-67	5.3
Transportation & Warehousing	203	-117	0.8	428	-275	0.8
Total - All Industries	5,169	722	1.0	11,440	1,100	1.0

Source: JobsEQ, 4 Quarter Average ending Q3 2022, Garner Economics

Industry Earnings

Lockhart and Caldwell County's average industry earnings are significantly lower than national averages for the same industry sectors in 2022. Industry average wages (and employment) reflect occupations at all levels working within a business sector in that geography.

All industry sectors have average wages below its counterpart at the national level. The difference between national and local wages offers insight into areas of cost-saving opportunities for Lockhart in recruitment efforts.

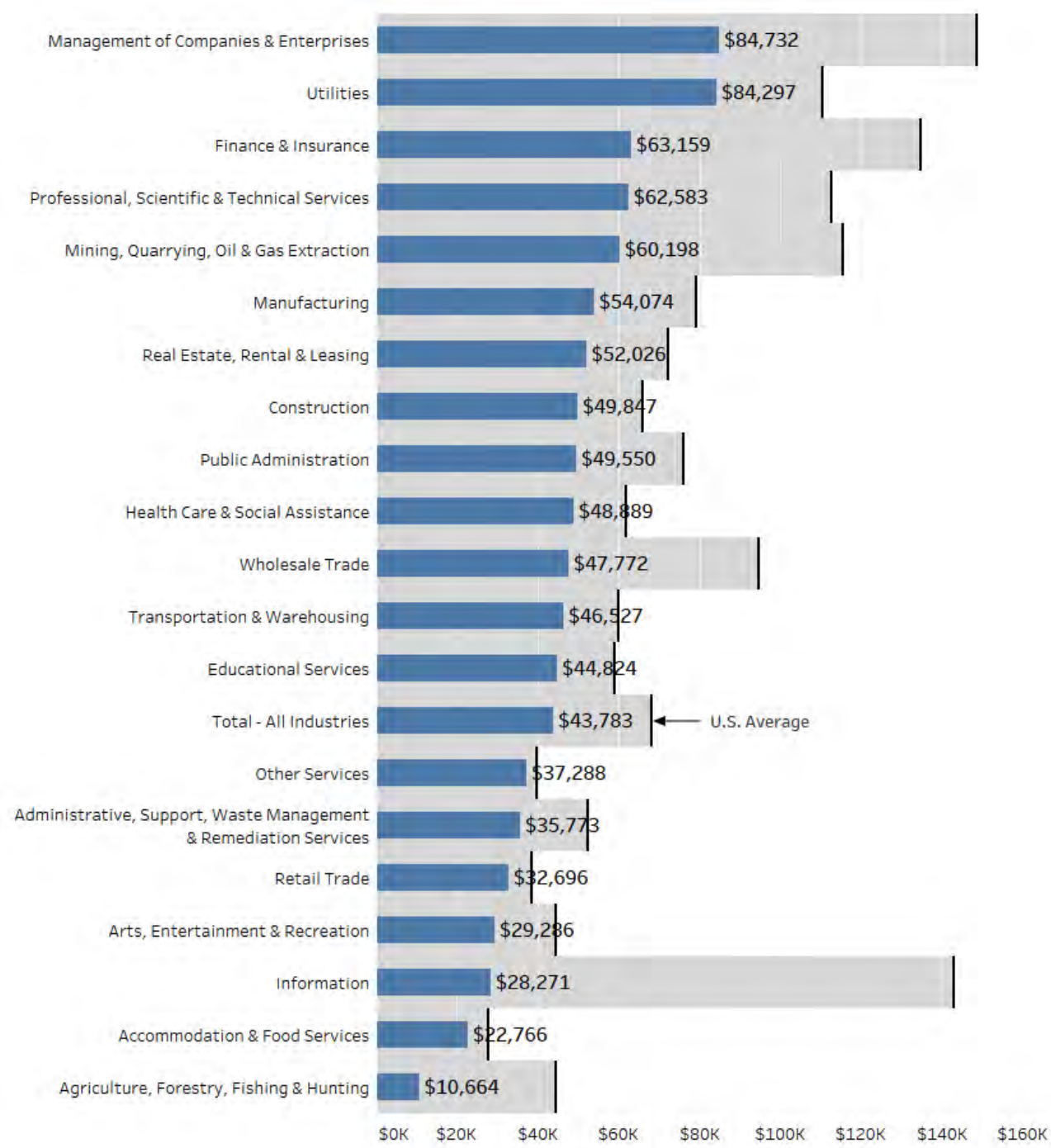
Three industry sector wages reported for the county are 50% or more below national averages. These are *Information* (-80% below), *Agriculture* (-65% below), and *Finance & Insurance* (-53% below). The average annual wage for all private industries in Lockhart is \$43,783 and \$41,910 in Caldwell County. These are 36% and 38% below the national average of \$68,132 respectively.

Table 6.2 Average Annual Industry Salary Comparison, 2022
Ranked by Highest Local Wages
Wages Significantly Lower (-50%) than National are Highlighted in Grey

Industry Sectors	Lockhart Average Wages	Caldwell County Average Wages	Lockhart % Difference	Caldwell County % Difference
Management of Companies & Enterprises	\$84,732	\$84,735	-43%	-43%
Utilities	\$84,297	\$84,026	-24%	-24%
Finance & Insurance	\$63,159	\$63,005	-53%	-53%
Professional, Scientific & Technical Services	\$62,583	\$62,372	-44%	-45%
Mining, Quarrying, Oil & Gas Extraction	\$60,198	\$60,832	-48%	-47%
Manufacturing	\$54,074	\$54,004	-32%	-32%
Real Estate, Rental & Leasing	\$52,026	\$52,061	-28%	-28%
Construction	\$49,847	\$49,925	-24%	-24%
Public Administration	\$49,550	\$49,550	-35%	-35%
Health Care & Social Assistance	\$48,889	\$48,815	-21%	-21%
Wholesale Trade	\$47,772	\$48,134	-49%	-49%
Transportation & Warehousing	\$46,527	\$50,059	-23%	-17%
Educational Services	\$44,824	\$44,620	-24%	-24%
Other Services	\$37,288	\$32,149	-6%	-19%
Administrative, Support, Waste Management & Remediation Services	\$35,773	\$35,689	-32%	-32%
Retail Trade	\$32,696	\$32,363	-15%	-16%
Arts, Entertainment & Recreation	\$29,286	\$29,289	-34%	-34%
Information	\$28,271	\$28,082	-80%	-80%
Accommodation & Food Services	\$22,766	\$22,871	-18%	-18%
Agriculture, Forestry, Fishing & Hunting	\$10,664	\$15,670	-76%	-65%
Total - All Industries	\$43,783	\$41,910	-36%	-38%

Source: JobsEQ, 4 Quarter Average ending Q3 2022, Garner Economics

Figure 6.2 Average Annual Industry Salary Comparison, 2022
Ranked by Highest Local Wages

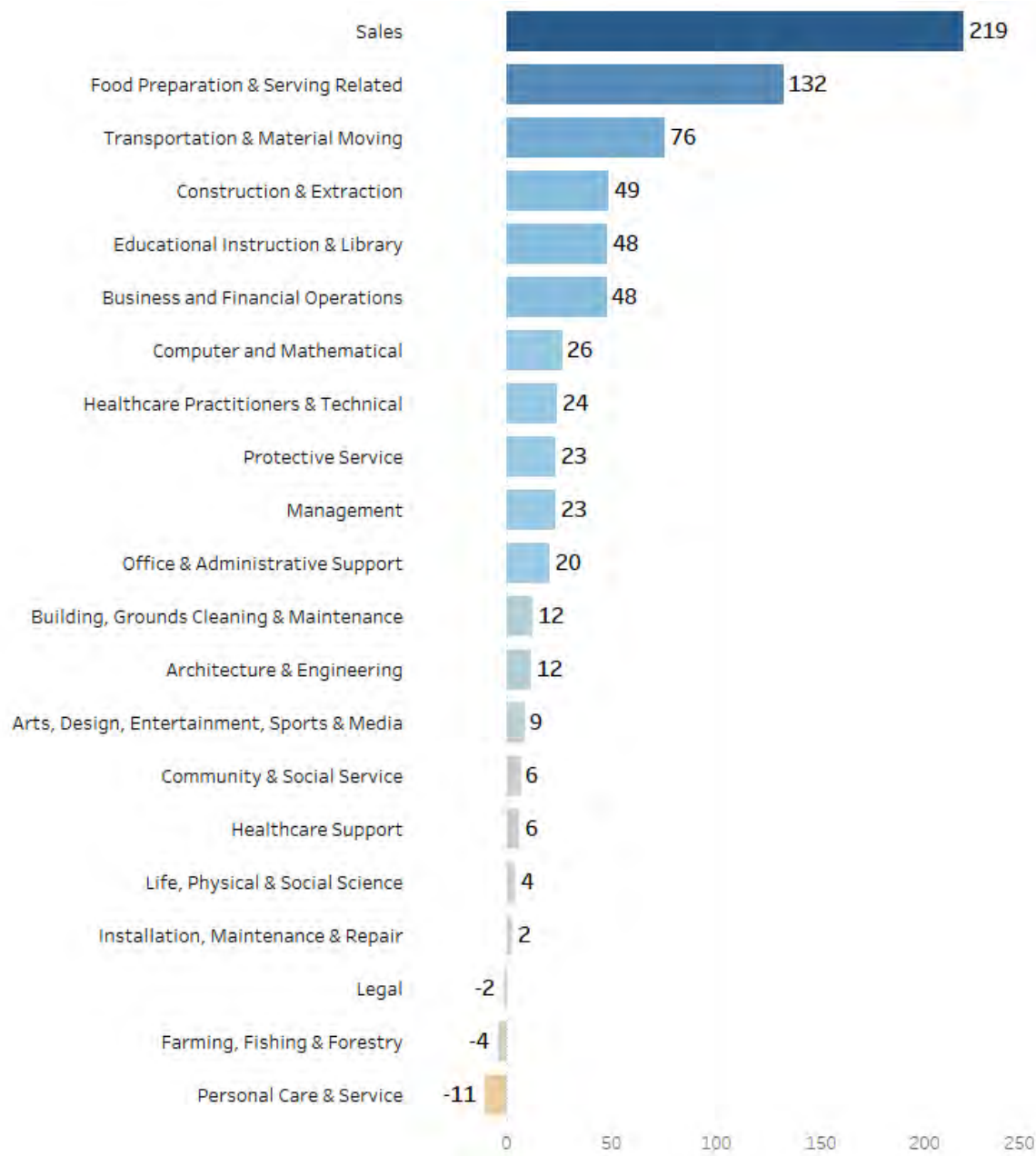


Source: JobsEQ, 4 Quarter Average ending Q3 2022, Garner Economics

Major Occupational Change

Occupational groups work in a variety of industry sectors but have a commonality in the type of work performed. Most occupational categories remained steady or gained jobs during the past five years in both Lockhart and Caldwell County. The largest job increase was in the *Sales* occupational group gaining 219 jobs since 2017 in Lockhart. An additional 61 jobs were added in *Sales* elsewhere in the county for a total of 280 new sales jobs in Caldwell County. With the *Retail* business sector creating the most jobs, it is likely most of that growth is in the form of retail sales or cashier-type workers.

Figure 6.3 Employment Change by Occupational Group, 2017–2022



Source: JobsEQ, 4 Quarter Average ending Q3 2022, Garner Economics

In Lockhart, major growth also occurred in *Food Preparation & Serving Related* (+132 jobs) and *Transportation & Material Moving* (+76 jobs). Interestingly the *Transportation and Warehousing* industry sector lost 117 jobs indicating distribution is still a part of Lockhart's economy – but it may not be in a company with a singular transportation or warehousing focus.

Caldwell County as a whole also reflected job growth in *Food Preparation & Serving Related* and *Construction & Extraction* positions. *Transportation & Material Moving* job growth occurred in Lockhart with no additional employment reported outside the city.

Table 6.3 Employment Change by Major Occupational Group, 2017–2022
Ranked by Absolute Change in Lockhart

Occupational Group	Lockhart			Caldwell County		
	2022 Employment	5-Year Change	LQ	2022 Employment	5-Year Change	LQ
Sales	666	219	1.4	1,286	280	1.2
Food Preparation & Serving Related	751	132	1.8	1,150	202	1.3
Construction & Extraction	237	49	1.0	964	220	1.9
Transportation & Material Moving	437	76	1.0	810	76	0.8
Business and Financial Operations	191	48	0.6	388	90	0.5
Educational Instruction & Library	462	48	1.7	784	70	1.3
Healthcare Practitioners & Technical	146	24	0.5	580	56	0.9
Computer and Mathematical	75	26	0.4	145	43	0.4
Protective Service	223	23	2.0	310	28	1.3
Management	347	23	1.0	1,229	23	1.6
Community & Social Service	68	6	0.8	232	31	1.2
Office & Administrative Support	475	20	0.7	1,036	16	0.7
Architecture & Engineering	42	12	0.5	94	17	0.5
Arts, Design, Entertainment, Sports & Media	52	9	0.6	124	16	0.6
Life, Physical & Social Science	25	4	0.5	59	10	0.6
Building, Grounds Cleaning & Maintenance	217	12	1.3	412	-0	1.1
Installation, Maintenance & Repair	210	2	1.1	460	-4	1.0
Legal	29	-2	0.7	51	-2	0.5
Personal Care & Service	89	-11	0.7	242	-2	0.9
Production	290	0	1.0	500	-15	0.8
Farming, Fishing & Forestry	9	-4	0.3	115	-14	1.6
Healthcare Support	128	6	0.6	469	-42	0.9
Total - All Occupations	5,169	722	1.0	11,440	1,100	1.0

Source: JobsEQ, 4 Quarter Average ending Q3 2022, Garner Economics

Table 6.3 below reflects data of both residence-based and work-based data. The table shows the number of residents living in Lockhart and Caldwell County that perform the type of work in the occupational category – regardless of where they are employed (2022 Residents column). The table also reflects workplace-based occupations (also in Table 6.3). The comparison of the two shows net commuting and is an indicator of supply and demand at a high level for the occupation. This net commuter figure show how the supply of residents matches – again from a broad perspective – jobs for the occupational group. A positive number of net commuters means it is likely that commuters are entering the city or county for work, while a negative figure indicates commuters leaving the area for employment.

Table 6.4 Occupational Group Employment of Residents and Workers, 2022

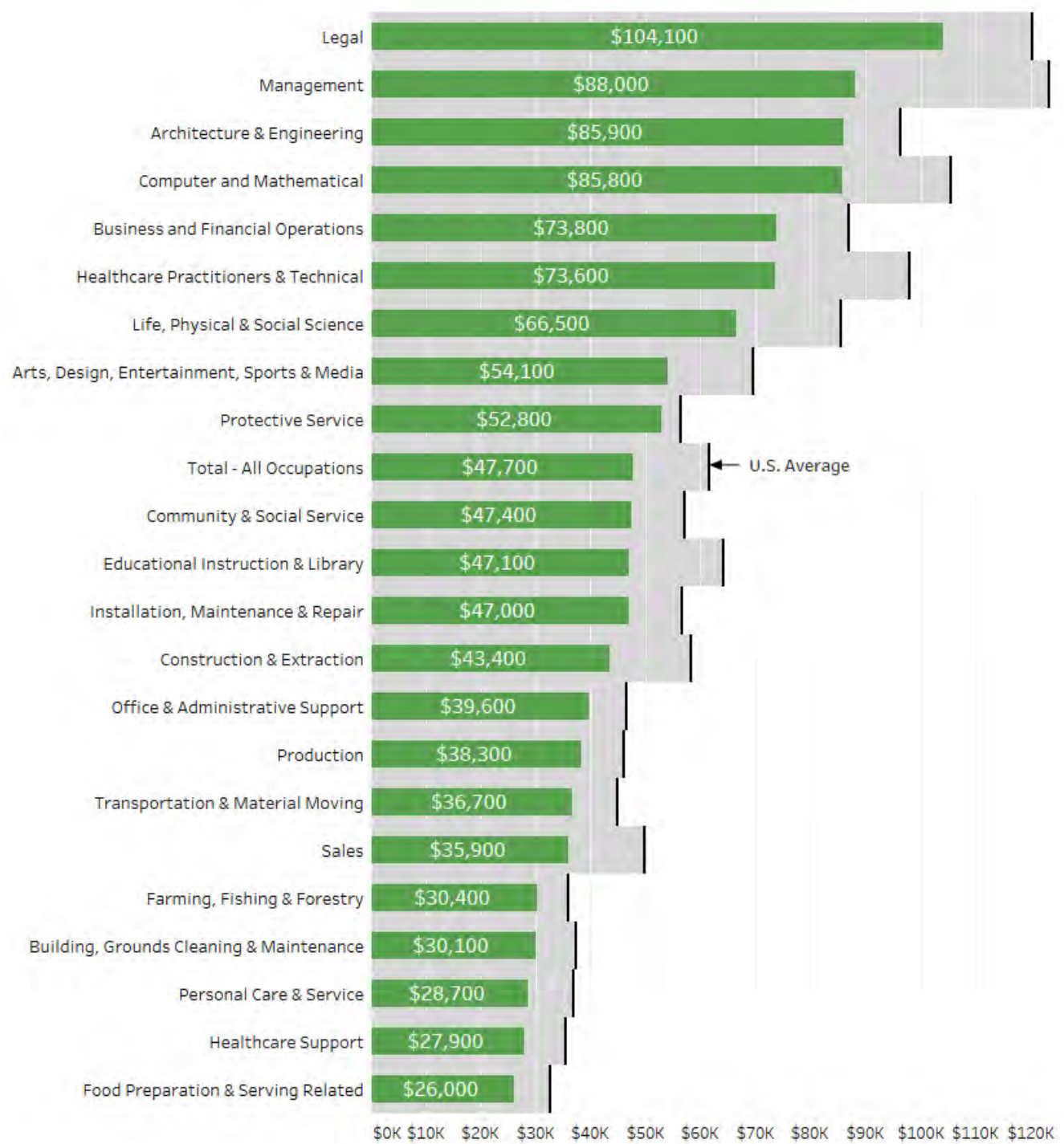
	Lockhart			Caldwell County		
	2022 Residents	2022 Employment	Net Commuters	2022 Residents	2022 Employment	Net Commuter
Sales	602	666	64	1,691	1,286	(405)
Food Preparation & Serving	771	751	(20)	2,477	1,150	(1327)
Construction & Extraction	495	237	(258)	2,021	964	(1057)
Transportation & Material Moving	718	437	(281)	2,064	810	(1254)
Business and Financial Operations	108	191	83	270	388	118
Educational Instruction & Library	279	462	183	671	784	113
Healthcare Practitioners & Technical	106	146	40	564	580	16
Computer and Mathematical	44	75	31	116	145	29
Protective Service	144	223	79	365	310	(55)
Management	358	347	(11)	1,162	1,229	67
Community & Social Service	33	68	35	137	232	95
Office & Administrative Support	523	475	(48)	1,674	1,036	(638)
Architecture & Engineering	7	42	35	67	94	27
Arts, Design, Entertainment, Sports & Media	13	52	39	56	124	68
Life, Physical & Social Science	5	25	20	33	59	26
Building, Grounds Cleaning & Maintenance	294	217	(77)	1,016	412	(604)
Installation, Maintenance & Repair	398	210	(188)	1,193	460	(733)
Legal	17	29	12	50	51	1
Personal Care & Service	103	89	(14)	343	242	(101)
Production	467	290	(177)	1,459	500	(959)
Farming, Fishing & Forestry	26	9	(17)	192	115	(77)
Healthcare Support	178	128	(50)	842	469	(373)
Total - All Occupations	5,689	5,169	(520)	18,462	11,440	(7022)

Source: JobsEQ, 4 Quarter Average ending Q3 2022, Garner Economics

Net Commuters – The minimum number of workers who commute in or out of the region to satisfy the regional numbers of jobs held. A positive number describes commuters entering a region, while a negative number describes commuters leaving a region.

Occupational Earnings

Figure 6.4 Average Annual Occupational Salary Comparison, 2022
Ranked by Highest Local Wages



Source: JobsEQ, 4 Quarter Average ending Q3 2022, Garner Economics

Average annual occupational wages for Lockhart and Caldwell County are virtually the same as each other and, on the whole, less than national levels. The average annual wage for all occupations in Lockhart was \$47,700, compared to \$61,600 for the national average, a difference of -23%. Every occupational group has average wages reported for Lockhart that are below national averages. However, unlike industry categories, the differences are not as dramatic between national and local pay scales. None of the wage differentials topped 30% over or under aligning closer to the national level than industry wage comparisons.

Table 6.5 Average Annual Occupational Group Salary Comparison, 2022
Ranked by Highest Local Wages
Wages Significantly Lower (-30%) than National are Highlighted in Grey

Occupational Group	Lockhart Average Wages	Lockhart % Difference
Legal	\$104,100	-14%
Management	\$88,000	-29%
Architecture & Engineering	\$85,900	-11%
Computer and Mathematical	\$85,800	-19%
Business and Financial Operations	\$73,800	-15%
Healthcare Practitioners & Technical	\$73,600	-25%
Life, Physical & Social Science	\$66,500	-22%
Arts, Design, Entertainment, Sports & Media	\$54,100	-22%
Protective Service	\$52,800	-7%
Community & Social Service	\$47,400	-17%
Educational Instruction & Library	\$47,100	-27%
Installation, Maintenance & Repair	\$47,000	-17%
Construction & Extraction	\$43,400	-25%
Office & Administrative Support	\$39,600	-15%
Production	\$38,300	-17%
Transportation & Material Moving	\$36,700	-18%
Sales	\$35,900	-28%
Farming, Fishing & Forestry	\$30,400	-15%
Building, Grounds Cleaning & Maintenance	\$30,100	-20%
Personal Care & Service	\$28,700	-22%
Healthcare Support	\$27,900	-21%
Food Preparation & Serving Related	\$26,000	-20%
Total - All Occupations	\$47,700	-23%

Source: JobsEQ, 4 Quarter Average ending Q3 2022, Garner Economic

Major Industry Sector Specialization & Growth

Major industry sector specialization focuses on the geographic concentrations of similar industries, or location quotient (LQ). This indication of specialization measures the relative concentration of a particular industry to the nation. In simple terms, a high LQ (above 1.2) indicates what a local economy is good at doing and implies there are unique skills, institutions, raw materials, etc., that support this position.

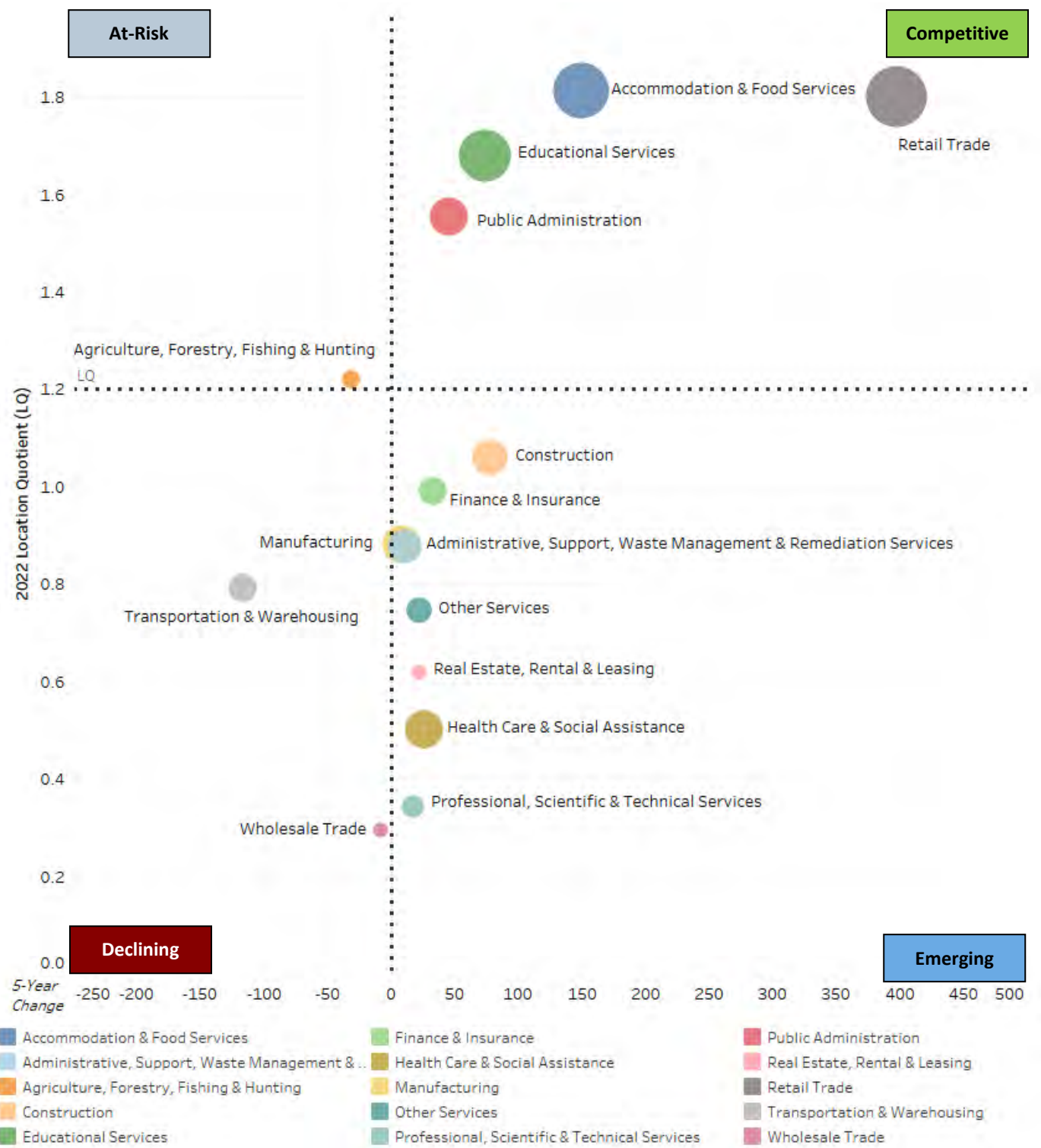
- Seven industry sectors have a local specialization greater than one and experienced job growth in the past five years in Lockhart. These make up the **Competitive** category and can be found below under the green heading. The top growth industry sectors are *Retail* and *Accommodation & Food Services*.
- Nine industry sectors had local specialization below one but experienced job growth within the past five years and are considered **Emerging**. They can be found below under the orange heading. Most of these sectors had modest job growth.
- Two sectors were classified as **Declining** due to job loss and low local specialization. *Wholesale* and *Transportation & Warehousing* declines are concerning, as these sectors can be key to the supply chain manufacturing operations.
- The *Agriculture, Forestry, Fishing & Hunting* industry is deemed **At-Risk** because of a combination of an LQ of more than one combined with job loss in the last five years.

Table 6.6 Lockhart Industry Specialization and Change

Industry Sector	5-Year Employment Change	2022 Employment	2022 Location Quotient
Competitive			
Retail Trade	398	943	1.8
Accommodation & Food Services	150	794	1.8
Construction	78	325	1.1
Educational Services	74	690	1.7
Public Administration	45	371	1.6
Finance & Insurance	32	207	1.0
Utilities	6	30	1.1
Emerging			
Health Care & Social Assistance	25	371	0.5
Other Services	22	165	0.7
Real Estate, Rental & Leasing	22	57	0.6
Professional, Scientific & Technical Services	17	130	0.3
Administrative, Support, Waste Management & Remediation Services	11	295	0.9
Manufacturing	8	369	0.9
Management of Companies & Enterprises	4	5	0.1
Arts, Entertainment & Recreation	4	22	0.2
Mining, Quarrying, Oil & Gas Extraction	2	11	0.6
Declining			
Wholesale Trade	-8	57	0.3
Information	-20	37	0.3
Transportation & Warehousing	-117	203	0.8
At-Risk			
Agriculture, Forestry, Fishing & Hunting	-32	84	1.2

Source: JobsEQ, 4 Quarter Average ending Q3 2022, Garner Economic

Figure 6.5 Lockhart Industry Specialization & Growth
Industries with Employment of 50 or More



Source: JobsEQ, 4 Quarter Average ending Q3 2022, Garner Economic

Occupational Specialization & Growth

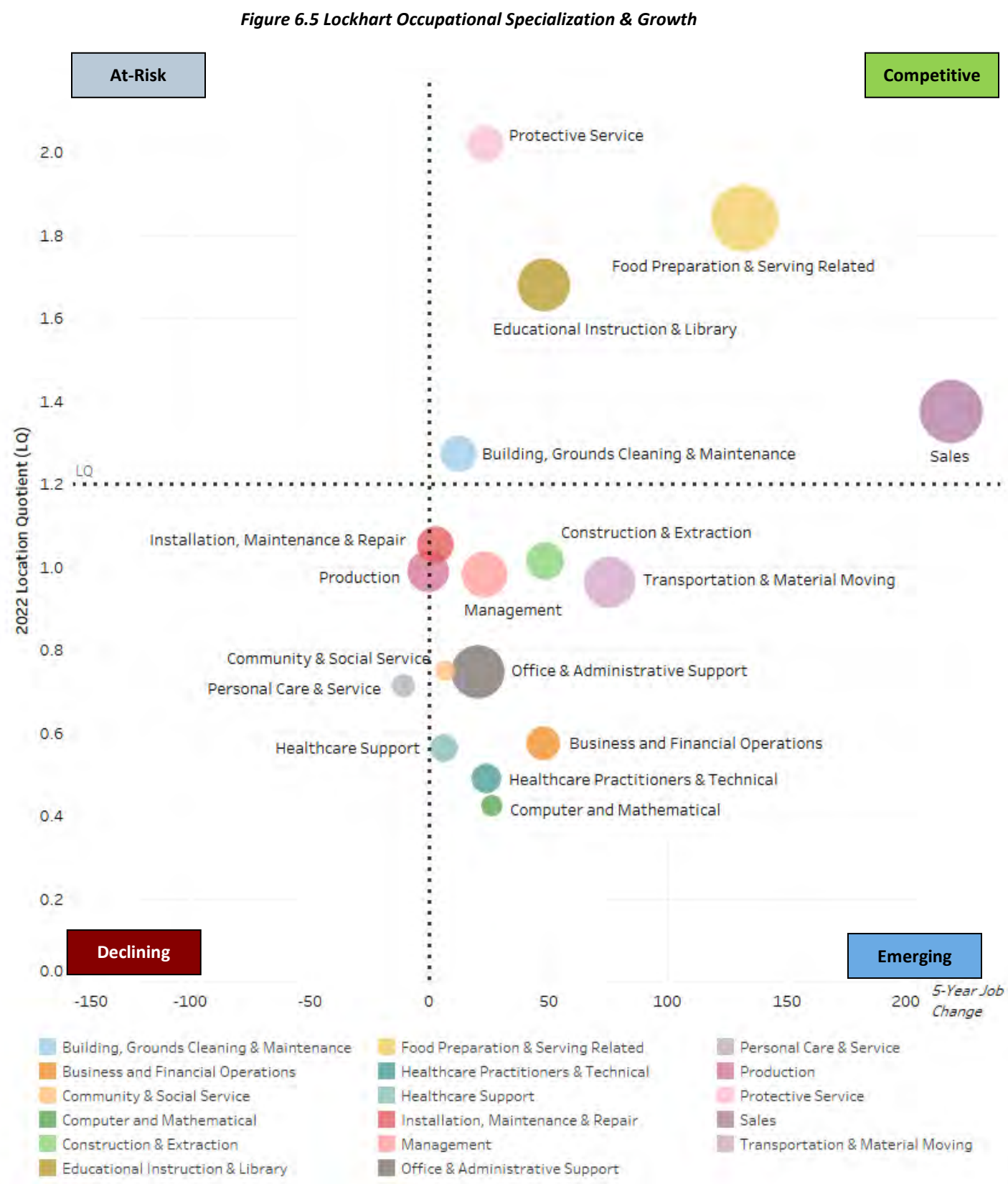
Occupational groupings represent similar skills and educational qualifications but not necessarily specific industry sectors. In this analysis, major occupational groups are evaluated for their growth and concentration.

- Nine occupation groups have a local specialization greater than 1 and experienced job growth in the past five years. Classified as **Competitive**, these are listed below under the green heading. The top occupational group by job growth is *Sales* with 219 net job growth and an LQ of 1.4, while the highest LQ is that of *Protective Service* occupations which grew a modest 23 jobs.
- Nine occupation groups had local specialization below 1 but experienced job growth within the past five years and are considered **Emerging**. They are below under the orange heading. *Business & Financial Operations* added the most jobs (+48).
- Three sectors are classified as **Declining** due to job loss and low local specialization and are under the red heading.
- Finally, one industry sector is considered **At-Risk** due to an LQ of one or more and a lack of job growth. *Production* jobs have not grown while overall *Manufacturing* industry jobs added 8 jobs. This may be due to the changing nature of manufacturing.

Table 6.7 Lockhart Occupational Specialization and Change

Occupational Group	5-Year Employment Change	2022 Employment	2022 Location Quotient
Competitive			
Sales	219	666	1.4
Food Preparation & Serving Related	132	751	1.8
Transportation & Material Moving	76	437	1.0
Construction & Extraction	49	237	1.0
Educational Instruction & Library	48	462	1.7
Protective Service	23	223	2.0
Management	23	347	1.0
Building, Grounds Cleaning & Maintenance	12	217	1.3
Installation, Maintenance & Repair	2	210	1.1
Emerging			
Business & Financial Operations	48	191	0.6
Computer & Mathematical	26	75	0.4
Healthcare Practitioners & Technical	24	146	0.5
Office & Administrative Support	20	475	0.7
Architecture & Engineering	12	42	0.5
Arts, Design, Entertainment, Sports & Media	9	52	0.6
Community & Social Service	6	68	0.8
Healthcare Support	6	128	0.6
Life, Physical & Social Science	4	25	0.5
Declining			
Legal	-2	29	0.7
Farming, Fishing & Forestry	-4	9	0.3
Personal Care & Service	-11	89	0.7
At-Risk			
Production	0	290	1.0

Source: JobsEQ, 4 Quarter Average ending Q3 2022, Garner Economic



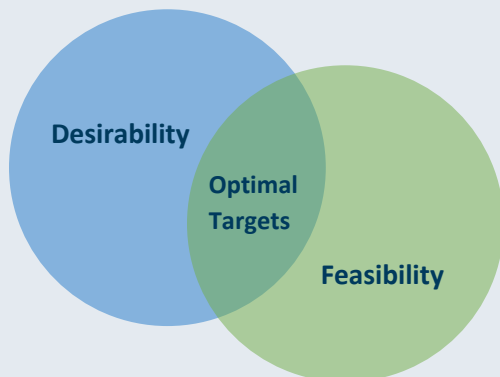
Chapter 7: Targets

The optimal business sector selection is based on the specific characteristics of the economy and assets of Lockhart, Texas. Garner Economics worked to validate existing targets, look for new opportunities, and group business sectors in target families that are thematically similar or leverage the same assets within the city and surrounding area. These recommended targets are designed to assist the City and its economic development efforts in focusing resources on sectors in which Lockhart holds a competitive advantage, has growth potential, and/or improves the quality of place. This approach will help policymakers prioritize the City's community and economic development strategy. It is important to note that some activity is occurring organically and is not included or prioritized for marketing dollars. For instance, transportation and distribution investments will naturally follow the types of companies in the suggested target families.

Garner Economics uses a desirability and feasibility screening matrix to determine the optimal targets. Desirability begins by considering the types of business sectors that stakeholders of Lockhart would like to see in the community (Figure 7.1). Feasibility includes what the City can reasonably achieve in the short- to mid-term, based on current or planned locational assets and an analytical review of the economy.

Using results from the Economic and Labor Force research, Assets & Challenges Assessment, and field visits, four business and industry families were chosen that best match Lockhart's unique competitive advantages. Targets are grouped into families with similar themes, needs, or relative scale of projects the assets will attract. These targets are presented as collaborative, community targets led by LEDC or other relevant organizations to leverage the best resources to meet the needs of particular industry sectors. The four target families are *All Things Mega*, *Industry 4.0*, *Food Processing*, and *Experience Lockhart*.

Figure 7.1: Optimal Target Screening Process

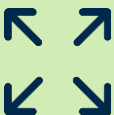


- **All Things Mega**
- **Industry 4.0 (Manufacturing)**
- **Food Processing**
- **Experience Lockhart**

For each targeted business sector, the community's competitive advantages are presented along with national trends and projections of the targets. Target sectors may be stagnant or losing jobs nationally, but the particular set of economic development assets in Lockhart position it to capture any growing demand to produce new jobs and improve gross domestic/regional product.

For each target, a list of individual subsectors with accompanying NAICS classifications as well as a list of rationales that are identified as appealing to the needs of prospects (P) or the community (C) is presented. This material can be used in marketing and community support efforts or to help economic development personnel prioritize targeting efforts.

Optimal Targets for Lockhart

All Things Mega	Industry 4.0
	
Ideal Large-Scale Manufacturers	Auto Parts, Metal & Electronic Manufacturing
- Semiconductor Manufacturing - Electronic Vehicle OEM - Battery Manufacturing	- Auto Parts Mfg. - Computer & Peripheral Equipment Mfg. - Electrical Equipment & Component Mfg. - Metal Product Mfg. - Architectural & Structural Metals Mfg. - Ventilation, Heating, Air-Conditioning, & Refrigeration Equipment Mfg. - Metalworking Machinery Mfg. - Industrial Machinery Mfg. - Machine Shops
Food Processing	Experience Lockhart
	
Food & Beverage Manufacturing	Experiential Tourism & Hospitality
- Seasoning & Dressing Mfg. - Snack Food Mfg. - Specialty Food & Flavoring Mfg. - Fruit & Vegetable Processing - Frozen Food Mfg. - Soft Drink & Ice Mfg. - Bakeries & Tortilla Mfg. - Meat Processing - Animal Food Mfg. - Grocery Wholesalers - Refrigerated Warehousing & Storage	- Full-Service Hotels - Retail Development - Wineries, Distilleries & Breweries - Festivals & Day-Trip Experiences

Note: Transportation and Logistics are an important part of these targets, particularly Industry 4.0 and Food Processing. Logistics and distribution will follow these industries organically without significant proactive marketing attention.



The “All Things Mega” target family is focused on the megasite in Caldwell County. A megasite is a large land site with sufficient utilities to support a large manufacturing user, usually from 1,000 to 2,000 acres of contiguous land for development. In the past several years there has been an increase in large-scale projects that are in search of megasites and a shift in the types of industries in play. These mega-projects have high capital investments and large job creation numbers which emphasize the need to be near large population centers.

The greater Austin Metro is home to more than 45,000 production workers. Understanding that Lockhart is part of the Austin Metro, but can also access a workforce further south and west, a 45-minute drive-time analysis reveals a labor force of 845,000 with nearly 60,000 Manufacturing employees. While the competition for talent remains strong, the sheer number of manufacturing talent in the region is positive.

The stress on global supply chains during and after the COVID-19 pandemic increased the need to bring some industries to the United States – particularly semiconductor manufacturing. The rise of electric vehicle production and related industries such as battery manufacturing has also boomed in recent years as the nation transitions to meet green energy goals. The nearby Tesla factory, or “Giga Texas”, a 10 million-square-foot factory, announced plans to expand in 2023 to continue its manufacturing of the Model Y and future Cybertruck production.

The focus of this target family will be on the attraction of semiconductor manufacturers along with electronic vehicle OEMs (Original Equipment Manufacturers or OEMs), and battery manufacturers. While not within the city limits of Lockhart, the close proximity of this land and the types of projects it will attract make it a potentially transformational development. A mega-project will impact the entire region and bring ancillary businesses for years to come.

Target rationales include:

- Availability of megasite (P)
- Positioned to serve regional, national & international markets (P)
- Proximity to Austin-Bergstrom International Airport (P)(C)
- Within ½ hour of major university/ college (P)(C)
- Competitive cost of labor (P)
- Availability of tax-exempt financing for new industrial facilities (P)
- Availability of local incentives (P)
- Relatively low cost of living (P)(C)
- Relatively low property taxes (P)(C)
- Historical national 10-year GDP growth of 59.5% (P)(C)
- Historical national 10-year job growth of 35% (P)(C)
- National. job growth forecast 2.6% for next decade (P)(C)
- Caldwell County growth forecast 16.4% for next decade (P)(C)
- National average wage \$129,847 (C)
- 13,689 degrees and certificates granted in majors related to target (P)

*Legend: Items appealing to needs of **prospects (P)** or **community (C)**.*

Table 7.1 All Things Mega Target Job & GDP Trend & Outlook, 2022

NAICS	Industry	United States			Caldwell County		LQ
		10-Year % GDP Change	10-Year Employment Change %	10-Year Employment Forecast %	10-Year Employment Change %	10-Year Employment Forecast %	
334413	Semiconductor Device Mfg.	48.2%	5.0%	3.3%	n/a	16.5%	0.29
335910	Battery Mfg.	117.8%	70.7%	16.8%	n/a	7.8%	n/a
3361	Motor Vehicle Mfg.	72.7%	62.4%	6.6%	n/a	13.1%	n/a
Total Target		59.5%	35.0%	6.2%	n/a	16.4%	0.11

Source: JobsEQ 2022, Garner Economics, GDP figures represent 2021 data.

Occupations

The top occupations for the All Things Mega target are a mix of jobs from a variety of fields and are derived from studying staffing patterns in the target industry family. These occupations are listed with employment levels from several different aspects:

1. Workers who live in Caldwell County within that occupation category, regardless of where they work.
2. Those who work at companies located in Caldwell County, regardless of where workers reside.
3. Net commuting compares residents and workers in each occupation. This figure is to assess talent potential.

The comparison of residents and workers shows net commuting and is an indicator of supply and demand at a high level for the occupation. This net commuter figure show how the supply of residents matches – again from a broad perspective – jobs for the occupational group. A positive number of net commuters means it is likely that commuters are entering the city or county for work, while a negative figure indicates commuters leaving the area for employment.

Education and training levels needed for entry into target occupations vary from no education needed and short-term on-the-job training to requiring a certificate, five years of experience, or moderate-term on-the-job training. Occupations in Table 7.2 show a variety of typical requirements showing the need for higher education and technical training.

The 2020 Strategic Plan recommended that workforce training initiatives should be explored to offer postsecondary vocational training at an ISD facility, either in partnership with Austin Community College (ACC) or Texas State Technical College (TSTC). It is noted that this effort has started by the Lockhart EDC. However, the “All Things Mega” target projects will likely have large employment requirements and workforce development programs will be in demand. **Vocational training and partnerships with ACC or TSTC are critical to recruiting mega users to Lockhart.**

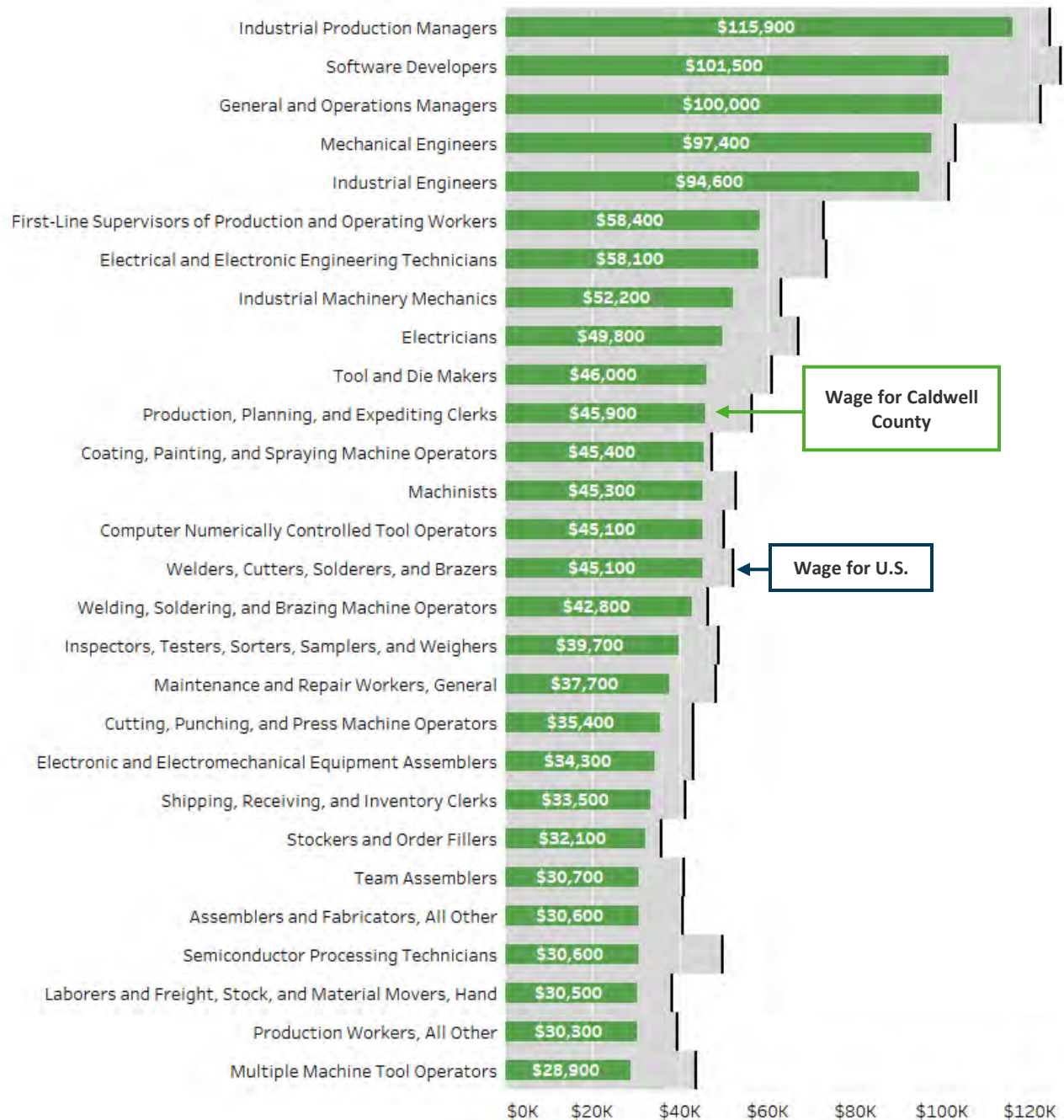
Table 7.2 All Things Mega Target Top Occupations, 2022
Sorted by Employment-Live within Caldwell County

SOC	Occupation	Employment (Live in County)	Employment (Work in County)	Net Commuters	Typical Education & Training
53-7065	Stockers and Order Fillers	389	172	-217	HS, Short-term
11-1021	General and Operations Managers	347	226	-120	B, 5 yrs+
53-7062	Laborers and Freight, Stock, and Material Movers, Hand	316	77	-239	Short-term
49-9071	Maintenance and Repair Workers, General	234	92	-142	HS, Moderate
47-2111	Electricians	166	106	-60	HS, Apprenticeship
51-2092	Team Assemblers	134	38	-96	
43-5071	Shipping, Receiving, and Inventory Clerks	128	37	-91	HS, Short-term
51-4121	Welders, Cutters, Solderers, and Brazers	113	33	-79	HS, Moderate
51-1011	First-Line Supervisors of Production and Operating Workers	83	39	-44	HS, <5 yrs
49-9041	Industrial Machinery Mechanics	79	34	-45	HS, Long-term
15-1252	Software Developers	60	45	-15	B
51-9061	Inspectors, Testers, Sorters, Samplers, and Weighers	60	28	-32	HS, Moderate
51-4041	Machinists	58	15	-43	HS, Long-term
51-2099	Assemblers and Fabricators, All Other	43	8	-35	
51-2028	Electrical, Electronic, and Electromechanical Equipment Assemblers	40	2	-39	HS, Moderate
51-9124	Coating, Painting, and Spraying Machine Operators	32	8	-25	HS, Moderate
51-9199	Production Workers, All Other	28	5	-22	HS, Moderate
51-9161	Computer Numerically Controlled Tool Operators	25	8	-18	HS, Moderate
51-4081	Multiple Machine Tool Operators	23	4	-19	HS, Moderate
51-4031	Cutting, Punching, and Press Machine Operators	23	4	-19	HS, Moderate
51-9141	Semiconductor Processing Technicians	14	1	-13	HS, Moderate
43-5061	Production, Planning, and Expediting Clerks	13	17	4	HS, Moderate
51-4122	Welding, Soldering, and Brazing Machine Operators	10	1	-9	HS, Moderate
51-4111	Tool and Die Makers	8	2	-5	C, Long-term
17-3023	Electrical and Electronic Engineering Technicians	7	3	-4	A
11-3051	Industrial Production Managers	6	11	5	B, 5 yrs+
17-2112	Industrial Engineers	5	9	3	B
17-2141	Mechanical Engineers	4	7	3	B

Source: *JobsEQ, 2022 Average*. Employment — Work in County represents those employed by companies located in Caldwell County regardless of where workers reside. Employment — Live in County represents those who reside in Caldwell County regardless of where they work.

Typical Education & Training shows the typical education, on-the-job training, and experience needed to work in a given occupation. Legend: HS-High School, B-Bachelor Degree, C-Certification, Some College-College courses no degree.

**Figure 7.2: All Things Mega Target Wages for Top Occupations, 2022
Caldwell County, United States**



Source: JobsEQ, 2022 Average Annual Salary, Garner Economics

Table 7.3 Regional Degree Completions in Majors Related to Target, 2021

Degrees by Area of Study	Certificate	Associate	Bachelor	Graduate or Professional	Number of Degrees 2021
Business, Management & Marketing	650	500	2,826	1,412	5,388
Communication & Related Programs	42	99	2,110	130	2,381
Engineering	57	97	1,441	650	2,245
Computer & Information Sciences	718	300	859	326	2,203
Mathematics & Statistics	97	35	377	124	633
Engineering Technologies	218	91	174	25	508
Precision Production	151	36			187
Mechanic & Repair Technologies	81	22			103
Communications Technologies	13	9	19		41
Grand Total	2,027	1,189	7,806	2,667	13,689

Graduates from colleges & universities within a 45-minute drive-time from Lockhart are included.
Source: National Center for Education Statistics, Garner Economics



Industry 4.0



The Industry 4.0 target family brings together manufacturing-oriented sectors that build on the assets of Lockhart. Industry 4.0 represents the “next industrial revolution” and highlights the advances of digitization and connectivity or integration. At the core of this are the adoption of computers and automation and the connection to smart and autonomous systems that can ultimately be run without human interaction. While this may not be a reality for every manufacturer today, smart components and the analysis of data are helping to optimize operations and problem-solve irregularities or costly mistakes.

This target includes Auto Parts, Metalworking, Computer, and Electronics Manufacturing. Auto Parts suppliers remain a strong target component due to local manufacturing talent and the proximity of Lockhart to four vehicle assembly plants – Tesla’s Giga Texas, GM (Arlington), Peterbilt (Denton), and Toyota (San Antonio). Austin is known for technology and electronics anchored by tech giants such as Apple and Dell, which is homegrown and headquartered in the region. These high-profile companies help focus attention on what the region is good at, and Lockhart can leverage this.

Caldwell County has nearly 600 people employed in Manufacturing, with an industry average wage of \$54,000 as of 2022. The number of production workers who live in Caldwell County is almost 1,500 while only 500 production jobs are located in the county leaving a net loss of at least 959 workers leaving Caldwell County for their production jobs. This is a set of individuals who could be recruited for local jobs depending on matching skill sets.

Pure Castings Company is a great example of operations that will flourish in Lockhart. This metalworking company manufactures precision investment castings for a variety of industries.

Target rationales include:

- Availability of industrial sites (P)
- Positioned to serve regional, national & international markets (P)
- Proximity to Austin-Bergstrom International Airport (P)(C)
- Within ½ hour of major university/ college (P)(C)
- Competitive cost of labor (P)
- Availability of tax-exempt financing for new industrial facilities (P)
- Availability of local incentives (P)
- Relatively low cost of living (P)(C)
- Relatively low property taxes (P)(C)
- Historical national 10-year GDP growth of 46% (P)(C)
- Historical national 10-year job growth of 6% (P)(C)
- Caldwell County growth forecast 12% for next decade (P)(C)
- National average wage \$82,725 (C)
- 13,689 degrees and certificates granted in majors related to target (P)

*Legend: Items appealing to needs of **prospects (P)** or **community (C)**.*

Table 7.4 Industry 4.0 Target Job & GDP Trend & Outlook, 2022

NAICS	Industry	United States			Caldwell County		
		10-Year % GDP Change	10-Year Employment Change %	10-Year Employment Forecast %	10-Year Employment Change %	10-Year Employment Forecast %	LQ
3321	Forging & Stamping	3.7%	-6.8%	-4.1%	73.5%	10.7%	0.03
3323	Architectural & Structural Metals Mfg.	46.1%	16.5%	3.7%	40.6%	21.4%	0.07
3325	Hardware Mfg.	20.2%	4.4%	-4.1%	73.0%	10.7%	0.05
3326	Spring & Wire Product Mfg.	17.1%	-3.4%	-4.1%	22.7%	10.7%	0.04
3327	Machine Shops	12.4%	-7.0%	5.1%	-46.4%	20.9%	1.07
3329	Other Fabricated Metal Product Mfg.	26.7%	1.8%	-4.1%	-48.7%	9.4%	0.38
3332	Industrial Machinery Mfg.	52.5%	23.4%	-11.7%	-52.7%	1.8%	2.79
3334	Ventilation, Heating, Air-Conditioning, & Commercial Refrigeration Equip. Mfg.	33.3%	12.8%	-11.8%	-98.1%	11.7%	0.03
3335	Metalworking Machinery Mfg.	17.3%	-8.7%	-12.8%	151.7%	29.3%	0.13
3341	Computer & Peripheral Equipment Mfg.	101.5%	2.4%	4.8%	-20.7%	12.6%	0.01
3353	Electrical Equipment Mfg.	23.8%	-1.6%	1.1%	-19.5%	9.1%	0.02
3359	Other Electrical Equipment & Component Mfg.	61.6%	19.9%	16.7%	-2.4%	7.8%	0.02
3363	Motor Vehicle Parts Mfg.	50.6%	14.0%	1.1%	-39.1%	11.7%	0.03
Total Target		46.1%	6.0%	0.1%	-52.4%	11.9%	0.35

Source: JobsEQ 2022, Garner Economics, GDP figures represent 2021 data.

Occupations

The Industry 4.0 top occupations for the target are a mix of jobs from production and support positions to engineering and other technical fields. The top roles for this target are found by analyzing staffing patterns in the target industry family NAICS codes. Employment levels are shown from several different perspectives:

1. Workers who live in Caldwell County within that occupation category, regardless of where they work.
2. Those who work at companies located in Caldwell County, regardless of where workers reside.
3. Net commuting compares residents and workers in each occupation. This figure is to assess talent potential.

The comparison of residents and workers shows net commuting and is an indicator of supply and demand at a high level for the occupation. This net commuter figure show how the supply of residents matches – again from a broad perspective – jobs for the occupational group. A positive number of net commuters means it is likely that commuters are entering the city or county for work, while a negative figure indicates commuters leaving the area for employment.

Education and training levels needed for entry into target occupations include a few that need no education needed or on-the-job training to those requiring a certificate or degree, on-the-job training or certifications or degrees relevant to the role. Occupations in Table 7.5 show a variety of typical requirements showing the need for higher education and technical training.

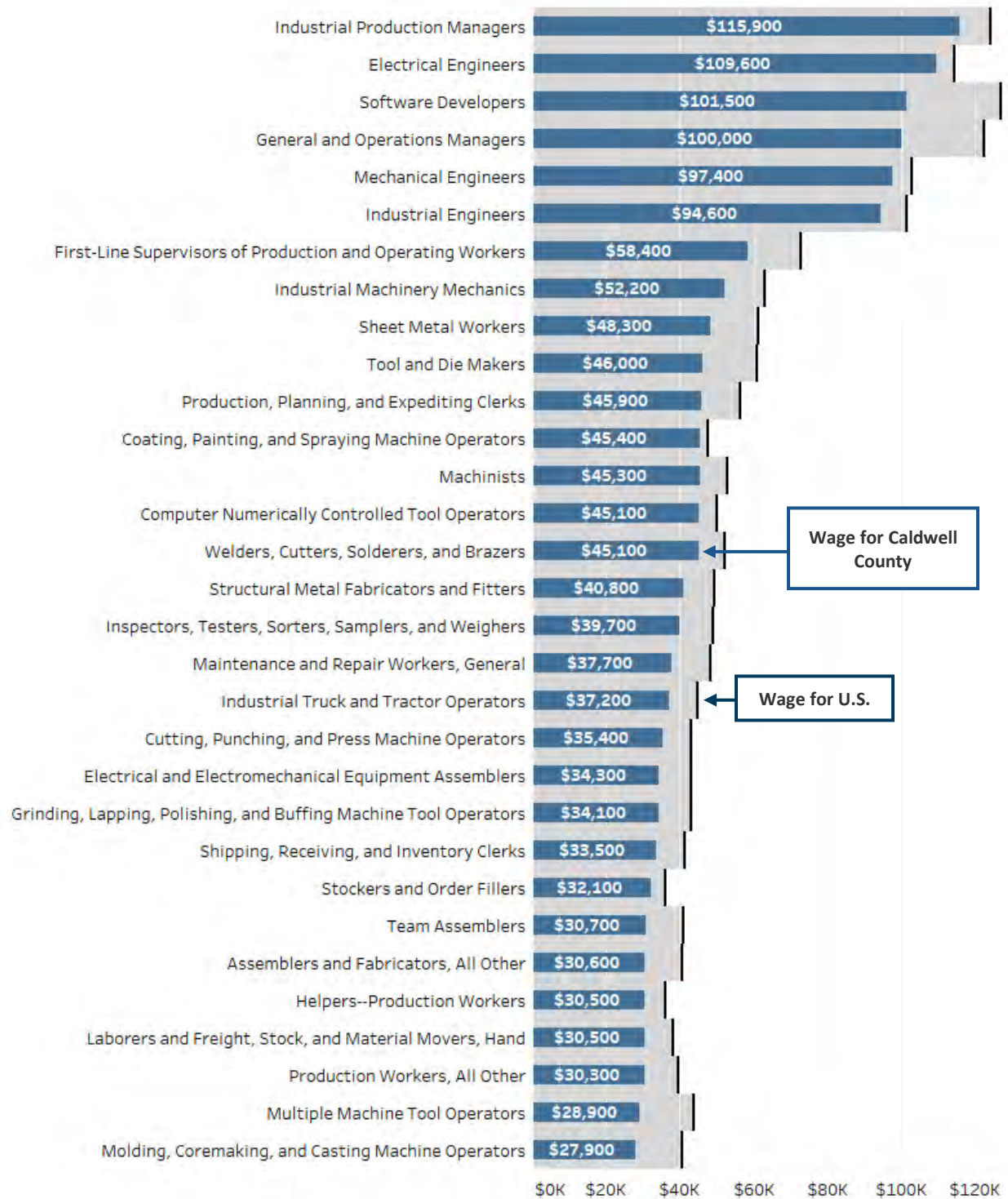
Table 7.5 Industry 4.0 Target Top Occupations, 2022
Sorted by Employment-Live within Caldwell County

SOC	Occupation	Employment (Live in County)	Employment (Work in County)	Net Commuters	Typical Education & Training
53-7065	Stockers and Order Fillers	389	172	-217	HS, Short-term
11-1021	General and Operations Managers	347	226	-120	B, 5 yrs+
53-7062	Laborers and Freight, Stock, and Material Movers, Hand	316	77	-239	Short-term
49-9071	Maintenance and Repair Workers, General	234	92	-142	HS, Moderate
53-7051	Industrial Truck and Tractor Operators	163	21	-143	Short-term
51-2092	Team Assemblers	134	38	-96	
43-5071	Shipping, Receiving, and Inventory Clerks	128	37	-91	HS, Short-term
51-4121	Welders, Cutters, Solderers, and Brazers	113	33	-79	HS, Moderate
51-1011	First-Line Supervisors of Production and Operating Workers	83	39	-44	HS, < 5 yrs
49-9041	Industrial Machinery Mechanics	79	34	-45	HS, Long-term
15-1252	Software Developers	60	45	-15	B
51-9061	Inspectors, Testers, Sorters, Samplers, and Weighers	60	28	-32	HS, Moderate
51-4041	Machinists	58	15	-43	HS, Long-term
51-2099	Assemblers and Fabricators, All Other	43	8	-35	
51-9198	Helpers--Production Workers	42	10	-32	HS, Short-term
51-2028	Electrical and Electromechanical Equipment Assemblers	40	2	-39	HS, Moderate
47-2211	Sheet Metal Workers	36	10	-26	HS, Apprenticeship
51-9124	Coating, Painting, and Spraying Machine Operators	32	8	-25	HS, Moderate
51-9199	Production Workers, All Other	28	5	-22	HS, Moderate
51-4072	Molding, Coremaking, and Casting Machine Operators, Metal and Plastic	26	11	-15	HS, Moderate
51-9161	Computer Numerically Controlled Tool Operators	25	8	-18	HS, Moderate
51-4081	Multiple Machine Tool Operators, Metal and Plastic	23	4	-19	HS, Moderate
51-4031	Cutting, Punching, and Press Machine Operators, Metal and Plastic	23	4	-19	HS, Moderate
51-2041	Structural Metal Fabricators and Fitters	16	3	-13	HS, Moderate
43-5061	Production, Planning, and Expediting Clerks	13	17	4	HS, Moderate
51-4033	Grinding, Lapping, Polishing, and Buffing Machine Tool Operators	13	7	-6	HS, Moderate
51-4111	Tool and Die Makers	8	2	-5	C, Long-term
11-3051	Industrial Production Managers	6	11	5	B, 5 yrs+
17-2112	Industrial Engineers	5	9	3	B
17-2141	Mechanical Engineers	4	7	3	B
17-2071	Electrical Engineers	2	5	3	B

Source: *JobsEQ, 2022 Average*. Employment — Work in County represents those employed by companies located in Caldwell County regardless of where workers reside. Employment — Live in County represents those who reside in Caldwell County regardless of where they work.

Typical Education & Training shows the typical education, on-the-job training, and experience needed to work in a given occupation. Legend: HS-High School, B-Bachelor Degree, C-Certification, Some College-College courses no degree.

Figure 7.3: Industry 4.0 Target Wages for Top Occupations, 2022
Caldwell County, United States



Source: JobsEQ, 2022 Average Annual Salary, Garner Economics

Table 7.6 Regional Degree Completions in Majors Related to Target, 2021

Degrees by Area of Study	Certificate	Associate	Bachelor	Graduate or Professional	Number of Degrees 2021
Business, Management & Marketing	650	500	2,826	1,412	5,388
Communication & Related Programs	42	99	2,110	130	2,381
Engineering	57	97	1,441	650	2,245
Computer & Information Sciences	718	300	859	326	2,203
Mathematics & Statistics	97	35	377	124	633
Engineering Technologies	218	91	174	25	508
Precision Production	151	36			187
Mechanic & Repair Technologies	81	22			103
Communications Technologies	13	9	19		41
Grand Total	2,027	1,189	7,806	2,667	13,689

Graduates from colleges & universities within a 45-minute drive-time from Lockhart are included.
Source: National Center for Education Statistics, Garner Economics



Food Processing



The Food and Beverage industry continues to grow nationally with a 47% increase in Gross Domestic Product (GDP) and a 12% rise in employment over the past decade for this particular target family. United States employment in this target is forecast to grow by 2.5% while Caldwell County is predicted to increase by 20%.

Lockhart is well situated for Food and Beverage Processing with ample water, proximity to regional and national markets, and proximity to agricultural products. *Animal Food* and *Snack Food* manufacturing have a high concentration of employment within Caldwell County with location quotients (a measure of concentration) of 4.58 and 3.93 respectively for those subsectors. In general, an LQ above 1.2 is a good indicator of specialization.

Consumer trends toward healthy, fresh, organic, and local foods are here to stay with particular attention on convenience and ready-to-eat. In fact with both in-person grocers and meal delivery services like Blue Apron or Hello Fresh, processing for convenience adds value to the preparation of raw foods for eating at home.

Refrigerated storage is another part of this target that is in high demand and is recommended to support Food & Beverage Processing. The U.S. currently has 3.7 billion cubic feet of gross refrigerated storage capacity, up by 2.2% from 2020, according to the USDA. Cold storage demand follows population changes with Lockhart's proximity to the Austin and San Antonio regions becoming another asset in the ability to attract this subsector.

A prime example of how Lockhart assets can attract *Food and Beverage Processing* is the recent announcement of Ziegenfelder Company establishing a new frozen dessert manufacturing facility in the City. Predating this development, Iron Ox opened a greenhouse facility in Lockhart growing produce with the technology of AI and robots.

The Food & Beverage Processing target is a natural fit for Lockhart for many reasons, but none more satisfying than touting the City's renowned reputation for Texas barbeque.

Target rationales include:

- Availability of industrial sites (P)
- Positioned to serve regional, national & international markets (P)
- Agricultural product in region (P)
- Availability of water/wastewater treatment capacity (P)
- Proximity to Austin-Bergstrom International Airport (P)(C)
- Within ½ hour of major university/college (P)(C)
- Competitive cost of labor (P)
- Availability of tax-exempt financing for new industrial facilities (P)
- Availability of local incentives (P)
- Relatively low cost of living (P)(C)
- Relatively low property taxes (P)(C)
- Historical national 10-year GDP growth of 47% (P)(C)
- Historical national 10-year job growth of 12% (P)(C)
- National job growth forecast 2.6% for next decade (P)(C)
- Caldwell County growth forecast 20% for next decade (P)(C)
- National average wage \$62,567 (C)
- 14,503 degrees and certificates granted in majors related to target (P)

Legend: Items appealing to needs of prospects (P) or community (C).

Table 7.7 Food & Beverage Processing Target Job & GDP Trend & Outlook

		United States			Caldwell County		
NAICS	Industry	10-Year % GDP Change	10-Year Employment Change %	10-Year Employment Forecast %	10-Year Employment Change %	10-Year Employment Forecast %	LQ
3111	Animal Food Mfg.	67.1%	34.7%	3.0%	-48.6%	16.4%	4.58
3116	Meat Processing	70.4%	9.4%	1.2%	152.5%	17.3%	0.04
3118	Bakeries & Tortilla Mfg.	40.9%	14.9%	5.1%	-77.6%	52.9%	0.08
31141	Frozen Food Mfg.	52.2%	9.4%	1.0%	-98.1%	15.2%	0.01
31142	Fruit & Vegetable Preservation	28.6%	-1.0%	1.0%	-43.9%	15.2%	0.04
31191	Snack Food Mfg.	54.5%	27.4%	7.6%	n/a	21.0%	3.93
31193	Flavoring Syrup & Concentrate Mfg.	-64.1%	-8.3%	7.5%	-54.1%	16.5%	0.05
31194	Seasoning & Dressing Mfg.	66.6%	36.2%	7.5%	-47.2%	16.5%	0.06
31211	Soft Drink & Ice Mfg.	42.5%	13.1%	2.8%	n/a	16.4%	0.06
4244	Grocery Wholesalers	48.0%	8.9%	1.5%	-97.6%	-5.3%	0.00
49312	Refrigerated Warehousing	32.8%	40.8%	8.5%	60.6%	27.0%	0.01
Total Target		47.3%	12.1%	2.6%	-35.7%	19.6%	0.29

Source: JobsEQ 2022, Garner Economics, GDP figures represent 2021 data.

Occupations

The top occupations for the Food & Beverage Processing target include production roles as well as food handling and agriculture-related occupations. Analysis of staffing patterns in the target industry revealed those with the highest employment and are listed here in several different ways:

1. Workers who live in Caldwell County within that occupation category, regardless of where they work.
2. Those who work at companies located in Caldwell County, regardless of where workers reside.
3. Net commuting compares residents and workers in each occupation. This figure is to assess talent potential.

The comparison of residents and workers shows net commuting and is an indicator of supply and demand at a high level for the occupation. This net commuter figure show how the supply of residents matches – again from a broad perspective – jobs for the occupational group. A positive number of net commuters means it is likely that commuters are entering the city or county for work, while a negative figure indicates commuters leaving the area for employment.

Education and training levels needed for entry into target occupations in the Food and Beverage sector have many which require short and moderate on-the-job training with a few management positions typically needing individuals with degrees and years of experience. Occupations in Table 7.82 show a variety of typical requirements showing the need for higher education and technical training. Roles needing short and moderate training can benefit greatly from community or technical college programs. In the competitive site selection process, offering ways a company can advance its production schedule by pre-training workers can make the difference in winning the project.

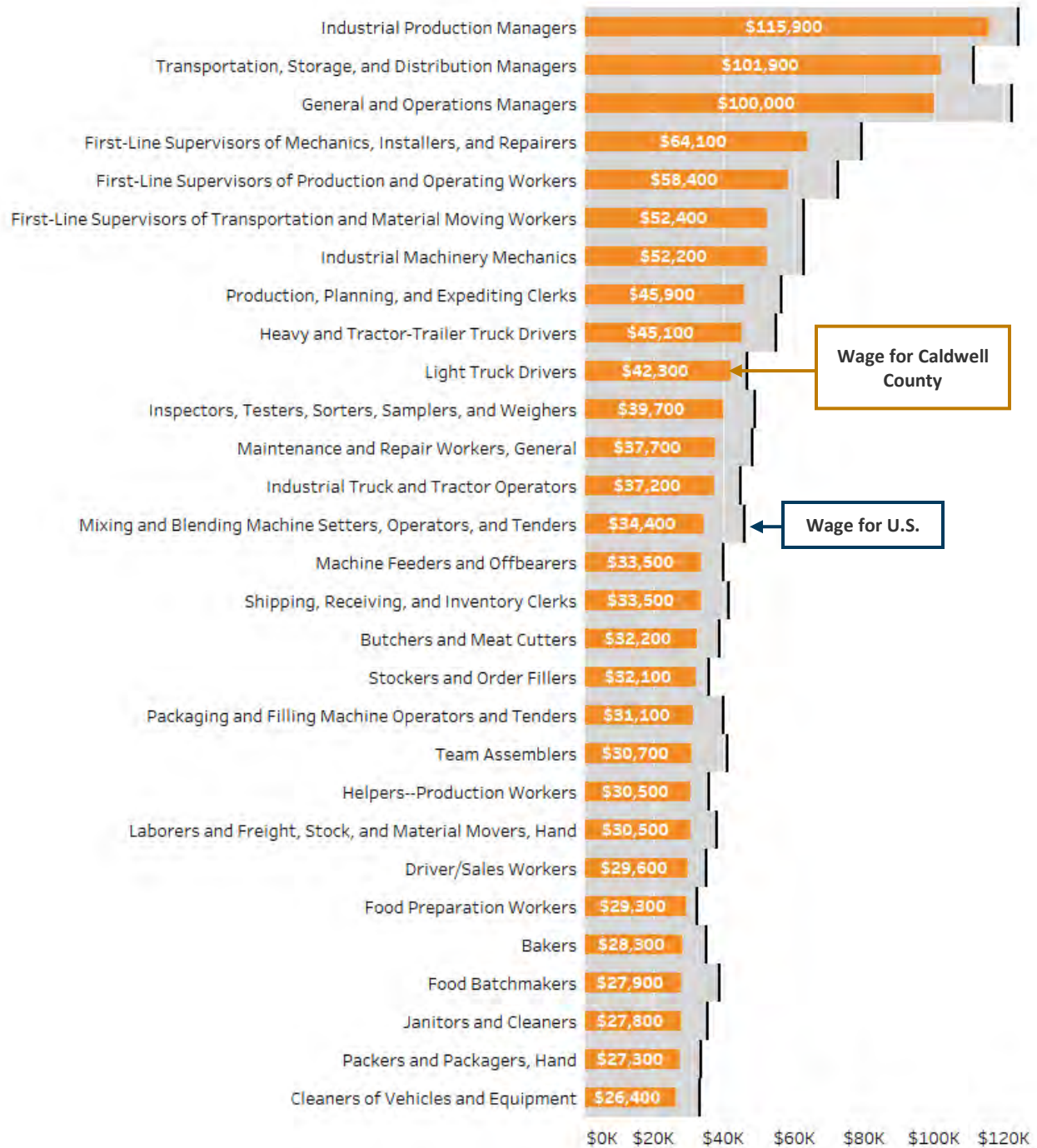
Table 7.8 Food & Beverage Processing Target Top Occupations, 2022
Sorted by Employment-Live within Caldwell County

SOC	Occupation	Employment (Live in County)	Employment (Work in County)	Net Commuters	Typical Education & Training
37-2011	Janitors and Cleaners	401	183	-218	Short-term
53-7065	Stockers and Order Fillers	389	172	-217	HS, Short-term
11-1021	General and Operations Managers	347	226	-120	B, 5 yrs+
53-3032	Heavy and Tractor-Trailer Truck Drivers	321	134	-187	C, Short-term
53-7062	Laborers and Freight, Stock, and Material Movers, Hand	316	77	-239	Short-term
49-9071	Maintenance and Repair Workers, General	234	92	-142	HS, Moderate
35-2021	Food Preparation Workers	210	82	-128	Short-term
53-7051	Industrial Truck and Tractor Operators	163	21	-143	Short-term
53-3033	Light Truck Drivers	142	42	-100	Short-term
51-2092	Team Assemblers	134	38	-96	
43-5071	Shipping, Receiving, and Inventory Clerks	128	37	-91	HS, Short-term
53-7064	Packers and Packagers, Hand	125	20	-105	Short-term
53-7061	Cleaners of Vehicles and Equipment	124	34	-89	Short-term
53-3031	Driver/Sales Workers	119	49	-70	HS, Short-term
51-1011	First-Line Supervisors of Production and Operating Workers	83	39	-44	HS, < 5 yrs
49-9041	Industrial Machinery Mechanics	79	34	-45	HS, Long-term
49-1011	First-Line Supervisors of Mechanics, Installers, and Repairers	77	41	-36	HS, < 5 yrs
53-1047	First-Line Supervisors of Transportation and Material Moving Workers	74	37	-37	HS, < 5 yrs
51-9111	Packaging and Filling Machine Operators	70	15	-56	HS, Moderate
51-3021	Butchers and Meat Cutters	60	14	-46	Long-term
51-9061	Inspectors, Testers, Sorters, Samplers, and Weighers	60	28	-32	HS, Moderate
51-3011	Bakers	54	17	-36	Moderate
51-9198	Helpers--Production Workers	42	10	-32	HS, Short-term
51-3092	Food Batchmakers	34	8	-26	HS, Moderate
51-9023	Mixing and Blending Machine Operators	20	7	-13	HS, Moderate
53-7063	Machine Feeders and Offbearers	17	3	-14	Short-term
43-5061	Production, Planning, and Expediting Clerks	13	17	4	HS, Moderate
11-3071	Transportation, Storage, and Distribution Managers	8	5	-3	HS, 5 yrs+
11-3051	Industrial Production Managers	6	11	5	B, 5 yrs+

Source: JobsEQ, 2022 Average. Employment — Work in County represents those employed by companies located in Caldwell County regardless of where workers reside. Employment — Live in County represents those who reside in Caldwell County regardless of where they work.

Typical Education & Training shows the typical education, on-the-job training, and experience needed to work in a given occupation. Legend: HS-High School, B-Bachelor Degree, C-Certification, Some College-College courses no degree.

**Figure 7.4: Food & Beverage Processing Target Wages for Top Occupations, 2022
Caldwell County, United States**



Source: JobsEQ, 2022 Average Annual Salary, Garner Economics

Table 7.9 Regional Degree Completions in Majors Related to Target, 2021

Degrees by Area of Study	Certificate	Associate	Bachelor	Graduate or Professional	Number of Degrees 2021
Business, Management & Marketing	650	500	2,826	1,412	5,388
Communication & Related Programs	42	99	2,110	130	2,381
Engineering	57	97	1,441	650	2,245
Computer & Information Sciences	718	300	859	326	2,203
Family & Consumer Sciences	14	6	609	43	672
Mathematics & Statistics	97	35	377	124	633
Engineering Technologies	218	91	174	25	508
Culinary, Entertainment & Personal Services	30	242			272
Precision Production	151	36			187
Agricultural & Related Fields		10	125	7	142
Mechanic & Repair Technologies	81	22			103
Communications Technologies	13	9	19		41
Grand Total	2,041	1,205	8,540	2,717	14,503

Graduates from colleges & universities within a 45-minute drive-time from Lockhart are included.

Source: National Center for Education Statistics, Garner Economics



“Experiential” has become a popular term for retail, hospitality, and tourism industries and is focused on people placing as much value on the experience as the actual service or good. The ambiance of a store. The grass-roots feel of a charming downtown with homegrown restaurants. The ability to offer unique and memorable experiences for visitors and residents alike makes the Experience Lockhart target a tool for talent retention and attraction. Quality of life was identified as the second most important factor in site selection based on *Area Development Magazine’s* 2022 Corporate Survey making this target a valuable part of Lockhart’s strategy.

Lockhart’s current downtown (central business district) renaissance is prime for being a major focus for this effort. Target subsectors such as specialty retail along with breweries, wineries, and distilleries would be a good fit for downtown helping to round out current establishments already thriving. The support and financial incentives for downtown development will help spur the growth of these businesses.

One of the recommendations given in this report is to recruit a hotel developer to help improve the quality of life assets in Lockhart. A quality hotel can host business clients and visitors and help stretch any day trips for regional tourism into overnight stays boosting retail and food sales in Lockhart.

One of the most popular forms of experiential travel is culinary tourism. With Lockhart reigning as the Barbeque Capital of Texas, the City is a natural fit. This fact already helps to draw tourists and the BBQ festival enhances that pull for visitors. Additional festivals and events could also bring in more regional attendees with the culinary factor always playing a role in attracting the foodies among festival goers. Another recommendation offered in this strategy is the formation of a Convention and Visitors Bureau to focus on these types of events that can draw visitors and additional revenue to Lockhart.

Target rationales include:

- Positioned to serve regional market (P)
- Proximity to Austin-Bergstrom International Airport (P)(C)
- Within ½ hour of major university/ college (P)(C)
- Competitive cost of labor (P)
- Availability of tax-exempt financing for new industrial facilities (P)
- Availability of local incentives (P)
- Relatively low cost of living (P)(C)
- Relatively low property taxes (P)(C)
- Historical national 10-year GDP growth of 40% (P)(C)
- National. job growth forecast 10% for next decade (P)(C)
- Caldwell County historical job growth of 38% (P)(C)
- Caldwell County growth forecast 16% for next decade (P)(C)
- 11,060 degrees and certificates granted in majors related to target (P)

Legend: Items appealing to needs of prospects (P) or community (C).

Table 7.10 Experience Lockhart Target Job & GDP Trend & Outlook

NAICS	Industry	United States			Caldwell County		
		10-Year % GDP Change	10-Year Employment Change %	10-Year Employment Forecast %	10-Year Employment Change %	10-Year Employment Forecast %	LQ
72111	Hotels	5.8%	-1.7%	22.8%	-12.0%	32.7%	0.26
31212	Breweries	100.4%	255.7%	2.8%	n/a	17.1%	0.06
31213	Wineries	114.7%	65.1%	2.8%	241.0%	17.1%	0.11
31214	Distilleries	100.4%	210.2%	2.8%	n/a	17.1%	0.09
4452	Specialty Food Retailers	53.8%	0.9%	-5.0%	136.8%	9.1%	1.46
4581	Clothing & Clothing Accessories Retailers	35.0%	-21.5%	1.4%	198.1%	12.2%	0.64
4583	Jewelry, Luggage, & Leather Goods Retailers	38.9%	-15.1%	0.8%	-67.4%	-3.7%	0.08
4599	Other Miscellaneous Retailers	121.4%	30.9%	2.1%	-2.8%	14.1%	0.97
Total Target		40.3%	-1.0%	9.8%	37.8%	16.0%	0.55

Source: JobsEQ 2022, Garner Economics, GDP figures represent 2021 data.

Occupations

The top occupations for the Experience Lockhart target trend toward retail and service positions with a few roles on the inventory and stocking side of these business sectors. Again, a look at staffing patterns highlights those jobs that had high employment levels relevant to the types of businesses in the target family. These occupations are listed with employment levels from several different aspects:

1. Workers who live in Caldwell County within that occupation category, regardless of where they work.
2. Those who work at companies located in Caldwell County, regardless of where workers reside.
3. Net commuting compares residents and workers in each occupation. This figure is to assess talent potential.

The comparison of residents and workers shows net commuting and is an indicator of supply and demand at a high level for the occupation. This net commuter figure show how the supply of residents matches – again from a broad perspective – jobs for the occupational group. A positive number of net commuters means it is likely that commuters are entering the city or county for work, while a negative figure indicates commuters leaving the area for employment.

Education and training levels needed for entry into target occupations vary from short-term on-the-job training to those requiring a certificate or degree and/or years of experience, or moderate-term on-the-job training. Occupations in Table 7.11 show a variety of typical requirements showing the need for higher education and technical training.

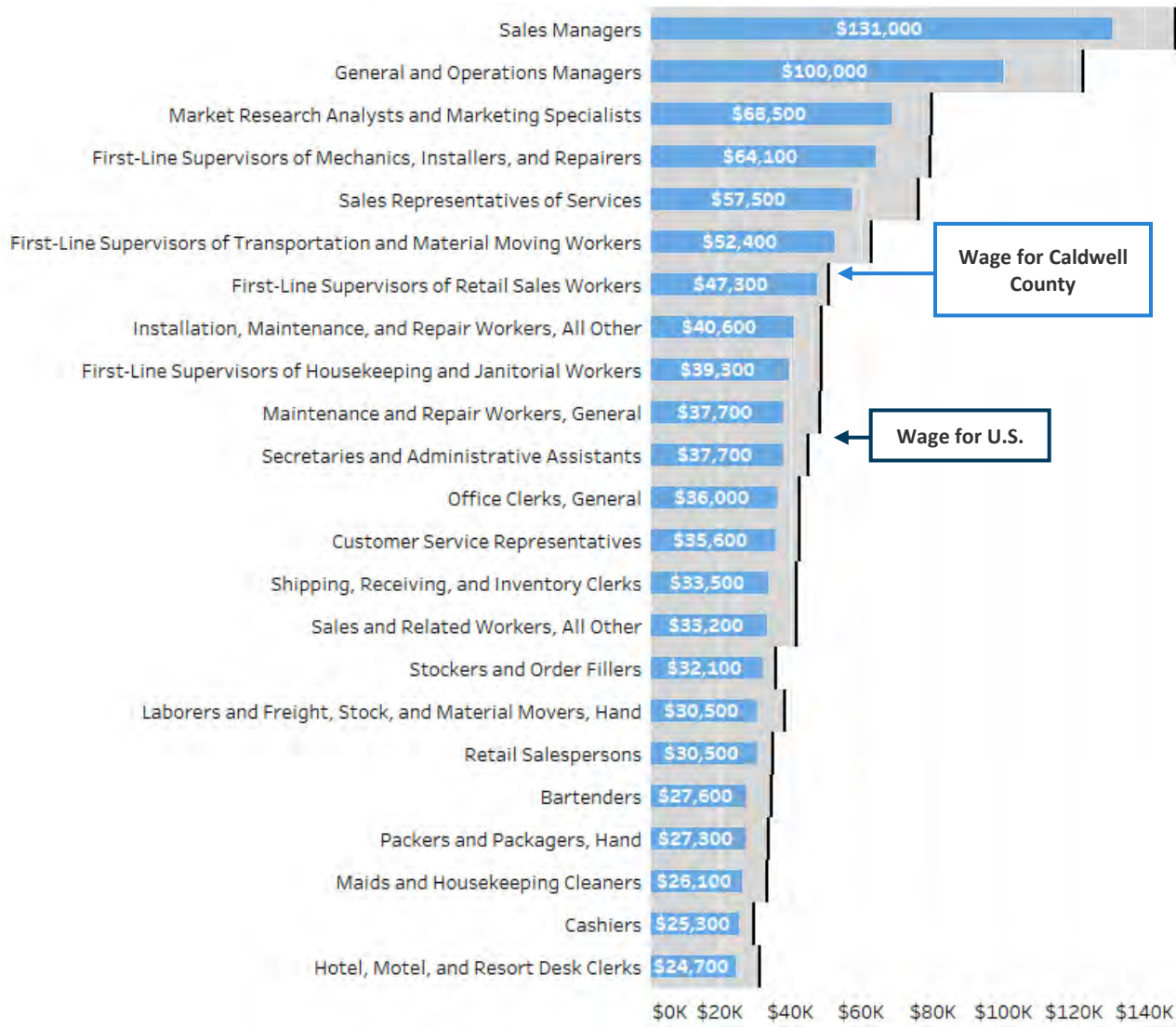
Table 7.11 Experience Lockhart Target Top Occupations, 2022
Sorted by Employment-Live within Caldwell County

SOC	Occupation	Employment (Live in County)	Employment (Work in County)	Net Commuters	Typical Education & Training
41-2011	Cashiers	770	557	-212	Short-term
41-2031	Retail Salespersons	484	285	-199	Short-term
53-7065	Stockers and Order Fillers	389	172	-217	HS, Short-term
11-1021	General and Operations Managers	347	226	-120	B, 5 yrs+
53-7062	Laborers and Freight, Stock, and Material Movers, Hand	316	77	-239	Short-term
43-9061	Office Clerks, General	294	162	-132	HS, Short-term
43-4051	Customer Service Representatives	259	127	-132	HS, Short-term
37-2012	Maids and Housekeeping Cleaners	255	77	-178	Short-term
49-9071	Maintenance and Repair Workers, General	234	92	-142	HS, Moderate
41-1011	First-Line Supervisors of Retail Sales Workers	226	179	-48	HS, < 5 yrs
43-6014	Secretaries and Administrative Assistants	206	129	-77	HS, Short-term
43-5071	Shipping, Receiving, and Inventory Clerks	128	37	-91	HS, Short-term
53-7064	Packers and Packagers, Hand	125	20	-105	Short-term
49-1011	First-Line Supervisors of Mechanics, Installers, and Repairers	77	41	-36	HS, < 5 yrs
53-1047	First-Line Supervisors of Transportation and Material Moving Workers	74	37	-37	HS, < 5 yrs
35-3011	Bartenders	63	25	-38	Short-term
37-1011	First-Line Supervisors of Housekeeping and Janitorial Workers	61	29	-33	HS, < 5 yrs
41-3091	Sales Representatives of Services	57	43	-14	HS, Moderate
49-9099	Installation, Maintenance, and Repair Workers, All Other	52	15	-37	HS, Moderate
43-4081	Hotel, Motel, and Resort Desk Clerks	33	5	-28	HS, Short-term
41-9099	Sales and Related Workers, All Other	14	22	8	HS
13-1161	Market Research Analysts and Marketing Specialists	11	19	7	B
11-2022	Sales Managers	11	18	7	B, < 5 yrs

Source: JobsEQ, 2022 Average. Employment — Work in County represents those employed by companies located in Caldwell County regardless of where workers reside. Employment — Live in County represents those who reside in Caldwell County regardless of where they work.

Typical Education & Training shows the typical education, on-the-job training, and experience needed to work in a given occupation. Legend: HS-High School, B-Bachelor Degree, C-Certification, Some College-College courses no degree.

Figure 7.5: Experience Lockhart Target Wages for Top Occupations, 2022
Caldwell County, United States



Source: JobsEQ, 2022 Average Annual Salary, Garner Economics

Table 7.12 Regional Degree Completions in Majors Related to Target, 2021

Degrees by Area of Study	Certificate	Associate	Bachelor	Graduate or Professional	Number of Degrees 2021
Business, Management & Marketing	650	500	2,826	1,412	5,388
Communication & Related Programs	42	99	2,110	130	2,381
Computer & Information Sciences	718	300	859	326	2,203
Family & Consumer Sciences	14	6	609	43	672
Culinary, Entertainment & Personal Services	30	242			272
Mechanic & Repair Technologies	81	22			103
Communications Technologies	13	9	19		41
Grand Total	1,548	1,178	6,423	1,911	11,060

Graduates from colleges & universities within a 45-minute drive-time from Lockhart are included.
Source: National Center for Education Statistics, Garner Economics

Chapter 8: Where Do We Go From Here?

In the initial strategy of 2020 titled ***A Competitive Realities Report and Target Industry Strategy for Lockhart, Texas***, Garner Economics offered 5 recommendations for the City and EDC to implement that were related to their organization, or a collective group of organizations needed to take on to enhance the competitiveness of the City. A scorecard of these recommendations and related progress is included in Chapter 2 of this report.

Both the 2020 strategy and the current plan were developed from a site selector's perspective. The recommendations are built with an eye toward those areas that may differentiate the City.

Recommendations for action are categorized under two areas of opportunity: **Asset Development (Product Improvement)**, and **Execute Effectively (Organizational)**. These recommendations are developed with the thought that they can potentially have a significant positive impact on the area if implemented.

Asset Development

Product improvement initiatives to ensure Lockhart can compete to attract, retain, and grow the types of companies and talent the community desires.



1

Continue the City's efforts to grow its industrial land inventory to accommodate the needs of the targeted industry sectors.

The City has been simply amazing in its success in attracting business over the last 3 years. Its recently developed industrial parks are sold out or close to being sold out. Without available product, the opportunity to attract business for a greenfield project will be non-existent (*No Product, No Project!*[®]). We recommend the City partner with private developers to create quality sites, or if necessary, independently.

Also, and equally important, the City should extend utility infrastructure to areas of the city with preferred development locations and “activate” the property for potential development. This would attract private developers to advance sites with the infrastructure already in place.

Funding for these efforts can be designated through Type B sales tax, or from the voluminous amount of Federal stimulus dollars still out there.



Asset Development Product Improvement



2

Enhance Lockhart's Quality of Place by developing assets needed to build upon the City's quality of life.

Recruit a hotel developer: In the 2020 target industry strategy and recommendations, there was significant anecdotal feedback from businesses and individuals regarding utilizing accommodations properties outside of Lockhart, e.g. San Marcos and Austin, to host clients, customers, suppliers, and visitors rather than utilizing the one franchised hotel in Lockhart. This translates to a loss of sales tax revenue for the City, inconvenience for the guest, and a usual apology from the local business that there are no more options for a hotel/motel of a business standard in Lockhart.

The LEDC should work diligently to identify potential hotel developers for Lockhart and create an incentive package to attract that developer to build a quality, franchised property that includes business meeting space as part of the property. We are not recommending the development of a fully serviced conference center. Rather, many limited-service hotels, e.g., Hampton Inn, Hilton Garden Inn, Holiday Inn Express, etc., include meeting space as part of their real estate footprint to help with the economic viability and financial stability of the property. This is what we are suggesting for Lockhart. Texas Type B monies can be used for these types of projects (if meeting space is included).¹

¹ <https://comptroller.texas.gov/economy/local/type-ab/type-b.php>

Execute Effectively

Organizational adjustments and programming that allow the City to work proactively in those areas that will directly impact the economic growth the community desires.



Execute Effectively *Organizational*



1

Create a Convention and Visitor's Bureau (CVB) in Lockhart focused on visitor recruitment and hospitality product.

Lockhart is the Barbeque Capital of Texas! People from near and far know the city for its culinary treasure. Lockhart also has a charming downtown with its iconic County Courthouse. The city has spent nearly \$10 million on downtown improvement initiatives. When visiting Lockhart, it's evident there are lots of day trippers from the region enjoying the downtown collection of its boutique specialty shops, barbeque restaurants, and other culinary options.

In Chapter 7, the "Experience Lockhart" target, the focus is on visitors and residents having an enjoyable experience, which is an important goal and objective. But organizationally, more can be done to execute effectively. The city collects a 7% Hotel Occupancy Tax (HOT) that generated \$160,000 in 2022. By adding additional hotels or B&B properties, that number will increase. The CVB budget should be incrementally based on revenue growth and have a more proactive regional marketing campaign to attract visitors. Additionally, tourism is economic development. The LEDC should find ways to partner with the CVB to participate in creating initiatives, e.g., travel writer familiarization tours, consultant tours (during the BBQ festival), and more.

Organizationally, a dedicated person promoting tourism can be a part of the LEDC structure, funded by the HOT or funded by the LEDC until HOT funds have increased as a result of more beds and room nights taxed. A separate board of directors would make up the CVB governing board with individuals who have business or professional expertise related to the hospitality sector.

Alternatively, the CVB can be part of the Chamber of Commerce and partially funded through a contract with the City to fund the operations of the CVB. This structure is most effective where there is an effective and well-managed Chamber of Commerce, and government has a philosophy of having the private sector lead economic development and tourism promotion efforts. Based on our knowledge of the City and the effectiveness of the LEDC, we recommend that the City/LEDC lead this effort of operating a CVB, at least initially.

Chapter 9: Call to Action

With an advantageous location between Austin and San Antonio, strong population growth, effective public and private leadership, Lockhart has a wealth of amenities that make it an ideal location for investment. The City has invested (wisely) in creating industrial product with the development of new industrial parks. Now is not the time to take your foot off the gas pedal. The bar needs to be raised.

Through this report, ***Lockhart's Next Chapter: A targeted business strategy refresh***, community leaders can make long-term structural investments to ensure that the City can attract the types of activity it wants while also taking on game-changing initiatives to augment the area's quality of place assets.

To create such change, the City and its economic development office will facilitate dialogue with public and private leaders, continue to be more proactive rather than reactive, and execute its tourism promotion efforts differently. It will need to take the lead in proposing and attracting different types of activities and be a champion for long-term investments that will add to the community's product and quality of place for its citizens.

thank you

Garner Economics would like to thank the City of Lockhart, its economic development office led by Mike Kamerlander, and its city manager, Steve Lewis. Their feedback, compilation of data, and information—as well as their openness and willingness to explore various opportunities to strengthen operations—have contributed to the richness and rigor of this report.

Appendix A: Industry Sector Details

The industry listing below marks major categories in blue. Specialized industries have location quotients greater than 1.2 and are shaded.

NAICS	Industry Sector	Lockhart			Caldwell County		
		2022 Employment	5 Year Change	LQ	2022 Employment	5 Year Change	LQ
11	Agriculture, Forestry, Fishing and Hunting	84	-32	1.2	806	-67	5.3
111	Crop Production	4	-4	0.2	57	-19	0.9
112	Animal Production and Aquaculture	77	-26	3.4	714	-43	14.1
113	Forestry and Logging	0	0	0.0	0	-1	0.0
114	Fishing, Hunting and Trapping	0	0	0.2	2	1	0.7
115	Support Activities for Agriculture and Forestry	3	-2	0.2	32	-5	1.0
21	Mining, Quarrying, and Oil and Gas Extraction	11	2	0.6	242	39	6.1
211	Oil and Gas Extraction	2	0	0.6	53	-14	6.2
212	Mining (except Oil and Gas)	0	0	0.0	0	-2	0.0
213	Support Activities for Mining	8	2	1.0	189	55	10.5
22	Utilities	30	6	1.1	74	1	1.3
23	Construction	325	78	1.1	1,306	335	1.9
236	Construction of Buildings	74	11	1.0	200	-7	1.3
237	Heavy and Civil Engineering Construction	20	-5	0.5	127	-21	1.4
238	Specialty Trade Contractors	232	72	1.2	980	362	2.3
31	Manufacturing	369	8	0.9	567	9	0.6
311	Food Manufacturing	59	7	1.1	77	9	0.6
312	Beverage and Tobacco Product Manufacturing	2	-1	0.2	3	-2	0.1
314	Textile Product Mills	0	0	0.1	1	0	0.1
315	Apparel Manufacturing	17	0	4.8	20	-2	2.5
316	Leather and Allied Product Manufacturing	20	-25	20.3	32	-53	14.6
321	Wood Product Manufacturing	17	14	1.2	51	24	1.6
323	Printing and Related Support Activities	19	3	1.5	27	5	1.0
325	Chemical Manufacturing	21	20	0.7	31	30	0.5
326	Plastics and Rubber Products Manufacturing	37	37	1.5	54	54	1.0
327	Nonmetallic Mineral Product Manufacturing	2	2	0.2	9	5	0.3
331	Primary Metal Manufacturing	67	67	5.8	98	97	3.8
332	Fabricated Metal Product Manufacturing	28	-10	0.6	48	-17	0.5
333	Machinery Manufacturing	6	-5	0.2	31	-10	0.4
334	Computer and Electronic Product Manufacturing	5	4	0.1	5	5	0.1
335	Electrical Equipment, Appliance, and Component Manufacturing	1	0	0.0	1	0	0.0
336	Transportation Equipment Manufacturing	2	1	0.0	4	2	0.0
337	Furniture and Related Product Manufacturing	56	-105	4.4	63	-134	2.2
339	Miscellaneous Manufacturing	9	-2	0.4	11	-4	0.2
42	Wholesale Trade	57	-8	0.3	163	-4	0.4
423	Merchant Wholesalers, Durable Goods	8	4	0.1	53	17	0.2
424	Merchant Wholesalers, Nondurable Goods	5	-2	0.1	44	-9	0.3
425	Wholesale Trade Agents and Brokers	45	-11	2.6	66	-12	1.7

NAICS	Industry Sector	Lockhart			Caldwell County		
		2022 Employment	5 Year Change	LQ	2022 Employment	5 Year Change	LQ
44	Retail Trade	943	398	1.8	1,716	520	1.5
441	Motor Vehicle and Parts Dealers	109	28	1.6	147	23	1.0
444	Building Material and Garden Equipment and Supplies Dealers	161	117	3.4	284	210	2.8
445	Food and Beverage Retailers	230	97	2.2	344	125	1.5
449	Furniture, Home Furnishings, Electronics, and Appliance Retailers	31	4	1.0	37	4	0.5
455	General Merchandise Retailers	151	71	1.4	234	66	1.0
456	Health and Personal Care Retailers	35	7	0.9	70	17	0.8
457	Gasoline Stations and Fuel Dealers	151	55	4.5	452	60	6.2
458	Clothing, Clothing Accessories, Shoe, and Jewelry Retailers	33	14	0.8	67	33	0.8
459	Sporting Goods, Hobby, Musical Instrument, Book, and Miscellaneous Retailers	43	5	0.8	79	-19	0.6
48	Transportation and Warehousing	203	-117	0.8	428	-275	0.8
481	Air Transportation	0	-29	0.0	0	-202	0.0
482	Rail Transportation	4	-1	0.7	14	0	1.3
484	Truck Transportation	14	-10	0.3	79	35	0.7
485	Transit and Ground Passenger Transportation	139	-23	4.6	155	-15	2.3
486	Pipeline Transportation	33	-15	20.3	78	-34	21.6
488	Support Activities for Transportation	8	-34	0.3	34	-45	0.6
491	Postal Service	5	4	0.2	57	3	1.3
492	Couriers and Messengers	1	-3	0.0	10	4	0.1
493	Warehousing and Storage	0	-6	0.0	1	-22	0.0
51	Information	37	-20	0.3	59	-24	0.3
512	Motion Picture and Sound Recording Industries	15	-30	0.9	15	-30	0.4
513	Publishing Industries	3	-5	0.1	5	-8	0.1
516	Broadcasting and Content Providers	0	0	0.0	1	0	0.0
517	Telecommunications	17	16	0.8	19	17	0.4
518	Computing Infrastructure Providers, Data Processing, Web Hosting, and Related Services	1	0	0.1	2	0	0.1
519	Web Search Portals, Libraries, Archives, and Other Information Services	0	-2	0.0	17	-3	0.7
52	Finance and Insurance	207	32	1.0	256	36	0.6
522	Credit Intermediation and Related Activities	146	20	1.7	175	25	0.9
523	Securities, Commodity Contracts, and Other Financial Investments and Related Activities	9	-4	0.3	10	-5	0.1
524	Insurance Carriers and Related Activities	48	13	0.6	68	13	0.4
525	Funds, Trusts, and Other Financial Vehicles	3	3	3.6	3	3	1.9
53	Real Estate and Rental and Leasing	57	22	0.6	102	20	0.5
531	Real Estate	52	25	0.7	88	24	0.5
532	Rental and Leasing Services	5	1	0.3	14	9	0.4
54	Professional, Scientific, and Technical Services	130	17	0.3	238	56	0.3
55	Management of Companies and Enterprises	5	4	0.1	5	3	0.0

NAICS	Industry Sector	Lockhart			Caldwell County		
		2022 Employment	5 Year Change	LQ	2022 Employment	5 Year Change	LQ
56	Administrative and Support and Waste Management and Remediation Services	295	11	0.9	451	-13	0.6
561	Administrative and Support Services	292	9	0.9	434	1	0.6
562	Waste Management and Remediation Services	2	2	0.1	17	-14	0.5
61	Educational Services	690	74	1.7	1,124	116	1.2
62	Health Care and Social Assistance	371	25	0.5	1,668	22	1.0
621	Ambulatory Health Care Services	146	25	0.5	321	67	0.5
622	Hospitals	4	2	0.0	428	-20	0.9
623	Nursing and Residential Care Facilities	145	-7	1.4	693	-37	3.1
624	Social Assistance	76	6	0.5	227	13	0.7
71	Arts, Entertainment, and Recreation	22	4	0.2	104	9	0.5
711	Performing Arts, Spectator Sports, and Related Industries	14	3	0.4	48	10	0.7
712	Museums, Historical Sites, and Similar Institutions	2	0	0.3	33	-4	2.0
713	Amusement, Gambling, and Recreation Industries	6	0	0.1	24	2	0.2
72	Accommodation and Food Services	794	150	1.8	1,177	238	1.2
721	Accommodation	10	-9	0.2	36	-21	0.3
722	Food Services and Drinking Places	783	159	2.1	1,141	259	1.4
81	Other Services (except Public Administration)	165	22	0.7	432	24	0.9
811	Repair and Maintenance	91	12	1.8	176	22	1.6
812	Personal and Laundry Services	42	6	0.6	100	5	0.6
813	Religious, Grantmaking, Civic, Professional, and Similar Organizations	30	6	0.3	150	2	0.7
814	Private Households	2	-2	0.3	6	-5	0.4
92	Public Administration	371	45	1.6	510	52	1.0
921	Executive, Legislative, and Other General Government Support	206	40	2.1	284	51	1.3
922	Justice, Public Order, and Safety Activities	104	-5	1.7	143	-9	1.1
923	Administration of Human Resource Programs	28	3	1.0	38	4	0.6
924	Administration of Environmental Quality Programs	19	5	1.7	26	4	1.1
925	Administration of Housing Programs, Urban Planning, and Community Development	4	0	1.3	6	-1	0.8
926	Administration of Economic Programs	10	2	0.5	13	2	0.3

Source: JobsEQ, 4 Quarter Average ending Q3 2022, Garner Economic

Appendix B: Occupational Details

The occupation listing below marks major categories in blue. Specialized Occupations have location quotients greater than 1.2 and are shaded.

SOC	Occupational Group	Lockhart				Caldwell County	
		2022 Employment	2022 Residents	5-Year Change	LQ	2022 Employment	LQ
11-0000	Management	347	358	23	1.0	1,229	1.6
11-1000	Top Executives	108	123	24	0.9	262	1.0
11-2000	Advertising, Marketing, Promotions, Public Relations, and Sales Managers	14	4	2	0.5	30	0.5
11-3000	Operations Specialties Managers	40	13	4	0.5	79	0.5
11-9000	Other Management	185	218	-7	1.4	858	2.8
13-0000	Business and Financial Operations	191	108	48	0.6	388	0.5
13-1000	Business Operations Specialists	119	73	36	0.5	272	0.5
13-2000	Financial Specialists	72	34	12	0.7	116	0.5
15-0000	Computer and Mathematical	75	44	26	0.4	145	0.4
15-1200	Computer	72	43	25	0.4	138	0.4
15-2000	Mathematical Science	3	0	1	0.3	7	0.4
17-0000	Architecture and Engineering	42	7	12	0.5	94	0.5
17-1000	Architects, Surveyors, and Cartographers	6	1	4	0.9	11	0.7
17-2000	Engineers	22	4	4	0.4	55	0.4
17-3000	Drafters, Engineering Technicians, and Mapping Technicians	14	2	4	0.6	29	0.6
19-0000	Life, Physical, and Social Science	25	5	4	0.5	59	0.6
19-1000	Life Scientists	4	1	0	0.3	10	0.4
19-2000	Physical Scientists	3	1	0	0.3	7	0.4
19-3000	Social Scientists and Related Workers	9	2	1	0.9	17	0.8
19-4000	Life, Physical, and Social Science Technicians	5	1	1	0.4	12	0.5
19-5000	Occupational Health and Safety Specialists	4	0	1	0.9	13	1.3
21-0000	Community and Social Service	68	33	6	0.8	232	1.2
21-1000	Counselors, Social Workers, and Other Community and Social Service Specialists	63	31	4	0.8	199	1.2
21-2000	Religious Workers	5	2	2	0.3	33	0.9
23-0000	Legal	29	17	-2	0.7	51	0.5
23-1000	Lawyers, Judges, and Related Workers	21	16	-1	0.7	36	0.6
23-2000	Legal Support Workers	8	2	0	0.6	15	0.4
25-0000	Educational Instruction and Library	462	279	48	1.7	784	1.3
25-1000	Postsecondary Teachers	5	4	0	0.1	10	0.1
25-2000	Preschool, Elementary, Middle, Secondary, and Special Education Teachers	310	184	31	2.3	504	1.7
25-3000	Other Teachers and Instructors	53	29	7	1.4	110	1.3
25-4000	Librarians, Curators, and Archivists	10	1	1	1.3	17	1.0
25-9000	Other Educational Instruction and Library	85	60	9	1.5	143	1.2
27-0000	Arts, Design, Entertainment, Sports, and Media	52	13	9	0.6	124	0.6
27-1000	Art and Design Workers	23	7	7	0.8	44	0.7
27-2000	Entertainers and Performers, Sports and Related Workers	11	3	1	0.4	37	0.7
27-3000	Media and Communication Workers	12	2	-1	0.5	31	0.6
27-4000	Media/Communication Equipment Workers	6	1	2	0.6	12	0.5

SOC	Occupational Group	Lockhart				Caldwell County	
		2022 Employment	2022 Residents	5-Year Change	LQ	2022 Employment	LQ
29-0000	Healthcare Practitioners and Technical	146	106	24	0.5	580	0.9
29-1000	Healthcare Diagnosing or Treating Practitioners	82	68	14	0.4	355	0.8
29-2000	Health Technologists and Technicians	63	37	10	0.7	219	1.0
29-9000	Other Healthcare Practitioners and Technical	1	0	1	0.3	6	0.6
31-0000	Healthcare Support	128	178	6	0.6	469	0.9
31-1100	Home Health/Personal Care Aides; Nursing Assistants, Orderlies, and Psychiatric Aides	91	159	2	0.6	366	1.0
31-2000	Occupational Therapy and Physical Therapist Assistants and Aides	7	0	4	1.1	22	1.6
31-9000	Other Healthcare Support	30	18	0	0.5	81	0.6
33-0000	Protective Service	223	144	23	2.0	310	1.3
33-1000	Supervisors of Protective Service Workers	23	3	3	2.1	32	1.3
33-2000	Firefighting and Prevention Workers	34	17	7	3.3	48	2.1
33-3000	Law Enforcement Workers	108	68	0	2.9	144	1.7
33-9000	Other Protective Service Workers	58	56	13	1.1	85	0.7
35-0000	Food Preparation and Serving Related	751	771	132	1.8	1,150	1.3
35-1000	Supervisors of Food Preparation and Serving Workers	92	89	24	2.2	139	1.5
35-2000	Cooks and Food Preparation Workers	183	220	40	1.5	294	1.1
35-3000	Food and Beverage Serving Workers	423	385	68	2.1	637	1.4
35-9000	Other Food Preparation and Serving Related Workers	52	77	1	1.2	80	0.9
37-0000	Building and Grounds Cleaning and Maintenance	217	294	12	1.3	412	1.1
37-1000	Supervisors of Building and Grounds Cleaning and Maintenance Workers	26	39	2	1.8	48	1.5
37-2000	Building Cleaning and Pest Control Workers	148	196	13	1.3	256	1.0
37-3000	Grounds Maintenance Workers	42	60	-3	1.0	108	1.2
39-0000	Personal Care and Service	89	103	-11	0.7	242	0.9
39-1000	Supervisors of Personal Care and Service Workers	6	1	1	0.8	16	0.9
39-2000	Animal Care and Service Workers	10	7	1	0.8	35	1.2
39-3000	Entertainment Attendants and Related	9	4	-13	0.6	15	0.4
39-4000	Funeral Service Workers	1	0	-1	0.4	2	0.4
39-5000	Personal Appearance Workers	20	47	6	0.7	43	0.7
39-6000	Baggage Porters, Bellhops, and Concierges	0	0	-1	0.3	1	0.3
39-7000	Tour and Travel Guides	1	0	0	0.4	3	1.0
39-9000	Other Personal Care and Service Workers	42	43	-3	0.8	126	1.1
41-0000	Sales and Related	666	602	219	1.4	1,286	1.2
41-1000	Supervisors of Sales Workers	108	84	30	1.7	205	1.5
41-2000	Retail Sales Workers	448	444	172	1.7	872	1.5
41-3000	Sales Representatives, Services	43	32	5	0.6	78	0.5
41-4000	Sales Representatives, Wholesale and Mfg.	26	23	-3	0.5	55	0.5
41-9000	Other Sales and Related Workers	42	20	14	1.2	75	0.9
43-0000	Office and Administrative Support	475	523	20	0.7	1,036	0.7
43-1000	Supervisors of Office and Administrative Support Workers	40	46	3	0.8	81	0.7
43-2000	Communications Equipment Operators	1	0	0	0.3	2	0.5

SOC	Occupational Group	Lockhart				Caldwell County	
		2022 Employment	2022 Residents	5-Year Change	LQ	2022 Employment	LQ
43-3000	Financial Clerks	74	63	-5	0.7	152	0.7
43-4000	Information and Record Clerks	148	140	21	0.8	266	0.6
43-5000	Material Recording, Scheduling, Dispatching, and Distributing Workers	53	78	2	0.7	151	0.9
43-6000	Secretaries and Administrative Assistants	77	87	1	0.7	188	0.8
43-9000	Other Office and Administrative Support Workers	84	110	0	0.7	196	0.8
45-0000	Farming, Fishing, and Forestry	9	26	-4	0.3	115	1.6
45-1000	Supervisors of Farming, Fishing, and Forestry Workers	1	1	0	0.3	4	1.1
45-2000	Agricultural Workers	8	24	-4	0.3	109	1.7
45-3000	Fishing and Hunting Workers	0	1	0	0.2	1	0.7
45-4000	Forest, Conservation, and Logging Workers	0	1	0	0.2	1	0.2
47-0000	Construction and Extraction	237	495	49	1.0	964	1.9
47-1000	Supervisors of Construction and Extraction Workers	25	60	4	1.0	104	1.9
47-2000	Construction Trades Workers	183	353	38	1.0	716	1.8
47-3000	Helpers, Construction Trades	8	15	3	1.1	32	2.0
47-4000	Other Construction and Related Workers	17	31	3	1.1	39	1.2
47-5000	Extraction Workers	5	36	0	0.7	73	4.9
49-0000	Installation, Maintenance, and Repair	210	398	2	1.1	460	1.0
49-1000	Supervisors of Installation, Maintenance, and Repair Workers	19	30	0	1.0	41	1.0
49-2000	Electrical and Electronic Equipment Mechanics, Installers, and Repairers	13	6	3	0.7	28	0.7
49-3000	Vehicle and Mobile Equipment Mechanics, Installers, and Repairers	78	143	-11	1.3	159	1.2
49-9000	Other Installation, Maintenance, and Repair	101	219	10	1.0	233	1.0
51-0000	Production	290	467	0	1.0	500	0.8
51-1000	Supervisors of Production Workers	23	37	3	1.1	41	0.8
51-2000	Assemblers and Fabricators	35	89	-28	0.6	59	0.4
51-3000	Food Processing Workers	31	47	10	1.1	46	0.8
51-4000	Metal Workers and Plastic Workers	54	105	26	1.0	101	0.8
51-5100	Printing Workers	8	18	0	1.1	11	0.7
51-6000	Textile, Apparel, and Furnishings Workers	36	26	-34	2.1	55	1.5
51-7000	Woodworkers	9	16	3	1.1	19	1.0
51-8000	Plant and System Operators	19	9	-2	2.0	44	2.1
51-9000	Other Production	75	120	22	0.9	123	0.7
53-0000	Transportation and Material Moving	437	718	76	1.0	810	0.8
53-1000	Supervisors of Transportation and Material Moving Workers	20	26	0	0.9	37	0.8
53-2000	Air Transportation Workers	1	1	-12	0.1	4	0.2
53-3000	Motor Vehicle Operators	203	283	32	1.3	369	1.1
53-4000	Rail Transportation Workers	4	1	-5	1.1	12	1.5
53-5000	Water Transportation Workers	0	3	0	0.2	2	0.4
53-6000	Other Transportation Workers	12	30	2	1.2	25	1.1
53-7000	Material Moving Workers	196	374	59	0.8	361	0.7

Source: JobsEQ, 4 Quarter Average ending Q3 2022

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: June 20, 2023

AGENDA ITEM CAPTION: Presentation by Non-Profit Organizations requesting funding for an annual contribution from the City of Lockhart for Fiscal Year 2023-2024.

ORIGINATING DEPARTMENT AND CONTACT: Finance - Pam Larison

ACTION REQUESTED: Direction

BACKGROUND/SUMMARY/DISCUSSION: On April 17, 2023, non-profit organizations that offer services to the City of Lockhart residents were contacted about the upcoming Fiscal Year 2023-202 request for funding.

Each organization was asked to provide the following information:

- Mission and benefit statement.
- Current financial statements.
- Uses of prior City contribution.
- FY 2023-24 request and how those funds are to be spent.

A presentation to the City Council is requested prior to funding determination.
The following presentations were received:

- Hays-Caldwell Women's Center
- Combined Community Action
- Lockhart Senior Citizen Center
- CASA of Central Texas, Inc.
- Caldwell County Christian Ministries

PROJECT SCHEDULE (if applicable):

AMOUNT & SOURCE OF FUNDING:

Funds Required: \$43,362.00

Account Number: 100-5105-700-00

Funds Available: \$37,042.00

Account Name: Non-Profit Expense

FISCAL NOTE (if applicable): The current funds available are budgeted funds carried over from FY 2022-2023.

PREVIOUS COUNCIL ACTION:

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COMMITTEE/BOARD/COMMISSION ACTION:

STAFF RECOMMENDATION/REQUESTED MOTION: Staff request a consensus from City Council on funding for Fiscal Year 2023-2024.

LIST OF SUPPORTING DOCUMENTS: Contribution History, Organizational funding requests for Fiscal Year 2023-2024

City of Lockhart
Historical Summary of Contributions to Special Interest Organizations

	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	2023-24 Request	FY 23-24 Council Allocation
CARTS	6,103.68	6,287.00	6,915.70	7,261.49	6,000.00	no request	
Hays-Caldwell Women's Center	4,288.68	4,417.00	4,858.70	5,101.64	5,255.00	8,900.00	
Cenikor Foundation	2,473.68	2,548.00	2,802.80	2,942.94	2,000.00	no request	
Combined Community Action-Sr. Nutrition	6,708.68	6,910.00	7,601.00	7,981.05	8,221.00	8,000.00	
Lockhart Area Senior Citizen Center	3,641.94	3,751.00	4,126.10	4,332.41	4,462.00	4,462.00	
CASA of Central Texas, Inc.	3,683.68	3,794.00	4,173.40	4,382.07	4,517.00	12,000.00	
Caldwell County Christian Ministries	3,683.68	3,794.00	4,173.40	4,382.07	6,587.00	10,000.00	
Totals	\$ 30,584.02	\$ 31,501.00	\$ 34,651.10	\$ 36,383.67	\$ 37,042.00	\$ 43,362.00	\$ -
							\$ -

Hays-Caldwell
Women's Center
HCWC

Cari Borremans

\$8,900.00

FY 2023-2024 Request for Financial Support-City of Lockhart Hays-Caldwell Women's Center HCWC

Mission

The purpose of the Hays-Caldwell Women's Center is to create an environment where violence and abuse are not tolerated in the communities we serve. The Center will provide education, violence prevention services, and crisis intervention to victims of family violence, dating violence, sexual assault, and child abuse. We will seek the support and resources necessary to achieve this mission.

Benefit to the City of Lockhart of HCWC Services in FY 2022:

- ***A total of 178 Lockhart residents*** received shelter, counseling, legal advocacy and other face-to-face services to help them with issues of family violence, sexual assault, or child abuse.
- HCWC has maintained on-site, face-to-face services in our Lockhart office for many years. Currently, the Lockhart office is staffed 5 days a week. We have a Prevention Educator full time in Lockhart who works in Lockhart Middle Schools and High Schools. We offer counseling and advocacy services in Lockhart and maintain a Donation's Center in our Lockhart office to assist clients with necessities like clothing, household items, food, and baby products.
- HCWC coordinates and facilitates the Caldwell County Family Violence Task Force and participates in awareness events.
- In October of 2022, HCWC held our 4th Annual Purse Bingo at the Luling Civic Center as a fundraiser and Caldwell County community outreach event. The event sold out and raised over \$53,000. Each year we have had the support of the Lockhart Police Department, Luling Police Department and the Caldwell County Sheriff's Office to promote the event and act as our Purse Models.
- Roxanne's House (HCWC's Children's Advocacy Center) provided services to 94 children and 47 protective caregivers in FY2022. HCWC continued to coordinate The Caldwell County Multi-Disciplinary Team for the investigation and prosecution of child abuse cases comprised of the following agencies:
 - Lockhart Police Department
 - Luling Police Department
 - Martindale Police Department
 - Caldwell County Sheriff's Department
 - Caldwell County District Attorney's Office
 - Court Appointed Special Advocates (CASA)
 - Texas Department of Family & Protective Services (CPS)

Services Provided by HCWC.

During the year ending September 30, 2022, HCWC provided face-to-face services to 2,269 **(178 Lockhart residents)** unduplicated victims of family violence, sexual assault and child abuse.

HCWC provides the following services free-of-charge to victims of domestic violence, dating violence, sexual assault & abuse, and child abuse:

- 24-hour HELpline answered by trained advocates
- Emergency shelter for women, men and their children who are victims of family violence and are facing homelessness as result of fleeing a life-threatening situation
- Legal advocacy
- Counseling and support groups
- Special programs and therapy for children who have witnessed violence in the home
- Assist victims in securing resources (e.g. Texas Crime Victims Compensation fund)
- Accompaniment to medical providers, law enforcement and legal proceedings
- Act as a liaison with appropriate agencies on behalf of clients
- Provide information and referral services
- 24-hour Hospital Emergency Advocate Response Team (HEARTeam)
- Accompaniment to medical providers, law enforcement and legal proceedings
- Liaison with appropriate agencies and coordination of Sexual Assault Task Force, Caldwell County Family Violence Task Force, and the Multi-Disciplinary Team.
- Case management, trial preparation, video recorded forensic interviews

FY 2023-2024 Requested Amount & Plan for Funds

Fiscal Year 2023-2024

Request to the City of Lockhart..... \$8,900

Funds will be utilized to help cover the rent of \$1,000/MO for the Lockhart office and to assist with the costs incurred with providing services to Lockhart victims including counseling and advocacy and providing shelter to displaced victims of domestic/sexual violence in the McCoy Family Shelter and providing Forensic Interviews to victims of child abuse from Lockhart. The requested amount from the City of Lockhart represents approximately \$50 per client. We have based our request on providing services to 178 victims from Lockhart last year.

HCWC received \$5,255.00 from the City of Lockhart in FY 2023 and those funds were used to help cover the cost for rent on the Lockhart office.

Statement of Financial Position
As of 3/31/2023

	<u>Current Year</u>
Current Assets	
Cash in Bank- Frost Operating	1,124,894.42
Cash in Bank- Frost Payroll	450.26
Cash in Bank- Sunflower (Pioneer) Dripping Springs	3,532.87
Cash in Bank-Sunflower (Pioneer) Savings	629,642.63
Petty Cash	300.00
Receivables	<u>156,029.33</u>
Total Current Assets	<u>1,914,849.51</u>
Fixed Assets	
Equipment & Fixtures	413,700.00
Capital Improvements	271,140.80
Vehicles	64,309.87
Building- CCP, CRC, Shelter	3,528,659.66
Building- Marla's Place	4,572,551.00
Accumulated Depreciation	<u>(2,611,188.70)</u>
Total Fixed Assets	<u>6,239,172.63</u>
Other Assets	
Inventory- Donations Center	14,215.00
Prepays	<u>46,657.46</u>
Total Other Assets	<u>60,872.46</u>
Total Assets	<u>8,214,894.60</u>
Current Liabilities	
Accounts Payable	0.00
Accrued Vacation	97,259.00
Employee Fringe Payable	(12,995.12)
FICA Payable	(276.33)
Health Savings Accounts Payable	215.73
Marla's Place Prepaid Rent	0.00
Medicare Payable	(167.35)
Misc. Reimbursable Expenses	(1,051.38)
Simple IRA Payable	0.00
SUTA Payable	17,085.19
Transitional Housing- Employee Contributions Payable	989.69
Unearned Revenues	0.00
Withholding Payable	<u>(179.04)</u>
Total Current Liabilities	<u>100,880.39</u>
Long-Term Liabilities	
Marla's Place Refundable Deposits	<u>3,784.70</u>
Total Long-Term Liabilities	<u>3,784.70</u>
Total Liabilities	<u>104,665.09</u>
Fund Balances	
Beginning Fund Balance	0.00
Net Assets	8,446,263.14
Current Increase/(Decrease)	<u>(336,033.63)</u>
Total Fund Balances	<u>8,110,229.51</u>
Total Liabilities & Fund Balances	<u>8,214,894.60</u>

Hays Caldwell Womens Center
Statement of Revenues and Expenditures - Statement of Revenues and Expenditures- With TH
From 3/1/2023 Through 3/31/2023

	<u>Current Period Actual</u>	<u>Current Year Actual</u>	<u>YTD Budget\$ - Original</u>	<u>YTD Budg Variance</u>
SUPPORT & REVENUES				
Government Grants				
EFSP	16,436.83	16,436.83	0.00	16,436.83
HHSC	27,820.50	139,102.50	166,923.00	(27,820.50)
HHSC ARP COVID Mitigation	6,455.25	32,276.25	38,731.50	(6,455.25)
HHSC CAC	20,308.34	99,604.33	127,727.64	(28,123.31)
HHSC CAC Mental Health	8,348.24	41,097.36	48,750.00	(7,652.64)
HHSC EIF	0.00	12,600.00	35,650.02	(23,050.02)
HHSC PEA	0.00	0.00	0.00	0.00
HHSC SNRP	5,883.11	28,778.50	66,183.00	(37,404.50)
HHSC Supplemental	1,230.25	6,151.25	7,381.50	(1,230.25)
OAG - Block	3,914.25	18,269.68	25,003.98	(6,734.30)
OAG - Federal	9,614.10	40,497.21	50,966.70	(10,469.49)
OAG - State	0.00	51,005.79	86,103.48	(35,097.69)
OVAG	3,324.54	18,408.01	22,500.00	(4,091.99)
VOCA	346,892.48	543,553.01	623,290.98	(79,737.97)
VOCA CAC	<u>33,926.58</u>	<u>158,968.89</u>	<u>191,653.74</u>	<u>(32,684.85)</u>
Total Government Grants	484,154.47	1,206,749.61	1,490,865.54	(284,115.93)
Local Government Support				
City of Buda	0.00	2,500.00	2,500.02	(0.02)
City of Dripping Springs	0.00	0.00	3,600.00	(3,600.00)
City of Lockhart	0.00	5,255.00	2,551.02	2,703.98
City of San Marcos	26,901.82	45,445.40	62,859.93	(17,414.53)
City of Wimberley	0.00	0.00	1,000.02	(1,000.02)
County of Caldwell	0.00	0.00	499.98	(499.98)
County of Hays	<u>20,000.00</u>	<u>40,000.00</u>	<u>40,000.02</u>	<u>(0.02)</u>
Total Local Government Support	46,901.82	93,200.40	113,010.99	(19,810.59)
Local Support				
Individuals	17,734.00	168,979.95	165,625.02	3,354.93
Foundations - Other	0.00	86,791.41	40,906.44	45,884.97
Christus Community Impact Fund	0.00	0.00	25,000.03	(25,000.03)
St David's Foundation	0.00	0.00	153,721.98	(153,721.98)
Companies	3,601.10	152,450.33	110,907.18	41,543.15
Organizations	<u>2,205.00</u>	<u>53,922.08</u>	<u>31,624.98</u>	<u>22,297.10</u>
Total Local Support	23,540.10	462,143.77	527,785.63	(65,641.86)
Miscellaneous Revenues				
Insurance Proceeds- Freeze 2021	38.42	38.42	0.00	38.42
Divorces Caldwell Family Prot Fees	0.00	0.00	0.00	0.00
Divorces Hays Family Prot Fees	0.00	0.00	0.00	0.00
Misc Other - Contract Services	0.00	500.00	0.00	500.00
Restitution Caldwell FV SH Fees	0.00	0.00	0.00	0.00
Restitution Hays FV SH Fees	0.00	0.00	0.00	0.00
Restitution - Other	700.00	2,788.86	4,999.98	(2,211.12)
Reserve Funds	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Miscellaneous Revenues	738.42	3,327.28	4,999.98	(1,672.70)
Program Revenues				
Marla's Place Rent	<u>3,953.69</u>	<u>24,818.71</u>	<u>32,100.00</u>	<u>(7,281.29)</u>
Total Program Revenues	<u>3,953.69</u>	<u>24,818.71</u>	<u>32,100.00</u>	<u>(7,281.29)</u>
Total SUPPORT & REVENUES	<u>559,288.50</u>	<u>1,790,239.77</u>	<u>2,168,762.14</u>	<u>(378,522.37)</u>
PROGRAM EXPENDITURES				
Personnel				
Salaries & Wages	262,398.83	1,518,574.93	1,529,746.65	11,171.72
Misc. Stipend and Vacation Accrual	<u>0.00</u>	<u>300.00</u>	<u>0.00</u>	<u>(300.00)</u>
Total Personnel	262,398.83	1,518,874.93	1,529,746.65	10,871.72
Fringes				
Health Insurance	19,462.50	120,677.70	134,118.12	13,440.42

Hays Caldwell Womens Center
Statement of Revenues and Expenditures - Statement of Revenues and Expenditures- With TH
From 3/1/2023 Through 3/31/2023

	<u>Current Period Actual</u>	<u>Current Year Actual</u>	<u>YTD Budget \$ - Original</u>	<u>YTD Budg Variance</u>
Payroll Taxes	19,401.76	112,104.74	110,987.30	(1,117.44)
Life Insurance	425.00	2,464.05	2,760.00	295.95
Simple IRA	4,381.48	26,080.88	32,010.48	5,929.60
Worker's Comp Insurance	710.00	4,260.00	4,249.98	(10.02)
Unemployment Insurance	597.59	8,737.33	3,482.45	(5,254.88)
Total Fringes	<u>44,978.33</u>	<u>274,324.70</u>	<u>287,608.33</u>	<u>13,283.63</u>
Supplies				
Advocate Training	289.49	433.83	450.00	16.17
Food	219.21	2,009.57	1,500.00	(509.57)
Food-Clients	844.82	5,125.65	4,500.00	(625.65)
Food-Town Teams	0.00	0.00	250.02	250.02
Marla's Place Supplies	484.24	2,137.90	0.00	(2,137.90)
Miscellaneous	0.00	341.77	1,750.02	1,408.25
Office Supplies	1,503.13	5,854.27	6,429.71	575.44
Program Supplies	490.65	4,539.51	10,873.24	6,333.73
Shelter Supplies	888.64	3,805.97	4,249.98	444.01
Special Needs	113.90	397.84	3,000.00	2,602.16
Total Supplies	<u>4,834.08</u>	<u>24,646.31</u>	<u>33,002.97</u>	<u>8,356.66</u>
Facility Expenses				
Facility Repairs/Maintenance	825.50	8,186.02	8,375.27	189.25
Garbage	814.23	4,980.43	4,424.98	(555.45)
Janitorial	1,764.00	9,799.00	6,235.92	(3,563.08)
Insurance - Building	4,396.34	26,378.04	27,252.36	874.32
Internet	336.23	1,112.04	1,965.00	852.96
Rent - Lockhart	1,000.00	8,000.00	6,300.00	300.00
Security	409.55	1,884.70	2,162.45	277.75
Telephone	1,337.17	8,243.13	10,671.09	2,427.96
Utilities	5,578.46	25,935.77	23,023.74	(2,912.03)
Total Facility Expenses	<u>16,461.48</u>	<u>92,519.13</u>	<u>90,410.81</u>	<u>(2,108.32)</u>
Contractual				
Contract-Legal (HHSC EIF)	42,800.00	55,550.00	41,111.52	(14,438.48)
Contract-Legal (Subpoena)	0.00	0.00	2,500.02	2,500.02
Contract-Technology	0.00	0.00	6,106.02	6,106.02
Total Contractual	<u>42,800.00</u>	<u>55,550.00</u>	<u>49,717.56</u>	<u>(5,832.44)</u>
Capital Expenditures				
Equipment Purchase	0.00	6,675.33	10,374.13	3,698.80
Total Capital Expenditures	<u>0.00</u>	<u>6,675.33</u>	<u>10,374.13</u>	<u>3,698.80</u>
Other Insurances				
Bond (crime)	139.00	834.00	834.00	0.00
Cyber-Insurance	445.93	2,675.58	2,676.00	0.42
Directors and Officers	354.17	2,479.19	2,125.02	(354.17)
Employee Practices	0.00	0.00	0.00	0.00
Flood	0.00	4,038.96	7,702.98	3,664.02
General Liability/Employee Benefits	0.00	0.00	0.00	0.00
Inland Marine	115.42	692.52	692.52	0.00
Professional Liability	0.00	0.00	0.00	0.00
Umbrella	263.17	1,579.02	1,579.02	0.00
Vehicle	424.83	2,548.98	2,548.98	0.00
Total Other Insurances	<u>1,742.52</u>	<u>14,848.25</u>	<u>18,158.52</u>	<u>3,310.27</u>
Other Expenditures				
Advertising/Public Relations	638.99	2,219.90	1,249.98	(969.92)
Audit	8,858.82	17,608.82	9,750.06	(7,858.76)
Bank Charges/Credit Card Fees	759.86	2,689.59	4,999.98	2,310.39
Copier Rental	658.14	4,127.68	4,024.98	(102.70)
Fees & Dues	1,127.00	7,237.31	7,000.02	(237.29)
Fundraising Expenses	1,061.95	22,743.02	30,000.00	7,256.98
CDBG- Client Rent Assistance	7,571.42	25,720.77	17,500.02	(8,220.75)

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Hays Caldwell Womens Center
Statement of Revenues and Expenditures - Statement of Revenues and Expenditures- With TH
From 3/1/2023 Through 3/31/2023

	<u>Current Period Actual</u>	<u>Current Year Actual</u>	<u>YTD Budget \$ - Original</u>	<u>YTD Budg Variance</u>
EFSP- Client Rent Assistance	0.00	3,832.83	0.00	(3,832.83)
HHSC- Client Cleaning supplies	1,674.06	9,413.26	5,749.98	(3,663.28)
Client Assistance	300.00	3,407.48	4,500.00	1,092.52
PayPal and Stripe Charges	116.69	2,124.27	1,750.02	(374.25)
Postage	175.17	2,016.34	1,858.50	(157.84)
Printing	0.00	2,703.91	3,450.00	746.09
Staff Development	2,166.76	8,180.32	20,350.56	12,170.24
Staff Wellness (HHSC ARP)	1,105.90	3,332.36	13,750.02	10,417.66
Staff Meetings	331.50	1,347.20	1,004.95	(342.25)
Staff Recruitment	828.97	3,208.41	1,150.02	(2,058.39)
Technology Resources	2,900.52	11,218.05	17,684.03	6,465.98
Travel Expenses	789.50	4,239.25	6,875.46	2,636.21
Vehicle Expense	0.00	2,990.88	1,000.02	(1,990.86)
Reserves	0.00	0.00	0.00	0.00
Total Other Expenditures	<u>31,065.25</u>	<u>140,361.65</u>	<u>153,648.60</u>	<u>13,286.95</u>
Total PROGRAM EXPENDITURES	<u>404,280.49</u>	<u>2,127,800.30</u>	<u>2,172,667.57</u>	<u>44,867.27</u>
INCREASE/DECREASE IN NET ASSETS- Programs	155,008.01	(337,560.53)	(3,905.43)	(333,655.10)
Special Projects Revenues	4,807.55	47,411.88	0.00	47,411.88
Special Projects Expenses	3,368.01	25,026.47	0.00	(25,026.47)
IN-KIND REVENUES				
In-Kind Revenues	29,162.05	198,791.86	0.00	198,791.86
Total IN-KIND REVENUES	<u>29,162.05</u>	<u>198,791.86</u>	<u>0.00</u>	<u>198,791.86</u>
IN-KIND SUPPORT				
In-Kind Support				
IK-Volunteer Time	20,353.02	104,942.97	0.00	(104,942.97)
IK-Professional Hours	0.00	2,791.00	0.00	(2,791.00)
IK-Food	3,966.00	20,575.53	0.00	(20,575.53)
IK-Shelter Supplies	4,278.00	66,725.03	0.00	(66,725.03)
IK-Travel	565.03	3,757.33	0.00	(3,757.33)
Total In-Kind Support	<u>29,162.05</u>	<u>198,791.86</u>	<u>0.00</u>	<u>(198,791.86)</u>
Total IN-KIND SUPPORT	<u>29,162.05</u>	<u>198,791.86</u>	<u>0.00</u>	<u>(198,791.86)</u>
Non-Operating Expenses				
Marla's Place Construction	0.00	15,646.90	24,999.95	9,353.05
Shelter Remodel	0.00	5,211.61	0.00	(5,211.61)
Total Non-Operating Expenses	<u>0.00</u>	<u>20,858.51</u>	<u>24,999.95</u>	<u>4,141.44</u>
INCREASE/DECREASE IN NET ASSETS- TOTAL	156,447.55	(336,033.63)	(28,905.38)	(307,128.25)

Combined Community Action, Inc.

Kelly Franke

\$8,000.00



COMBINED COMMUNITY ACTION, INC.
165 WEST AUSTIN • GIDDINGS, TEXAS 78942
979.540.2980 800.688.9065 Fax 979.542.9565
www.ccaction.com

May 8, 2023

Pam Larison
Finance Director
City of Lockhart
308 W. San Antonio St.
Lockhart, TX 78644

Dear Ms. Larison,

Please find attached the Funding Request for Meals on Wheels Rural Capital Area. I plan to attend the meeting on June 20th in Lockhart.

If you have any questions, please feel free to call me at 979/540-2999 or email at KJFranke@ccaction.com.

Sincerely,

Kelly Franke
Executive Director

**CITY OF LOCKHART
PRESENTATION AND
LOCAL REQUEST**

1) The Mission and benefit of Meals on Wheels of the Rural Capital Area (CCA)

Combined Community Action, Inc. (CCA) was established in 1966 as Bastrop County Community Action. Later the agency added the counties of Austin, Colorado, Fayette, Lee, Blanco, Caldwell and Hays. Since 1978, CCA has sponsored the Meals on Wheels-Rural Capital Area for the six counties of Bastrop, Blanco, Caldwell, Fayette, Hays and Lee.

The Mission of the Meals on Wheels - Rural Capital Area is: "To help older adults to remain independent and well nourished in their own homes for as long as possible and to maintain their dignity as they grow older." MOWRCA is delivering both hot meals and frozen meals to older adults in Lockhart.

Persons in need of the meals are primarily low income, frail, isolated elderly, income is not a factor in determination of eligibility. To be eligible to receive a meal a person must be 60 years of age or older, or the spouse of a client, regardless of age and certain disabled persons under the age of 60.

2) Current Financial Statements Attached

3) The previous year's contributions from the City of Lockhart were used to purchase hot and frozen meals for older adults in Lockhart. We have discontinued providing shelf-stable meals since most of the COVID restrictions have been lifted.

4) Meals on Wheels Rural Capital Area is requesting \$8,000 from the City of Lockhart for 2023-2024. The money received will go directly to provide meals to the clients. CCA provided over 12,000 meals last program year in Lockhart. There has been a decrease in the number of meals delivered since we are not providing shelf-stable meals with frozen meals as we did during COVID. Our funding agency has asked us to return to the normal delivery of 5 meals per week. We have 30 active volunteers that help deliver the meals to the homebound. We employ one part-time staff person in Lockhart. Our senior center in Lockhart has re-opened and we are serving the older adults' hot meals and/or frozen meals every week. For those clients receiving hot meals there is daily delivery Monday-Friday and participants who prefer frozen meals, they are delivered once a week.

COMBINED COMMUNITY ACTION (CCAFND)

Detailed Revenue and Expense Report

4/18/2023 8:42:37AM

10/1/2022 to 4/30/2023

Page 1

06 - HOMEBOUND NUTRITION PROGRAM

Revenue

06.000.00.418	INCOME-UNITED WAY	3,125.00
06.000.00.440	INCOME-MISCELLANEOUS	820.00
06.000.00.442	INCOME-AMERIGROUP	3,818.94
06.000.00.443	INCOME-EVERCARE/United Health Care	13,288.67
06.000.00.444	INCOME- VALENTINE'S AUCTION	1,509.00
06.000.00.445	INCOME-BULK MAILINGS	2,731.00
06.000.00.448	INCOME-SPONSOR-A-SENIOR	500.00
06.000.00.451	INCOME-OAA TITLE 111	443,562.00
06.000.10.448	INCOME-SPONSOR-A-SENIOR / BASTROP	850.00
06.000.14.448	INCOME-SPONSOR-A-SENIOR / BLANCO	500.00
06.000.20.448	INCOME-SPONSOR-A-SENIOR / CALDWELL	300.00
06.000.26.408	INCOME-PROGRAM - ALLENWOOD	3,073.00
06.000.26.448	INCOME-SPONSOR-A-SENIOR - ALLENWOOD	2,360.00
06.000.27.408	INCOME-PROGRAM - BASTROP	368.00
06.000.27.448	INCOME-SPONSOR-A-SENIOR - BASTROP	5,580.00
06.000.29.408	INCOME-PROGRAM - BUDA	942.00
06.000.29.448	INCOME-SPONSOR-A-SENIOR - BUDA	150.00
06.000.30.408	INCOME-PROGRAM - CARMINE	1,638.00
06.000.31.408	INCOME-PROGRAM - ELGIN	300.00
06.000.31.448	INCOME-SPONSOR-A-SENIOR - ELGIN	500.00
06.000.32.408	INCOME-PROGRAM - FLATONIA	604.00
06.000.32.448	INCOME-SPONSOR-A-SENIOR - FLATONIA	480.00
06.000.34.408	INCOME-PROGRAM - GIDDINGS	1,374.00
06.000.35.448	INCOME-SPONSOR-A-SENIOR - JOHNSON CITY	200.00
06.000.36.408	INCOME-PROGRAM - KYLE	1,033.00
06.000.37.408	INCOME-PROGRAM - LAGRANGE	1,532.00
06.000.37.448	INCOME-SPONSOR-A-SENIOR - LAGRANGE	1,765.00
06.000.40.408	INCOME-PROGRAM - LULING	512.00
06.000.40.448	INCOME-SPONSOR-A-SENIOR - LULING	300.00
06.000.43.408	INCOME-PROGRAM - SCHULENBURG	1,017.00
06.000.43.448	INCOME-SPONSOR-A-SENIOR - SCHULENBURG	2,580.00
06.000.44.408	INCOME-PROGRAM - SMITHVILLE	1,097.00
06.000.45.408	INCOME-PROGRAM - WIMBERLEY	5.00
06.000.45.448	INCOME-SPONSOR-A-SENIOR - WIMBERLEY	5,700.00
06.000.47.408	INCOME-PROGRAM - CEDAR CREEK	884.00
06.000.47.448	INCOME-SPONSOR-A-SENIOR - CEDAR CREEK	440.00
06.000.48.408	INCOME-PROGRAM - FAYETTEVILLE	542.00
06.000.48.448	INCOME-SPONSOR-A-SENIOR - FAYETTEVILLE	475.00
06.000.50.448	INCOME-SPONSOR-A-SENIOR / FAYETTE	2,100.00
06.000.70.448	INCOME-SPONSOR-A-SENIOR / HAYS	4,500.00
06.000.80.448	INCOME-SPONSOR-A-SENIOR / LEE	3,423.98

Total Revenue

\$518,178.60

COMBINED COMMUNITY ACTION (CCAFND)

Detailed Revenue and Expense Report

4/18/2023 8:42:37AM

10/1/2022 to 4/30/2023

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Expenses

06.203.00.801	SALARIES-SERVICE	81,223.27
06.204.00.821	FRINGE-FICA/TUCA	7,223.96
06.204.00.824	FRINGE-HOSPITALIZATION INS.	15,714.00
06.204.00.825	FRINGE- RETIREMENT	3,485.72
06.205.00.830	TRAVEL-IN AREA	2,881.25
06.205.00.833	TRAVEL-TRANSPORTING	510.58
06.205.00.879	TRAVEL-MAINTENANCE	687.26
06.207.00.853	OTHER COST-POSTAGE/FREIGHT	720.00
06.207.00.867	OTHER COST-TELEPHONE	376.39
06.207.00.868	OTHER COST-INTERNET	1,526.13
06.207.00.998	OTHER COST-ADM ALLOC COST	28,520.43
06.208.00.884	PROF DEV-TRAIN/STAFF	540.00
06.208.00.892	PROF DEV-DUES/MEMBERSHIP	1,015.72
06.209.00.852	PROMOTIONAL-PRINTING	821.93
06.210.00.903	EQUIPMENT-MAINTENANCE	3,515.25
06.211.00.839	FOOD-CONSUMABLES	359,200.69
06.212.00.841	SUPPLIES-MAINT	127.73
06.212.00.844	SUPPLIES-OFFICE	1,382.79
06.212.00.852	SUPPLIES-COPYING/PRINTING	2,384.80
06.213.00.859	OCCUPANCY-RENT	3,291.60
06.213.00.864	OCCUPANCY-UTILITIES	2,931.18
06.213.00.904	OCCUPANCY-MAIN/REPAIRS/IMPROVE	683.82
06.303.00.801	NUT ED-SALARIES	2,185.67
06.304.00.821	NUT ED-FICA/TUCA	173.80
06.407.00.852	BULK-COPY/PRINT	3,238.58

Total Expenses

\$535,303.43

Excess Revenues Over Expenses

(\$19,123.83)

Lockhart Area Senior Citizens Center

Diane Coker

\$4,462.00

Lockhart Area Senior Activity Center, Inc.

Severo Castillo, Director| 901 Bois D'Arc St.|Lockhart, Tx| 78644| 512-398-6322

Board of Directors: President – Diana Coker, Vice- President-Mary Gail Bartsch, Secretary – Janet O'Dell, Treasurer – Sherry Nitz, Linn Mistrot, Linda Curran, Carolyn Marlett.

2023 2024 Mission Statement and benefit of our organization:

Our mission is to provide a pleasant environment/ facility where seniors throughout the community can come and enhance their living experience. Our facility enables seniors to socialize, make new friends, enjoy nutritious and affordable home-cooked meals, as well as participate in an exercise program suited for them.

We provide home delivered lunches M-F to those who are homebound. Seniors also have the opportunity to increase their self-esteem by volunteering in the kitchen or working in our thrift shop as well as contributing to assorted fund-raising activities.

Members benefit from a variety of groups and organizations that come in monthly offering information relevant to seniors: Seniors and Law Enforcement Together (S.A.L.T), Caldwell County Retired Teachers, Central Texas Advocates for Seniors (CTAS) and Caldwell County retired nurses.

We participate in the Community Supervision Restitution program and have assisted many community service workers in complying with their restitution agendas.

We partner with AARP in hiring employees through their program who work for us in the kitchen and thrift shop.

Previous Contributions

Previous year's contribution helped pay for general operating expenses like insurance policies, tax service and monthly and quarterly sales taxes. We replaced the floor in our dining room and purchased kitchen appliances.

2023-2024 budget years

We are very thankful for the City's contribution of \$4,462.00. Your donation will help pay for general operating expenses, such as insurance policies, tax preparation, new flooring in the main room and Thrift Shop improvements. The monies also help subsidize our meal expenses so that we can continue to offer meals at a reasonable price.

Lockhart Area Senior Activity Center, Inc.

Operating Statement for August 1, 2022- March 31, 2023 (unaudited)

Sales

Meals	\$62,226.42
Thrift Shop	\$25,499.00
Miscellaneous	\$4,617.65 (books, coffee, dues, gift shop)
Donations	\$6,177.60

Gross Sales \$98,520.67

Expenses

Administrative	\$1,963.90
Food	\$19,534.24
General Supplies	\$9,902.16
Maintenance	\$5,263.81 (repairs, regular mnt.)
Wages	\$33,981.55
Sales tax paid	\$2,186.74
Insurance	\$2,322.00
Payroll Taxes	\$14,545.91
Kitchen Supplies	\$2,077.06

Total Expenses \$91,777.37

Net Gain/Loss \$6,743.30



COMPTROLLER OF PUBLIC ACCOUNTS

P.O. BOX 13528
AUSTIN, TX 78711-3528

January 28, 2003

Ms. Mary Ann Wagner
Lockhart Area Senior Activity Center
Post Office Box 673
Lockhart, Texas 78644-0673

RE: Taxpayer Number 3-20065-6493-7

Dear Ms. Wagner:

Lockhart Area Senior Activity Center, Inc. qualifies for exemption from Texas franchise tax under Section 171.063(a)(1) and Texas sales and use tax under Section 151.310(a)(2) of the Texas Tax Code as a 501(c)(3) organization effective June 13, 2002.

The Texas Tax Code is available online at <http://www.capitol.state.tx.us/statutes/txtoc.html>.

The organization may issue a valid exemption certificate in lieu of paying state and local sales tax on taxable items purchased that relate to the purpose of the exempt organization and are not used for the personal benefit of a private member or individual. The enclosed certificate, form 01-339, does not require a number to be valid, and you may reproduce it in any quantity. You may download additional copies of the form online at <http://window.state.tx.us/taxinfo/taxforms/01-3392.pdf>, or call Tax Assistance toll free at 1-800-252-5555.

The exemptions above *do not* extend to the Texas hotel occupancy tax, motor vehicle sales tax or any other tax.

If you receive any franchise tax notices or have any questions regarding sales tax purchases and/or sales of taxable items or services, contact Tax Assistance at the number above.

As a reminder, you must notify the Texas Secretary of State if the organization changes its name, registered agent, or registered office address. The phone number is 512/463-5582.

If you have questions about your exempt status, you may e-mail me at tax.help@cpa.state.tx.us or call me toll free at 1-800-531-5441, extension 5-0252.

Sincerely,

Peter Kevin Hudson
Exempt Organizations Section

CASA of Central Texas, Inc.

Nicole Douglass

\$12,000.00

May 8, 2023

Mayor Lew White
c/o Pam Larison, Finance Director
City of Lockhart
308 W. San Antonio St
Lockhart, TX 78644

Dear Mayor White & City Council Members:

Thank you for inviting CASA of Central Texas, Inc. to work with the City of Lockhart again this year on a contribution request. We envision a world where every child thrives in a safe, stable and loving home.

CASA of Central Texas respectfully requests \$12,000 for recruiting, training and supporting more community volunteers to advocate for abused and neglected children in the court system. In 2022, we served 28 children from Caldwell County (22 from Lockhart); however, an additional 88 children (approx. 69 from Lockhart) did not have the voice of a CASA volunteer advocating for their best interests in the courts, schools, and child welfare system.

Per your instructions, our Council presentation materials include the following:

- 1) The mission and benefit of our organization
- 2) Current financial statements
- 3) Previous year's expenditures (P&L Statement)
- 4) Summary of Proposal / Budget Request FY2023-24
- 5) Additional documents
 - IRS 501(c)3 letter,
 - 2022 Annual/Impact Report

Again, we appreciate your consideration and support and we look forward to seeing you for our presentation to the Council on June 20, 2023. Please contact me if you have any questions or require additional information.

Sincerely,


Norma Castilla-Blackwell (May 9, 2023 15:03 CDT)

Norma Castilla-Blackwell
Chief Executive Officer



**Court Appointed Special Advocates (CASA)
of Central Texas, Inc.**

City of Lockhart Contribution Request FY2023-24

Lockhart City Council
Tuesday, June 20, 2023 6:30 PM
217 South Main Street, 3rd Floor
Lockhart, Texas

Presentation Contents

1. Mission & Benefit of CASA of Central Texas
2. Current Financial Statements
3. Previous Year Expenditures (P&L Statement)
4. Summary of Proposal / Budget Request FY2023-24
5. Additional Documents
 - 501(c)(3) Certification Letter
 - 2022 Annual/Impact Report

CASA of Central Texas, Inc. (Court Appointed Special Advocates)

Mission & Benefit

We envision a world where every child thrives in a safe, stable and loving home. CASA of Central Texas provides high quality advocacy for children and youth in the child welfare system. We train and empower dedicated CASA volunteers to ensure children's needs are met and their voices lifted. We strengthen the connections and well-being of children in foster care, one family at a time.

When a child enters the foster system because his or her home is no longer safe, a judge may appoint a Court Appointed Special Advocate (CASA). In Caldwell County, CASA of Central Texas is appointed as Guardian ad Litem and we provide an unduplicated service to represent and advocate for a child's best interests. Our volunteers are screened, highly trained and are provided ongoing support from professional staff. The Child Protection Court and District Judges prioritize case assignments and appoint CASA of Central Texas when a trained volunteer advocate is available to take a case.

"To give a child a CASA is to give them a voice. To give them a voice is to give them hope. And to give them hope is to give them the world. I believe this with all my heart."

Pamela Butler, former foster youth.

CASA's core services include advocacy for medical, mental health, education, placement and permanency needs of the children. Trained volunteers bring three critical qualities to their work: they focus on one case at a time; they bring a unique perspective to the court case; and their sole objective is to represent the best interests of the child. CASA is present in every court session, mediation and trial in the suit affecting the child-parent relationship. CASA participates in meetings with the Texas Department of Family and Protective Services (TDFPS), treatment centers, foster agencies and schools, and make referrals to community agencies. The advocate stays appointed on a case until the children are placed in a safe, permanent home and the case is closed, a process that lasts at least 12-18 months. CASA's specially designed Pre-Service Volunteer Training and continuing education equips each advocate with the solid base of knowledge needed to powerfully and compassionately advocate for a child that has been abused, neglected or abandoned. In addition to gaining a clear understanding of the child protection system and the CASA volunteer role, volunteers learn about trauma, resilience and cultural experiences in a dynamic and impactful way.

A study by Texas Appleseed, "Improving the Lives of Children in Long-Term Foster Care," reports that "if a child has a CASA, the CASA usually is the only person who truly knows the child and knows how the child is really doing."

A CASA volunteer is assigned to help one child or set of siblings at a time so they can focus on giving that child or sibling group individualized advocacy and attention. Providing a free service to the courts and to the families, CASA volunteers save taxpayers' money and children's futures with the goal of helping them move out of state-funded foster care and



into safe, permanent homes as soon as possible. The safety, permanency and well-being of children and youth are the overarching areas of focus within the child welfare system. CASA volunteers contribute to and play an integral role in advocating for resources within each of these areas.

CASA of Central Texas formed in 1985 by concerned community members and became affiliated with the national CASA® model developed by a family court judge. We have 255 citizen-volunteers who serve children from Caldwell, Comal, Guadalupe and Hays Counties. Last year, we served 562 children who were abused, neglected and abandoned and placed in State custody. However, 309 additional children still needed a CASA.

Volunteers are the heart of the CASA program, and they are trained and supported throughout all stages of a case by a knowledgeable staff team. CASA leverages volunteer support needs with your financial donation. The City of Lockhart can advance the cause of child welfare by volunteering and donating to CASA of Central Texas.

**1 STAFF MEMBER
SUPPORTS
25-30 VOLUNTEERS
WHO SERVE
60-75 CHILD VICTIMS**



CASA OF CENTRAL TEXAS, INC.

Statement of Activity

July 2022 - March 2023

	TOTAL
Revenue	
6000 INCOME	
6100 Contributions	50.00
6110 Individual Contribution	64,678.77
6115 Civic Organization Contribution	251.55
6120 Board Member Contribuion	15,218.42
6125 Jury Duty Contribution	11,061.41
6130 Church Contribution	2,250.00
6132 Memorial / In Honor of	8,996.25
6135 Corporate Contribution	25,885.45
6140 Payroll Contribution - External	2,285.39
6145 Payroll Contributions - CASA	521.00
6155 Non-CFC Contributions	10,345.77
6160 United Way - Designated	148.67
Total 6100 Contributions	141,692.68
6300 Fundraising Event Income	
6310 Golf Tournament	42,393.00
6320 Dinner & Auction	
6321 Dinner & Auction income	55,763.73
6325 Dinner & Auction Expenses	-4,207.78
Total 6320 Dinner & Auction	51,555.95
6330 Third Party Event	3,297.87
6340 Campaigns	2,428.00
6340.1 EOY Campaign	104,734.59
Total 6340 Campaigns	107,182.59
Total 6300 Fundraising Event Income	204,409.41
6400 Grant Income	
6410 Federal Grants	603,867.22
6415 State Grants	109,256.74
6420 County Grant	166,975.00
6425 City Grant	13,114.04
6430 United Way Grant	46,500.00
6435 Foundation Grant	402,500.00
Total 6400 Grant Income	1,342,213.00
6600 Interest Income	747.13
Total 6000 INCOME	1,689,062.22
6650 Miscellaneous Income	424.44
Total Revenue	\$1,689,486.86
GROSS PROFIT	\$1,689,486.66

	TOTAL
Expenditures	
7000 EXPENSES	
7100 Building & Facility Costs	
7101 Building Maintenance	35,887.19
7190 Utilities	
7191 Electricity	8,035.61
7192 Water	3,735.22
7197 Telephone/Internet	21,480.57
Total 7190 Utilities	33,251.40
Total 7100 Building & Facility Costs	69,138.59
7200 General Overhead Costs	
7201 Recruiting & Promotion	11,174.75
7206 Bank Service Charges	288.67
7207 Conferences/Cont Education	7,424.31
7208 Credit Card & Other Fees	6,634.53
7209 Depreciation Expense	83,654.00
7210 Equipment Rental	7,036.54
7240 Insurance	
7241 Insurance - Dir & Officers	19,873.48
7242 Insurance - Liab & Fidelity	6,265.40
Total 7240 Insurance	26,138.88
7244 Interest Expense	5,519.52
7248 Membership/Subscription	9,841.42
7259 Office Software/Equipment	26,032.37
7260 Office Supplies	3,984.54
7261 Office - General	8,710.92
7268 Postage	764.10
7269 Printing/Promotion	662.50
7270 Professional Fees	1,500.00
7271 Audit/Accounting	8,000.00
7272 Professional Services	64,607.72
7272.1 HR Outsourcing	19,615.99
Total 7270 Professional Fees	93,723.71
7273 Background/Screenings	969.78
7275 Training Expenses	700.00
7290 Travel/Mileage	12.00
7291 Employee Travel	27,564.36
7292 Advocate Travel	6,165.36
Total 7290 Travel/Mileage	33,741.72
Total 7200 General Overhead Costs	327,002.26
7300 Program Expenses	
7301 Advocate Expenses	8,936.65
7302 Children's Special Needs	1,539.67
7305 Fundraising Expenses	14,459.93
Total 7300 Program Expenses	24,936.25

	TOTAL
7500 Salary, Payroll, & Labor Costs	
7503 Contract Svc/Background Cks	166.00
7545 Health/Life Insurance	52,586.11
7550 Payroll Tax Expense	85,216.32
7556 Pension	46,407.97
7557 PR Tax Exp - Unemployment	11,102.27
7560 Salaries & Wages	986,033.21
7575 Worker's Compensation	3,020.00
Total 7500 Salary, Payroll, & Labor Costs	1,184,531.88
Total 7000 EXPENSES	1,605,608.98
Uncategorized Expense	50.00
Total Expenditures	\$1,605,658.98
NET OPERATING REVENUE	\$83,827.68
Other Revenue	
6700 In-Kind Revenue	199,255.70
6910 Capital Campaign	
6911 Capital Campaign Income	158,178.28
Total 6910 Capital Campaign	158,178.28
6930 Endowments	
6932 Endowment Income/Interest	2,133.93
6933 Unrealized Endowment Loss/Gain	2,289.08
6935 Endowment Mgmt Fees/Expenses	-741.18
Total 6930 Endowments	3,681.83
6940 Investment Accounts	
6942 Investment Gain/Loss	3,690.29
Total 6940 Investment Accounts	3,690.29
Total Other Revenue	\$364,806.10
Other Expenditures	
6902 Adoption Day Expense	667.33
7600 Bad Debt Expense	4,975.00
7700 In Kind Expenses	
7702 Donations - In Kind	51,686.08
7703 Mileage - In Kind	7,674.03
7708 Volunteer Hrs - In Kind	144,895.59
Total 7700 In Kind Expenses	204,255.70
Total Other Expenditures	\$209,898.03
NET OTHER REVENUE	\$154,908.07
NET REVENUE	\$238,735.75

CASA OF CENTRAL TEXAS, INC.

Statement of Financial Position

As of March 31, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1020 OP Acct-Prosperity Bank	99,707.53
1030 ED Acct-Prosperity Bank	2,407.80
1035 Board Designated Reserve Funds	712.24
1050 Capital Campaign Checking	0.00
1100 Frost Checking Acct Board Reserves (FDIC)	25,000.00
1150 Broadway Money Market Board Reserves (FDIC)	25,000.00
1155 Texas Regional Bank Board Reserves	55,257.60
1160 Cetera Money Market Board Designated Reserve	1,574.09
Total Bank Accounts	\$209,659.26
Accounts Receivable	
1200 Accounts Receivable	473,038.29
Total Accounts Receivable	\$473,038.29
Other Current Assets	
1450 Prepaid Expenses	9,793.42
1499 Undeposited Funds	0.00
1500 Treasury Bill 3mo. Board Designated Reserves	99,810.00
1501 Treasury Bills 6mo Board Designated Reserves	100,659.72
1502 Treasury Bill 9mo Board Designated Reserves	100,904.98
1503 Treasury Bill 12mo Board Designated Reserves	100,663.68
Uncategorized Asset	0.00
Total Other Current Assets	\$411,831.80
Total Current Assets	\$1,094,529.35
Fixed Assets	
1620 Training & Support Center -SM	2,122,300.37
1630 Construction in Progress - SM	28,019.00
1631 Capital Improvements - NB	23,875.00
1650 Equipment & Fixtures - NB	212,162.79
1651 Equipment & Fixtures - SM	88,864.47
1660 Building - NB	556,027.70
1661 Land - SM	159,900.00
1755 Accumulated Depreciation	-579,289.00
Total Fixed Assets	\$2,611,660.33
Other Assets	
1805 NBACF Endowment Fund	69,269.92
1810 Utility Deposits	0.00
Total Other Assets	\$69,269.92
TOTAL ASSETS	\$3,775,659.60

	TOTAL
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2010 Accounts Payable	0.00
Total Accounts Payable	\$0.00
Credit Cards	
2090 Chase Preferred Ink Credit Card	4,236.95
Total Credit Cards	\$4,236.95
Other Current Liabilities	
2100 Payroll Liabilities	0.00
2101 Payroll Payable - G&A	0.00
2105 Payable - TX Unemployment Tax	0.00
2110 Direct Deposit Liabilities	0.00
2114 Payable - Charitable Donation	0.00
2115 Payable - Dental Insurance	0.00
2116 Payable - Health Insurance	0.00
2117 Payable - Annuity	32.00
2118 Payable - Term Life	0.00
2119 Payable - Pension	0.00
2150 Accrued Expenses	0.00
2199 PPP - SBA Grant/Loan	0.00
2200 Reserve - Adoption Day	0.00
2201 Reserve - Special Needs Fund	5,000.00
Direct Deposit Payable	0.00
Total Other Current Liabilities	\$5,032.00
Total Current Liabilities	\$9,268.95
Long-Term Liabilities	
2300 Prosperity Bank - Construction	0.00
Total Long-Term Liabilities	\$0.00
Total Liabilities	\$9,268.95
Equity	
3001 Opening Bal Equity	54,063.60
3010 Unrestricted Net Assets	3,473,091.30
3012 Fund Balance	0.00
3200 Perm Restricted Net Assets	500.00
Net Revenue	238,735.75
Total Equity	\$3,766,390.65
TOTAL LIABILITIES AND EQUITY	\$3,775,659.60

CASA OF CENTRAL TEXAS, INC.
Statement of Activity
July 1, 2022 - March 31, 2023

	<u>Total</u>
Revenue	
6000 INCOME	
6400 Grant Income	
6425 City Grant	\$ 4,517.00
Total 6400 Grant Income	<u>\$ 4,517.00</u>
Total 6000 INCOME	<u>\$ 4,517.00</u>
Total Revenue	<u>\$ 4,517.00</u>
Gross Profit	<u>\$ 4,517.00</u>
Expenditures	
7000 EXPENSES	
7560 Salaries & Wages	\$ 4,517.00
Total 7560 Salaries & Wages	<u>\$ 4,517.00</u>
Total 7000 EXPENSES	<u>\$ 4,517.00</u>
Total Expenditures	<u>\$ 4,517.00</u>
Net Operating Revenue	<u>\$ -</u>
Net Revenue	<u><u>\$ -</u></u>

Summary of Proposal / Budget Request FY2023-24

CASA of Central Texas respectfully requests \$12,000 from the City of Lockhart toward our general mission for recruiting, training and supporting more volunteers to serve as court-appointed Guardians Ad Litem to children and youth involved in child welfare cases. Funding from the City of Lockhart is critical, as together we endeavor to impact and change the quality of life for children in foster and substitute care. Based on population growth and demand for CASA services – CASA currently serves only 24% of the children from Caldwell County who are eligible for our help – our role is vital to this community. CASA is the only organization that may be legally appointed by judges to represent best interests of children and youth from Caldwell County.

We will provide free and flexible training at no cost to the volunteer, the families, or the courts. Our highly trained and dedicated advocates will each provide 100+ hours of donated casework service hours per year, including at least monthly face-to-face visits with each child, written court reports and court testimony, phone calls and meetings with CPS workers, school professionals, medical and mental health professionals, caregivers, parents, relatives and anyone else with information about the child's well-being. Trained CASA volunteers work the duration of a case, typically 12 to 18 months. One year of CASA advocacy costs less than one month of foster care. Successful outcomes for the children include closed cases of reunification with safe parents, permanent conservatorship with a legal guardian, adoption by relatives, adoption by new families, and preparedness for living as independent, young adults.

LOCKHART/CALDWELL	7/1/21 – 6/30/22
# children served by CASA	28
# advocates on those cases (Lockhart + others)	4
# advocates, new	1
# children, new (removed from unsafe homes)	14
# children, closed (with safe, stable families)	13
Reunification with safe Parents	2
PMC with Legal Guardian	3
Adoption by Relatives	2
Adoption by New Family	4
Independent Living (age 18)	2



PROGRAM GOALS & PROJECTIONS	
LOCKHART/CALDWELL	7/1/23 - 6/30/24
# children/youth to serve, total	38
# children/youth to serve, new	10
# older youth to serve, new (14+)	4
# advocates, total	5
% of cases served by volunteers	90%
volunteer-to-child ratio (est.)	2.2
% volunteers with more than one case	6%
# volunteers to swear in	2
# PSVT training sessions (Caldwell/Hays)	7
# CE training sessions (Caldwell/Hays)	6
# hrs of CE training to offer (Caldwell/Hays)	10
Topics	Trial Preparation & Testimony, Forensic Interviews, Adoption Process & Requirements, Drug Test Analysis, Collaborative Family Engagement, Therapeutic Goals & Process, DEI, Educational Advocacy, Mediation Process, NAMI Mental Health Provider Education Training, Family Violence, Disability Rights
# of community education classes (Caldwell/Hays)	1
Topics	Darkness to Light Child Abuse Sexual Abuse Prevention
# community presentations	16
# community outreach	25

Every amount contributed to CASA of Central Texas is greatly appreciated. Our goals and projections are presented with a realistic picture of the community need for our services as well as our ability to administer the CASA program. The City of Lockhart is frequently listed on other funding applications to demonstrate local community support. While it is our hope that the city council would award full funding, nonetheless, CASACenTex follows a scalable model which allows us to appropriately manage services based upon all funding amounts received.

CASA of Central Texas endeavors to be a fiscally sound, transparent, and trustworthy charitable organization. To that end, in 2023, CASA of Central Texas again earned a Platinum Seal of Transparency from GuideStar by Candid (<https://www.guidestar.org/profile/74-2403373>). We have been a 501(c)(3) exempt organization since 1986 (IRS certification letter attached).

We are happy to answer questions and provide additional information upon request. Thank you, again, for your past support and for your consideration this year.





Department of the Treasury
Internal Revenue Service
P.O. Box 2508
Cincinnati OH 45201

In reply refer to: 0248367147
July 26, 2017 LTR 4168C 0
74-2403373 000000 00
00016232
BODC: TE

CASA OF CENTRAL TEXAS INC
1619 COMMON ST STE 301
NEW BRAUNFELS TX 78130



030947

Employer ID Number: 74-2403373
Form 990 required: Yes

Dear Taxpayer:

This is in response to your request dated July 17, 2017, regarding your tax-exempt status.

We issued you a determination letter in October 1986, recognizing you as tax-exempt under Internal Revenue Code (IRC) Section 501(c)(3).

Our records also indicate you're not a private foundation as defined under IRC Section 509(a) because you're described in IRC Sections 509(a)(1) and 170(b)(1)(A)(vi).

Donors can deduct contributions they make to you as provided in IRC Section 170. You're also qualified to receive tax deductible bequests, legacies, devises, transfers, or gifts under IRC Sections 2055, 2106, and 2522.

In the heading of this letter, we indicated whether you must file an annual information return. If a return is required, you must file Form 990, 990-EZ, 990-N, or 990-PF by the 15th day of the fifth month after the end of your annual accounting period. IRC Section 6033(j) provides that, if you don't file a required annual information return or notice for three consecutive years, your exempt status will be automatically revoked on the filing due date of the third required return or notice.

For tax forms, instructions, and publications, visit www.irs.gov or call 1-800-TAX-FORM (1-800-829-3676).

If you have questions, call 1-877-829-5500 between 8 a.m. and 5 p.m., local time, Monday through Friday (Alaska and Hawaii follow Pacific Time).

2022 IMPACT REPORT

Fiscal Year ending 6.30.22



CASA

Court Appointed Special Advocates

FOR CHILDREN

CASA OF CENTRAL TEXAS, INC.

Serving Goldwell,
Comal, Guadalupe
& Hays Counties

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CASA

Court Appointed Special Advocates
FOR CHILDREN

CASA OF CENTRAL TEXAS, INC.



ABOUT US

CASA of Central Texas was formed in 1985 by concerned community members who recognized that children in foster care would fare better and receive more help if they had an independent, consistent adult advocating for their needs. In FY22, 255 trained CASA volunteers advocated for 562 Central Texas children. That left about 300 children without a CASA. With your help, we can serve more children.

CASA of Central Texas, Inc. is a 501(c)3 nonprofit organization governed by a volunteer board of directors and is a member of the National and Texas CASA Associations. There are more than 900 CASA programs nationwide and 73 local programs in Texas.

VISIT OUR OFFICES

1619 E Common St #301
New Braunfels, 78130
830.626.2272

2725 Hunter Road
San Marcos, 78666
512.392.3578

VISIT OUR WEBSITE

www.casacentex.org

FOLLOW US

@casacentex



OUR VALUES

VISION

We envision a world where every child thrives in a safe, stable, and loving home.

MISSION

CASA of Central Texas, Inc. provides high-quality, best-interest advocacy for children & youth in the child welfare system. We train & empower dedicated CASA volunteers to ensure children's needs are met & their voices lifted. We commit to strengthening the connections & well-being of children in foster care, one family at a time.

As we entered a new era of advocating for children and families experiencing foster care, we were called upon with urgency. **With the community providing a strong foundation**, we were able to answer - but we know there is more progress to be made ahead.

In the midst of everyone's efforts to withstand the unraveling consequences of COVID-19, our local CASA program experienced an unexpected decline in the number of children we were appointed to in FY2021-22. In addition, we had a small drop in the number of active volunteers as compared to the prior year. **Bracing ourselves for surprises and challenges**, however, was inevitable. **The foster care system as a whole has been in crisis.** A nationwide shortage of foster families. Multiple hardships related to the pandemic created complexities: fear of contracting the virus, job loss, and mental health crisis. Simultaneously, the pandemic caused court cases to stall and family reunifications became delayed as a result. With nowhere else to turn, children slept in hotel rooms or state office buildings or were shipped to placements out of state.

An overwhelmed foster care system gave way to overwhelmed children, in need of support as they grappled with prolonged emotions like loneliness, depression, anxiety, and grief. **This is where we stepped in as Court Appointed Special Advocates ready to provide guidance, comfort, and familiarity.** Trained advocates upheld children's best interests and well-being by ensuring access to mental and physical health care, education, and community during their time in foster care. Volunteers recorded **646 hours advocating for medical needs** and **661 hours advocating for the educational needs** of their CASA children. We are extremely proud of what advocates accomplished for the children and are equally proud of our 72% volunteer retention rate during this tumultuous year - well above the national average.

What statistics fail to capture is the sigh of relief a CASA child gives when they realize **they don't have to carry their burdens on their own anymore** or the smile that lights up a child's face once their advocate shows them they'll remain by their side through the ups and downs. That's the investment you make with CASA. We hope you'll continue to stand strong in our mission - to ensure every child in foster care has that exact moment of **hope and relief.**



NORMA CASTILLA – BLACKWELL
CASA OF CENTRAL TEXAS CEO
Since 2003

OUR BOARD OF DIRECTORS

David Pfeifer

President
Comal County

Frank Pereira

Treasurer
Hays County

Tammy Gorman

Hays County

Hollis Burklund

1st Vice President
Hays County

Jennifer Martin-Rider

Secretary
Comal County

Becky Lake

Guadalupe County

Keith Kebodeaux

2nd Vice President
Hays County

JoAnne Germer

Past President
Caldwell County

Dena Rodriguez

Comal County

James Rothfelder

Comal County

OUR ADVISORY BOARD

Freddy Aird

Comal County

Rachel Boyer-Meier

Comal County

Tyler Compton

Comal County

John Hardy

Hays County

Julie Rivas

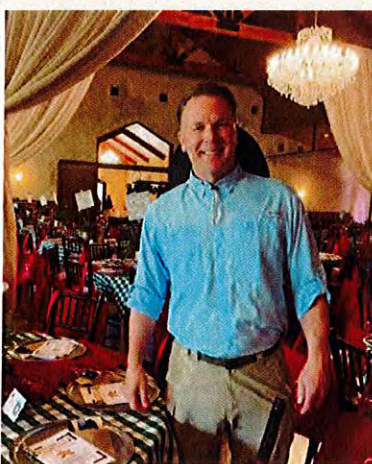
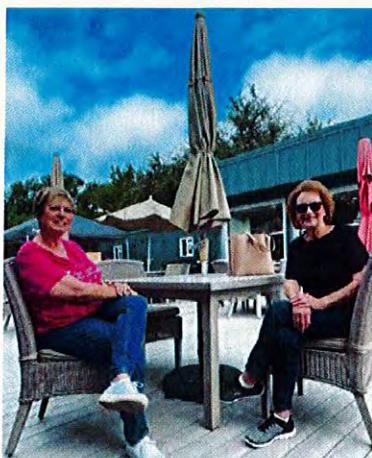
Comal County

Meredith Sisoian

Comal County

Our Board of Directors deserves tremendous praise for their critical role in furthering CASA's mission of best-interest advocacy for children and families experiencing foster care. Their continuous financial support ensures there are no gaps in our ability to serve and, with their instrumental help, CASA forges connections with individuals, churches, organizations, and corporations who share a mutual passion for helping the most vulnerable in the community.

This year marked ten years of service for board member, Becky Lake. We'd like to acknowledge all of her contributions as an unwavering supporter of CASA children and youth through her generous resources, time, and team comradery. Becky, on behalf of CASA staff and volunteers, you are greatly appreciated for the immeasurable value you add to our organization and in progressing our mission forward.



If you're interested in joining our board, visit casacentex.org/about/board/ for more information

OUR TEAM

Norma Castilla-Blackwell / Chief Executive Officer

Kimberly Key
Chief Program Officer

Jane Bowen
Leslie Goodwin
Susan Hankins
Tim Judkins*
Lonnelle LaBorde
Elizabeth Peña
Amanda Rehovsky
Jill Rodriguez
Casework Supervisors
* Team Leads

Tricia Schneider
Chief Operating Officer

Nicole Solis-Douglass
Director of Development

Eloise Hudson
Communications Manager
Danielle Feldman
Fund Development Associate Manager
Jurnee Troublefield
Donor Relations Associate Manager

Reneé Lehmann
Program Coordinator

Layla Coleman
Recruitment & Training Director

Brandi Raschke
Training Coordinator
Jade Dimitri

Community Engagement Coordinator

Melissa Schroeder
Controller

Elizabeth Fowler
Staff Accountant
Amree Trinidad
Admin Clerk



CASA OF CENTRAL TEXAS, INC.
Everyone on our team plays an integral part in the ability to train & support Court Appointed Special Advocates for children & youth in foster care

HONORABLE MENTIONS

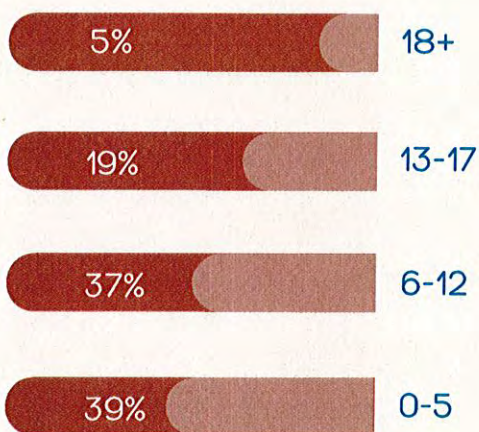
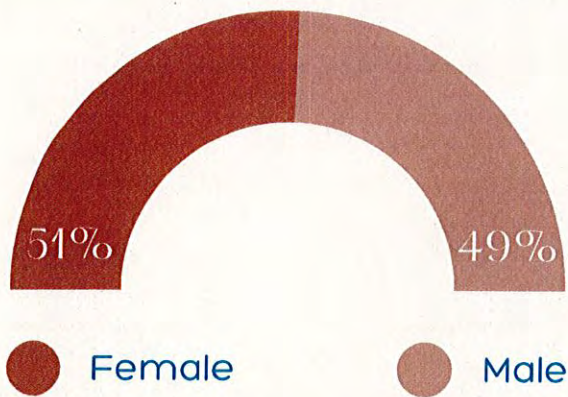
Casework Supervisors / * Team Leads



Shelley Denkeler Rob Edwards* Melanie Linder* Lauren Townsend*

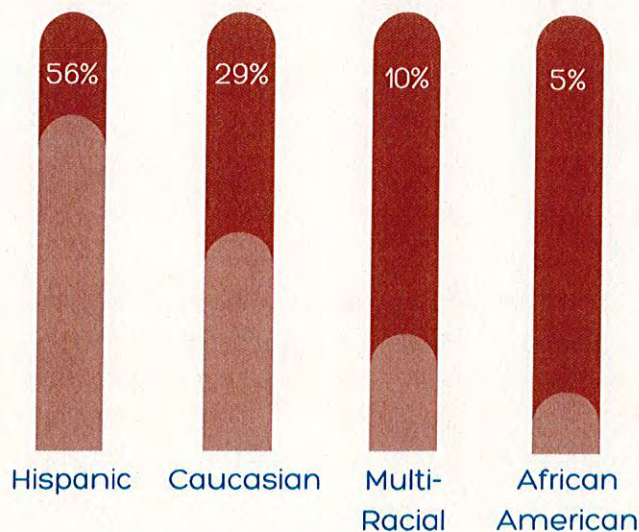
We're extremely proud to share that, this year, four Casework Supervisors celebrated ten years of working for CASA of Central Texas. This is a special milestone for our program. We're very blessed by their hard work and dedication!

2021-22 BY THE NUMBERS



AGE OF CHILDREN SERVED

114
children's cases
closed with the help
of a CASA volunteer

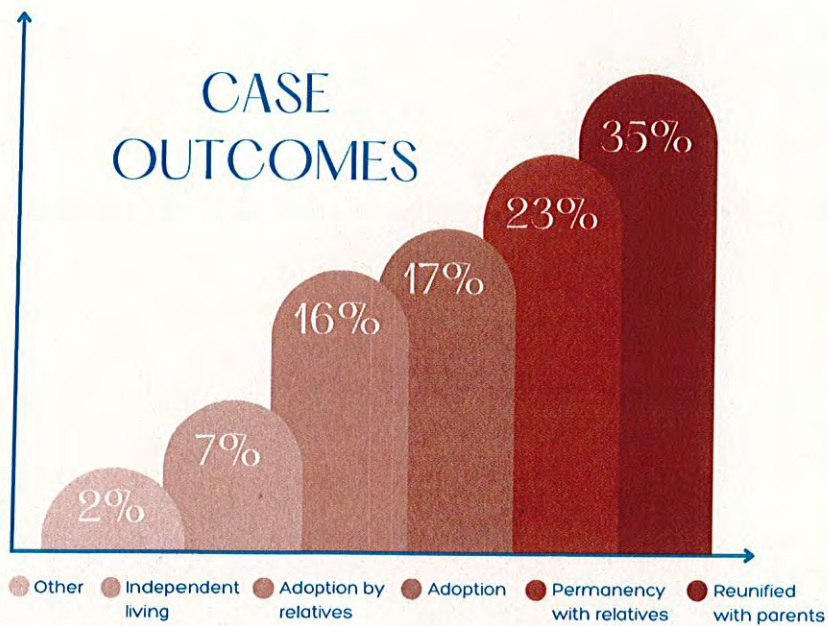


RACE / ETHNICITY OF CHILDREN SERVED

562
children had a
CASA volunteer

309
children still needed
a CASA volunteer

CASE OUTCOMES



136

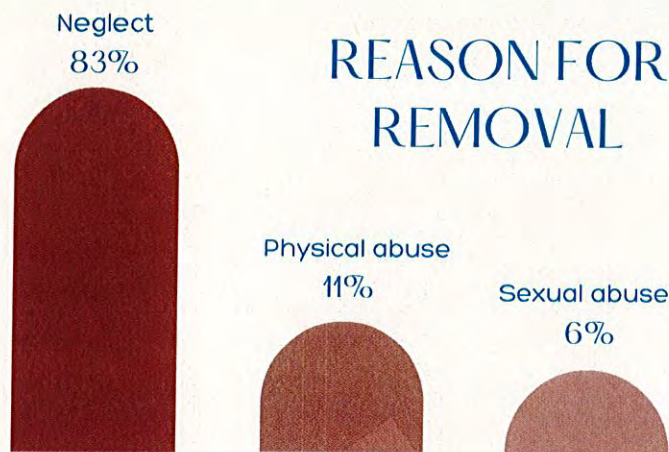
children received Collaborative Family Engagement (CFE)

14

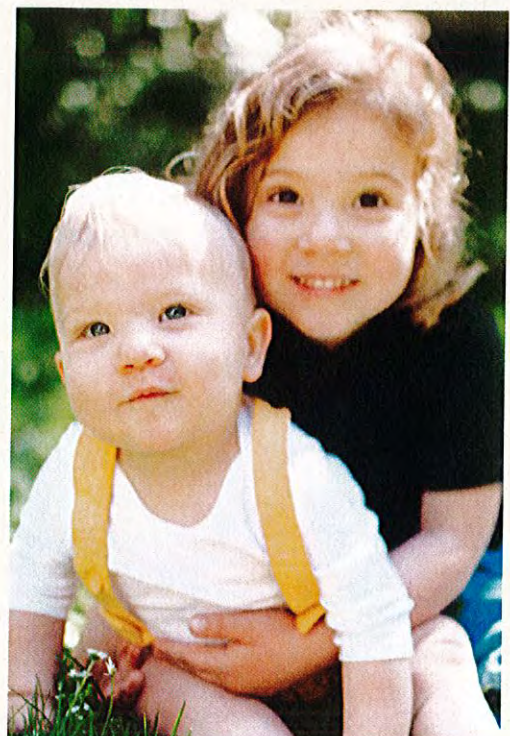
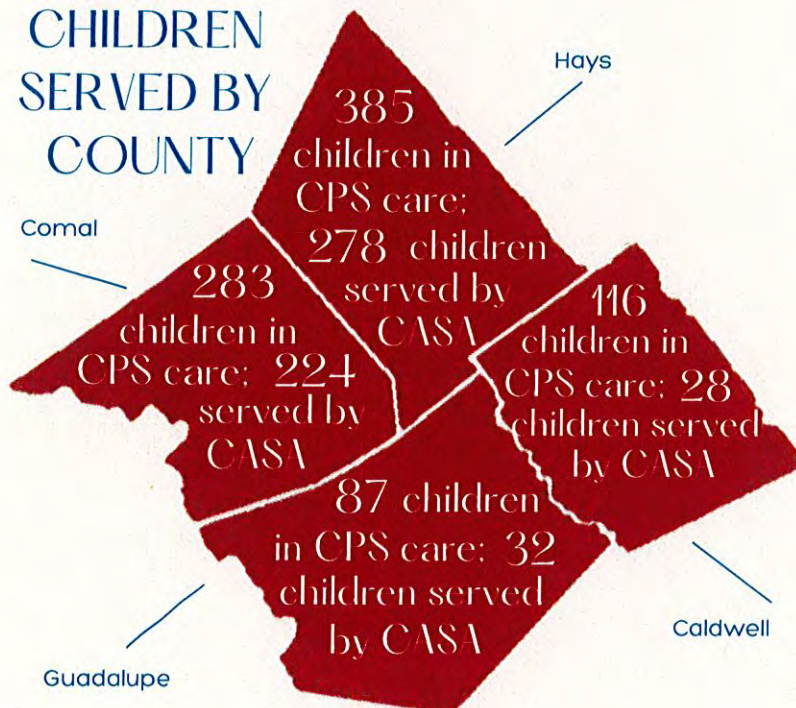
children received Permanency Care Assistance (PCA)

Learn more about CFE [here](#) & PCA [here](#)

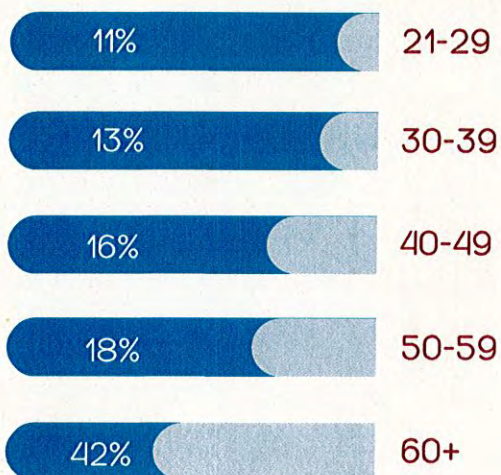
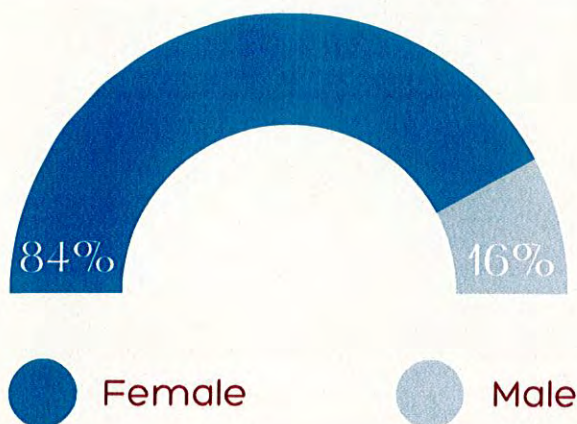
REASON FOR REMOVAL



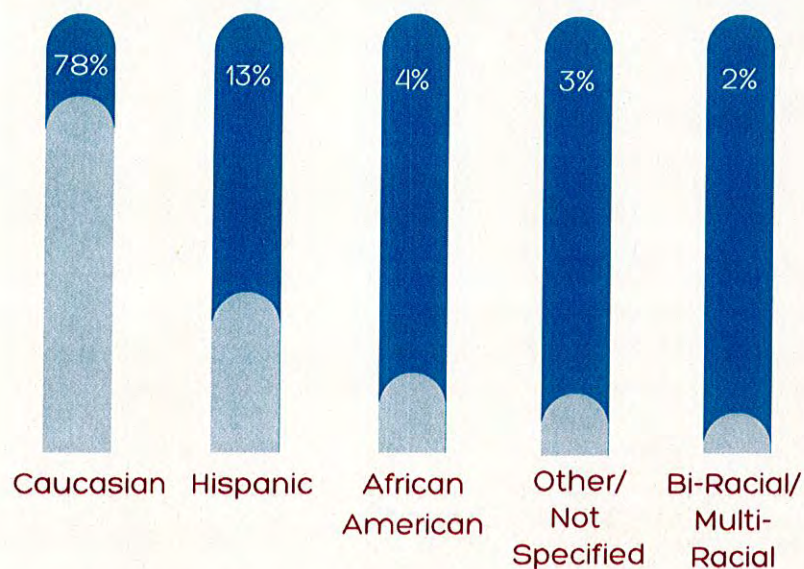
CHILDREN SERVED BY COUNTY



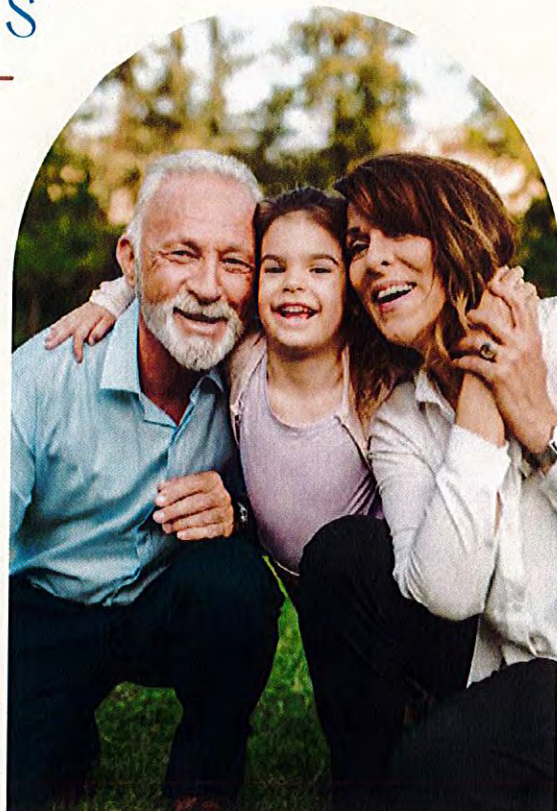
2021-22 BY THE NUMBERS



ADVOCATE AGE



ADVOCATE RACE / ETHNICITY



54
new volunteers
pledged to serve as
advocates

72%
volunteer retention
rate

255
active volunteers
across 4 counties

VOLUNTEER CONTACT



ADVOCACY



14,648

estimated number of
volunteer hours.
Reported 7,837
volunteer hours.
Estimated value of
volunteer hours:
\$412,195

Based upon Independent Sector value of
volunteer time at \$28.14 per hour.



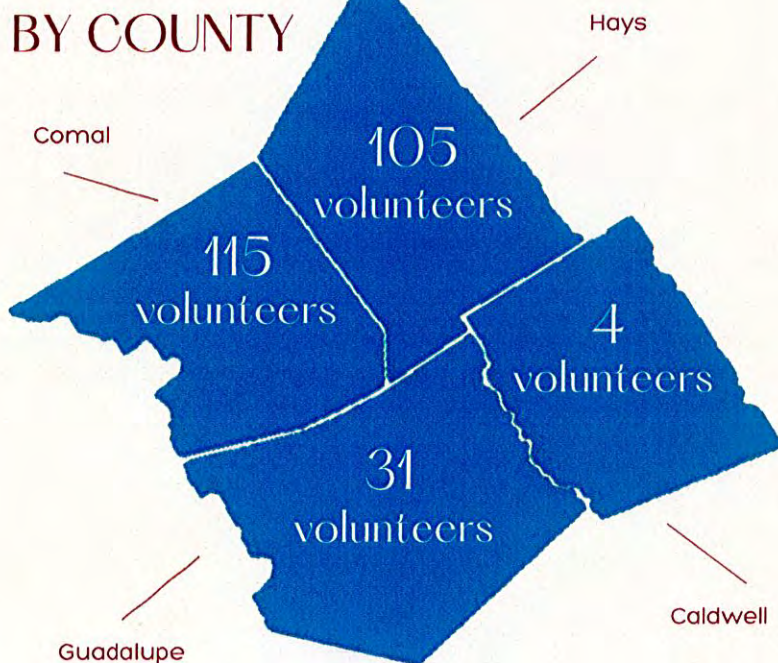
VOLUNTEER TENURE

147,608

estimated number of
volunteer miles. Reported
73,804 volunteer miles.
Estimated value of
volunteer miles: \$86,350

Based upon IRS standard mileage rate of 58.5 per mile.

ADVOCATES BY COUNTY



VOLUNTEER SPOTLIGHT



16 – 20 YEARS

Gloria Harlin & Lynnette Lombardo

11 – 15 YEARS

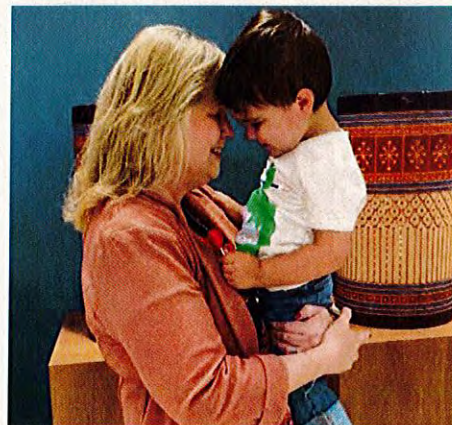
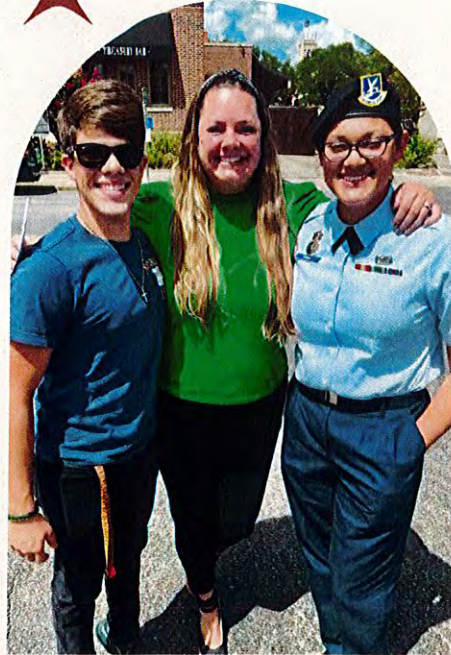
John Barthel, Bob Caldwell, Earl Dittman, Sue Dittman, Bruce Drobeck, Mary Eisenberg, Carolyn Liner, Sara McCaffrey, Diane Purdy, Tom Purdy, Melinda Rapp, Rose Tempfer, Bob Williams, Colette Wollenberg

6 – 10 YEARS

Adrian Baker, Steve Bazan, Melanie Donelson, Sandy Durke-Brimhall, Stephanie Eagle, Patti Ebrom, Jennifer Graf-Sims, Bethany Graham, Robbie Hawkins, Janice Hooper, Laurel Jensen, Ren Liner, John Manthey, Ruth Martin-Cain, Angie Martinez, Emma Mozeley, Betty Niven, Rebecca Oekerman, Larry Patterson, Kristi Perkins, Carl Rasmussen, Laura Rice, Pamela Sadler, Kathleen Schindler, Donald Seymour, Nancy Seymour, Toni Urban, Kenneth Ward, Jeannie Williams, Mark Wojcik

5 YEARS

Sophia Barnard, Melissa Bohrer, Barrie Breed, Eboni Britton, Patricia Cahill, Bill Charest, Mary Pat Coco, Paulina De La Fuente Gual, Mike Gentz, Paul Givens, Denise Hinds, Beth Hittle, Kathryn Jones, Sharon Krebs, Sharon Miller, Lynn Watson, Karen Wolda



These remarkable individuals committed years of their time to serve as advocates for children and youth in foster care. We'd like to recognize them & say thank you for your service!



STORIES OF IMPACT

GLEND A DETLING

When she accepted her first case, Glenda teamed up with another advocate to serve a sibling group of six children. Two of the children were medically fragile. Glenda ensured their medical needs were met up until the children were safely reunified with their mother. Glenda also gladly assisted the mother when she asked for help with the children's educational needs.

Now that she was an experienced volunteer, Glenda took on a case with four children. Then, one more sibling entered the picture leading Glenda to serve all five siblings - on her own! In the midst of case complexities with multiple parents and placements involved, Glenda attended every hearing in the interest of the children and consistently gave strong testimony in court. After an unsuccessful reunification with one of the parents, three of the siblings re-entered State Care nine months later. Extensively knowing the family history, Glenda jumped at the chance to advocate again to ensure the children will be placed in a safe, nurturing, and permanent home.

SARA MCCAFFREY

"My CASA graduates! They are my family forever! Their brother has been a Marine for 2 years now, is married, and has a child. Younger brother just graduated from high school last month and is leaving to become a Marine next month. Sister graduated high school last year and is now a Military Police Officer in the Air Force. They will be in our lives forever. We are so grateful for them! Don't ever doubt the difference you make as a CASA!"

Inspired by this Facebook post from long-time advocate, Sara McCaffrey, CASA Communications Manager, Eloise Hudson, conducted a CASA Chat with Sara and the former foster youth about their time in foster care. Watch the CASA Chat [here](#).

Page 12 of 17

SAMUEL & ALINA

Samuel, 2, and Alina, 3, were removed from their mother's care due to neglect. Shortly after, they were also removed from their father's care. When the children were placed with a foster parent, it was clear to them and the CASA volunteer that both Samuel and Alina were experiencing developmental delays. Together, they worked on strengthening the children's speech and cognitive skills. Within no time, they noticed a considerable improvement!

The CASA volunteer championed the children's mental, physical, and educational needs in court, all while consulting with everyone involved in the children's lives including the children's parents. The parents leaned on the CASA volunteer for encouragement and support, as they made efforts to provide a safe home for the children. They readily accepted parenting advice and techniques offered by the CASA volunteer and foster parent. Ultimately, the parents complied with the court's orders by making exceptional progress and the family was reunified.



May 8, 2023

Mayor Lew White
c/o Pam Larison, Finance Director
City of Lockhart
308 W. San Antonio St
Lockhart, TX 78644

Dear Mayor White & City Council Members:

Thank you for inviting CASA of Central Texas, Inc. to work with the City of Lockhart again this year on a contribution request. We envision a world where every child thrives in a safe, stable and loving home.

CASA of Central Texas respectfully requests \$12,000 for recruiting, training and supporting more community volunteers to advocate for abused and neglected children in the court system. In 2022, we served 28 children from Caldwell County (22 from Lockhart); however, an additional 88 children (approx. 69 from Lockhart) did not have the voice of a CASA volunteer advocating for their best interests in the courts, schools, and child welfare system.

Per your instructions, our Council presentation materials include the following:

- 1) The mission and benefit of our organization
- 2) Current financial statements
- 3) Previous year's expenditures (P&L Statement)
- 4) Summary of Proposal / Budget Request FY2023-24
- 5) Additional documents
 - IRS 501 (c)3 letter,
 - 2022 Annual/Impact Report

Again, we appreciate your consideration and support and we look forward to seeing you for our presentation to the Council on June 20, 2023. Please contact me if you have any questions or require additional information.

Sincerely,


Norma Castilla-Blackwell (May 9, 2023 15:03 CDT)

Norma Castilla-Blackwell
Chief Executive Officer



**Court Appointed Special Advocates (CASA)
of Central Texas, Inc.**

City of Lockhart Contribution Request FY2023-24

Lockhart City Council
Tuesday, June 20, 2023 6:30 PM
217 South Main Street, 3rd Floor
Lockhart, Texas

Presentation Contents

1. Mission & Benefit of CASA of Central Texas
2. Current Financial Statements
3. Previous Year Expenditures (P&L Statement)
4. Summary of Proposal / Budget Request FY2023-24
5. Additional Documents
 - 501(c)(3) Certification Letter
 - 2022 Annual/Impact Report

Caldwell County Food Bank

Meredith Jakovich

\$10,000.00



May 9, 2023

Lockhart City Council
308 W. San Antonio Street
Lockhart, Texas 78644

Dear Council Members:

Over the last year our organization has continued to grow in all areas of programming. Each of our six programs is design to assist Caldwell County residents experiencing food insecurity. While we are a county resource, over 65% of our food bank clients are Lockhart residents. Currently, we distribute approximately 1600 food baskets monthly equating to just over 1,000 baskets going to families in Lockhart. In addition, our backpack program helps 240 children in LISD schools and over 325 seniors in Lockhart to receive our Healthy Options Program for the Elderly (HOPE) bags each month.

Our community meals program continues to expand with the addition of a meal site in Luling. The Luling location joins two Lockhart locations for a total of approximately 500 hot meals served among the three sites. The two Lockhart partners serve over 300 Lockhart residents each week totaling 1200 meals monthly.

This year, we are requesting \$10,000 from the City of Lockhart. We continue to experience challenges related to post-covid economic conditions. Food inventory shortages remain due to supply chain issues and we are working with Central Texas Food Bank to implement a wholesale club to provide an opportunity to purchase food items not currently available through our current channels. Funds received from the City of Lockhart will be used to purchase food for our grocery program, just as in previous years.

Over the past four years we have enjoyed an exceptional working relationship with the City of Lockhart, and we are extremely grateful for the support we've received from the Council and City staff. We appreciate your help as we work to tirelessly to execute our mission to assist those experiencing food insecurity in our community.

Sincerely,

Meredith Jakovich
Executive Director



Vision Statement

A nourished community

Mission Statement

*We provide solutions for food insecurity
within Caldwell County*



Programs

Food Baskets

Grocery basket distribution is our core program. We distribute 100- pound baskets to approximately 1500 families per month. Clients are eligible to visit twice per month. We receive two truck deliveries every Monday and dock donations daily. In a four- day period we distribute 20,000 to 25,000 pounds. In 2022 we distributed 1.1 million pounds of food to Caldwell County residents.

HOPE

The Healthy Options Program for the Elderly (HOPE) is a program for anyone 55 years old and over to receive non-perishable items monthly. HOPE bags are assembled every third Monday and are distributed the third and fourth weeks of the month. Currently, we distribute over 500 bags per month.

Backpacks

We distribute 500 backpacks monthly to 11 schools in Caldwell County. Bags contain mostly snack items and easy to prepare items safe for children. Each bag also contains a coupon for the backpack family to bring in to receive a regular grocery basket along with an application for assistance.

Garden

The pantry garden is located on the food bank campus. Our garden manager and volunteers work tirelessly to plant and harvest organic produce for our clients. Everything that is produced in the garden goes directly to our pantry families. We also offer free educational classes to the community to facilitate healthy eating choices and skills.

Feeding Caldwell County

This program provides free weekly community meals hosted by church partners in Caldwell County. Tuesday meals are in Luling at *At The Well Ministries* and in Lockhart at *Lockhart Church of Christ* and the Wednesday meal is at *First United Methodist Church* in Lockhart. Feeding Caldwell County is a partnership with community churches to provide nourishment and fellowship. We serve over 500 hot meals per week.

Mobile Distributions

We host two mobile distributions each month, one in Luling and one in Dale. During this outreach we serve approximately 250 families. During this event, clients receive over 50 pounds of food and can pick from available inventory.



Did you know?

- *We distribute over 1600 grocery baskets to Caldwell County families every month*
- *In 2022 we distributed 1.1 million pounds of food to Caldwell County residents*
- *We supply over 525 seniors with monthly assistance through our HOPE program*
- *We assist over 500 families with backpacks through Luling and Lockhart schools*
- *We operate the food bank garden which provides healthy options for clients*
- *We provide free gardening classes and cooking videos to the community*
- *We feed over 500 people weekly through the Feeding Caldwell County program*
- *We serve 250 families through mobile distributions in Luling and Dale*
- *We are funded 100% through donations and charitable giving*
- *Each dollar you give allows us to supply 3 meals to those in need*
- *Your contribution is tax deductible*

Caldwell County Christian Ministries

FY 2023

APPROVED Expense Projection

Category of Expense	FY 2022 Projected	FY 2022 Actual	FY 2023 Projected	Change
Board Administration	\$600.00	\$0.00	\$300.00	Decrease
Building Maintenance and Repair	\$2,500.00	\$1,549.71	\$2,000.00	Decrease
Consumable Supplies	\$3,500.00	\$10,409.94	\$9,000.00	Increase
Equipment and Furniture	\$12,500.00	\$12,777.99	\$10,000.00	Decrease
Food	\$85,000.00	\$45,898.18	\$95,000.00	Increase
Garden Expenses	\$5,000.00	\$4,992.06	\$5,000.00	Same
Insurance	\$2,700.00	\$2,007.79	\$2,000.00	Decrease
Marketing	\$6,500.00	\$6,064.23	\$7,500.00	Increase
Office Supplies	\$4,500.00	\$4,756.58	\$4,500.00	Same
Payroll (includes Employee Withholding)	\$122,000.00	\$115,025.17	\$136,000.00	Increase
Payroll Taxes (Employer 7.65%)	\$9,500.00	\$11,636.82	\$11,000.00	Increase
Professional Services	\$9,500.00	\$13,480.00	\$6,600.00	Decrease
Staff Retention	\$2,000.00	\$1,172.53	\$2,000.00	Same
Information Technology	\$6,000.00	\$5,718.78	\$6,000.00	Same
Training	\$1,000.00	\$13.65	\$1,000.00	Same
Uniforms and Accessories	\$7,000.00	\$4,059.96	\$5,000.00	Decrease
Utilities	\$7,000.00	\$7,894.02	\$7,000.00	Same
Van	\$1,000.00	\$783.75	\$1,000.00	Same
Volunteer Retention	\$5,000.00	\$2,930.42	\$5,000.00	Same
TOTAL	\$292,200.00	\$251,171.58	\$315,900.00	Increase

NOTE: CTFB reduced the cost of food expenses in FY 2022 by issuing credits to CCCM in a unknown amount. Had these credits not been received, the total cost for the Food Category would have been increased by an unknown amount.

NOTE: CTFB issued additional credits in the amount of \$7,391.59 that were not used by CCCM in FY 2022 and which carried over in FY 2022. It is not known whether additional credits will be issued to CCCM in FY 2023.

Financial Report FY22-23				
MARCH 2023				
Bank Balance 3/31/2023		\$312,832.27		
Expense	Budgeted FY22-23	Expenses YTD	Monthly Expenses	Remaining FY22-23
Board Administration	\$ 300.00	\$ -	\$ -	\$ 300.00
Building Maintenance and Repair	\$ 2,000.00	\$ 1,849.44	\$ 256.75	\$ 150.56
Consumable Supplies	\$ 9,000.00	\$ 5,456.19	\$ 458.11	\$ 3,543.81
Equipment and Furniture	\$ 10,000.00	\$ 4,268.63	\$ 384.86	\$ 5,731.37
Food	\$ 95,000.00	\$ 11,638.30	\$ 3,190.50	\$ 83,361.70
Garden Expenses	\$ 5,000.00	\$ 1,567.05	\$ -	\$ 3,432.95
Insurance	\$ 2,000.00	\$ 356.27	\$ -	\$ 1,643.73
Marketing	\$ 7,500.00	\$ 5,025.74	\$ 1,980.51	\$ 2,474.26
Office Supplies	\$ 4,500.00	\$ 1,990.76	\$ 428.32	\$ 2,509.24
Gross Payroll	\$ 132,000.00	\$ 66,388.03	\$ 15,762.93	\$ 65,611.97
Payroll taxes	\$ 11,000.00	\$ 5,078.67	\$ 1,205.86	\$ 5,921.33
Professional Services	\$ 6,600.00	\$ 1,100.00	\$ -	\$ 5,500.00
Staff Retention	\$ 2,000.00	\$ 1,747.61	\$ -	\$ 252.39
Information Technology	\$ 6,000.00	\$ 2,448.33	\$ 1,001.31	\$ 3,551.67
Training	\$ 1,000.00	\$ 235.00	\$ 47.00	\$ 765.00
Uniforms and Accessories	\$ 5,000.00	\$ 2,866.86	\$ 811.10	\$ 2,133.14
Utilities	\$ 7,000.00	\$ 3,975.97	\$ 1,218.46	\$ 3,024.03
Van	\$ 1,000.00	\$ 774.83	\$ 447.00	\$ 225.17
Volunteer Retention	\$ 5,000.00	\$ 3,959.02	\$ 209.27	\$ 1,040.98
Totals	\$ 311,900.00	\$ 120,726.70	\$ 27,401.98	\$ 191,173.30

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: June 20, 2023

AGENDA ITEM CAPTION: Presentation regarding the proposed Fiscal Year 2023-2024 Budget for Guadalupe-Blanco River Authority (GBRA) for the Lockhart Water and Wastewater Treatment Plants.

ORIGINATING DEPARTMENT AND CONTACT: Public Works - Sean Kelley

ACTION REQUESTED: Other

BACKGROUND/SUMMARY/DISCUSSION: Annually, representatives from GBRA present their Proposed Water and Wastewater Budget for the upcoming fiscal year to City Council for the operations and maintenance of the Lockhart Water and Wastewater Treatment Plants.

PROJECT SCHEDULE (if applicable):

AMOUNT & SOURCE OF FUNDING:

Funds Required:

Account Number:

Funds Available:

Account Name:

FISCAL NOTE (if applicable): If Approved, the GBRA's Proposed Budgets for Fiscal Year 2023-2024 will be incorporated in the City of Lockhart's Proposed Annual Budget for Fiscal Year 2023-2024.

PREVIOUS COUNCIL ACTION:

COMMITTEE/BOARD/COMMISSION ACTION:

STAFF RECOMMENDATION/REQUESTED MOTION: Staff respectfully recommends acceptance of the GBRA Fiscal Year 2023-2024 Budgets for the Water Treatment Plant and Wastewater Treatment Plants.

LIST OF SUPPORTING DOCUMENTS: 130-LOCKHART WWTP, 131-LOCKHART WTP

June 16, 2023

Julie Bowermon, Interim City Secretary
City of Lockhart
P. O. Box 239
Lockhart, Texas 78644-0239

RE: GBRA Fiscal Year 2024 Work Plan and Budget - Lockhart WWTP

In compliance with Article VII, Section 7.3, of the Regional Wastewater Treatment Contract between the Guadalupe-Blanco River Authority and the City of Lockhart, Texas, we are transmitting a copy of the preliminary Work Plan and Budget for the fiscal year ending August 31, 2024. The City's estimated payments as shown in the budget are:

Operating and Maintenance	\$1,481,291
Administrative and General	123,263
<u>Less Credits</u>	<u>(800,000)</u>
Total City Payment	\$804,554

We sincerely appreciate the City's commitment to our efforts on behalf of the citizens of Lockhart. If you have questions concerning the Work Plan and Budget, please contact Eduardo Montana at (512) 738-0448.

Sincerely,



Sandra Terry
Deputy CFO

Enclosure

Email to: Steve Lewis, City Manager
Pam Larison, Finance Director
Sean Kelley, Water/Wastewater Superintendent
GBRA - David Harris, Hunter Duncan, Eduardo Montana, Jason Eeds



LOCKHART WASTEWATER RECLAMATION SYSTEM

WORK PLAN AND BUDGET

Fiscal Year Ending August 31, 2024

Preliminary as submitted by
Guadalupe-Blanco River Authority
July 1, 2023

Lockhart Wastewater Reclamation System
Work Plan and Budget
Fiscal Year 2024

Board of Directors

COUNTY		
NAME	POSITION	REPRESENTING
Dennis L. Patillo	Chair	Victoria
Shiela L. Old	Vice Chair	Guadalupe
Stephen B. "Steve" Ehrig	Sec/Treasurer	Gonzales
John P. Cyrier	Director	Caldwell
Emanuel Valdez, Jr.	Director	Comal
William R. Carbonara	Director	Dewitt
Don B. Meador	Director	Hays
James P. Cohoon	Director	Kendall
Robert E. Blaschke	Director	Refugio

Executive Team

NAME	POSITION
Darrell Nichols	General Manager/CEO
Jonathan Stinson	Deputy General Manager
Joe Cole	General Counsel
Vanessa Guerrero	Executive Manager of Administration
David Harris	Executive Manager of Operations
Charlie Hickman	Executive Manager of Engineering
Nathan Pence	Executive Manager of Environmental Science
Randy Staats	Executive Manager of Finance/CFO

Lockhart Division

Lockhart Wastewater Reclamation System

Operating Plan for Fiscal Year Ending 8/31/24

BACKGROUND

After signing a contract with the City of Lockhart in 1994, GBRA assumed the operation of the City's 1.1 million gallons per day (MGD) Larremore Street wastewater treatment plant. Subsequently in 1999, the new 1.5 MGD FM20 plant commenced operation increasing the City's combined wastewater treatment capacity to 2.6 MGD. The contract between the City of Lockhart and GBRA provides that GBRA will bill the City the actual cost of operating the two plants. As a result, revenue is matched to expenses and GBRA does not over-recover nor under-recover the cost of operating the System.

Personnel within the Lockhart Wastewater Reclamation System are organized into a team consisting of the Chief Operator and four operators. In addition, GBRA's water plant personnel located at the Lockhart Water Treatment Plant will assist in the maintenance and repair of the wastewater treatment plants. Serving as facilitators to the team will be the Hays/Caldwell Division Manager. Additional support will be received from the Seguin and New Braunfels offices in the form of engineering, electrical, purchasing, and administrative functions.

REVENUE SOURCES AND TRENDS

The following Work Plan and Budget is based on the two Lockhart Wastewater Treatment Plants treating an estimated sewage flow of 396.59 million gallons annually or 1.08 million gallons per day (MGD). For Fiscal Year 2024, the flow will be split with approximately 0.385 MGD treated by the Larremore Plant and 0.698 MGD treated by the FM 20 Plant. Revenue to treat this amount of waste has generally trended upward over the last several years coincident with inflationary increases in plant operating costs. The budgeted FY 2024 total revenue for the Lockhart Wastewater System is \$1,604,554 which is \$70,708 or 4.6% more than last year's budget.

MAJOR OPERATING AND MAINTENANCE EXPENDITURES

The combined operating expenditure budget for FY 2024 amounts to \$1,604,554. Significant operating expenses budgeted for Fiscal Year 2024 include biosolids disposal in the amount of \$300,206, power and utilities of \$242,050, laboratory testing and expenses of \$67,006. Significant maintenance expenditures budgeted for Fiscal Year 2024 include the replacement of a Control Panel for the airlifts on Clarifier 2, the replacement of the Drain Station Pumps, and replacing the roof on the Blower Room all located at the Larremore Plant

In order to meet public service needs through motivated employees, provide advanced training, and maintain and upgrade occupational licenses, personnel will attend courses provided by various approved sources such as Texas Engineering Extension Service and Texas Water Utility Association. Plant personnel will also conduct in-house training in team building skills, confined space rescue, hazard communication, electrical safety and maintenance, first aid, and CPR. Other training will include computer software and personal development seminars.

FUND BALANCE

Funds for the above listed maintenance projects as well as all of the other operating expenditures that are summarized in the following pages will be provided from revenues from the City of Lockhart. Since this system represents a contract operation in which GBRA does not over-recover nor under-recover its costs, the net change in fund balance for FY 2024 is \$0.

**Guadalupe-Blanco River Authority
Work Plan & Budget
Fiscal Year Ending August 31, 2024**

**130 - Lockhart WWTP
Department ***

		FY 2023 BUDGET	FY 2024 BUDGET	FY 2024-2023 DIFFERENCE
OPERATING BUDGET				
OPERATING REVENUES				
Wastewater Treatment				
41201	WW-OPR & MAINTENANCE	1,416,524	1,481,291	64,767
41202	WW-ADMINISTRATIVE & GENERAL	117,322	123,263	5,941
41207	WW-CREDIT TO CUSTOMER	(800,000)	(800,000)	-
	Total Wastewater Treatment	733,846	804,554	70,708
Misc Income				
45195	MISCELLANEOUS REVENUES	800,000	800,000	-
	Total Misc Income	800,000	800,000	-
	Total Operating Revenue	1,533,846	1,604,554	70,708
OPERATING EXPENSES				
Salaries				
51101	LBR-REGULAR WAGES	338,869	355,378	16,509
51102	LBR-OVERTIME	16,651	18,147	1,496
	Total Salaries	355,520	373,525	18,005
Benefits				
51298	BEN-BENEFIT ALLOCATION	143,985	151,278	7,293
	Total Benefits	143,985	151,278	7,293
Operating Supplies & Services				
52101	OPR-POWER & UTILITIES	242,050	242,050	-
52102	OPR-AUXILIARY POWER EXPENSE	5,000	5,000	-
52103	OPR-CHEMICALS	44,594	50,018	5,424
52110	OPR-SMALL TOOLS AND SUPPLIES	2,500	3,000	500
52113	OPR-LAB SUPPLIES	19,218	17,818	(1,400)
52114	OPR-LABORATORY SERVICES-GBRA	41,400	39,416	(1,984)
52115	OPR-LABORATORY SERVICES-OUTSOURCED	11,542	9,772	(1,770)
52118	OPR-DISPOSAL SERVICES	284,556	300,206	15,650
52120	OPR-UNIFORMS/BUSINESS ATTIRE	5,720	5,720	-

		FY 2023 BUDGET	FY 2024 BUDGET	FY 2024-2023 DIFFERENCE
52121	OPR-SAFETY & EMERGENCY EXPENSE	3,185	3,185	-
52122	OPR-SECURITY EXPENSE	4,000	4,000	-
52124	OPR-EQUIPMENT EXPENSE	3,500	4,550	1,050
52125	OPR-VEHICLE EXPENSE	6,860	5,745	(1,115)
52133	OPR-SCADA	1,700	1,700	-
	Total Operating Supplies & Services	675,825	692,180	16,355
	Professional Services and Fees			
52205	OPR-PROFESSIONAL SERVICES-OTHER	4,530	4,560	30
52216	OPR-REGULATORY FEES	22,500	22,500	-
52222	OPR-MEMBERSHIPS & PUBLICATIONS	900	700	(200)
52223	OPR-LICENSE & TRAINING	4,094	3,594	(500)
52224	OPR-TRAVEL & MEETINGS	2,500	2,500	-
	Total Professional Services and Fees	34,524	33,854	(670)
	Office Expenses			
52301	OPR-OFFICE SUPPLIES	3,600	4,300	700
52302	OPR-COMPUTER & SOFTWARE EXPENSE	6,100	5,950	(150)
52303	OPR-WIDE AREA NETWORK EXPENSE	1,650	3,200	1,550
52304	OPR-COPY SUPPLIES AND SERVICES	-	3,000	3,000
52306	OPR-DATA & PHONE EXPENSE	8,000	8,000	-
52331	OPR-JANITORIAL SUPPLIES AND SERVICE	1,200	1,000	(200)
	Total Office Expenses	20,550	25,450	4,900
	Other Operating Expenses			
52420	OPR-INSURANCE EXPENSE	24,800	29,914	5,114
52430	OPR-MISC EXPENSE	200	200	-
	Total Other Operating Expenses	25,000	30,114	5,114
	SUBTOTAL OF OPERATIONAL EXPENSES	1,255,404	1,306,401	50,997
	Maintenance and Repair Equipment			
53101	M&R-EQUIPMENT	90,950	16,100	(74,850)
53110	M&R-CONTROL SYSTEMS	1,000	5,000	4,000
53115	M&R-METERS	1,150	1,500	350
	Total Maintenance and Repair Equipment	93,100	22,600	(70,500)
	Structures			
53201	M&R-BUILDING	1,520	6,890	5,370
53205	M&R-PUMPS AND MOTORS	14,800	31,500	16,700
53210	M&R-GATES AND VALVES	6,000	1,500	(4,500)
53220	M&R-CLARIFIERS	11,200	60,700	49,500
53237	M&R UV SYSTEM	10,000	20,000	10,000
	Total Structures	43,520	120,590	77,070

		FY 2023 BUDGET	FY 2024 BUDGET	FY 2024-2023 DIFFERENCE
	Other Maintenance & Repairs			
53310	M&R-GROUNDS/ROW	13,000	13,500	500
53325	M&R-GENERAL MAINTENANCE	11,500	18,200	6,700
	Total Other Maintenance & Repairs	24,500	31,700	7,200
	SUBTOTAL OF M&R EXPENSES	161,120	174,890	13,770
	Administrative & General			
54100	ADMINISTRATIVE & GENERAL	117,322	123,263	5,941
	Total Administrative & General	117,322	123,263	5,941
	TOTAL OPERATING AND M&R EXPENSES	1,533,846	1,604,554	70,708
	Net Operating Income	-	-	-
	Net Change in Fund Balance	-	-	-

June 16, 2023

Julie Bowermon, Interim City Secretary
City of Lockhart
P. O. Box 239
Lockhart, Texas 78644-0239

RE: GBRA Fiscal Year 2024 Work Plan and Budget - Lockhart WTP

In compliance with Article V, Section 5.3, of the Water Treatment Contract between the Guadalupe-Blanco River Authority and the City of Lockhart, Texas, we are transmitting a copy of the preliminary Work Plan and Budget for the fiscal year ending August 31, 2024. The City's estimated payments as shown in the budget are:

Operating and Maintenance	\$872,578
<u>Administrative and General</u>	<u>87,442</u>
Total City Payment	\$960,020

We sincerely appreciate the City's commitment to our efforts on behalf of the citizens of Lockhart. If you have questions concerning the Work Plan and Budget, please contact Eduardo Montana at (512) 738-0448 or David Harris at (830) 560-3929.

Sincerely,



Sandra Terry
Deputy CFO

Enclosure

Email to: Steve Lewis, City Manager
Pam Larison, Finance Director
Sean Kelley, Water/Wastewater Superintendent
GBRA - David Harris, Hunter Duncan, Eduardo Montana, Jason Eeds



LOCKHART WATER TREATMENT PLANT SYSTEM

WORK PLAN AND BUDGET

Fiscal Year Ending August 31, 2024

Preliminary as submitted by
Guadalupe-Blanco River Authority
July 1, 2023

Lockhart Water Treatment Plant System
Work Plan and Budget
Fiscal Year 2024

Board of Directors

COUNTY		
NAME	POSITION	REPRESENTING
Dennis L. Patillo	Chair	Victoria
Shiela L. Old	Vice Chair	Guadalupe
Stephen B. "Steve" Ehrig	Sec/Treasurer	Gonzales
John P. Cyrier	Director	Caldwell
Emanuel Valdez, Jr.	Director	Comal
William R. Carbonara	Director	Dewitt
Don B. Meador	Director	Hays
James P. Cohoon	Director	Kendall
Robert E. Blaschke	Director	Refugio

Executive Team

NAME	POSITION
Darrell Nichols	General Manager/CEO
Jonathan Stinson	Deputy General Manager
Joe Cole	General Counsel
Vanessa Guerrero	Executive Manager of Administration
David Harris	Executive Manager of Operations
Charlie Hickman	Executive Manager of Engineering
Nathan Pence	Executive Manager of Environmental Science
Randy Staats	Executive Manager of Finance/CFO

Lockhart Division

Lockhart Water Treatment Plant System

Operating Plan for Fiscal Year ending 8/31/24

BACKGROUND

GBRA entered into a contract in September 2000 with the City of Lockhart to operate its wells and 4 million gallon per day (mgd) water treatment plant beginning October 1, 2000 in addition to the operation of two wastewater treatment facilities for the City. These systems are under the direct oversight of the Lockhart Operations Manager. There are currently four operators assigned to the Lockhart Water Treatment Plant System which are responsible for operating and maintaining the plant and ground water production facilities. Personnel from the Lockhart Wastewater Reclamation System provide assistance in the operations and maintenance of the ground water system. Serving as facilitators to the Lockhart Operations team are the Division Manager-Hays and Caldwell Counties. Additional support will be received from the Seguin office in the form of engineering, electrical, purchasing and administrative functions.

REVENUE SOURCES AND TRENDS

GBRA provides the operation of the City's 4.0 million gallons per day (MGD) groundwater treatment plant and water wells. The contract provides that GBRA does not over-recover nor under-recover the costs of operating the System.

The following Work Plan and Budget is based on operating and maintaining the Lockhart Water Treatment Plant, booster station and seven water wells. The projected water production of the plant and seven wells for FY 2024 is 165.757 MG or 0.453 MGD. However, the total water needs for the City from all sources is estimated to be approximately 552.523 MG. The differential or additional water required by the City of Lockhart will be supplied by the GBRA surface water treatment plant located in Luling and delivered through the Luling/Lockhart Treated Water Delivery System. Lockhart will also be receiving water from the Alliance Water Plant located in Rosanky and delivered through the Alliance Project Delivery System. The budgeted FY 2024 operating revenue for the Lockhart Water Treatment Plant System is \$960,020 which is \$26,445 or 2.8% more than last year's budget and is based on a total estimated annual water treatment of 165,757,000 gallons or 165.757 MG. As described in the previous paragraph, the Lockhart WTP System is a cost of service operation and any year-over-year change in revenue is in a direct relationship to the changes in operating expenditures and capital improvements, for that year.

MAJOR OPERATING AND MAINTENANCE EXPENDITURES

Due to the nature of the GBRA and City of Lockhart contract, the operating expenditure budget for FY 2024 replicates the revenue budget and therefore also amounts to \$960,020. Two of the major operating expenses for the ensuing fiscal year are power and chemicals. Chlorine, liquid ammonium sulfate (LAS), orthophosphate, and fluoride are the primary chemicals required at the water treatment plant in order to properly treat and maintain the water quality in accordance with Texas Commission on Environmental Quality (TCEQ) requirements. Chlorine and LAS are used together as a disinfectant for the water. Orthophosphate is used as a corrosion inhibitor and as such, protects the City's distribution system and assures the delivery of high quality water. Fluoride is added pursuant to Texas Department of State Health Services Fluoridation Program recommendations. The total chemical budget for FY 2024 is \$56,605. Power will also be a major expense for the upcoming year amounting to \$56,000. The maintenance expenses include the replacement of Control Panels for the Aeration Towers in the amount of \$16,000 and

the installation of a Flow Meter in the amount of \$11,000. The rehab of Well 11 is budgeted at \$60,000, and the chemical treatment of a well is budgeted at \$40,000. The painting of the Two Million Gallon Ground Storage Tank is budgeted for \$ 35,260.

In order to meet public service needs through motivated employees, provide advanced training, and maintain and upgrade occupational licenses, personnel will attend courses provided by various approved sources such as Texas Engineering Extension Service and Texas Water Utility Association. Plant personnel will also conduct in-house training in team building skills, confined space rescue, hazard communication, electrical safety and maintenance, first aid, and CPR. Other training will include computer software and personal development seminars.

FUND BALANCE

Funds for the above listed maintenance projects as well as all of the other operating expenditures that are summarized in the following pages will be provided from revenues from the City of Lockhart. Since this division represents a contract operation in which GBRA does not over-recover nor under-recover its costs, the net change in fund balance for FY 2024 is \$0.

**Guadalupe-Blanco River Authority
Work Plan & Budget
Fiscal Year Ending August 31, 2024**

**131 - Lockhart WTP
Department ***

		FY 2023 BUDGET	FY 2024 BUDGET	FY 2024-2023 DIFFERENCE
OPERATING BUDGET				
OPERATING REVENUES				
Water Treatment				
41101	PLANT O&M	846,765	872,578	25,813
41102	PLANT A&G	86,810	87,442	632
	Total Water Treatment	933,575	960,020	26,445
	Total Operating Revenue	933,575	960,020	26,445
OPERATING EXPENSES				
Salaries				
51101	LBR-REGULAR WAGES	250,513	251,317	804
51102	LBR-OVERTIME	12,548	13,657	1,109
	Total Salaries	263,061	264,974	1,913
Benefits				
51298	BEN-BENEFIT ALLOCATION	106,540	107,315	775
	Total Benefits	106,540	107,315	775
Operating Supplies & Services				
52101	OPR-POWER & UTILITIES	56,000	56,000	-
52103	OPR-CHEMICALS	47,976	56,605	8,629
52110	OPR-SMALL TOOLS AND SUPPLIES	1,500	2,250	750
52113	OPR-LAB SUPPLIES	13,638	14,231	593
52114	OPR-LABORATORY SERVICES-GBRA	5,172	5,172	-
52115	OPR-LABORATORY SERVICES-OUTSOURCED	2,300	2,336	36
52120	OPR-UNIFORMS/BUSINESS ATTIRE	3,800	3,800	-
52121	OPR-SAFETY & EMERGENCY EXPENSE	1,635	1,635	-
52122	OPR-SECURITY EXPENSE	1,750	1,750	-
52123	OPR-EQUIPMENT RENTAL	1,500	1,500	-
52124	OPR-EQUIPMENT EXPENSE	150	250	100
52125	OPR-VEHICLE EXPENSE	3,330	2,830	(500)
52126	OPR-FLEET LEASE EXPENSE	1,200	-	(1,200)
52133	OPR-SCADA	1,700	9,700	8,000

	FY 2023 BUDGET	FY 2024 BUDGET	FY 2024-2023 DIFFERENCE
Total Operating Supplies & Services	141,651	158,059	16,408
Professional Services and Fees			
52205 OPR-PROFESSIONAL SERVICES-OTHER	3,720	4,730	1,010
52216 OPR-REGULATORY FEES	12,000	12,200	200
52222 OPR-MEMBERSHIPS & PUBLICATIONS	424	400	(24)
52223 OPR-LICENSE & TRAINING	3,619	3,319	(300)
52224 OPR-TRAVEL & MEETINGS	2,500	2,500	-
Total Professional Services and Fees	22,263	23,149	886
Office Expenses			
52301 OPR-OFFICE SUPPLIES	750	750	-
52302 OPR-COMPUTER & SOFTWARE EXPENSE	4,250	4,050	(200)
52303 OPR-WIDE AREA NETWORK EXPENSE	1,650	3,200	1,550
52306 OPR-DATA & PHONE EXPENSE	5,800	5,800	-
52331 OPR-JANITORIAL SUPPLIES AND SERVICE	500	500	-
Total Office Expenses	12,950	14,300	1,350
Other Operating Expenses			
52420 OPR-INSURANCE EXPENSE	19,100	22,621	3,521
52430 OPR-MISC EXPENSE	250	250	-
Total Other Operating Expenses	19,350	22,871	3,521
SUBTOTAL OF OPERATIONAL EXPENSES	565,815	590,668	24,853
Maintenance and Repair Equipment			
53101 M&R-EQUIPMENT	1,550	1,850	300
53110 M&R-CONTROL SYSTEMS	2,500	19,400	16,900
53115 M&R-METERS	11,700	13,400	1,700
Total Maintenance and Repair Equipment	15,750	34,650	18,900
Structures			
53201 M&R-BUILDING	5,400	16,000	10,600
53205 M&R-PUMPS AND MOTORS	65,000	35,000	(30,000)
53210 M&R-GATES AND VALVES	29,500	5,000	(24,500)
53235 M&R-TRANSMISSION LINES	38,500	25,000	(13,500)
Total Structures	138,400	81,000	(57,400)
Other Maintenance & Repairs			
53302 M&R-WELLS	104,000	115,000	11,000
53310 M&R-GROUNDS/ROW	13,000	13,000	-
53325 M&R-GENERAL MAINTENANCE	9,800	38,260	28,460
Total Other Maintenance & Repairs	126,800	166,260	39,460
SUBTOTAL OF M&R EXPENSES	280,950	281,910	960

		FY 2023 BUDGET	FY 2024 BUDGET	FY 2024-2023 DIFFERENCE
	Administrative & General			
54100	ADMINISTRATIVE & GENERAL	<u>86,810</u>	<u>87,442</u>	<u>632</u>
	Total Administrative & General	<u>86,810</u>	<u>87,442</u>	<u>632</u>
	TOTAL OPERATING AND M&R EXPENSES	<u>933,575</u>	<u>960,020</u>	<u>26,445</u>
	Net Operating Income	<u>-</u>	<u>-</u>	<u>-</u>
	Net Change in Fund Balance	<u>-</u>	<u>-</u>	<u>-</u>

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: June 20, 2023

AGENDA ITEM CAPTION: Discuss an engineering service proposal from TRC Engineering for Lead and Copper Rule Revision Implementation Plan.

ORIGINATING DEPARTMENT AND CONTACT: Public Works - Sean Kelley

ACTION REQUESTED: Agreement

BACKGROUND/SUMMARY/DISCUSSION: The Lead and Copper Rule (LCR) was originally published by the Environmental Protection Agency (EPA) in 1991. Since its original adoption, there have been modifications over the years to the rule to strengthen it by increasing testing and reporting requirements. The latest revision called the Lead and Copper Rule Revision (LCRR) must be implemented on or before October 16, 2024. The newest revision strengthens the existing Lead and Copper Rule by:

- Requiring inventory of both public and private lead service lines;
- Requiring planning to replace lead service lines;
- Improving sampling and corrosion control protocols;
- Expanding public outreach and public education;
- Requires water systems to add schools and child care facilities as testing sites.

The City is in compliance with current LCR and lead level results have remained under action levels. Until the implementation of the new Lead and Copper Rule Revision, the City's water system will continue to meet the current requirements for lead and copper testing, which tests thirty sites across the system every three years.

PROJECT SCHEDULE (if applicable): Completion of LCRR implementation plan Fall 2023

AMOUNT & SOURCE OF FUNDING:

Funds Required: \$56,480.00

Account Number: 520-5750-299-00

Funds Available: \$56,480.00

Account Name: OTHER CONTRACTS & SERVICE

FISCAL NOTE (if applicable): Costs to be split between FY 22-23 and FY 23-24

PREVIOUS COUNCIL ACTION: January 17, 2023 - Received Presentation from Staff regarding Lead and Copper Rule Revisions.

COMMITTEE/BOARD/COMMISSION ACTION:

City of Lockhart, Texas

Council Agenda Item Cover Sheet

STAFF RECOMMENDATION/REQUESTED MOTION: Staff respectfully recommends approval of the Lead and Copper Rule Revision Implementation Plan Engineering Services Agreement with TRC Engineering.

LIST OF SUPPORTING DOCUMENTS: LCRR Proposal-2023-05-19



May 19, 2023

Mr. Steven Lewis, City Manager
City of Lockhart
P.O. Box 239
Lockhart, Texas 78644

**RE: Lead and Copper Rule Revision (LCRR) Implementation Plan
Engineering Services Agreement**

Dear Mr. Lewis:

Prior to the ban on use of lead pipes in 1986, lead service lines (LSLs) were used in water distribution system. This ban prohibited installation of LSLs; however, allowed those already installed to remain in use. LSLs posed significant health risk through consumption of potable water contaminated by corrosion-released lead.

The 1991 Lead and Copper Rule (LCR) required utilities to monitor and control lead and copper levels in their drinking water. The 2021 LCRR strengthen the existing LCR by:

- Requiring a public inventory of LSLs
- Requiring more LSL replacements
- Improving sampling and corrosion control protocols
- Enhancing and expanding the public education and consumer outreach
- Focus lead testing in elementary schools and childcare facilities.

At the City's request, TRC Engineering, Inc. (TRC) has prepared this proposal and scope of services for the LCRR Study. TRC will be providing engineering services for the evaluation of the existing distribution system to ensure the City is in compliance with the LCRR.

TRC Engineers, Inc. will perform the following Scope of Work:

SCOPE OF WORK

1. The following work tasks will be included:
 - a) Create inventory of public and private LSLs
 - a. Review of current material data
 - i. Inventory requires categorization of "Lead," "Galvanized Requiring Replacement," "Non-Lead," and "Lead Status Unknown."
 - b. Review of historical data to fill data gaps in material data.
 - i. Public Records to establish structure construction dates.
 - ii. Construction/Plumbing Codes

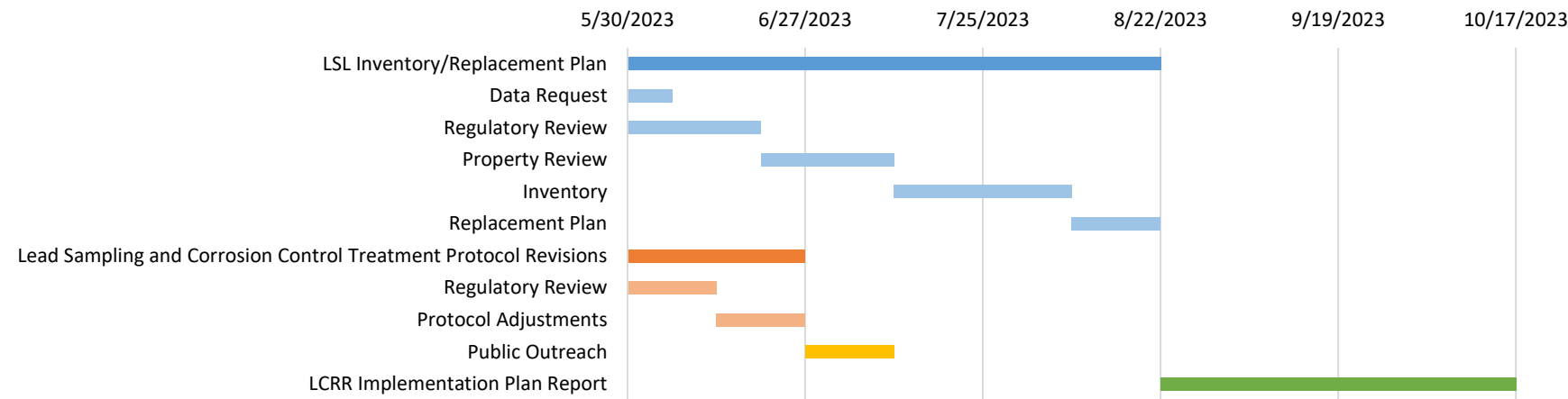
- iii. Distribution system maps, engineering drawings, and capital improvements plans.
 - iv. Service line maintenance and meter installation/maintenance records
 - v. Customer Service inspection records
 - b) Develop a plan on how to identify existing service line material.
 - c) Develop a replacement plan for LSLs.
 - d) Review and provide recommendations for developing a site selection methodology and revise existing lead sampling and corrosion control protocols.
 - e) Provide guidance for expanded public education and consumer outreach.
2. The following meetings are included:
- a) Attendance at up to three (3) meetings as follows:
 - a. Three (3) meetings with City staff
 - b. One (1) City Council meeting
3. The following deliverables will be included:
- a) Draft hard and electronic (PDF) copies of report for meetings.
 - b) Final LCRR Implementation Plan (ten hard bound copies) and electronic (PDF).

ASSUMPTIONS/EXCLUSIONS

1. The proposal is based on the following assumptions:
- a) The City of Lockhart will furnish the following items, as a minimum:
 - i. Current LCR policies
 - Lead and copper monitoring plan and sampling sites
 - Existing public outreach policies & communication templates
 - Current lead sampling and corrosion prevention protocols
 - Historical lead and copper sampling data
 - ii. Current LSL inventory
 - iii. Distribution system maps, engineering drawings, and capital improvements plans
 - iv. Location and contact information of all elementary schools and licensed childcare facilities
 - v. Service line maintenance and meter installation/maintenance records
 - vi. Customer Service inspection records
2. The following items are specifically excluded from the scope of work:
- a) Any other engineering services other than those listed specifically in this scope of work.

Schedule

LCRR Implementation Plan Schedule



Mr. Steven Lewis, City Manager
City of Lockhart
May 19, 2023
Page 4 of 4

COMPENSATION FOR SERVICES

TRC Engineers, Inc. will provide the professional engineering services as outlined in the Scope of Work on a lump sum fee basis for \$56,480.00.

This lump sum fee includes labor and material costs associated with the Scope of Work identified above. These services will be performed under the terms and conditions of our previously executed Master Services Agreement with the City of Lockhart.

TRC's lump sum fee above is based on a continuous flow of work. Any delays or restrictions, caused by customer or customer's sub consultants, which result in idle-time or inefficiencies, could be cause for additional compensation. The payment schedule will be via monthly progress billing.

Changes in scope, including additional scenarios or modification to the scenarios identified above will be evaluated for additional services and/or materials cost through a formal change order process, which results in approval of the additional cost prior to executing the additional work.

Fees for services quoted in this Proposal are valid for a period of time not to exceed 60 days from the date of this letter.

We appreciate the opportunity to assist with this project and are available to proceed immediately with your written approval. Please review this Proposal and, upon acceptance, sign in the space provided below, returning a copy for our files.

Sincerely,



William Wachel, PE
Deputy Director- DMS

05/19/2023

Date

Mr. Steven Lewis
City Manager

Date

cc: Sean Kelley, Director of Public Works

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: June 20, 2023

AGENDA ITEM CAPTION: Discuss adopting a policy for Public Improvement Districts.

ORIGINATING DEPARTMENT AND CONTACT: Development Services - Monte Akers,
David Fowler

ACTION REQUESTED: Other

BACKGROUND/SUMMARY/DISCUSSION: Creation of a Public Improvement District (“PID”) is a method by which funding of improvements for the development of a defined area may be accomplished which ensures that the owners benefiting by the improvements bear the cost through “assessments.” Caldwell County adopted a PID Policy in 2021, and the City is currently working with a developer who desires that the City create a PID for a large mixed use development. Note that what is presented to the Council is a “policy” rather than an ordinance or resolution. It is meant to provide guidance to developers or others considering or proposing a PID, as well as City staff, to ensure that the procedures for creating a PID are consistent, but which can be modified or adjusted by the City, if appropriate for a particular project, without amending the policy.

This matter was considered at the Council meeting on June 6, 2023 and was postponed in order to ascertain whether language was needed regarding developer change of ownership. While such language is appropriate for development agreements related to property in a PID, it will not serve a purpose in the PID policy.

PROJECT SCHEDULE (if applicable): N/A

AMOUNT & SOURCE OF FUNDING:

Funds Required:

Account Number:

Funds Available:

Account Name:

FISCAL NOTE (if applicable): N/A

PREVIOUS COUNCIL ACTION: Discussion only, as described above.

COMMITTEE/BOARD/COMMISSION ACTION: Discussion only.

STAFF RECOMMENDATION/REQUESTED MOTION: Adoption of the Policy.

City of Lockhart, Texas

Council Agenda Item

Cover Sheet

LIST OF SUPPORTING DOCUMENTS: City of Lockhart Public Improvement District Policy,
Summary of PID Policy

CITY OF LOCKHART

PUBLIC IMPROVEMENT DISTRICT (PID) POLICY

OVERVIEW

Public Improvement Districts ("PIDs"), per the Texas Local Government Code Chapter 372 ("the code" or "PID Act"), provide the City of Lockhart ("the City") an economic development tool that permits the financing of qualified public improvement costs which confer a special benefit on a definable part of the City. Proceeds from bonds issued by a PID can finance capital costs and fund supplemental services to meet the community needs which could not otherwise be constructed or provided. The bonds issued by the City to fund the costs of eligible capital improvements and/or supplemental services are paid entirely by property owners within the PID who receive special benefits from the capital improvements or services. **A PID may only be used to pay for public improvements.**

A PID is comprised of properties, whose owners have petitioned the City to form a PID. The City Council establishes a PID by adoption of a resolution after a public hearing and filing of the resolution with the County within 7 days of adoption. Written notification of the public hearing is published and mailed to all property owners in the proposed PID. By petition, the owners pledge to pay an assessment in order to receive enhanced services and/or improvements within the District. The PID must demonstrate that it confers a benefit, not only to the properties within the district, but also to the "public" which includes the City.

The purpose of this PID policy is to outline the issues to be addressed by the owner of the taxable real property liable for assessment petitioning for creation of a PID ("Petitioner") before the City Council can support the establishment of a PID. The PID policy outlines such things as petition requirements, qualified costs, financing criteria, information disclosures to property owners, and the determination of annual plans, budgets, and assessments.

GENERAL

1. A PID may be created and utilized to construct qualified public improvements and/or reimburse a portion of the Developer's actual and documented costs required for public improvements to serve the development. Such incremental costs shall be associated with the construction of qualified public improvements.
2. PIDs must be self-sufficient and not require the City to incur any costs associated with the formation of the PID, bond issuance costs, PID administration or the construction of PID improvements. The Petition shall include a statement that the Petitioners shall arrange for any financing needed for the development of the PID.
3. PID petition signatures should reflect that a reasonable attempt was made to obtain the full support of the proposed PID by the majority of the property owners located within the

proposed PID. Priority will be given to proposed PIDs with the support of 100% of the landowners within a PID.

4. PID petitions will be more likely to be approved if the project includes one or more aspects of the following types of improvements:
 - a. Which generate economic development benefits to the City;
 - b. Which provide for improvements in the public right of way (e.g., entryways, landscaping, fountains, specialty lighting, art, decorative and landscaped streets and sidewalks, bike lanes, multi-use trails, signage);
 - c. Which meet community needs (e.g., enhanced drainage improvements, land and infrastructure for re-irrigation of treated wastewater, off-street public parking facilities, pedestrian connectivity, wastewater and/or water system improvements, which create new or enhanced public roads and streets and which enhance and create opportunities to redevelop older or underutilized areas of the City);
 - d. Which exceed development requirements of the City; in particular enhanced architectural standards, enhanced landscaping, lighting which preserves dark skies, and which provide for a superior design of lots or buildings;
 - e. Which provide for increased recreation and open space opportunities for public use;
 - f. Which protect and preserve natural amenities and environmental assets such as the lakes, trees, creeks, ponds, floodplains, slopes, hills, viewscapes, and wildlife habitats;
 - g. Which protect and preserve existing historical buildings, structures, features or places and preserve the rural and community amenities or features that further reflect the City's character would otherwise be of special benefit to the property users or community; and
 - h. Which are associated with property located within the city limits of the City of Lockhart.
5. A PID's budget shall include sufficient funds to pay for all costs, including the cost of establishing the PID, issuance of PID bonds, if any, as well as including funds for additional administrative and/or operational costs and management costs.
6. A Landowner's Agreement must be recorded in the Official Public Records of the County in which the PID is located which, among other things, will notify any prospective owner of the existence or proposal of special assessments on the property. All closing statements and sales contracts for lots must specify who is responsible for payment of any existing

PID assessment or a *pro rata* share thereof until such time as the PID assessment is paid in full.

7. Any requested adjustments or deviations from the terms of this Policy for a PID shall be clearly requested and explained (including a detailed description of the basis for such a request under Chapter 372 of the Texas Local Government Code) in the PID petition for that PID. Any adjustments or deviations granted are at the sole discretion of the City Council.
8. A PID must be identified as a PID with use of signage along the main entry/exits located at the boundaries of the PID. All signage shall be clearly visible to all motorists entering and exiting the PID.
9. Property owned by the City of Lockhart or that is intended to be conveyed or dedicated to the City and that is located in the boundaries of the PID shall not be subject to any assessment by the PID.
10. No PIDs will be allowed to be created that overlap the boundaries of another PID.
11. Annual Service and Assessment Plan updates, as required by Chapter 372 of the PID Act, shall be provided for if a PID is created in response to a petition.

PETITION REQUIREMENTS

1. In addition to the requirements of Texas Local Government Code §372.005(a) the petition must include the following: PID petitions shall include this additional note: "With respect to community property, the City may accept the signature of a spouse as a representation of both spouses that they support the creation or renewal of the PID absent a separate property agreement. *However, if City staff is made aware of any disagreement among owners of community property, those petitions will not be counted.*
2. Signatures for PID petitions must be gathered not more than six months preceding submittal of the PID Application, unless otherwise approved by the City.
3. PID petitions shall include this language: The City shall, upon reasonable prior written notice to the Developer and during normal business hours, have the right to audit and inspect the Developer's records, books, and all other relevant records related to amounts that may be reimbursed by the proceeds of any PID bonds. The Parties agree to maintain the appropriate confidentiality of such records, unless disclosure of such records and information shall be required by a court order, a lawfully issued subpoena, State Law, municipal ordinance, or at the direction of the Office of the Texas Attorney General.
4. All PID Agreements shall include Indemnification language for construction of public improvements as follows:

**DEVELOPER COVENANTS AND AGREES TO FULLY INDEMNIFY AND
HOLD HARMLESS, CITY (AND THEIR ELECTED OFFICIALS,**

EMPLOYEES, OFFICERS, DIRECTORS, AND REPRESENTATIVES), INDIVIDUALLY AND COLLECTIVELY, FROM AND AGAINST ANY AND ALL COSTS, CLAIMS, LIENS, DAMAGES, LOSSES, EXPENSES, FEES, FINES PENALTIES, PROCEEDINGS, ACTIONS, DEMANDS, CAUSES OF ACTION, LIABILITY AND SUITS OF ANY KIND AND NATURE BROUGHT BY ANY THIRD PARTY AND RELATING TO DEVELOPER'S CONSTRUCTION OF THE PUBLIC IMPROVEMENTS INCLUDING BUT NOT LIMITED TO, PERSONAL INJURY OR DEATH AND PROPERTY DAMAGE, MADE UPON CITY OR DIRECTLY OR INDIRECTLY ARISING OUT OF, RESULTING FROM OR RELATED TO DEVELOPER OR DEVELOPER'S CONTRACTORS' NEGLIGENCE, WILLFUL MISCONDUCT OR CRIMINAL CONDUCT IN ITS ACTIVITIES, INCLUDING ANY SUCH ACTS OR OMISSIONS OF DEVELOPER OR DEVELOPER'S CONTRACTORS, ANY AGENT, OFFICER, DIRECTOR, REPRESENTATIVE, EMPLOYEE, CONSULTANT OR SUBCONSULTANTS OF DEVELOPER OR DEVELOPER'S CONTRACTORS AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, DIRECTORS AND REPRESENTATIVES, ALL WITHOUT, HOWEVER, WAIVING ANY GOVERNMENTAL IMMUNITY AVAILABLE TO CITY, UNDER TEXAS LAW AND WITHOUT WAIVING ANY DEFENSES OF THE PARTIES UNDER TEXAS LAW. THE PROVISIONS OF THIS INDEMNIFICATION ARE SOLELY FOR THE BENEFIT OF THE CITY AND ARE NOT INTENDED TO CREATE OR GRANT ANY RIGHTS, CONTRACTUAL OR OTHERWISE, TO ANY OTHER PERSON OR ENTITY. DEVELOPER SHALL PROMPTLY ADVISE CITY IN WRITING OF ANY CLAIM OR DEMAND AGAINST CITY, RELATED TO OR ARISING OUT OF DEVELOPER OR DEVELOPER'S CONTRACTORS ACTIVITIES UNDER THIS AGREEMENT AND SHALL SEE TO THE INVESTIGATION AND DEFENSE OF SUCH CLAIM OR DEMAND AT THE DEVELOPER'S COST TO THE EXTENT REQUIRED UNDER THE INDEMNITY IN THIS PARAGRAPH. CITY SHALL HAVE THE RIGHT, AT THEIR OPTION AND AT THEIR OWN EXPENSE, TO PARTICIPATE IN SUCH DEFENSE WITHOUT RELIEVING DEVELOPER OF ANY OF ITS OBLIGATIONS UNDER THIS PARAGRAPH.

IT IS THE EXPRESS INTENT OF THIS SECTION THAT THE INDEMNITY PROVIDED TO THE CITY AND THE DEVELOPER SHALL SURVIVE THE TERMINATION AND / OR EXPIRATION OF THIS AGREEMENT AND SHALL BE BROADLY INTERPRETED AT ALL TIMES TO PROVIDE THE MAXIMUM INDEMNIFICATION OF THE CITY AND / OR THEIR OFFICERS, EMPLOYEES, REPRESENTATIVES AND ELECTED OFFICIALS PERMITTED BY LAW.

5. For a district to be established, a petition shall include the following:
 - a. Evidence that the petition's signatures meet the state law requirements, or the petition must be accompanied by a reasonable fee to cover the City's costs of signature

verification. If the proposed district is an expansion of an existing district, a petition for the new portion of the district must identify each subdivision, or portion thereof, within the proposed boundaries of the new district, and each subdivision or portion thereof that is not currently in an existing PID shall individually satisfy the requirements for a petition under Section 372.005 of the Texas Local Government Code. Subdivision has the meaning assigned by Section 232.021 of the Texas Local Government Code.

b. Map of the area, a legal description of the boundaries of the district for the legal notices and a "commonly known" description of the area to be included in the district.

c. Statement that the petitioners understand that the annual Service and Assessment Plan for the district is subject to review by City staff with final approval by the City Council.

d. A narrative description of the project and how it meets or exceeds the types of public improvements discussed in General (4).

DOCUMENTS AND INFORMATION REQUIRED IN CONJUNCTION WITH THE PETITION

The following issues must be addressed before the City Council will take action on a petition.

A non-refundable application fee as set in the Master Fee Schedule, or as set out in a Professional Services Reimbursement agreement between the City and Developer will be required with the filing of a petition to create a PID. This fee is regulatory in character and approximates the costs of evaluating the PID petition. In addition to the application fee, any other related City-required cost, limited to actual costs as are documented by the City, is the responsibility of the Developer.

1. A petition must include a current tax roll and a statement indicating the owners' support for the petition.
2. A copy of the Preliminary PID Finance Plan shall be submitted with the petition. This Finance Plan shall include at a minimum:
 - a. Targeted gross bond amount;
 - b. Estimated *ad valorem* revenue generated;
 - c. Annual assessment per unit;
 - d. Estimated number of bond issuances;
 - e. Proposed maturity dates for PID Bonds; and
 - f. Any other such supporting information related to the success of the PID.

3. A copy of a Project Feasibility Study which demonstrates the economic feasibility of the project and includes the following information:
 - a. An Assessment Revenue Pro forma for the proposed development costs of the PID;
 - b. A financial review of the development projections and absorption schedule;
 - c. Analysis of above describing the timing and amount PID assessment revenue which will be generated based upon varying levels of assessments; and
 - d. Comparison of the PID as built-out with other similar projects in the area that will not have an assessment.

DOCUMENTS AND INFORMATION REQUIRED PRIOR TO THE PUBLIC HEARING

In addition to the requirements of Section 372.009 of the Texas Local Government Code the following information shall be submitted for review by the City prior to the public hearing:

1. PID Financing Agreement between the City and the Developer. The PID Financing Agreement shall contain a section which clearly identifies the benefit of the PID to the affected property owners and to the City as a whole (i.e., public purpose) and also evidence of insurance;
2. Service and Assessment Plan. The Developer shall prepare and present an ongoing service plan which shall include an assessment plan (Service and Assessment Plan) to the City Council for review and approval. The plan must cover a period of at least five years and must define the annual indebtedness and projected costs of the PID improvements and the proposed assessments on the various classes of covered property under the plan. The Service and Assessment Plan shall include but is not limited to:
 - a. A description of the proposed method of assessment including the classes of covered property;
 - b. An apportionment of the costs between the PID and the City, if any;
 - c. A description of the management of the PID; and
 - d. If applicable, all City-owned land within the district.
3. Appraisal.

4. Proof that any liens on the Properties to be included in the District will be subordinated to creation of the PID;
5. Consent Agreement to Dissolution of the PID if Project is not developed.
6. Any additional information required by the City to evaluate the Feasibility Report.

PID ADMINISTRATION

1. The City may contract with a qualified third-party company to manage and administer the PID, subject to appropriate oversight by City staff.
2. The City's contract with a qualified third party to manage and administer the PID for the City shall provide for the contractor to:
 - a. Prepare and submit a Budget and Five Year Service Plan to the City Council for consideration and adoption. The budget shall provide for sufficient funding to pay for all costs above and beyond the City's ordinary costs, including additional administrative and/or operational costs as well as additional maintenance costs resulting from the PID.
 - b. Provide for the calculation of the assessment and allocation to the respective parcels in the PID and shall provide for the billing of the assessments to the property owners or provide information to the County Tax Assessor if the City has contracted with that entity to collect the assessments.
 - c. Prepare annual updates and reports for the Service and Assessment Plan as required by Chapter 372 of the Texas Local Government Code and submit an annual Service and Assessment Plan in a form appropriate for consideration and adoption by the City Council each year and assist the City Council and staff in adopting the annual Service and Assessment Plan updates.
 - d. Prepare annual reports reflecting the expenditure of Bond Proceeds or the reimbursement of Developer expenditures as appropriate.
 - e. Prepare annual reports reflecting the imposition and collection of the assessments and the balances in the various accounts related to the PID to be provided to City Council on a monthly or other periodic basis as may be required by the City.
 - f. Prepare and provide any other reports or information required of the City or the Project under Chapter 372 of the Texas Local Government Code.
3. The contract with a third party to manage the PID shall not preclude the City from entering into a contract with another taxing unit for the collection of the assessments levied for the PID.
4. The City may alternatively provide for the administration of the PID through in-house resources.

5. Provision for the costs associated with the provision of the administrative services, whether the services are provided by third parties or the City, shall be included in any budget proposed by the Developer and may include but is not limited to allocation of interest on the assessment to the extent authorized under Chapter 372 of the Texas Local Government Code.
6. Any management firm for a PID shall be required to submit quarterly reports of all activities and expenditures to the City until the project is 80% built out.
7. The City may request an independent audit at any time.

ADDITIONAL PROJECT CRITERIA

In agreeing to form a PID for which debt will be issued to fund the costs of constructing qualified public improvements, the City will require the following:

1. The property owner must demonstrate to the City that it has the expertise to complete the new development that the PID will support.
2. The property owner must provide the City with its sources of funding the public improvements not being funded by the PID unless such improvements have already been constructed by the property owner prior to the PID funding.
3. The proposed development must be consistent with the entitlements on the property. All required zoning must be in place for the development of the portion or phase of the Property to be assessed by the PID Bond issue prior to the issuance of any PID bonds for that portion of the property.
4. The property owner must provide evidence to the City that the utility service provider has or will have sufficient capacity to provide all necessary utility services for the development of the portion or phase of the Property to be assessed by the PID Bond issue prior to the issuance of any PID bonds for that portion of the property.
5. All reasonable estimated costs must be identified before a decision is reached on a request to issue bonds for a PID. Costs to be identified include costs related to establishing the district, costs for construction and/or the acquisition of improvements, the maintenance and operation of improvements (if any) and PID administrative costs.
6. If the City elects to hire a qualified third party PID administrator to administer the PID, the costs for such administration shall be paid for with PID funds.

BOND SIZE LIMITATIONS

The following limitations and performance standards shall apply to a PID debt issue approved by the City:

1. Minimum appraised value to lien ratio at date of each bond issue: 3:1
2. Minimum annual permitted increase for the debt service component of the annual assessment installment: 0-2%

3. Maximum maturity for each series of bonds (to extent allowed by law): 30 years

The aggregate principal amount of bonds required to be issued shall not exceed an amount sufficient to fund: (i) the actual costs of the qualified public improvements; (ii) required reserves and capitalized interest during the period of construction and not more than 12 months after the completion of construction and in no event for a period greater than three (3) years from the date of the initial delivery of the bonds; and (iii) any costs of issuance. Provided, however that to the extent the law(s) which limit the period of capitalized interest to 12 months after completion of construction change, the foregoing limitation may be adjusted to reflect the law(s) in effect at the time of future bond issuances. Additional terms may be considered by the City if the public improvements are constructed in phases or multiple bond sales are contemplated for the project.

FINANCING CRITERIA

1. The PID may seek bond issues in advance of construction of an individual phase of a project subject to compliance with these standards.
2. No City backing or moral obligations will be utilized to fund or support the PID bonds.
3. All proposed subsequent PID bond issues for a project, if any, will be subject to approval by the City Council.
4. Special assessments on any given portion of the property may be adjusted in connection with subsequent bond issues as long as an agreed-upon maximum annual assessment rate is not exceeded for a project or phase, and the special assessments are determined in accordance with the Service and Assessment Plan and the PID Act. Special assessments on any portion of the property will bear a direct proportionate relationship to the special benefit of the public improvements to that improvement area. In no case will assessments be increased for any parcel unless the property owner of the parcel consents to the increased assessment.
5. The City shall not be obligated but may choose to do so at its sole discretion, to provide funds for construction of any improvement except from the proceeds of the PID bonds and PID assessments.
6. Each PID Bond Indenture will contain language precluding the City from making any debt service payments for the PID bonds other than from available special assessment revenues.
7. A PID will be responsible for payment of all the City's reasonable and customary costs and expenses including the cost of any appraisal.
8. Any PID bond issued will include a Reserve Fund in an amount equal to the lesser of: (i) the maximum annual debt service on the bonds; (ii) 10 percent of the Bond Par Amount; or (iii) 125 percent of the average annual debt service and that such Reserve Fund will be funded from bond proceeds at the time bonds are issued.
9. All public infrastructure within the PID that is to be reimbursed must include a minimum of three (3) bidders approved by the City and the Developer.

10. All Developers and significant landowners will provide any required continuing disclosure obligations associated with the issuance of PID bonds as required under the Indenture or any other regulatory agreement or regulatory agency.
11. All construction of improvements is subject to City review and provision shall be made for dedication to City or to another appropriate entity.
12. PID bonds must be issued within 12 months from the date of the resolution creating the PID.

MISCELLANEOUS

1. Severability: If any section, subsection, sentence, clause, phrase, or word of this policy is declared unconstitutional or invalid for any purpose, the remainder of this policy shall not be affected.
2. No Liability of City or Public Officials. Neither the City, a public official, employee, or representative shall be responsible for any liability arising under or growing out of any approved PID. Any obligation or liability of the Developer whatsoever that may arise at any time under the approved PID or any obligation or liability which may be incurred by the Developer pursuant to any other instrument transaction or undertaking as a result of the PID shall be satisfied out of the assets of the Developer only and the City shall have no liability.

Summary of PID Policy

I. Overview: Purpose, nature, of a PID

II. General:

1. May be used to construct public improvements or reimburse developer for cost of same.
2. PID is self-sufficient & does not require City to incur costs.
3. PID petition signatures reflect support from majority of owners.
4. PID petition likely to be approved if it:
 - a. Generates economic development.
 - b. Provides for ROW improvements.
 - c. Meets community needs (examples)
 - d. Exceeds development standards of the City (examples)
 - e. Provides for increased recreation/open space for public.
 - f. Protects natural amenities and environmental assets.
 - g. Protects historic buildings and features.
 - h. Is associated with property inside the City.
5. PID budget to include funds for all costs.
6. Landowner's Agreement must be recorded in county records and serve as notice.
7. Requested deviations must be clearly identified.
8. PID must be identified with signage.
9. City property in the PID boundaries not subject to assessment.
10. No PID that overlaps another PID.
11. Annual Service and Assessment Plan updates required.

III. Petition Requirements:

1. Language regarding community property
2. Signatures to be gathered not more than six months prior to PID application unless otherwise approved.
3. Shall include language regarding City's right to inspect Developer's records.
4. Specific indemnification language required.
5. Signatures must meet state law requirements of include fee to cover cost of City's signature verification.
6. Map/description of property.
7. Statement re annual Service and Assessment plan.
8. Narrative description of project & how it meets or exceeds II 4 above.

IV. Documents to accompany petition, in addition to application fee:

1. Current tax roll and owner statement.
2. Preliminary PID Finance Plan that includes:
 - a. Gross bond amount
 - b. Estimated *ad valorem* revenue generated.
 - c. Annual assessment per unit.
 - d. Estimated number of bonds issuances.
 - e. Proposed maturity dates for PID Bonds; and
 - f. Any other such supporting information related to the success of the PID.
3. A copy of a Project Feasibility Study including:
 - a. An Assessment Revenue Pro forma.
 - b. A financial review of the development projections and absorption schedule.
 - c. Analysis of timing and amount of assessment revenue which will be generated.

- b. Comparison of the PID as built-out with other similar projects.
- V. Documents/Info. required before public hearing:
 - 1. PID Financing Agreement between the City and the Developer.
 - 2. Service and Assessment Plan, which includes:
 - a. Proposed method of assessment
 - b. Apportionment of costs between PID and City if any
 - c. Description of management of PID
 - d. If applicable, all City-owned land within the district.
 - 3. Appraisal.
 - 4. Proof that liens on the Properties will be subordinated to creation of the PID.
 - 5. Consent Agreement to Dissolution of the PID if Project is not developed.
 - 6. Any additional information required by the City.
- VI. PID Administration:
 - 1. City may contract with 3rd party management company.
 - 2. City contract with 3rd party contract to include:
 - a. Budget and five-year service plan.
 - b. Calculation of the assessment and allocation for parcels.
 - c. Annual updates required by Ch. 372.
 - d. Annual reports re expenditure of bond proceeds or reimbursement
 - e. Prepare annual reports re imposition and collection of the assessments and the balances related to the PID to be provided to City Council on a monthly or other periodic basis.
 - e. Any other information required of the City or the Project under Chapter 372.
 - 3. Third party contract shall not preclude city from contracting with another taxing unit for collection of assessments.
 - 4. City may administer PID in-house.
 - 5. Provision for costs of administrative services.
 - 6. Any management firm required to submit quarterly reports until 80% buildout.
 - 7. City may request an independent audit at any time.
- VII. Additional Project criteria—City will require:
 - 1. Demonstration of expertise to complete the new development.
 - 2. Property owner to provide sources of funding of public improvements not funded by PID.
 - 3. Consistency with entitlements on property, incl. zoning.
 - 4. Evidence that utility provider has capacity.
 - 5. Estimated costs identified before request to issue bonds.
 - 6. Third party costs to be paid with PID funds.
- VIII. Bond Size Limitations:
 - 1. Minimum appraised value to lien ratio at date of each bond issue: 3:1.
 - 2. Minimum annual permitted increase for the debt service component of the annual assessment installment: 0-2%.
 - 3. Maximum maturity for each series of bonds: 30 years.
 - 4. The aggregate principal amount of bonds issued shall not exceed actual costs of public improvements; required reserves and capitalized interest; any costs of issuance, adjusted as necessary to comply with law.
- IX. Financing Criteria
 - 1. PID may seek bond issues in advance of construction of an individual phase of a project subject to compliance with these standards.

2. No City backing or moral obligations will be utilized to fund or support the PID bonds.
 3. All proposed subsequent PID bond issues for a project, if any, will be subject to approval by the City Council.
 4. Special assessments may be adjusted in connection with subsequent bond issues as long as specific requirement met.
 5. The City shall not be obligated but may provide funds for construction of any improvement from the proceeds of the PID bonds and PID assessments.
 6. Each PID Bond Indenture will contain language precluding the City from making any debt service payments for the PID bonds other than from available special assessment revenues.
 7. PID will be responsible for payment of the City's reasonable and customary costs and expenses.
 8. Any PID bond issued will include a Reserve Fund equal to the lesser of: (i) the maximum annual debt service on the bonds; (ii) 10 percent of the Bond Par Amount; or (iii) 125 percent of the average annual debt service and that such Reserve Fund will be funded from bond proceeds at the time bonds are issued.
 9. All public infrastructure within the PID that is to be reimbursed must include a minimum of three (3) bidders approved by the City and the Developer.
 10. All Developers and significant landowners will provide any required continuing disclosure obligations associated with the issuance of PID bonds as required under the Indenture or any other regulatory agreement or regulatory agency.
 11. All construction of improvements is subject to City review and provision shall be made for dedication to City or to another appropriate entity.
 12. PID bonds must be issued within 12 months from the date of the resolution creating the PID.
- X. Miscellaneous
1. Policy is severable
 2. Neither the city or any city official or employee shall be liable obligations arising from the PID.

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: June 20, 2023

AGENDA ITEM CAPTION: Discuss adopting a Professional Services Agreement between the City and the Red Oak Development Group to reimburse the City for professional fees incurred relating to the consideration of the project.

ORIGINATING DEPARTMENT AND CONTACT: Development Services - Monte Akers,
David Fowler

ACTION REQUESTED: Agreement

BACKGROUND/SUMMARY/DISCUSSION: The City is working with Red Oak Development Group regarding the creation of a Public Improvement District which will be funded through assessments against the benefitted property in the PID, which may include issuance of PID bonds. This Professional Services Agreement (aka Escrow Agreement) provides that the City's costs for consultants (engineering, legal, bond counsel and PID administration) will be paid by the developer, commencing with a payment of \$50,000, which shall be retained in a segregated account, and against which the City shall draw as costs are incurred. When the balance in the account is reduced to less than \$10,000, the developer shall be required to make additional payments in \$5,000 increments. Funds in the account shall be used solely to pay for professional services.

PROJECT SCHEDULE (if applicable): N/A

AMOUNT & SOURCE OF FUNDING:

Funds Required:

Account Number:

Funds Available:

Account Name:

FISCAL NOTE (if applicable): N/A

PREVIOUS COUNCIL ACTION: Discussion only.

COMMITTEE/BOARD/COMMISSION ACTION: N/A

STAFF RECOMMENDATION/REQUESTED MOTION: Approval and execution of the Agreement.

LIST OF SUPPORTING DOCUMENTS: Professional Services Agreement- Red Oak - Lockhart (Dev v 6-16-23)

City of Lockhart, Texas

Council Agenda Item Cover Sheet

PROFESSIONAL SERVICES AGREEMENT

(Red Oak)

This Professional Services Agreement (this “**Agreement**”), effective as of the ____ day of _____, 2023, (the “**Effective Date**”), is made and entered into by and between the City of Lockhart, Texas, a home rule municipality incorporated under the laws of the State of Texas (the “**City**”), and Red Oak Development Group, LLC, a Texas limited liability company (the “**Developer**”), regarding certain Property described below and located within the corporate limits and extraterritorial jurisdiction of the City.

RECITALS

WHEREAS, the Developer intends to purchase and develop an approximate 498.2-acre tract of land, described and attached as **Exhibit A**, incorporated herein (the “Property”), which development may include creation of a public improvement district or other district recognized by the City; and

WHEREAS, the City and Developer acknowledge that the development will require the City to retain consultants to provide a wide variety of professional services including, but not limited to, engineering services, financial services and legal services determined by the City in its sole, but reasonable, judgment (collectively, the “**Professional Services**”), which will be needed to (i) assess the City’s current ordinances, and potentially draft new ordinances applicable to the Property, (ii) assess infrastructure needs and demands, traffic needs and demands, City services needs and demands, and water and wastewater infrastructure needs and demands applicable to the Property, and (iii) assess legal issues that affect the City and will be associated with or necessitated by the possible development of the Property and creation of a Public Improvement District (“**PID**”) for the Property; and

WHEREAS, the Developer hereby agrees to pay for Professional Services as provided in **Exhibit B**, attached hereto and incorporated herein, and those Professional Services of any additional consultants reasonably required by the City and approved in writing by the Developer (collectively, the “**Consultants**”); and

WHEREAS, it is stipulated and agreed by the Parties that the terms of Local Government Code Sections 212.901 and 212.904 have been satisfied; and

WHEREAS, the City Council of the City, by and through this Agreement, shall maintain sufficient controls to ensure that the public purpose and best interests of the City are carried out.

AGREEMENT

NOW THEREFORE, in consideration of the mutual benefits and promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and the Developer (collectively “**Parties**” and each individually a “**Party**”) agree as follows:

1. Recitals. The representations, covenants, and recitations set forth in the foregoing Recitals are material to this Agreement and are incorporated into and made a part of this Agreement.

2. Exhibits. All Exhibits referenced in this Agreement, and listed below, are incorporated herein for all purposes; specifically:

Exhibit A – Property Description and Map

Exhibit B – Approved Rates for Consultant

3. Payment for Professional Services for Certain Development Projects. In addition to the City’s regular administrative and filing fees, the Developer shall be responsible for payment of the actual costs and expenses associated with all expenses and professional fees incurred by the City from Consultants based upon invoices for Professional Services relating to the City’s Development Agreements, Planned Development Districts zoning, and the creation of a PID, and any associated amendments to same, with respect to the Property. Such fees are necessary for review of the Property’s impact on the City’s subdivision and zoning plans, infrastructure needs and demands, ordinance creation and revisions, other on-site and off-site matters necessitated by the proposed development of the Property and the PID finance agreement and service and assessment plan regarding the PID financing for the development of the Property.

- (a) Invoices. The Consultants will invoice the City approximately every thirty (30) days with a detailed billing statement of all Professional Services rendered in accordance with this Agreement (except for fees paid at closing of bonds).
- (b) Deposits – Initial Payment and Replenishment. The Developer shall deliver to the City funds in the amount of Fifty Thousand Dollars (\$50,000.00) (“**Initial Payment**”) to be used as a deposit towards the payment of total costs incurred for Professional Services for Consultants. The **Developer Payment** shall be deposited in a segregated account and not be commingled with any other City funds. Developer shall pay and subsequently replenish such Initial Payment by delivering the required funds in FIVE THOUSAND AND NO/100 DOLLAR (\$5,000.00) increments (each, an “**Additional Payment**”) to City within ten (10) business days of written notice from City that the balance in the deposit account has decreased to less than \$10,000.

The Initial Payment together with any Additional Payments shall be collectively referred to herein as the “**Developer Payment**”. If the Developer fails to pay and/or make any Developer Payment(s) in accordance with the requirements of this **Section 3b**, all work by Consultants shall cease until such time as Developer deposits funds sufficient to comply with its obligations under this Section. The Developer Payment and all other funds delivered to the City by the Developer pursuant to this **Section 3** shall be used by the City solely to pay for Professional Services as described in this Section. The City shall refund to the Developer any funds remaining after payment of the Consultants for the Professional Services. Nothing contained herein shall prevent Developer from disputing any charges from Consultants that significantly vary from previous charges to the City for comparable work.

4. Effect of Agreement. This Agreement shall not: (a) confer upon the Developer any vested rights or development rights with respect to the Property; (b) bind or obligate the City to approve any documents or agreements related to the development of the Property; or (c) be considered an impact fee.

5. **RELEASES AND INDEMNIFICATION.**

- A. **NOTHING IN THIS AGREEMENT, THE AGREEMENT ITSELF, AND THE DEALINGS BETWEEN THE PARTIES SHALL BE CONSIDERED AN IMPACT FEE. THE DEVELOPER AND ITS RELATED ENTITIES FULLY AND FOREVER RELEASE AND DISCHARGE THE CITY, ITS PAST AND PRESENT EMPLOYEES, OFFICERS, COUNCIL MEMBERS, APPOINTED OFFICIALS, ATTORNEYS AND OTHER CITY REPRESENTATIVES, INCLUDING THE CONSULTANTS, FROM ANY AND ALL CLAIMS, DEMANDS, CONTROVERSIES, AND CAUSES OF ACTION OF EVERY CONCEIVABLE CHARACTER, PAST AND CURRENT, WITHOUT LIMITATION, ARISING FROM THIS AGREEMENT (COLLECTIVELY “CLAIMS”).**
- B. **THE CITY REPRESENTS AND WARRANTS TO THE DEVELOPER THAT IT HAS NO KNOWLEDGE OF ANY CLAIMS, DEMANDS, CONTROVERSIES OR CAUSES OF ACTION AGAINST THE DEVELOPER ARISING THROUGH THE EFFECTIVE DATE. THE DEVELOPER REPRESENTS AND WARRANTS TO THE CITY THAT IT HAS NO KNOWLEDGE OF ANY CLAIMS, DEMANDS, CONTROVERSIES, OR CAUSES OF ACTION AGAINST THE CITY, ITS PAST AND PRESENT EMPLOYEES, OFFICERS, ATTORNEYS AND OTHER REPRESENTATIVES, ARISING THROUGH THE EFFECTIVE**

DATE. THE DEVELOPER REPRESENTS AND WARRANTS THAT NO PRIOR OWNERS, DEVELOPERS, OR ENTITIES HAVE ASSIGNED, TRANSFERRED OR CONVEYED ANY CLAIM OR CAUSE OF ACTION TO THE DEVELOPER INVOLVING THE CITY.

C. THE DEVELOPER AND ITS RELATED ENTITIES ASSUME THE ENTIRE RESPONSIBILITY AND LIABILITY FOR, AND AGREE TO RELEASE, DEFEND, INDEMNIFY AND HOLD HARMLESS THE CITY, ITS EMPLOYEES, OFFICERS, COUNCIL MEMBERS, APPOINTED OFFICIALS, ATTORNEYS, CONSULTANTS, AND OTHER CITY REPRESENTATIVES (ALL OF THE FOREGOING ARE COLLECTIVELY REFERRED TO AS THE "CITY PARTIES"), FROM ANY AND ALL "CLAIMS" (AS DEFINED IN SECTION 5(A) OF THIS AGREEMENT) ASSERTED BY THE DEVELOPER AGAINST ANY OF THE CITY PARTIES AND ARISING FROM OR IN CONNECTION WITH THIS AGREEMENT, AS AMENDED, INCLUDING ARISING FROM OR IN CONNECTION WITH THE PROFESSIONAL SERVICES, BUT EXCLUDING ONLY CLAIMS FOR, OR IN CONNECTION WITH, A DEFAULT BY THE CITY OR THE CITY PARTIES UNDER THIS AGREEMENT (THE "EXCLUDED CLAIMS"). THIS INDEMNITY WITH RESPECT TO "CLAIMS" IS TO BE CONSTRUED AS BROADLY AS POSSIBLE TO INCLUDE ANY AND ALL LIABILITIES, CLAIMS, COSTS, EXPENSES, JUDGMENTS, CAUSES OF ACTION, DEMANDS, LOSSES WHATSOEVER, INCLUDING BUT NOT LIMITED TO ANY AND ALL CLAIMS, CAUSES OF ACTION, OR DEMANDS WHEREBY ANY LOSS IS SOUGHT AND/ OR INCURRED AND/ OR PAYABLE BY CITY, ITS AGENTS, EMPLOYEES, REPRESENTATIVES AND/ OR INSURERS OR RISK POOLS, BUT SHALL NOT APPLY TO OR INCLUDE ANY EXCLUDED CLAIMS. THIS PROVISION IS TO BE CONSTRUED UNDER THE LAWS OF THE STATE OF TEXAS, AND IT IS EXPRESSLY RECOGNIZED BY ALL PARTIES THAT IT COMPLIES WITH THE CONSPICUOUSNESS REQUIREMENT AND THE EXPRESS NEGLIGENCE TEST AND IS VALID AND ENFORCEABLE AGAINST THE DEVELOPER. THE DEVELOPER HAS CAREFULLY READ, FULLY UNDERSTANDS, AND AGREES TO BE BOUND BY THE TERMS AND CONDITIONS OF THIS PROVISION.

6. Termination. Either Party may terminate this Agreement by providing at least five (5) days written notice of termination. Termination of this Agreement shall be the sole and exclusive remedy of the City or the Developer, as the case may be, for any claim by either Party of any breach of this Agreement by the other Party. The City shall be entitled to pay Consultants for all Professional Services incurred through the date of termination; however,

any excess funds remaining after such payments have been made shall be promptly refunded to the Developer. Notwithstanding any other provision of this Agreement, the obligation to repay such excess funds to the Developer in the event of a termination shall survive any termination of this Agreement, and the Developer does not release or discharge its right to such excess funds.

7. Entire Agreement. This Agreement contains the entire agreement between the Parties with respect to the provision of Professional Services in connection with the development of the Property.
8. Amendment. This Agreement may only be amended by written instrument signed by the Developer and the City.
9. Successors and Assigns. Neither the City nor the Developer may assign or transfer their interest in the Agreement without prior written consent of the other Party, such consent not to be unreasonably withheld, conditioned, or delayed.
10. Notice. Any notice and/or statement required and permitted to be delivered shall be deemed delivered upon the earlier of receipt by hand delivery or email (with confirmation of delivery) or upon deposit of same in the United States Mail, Certified, with Return Receipt Requested, postage prepaid, addressed to the appropriate Party at the following addresses, or at such other addresses provided by the Parties in writing.

DEVELOPER:

Red Oak Development Group
2121 East Sixth Street, Suite 203
Austin, Texas 78702
Attention: Tom Staub

With a copy to:

Coats Rose, PC
16000 North Dallas Parkway, Suite 350
Dallas, Texas 75248
Attention: Michael H. Saks

Telephone: 972-419-4705

CITY:

City of Lockhart, Texas
Attn: City Manager
308 W. San Antonio St.
Lockhart, TX 78644

With a copy to:

Messer, Fort & McDonald
4201 W. Parmer Lane C-150, Austin, Texas 78727
Attn: Patty L. Akers
Telephone: 512-600-2305

11. No Rule of Construction. The Parties acknowledge that this Agreement was prepared by the City solely as a convenience and that all Parties hereto, and their counsel, have read and fully negotiated all the language used in this Agreement. The Parties acknowledges that no rule of construction shall apply to this Agreement which constructs ambiguous or unclear language in favor or against any Party because such Party drafted this Agreement.

12. Applicable Law. This Agreement is made and shall be construed in accordance with the laws of the State of Texas and venue shall lie in Caldwell County, Texas.

13. Severability. In the event any portion or provision of this Agreement is illegal, invalid, or unenforceable under present or future law, then and in that event, it is the intention of the Parties hereto that the remainder of this Agreement shall not be affected thereby, and it is also the intention of the Parties to this Agreement that in lieu of each clause or provision that is found to be illegal, invalid or unenforceable, a provision be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

14. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be considered an original, but all of which shall constitute one instrument.

15. Authority for Execution. The City hereby certifies, represents, and warrants that the execution of this Agreement is duly authorized, and the City Manager or Mayor, each, individually,

has full authority to execute this Agreement and bind the City to the same. The Developer hereby certifies, represents, and warrants that the individual executing this Agreement on behalf of the Developer is duly authorized and has full authority to execute this Agreement and bind the Developer to the same.

IN WITNESS WHEREOF, this Professional Services Agreement has the Effective Date as of the day and year first written above.

CITY OF LOCKHART, TEXAS

By: _____
Lew White, Mayor

STATE OF TEXAS §
 §
COUNTY OF CALDWELL §

This instrument was acknowledged before me on the ____ day of _____ 2023, by Lew White, Mayor of the City of Lockhart, on behalf of the City.

Notary Public, State of Texas

LLC

DEVELOPER: Red Oak Development Group,

By: _____
Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF _____

THIS AGREEMENT was acknowledged before me on this ____ day of _____, 2023, by _____ as the _____ on behalf of the _____, a Texas limited liability company, on behalf of said limited liability company.

(SEAL)

Notary Public, State of _____

EXHIBIT A
PROPERTY DESCRIPTION AND MAP

BEING 498.2 acres of land situated in the J.A. NEILL SURVEY, ABSTRACT NO. 20, Caldwell County, Texas, (Caldwell County Parcel #s 13920 and 13970) as shown in Exhibit A of this document.

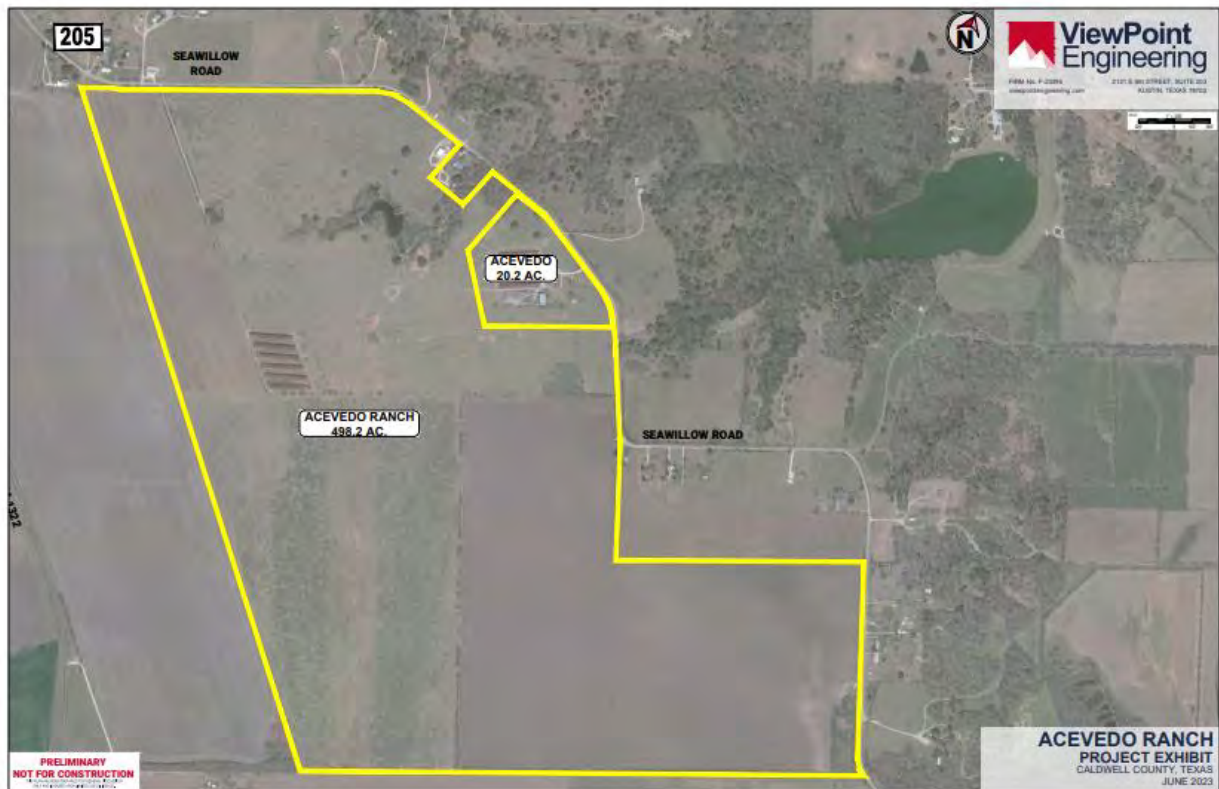


EXHIBIT B

APPROVED CONSULTANTS

City's Attorney: Billing Rate \$225 per hour. Opinion letters for bonds will be a separate flat fee of \$25,000.00 per bond paid at bond closing.

City Engineer or Engineering Consultant: Billing Rates of \$130-331 per hour, depending upon personnel

City Bond Counsel Two percent of par amount of the bond, not less than \$50,000. Paid at bond closing.

PID Administrator (estimate until selected) Billing Rate \$160-\$200 per hour.

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: June 20, 2023

AGENDA ITEM CAPTION: Discuss Resolution 2023-10 authorizing the filing of a grant application with CAPCOG for a regional solid waste grants program grant, and authorizing the Mayor to act on behalf of the City of Lockhart in all matters related to the application; and pledging that if a grant is received the City of Lockhart will comply with the grant requirements of the CAPCOG, the Texas Commission on Environmental Quality and the State of Texas.

ORIGINATING DEPARTMENT AND CONTACT: Public Works - Sean Kelley

ACTION REQUESTED: Resolution

BACKGROUND/SUMMARY/DISCUSSION: The Capital Area Council of Governments (CAPCOG) sent out a Call for Projects for FY 2023 for solid waste management equipment or community collection events. CAPCOG anticipates having a total of \$50,000 to \$60,000 available for funding, and each award will range from \$10,000 to \$25,000 per entity. CAPCOG is also prioritizing equipment purchases over collection events for this round of funding.

There was a tight submission deadline of June 16th to be eligible for grant funds. Purchasing a new 20hp cardboard baler was selected for the grant submission. If awarded the maximum funding amount of \$25,000, the grant would cover most of the \$28,100 cost to purchase a new baler.

This grant does not require a match. However, any remaining funds required for equipment purchase would need to be covered by the receiving entity. If the City is not awarded the solid waste grant, the City would still be eligible for funding in the next grant cycle that begins in September of 2023.

PROJECT SCHEDULE (if applicable): Grant Submission - June 13, 2023.
If awarded, Submit a Purchase Order Prior to August 31, 2023.

AMOUNT & SOURCE OF FUNDING:

Funds Required: \$28,100

Account Number: 560-5774-912-00

Funds Available: \$28,100

Account Name: Machinery and Equipment

FISCAL NOTE (if applicable):

PREVIOUS COUNCIL ACTION:

COMMITTEE/BOARD/COMMISSION ACTION:

City of Lockhart, Texas

Council Agenda Item Cover Sheet

STAFF RECOMMENDATION/REQUESTED MOTION: Staff respectfully recommends approval of Resolution 2023-10.

LIST OF SUPPORTING DOCUMENTS: Resolution 2023-10

RESOLUTION 2023-10

Resolution of the City of Lockhart, Texas authorizing the filing of a grant application with the CAPCOG for a regional solid waste grants program grant; authorizing the Mayor to act on behalf of the City of Lockhart in all matters related to the application; and pledging that if a grant is received the City of Lockhart will comply with the grant requirements of the CAPCOG, the Texas Commission On Environmental Quality and the State of Texas.

Whereas, the CAPCOG is directed by the Texas Commission on Environmental Quality to administer solid waste grant funds for implementation of the COG's adopted regional solid waste management plan; and

Whereas, the City of Lockhart in the State of Texas is qualified to apply for grant funds under the Call for Projects.

Now, therefore, be it resolved by the City of Lockhart in Caldwell County, Texas.

1. That the Mayor is authorized to request grant funding under the CAPCOG Call for Projects of the Regional Solid Waste Grants Program and act on behalf of the City of Lockhart in all matters related to the grant application and any subsequent grant contract and grant project that may result.
2. That if the project is funded, the City of Lockhart will comply with the grant requirements of the CAPCOG, Texas Commission on Environmental Quality and the State of Texas.
3. The grant funds and any grant-funded equipment will be used only for the purposes for which they are intended under the grant.
4. Activities will comply with and support the adopted regional and local solid waste management plans adopted for the geographical area in which the activities are performed.

Passed and approved by the City Council of the City of Lockhart, Texas, on this the 20th day of June, 2023.

APPROVED:

Lew White, Mayor

ATTEST:

APPROVED AS TO FORM:

Julie Bowermon
Interim City Secretary

Monte Akers
City Attorney

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: June 20, 2023

AGENDA ITEM CAPTION: Discuss the semi-annual report from the Impact Fee Advisory Committee concerning the status of implementation of Chapter 31 "Impact Fees" of the Lockhart Code of Ordinances with regard to water, wastewater, and road impact fees.

ORIGINATING DEPARTMENT AND CONTACT: Development Services - David Fowler

ACTION REQUESTED: Consensus

BACKGROUND/SUMMARY/DISCUSSION: In accordance with State law, the Impact Fee Advisory Committee has an ongoing role in monitoring and evaluating implementation of the water, wastewater, and road impact capital improvement plans (CIP's), and submitting semi-annual reports to the City Council. The Committee met on June 14th to consider their 42nd semi-annual report since impact fees were originally adopted on January 15th, 2002. The total impact fee revenue during the period covered by this report was \$1,379,075, and the only expenditures from the impact fee accounts during that time were periodic payments of invoices to the impact fee consultants. Because the new impact fees were adopted May 2, 2023, there are no new recommendations from the Committee. More information is contained in the attached semi-annual report from the Impact Fee Advisory Committee, which is for the period from October 1, 2022 to April 1, 2023..

PROJECT SCHEDULE (if applicable): The next report will cover April-October, 2023, and will be the first period that includes fees paid at the new rates adopted on May 2, 2023.

AMOUNT & SOURCE OF FUNDING:

Funds Required:

Account Number:

Funds Available:

Account Name:

FISCAL NOTE (if applicable): Impact fee revenue helps pay for up to half of the cost of projects listed in the water, wastewater, and road CIPs.

PREVIOUS COUNCIL ACTION: Council adopted updated impact fee assumptions and set new rates at their May 2, 2023 meeting.

COMMITTEE/BOARD/COMMISSION ACTION: The Impact Fee advisory Committee recommended acceptance of the report at its June 14, 2023 meeting. The semi-annual report from the Impact Fee Advisory Committee is attached.

STAFF RECOMMENDATION/REQUESTED MOTION: Accept the attached report for the six-

City of Lockhart, Texas

Council Agenda Item Cover Sheet

month period from October 1, 2022 to April 1, 2023.

LIST OF SUPPORTING DOCUMENTS: Spring 2023 signed committee report to CC, impact fee Exhibit A Spring 2023, Spring 2023 Exhibit B

IMPACT FEE REPORT
To Lockhart City Council – June 2023

PURPOSE

State law requires a continuing semi-annual role for the Impact Fee Advisory Committee in monitoring the progress of implementation of the impact fee ordinance, and in advising the City Council on needed revisions. More specifically, State law provides that the Committee:

- 1) Monitor and evaluate implementation of the capital improvements plans;
- 2) File semi-annual reports with respect to the progress of the capital improvements plans and report to City Council any perceived inequities in implementing the plans or imposing the impact fees; and,
- 3) Advise the City Council of the need to update or revise the land use assumptions, capital improvements plans (CIP's), and impact fees.

This is the 42nd status report since the impact fee ordinance was originally adopted on January 15, 2002, and is for the period from October 1, 2022 to April 1, 2023. It is the eleventh report since the update adopted on April 4, 2017, and is based on the previous capital improvement plans and impact fees, which will be replaced by the new fees adopted on May 2, 2023. The six-month reporting dates align with the fiscal year quarters.

STATUS OF ACCOUNTS

Exhibit A shows revenue totaling \$1,379,075 during the period covered by this report. Fees collected during the six-month period were for 232 new houses, one manufactured home, one new industrial building, and one new senior living facility. The only expenditures were periodic payments of invoices to the impact fee update consultants as they prepared the recently-adopted impact fee update. The water, wastewater, and road impact fee account balances for the previous semi-annual report, as well as the current balances as of April 1, 2023, including accrued interest, are shown in the table.

The total estimated cost of all of the projects in the capital improvement plans in effect during the six-month reporting period was \$58,311,537. However, the City Council adopted one-half that amount as the maximum to be collected by April 1, 2027, which is the end of the ten-year CIP period, so the maximum fees are based on an estimated cost of all three CIP's being \$29,155,769. The total of all impact fees spent on CIP projects so far since the April 4, 2017 update is \$673,073, which does not include payments to the impact fee update consultants. The total amount still to be spent is \$28,482,696. The total balance available remaining collectively in the four impact fee accounts that can be used toward meeting that goal, is

currently \$5,353,360. The amounts received under the new fee structure and the cost of CIP projects in the updated impact fee study will be reflected in the next semi-annual report.

TRENDS

The bar graph in **Exhibit B** illustrates the impact fee collection trends beginning with the first semi-annual report in July 2003. The trends generally reflect the state of the economy, as well as the availability of lots for residential development. Housing production and platting of new subdivisions have increased, with the total impact fee revenue in this six-month reporting period much higher than the previous reporting period, which was an all-time high. This one is the highest since the City began the semi-annual reports in 2003. It is important to build a healthy balance in all of the accounts because there is interest in development where the City does not currently have adequate infrastructure, but where many of the needed projects are already listed in the impact fee CIP's.

UPDATE

This report reflects the impact fee update completed and adopted in 2017, as the statutory five year up-date was still in process through the report period. The impact fees are based on the estimated cost of the projects in each CIP, and those costs are now out-of-date. In addition, the CIP's are intended to reflect the anticipated growth of the city, and the rapid population growth we are experiencing may require changes in the location and size of projects that are in the current CIP's, and/or may support adding new projects in future reviews of the city's CIP.

RECOMMENDATION

The Committee met on June 14, 2023, and unanimously voted to forward this semi-annual report to the City Council for the period ending on March 31st, 2023, recommending that no further changes are necessary at this time.

Respectfully,

A handwritten signature in black ink, appearing to read 'Philip Ruiz', is written over a circular stamp or seal.

Philip Ruiz, Chair
Impact Fee Advisory Committee

EXHIBIT A

SPRING 2023 IMPACT FEE ACCOUNT BALANCES¹

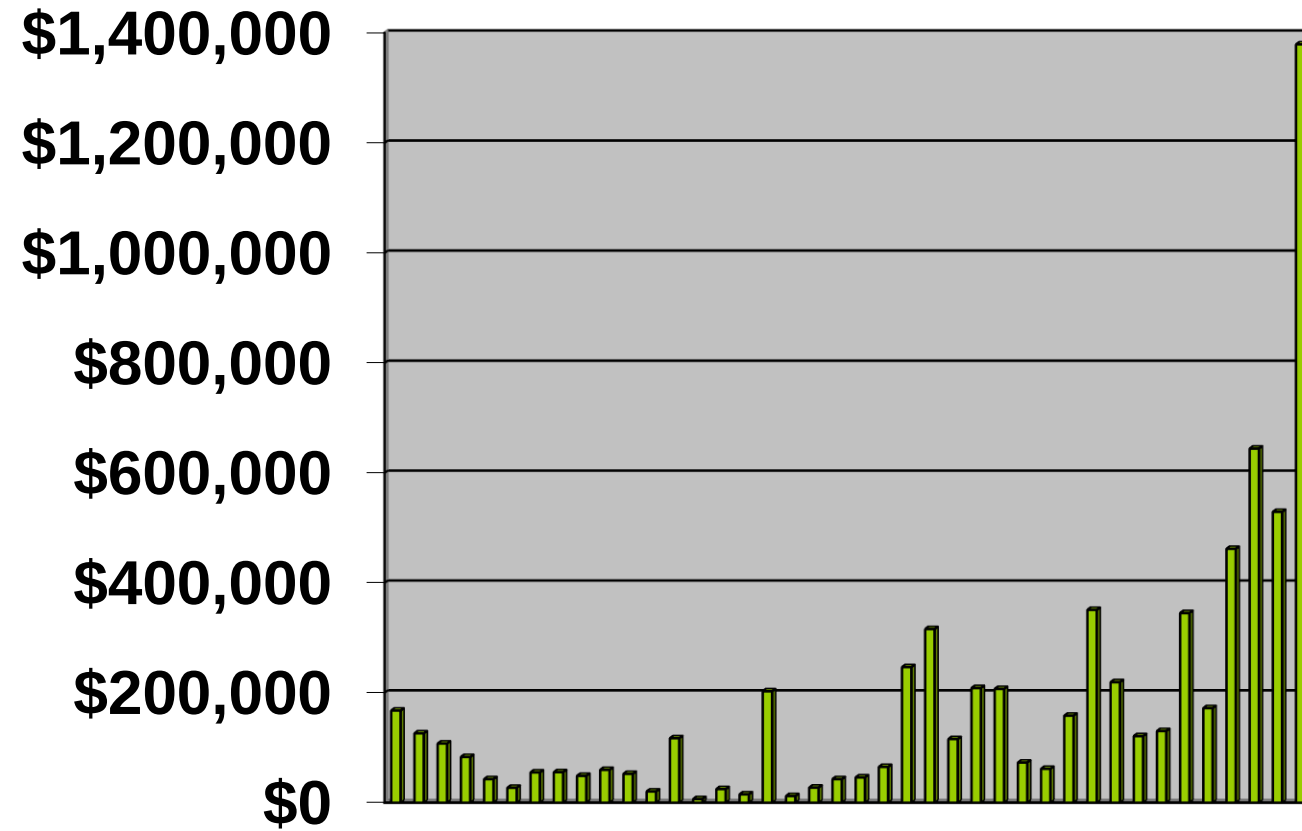
	<u>October 1, 2022</u>	+	Revenue ²	–	Expense ³	=	<u>April 1, 2023</u>
Water	1,316,042		459,174		5,116		1,770,101
Wastewater	1,142,365		357,480		4,129		1,495,502
Roads (Service Area 1)	896,893		413,803		6,059		1,304,727
Roads (Service Area 2)	783,030		148,618		6,059		783,030
TOTAL	\$4,138,797		\$1,379,075		\$21,363		\$5,353,360

1. *All amounts have been rounded to the nearest dollar.*
2. *Revenue amounts include accrued interest.*
3. *Expenses were due to invoices from impact fee update consultants.*

One-half total CIP estimated cost (estimated 100% cost of all projects is \$58,311,537):	\$29,155,769
Total spent on projects since adoption of Ordinance 2017-08 on April 4, 2017:	\$673,073
Remaining amount of 1/2 estimated cost not yet spent:	\$28,482,696
Current balance on April 1, 2023:	\$5,353,360

NOTE: *The CIP cost information is the total for the capital improvements plans adopted by Ordinance 2017-08 on April 4, 2017, with all amounts rounded to the nearest dollar. This amount will reset with the next report.*

Exhibit B
IMPACT FEE SEMI-ANNUAL REVENUE
July 2003-April 2023



City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: June 20, 2023

AGENDA ITEM CAPTION: Discussion the proposed Emergency Services District No. 5 petition, public hearing, and election.

ORIGINATING DEPARTMENT AND CONTACT: Administration - Steven Lewis

ACTION REQUESTED: Direction

BACKGROUND/SUMMARY/DISCUSSION: On June 13, 2023 the Caldwell County Commissioners Court met and discussed/considered a petition that has been received by the County for Emergency Services District No. 5. The Commissioners Court unanimously passed Resolution 18-2023 setting a public hearing to receive comments regarding the petition to be held at 9:30 a.m. on June 26, 2023. Also during the Commissioners Court meeting, the petition was certified by the County and Judge Haden spoke about the goal of having a county wide system for EMS explaining that while the County gives support to both the Lockhart and Luling EMS systems no ambulances are presently stationed in the County. Cean Charles, the director the the City of Lockhart - Caldwell County EMS, also spoke during the meeting explaining that the Ascension contract for EMS services was ending. Director Charles further provided potential benefits of having a county wide system to provide a superior EMS service.

Staff requests that the Council determine whether a city representative should offer pertinent testimony at the public hearing scheduled for June 26, 2023.

PROJECT SCHEDULE (if applicable): N/A

AMOUNT & SOURCE OF FUNDING:

Funds Required:

Account Number:

Funds Available:

Account Name:

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: Caldwell County Resolution 18-2023

City of Lockhart, Texas

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RESOLUTION 18-2023
A RESOLUTION SETTING PUBLIC HEARING TO RECEIVE COMMENTS REGARDING
A PETITION CREATING CALDWELL COUNTY EMERGENCY SERVICES DISTRICT NO. 5

WHEREAS, Chapter 775, Texas Health and Safety Code, governs the creation of emergency services districts (individually, an “ESD”) within the State of Texas;

WHEREAS, ESDs are political subdivisions of the State of Texas that support or provide local emergency services, including emergency medical services;

WHEREAS, Chapter 775 authorizes the qualified voters who own taxable real property to petition their county commissioners court(s) to order an election creating an emergency services district that contains the qualified voters’ taxable real property.

WHEREAS, the Caldwell County Judge has received such a petition to create an county-wide ESD that will support and provide emergency medical services, including emergency medical ambulance services;

WHEREAS, the County Judge has determined that the petition makes the required showings under Section 775.013, Texas Health and Safety Code, and has filed the petition with the county clerk;

WHEREAS, the Caldwell County Elections Administrator has verified that at least 100 signatories to the petition are qualified voters who own taxable real property within Caldwell County;

WHEREAS, the Caldwell County Clerk has filed the petition into the public records; and

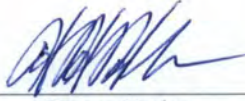
WHEREAS, Chapter 775, Texas Health and Safety Code, now requires the commissioners court to set a place, date, and time for a public hearing to consider the petition and each issue related to creation of the district, where any interested person may appear before the commissioners court in person or by attorney to support or oppose the creation of the district and may offer pertinent testimony.

NOW THEREFORE, BE IT RESOLVED BY THE CALDWELL COUNTY COMMISSIONERS COURT THAT:

- (1) A public hearing to receive comments regarding a petition to create the Caldwell County Emergency Services District No. 5 is set for 9:30A.M. on the 26th day of June, 2023, in the second floor courtroom of the Caldwell County Courthouse, located at 110 S. Main Street, Lockhart, Texas 78644.;
- (2) The County Clerk is authorized to prepare the notice of public hearing;
- (3) The County Sheriff is authorized to post and publish the notice of public hearing as required by law;

- (4) The County Judge's assistant is authorized and directed to send to the Board of Commissioners of each currently existing ESD within the County that contains territory overlapping with the proposed district a copy of the petition advising that a statement of services is required, pursuant to Section 775.018(f), Texas Health and Safety Code.

RESOLVED this the 13th day of June, 2023.



Hoppy Haden
Caldwell County Judge



B.J. Westmoreland
Commissioner, Precinct 1



Rusty Horne
Commissioner, Precinct 2

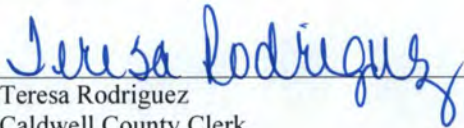


Ed Theriot
Commissioner, Precinct 3



Dyrall Thomas
Commissioner, Precinct 4

ATTEST:



Teresa Rodriguez
Caldwell County Clerk



City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: June 20, 2023

AGENDA ITEM CAPTION: Postpone public hearing regarding application ZC-23-03 by Monte J. Guidry requesting a ZONING CHANGE from CHB Commercial Heavy Business District to RMD Residential Medium Density District on a total of 0.205 acres in the Byrd Lockhart League, Abstract No. 17, Located at 1013 North Colorado Street (US 183) until July 18, 2023 at 7:30 PM.

ORIGINATING DEPARTMENT AND CONTACT: Development Services - David Fowler

ACTION REQUESTED: Other

BACKGROUND/SUMMARY/DISCUSSION:

PROJECT SCHEDULE (if applicable): None.

AMOUNT & SOURCE OF FUNDING:

Funds Required:

Account Number:

Funds Available:

Account Name:

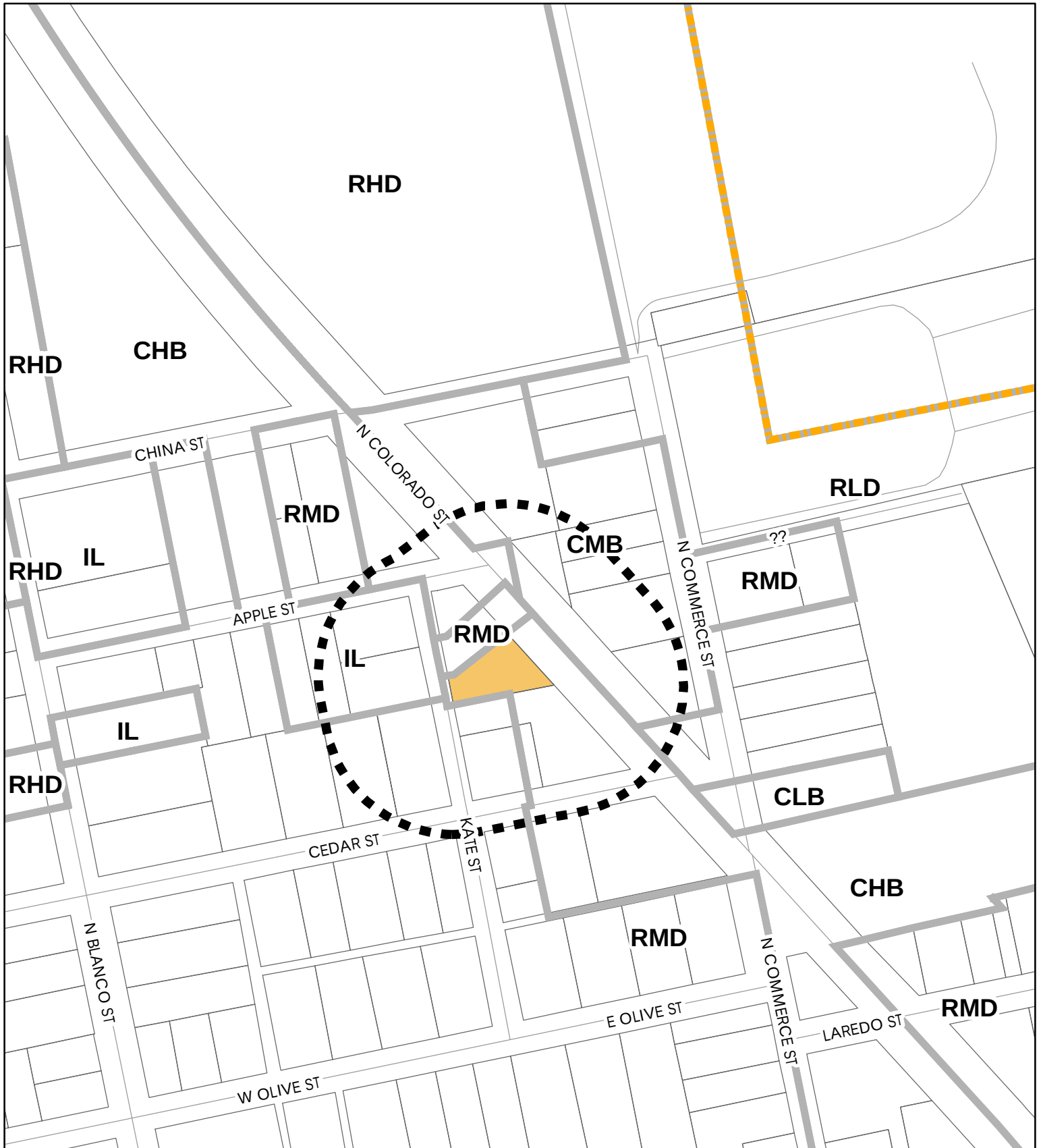
FISCAL NOTE (if applicable): N/A

PREVIOUS COUNCIL ACTION: None.

COMMITTEE/BOARD/COMMISSION ACTION: The Planning and Zoning Commission voted to postpone the item at its April 12, 2023 meeting. Staff has requested an updated survey of the subject property before the item is rescheduled. The item will be heard at the Planning and Zoning Commission again before being scheduled for a City Council meeting. The applicant has not yet produced a current survey of the property, which was a condition for the zoning change to be rescheduled for a future Planning and Zoning Commission meeting. Based on this timeline, we are recommending a postponement until the July 18, 2023 City Council Meeting.

STAFF RECOMMENDATION/REQUESTED MOTION: POSTPONE the public hearing regarding application ZC-23-03 until the July 18, 2023 City Council meeting at 7:30 PM.

LIST OF SUPPORTING DOCUMENTS: ZC2303 case map, ZC2303 aerial, ZC2303 zoning, ZC2303 future landuse, zc-23-03 staff report



ZC-23-03

CHB TO RMD

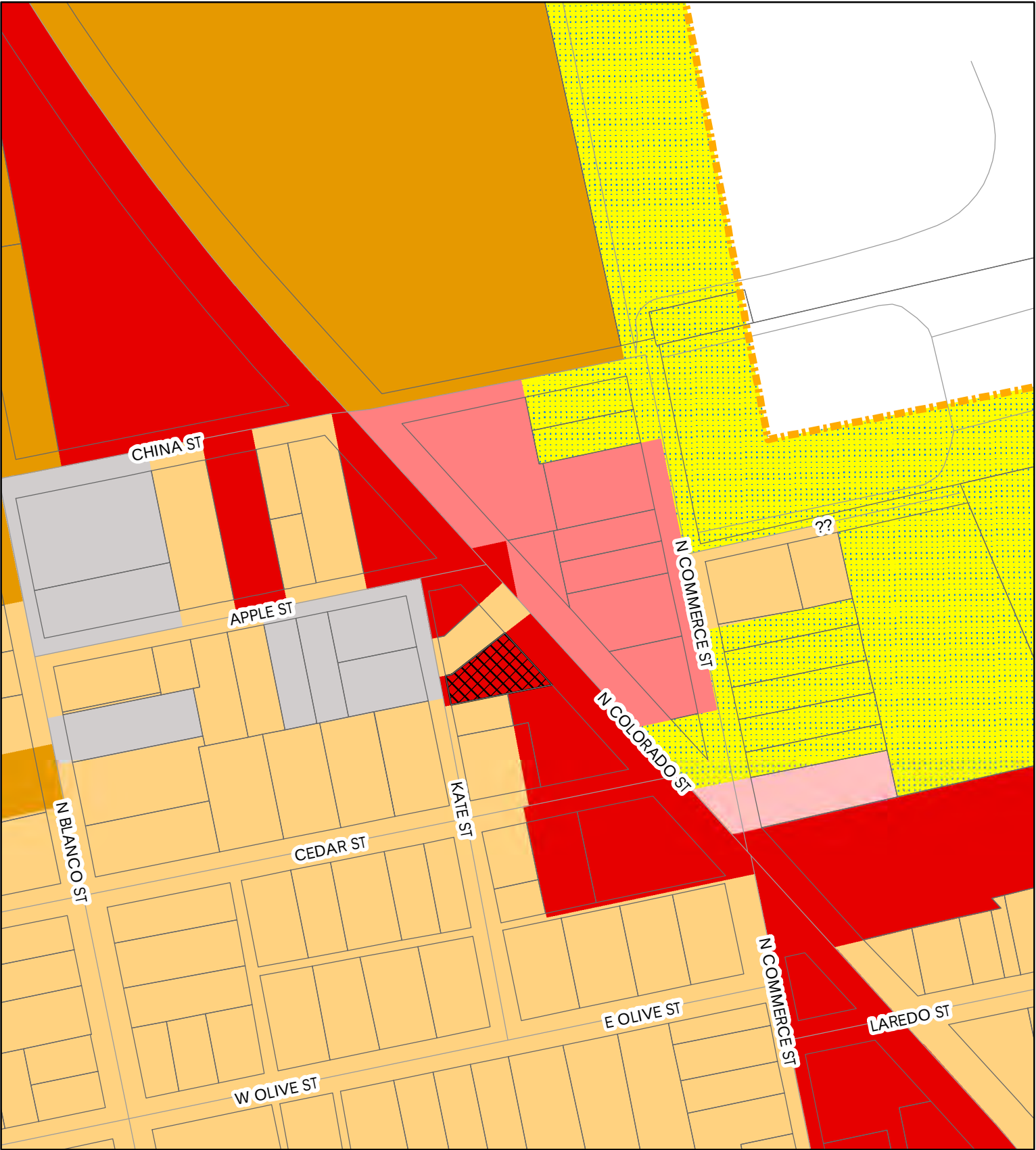
1013 N COLORADO ST



scale 1" = 200'

-  SUBJECT PROPERTY
-  ZONING BOUNDARY
-  CITY LIMITS
-  200 FT BUFFER





ZC-23-03

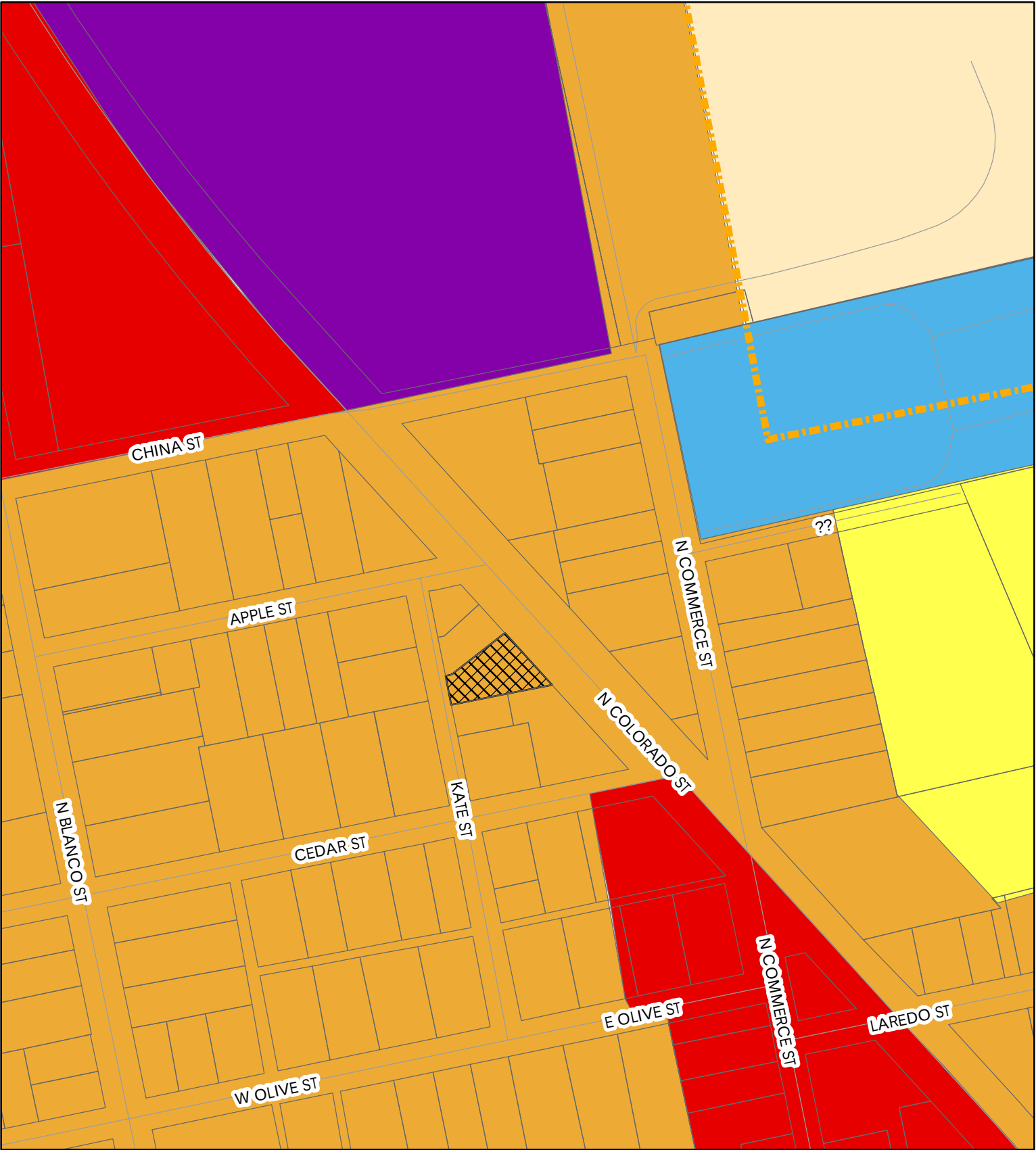
CHB TO RMD

1013 N COLORADO ST



scale 1" = 200'

- ZONING DISTRICTS**
- COMMERCIAL HEAVY BUSINESS
 - COMMERCIAL LIGHT BUSINESS
 - COMMERCIAL MEDIUM BUSINESS
 - INDUSTRIAL LIGHT
 - RESIDENTIAL HIGH DENSITY
 - RESIDENTIAL LOW DENSITY
 - RESIDENTIAL MEDIUM DENSITY



FUTURE LANDUSE

CHB TO RMD

1013 N COLORADO ST



scale 1" = 200'

- AGRICULTURE/RURAL DEVELOPMENT
- GENERAL-HEAVY COMMERCIAL
- MIXED RETAIL, OFFICE, RESIDENTIAL
- PUBLIC AND INSTITUTIONAL
- RESIDENTIAL, LOW DENSITY
- RESIDENTIAL, MEDIUM DENSITY

CASE SUMMARY

STAFF: David Fowler, Planning Director
 REPORT DATE: April 6, 2023
 PLANNING AND ZONING COMMISSION HEARING DATE: April 12, 2023
 CITY COUNCIL HEARING DATE: April 18, 2023
 REQUESTED CHANGE: CHB to RMD
 STAFF RECOMMENDATION: **Denial**
 PLANNING AND ZONING COMMISSION RECOMMENDATION: **Postpone**

CASE NUMBER: ZC-23-03

BACKGROUND DATA

APPLICANT: Monte J, Guidry
 OWNER: Same
 SITE LOCATION: 1013 North Colorado Street
 LEGAL DESCRIPTION: Metes and bounds
 SIZE OF PROPERTY: 0.205 acres
 EXISTING USE OF PROPERTY: Residential
 LAND USE PLAN DESIGNATION: *Agriculture/Rural Development and General-Heavy Commercial*

ANALYSIS OF ISSUES

REASON FOR REQUESTED ZONING CHANGE The applicant proposes to rezone the subject property in order to permit the structure on the rear of the lot as an Accessory Dwelling Unit General. The existing house is allowed to be occupied as an existing nonconforming use, however accessory dwelling units would only be allowed if the property were rezoned to a residential zone that allows accessory dwelling units. The RMD district has been selected, as the zoning district would allow the accessory dwelling, subject to approval of a Specific Under Permit.

AREA CHARACTERISTICS:

	Existing Use	Zoning	Future Land Use Plan
North	Residential Commercial	RMD, CHB	<i>Medium Density Residential</i>
East	Commercial	CMB	<i>Medium Density Residential</i>
South	Residential, Commercial	CHB	<i>Medium Density Residential, General-Heavy Commercial</i>
West	Residential	RMD, ETJ	<i>Medium Density Residential, Low-Density Residential</i>

TRANSITION OF ZONING DISTRICTS: The property's current zoning is consistent with the western frontage of Colorado Street in the area. Other than the lot to the immediate north, all other lots along that frontage share the property's current RHD zoning.

ADEQUACY OF INFRASTRUCTURE: Adequate City water service is currently available in the Kate Street and North Colorado Street rights-of-way. There are 6-inch water and wastewater lines along Kate Street and a 6-inch sewer line in the Colorado Street right-of-way adjacent to the property.

POTENTIAL NEIGHBORHOOD IMPACT: The proposed zoning change would not alter the property's current residential use, however the proposed accessory dwelling unit could create more traffic on Kate Street.

CONSISTENCY WITH COMPREHENSIVE PLAN: The proposed RMD zoning is consistent with the *Medium Density Residential* designation for the property on the future Land Use Plan map. However, the site's commercial zoning along the North Colorado Street Corridor is consistent with neighboring properties. City staff has no intention to rezone the corridor to change the zoning to residential.

ALTERNATIVE CLASSIFICATIONS: None more appropriate.

RESPONSE TO NOTIFICATION: None, as of the date of this report.

STAFF RECOMMENDATION: Denial. City staff is not able to recommend approval due to the nature of the types of structures on the lot and how they are placed on the site. Staff had advised the applicant that the only way the garage located on the site could be converted to an accessory dwelling unit was through changing the zoning of the property to a residential district and subsequent approval of a Specific Use Permit for an Accessory Dwelling Unit-General. At the time of the application, planning staff was unaware of the full scope of issues facing the property. These issues have become more apparent with research for the zoning change staff report. The garage structure appears to have been converted illegally into a dwelling unit between 2020 and 2022, before the current owner had purchased the property. No permits were ever issued for the garage conversion. The garage structure appears to violate streetside and side setback requirements and may even cross the property line to the south. The rear building does not have paved off-street parking and may not have room for adequate parking without encroaching the right-of-way. A privacy fence has also been constructed along the lot line without a permit. This fence also appears to encroach the side lot line to the south.

The City of Lockhart's Building Official has identified numerous issues on the site, including electrical violations, hazardous plumbing, as well as the illegal residential conversion and possible issues that could make upgrading the unit to meet codes difficult. Because the garage structure has been in place for some time, it may be used as a garage for the main house. However, the illegal conversion of the garage grants no rights to use the structure as an accessory dwelling unit. If the zoning change is approved, several variances would be required prior to the property being eligible for a Specific Use Permit. Similarly, all code violations the Building Official has identified would need to be cleared. Seeing the noncompliant state of the garage building and the fact that the zoning change was submitted for the sole purpose of being able to use the garage building as a rental accessory building, which would perpetuate an illegal building conversion, staff recommends denial of the zoning change application.

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: June 20, 2023

AGENDA ITEM CAPTION: Hold a PUBLIC HEARING, discussion and/or action on Ordinance 2023-11 amending Chapter 64 "Zoning" of the Lockhart Code of Ordinances, including:

- 1) Section 64-2, "Definitions", by adding new definitions related to trees, and,
- 2) Section 64-197, "Regulations Common to All or Several Districts", adding new Subsection (h) "Residential Landscaping Requirements," to set minimum landscaping standards for all residential development types, and adding new Subsection (i) "Residential Design Standards," to establish minimum residential design requirements.

ORIGINATING DEPARTMENT AND CONTACT: Development Services - David Fowler

ACTION REQUESTED: Ordinance

BACKGROUND/SUMMARY/DISCUSSION: This ordinance is a product of the discussions at the joint workshops of City Council and the Planning and Zoning Commission held in late 2022 and early 2023. City staff had noted that there were no residential landscaping or design requirements in Chapter 64, the zoning ordinance. Staff drafted landscaping standards based upon provisions found in other cities' ordinances. The main product of the landscaping provisions is the requirement for all residential development types to have a minimum number of shade trees planted on the various residential development types, and for those shade trees to be at least three inches in caliper. For single-family development types, the requirement ranges from 3 shade trees required for SF-1 lots to one tree per residential unit in townhouse developments. For multifamily developments, shade trees would be required along street frontages, near parking spaces and surrounding residential buildings. The landscaping language also requires shrub beds for all types of residential buildings.

The ordinance language regarding residential design is intended as a first step towards more comprehensive design requirements. However, the restriction of repeating the same house exterior within six lots on the same side of a street or three lots on the opposite side of the street should be an important first step towards ensuring that residential neighborhoods have a variety of facades to avoid monotony in new developments. Future steps will include detailed design options for single and multi-family developments and covered parking requirements for multifamily developments.

PROJECT SCHEDULE (if applicable): The proposed text amendments were identified during the joint sessions of City Council and the Planning and Zoning Commission in late 2022 and early 2023. The proposed amendments were reviewed by the Housing and Development Committee in April, 2023. If adopted, the proposed text amendments would only apply to new developments which start the process of development, usually with either annexation or a zoning action, after the text amendments have been adopted.

City of Lockhart, Texas

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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: The Planning and Zoning Commission reviewed the proposed changes at its June 14, 2023 meeting, voting unanimously to recommend approval.

STAFF RECOMMENDATION/REQUESTED MOTION: Approval of Ordinance 2023-11, amending Chapter 64, Zoning, of the Lockhart Code of Ordinances

LIST OF SUPPORTING DOCUMENTS: Ordinance 2023-11, 06-20-23 residential landscaping and house repeat memo to Council, Residential landscaping and repetition notice May 2023

ORDINANCE 2023-11

AN ORDINANCE OF THE CITY OF LOCKHART, TEXAS, AMENDING CHAPTER 64 “ZONING” OF THE CODE OF ORDINANCES, SECTION 64-2 “DEFINITIONS”, TO DELETE OR REVISE EXISTING DEFINITIONS, AND TO ADD NEW DEFINITIONS RELATED TO TREES; AND TO REVISE SECTIONS 64-197, TO ADD NEW SECTIONS 64-197(h) “RESIDENTIAL LANDSCAPING REQUIREMENTS” AND 64-197(i) “RESIDENTIAL DESIGN”; PROVIDING FOR SEVERABILITY; PROVIDING A REPEALER; PROVIDING FOR PENALTY; PROVIDING FOR PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Sections 64-93(c)(3)(7) and 64-196(a) authorize the Planning and Zoning Commission to determinations of appropriate zoning or use; and,

WHEREAS, some land uses require clarification by deleting or revising existing definitions, or creating new standards for aspects of land uses that do not have defined standards; and,

WHEREAS, Chapter 64, Zoning, currently has no standards for residential landscaping and design; and,

WHEREAS, The Housing and Development Committee has expressed their desire to add landscaping and design standards for residential development to Chapter 64, Zoning; and,

WHEREAS, the Lockhart Planning and Zoning Commission held a public hearing on June 14, 2023, to consider proposed amendments to the applicable sections of Chapter 64 “Zoning”, and voted to recommend said amendments; and,

WHEREAS, the City Council has determined that such amendments serve a public purpose and desires to amend the Code of Ordinances accordingly.

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. Chapter 64 “Zoning”, Section 64-2, is hereby amended as follows, with all existing provisions not shown remaining unchanged:

Sec. 64-2. Definitions.

Shade tree

A tree from a species which the Texas A&M Forest Service recommends for planting in Caldwell County which has a height at maturity of at least 30 feet.

Ornamental Tree

A flowering tree from a species which the Texas A&M Forest Service recommends for planting in Caldwell County which is typically less than 30 feet in height at maturity.

III. Chapter 64 “Zoning”, Section 64-197, is hereby amended as follows, with all existing provisions not shown remaining unchanged:

Sec. 64-197. Regulations common to one or more districts

(h) “Residential landscaping requirements

(1) Single-family residential Landscaping.

- a. All lots developed in the SF-1 development type must include three shade trees of a minimum 3 inches in caliper at planting.
- b. All lots developed in the SF-2, DF-1, DF-2, PH-1, and PH-2 development types must provide two shade trees per lot measuring at least three inches in caliper at planting.
- c. All townhouse or combined family developments in TH-1, TH-2, CF-1, or CF-2 development types must include a minimum of one shade tree of at least three inches caliper planted per residential unit in the development.
- d. An existing shade tree from a qualified species that are preserved in the process of developing a lot may be counted towards one tree required in a., b., or c., above.
- e. All lots in SF-1, SF-2, DF-1, DF-2, CF-1, CF-2, TH-1, and TH-2 development types must have a shrub bed at least 3 feet in depth covering at least 75% of the building’s front façade not covered by driveway or sidewalk planted with at least 3 five-gallon shrubs and other flowering plants or native grasses planted in a mulch base.

(2) Multi-family residential landscaping.

- a. For the purposes of this section, multifamily consists of the MF-1, MF-2, CM-1, and CM-2 development types.
- b. A Shade tree of at least 3 inches caliper at planting must be provided for each 40 feet of public street frontage and along all property lines abutting RLD and RMD zoning districts.
- c. A continuous shrub buffer composed of shrubs of at least 5 gallons at planting with a mature height of at least 48” must be provided along all street frontages.
- d. Shrub beds at least 4 feet in depth with shrubs, tall grasses or flowers planted in a mulch base is required along each frontage of a residential building with a pedestrian entrance. At least one five-gallon shrub shall be planted for each five feet of shrub bed length. The shrub bed must cover at least 60 percent of the length of each building face having a pedestrian entrance.
- e. One shade tree of least three inches in caliper or two ornamental trees of at least six feet in height at planting must be planted for each 10 residential parking spaces provided within a multifamily development, exclusive of the shade trees required in b. and f., in this section. Each uncovered parking space must be within 80 feet of a shade tree.
- f. Four additional shade trees must be planted per multifamily building on the site. Two ornamental trees may be substituted for one required shade tree.
- g. Existing shade trees from qualified species that are preserved in the process of developing a site may be counted towards one shade tree required in b., d., and f., above.

(i) *Residential Design*

(1) Single Family Design.

- a. Front Facades. No single front facade of a home in the SF-1, SF-2, DF-1, PH-1, PH-2, DF-2, CF-1, or CF-2 development types may be duplicated within six (6) lots as measured along the curb line, or within three lots on the opposite side of the street. Mirror (reverse) images of a house façade count as the same house façade for the purposes of this requirement.

IV. Severability: If any provision, section, clause, sentence, or phrase of this ordinance is for any reason held to be unconstitutional, void, invalid, or un-enforced, the validity of the remainder of this ordinance or its application shall not be affected, it being the intent of the City Council in adopting and of the Mayor in approving this ordinance that no portion, provision, or regulation contained herein shall become inoperative or fail by way of reasons of any unconstitutionality or invalidity of any other portion, provision or regulation.

V. Repealer: That all other ordinances, sections, or parts of ordinances heretofore adopted by the City of Lockhart in conflict with the provisions set out above in this ordinance are hereby repealed or amended as indicated.

VI. Penalty: Any person who violates any provision of this ordinance shall be guilty of a misdemeanor, and upon conviction shall be fined as provided in Section 1-8 of the City Code.

VII. Publication: That the City Secretary is directed to cause the caption of this ordinance to be published in a newspaper of general circulation according to law.

VIII. Effective Date. That this ordinance shall become effective and be in full force ten days from the date of its passage.

PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF LOCKHART, TEXAS, ON THIS THE 20th DAY OF JUNE, 2023.

CITY OF LOCKHART

Lew White
Mayor

ATTEST:

APPROVED AS TO FORM:

Julie Bowermon
Deputy City Secretary

Monte Akers
City Attorney

MEMORANDUM

TO: City Council
FROM: David Fowler, Planning Director
SUBJECT: Zoning text amendments for residential design and landscaping
DATE: June 15, 2023

This item is for review and possible approval of new sections which would provide requirements for residential landscaping and the first step towards design standards for single-family housing. These suggested revisions are the product of the joint workshops with Council held late last year and early this year. A draft version of this language was reviewed by the Housing and Development Committee, which recommended drafting the ordinance for review by the Planning and Zoning Commission and possible City Council approval. The largest section of the proposed revision is landscaping requirements for residential uses, which has been written to affect single-family detached residences, multifamily dwellings, and all intermediate categories of housing as well. Also included are additions to the definitions section to define shade and ornamental trees.

Two exhibits are attached. The Notice of Public Hearing, which was published in the Lockhart Post-Register, gives an overview of the proposed changes, and the proposed ordinance language listing the changes in detail. Because these are proposed new sections at the end of 64-197 of the Code of Ordinances, rather than edits to existing language, there is no need for a “redline” to show where the changes would be inserted into the existing text. Because this amendment affects all the residential zoning districts, you may wish to refer to the current zoning ordinance for context. Staff will provide additional explanation as needed at the Council meeting.

The Planning and Zoning commission reviewed the proposed text amendments and unanimously recommended approval at their June 14th meeting.

NOTICE OF PUBLIC HEARING

The **City of Lockhart Planning and Zoning Commission** will hold a Public Hearing on Wednesday, June 14, 2022, at 7:00 P.M. in the Glosserman Room in the lower level of City Hall, 308 West San Antonio Street, Lockhart, Texas, to receive public comments regarding a proposed ordinance amending Chapter 64 “Zoning” of the Lockhart Code of Ordinances, as follows:

Amend Article I, “In General”, Section 64-2 “Definitions” to add definitions for “Shade Tree” and “Ornamental Tree,” Article VII. “Zoning Districts and Standards”, Section 64-197 “Regulations Common to All or Several Districts”, adding new Subsection (h) “Residential Landscaping Requirements,” to set minimum landscaping standards for all residential development types, and adding new Subsection (i) “Residential Design Standards,” to establish minimum residential design requirements.

The **City of Lockhart City Council** will hold a Public Hearing on Tuesday, June 20th, 2022, at 7:30 P.M. in the City Council Chamber, 3rd floor of the Clark Library-Masonic Building, 217 South Main Street, Lockhart, Texas, to consider these zoning text amendments, public comments, and the recommendations of the Planning and Zoning Commission.

All interested persons wishing to state their support or opposition may do so at either of these public hearings, or they may submit a written statement to the Planning Director or his designee for presentation to the Planning and Zoning Commission and/or City Council before the time the public hearing begins. Additional information is available from the Planning Director at the telephone number listed below, or in person at the Planning Department in City Hall.

David Fowler, AICP
Planning Director
737-787-8076
dfowler@lockhart-tx.org

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: June 20, 2023

AGENDA ITEM CAPTION: Accept the semi-annual report from the Impact Fee Advisory Committee concerning the status of implementation of Chapter 31 "Impact Fees" of the Lockhart Code of Ordinances with regard to water, wastewater, and road impact fees.

ORIGINATING DEPARTMENT AND CONTACT: Development Services - David Fowler

ACTION REQUESTED: Consensus

BACKGROUND/SUMMARY/DISCUSSION: In accordance with State law, the Impact Fee Advisory Committee has an ongoing role in monitoring and evaluating implementation of the water, wastewater, and road impact capital improvement plans (CIP's), and submitting semi-annual reports to the City Council. The Committee met on June 14th to consider their 42nd semi-annual report since impact fees were originally adopted on January 15th, 2002. The total impact fee revenue during the period covered by this report was \$1,379,075, and the only expenditures from the impact fee accounts during that time were periodic payments of invoices to the impact fee consultants. Because the new impact fees were adopted May 2, 2023, there are no new recommendations from the Committee. More information is contained in the attached semi-annual report from the Impact Fee Advisory Committee, which is for the period from October 1, 2022 to April 1, 2023..

PROJECT SCHEDULE (if applicable): The next report will cover April-October, 2023, and will be the first period that includes fees paid at the new rates adopted on May 2, 2023.

AMOUNT & SOURCE OF FUNDING:

Funds Required:

Account Number:

Funds Available:

Account Name:

FISCAL NOTE (if applicable): Impact fee revenue helps pay for up to half of the cost of projects listed in the water, wastewater, and road CIPs.

PREVIOUS COUNCIL ACTION: Council adopted updated impact fee assumptions and set new rates at their May 2, 2023 meeting.

COMMITTEE/BOARD/COMMISSION ACTION: The Impact Fee advisory Committee recommended acceptance of the report at its June 14, 2023 meeting. The semi-annual report from the Impact Fee Advisory Committee is attached.

STAFF RECOMMENDATION/REQUESTED MOTION: Accept the attached report for the six-

City of Lockhart, Texas

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month period from October 1, 2022 to April 1, 2023.

LIST OF SUPPORTING DOCUMENTS: Spring 2023 signed committee report to CC, impact fee Exhibit A Spring 2023, Spring 2023 Exhibit B

IMPACT FEE REPORT
To Lockhart City Council – June 2023

PURPOSE

State law requires a continuing semi-annual role for the Impact Fee Advisory Committee in monitoring the progress of implementation of the impact fee ordinance, and in advising the City Council on needed revisions. More specifically, State law provides that the Committee:

- 1) Monitor and evaluate implementation of the capital improvements plans;
- 2) File semi-annual reports with respect to the progress of the capital improvements plans and report to City Council any perceived inequities in implementing the plans or imposing the impact fees; and,
- 3) Advise the City Council of the need to update or revise the land use assumptions, capital improvements plans (CIP's), and impact fees.

This is the 42nd status report since the impact fee ordinance was originally adopted on January 15, 2002, and is for the period from October 1, 2022 to April 1, 2023. It is the eleventh report since the update adopted on April 4, 2017, and is based on the previous capital improvement plans and impact fees, which will be replaced by the new fees adopted on May 2, 2023. The six-month reporting dates align with the fiscal year quarters.

STATUS OF ACCOUNTS

Exhibit A shows revenue totaling \$1,379,075 during the period covered by this report. Fees collected during the six-month period were for 232 new houses, one manufactured home, one new industrial building, and one new senior living facility. The only expenditures were periodic payments of invoices to the impact fee update consultants as they prepared the recently-adopted impact fee update. The water, wastewater, and road impact fee account balances for the previous semi-annual report, as well as the current balances as of April 1, 2023, including accrued interest, are shown in the table.

The total estimated cost of all of the projects in the capital improvement plans in effect during the six-month reporting period was \$58,311,537. However, the City Council adopted one-half that amount as the maximum to be collected by April 1, 2027, which is the end of the ten-year CIP period, so the maximum fees are based on an estimated cost of all three CIP's being \$29,155,769. The total of all impact fees spent on CIP projects so far since the April 4, 2017 update is \$673,073, which does not include payments to the impact fee update consultants. The total amount still to be spent is \$28,482,696. The total balance available remaining collectively in the four impact fee accounts that can be used toward meeting that goal, is

currently \$5,353,360. The amounts received under the new fee structure and the cost of CIP projects in the updated impact fee study will be reflected in the next semi-annual report.

TRENDS

The bar graph in **Exhibit B** illustrates the impact fee collection trends beginning with the first semi-annual report in July 2003. The trends generally reflect the state of the economy, as well as the availability of lots for residential development. Housing production and platting of new subdivisions have increased, with the total impact fee revenue in this six-month reporting period much higher than the previous reporting period, which was an all-time high. This one is the highest since the City began the semi-annual reports in 2003. It is important to build a healthy balance in all of the accounts because there is interest in development where the City does not currently have adequate infrastructure, but where many of the needed projects are already listed in the impact fee CIP's.

UPDATE

This report reflects the impact fee update completed and adopted in 2017, as the statutory five year up-date was still in process through the report period. The impact fees are based on the estimated cost of the projects in each CIP, and those costs are now out-of-date. In addition, the CIP's are intended to reflect the anticipated growth of the city, and the rapid population growth we are experiencing may require changes in the location and size of projects that are in the current CIP's, and/or may support adding new projects in future reviews of the city's CIP.

RECOMMENDATION

The Committee met on June 14, 2023, and unanimously voted to forward this semi-annual report to the City Council for the period ending on March 31st, 2023, recommending that no further changes are necessary at this time.

Respectfully,

A handwritten signature in black ink, appearing to read 'Philip Ruiz', is written over a circular stamp or seal.

Philip Ruiz, Chair
Impact Fee Advisory Committee

EXHIBIT A

SPRING 2023 IMPACT FEE ACCOUNT BALANCES¹

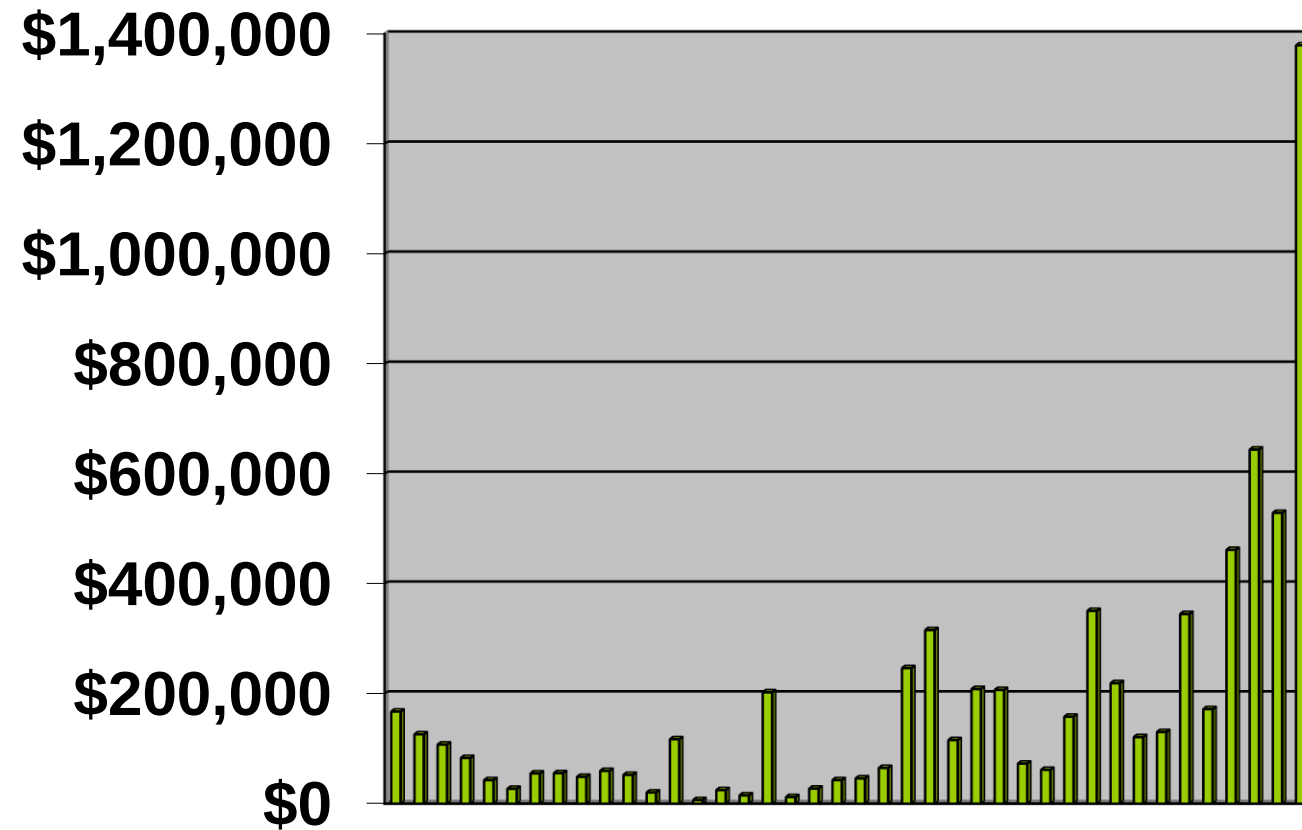
	<u>October 1, 2022</u>	+	Revenue ²	–	Expense ³	=	<u>April 1, 2023</u>
Water	1,316,042		459,174		5,116		1,770,101
Wastewater	1,142,365		357,480		4,129		1,495,502
Roads (Service Area 1)	896,893		413,803		6,059		1,304,727
Roads (Service Area 2)	783,030		148,618		6,059		783,030
TOTAL	\$4,138,797		\$1,379,075		\$21,363		\$5,353,360

1. *All amounts have been rounded to the nearest dollar.*
2. *Revenue amounts include accrued interest.*
3. *Expenses were due to invoices from impact fee update consultants.*

One-half total CIP estimated cost (estimated 100% cost of all projects is \$58,311,537):	\$29,155,769
Total spent on projects since adoption of Ordinance 2017-08 on April 4, 2017:	\$673,073
Remaining amount of 1/2 estimated cost not yet spent:	\$28,482,696
Current balance on April 1, 2023:	\$5,353,360

NOTE: *The CIP cost information is the total for the capital improvements plans adopted by Ordinance 2017-08 on April 4, 2017, with all amounts rounded to the nearest dollar. This amount will reset with the next report.*

Exhibit B
IMPACT FEE SEMI-ANNUAL REVENUE
July 2003-April 2023



City of Lockhart, Texas

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COUNCIL MEETING DATE: June 20, 2023

AGENDA ITEM CAPTION: Approve Resolution 2023-10 authorizing the filing of a grant application with CAPCOG for a regional solid waste grants program grant, and authorizing the Mayor to act on behalf of the City of Lockhart in all matters related to the application; and pledging that if a grant is received the City of Lockhart will comply with the grant requirements of the CAPCOG, the Texas Commission on Environmental Quality and the State of Texas.

ORIGINATING DEPARTMENT AND CONTACT: Public Works - Sean Kelley

ACTION REQUESTED: Resolution

BACKGROUND/SUMMARY/DISCUSSION: The Capital Area Council of Governments (CAPCOG) sent out a Call for Projects for FY 2023 for solid waste management equipment or community collection events. CAPCOG anticipates having a total of \$50,000 to \$60,000 available for funding, and each award will range from \$10,000 to \$25,000 per entity. CAPCOG is also prioritizing equipment purchases over collection events for this round of funding.

There was a tight submission deadline of June 16th to be eligible for grant funds. Purchasing a new 20hp cardboard baler was selected for the grant submission. If awarded the maximum funding amount of \$25,000, the grant would cover most of the \$28,100 cost to purchase a new baler.

This grant does not require a match. However, any remaining funds required for equipment purchase would need to be covered by the receiving entity. If the City is not awarded the solid waste grant, the City would still be eligible for funding in the next grant cycle that begins in September of 2023.

PROJECT SCHEDULE (if applicable): Grant Submission - June 13, 2023.
If awarded, Submit a Purchase Order Prior to August 31, 2023.

AMOUNT & SOURCE OF FUNDING:

Funds Required: \$28,100

Account Number: 560-5774-912-00

Funds Available: \$28,100

Account Name: Machinery and Equipment

FISCAL NOTE (if applicable):

PREVIOUS COUNCIL ACTION:

COMMITTEE/BOARD/COMMISSION ACTION:

City of Lockhart, Texas

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STAFF RECOMMENDATION/REQUESTED MOTION: Staff respectfully recommends approval of Resolution 2023-10.

LIST OF SUPPORTING DOCUMENTS: Resolution 2023-10

RESOLUTION 2023-10

Resolution of the City of Lockhart, Texas authorizing the filing of a grant application with the CAPCOG for a regional solid waste grants program grant; authorizing the Mayor to act on behalf of the City of Lockhart in all matters related to the application; and pledging that if a grant is received the City of Lockhart will comply with the grant requirements of the CAPCOG, the Texas Commission On Environmental Quality and the State of Texas.

Whereas, the CAPCOG is directed by the Texas Commission on Environmental Quality to administer solid waste grant funds for implementation of the COG's adopted regional solid waste management plan; and

Whereas, the City of Lockhart in the State of Texas is qualified to apply for grant funds under the Call for Projects.

Now, therefore, be it resolved by the City of Lockhart in Caldwell County, Texas.

1. That the Mayor is authorized to request grant funding under the CAPCOG Call for Projects of the Regional Solid Waste Grants Program and act on behalf of the City of Lockhart in all matters related to the grant application and any subsequent grant contract and grant project that may result.
2. That if the project is funded, the City of Lockhart will comply with the grant requirements of the CAPCOG, Texas Commission on Environmental Quality and the State of Texas.
3. The grant funds and any grant-funded equipment will be used only for the purposes for which they are intended under the grant.
4. Activities will comply with and support the adopted regional and local solid waste management plans adopted for the geographical area in which the activities are performed.

Passed and approved by the City Council of the City of Lockhart, Texas, on this the 20th day of June, 2023.

APPROVED:

Lew White, Mayor

ATTEST:

APPROVED AS TO FORM:

Julie Bowermon
Interim City Secretary

Monte Akers
City Attorney

City of Lockhart, Texas

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COUNCIL MEETING DATE: June 20, 2023

AGENDA ITEM CAPTION: Presentation and consider Non-Profit Organizations requesting funding for an annual contribution from the City of Lockhart for Fiscal Year 2023-2024.

ORIGINATING DEPARTMENT AND CONTACT: Finance - Pam Larison

ACTION REQUESTED: Direction

BACKGROUND/SUMMARY/DISCUSSION: On April 17, 2023, non-profit organizations that offer services to the City of Lockhart residents were contacted about the upcoming Fiscal Year 2023-202 request for funding.

Each organization was asked to provide the following information:

- Mission and benefit statement.
- Current financial statements.
- Uses of prior City contribution.
- FY 2023-24 request and how those funds are to be spent.

A presentation to the City Council is requested prior to funding determination.
The following presentations were received:

- Hays-Caldwell Women's Center
- Combined Community Action
- Lockhart Senior Citizen Center
- CASA of Central Texas, Inc.
- Caldwell County Christian Ministries

PROJECT SCHEDULE (if applicable):

AMOUNT & SOURCE OF FUNDING:

Funds Required: \$43,362.00

Account Number: 100-5105-700-00

Funds Available: \$37,042.00

Account Name: Non-Profit Expense

FISCAL NOTE (if applicable): The current funds available are budgeted funds carried over from FY 2022-2023.

PREVIOUS COUNCIL ACTION:

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COMMITTEE/BOARD/COMMISSION ACTION:

STAFF RECOMMENDATION/REQUESTED MOTION: Staff request a consensus from City Council on funding for Fiscal Year 2023-2024.

LIST OF SUPPORTING DOCUMENTS: Contribution History, Organizational funding requests for Fiscal Year 2023-2024

City of Lockhart
Historical Summary of Contributions to Special Interest Organizations

	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	2023-24 Request	FY 23-24 Council Allocation
CARTS	6,103.68	6,287.00	6,915.70	7,261.49	6,000.00	no request	
Hays-Caldwell Women's Center	4,288.68	4,417.00	4,858.70	5,101.64	5,255.00	8,900.00	
Cenikor Foundation	2,473.68	2,548.00	2,802.80	2,942.94	2,000.00	no request	
Combined Community Action-Sr. Nutrition	6,708.68	6,910.00	7,601.00	7,981.05	8,221.00	8,000.00	
Lockhart Area Senior Citizen Center	3,641.94	3,751.00	4,126.10	4,332.41	4,462.00	4,462.00	
CASA of Central Texas, Inc.	3,683.68	3,794.00	4,173.40	4,382.07	4,517.00	12,000.00	
Caldwell County Christian Ministries	3,683.68	3,794.00	4,173.40	4,382.07	6,587.00	10,000.00	
Totals	\$ 30,584.02	\$ 31,501.00	\$ 34,651.10	\$ 36,383.67	\$ 37,042.00	\$ 43,362.00	\$ -
							\$ -

Hays-Caldwell
Women's Center
HCWC

Cari Borremans

\$8,900.00

FY 2023-2024 Request for Financial Support-City of Lockhart Hays-Caldwell Women's Center HCWC

Mission

The purpose of the Hays-Caldwell Women's Center is to create an environment where violence and abuse are not tolerated in the communities we serve. The Center will provide education, violence prevention services, and crisis intervention to victims of family violence, dating violence, sexual assault, and child abuse. We will seek the support and resources necessary to achieve this mission.

Benefit to the City of Lockhart of HCWC Services in FY 2022:

- ***A total of 178 Lockhart residents*** received shelter, counseling, legal advocacy and other face-to-face services to help them with issues of family violence, sexual assault, or child abuse.
- HCWC has maintained on-site, face-to-face services in our Lockhart office for many years. Currently, the Lockhart office is staffed 5 days a week. We have a Prevention Educator full time in Lockhart who works in Lockhart Middle Schools and High Schools. We offer counseling and advocacy services in Lockhart and maintain a Donation's Center in our Lockhart office to assist clients with necessities like clothing, household items, food, and baby products.
- HCWC coordinates and facilitates the Caldwell County Family Violence Task Force and participates in awareness events.
- In October of 2022, HCWC held our 4th Annual Purse Bingo at the Luling Civic Center as a fundraiser and Caldwell County community outreach event. The event sold out and raised over \$53,000. Each year we have had the support of the Lockhart Police Department, Luling Police Department and the Caldwell County Sheriff's Office to promote the event and act as our Purse Models.
- Roxanne's House (HCWC's Children's Advocacy Center) provided services to 94 children and 47 protective caregivers in FY2022. HCWC continued to coordinate The Caldwell County Multi-Disciplinary Team for the investigation and prosecution of child abuse cases comprised of the following agencies:
 - Lockhart Police Department
 - Luling Police Department
 - Martindale Police Department
 - Caldwell County Sheriff's Department
 - Caldwell County District Attorney's Office
 - Court Appointed Special Advocates (CASA)
 - Texas Department of Family & Protective Services (CPS)

Services Provided by HCWC.

During the year ending September 30, 2022, HCWC provided face-to-face services to 2,269 **(178 Lockhart residents)** unduplicated victims of family violence, sexual assault and child abuse.

HCWC provides the following services free-of-charge to victims of domestic violence, dating violence, sexual assault & abuse, and child abuse:

- 24-hour HELpline answered by trained advocates
- Emergency shelter for women, men and their children who are victims of family violence and are facing homelessness as result of fleeing a life-threatening situation
- Legal advocacy
- Counseling and support groups
- Special programs and therapy for children who have witnessed violence in the home
- Assist victims in securing resources (e.g. Texas Crime Victims Compensation fund)
- Accompaniment to medical providers, law enforcement and legal proceedings
- Act as a liaison with appropriate agencies on behalf of clients
- Provide information and referral services
- 24-hour Hospital Emergency Advocate Response Team (HEARTeam)
- Accompaniment to medical providers, law enforcement and legal proceedings
- Liaison with appropriate agencies and coordination of Sexual Assault Task Force, Caldwell County Family Violence Task Force, and the Multi-Disciplinary Team.
- Case management, trial preparation, video recorded forensic interviews

FY 2023-2024 Requested Amount & Plan for Funds

Fiscal Year 2023-2024

Request to the City of Lockhart..... \$8,900

Funds will be utilized to help cover the rent of \$1,000/MO for the Lockhart office and to assist with the costs incurred with providing services to Lockhart victims including counseling and advocacy and providing shelter to displaced victims of domestic/sexual violence in the McCoy Family Shelter and providing Forensic Interviews to victims of child abuse from Lockhart. The requested amount from the City of Lockhart represents approximately \$50 per client. We have based our request on providing services to 178 victims from Lockhart last year.

HCWC received \$5,255.00 from the City of Lockhart in FY 2023 and those funds were used to help cover the cost for rent on the Lockhart office.

Statement of Financial Position
As of 3/31/2023

	<u>Current Year</u>
Current Assets	
Cash in Bank- Frost Operating	1,124,894.42
Cash in Bank- Frost Payroll	450.26
Cash in Bank- Sunflower (Pioneer) Dripping Springs	3,532.87
Cash in Bank-Sunflower (Pioneer) Savings	629,642.63
Petty Cash	300.00
Receivables	<u>156,029.33</u>
Total Current Assets	<u>1,914,849.51</u>
Fixed Assets	
Equipment & Fixtures	413,700.00
Capital Improvements	271,140.80
Vehicles	64,309.87
Building- CCP, CRC, Shelter	3,528,659.66
Building- Marla's Place	4,572,551.00
Accumulated Depreciation	<u>(2,611,188.70)</u>
Total Fixed Assets	<u>6,239,172.63</u>
Other Assets	
Inventory- Donations Center	14,215.00
Prepays	<u>46,657.46</u>
Total Other Assets	<u>60,872.46</u>
Total Assets	<u>8,214,894.60</u>
Current Liabilities	
Accounts Payable	0.00
Accrued Vacation	97,259.00
Employee Fringe Payable	(12,995.12)
FICA Payable	(276.33)
Health Savings Accounts Payable	215.73
Marla's Place Prepaid Rent	0.00
Medicare Payable	(167.35)
Misc. Reimbursable Expenses	(1,051.38)
Simple IRA Payable	0.00
SUTA Payable	17,085.19
Transitional Housing- Employee Contributions Payable	989.69
Unearned Revenues	0.00
Withholding Payable	<u>(179.04)</u>
Total Current Liabilities	<u>100,880.39</u>
Long-Term Liabilities	
Marla's Place Refundable Deposits	<u>3,784.70</u>
Total Long-Term Liabilities	<u>3,784.70</u>
Total Liabilities	<u>104,665.09</u>
Fund Balances	
Beginning Fund Balance	0.00
Net Assets	8,446,263.14
Current Increase/(Decrease)	<u>(336,033.63)</u>
Total Fund Balances	<u>8,110,229.51</u>
Total Liabilities & Fund Balances	<u>8,214,894.60</u>

Hays Caldwell Womens Center
Statement of Revenues and Expenditures - Statement of Revenues and Expenditures- With TH
From 3/1/2023 Through 3/31/2023

	<u>Current Period Actual</u>	<u>Current Year Actual</u>	<u>YTD Budget\$ - Original</u>	<u>YTD Budg Variance</u>
SUPPORT & REVENUES				
Government Grants				
EFSP	16,436.83	16,436.83	0.00	16,436.83
HHSC	27,820.50	139,102.50	166,923.00	(27,820.50)
HHSC ARP COVID Mitigation	6,455.25	32,276.25	38,731.50	(6,455.25)
HHSC CAC	20,308.34	99,604.33	127,727.64	(28,123.31)
HHSC CAC Mental Health	8,348.24	41,097.36	48,750.00	(7,652.64)
HHSC EIF	0.00	12,600.00	35,650.02	(23,050.02)
HHSC PEA	0.00	0.00	0.00	0.00
HHSC SNRP	5,883.11	28,778.50	66,183.00	(37,404.50)
HHSC Supplemental	1,230.25	6,151.25	7,381.50	(1,230.25)
OAG - Block	3,914.25	18,269.68	25,003.98	(6,734.30)
OAG - Federal	9,614.10	40,497.21	50,966.70	(10,469.49)
OAG - State	0.00	51,005.79	86,103.48	(35,097.69)
OVAG	3,324.54	18,408.01	22,500.00	(4,091.99)
VOCA	346,892.48	543,553.01	623,290.98	(79,737.97)
VOCA CAC	<u>33,926.58</u>	<u>158,968.89</u>	<u>191,653.74</u>	<u>(32,684.85)</u>
Total Government Grants	484,154.47	1,206,749.61	1,490,865.54	(284,115.93)
Local Government Support				
City of Buda	0.00	2,500.00	2,500.02	(0.02)
City of Dripping Springs	0.00	0.00	3,600.00	(3,600.00)
City of Lockhart	0.00	5,255.00	2,551.02	2,703.98
City of San Marcos	26,901.82	45,445.40	62,859.93	(17,414.53)
City of Wimberley	0.00	0.00	1,000.02	(1,000.02)
County of Caldwell	0.00	0.00	499.98	(499.98)
County of Hays	<u>20,000.00</u>	<u>40,000.00</u>	<u>40,000.02</u>	<u>(0.02)</u>
Total Local Government Support	46,901.82	93,200.40	113,010.99	(19,810.59)
Local Support				
Individuals	17,734.00	168,979.95	165,625.02	3,354.93
Foundations - Other	0.00	86,791.41	40,906.44	45,884.97
Christus Community Impact Fund	0.00	0.00	25,000.03	(25,000.03)
St David's Foundation	0.00	0.00	153,721.98	(153,721.98)
Companies	3,601.10	152,450.33	110,907.18	41,543.15
Organizations	<u>2,205.00</u>	<u>53,922.08</u>	<u>31,624.98</u>	<u>22,297.10</u>
Total Local Support	23,540.10	462,143.77	527,785.63	(65,641.86)
Miscellaneous Revenues				
Insurance Proceeds- Freeze 2021	38.42	38.42	0.00	38.42
Divorces Caldwell Family Prot Fees	0.00	0.00	0.00	0.00
Divorces Hays Family Prot Fees	0.00	0.00	0.00	0.00
Misc Other - Contract Services	0.00	500.00	0.00	500.00
Restitution Caldwell FV SH Fees	0.00	0.00	0.00	0.00
Restitution Hays FV SH Fees	0.00	0.00	0.00	0.00
Restitution - Other	700.00	2,788.86	4,999.98	(2,211.12)
Reserve Funds	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Miscellaneous Revenues	738.42	3,327.28	4,999.98	(1,672.70)
Program Revenues				
Marla's Place Rent	<u>3,953.69</u>	<u>24,818.71</u>	<u>32,100.00</u>	<u>(7,281.29)</u>
Total Program Revenues	<u>3,953.69</u>	<u>24,818.71</u>	<u>32,100.00</u>	<u>(7,281.29)</u>
Total SUPPORT & REVENUES	<u>559,288.50</u>	<u>1,790,239.77</u>	<u>2,168,762.14</u>	<u>(378,522.37)</u>
PROGRAM EXPENDITURES				
Personnel				
Salaries & Wages	262,398.83	1,518,574.93	1,529,746.65	11,171.72
Misc. Stipend and Vacation Accrual	<u>0.00</u>	<u>300.00</u>	<u>0.00</u>	<u>(300.00)</u>
Total Personnel	262,398.83	1,518,874.93	1,529,746.65	10,871.72
Fringes				
Health Insurance	19,462.50	120,677.70	134,118.12	13,440.42

Hays Caldwell Womens Center
Statement of Revenues and Expenditures - Statement of Revenues and Expenditures- With TH
From 3/1/2023 Through 3/31/2023

	Current Period Actual	Current Year Actual	YTD Budget \$ - Original	YTD Budg Variance
Payroll Taxes	19,401.76	112,104.74	110,987.30	(1,117.44)
Life Insurance	425.00	2,464.05	2,760.00	295.95
Simple IRA	4,381.48	26,080.88	32,010.48	5,929.60
Worker's Comp Insurance	710.00	4,260.00	4,249.98	(10.02)
Unemployment Insurance	597.59	8,737.33	3,482.45	(5,254.88)
Total Fringes	44,978.33	274,324.70	287,608.33	13,283.63
Supplies				
Advocate Training	289.49	433.83	450.00	16.17
Food	219.21	2,009.57	1,500.00	(509.57)
Food-Clients	844.82	5,125.65	4,500.00	(625.65)
Food-Town Teams	0.00	0.00	250.02	250.02
Marla's Place Supplies	484.24	2,137.90	0.00	(2,137.90)
Miscellaneous	0.00	341.77	1,750.02	1,408.25
Office Supplies	1,503.13	5,854.27	6,429.71	575.44
Program Supplies	490.65	4,539.51	10,873.24	6,333.73
Shelter Supplies	888.64	3,805.97	4,249.98	444.01
Special Needs	113.90	397.84	3,000.00	2,602.16
Total Supplies	4,834.08	24,646.31	33,002.97	8,356.66
Facility Expenses				
Facility Repairs/Maintenance	825.50	8,186.02	8,375.27	189.25
Garbage	814.23	4,980.43	4,424.98	(555.45)
Janitorial	1,764.00	9,799.00	6,235.92	(3,563.08)
Insurance - Building	4,396.34	26,378.04	27,252.36	874.32
Internet	336.23	1,112.04	1,965.00	852.96
Rent - Lockhart	1,000.00	8,000.00	6,300.00	300.00
Security	409.55	1,884.70	2,162.45	277.75
Telephone	1,337.17	8,243.13	10,671.09	2,427.96
Utilities	5,578.46	25,935.77	23,023.74	(2,912.03)
Total Facility Expenses	16,461.48	92,519.13	90,410.81	(2,108.32)
Contractual				
Contract-Legal (HHSC EIF)	42,800.00	55,550.00	41,111.52	(14,438.48)
Contract-Legal (Subpoena)	0.00	0.00	2,500.02	2,500.02
Contract-Technology	0.00	0.00	6,106.02	6,106.02
Total Contractual	42,800.00	55,550.00	49,717.56	(5,832.44)
Capital Expenditures				
Equipment Purchase	0.00	6,675.33	10,374.13	3,698.80
Total Capital Expenditures	0.00	6,675.33	10,374.13	3,698.80
Other Insurances				
Bond (crime)	139.00	834.00	834.00	0.00
Cyber-Insurance	445.93	2,675.58	2,676.00	0.42
Directors and Officers	354.17	2,479.19	2,125.02	(354.17)
Employee Practices	0.00	0.00	0.00	0.00
Flood	0.00	4,038.96	7,702.98	3,664.02
General Liability/Employee Benefits	0.00	0.00	0.00	0.00
Inland Marine	115.42	692.52	692.52	0.00
Professional Liability	0.00	0.00	0.00	0.00
Umbrella	263.17	1,579.02	1,579.02	0.00
Vehicle	424.83	2,548.98	2,548.98	0.00
Total Other Insurances	1,742.52	14,848.25	18,158.52	3,310.27
Other Expenditures				
Advertising/Public Relations	638.99	2,219.90	1,249.98	(969.92)
Audit	8,858.82	17,608.82	9,750.06	(7,858.76)
Bank Charges/Credit Card Fees	759.86	2,689.59	4,999.98	2,310.39
Copier Rental	658.14	4,127.68	4,024.98	(102.70)
Fees & Dues	1,127.00	7,237.31	7,000.02	(237.29)
Fundraising Expenses	1,061.95	22,743.02	30,000.00	7,256.98
CDBG- Client Rent Assistance	7,571.42	25,720.77	17,500.02	(8,220.75)

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Hays Caldwell Womens Center
Statement of Revenues and Expenditures - Statement of Revenues and Expenditures- With TH
From 3/1/2023 Through 3/31/2023

	<u>Current Period Actual</u>	<u>Current Year Actual</u>	<u>YTD Budget \$ - Original</u>	<u>YTD Budg Variance</u>
EFSP- Client Rent Assistance	0.00	3,832.83	0.00	(3,832.83)
HHSC- Client Cleaning supplies	1,674.06	9,413.26	5,749.98	(3,663.28)
Client Assistance	300.00	3,407.48	4,500.00	1,092.52
PayPal and Stripe Charges	116.69	2,124.27	1,750.02	(374.25)
Postage	175.17	2,016.34	1,858.50	(157.84)
Printing	0.00	2,703.91	3,450.00	746.09
Staff Development	2,166.76	8,180.32	20,350.56	12,170.24
Staff Wellness (HHSC ARP)	1,105.90	3,332.36	13,750.02	10,417.66
Staff Meetings	331.50	1,347.20	1,004.95	(342.25)
Staff Recruitment	828.97	3,208.41	1,150.02	(2,058.39)
Technology Resources	2,900.52	11,218.05	17,684.03	6,465.98
Travel Expenses	789.50	4,239.25	6,875.46	2,636.21
Vehicle Expense	0.00	2,990.88	1,000.02	(1,990.86)
Reserves	0.00	0.00	0.00	0.00
Total Other Expenditures	<u>31,065.25</u>	<u>140,361.65</u>	<u>153,648.60</u>	<u>13,286.95</u>
Total PROGRAM EXPENDITURES	<u>404,280.49</u>	<u>2,127,800.30</u>	<u>2,172,667.57</u>	<u>44,867.27</u>
INCREASE/DECREASE IN NET ASSETS- Programs	155,008.01	(337,560.53)	(3,905.43)	(333,655.10)
Special Projects Revenues	4,807.55	47,411.88	0.00	47,411.88
Special Projects Expenses	3,368.01	25,026.47	0.00	(25,026.47)
IN-KIND REVENUES				
In-Kind Revenues	29,162.05	198,791.86	0.00	198,791.86
Total IN-KIND REVENUES	<u>29,162.05</u>	<u>198,791.86</u>	<u>0.00</u>	<u>198,791.86</u>
IN-KIND SUPPORT				
In-Kind Support				
IK-Volunteer Time	20,353.02	104,942.97	0.00	(104,942.97)
IK-Professional Hours	0.00	2,791.00	0.00	(2,791.00)
IK-Food	3,966.00	20,575.53	0.00	(20,575.53)
IK-Shelter Supplies	4,278.00	66,725.03	0.00	(66,725.03)
IK-Travel	565.03	3,757.33	0.00	(3,757.33)
Total In-Kind Support	<u>29,162.05</u>	<u>198,791.86</u>	<u>0.00</u>	<u>(198,791.86)</u>
Total IN-KIND SUPPORT	<u>29,162.05</u>	<u>198,791.86</u>	<u>0.00</u>	<u>(198,791.86)</u>
Non-Operating Expenses				
Marla's Place Construction	0.00	15,646.90	24,999.95	9,353.05
Shelter Remodel	0.00	5,211.61	0.00	(5,211.61)
Total Non-Operating Expenses	<u>0.00</u>	<u>20,858.51</u>	<u>24,999.95</u>	<u>4,141.44</u>
INCREASE/DECREASE IN NET ASSETS- TOTAL	156,447.55	(336,033.63)	(28,905.38)	(307,128.25)

Combined Community Action, Inc.

Kelly Franke

\$8,000.00



COMBINED COMMUNITY ACTION, INC.
165 WEST AUSTIN • GIDDINGS, TEXAS 78942
979.540.2980 800.688.9065 Fax 979.542.9565
www.ccaction.com

May 8, 2023

Pam Larison
Finance Director
City of Lockhart
308 W. San Antonio St.
Lockhart, TX 78644

Dear Ms. Larison,

Please find attached the Funding Request for Meals on Wheels Rural Capital Area. I plan to attend the meeting on June 20th in Lockhart.

If you have any questions, please feel free to call me at 979/540-2999 or email at KJFranke@ccaction.com.

Sincerely,

Kelly Franke
Executive Director

**CITY OF LOCKHART
PRESENTATION AND
LOCAL REQUEST**

1) The Mission and benefit of Meals on Wheels of the Rural Capital Area (CCA)

Combined Community Action, Inc. (CCA) was established in 1966 as Bastrop County Community Action. Later the agency added the counties of Austin, Colorado, Fayette, Lee, Blanco, Caldwell and Hays. Since 1978, CCA has sponsored the Meals on Wheels-Rural Capital Area for the six counties of Bastrop, Blanco, Caldwell, Fayette, Hays and Lee.

The Mission of the Meals on Wheels - Rural Capital Area is: "To help older adults to remain independent and well nourished in their own homes for as long as possible and to maintain their dignity as they grow older." MOWRCA is delivering both hot meals and frozen meals to older adults in Lockhart.

Persons in need of the meals are primarily low income, frail, isolated elderly, income is not a factor in determination of eligibility. To be eligible to receive a meal a person must be 60 years of age or older, or the spouse of a client, regardless of age and certain disabled persons under the age of 60.

2) Current Financial Statements Attached

3) The previous year's contributions from the City of Lockhart were used to purchase hot and frozen meals for older adults in Lockhart. We have discontinued providing shelf-stable meals since most of the COVID restrictions have been lifted.

4) Meals on Wheels Rural Capital Area is requesting \$8,000 from the City of Lockhart for 2023-2024. The money received will go directly to provide meals to the clients. CCA provided over 12,000 meals last program year in Lockhart. There has been a decrease in the number of meals delivered since we are not providing shelf-stable meals with frozen meals as we did during COVID. Our funding agency has asked us to return to the normal delivery of 5 meals per week. We have 30 active volunteers that help deliver the meals to the homebound. We employ one part-time staff person in Lockhart. Our senior center in Lockhart has re-opened and we are serving the older adults' hot meals and/or frozen meals every week. For those clients receiving hot meals there is daily delivery Monday-Friday and participants who prefer frozen meals, they are delivered once a week.

COMBINED COMMUNITY ACTION (CCAFND)

Detailed Revenue and Expense Report

4/18/2023 8:42:37AM

10/1/2022 to 4/30/2023

Page 1

06 - HOMEBOUND NUTRITION PROGRAM

Revenue

06.000.00.418	INCOME-UNITED WAY	3,125.00
06.000.00.440	INCOME-MISCELLANEOUS	820.00
06.000.00.442	INCOME-AMERIGROUP	3,818.94
06.000.00.443	INCOME-EVERCARE/United Health Care	13,288.67
06.000.00.444	INCOME- VALENTINE'S AUCTION	1,509.00
06.000.00.445	INCOME-BULK MAILINGS	2,731.00
06.000.00.448	INCOME-SPONSOR-A-SENIOR	500.00
06.000.00.451	INCOME-OAA TTILE 111	443,562.00
06.000.10.448	INCOME-SPONSOR-A-SENIOR / BASTROP	850.00
06.000.14.448	INCOME-SPONSOR-A-SENIOR / BLANCO	500.00
06.000.20.448	INCOME-SPONSOR-A-SENIOR / CALDWELL	300.00
06.000.26.408	INCOME-PROGRAM - ALLENWOOD	3,073.00
06.000.26.448	INCOME-SPONSOR-A-SENIOR - ALLENWOOD	2,360.00
06.000.27.408	INCOME-PROGRAM - BASTROP	368.00
06.000.27.448	INCOME-SPONSOR-A-SENIOR - BASTROP	5,580.00
06.000.29.408	INCOME-PROGRAM - BUDA	942.00
06.000.29.448	INCOME-SPONSOR-A-SENIOR - BUDA	150.00
06.000.30.408	INCOME-PROGRAM - CARMINE	1,638.00
06.000.31.408	INCOME-PROGRAM - ELGIN	300.00
06.000.31.448	INCOME-SPONSOR-A-SENIOR - ELGIN	500.00
06.000.32.408	INCOME-PROGRAM - FLATONIA	604.00
06.000.32.448	INCOME-SPONSOR-A-SENIOR - FLATONIA	480.00
06.000.34.408	INCOME-PROGRAM - GIDDINGS	1,374.00
06.000.35.448	INCOME-SPONSOR-A-SENIOR - JOHNSON CITY	200.00
06.000.36.408	INCOME-PROGRAM - KYLE	1,033.00
06.000.37.408	INCOME-PROGRAM - LAGRANGE	1,532.00
06.000.37.448	INCOME-SPONSOR-A-SENIOR - LAGRANGE	1,765.00
06.000.40.408	INCOME-PROGRAM - LULING	512.00
06.000.40.448	INCOME-SPONSOR-A-SENIOR - LULING	300.00
06.000.43.408	INCOME-PROGRAM - SCHULENBURG	1,017.00
06.000.43.448	INCOME-SPONSOR-A-SENIOR - SCHULENBURG	2,580.00
06.000.44.408	INCOME-PROGRAM - SMITHVILLE	1,097.00
06.000.45.408	INCOME-PROGRAM - WIMBERLEY	5.00
06.000.45.448	INCOME-SPONSOR-A-SENIOR - WIMBERLEY	5,700.00
06.000.47.408	INCOME-PROGRAM - CEDAR CREEK	884.00
06.000.47.448	INCOME-SPONSOR-A-SENIOR - CEDAR CREEK	440.00
06.000.48.408	INCOME-PROGRAM - FAYETTEVILLE	542.00
06.000.48.448	INCOME-SPONSOR-A-SENIOR - FAYETTEVILLE	475.00
06.000.50.448	INCOME-SPONSOR-A-SENIOR / FAYETTE	2,100.00
06.000.70.448	INCOME-SPONSOR-A-SENIOR / HAYS	4,500.00
06.000.80.448	INCOME-SPONSOR-A-SENIOR / LEE	3,423.98

Total Revenue

\$518,179.60

COMBINED COMMUNITY ACTION (CCAFND)

Detailed Revenue and Expense Report

4/18/2023 8:42:37AM

10/1/2022 to 4/30/2023

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Expenses

06.203.00.801	SALARIES-SERVICE	81,223.27
06.204.00.821	FRINGE-FICA/TUCA	7,223.96
06.204.00.824	FRINGE-HOSPITALIZATION INS.	15,714.00
06.204.00.825	FRINGE- RETIREMENT	3,485.72
06.205.00.830	TRAVEL-IN AREA	2,881.25
06.205.00.833	TRAVEL-TRANSPORTING	510.68
06.205.00.879	TRAVEL-MAINTENANCE	687.26
06.207.00.853	OTHER COST-POSTAGE/FREIGHT	720.00
06.207.00.867	OTHER COST-TELEPHONE	376.39
06.207.00.868	OTHER COST-INTERNET	1,526.13
06.207.00.998	OTHER COST-ADM ALLOC COST	28,520.43
06.208.00.884	PROF DEV-TRAIN/STAFF	540.00
06.208.00.892	PROF DEV-DUES/MEMBERSHIP	1,015.72
06.209.00.852	PROMOTIONAL-PRINTING	821.93
06.210.00.903	EQUIPMENT-MAINTENANCE	3,515.25
06.211.00.839	FOOD-CONSUMABLES	359,200.69
06.212.00.841	SUPPLIES-MAINT	127.73
06.212.00.844	SUPPLIES-OFFICE	1,382.79
06.212.00.852	SUPPLIES-COPYING/PRINTING	2,384.80
06.213.00.859	OCCUPANCY-RENT	3,291.60
06.213.00.864	OCCUPANCY-UTILITIES	2,931.18
06.213.00.904	OCCUPANCY-MAIN/REPAIRS/IMPROVE	683.82
06.303.00.801	NUT ED-SALARIES	2,185.67
06.304.00.821	NUT ED-FICA/TUCA	173.80
06.407.00.852	BULK-COPY/PRINT	3,238.58

Total Expenses

\$535,303.43

Excess Revenues Over Expenses

(\$19,123.83)

Lockhart Area Senior Citizens Center

Diane Coker

\$4,462.00

Lockhart Area Senior Activity Center, Inc.

Severo Castillo, Director| 901 Bois D'Arc St.|Lockhart, Tx| 78644| 512-398-6322

Board of Directors: President – Diana Coker, Vice- President-Mary Gail Bartsch, Secretary – Janet O'Dell, Treasurer – Sherry Nitz, Linn Mistrot, Linda Curran, Carolyn Marlett.

2023 2024 Mission Statement and benefit of our organization:

Our mission is to provide a pleasant environment/ facility where seniors throughout the community can come and enhance their living experience. Our facility enables seniors to socialize, make new friends, enjoy nutritious and affordable home-cooked meals, as well as participate in an exercise program suited for them.

We provide home delivered lunches M-F to those who are homebound. Seniors also have the opportunity to increase their self-esteem by volunteering in the kitchen or working in our thrift shop as well as contributing to assorted fund-raising activities.

Members benefit from a variety of groups and organizations that come in monthly offering information relevant to seniors: Seniors and Law Enforcement Together (S.A.L.T), Caldwell County Retired Teachers, Central Texas Advocates for Seniors (CTAS) and Caldwell County retired nurses.

We participate in the Community Supervision Restitution program and have assisted many community service workers in complying with their restitution agendas.

We partner with AARP in hiring employees through their program who work for us in the kitchen and thrift shop.

Previous Contributions

Previous year's contribution helped pay for general operating expenses like insurance policies, tax service and monthly and quarterly sales taxes. We replaced the floor in our dining room and purchased kitchen appliances.

2023-2024 budget years

We are very thankful for the City's contribution of \$4,462.00. Your donation will help pay for general operating expenses, such as insurance policies, tax preparation, new flooring in the main room and Thrift Shop improvements. The monies also help subsidize our meal expenses so that we can continue to offer meals at a reasonable price.

Lockhart Area Senior Activity Center, Inc.

Operating Statement for August 1, 2022- March 31, 2023 (unaudited)

Sales

Meals	\$62,226.42
Thrift Shop	\$25,499.00
Miscellaneous	\$4,617.65 (books, coffee, dues, gift shop)
Donations	\$6,177.60

Gross Sales \$98,520.67

Expenses

Administrative	\$1,963.90
Food	\$19,534.24
General Supplies	\$9,902.16
Maintenance	\$5,263.81 (repairs, regular mnt.)
Wages	\$33,981.55
Sales tax paid	\$2,186.74
Insurance	\$2,322.00
Payroll Taxes	\$14,545.91
Kitchen Supplies	\$2,077.06

Total Expenses \$91,777.37

Net Gain/Loss \$6,743.30



COMPTROLLER OF PUBLIC ACCOUNTS

P.O. BOX 13528
AUSTIN, TX 78711-3528

January 28, 2003

Ms. Mary Ann Wagner
Lockhart Area Senior Activity Center
Post Office Box 673
Lockhart, Texas 78644-0673

RE: Taxpayer Number 3-20065-6493-7

Dear Ms. Wagner:

Lockhart Area Senior Activity Center, Inc. qualifies for exemption from Texas franchise tax under Section 171.063(a)(1) and Texas sales and use tax under Section 151.310(a)(2) of the Texas Tax Code as a 501(c)(3) organization effective June 13, 2002.

The Texas Tax Code is available online at <http://www.capitol.state.tx.us/statutes/txtoc.html>.

The organization may issue a valid exemption certificate in lieu of paying state and local sales tax on taxable items purchased that relate to the purpose of the exempt organization and are not used for the personal benefit of a private member or individual. The enclosed certificate, form 01-339, does not require a number to be valid, and you may reproduce it in any quantity. You may download additional copies of the form online at <http://window.state.tx.us/taxinfo/taxforms/01-3392.pdf>, or call Tax Assistance toll free at 1-800-252-5555.

The exemptions above *do not* extend to the Texas hotel occupancy tax, motor vehicle sales tax or any other tax.

If you receive any franchise tax notices or have any questions regarding sales tax purchases and/or sales of taxable items or services, contact Tax Assistance at the number above.

As a reminder, you must notify the Texas Secretary of State if the organization changes its name, registered agent, or registered office address. The phone number is 512/463-5582.

If you have questions about your exempt status, you may e-mail me at tax.help@cpa.state.tx.us or call me toll free at 1-800-531-5441, extension 5-0252.

Sincerely,

Peter Kevin Hudson
Exempt Organizations Section

CASA of Central Texas, Inc.

Nicole Douglass

\$12,000.00

May 8, 2023

Mayor Lew White
c/o Pam Larison, Finance Director
City of Lockhart
308 W. San Antonio St
Lockhart, TX 78644

Dear Mayor White & City Council Members:

Thank you for inviting CASA of Central Texas, Inc. to work with the City of Lockhart again this year on a contribution request. We envision a world where every child thrives in a safe, stable and loving home.

CASA of Central Texas respectfully requests \$12,000 for recruiting, training and supporting more community volunteers to advocate for abused and neglected children in the court system. In 2022, we served 28 children from Caldwell County (22 from Lockhart); however, an additional 88 children (approx. 69 from Lockhart) did not have the voice of a CASA volunteer advocating for their best interests in the courts, schools, and child welfare system.

Per your instructions, our Council presentation materials include the following:

- 1) The mission and benefit of our organization
- 2) Current financial statements
- 3) Previous year's expenditures (P&L Statement)
- 4) Summary of Proposal / Budget Request FY2023-24
- 5) Additional documents
 - IRS 501(c)3 letter,
 - 2022 Annual/Impact Report

Again, we appreciate your consideration and support and we look forward to seeing you for our presentation to the Council on June 20, 2023. Please contact me if you have any questions or require additional information.

Sincerely,


Norma Castilla-Blackwell (May 9, 2023 15:03 CDT)

Norma Castilla-Blackwell
Chief Executive Officer



**Court Appointed Special Advocates (CASA)
of Central Texas, Inc.**

City of Lockhart Contribution Request FY2023-24

Lockhart City Council
Tuesday, June 20, 2023 6:30 PM
217 South Main Street, 3rd Floor
Lockhart, Texas

Presentation Contents

1. Mission & Benefit of CASA of Central Texas
2. Current Financial Statements
3. Previous Year Expenditures (P&L Statement)
4. Summary of Proposal / Budget Request FY2023-24
5. Additional Documents
 - 501(c)(3) Certification Letter
 - 2022 Annual/Impact Report

CASA of Central Texas, Inc. (Court Appointed Special Advocates)

Mission & Benefit

We envision a world where every child thrives in a safe, stable and loving home. CASA of Central Texas provides high quality advocacy for children and youth in the child welfare system. We train and empower dedicated CASA volunteers to ensure children's needs are met and their voices lifted. We strengthen the connections and well-being of children in foster care, one family at a time.

When a child enters the foster system because his or her home is no longer safe, a judge may appoint a Court Appointed Special Advocate (CASA). In Caldwell County, CASA of Central Texas is appointed as Guardian ad Litem and we provide an unduplicated service to represent and advocate for a child's best interests. Our volunteers are screened, highly trained and are provided ongoing support from professional staff. The Child Protection Court and District Judges prioritize case assignments and appoint CASA of Central Texas when a trained volunteer advocate is available to take a case.

"To give a child a CASA is to give them a voice. To give them a voice is to give them hope. And to give them hope is to give them the world. I believe this with all my heart."

Pamela Butler, former foster youth.

CASA's core services include advocacy for medical, mental health, education, placement and permanency needs of the children. Trained volunteers bring three critical qualities to their work: they focus on one case at a time; they bring a unique perspective to the court case; and their sole objective is to represent the best interests of the child. CASA is present in every court session, mediation and trial in the suit affecting the child-parent relationship. CASA participates in meetings with the Texas Department of Family and Protective Services (TDFPS), treatment centers, foster agencies and schools, and make referrals to community agencies. The advocate stays appointed on a case until the children are placed in a safe, permanent home and the case is closed, a process that lasts at least 12-18 months. CASA's specially designed Pre-Service Volunteer Training and continuing education equips each advocate with the solid base of knowledge needed to powerfully and compassionately advocate for a child that has been abused, neglected or abandoned. In addition to gaining a clear understanding of the child protection system and the CASA volunteer role, volunteers learn about trauma, resilience and cultural experiences in a dynamic and impactful way.

A study by Texas Appleseed, "Improving the Lives of Children in Long-Term Foster Care," reports that "if a child has a CASA, the CASA usually is the only person who truly knows the child and knows how the child is really doing."

A CASA volunteer is assigned to help one child or set of siblings at a time so they can focus on giving that child or sibling group individualized advocacy and attention. Providing a free service to the courts and to the families, CASA volunteers save taxpayers' money and children's futures with the goal of helping them move out of state-funded foster care and



into safe, permanent homes as soon as possible. The safety, permanency and well-being of children and youth are the overarching areas of focus within the child welfare system. CASA volunteers contribute to and play an integral role in advocating for resources within each of these areas.

CASA of Central Texas formed in 1985 by concerned community members and became affiliated with the national CASA® model developed by a family court judge. We have 255 citizen-volunteers who serve children from Caldwell, Comal, Guadalupe and Hays Counties. Last year, we served 562 children who were abused, neglected and abandoned and placed in State custody. However, 309 additional children still needed a CASA.

Volunteers are the heart of the CASA program, and they are trained and supported throughout all stages of a case by a knowledgeable staff team. CASA leverages volunteer support needs with your financial donation. The City of Lockhart can advance the cause of child welfare by volunteering and donating to CASA of Central Texas.

**1 STAFF MEMBER
SUPPORTS
25-30 VOLUNTEERS
WHO SERVE
60-75 CHILD VICTIMS**



CASA OF CENTRAL TEXAS, INC.

Statement of Activity

July 2022 - March 2023

	TOTAL
Revenue	
6000 INCOME	
6100 Contributions	50.00
6110 Individual Contribution	64,678.77
6115 Civic Organization Contribution	251.55
6120 Board Member Contribuion	15,218.42
6125 Jury Duty Contribution	11,061.41
6130 Church Contribution	2,250.00
6132 Memorial / In Honor of	8,996.25
6135 Corporate Contribution	25,885.45
6140 Payroll Contribution - External	2,285.39
6145 Payroll Contributions - CASA	521.00
6155 Non-CFC Contributions	10,345.77
6160 United Way - Designated	148.67
Total 6100 Contributions	141,692.68
6300 Fundraising Event Income	
6310 Golf Tournament	42,393.00
6320 Dinner & Auction	
6321 Dinner & Auction income	55,763.73
6325 Dinner & Auction Expenses	-4,207.78
Total 6320 Dinner & Auction	51,555.95
6330 Third Party Event	3,297.87
6340 Campaigns	2,428.00
6340.1 EOY Campaign	104,734.59
Total 6340 Campaigns	107,182.59
Total 6300 Fundraising Event Income	204,409.41
6400 Grant Income	
6410 Federal Grants	603,867.22
6415 State Grants	109,256.74
6420 County Grant	166,975.00
6425 City Grant	13,114.04
6430 United Way Grant	46,500.00
6435 Foundation Grant	402,500.00
Total 6400 Grant Income	1,342,213.00
6600 Interest Income	747.13
Total 6000 INCOME	1,689,062.22
6650 Miscellaneous Income	424.44
Total Revenue	\$1,689,486.86
GROSS PROFIT	\$1,689,486.66

	TOTAL
Expenditures	
7000 EXPENSES	
7100 Building & Facility Costs	
7101 Building Maintenance	35,887.19
7190 Utilities	
7191 Electricity	8,035.61
7192 Water	3,735.22
7197 Telephone/Internet	21,480.57
Total 7190 Utilities	33,251.40
Total 7100 Building & Facility Costs	69,138.59
7200 General Overhead Costs	
7201 Recruiting & Promotion	11,174.75
7206 Bank Service Charges	288.67
7207 Conferences/Cont Education	7,424.31
7208 Credit Card & Other Fees	6,634.53
7209 Depreciation Expense	83,654.00
7210 Equipment Rental	7,036.54
7240 Insurance	
7241 Insurance - Dir & Officers	19,873.48
7242 Insurance - Liab & Fidelity	6,265.40
Total 7240 Insurance	26,138.88
7244 Interest Expense	5,519.52
7248 Membership/Subscription	9,841.42
7259 Office Software/Equipment	26,032.37
7260 Office Supplies	3,984.54
7261 Office - General	8,710.92
7268 Postage	764.10
7269 Printing/Promotion	662.50
7270 Professional Fees	1,500.00
7271 Audit/Accounting	8,000.00
7272 Professional Services	64,607.72
7272.1 HR Outsourcing	19,615.99
Total 7270 Professional Fees	93,723.71
7273 Background/Screenings	969.78
7275 Training Expenses	700.00
7290 Travel/Mileage	12.00
7291 Employee Travel	27,564.36
7292 Advocate Travel	6,165.36
Total 7290 Travel/Mileage	33,741.72
Total 7200 General Overhead Costs	327,002.26
7300 Program Expenses	
7301 Advocate Expenses	8,936.65
7302 Children's Special Needs	1,539.67
7305 Fundraising Expenses	14,459.93
Total 7300 Program Expenses	24,936.25

	TOTAL
7500 Salary, Payroll, & Labor Costs	
7503 Contract Svc/Background Cks	166.00
7545 Health/Life Insurance	52,586.11
7550 Payroll Tax Expense	85,216.32
7556 Pension	46,407.97
7557 PR Tax Exp - Unemployment	11,102.27
7560 Salaries & Wages	986,033.21
7575 Worker's Compensation	3,020.00
Total 7500 Salary, Payroll, & Labor Costs	1,184,531.88
Total 7000 EXPENSES	1,605,608.98
Uncategorized Expense	50.00
Total Expenditures	\$1,605,658.98
NET OPERATING REVENUE	\$83,827.68
Other Revenue	
6700 In-Kind Revenue	199,255.70
6910 Capital Campaign	
6911 Capital Campaign Income	158,178.28
Total 6910 Capital Campaign	158,178.28
6930 Endowments	
6932 Endowment Income/Interest	2,133.93
6933 Unrealized Endowment Loss/Gain	2,289.08
6935 Endowment Mgmt Fees/Expenses	-741.18
Total 6930 Endowments	3,681.83
6940 Investment Accounts	
6942 Investment Gain/Loss	3,690.29
Total 6940 Investment Accounts	3,690.29
Total Other Revenue	\$364,806.10
Other Expenditures	
6902 Adoption Day Expense	667.33
7600 Bad Debt Expense	4,975.00
7700 In Kind Expenses	
7702 Donations - In Kind	51,686.08
7703 Mileage - In Kind	7,674.03
7708 Volunteer Hrs - In Kind	144,895.59
Total 7700 In Kind Expenses	204,255.70
Total Other Expenditures	\$209,898.03
NET OTHER REVENUE	\$154,908.07
NET REVENUE	\$238,735.75

CASA OF CENTRAL TEXAS, INC.

Statement of Financial Position

As of March 31, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1020 OP Acct-Prosperity Bank	99,707.53
1030 ED Acct-Prosperity Bank	2,407.80
1035 Board Designated Reserve Funds	712.24
1050 Capital Campaign Checking	0.00
1100 Frost Checking Acct Board Reserves (FDIC)	25,000.00
1150 Broadway Money Market Board Reserves (FDIC)	25,000.00
1155 Texas Regional Bank Board Reserves	55,257.60
1160 Cetera Money Market Board Designated Reserve	1,574.09
Total Bank Accounts	\$209,659.26
Accounts Receivable	
1200 Accounts Receivable	473,038.29
Total Accounts Receivable	\$473,038.29
Other Current Assets	
1450 Prepaid Expenses	9,793.42
1499 Undeposited Funds	0.00
1500 Treasury Bill 3mo. Board Designated Reserves	99,810.00
1501 Treasury Bills 6mo Board Designated Reserves	100,659.72
1502 Treasury Bill 9mo Board Designated Reserves	100,904.98
1503 Treasury Bill 12mo Board Designated Reserves	100,663.68
Uncategorized Asset	0.00
Total Other Current Assets	\$411,831.80
Total Current Assets	\$1,094,529.35
Fixed Assets	
1620 Training & Support Center -SM	2,122,300.37
1630 Construction in Progress - SM	28,019.00
1631 Capital Improvements - NB	23,875.00
1650 Equipment & Fixtures - NB	212,162.79
1651 Equipment & Fixtures - SM	88,864.47
1660 Building - NB	556,027.70
1661 Land - SM	159,900.00
1755 Accumulated Depreciation	-579,289.00
Total Fixed Assets	\$2,611,660.33
Other Assets	
1805 NBACF Endowment Fund	69,269.92
1810 Utility Deposits	0.00
Total Other Assets	\$69,269.92
TOTAL ASSETS	\$3,775,659.60

	TOTAL
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2010 Accounts Payable	0.00
Total Accounts Payable	\$0.00
Credit Cards	
2090 Chase Preferred Ink Credit Card	4,236.95
Total Credit Cards	\$4,236.95
Other Current Liabilities	
2100 Payroll Liabilities	0.00
2101 Payroll Payable - G&A	0.00
2105 Payable - TX Unemployment Tax	0.00
2110 Direct Deposit Liabilities	0.00
2114 Payable - Charitable Donation	0.00
2115 Payable - Dental Insurance	0.00
2116 Payable - Health Insurance	0.00
2117 Payable - Annuity	32.00
2118 Payable - Term Life	0.00
2119 Payable - Pension	0.00
2150 Accrued Expenses	0.00
2199 PPP - SBA Grant/Loan	0.00
2200 Reserve - Adoption Day	0.00
2201 Reserve - Special Needs Fund	5,000.00
Direct Deposit Payable	0.00
Total Other Current Liabilities	\$5,032.00
Total Current Liabilities	\$9,268.95
Long-Term Liabilities	
2300 Prosperity Bank - Construction	0.00
Total Long-Term Liabilities	\$0.00
Total Liabilities	\$9,268.95
Equity	
3001 Opening Bal Equity	54,063.60
3010 Unrestricted Net Assets	3,473,091.30
3012 Fund Balance	0.00
3200 Perm Restricted Net Assets	500.00
Net Revenue	238,735.75
Total Equity	\$3,766,390.65
TOTAL LIABILITIES AND EQUITY	\$3,775,659.60

CASA OF CENTRAL TEXAS, INC.
Statement of Activity
July 1, 2022 - March 31, 2023

	<u>Total</u>
Revenue	
6000 INCOME	
6400 Grant Income	
6425 City Grant	\$ 4,517.00
Total 6400 Grant Income	<u>\$ 4,517.00</u>
Total 6000 INCOME	<u>\$ 4,517.00</u>
Total Revenue	<u>\$ 4,517.00</u>
Gross Profit	<u>\$ 4,517.00</u>
Expenditures	
7000 EXPENSES	
7560 Salaries & Wages	\$ 4,517.00
Total 7560 Salaries & Wages	<u>\$ 4,517.00</u>
Total 7000 EXPENSES	<u>\$ 4,517.00</u>
Total Expenditures	<u>\$ 4,517.00</u>
Net Operating Revenue	<u>\$ -</u>
Net Revenue	<u><u>\$ -</u></u>

Summary of Proposal / Budget Request FY2023-24

CASA of Central Texas respectfully requests \$12,000 from the City of Lockhart toward our general mission for recruiting, training and supporting more volunteers to serve as court-appointed Guardians Ad Litem to children and youth involved in child welfare cases. Funding from the City of Lockhart is critical, as together we endeavor to impact and change the quality of life for children in foster and substitute care. Based on population growth and demand for CASA services – CASA currently serves only 24% of the children from Caldwell County who are eligible for our help – our role is vital to this community. CASA is the only organization that may be legally appointed by judges to represent best interests of children and youth from Caldwell County.

We will provide free and flexible training at no cost to the volunteer, the families, or the courts. Our highly trained and dedicated advocates will each provide 100+ hours of donated casework service hours per year, including at least monthly face-to-face visits with each child, written court reports and court testimony, phone calls and meetings with CPS workers, school professionals, medical and mental health professionals, caregivers, parents, relatives and anyone else with information about the child's well-being. Trained CASA volunteers work the duration of a case, typically 12 to 18 months. One year of CASA advocacy costs less than one month of foster care. Successful outcomes for the children include closed cases of reunification with safe parents, permanent conservatorship with a legal guardian, adoption by relatives, adoption by new families, and preparedness for living as independent, young adults.

LOCKHART/CALDWELL	7/1/21 – 6/30/22
# children served by CASA	28
# advocates on those cases (Lockhart + others)	4
# advocates, new	1
# children, new (removed from unsafe homes)	14
# children, closed (with safe, stable families)	13
Reunification with safe Parents	2
PMC with Legal Guardian	3
Adoption by Relatives	2
Adoption by New Family	4
Independent Living (age 18)	2



PROGRAM GOALS & PROJECTIONS	
LOCKHART/CALDWELL	7/1/23 - 6/30/24
# children/youth to serve, total	38
# children/youth to serve, new	10
# older youth to serve, new (14+)	4
# advocates, total	5
% of cases served by volunteers	90%
volunteer-to-child ratio (est.)	2.2
% volunteers with more than one case	6%
# volunteers to swear in	2
# PSVT training sessions (Caldwell/Hays)	7
# CE training sessions (Caldwell/Hays)	6
# hrs of CE training to offer (Caldwell/Hays)	10
Topics	Trial Preparation & Testimony, Forensic Interviews, Adoption Process & Requirements, Drug Test Analysis, Collaborative Family Engagement, Therapeutic Goals & Process, DEI, Educational Advocacy, Mediation Process, NAMI Mental Health Provider Education Training, Family Violence, Disability Rights
# of community education classes (Caldwell/Hays)	1
Topics	Darkness to Light Child Abuse Sexual Abuse Prevention
# community presentations	16
# community outreach	25

Every amount contributed to CASA of Central Texas is greatly appreciated. Our goals and projections are presented with a realistic picture of the community need for our services as well as our ability to administer the CASA program. The City of Lockhart is frequently listed on other funding applications to demonstrate local community support. While it is our hope that the city council would award full funding, nonetheless, CASACenTex follows a scalable model which allows us to appropriately manage services based upon all funding amounts received.

CASA of Central Texas endeavors to be a fiscally sound, transparent, and trustworthy charitable organization. To that end, in 2023, CASA of Central Texas again earned a Platinum Seal of Transparency from GuideStar by Candid (<https://www.guidestar.org/profile/74-2403373>). We have been a 501(c)(3) exempt organization since 1986 (IRS certification letter attached).

We are happy to answer questions and provide additional information upon request. Thank you, again, for your past support and for your consideration this year.





Department of the Treasury
Internal Revenue Service
P.O. Box 2508
Cincinnati OH 45201

In reply refer to: 0248367147
July 26, 2017 LTR 4168C 0
74-2403373 000000 00
00016232
BODC: TE

CASA OF CENTRAL TEXAS INC
1619 COMMON ST STE 301
NEW BRAUNFELS TX 78130



030947

Employer ID Number: 74-2403373
Form 990 required: Yes

Dear Taxpayer:

This is in response to your request dated July 17, 2017, regarding your tax-exempt status.

We issued you a determination letter in October 1986, recognizing you as tax-exempt under Internal Revenue Code (IRC) Section 501(c)(3).

Our records also indicate you're not a private foundation as defined under IRC Section 509(a) because you're described in IRC Sections 509(a)(1) and 170(b)(1)(A)(vi).

Donors can deduct contributions they make to you as provided in IRC Section 170. You're also qualified to receive tax deductible bequests, legacies, devises, transfers, or gifts under IRC Sections 2055, 2106, and 2522.

In the heading of this letter, we indicated whether you must file an annual information return. If a return is required, you must file Form 990, 990-EZ, 990-N, or 990-PF by the 15th day of the fifth month after the end of your annual accounting period. IRC Section 6033(j) provides that, if you don't file a required annual information return or notice for three consecutive years, your exempt status will be automatically revoked on the filing due date of the third required return or notice.

For tax forms, instructions, and publications, visit www.irs.gov or call 1-800-TAX-FORM (1-800-829-3676).

If you have questions, call 1-877-829-5500 between 8 a.m. and 5 p.m., local time, Monday through Friday (Alaska and Hawaii follow Pacific Time).

2022 IMPACT REPORT

Fiscal Year ending 6.30.22



CASA

Court Appointed Special Advocates

FOR CHILDREN

CASA OF CENTRAL TEXAS, INC.

Serving Goldwell,
Comal, Guadalupe
& Hays Counties

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CASA

Court Appointed Special Advocates
FOR CHILDREN

CASA OF CENTRAL TEXAS, INC.



OUR VALUES

VISION

We envision a world where every child thrives in a safe, stable, and loving home.

MISSION

CASA of Central Texas, Inc. provides high-quality, best-interest advocacy for children & youth in the child welfare system. We train & empower dedicated CASA volunteers to ensure children's needs are met & their voices lifted. We commit to strengthening the connections & well-being of children in foster care, one family at a time.

ABOUT US

CASA of Central Texas was formed in 1985 by concerned community members who recognized that children in foster care would fare better and receive more help if they had an independent, consistent adult advocating for their needs. In FY22, 255 trained CASA volunteers advocated for 562 Central Texas children. That left about 300 children without a CASA. With your help, we can serve more children.

CASA of Central Texas, Inc. is a 501(c)3 nonprofit organization governed by a volunteer board of directors and is a member of the National and Texas CASA Associations. There are more than 900 CASA programs nationwide and 73 local programs in Texas.

VISIT OUR OFFICES

1619 E Common St #301
New Braunfels, 78130
830.626.2272

2725 Hunter Road
San Marcos, 78666
512.392.3578

VISIT OUR WEBSITE

www.casacentex.org

FOLLOW US

@casacentex



As we entered a new era of advocating for children and families experiencing foster care, we were called upon with urgency. **With the community providing a strong foundation**, we were able to answer - but we know there is more progress to be made ahead.

In the midst of everyone's efforts to withstand the unraveling consequences of COVID-19, our local CASA program experienced an unexpected decline in the number of children we were appointed to in FY2021-22. In addition, we had a small drop in the number of active volunteers as compared to the prior year. **Bracing ourselves for surprises and challenges**, however, was inevitable. **The foster care system as a whole has been in crisis.** A nationwide shortage of foster families. Multiple hardships related to the pandemic created complexities: fear of contracting the virus, job loss, and mental health crisis. Simultaneously, the pandemic caused court cases to stall and family reunifications became delayed as a result. With nowhere else to turn, children slept in hotel rooms or state office buildings or were shipped to placements out of state.

An overwhelmed foster care system gave way to overwhelmed children, in need of support as they grappled with prolonged emotions like loneliness, depression, anxiety, and grief. **This is where we stepped in as Court Appointed Special Advocates ready to provide guidance, comfort, and familiarity.** Trained advocates upheld children's best interests and well-being by ensuring access to mental and physical health care, education, and community during their time in foster care. Volunteers recorded **646 hours advocating for medical needs** and **661 hours advocating for the educational needs** of their CASA children. We are extremely proud of what advocates accomplished for the children and are equally proud of our 72% volunteer retention rate during this tumultuous year - well above the national average.

What statistics fail to capture is the sigh of relief a CASA child gives when they realize **they don't have to carry their burdens on their own anymore** or the smile that lights up a child's face once their advocate shows them they'll remain by their side through the ups and downs. That's the investment you make with CASA. We hope you'll continue to stand strong in our mission - to ensure every child in foster care has that exact moment of **hope and relief.**



NORMA CASTILLA – BLACKWELL
CASA OF CENTRAL TEXAS CEO
Since 2003

OUR BOARD OF DIRECTORS

David Pfeifer

President
Comal County

Frank Pereira

Treasurer
Hays County

Tammy Gorman

Hays County

Hollis Burklund

1st Vice President
Hays County

Jennifer Martin-Rider

Secretary
Comal County

Becky Lake

Guadalupe County

Keith Kebodeaux

2nd Vice President
Hays County

JoAnne Germer

Past President
Caldwell County

Dena Rodriguez

Comal County

James Rothfelder

Comal County

OUR ADVISORY BOARD

Freddy Aird

Comal County

Rachel Boyer-Meier

Comal County

Tyler Compton

Comal County

John Hardy

Hays County

Julie Rivas

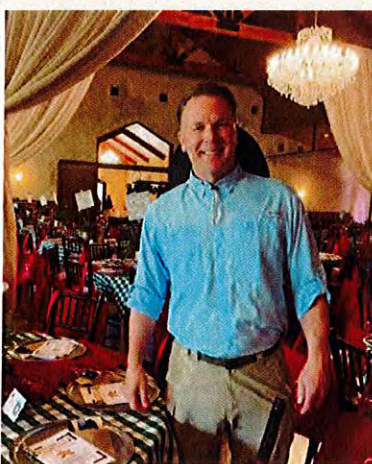
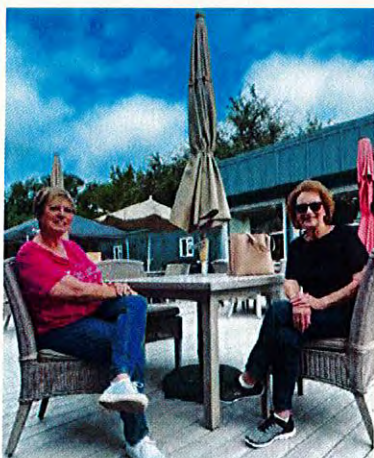
Comal County

Meredith Sisoian

Comal County

Our Board of Directors deserves tremendous praise for their critical role in furthering CASA's mission of best-interest advocacy for children and families experiencing foster care. Their continuous financial support ensures there are no gaps in our ability to serve and, with their instrumental help, CASA forges connections with individuals, churches, organizations, and corporations who share a mutual passion for helping the most vulnerable in the community.

This year marked ten years of service for board member, Becky Lake. We'd like to acknowledge all of her contributions as an unwavering supporter of CASA children and youth through her generous resources, time, and team comradery. Becky, on behalf of CASA staff and volunteers, you are greatly appreciated for the immeasurable value you add to our organization and in progressing our mission forward.



If you're interested in joining our board, visit casacentex.org/about/board/ for more information

OUR TEAM

Norma Castilla-Blackwell / Chief Executive Officer

Kimberly Key
Chief Program Officer

Jane Bowen
Leslie Goodwin
Susan Hankins
Tim Judkins*
Lonnelle LaBorde
Elizabeth Peña
Amanda Rehovsky
Jill Rodriguez
Casework Supervisors
* Team Leads

Tricia Schneider
Chief Operating Officer

Reneé Lehmann
Program Coordinator

Nicole Solis-Douglass
Director of Development

Eloise Hudson
Communications Manager
Danielle Feldman
Fund Development Associate Manager
Jurnee Troublefield
Donor Relations Associate Manager

Layla Coleman
Recruitment & Training Director

Brandi Raschke
Training Coordinator
Jade Dimitri

Community Engagement Coordinator

Melissa Schroeder
Controller

Elizabeth Fowler
Staff Accountant
Amree Trinidad
Admin Clerk



CASA OF CENTRAL TEXAS, INC.
Everyone on our team plays an integral part in the ability to train & support Court Appointed Special Advocates for children & youth in foster care

HONORABLE MENTIONS

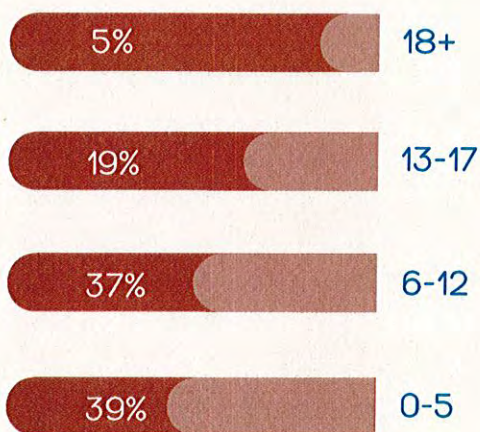
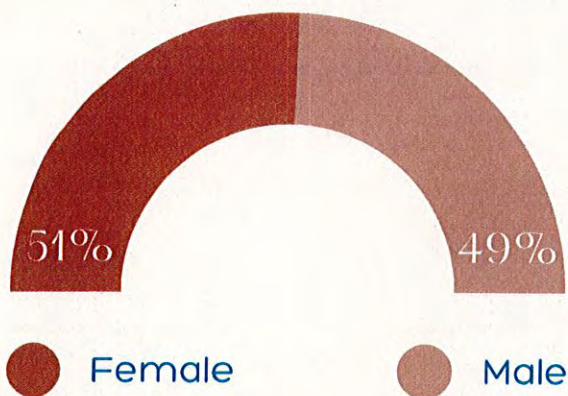
Casework Supervisors / *Team Leads



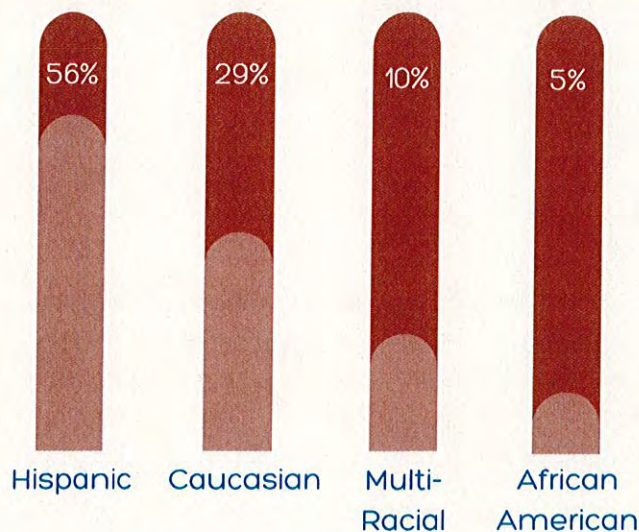
Shelley Denkeler Rob Edwards* Melanie Linder* Lauren Townsend*

We're extremely proud to share that, this year, four Casework Supervisors celebrated ten years of working for CASA of Central Texas. This is a special milestone for our program. We're very blessed by their hard work and dedication!

2021-22 BY THE NUMBERS



AGE OF CHILDREN SERVED



RACE / ETHNICITY OF CHILDREN SERVED



114

children's cases
closed with the help
of a CASA volunteer

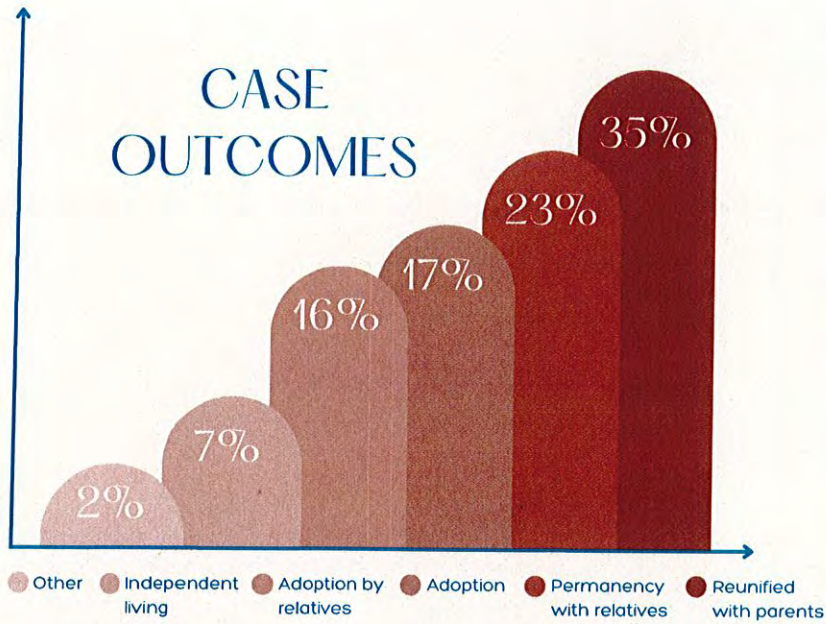
562

children had a
CASA volunteer

309

children still needed
a CASA volunteer

CASE OUTCOMES



136

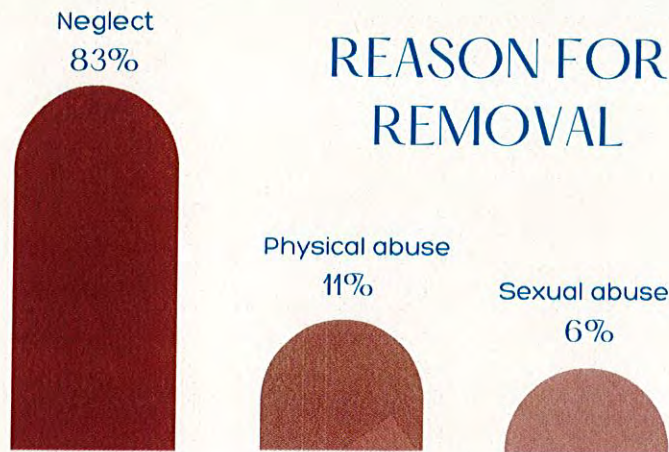
children received Collaborative Family Engagement (CFE)

14

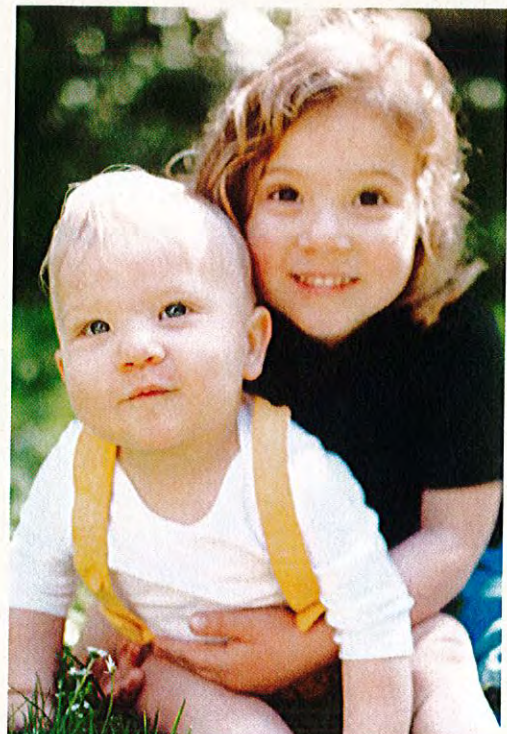
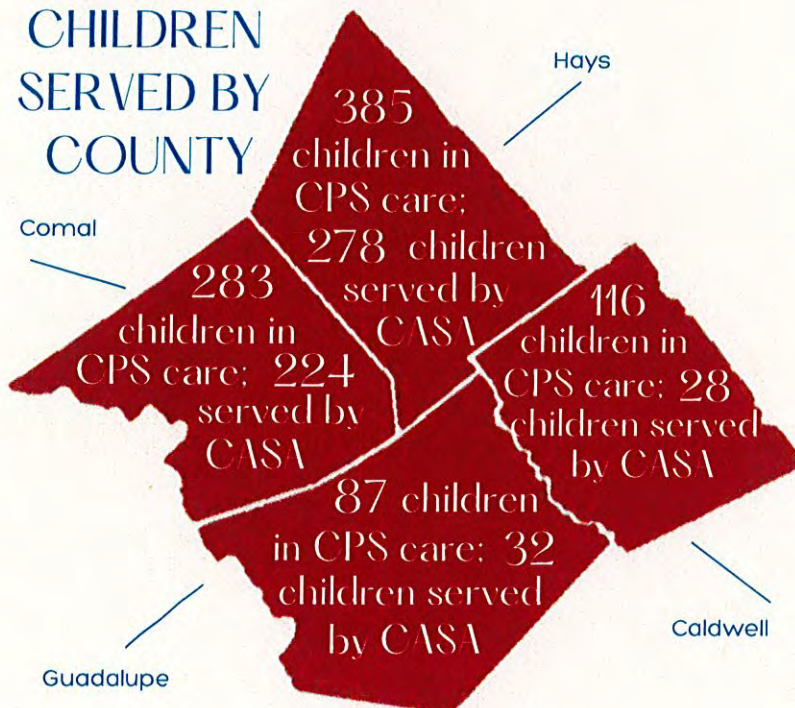
children received Permanency Care Assistance (PCA)

Learn more about CFE [here](#) & PCA [here](#)

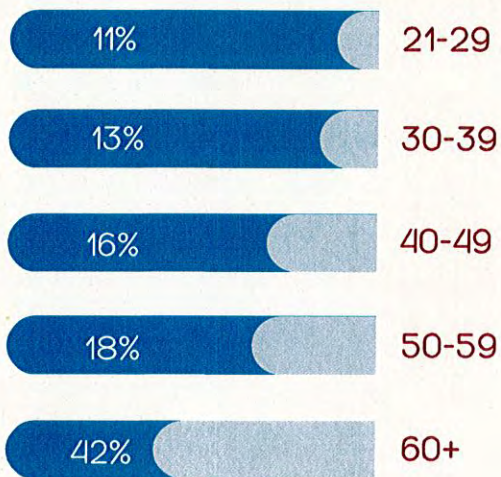
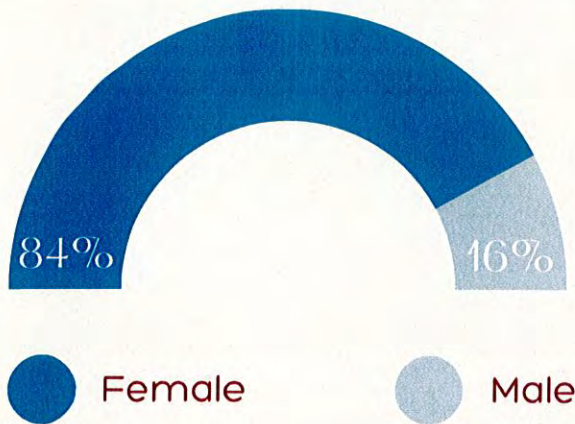
REASON FOR REMOVAL



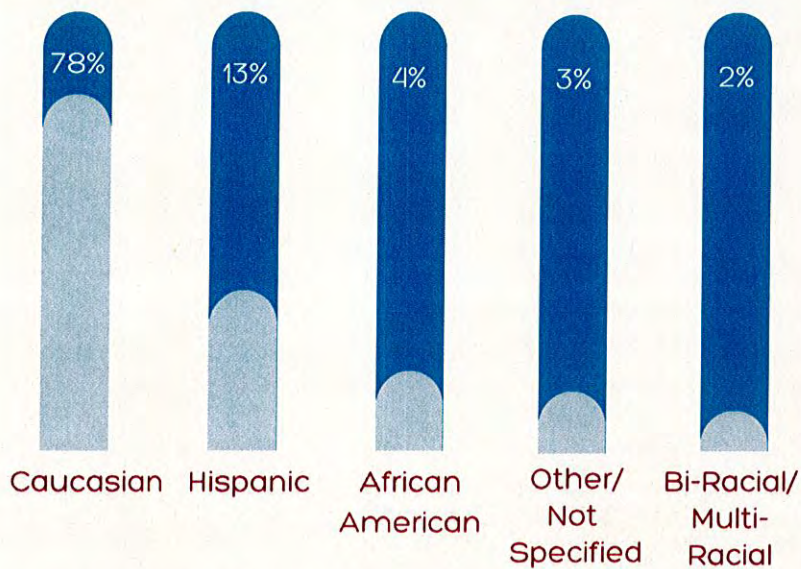
CHILDREN SERVED BY COUNTY



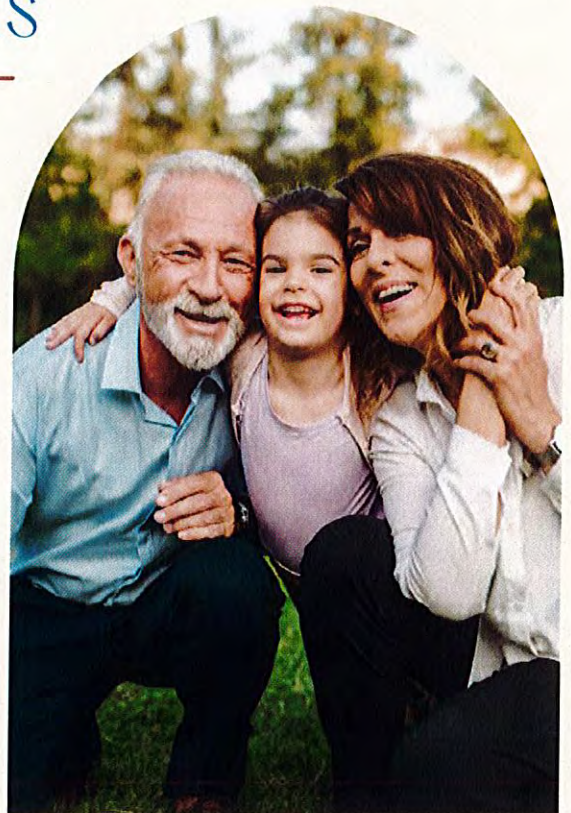
2021-22 BY THE NUMBERS



ADVOCATE AGE



ADVOCATE RACE / ETHNICITY



54
new volunteers
pledged to serve as
advocates

72%
volunteer retention
rate

255
active volunteers
across 4 counties

VOLUNTEER CONTACT



ADVOCACY



14,648

estimated number of
volunteer hours.
Reported 7,837
volunteer hours.
Estimated value of
volunteer hours:
\$412,195

Based upon Independent Sector value of
volunteer time at \$28.14 per hour.



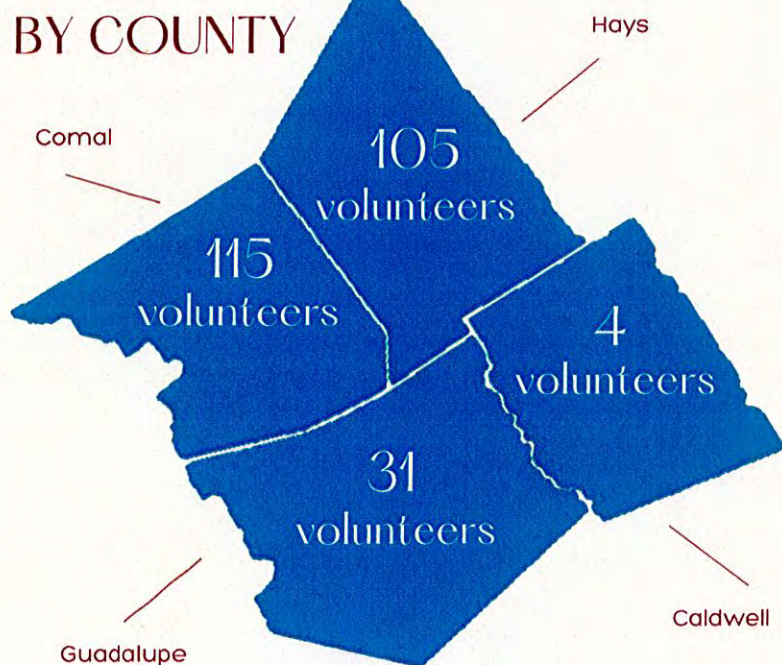
VOLUNTEER TENURE

147,608

estimated number of
volunteer miles. Reported
73,804 volunteer miles.
Estimated value of
volunteer miles: \$86,350

Based upon IRS standard mileage rate of 58.5 per mile.

ADVOCATES BY COUNTY



VOLUNTEER SPOTLIGHT



16 – 20 YEARS

Gloria Harlin & Lynnette Lombardo

11 – 15 YEARS

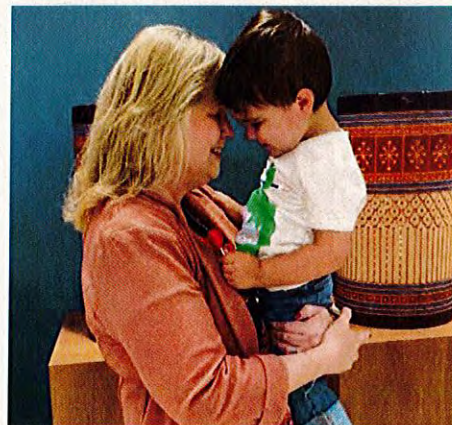
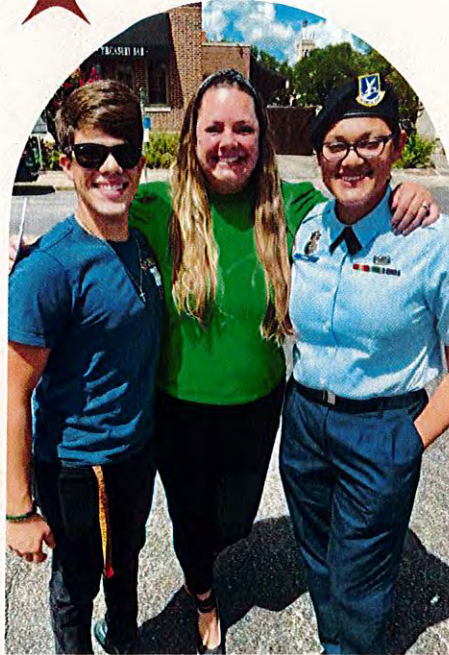
John Barthel, Bob Caldwell, Earl Dittman, Sue Dittman, Bruce Drobeck, Mary Eisenberg, Carolyn Liner, Sara McCaffrey, Diane Purdy, Tom Purdy, Melinda Rapp, Rose Tempfer, Bob Williams, Colette Wollenberg

6 – 10 YEARS

Adrian Baker, Steve Bazan, Melanie Donelson, Sandy Durke-Brimhall, Stephanie Eagle, Patti Ebrom, Jennifer Graf-Sims, Bethany Graham, Robbie Hawkins, Janice Hooper, Laurel Jensen, Ren Liner, John Manthey, Ruth Martin-Cain, Angie Martinez, Emma Mozeley, Betty Niven, Rebecca Oekerman, Larry Patterson, Kristi Perkins, Carl Rasmussen, Laura Rice, Pamela Sadler, Kathleen Schindler, Donald Seymour, Nancy Seymour, Toni Urban, Kenneth Ward, Jeannie Williams, Mark Wojcik

5 YEARS

Sophia Barnard, Melissa Bohrer, Barrie Breed, Eboni Britton, Patricia Cahill, Bill Charest, Mary Pat Coco, Paulina De La Fuente Gual, Mike Gentz, Paul Givens, Denise Hinds, Beth Hittle, Kathryn Jones, Sharon Krebs, Sharon Miller, Lynn Watson, Karen Wolda



These remarkable individuals committed years of their time to serve as advocates for children and youth in foster care. We'd like to recognize them & say thank you for your service!



STORIES OF IMPACT

GLEND A DETLING

When she accepted her first case, Glenda teamed up with another advocate to serve a sibling group of six children. Two of the children were medically fragile. Glenda ensured their medical needs were met up until the children were safely reunified with their mother. Glenda also gladly assisted the mother when she asked for help with the children's educational needs.

Now that she was an experienced volunteer, Glenda took on a case with four children. Then, one more sibling entered the picture leading Glenda to serve all five siblings - on her own! In the midst of case complexities with multiple parents and placements involved, Glenda attended every hearing in the interest of the children and consistently gave strong testimony in court. After an unsuccessful reunification with one of the parents, three of the siblings re-entered State Care nine months later. Extensively knowing the family history, Glenda jumped at the chance to advocate again to ensure the children will be placed in a safe, nurturing, and permanent home.

SARA MCCAFFREY

"My CASA graduates! They are my family forever! Their brother has been a Marine for 2 years now, is married, and has a child. Younger brother just graduated from high school last month and is leaving to become a Marine next month. Sister graduated high school last year and is now a Military Police Officer in the Air Force. They will be in our lives forever. We are so grateful for them! Don't ever doubt the difference you make as a CASA!"

Inspired by this Facebook post from long-time advocate, Sara McCaffrey, CASA Communications Manager, Eloise Hudson, conducted a CASA Chat with Sara and the former foster youth about their time in foster care. Watch the CASA Chat [here](#).

Page 12 of 17

SAMUEL & ALINA

Samuel, 2, and Alina, 3, were removed from their mother's care due to neglect. Shortly after, they were also removed from their father's care. When the children were placed with a foster parent, it was clear to them and the CASA volunteer that both Samuel and Alina were experiencing developmental delays. Together, they worked on strengthening the children's speech and cognitive skills. Within no time, they noticed a considerable improvement!

The CASA volunteer championed the children's mental, physical, and educational needs in court, all while consulting with everyone involved in the children's lives including the children's parents. The parents leaned on the CASA volunteer for encouragement and support, as they made efforts to provide a safe home for the children. They readily accepted parenting advice and techniques offered by the CASA volunteer and foster parent. Ultimately, the parents complied with the court's orders by making exceptional progress and the family was reunified.



May 8, 2023

Mayor Lew White
c/o Pam Larison, Finance Director
City of Lockhart
308 W. San Antonio St
Lockhart, TX 78644

Dear Mayor White & City Council Members:

Thank you for inviting CASA of Central Texas, Inc. to work with the City of Lockhart again this year on a contribution request. We envision a world where every child thrives in a safe, stable and loving home.

CASA of Central Texas respectfully requests \$12,000 for recruiting, training and supporting more community volunteers to advocate for abused and neglected children in the court system. In 2022, we served 28 children from Caldwell County (22 from Lockhart); however, an additional 88 children (approx. 69 from Lockhart) did not have the voice of a CASA volunteer advocating for their best interests in the courts, schools, and child welfare system.

Per your instructions, our Council presentation materials include the following:

- 1) The mission and benefit of our organization
- 2) Current financial statements
- 3) Previous year's expenditures (P&L Statement)
- 4) Summary of Proposal / Budget Request FY2023-24
- 5) Additional documents
 - IRS 501 (c)3 letter,
 - 2022 Annual/Impact Report

Again, we appreciate your consideration and support and we look forward to seeing you for our presentation to the Council on June 20, 2023. Please contact me if you have any questions or require additional information.

Sincerely,


Norma Castilla-Blackwell (May 9, 2023 15:03 CDT)

Norma Castilla-Blackwell
Chief Executive Officer



**Court Appointed Special Advocates (CASA)
of Central Texas, Inc.**

City of Lockhart Contribution Request FY2023-24

Lockhart City Council
Tuesday, June 20, 2023 6:30 PM
217 South Main Street, 3rd Floor
Lockhart, Texas

Presentation Contents

1. Mission & Benefit of CASA of Central Texas
2. Current Financial Statements
3. Previous Year Expenditures (P&L Statement)
4. Summary of Proposal / Budget Request FY2023-24
5. Additional Documents
 - 501(c)(3) Certification Letter
 - 2022 Annual/Impact Report

Caldwell County Food Bank

Meredith Jakovich

\$10,000.00



May 9, 2023

Lockhart City Council
308 W. San Antonio Street
Lockhart, Texas 78644

Dear Council Members:

Over the last year our organization has continued to grow in all areas of programming. Each of our six programs is design to assist Caldwell County residents experiencing food insecurity. While we are a county resource, over 65% of our food bank clients are Lockhart residents. Currently, we distribute approximately 1600 food baskets monthly equating to just over 1,000 baskets going to families in Lockhart. In addition, our backpack program helps 240 children in LISD schools and over 325 seniors in Lockhart to receive our Healthy Options Program for the Elderly (HOPE) bags each month.

Our community meals program continues to expand with the addition of a meal site in Luling. The Luling location joins two Lockhart locations for a total of approximately 500 hot meals served among the three sites. The two Lockhart partners serve over 300 Lockhart residents each week totaling 1200 meals monthly.

This year, we are requesting \$10,000 from the City of Lockhart. We continue to experience challenges related to post-covid economic conditions. Food inventory shortages remain due to supply chain issues and we are working with Central Texas Food Bank to implement a wholesale club to provide an opportunity to purchase food items not currently available through our current channels. Funds received from the City of Lockhart will be used to purchase food for our grocery program, just as in previous years.

Over the past four years we have enjoyed an exceptional working relationship with the City of Lockhart, and we are extremely grateful for the support we've received from the Council and City staff. We appreciate your help as we work to tirelessly to execute our mission to assist those experiencing food insecurity in our community.

Sincerely,

Meredith Jakovich
Executive Director



Vision Statement
A nourished community

Mission Statement
*We provide solutions for food insecurity
within Caldwell County*



Programs

Food Baskets

Grocery basket distribution is our core program. We distribute 100- pound baskets to approximately 1500 families per month. Clients are eligible to visit twice per month. We receive two truck deliveries every Monday and dock donations daily. In a four- day period we distribute 20,000 to 25,000 pounds. In 2022 we distributed 1.1 million pounds of food to Caldwell County residents.

HOPE

The Healthy Options Program for the Elderly (HOPE) is a program for anyone 55 years old and over to receive non-perishable items monthly. HOPE bags are assembled every third Monday and are distributed the third and fourth weeks of the month. Currently, we distribute over 500 bags per month.

Backpacks

We distribute 500 backpacks monthly to 11 schools in Caldwell County. Bags contain mostly snack items and easy to prepare items safe for children. Each bag also contains a coupon for the backpack family to bring in to receive a regular grocery basket along with an application for assistance.

Garden

The pantry garden is located on the food bank campus. Our garden manager and volunteers work tirelessly to plant and harvest organic produce for our clients. Everything that is produced in the garden goes directly to our pantry families. We also offer free educational classes to the community to facilitate healthy eating choices and skills.

Feeding Caldwell County

This program provides free weekly community meals hosted by church partners in Caldwell County. Tuesday meals are in Luling at *At The Well Ministries* and in Lockhart at *Lockhart Church of Christ* and the Wednesday meal is at *First United Methodist Church* in Lockhart. Feeding Caldwell County is a partnership with community churches to provide nourishment and fellowship. We serve over 500 hot meals per week.

Mobile Distributions

We host two mobile distributions each month, one in Luling and one in Dale. During this outreach we serve approximately 250 families. During this event, clients receive over 50 pounds of food and can pick from available inventory.



Did you know?

- *We distribute over 1600 grocery baskets to Caldwell County families every month*
- *In 2022 we distributed 1.1 million pounds of food to Caldwell County residents*
- *We supply over 525 seniors with monthly assistance through our HOPE program*
- *We assist over 500 families with backpacks through Luling and Lockhart schools*
- *We operate the food bank garden which provides healthy options for clients*
- *We provide free gardening classes and cooking videos to the community*
- *We feed over 500 people weekly through the Feeding Caldwell County program*
- *We serve 250 families through mobile distributions in Luling and Dale*
- *We are funded 100% through donations and charitable giving*
- *Each dollar you give allows us to supply 3 meals to those in need*
- *Your contribution is tax deductible*

Caldwell County Christian Ministries					
FY 2023					
APPROVED Expense Projection					
Category of Expense	FY 2022 Projected	FY 2022 Actual	FY 2023 Projected	Change	
Board Administration	\$600.00	\$0.00	\$300.00	Decrease	
Building Maintenance and Repair	\$2,500.00	\$1,549.71	\$2,000.00	Decrease	
Consumable Supplies	\$3,500.00	\$10,409.94	\$9,000.00	Increase	
Equipment and Furniture	\$12,500.00	\$12,777.99	\$10,000.00	Decrease	
Food	\$85,000.00	\$45,898.18	\$95,000.00	Increase	
Garden Expenses	\$5,000.00	\$4,992.06	\$5,000.00	Same	
Insurance	\$2,700.00	\$2,007.79	\$2,000.00	Decrease	
Marketing	\$6,500.00	\$6,064.23	\$7,500.00	Increase	
Office Supplies	\$4,500.00	\$4,756.58	\$4,500.00	Same	
Payroll (includes Employee Withholding)	\$122,000.00	\$115,025.17	\$136,000.00	Increase	
Payroll Taxes (Employer 7.65%)	\$9,500.00	\$11,636.82	\$11,000.00	Increase	
Professional Services	\$9,500.00	\$13,480.00	\$6,600.00	Decrease	
Staff Retention	\$2,000.00	\$1,172.53	\$2,000.00	Same	
Information Technology	\$6,000.00	\$5,718.78	\$6,000.00	Same	
Training	\$1,000.00	\$13.65	\$1,000.00	Same	
Uniforms and Accessories	\$7,000.00	\$4,059.96	\$5,000.00	Decrease	
Utilities	\$7,000.00	\$7,894.02	\$7,000.00	Same	
Van	\$1,000.00	\$783.75	\$1,000.00	Same	
Volunteer Retention	\$5,000.00	\$2,930.42	\$5,000.00	Same	
TOTAL	\$292,200.00	\$251,171.58	\$315,900.00	Increase	
NOTE: CTFB reduced the cost of food expenses in FY 2022 by issuing credits to CCCM in a unknown amount. Had these credits not been received, the total cost for the Food Category would have been increased by an unknown amount.					
NOTE: CTFB issued additional credits in the amount of \$7,391.59 that were not used by CCCM in FY 2022 and which carried over in FY 2022. It is not known whether additional credits will be issued to CCCM in FY 2023.					

Financial Report FY22-23				
MARCH 2023				
Bank Balance 3/31/2023		\$312,832.27		
Expense	Budgeted FY22-23	Expenses YTD	Monthly Expenses	Remaining FY22-23
Board Administration	\$ 300.00	\$ -	\$ -	\$ 300.00
Building Maintenance and Repair	\$ 2,000.00	\$ 1,849.44	\$ 256.75	\$ 150.56
Consumable Supplies	\$ 9,000.00	\$ 5,456.19	\$ 458.11	\$ 3,543.81
Equipment and Furniture	\$ 10,000.00	\$ 4,268.63	\$ 384.86	\$ 5,731.37
Food	\$ 95,000.00	\$ 11,638.30	\$ 3,190.50	\$ 83,361.70
Garden Expenses	\$ 5,000.00	\$ 1,567.05	\$ -	\$ 3,432.95
Insurance	\$ 2,000.00	\$ 356.27	\$ -	\$ 1,643.73
Marketing	\$ 7,500.00	\$ 5,025.74	\$ 1,980.51	\$ 2,474.26
Office Supplies	\$ 4,500.00	\$ 1,990.76	\$ 428.32	\$ 2,509.24
Gross Payroll	\$ 132,000.00	\$ 66,388.03	\$ 15,762.93	\$ 65,611.97
Payroll taxes	\$ 11,000.00	\$ 5,078.67	\$ 1,205.86	\$ 5,921.33
Professional Services	\$ 6,600.00	\$ 1,100.00	\$ -	\$ 5,500.00
Staff Retention	\$ 2,000.00	\$ 1,747.61	\$ -	\$ 252.39
Information Technology	\$ 6,000.00	\$ 2,448.33	\$ 1,001.31	\$ 3,551.67
Training	\$ 1,000.00	\$ 235.00	\$ 47.00	\$ 765.00
Uniforms and Accessories	\$ 5,000.00	\$ 2,866.86	\$ 811.10	\$ 2,133.14
Utilities	\$ 7,000.00	\$ 3,975.97	\$ 1,218.46	\$ 3,024.03
Van	\$ 1,000.00	\$ 774.83	\$ 447.00	\$ 225.17
Volunteer Retention	\$ 5,000.00	\$ 3,959.02	\$ 209.27	\$ 1,040.98
Totals	\$ 311,900.00	\$ 120,726.70	\$ 27,401.98	\$ 191,173.30

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: June 20, 2023

AGENDA ITEM CAPTION: Presentation and consider the proposed Fiscal Year 2023-2024 Budget for Guadalupe-Blanco River Authority (GBRA) for the Lockhart Water and Wastewater Treatment Plants.

ORIGINATING DEPARTMENT AND CONTACT: Public Works - Sean Kelley

ACTION REQUESTED: Other

BACKGROUND/SUMMARY/DISCUSSION: Annually, representatives from GBRA present their Proposed Water and Wastewater Budget for the upcoming fiscal year to City Council for the operations and maintenance of the Lockhart Water and Wastewater Treatment Plants.

PROJECT SCHEDULE (if applicable):

AMOUNT & SOURCE OF FUNDING:

Funds Required:

Account Number:

Funds Available:

Account Name:

FISCAL NOTE (if applicable): If Approved, the GBRA's Proposed Budgets for Fiscal Year 2023-2024 will be incorporated in the City of Lockhart's Proposed Annual Budget for Fiscal Year 2023-2024.

PREVIOUS COUNCIL ACTION:

COMMITTEE/BOARD/COMMISSION ACTION:

STAFF RECOMMENDATION/REQUESTED MOTION: Staff respectfully recommends acceptance of the GBRA Fiscal Year 2023-2024 Budgets for the Water Treatment Plant and Wastewater Treatment Plants.

LIST OF SUPPORTING DOCUMENTS: 130-LOCKHART WWTP, 131-LOCKHART WTP

June 16, 2023

Julie Bowermon, Interim City Secretary
City of Lockhart
P. O. Box 239
Lockhart, Texas 78644-0239

RE: GBRA Fiscal Year 2024 Work Plan and Budget - Lockhart WWTP

In compliance with Article VII, Section 7.3, of the Regional Wastewater Treatment Contract between the Guadalupe-Blanco River Authority and the City of Lockhart, Texas, we are transmitting a copy of the preliminary Work Plan and Budget for the fiscal year ending August 31, 2024. The City's estimated payments as shown in the budget are:

Operating and Maintenance	\$1,481,291
Administrative and General	123,263
<u>Less Credits</u>	<u>(800,000)</u>
Total City Payment	\$804,554

We sincerely appreciate the City's commitment to our efforts on behalf of the citizens of Lockhart. If you have questions concerning the Work Plan and Budget, please contact Eduardo Montana at (512) 738-0448.

Sincerely,



Sandra Terry
Deputy CFO

Enclosure

Email to: Steve Lewis, City Manager
Pam Larison, Finance Director
Sean Kelley, Water/Wastewater Superintendent
GBRA - David Harris, Hunter Duncan, Eduardo Montana, Jason Eeds



LOCKHART WASTEWATER RECLAMATION SYSTEM

WORK PLAN AND BUDGET

Fiscal Year Ending August 31, 2024

Preliminary as submitted by
Guadalupe-Blanco River Authority
July 1, 2023

Lockhart Wastewater Reclamation System
Work Plan and Budget
Fiscal Year 2024

Board of Directors

		COUNTY
NAME	POSITION	REPRESENTING
Dennis L. Patillo	Chair	Victoria
Shiela L. Old	Vice Chair	Guadalupe
Stephen B. "Steve" Ehrig	Sec/Treasurer	Gonzales
John P. Cyrier	Director	Caldwell
Emanuel Valdez, Jr.	Director	Comal
William R. Carbonara	Director	Dewitt
Don B. Meador	Director	Hays
James P. Cohoon	Director	Kendall
Robert E. Blaschke	Director	Refugio

Executive Team

NAME	POSITION
Darrell Nichols	General Manager/CEO
Jonathan Stinson	Deputy General Manager
Joe Cole	General Counsel
Vanessa Guerrero	Executive Manager of Administration
David Harris	Executive Manager of Operations
Charlie Hickman	Executive Manager of Engineering
Nathan Pence	Executive Manager of Environmental Science
Randy Staats	Executive Manager of Finance/CFO

Lockhart Division

Lockhart Wastewater Reclamation System

Operating Plan for Fiscal Year Ending 8/31/24

BACKGROUND

After signing a contract with the City of Lockhart in 1994, GBRA assumed the operation of the City's 1.1 million gallons per day (MGD) Larremore Street wastewater treatment plant. Subsequently in 1999, the new 1.5 MGD FM20 plant commenced operation increasing the City's combined wastewater treatment capacity to 2.6 MGD. The contract between the City of Lockhart and GBRA provides that GBRA will bill the City the actual cost of operating the two plants. As a result, revenue is matched to expenses and GBRA does not over-recover nor under-recover the cost of operating the System.

Personnel within the Lockhart Wastewater Reclamation System are organized into a team consisting of the Chief Operator and four operators. In addition, GBRA's water plant personnel located at the Lockhart Water Treatment Plant will assist in the maintenance and repair of the wastewater treatment plants. Serving as facilitators to the team will be the Hays/Caldwell Division Manager. Additional support will be received from the Seguin and New Braunfels offices in the form of engineering, electrical, purchasing, and administrative functions.

REVENUE SOURCES AND TRENDS

The following Work Plan and Budget is based on the two Lockhart Wastewater Treatment Plants treating an estimated sewage flow of 396.59 million gallons annually or 1.08 million gallons per day (MGD). For Fiscal Year 2024, the flow will be split with approximately 0.385 MGD treated by the Larremore Plant and 0.698 MGD treated by the FM 20 Plant. Revenue to treat this amount of waste has generally trended upward over the last several years coincident with inflationary increases in plant operating costs. The budgeted FY 2024 total revenue for the Lockhart Wastewater System is \$1,604,554 which is \$70,708 or 4.6% more than last year's budget.

MAJOR OPERATING AND MAINTENANCE EXPENDITURES

The combined operating expenditure budget for FY 2024 amounts to \$1,604,554. Significant operating expenses budgeted for Fiscal Year 2024 include biosolids disposal in the amount of \$300,206, power and utilities of \$242,050, laboratory testing and expenses of \$67,006. Significant maintenance expenditures budgeted for Fiscal Year 2024 include the replacement of a Control Panel for the airlifts on Clarifier 2, the replacement of the Drain Station Pumps, and replacing the roof on the Blower Room all located at the Larremore Plant

In order to meet public service needs through motivated employees, provide advanced training, and maintain and upgrade occupational licenses, personnel will attend courses provided by various approved sources such as Texas Engineering Extension Service and Texas Water Utility Association. Plant personnel will also conduct in-house training in team building skills, confined space rescue, hazard communication, electrical safety and maintenance, first aid, and CPR. Other training will include computer software and personal development seminars.

FUND BALANCE

Funds for the above listed maintenance projects as well as all of the other operating expenditures that are summarized in the following pages will be provided from revenues from the City of Lockhart. Since this system represents a contract operation in which GBRA does not over-recover nor under-recover its costs, the net change in fund balance for FY 2024 is \$0.

**Guadalupe-Blanco River Authority
Work Plan & Budget
Fiscal Year Ending August 31, 2024**

**130 - Lockhart WWTP
Department ***

		FY 2023 BUDGET	FY 2024 BUDGET	FY 2024-2023 DIFFERENCE
OPERATING BUDGET				
OPERATING REVENUES				
Wastewater Treatment				
41201	WW-OPR & MAINTENANCE	1,416,524	1,481,291	64,767
41202	WW-ADMINISTRATIVE & GENERAL	117,322	123,263	5,941
41207	WW-CREDIT TO CUSTOMER	(800,000)	(800,000)	-
	Total Wastewater Treatment	733,846	804,554	70,708
Misc Income				
45195	MISCELLANEOUS REVENUES	800,000	800,000	-
	Total Misc Income	800,000	800,000	-
	Total Operating Revenue	1,533,846	1,604,554	70,708
OPERATING EXPENSES				
Salaries				
51101	LBR-REGULAR WAGES	338,869	355,378	16,509
51102	LBR-OVERTIME	16,651	18,147	1,496
	Total Salaries	355,520	373,525	18,005
Benefits				
51298	BEN-BENEFIT ALLOCATION	143,985	151,278	7,293
	Total Benefits	143,985	151,278	7,293
Operating Supplies & Services				
52101	OPR-POWER & UTILITIES	242,050	242,050	-
52102	OPR-AUXILIARY POWER EXPENSE	5,000	5,000	-
52103	OPR-CHEMICALS	44,594	50,018	5,424
52110	OPR-SMALL TOOLS AND SUPPLIES	2,500	3,000	500
52113	OPR-LAB SUPPLIES	19,218	17,818	(1,400)
52114	OPR-LABORATORY SERVICES-GBRA	41,400	39,416	(1,984)
52115	OPR-LABORATORY SERVICES-OUTSOURCED	11,542	9,772	(1,770)
52118	OPR-DISPOSAL SERVICES	284,556	300,206	15,650
52120	OPR-UNIFORMS/BUSINESS ATTIRE	5,720	5,720	-

		FY 2023 BUDGET	FY 2024 BUDGET	FY 2024-2023 DIFFERENCE
52121	OPR-SAFETY & EMERGENCY EXPENSE	3,185	3,185	-
52122	OPR-SECURITY EXPENSE	4,000	4,000	-
52124	OPR-EQUIPMENT EXPENSE	3,500	4,550	1,050
52125	OPR-VEHICLE EXPENSE	6,860	5,745	(1,115)
52133	OPR-SCADA	1,700	1,700	-
	Total Operating Supplies & Services	675,825	692,180	16,355
	Professional Services and Fees			
52205	OPR-PROFESSIONAL SERVICES-OTHER	4,530	4,560	30
52216	OPR-REGULATORY FEES	22,500	22,500	-
52222	OPR-MEMBERSHIPS & PUBLICATIONS	900	700	(200)
52223	OPR-LICENSE & TRAINING	4,094	3,594	(500)
52224	OPR-TRAVEL & MEETINGS	2,500	2,500	-
	Total Professional Services and Fees	34,524	33,854	(670)
	Office Expenses			
52301	OPR-OFFICE SUPPLIES	3,600	4,300	700
52302	OPR-COMPUTER & SOFTWARE EXPENSE	6,100	5,950	(150)
52303	OPR-WIDE AREA NETWORK EXPENSE	1,650	3,200	1,550
52304	OPR-COPY SUPPLIES AND SERVICES	-	3,000	3,000
52306	OPR-DATA & PHONE EXPENSE	8,000	8,000	-
52331	OPR-JANITORIAL SUPPLIES AND SERVICE	1,200	1,000	(200)
	Total Office Expenses	20,550	25,450	4,900
	Other Operating Expenses			
52420	OPR-INSURANCE EXPENSE	24,800	29,914	5,114
52430	OPR-MISC EXPENSE	200	200	-
	Total Other Operating Expenses	25,000	30,114	5,114
	SUBTOTAL OF OPERATIONAL EXPENSES	1,255,404	1,306,401	50,997
	Maintenance and Repair Equipment			
53101	M&R-EQUIPMENT	90,950	16,100	(74,850)
53110	M&R-CONTROL SYSTEMS	1,000	5,000	4,000
53115	M&R-METERS	1,150	1,500	350
	Total Maintenance and Repair Equipment	93,100	22,600	(70,500)
	Structures			
53201	M&R-BUILDING	1,520	6,890	5,370
53205	M&R-PUMPS AND MOTORS	14,800	31,500	16,700
53210	M&R-GATES AND VALVES	6,000	1,500	(4,500)
53220	M&R-CLARIFIERS	11,200	60,700	49,500
53237	M&R UV SYSTEM	10,000	20,000	10,000
	Total Structures	43,520	120,590	77,070

		FY 2023 BUDGET	FY 2024 BUDGET	FY 2024-2023 DIFFERENCE
	Other Maintenance & Repairs			
53310	M&R-GROUNDS/ROW	13,000	13,500	500
53325	M&R-GENERAL MAINTENANCE	11,500	18,200	6,700
	Total Other Maintenance & Repairs	24,500	31,700	7,200
	SUBTOTAL OF M&R EXPENSES	161,120	174,890	13,770
	Administrative & General			
54100	ADMINISTRATIVE & GENERAL	117,322	123,263	5,941
	Total Administrative & General	117,322	123,263	5,941
	TOTAL OPERATING AND M&R EXPENSES	1,533,846	1,604,554	70,708
	Net Operating Income	-	-	-
	Net Change in Fund Balance	-	-	-

June 16, 2023

Julie Bowermon, Interim City Secretary
City of Lockhart
P. O. Box 239
Lockhart, Texas 78644-0239

RE: GBRA Fiscal Year 2024 Work Plan and Budget - Lockhart WTP

In compliance with Article V, Section 5.3, of the Water Treatment Contract between the Guadalupe-Blanco River Authority and the City of Lockhart, Texas, we are transmitting a copy of the preliminary Work Plan and Budget for the fiscal year ending August 31, 2024. The City's estimated payments as shown in the budget are:

Operating and Maintenance	\$872,578
<u>Administrative and General</u>	<u>87,442</u>
Total City Payment	\$960,020

We sincerely appreciate the City's commitment to our efforts on behalf of the citizens of Lockhart. If you have questions concerning the Work Plan and Budget, please contact Eduardo Montana at (512) 738-0448 or David Harris at (830) 560-3929.

Sincerely,



Sandra Terry
Deputy CFO

Enclosure

Email to: Steve Lewis, City Manager
Pam Larison, Finance Director
Sean Kelley, Water/Wastewater Superintendent
GBRA - David Harris, Hunter Duncan, Eduardo Montana, Jason Eeds



LOCKHART WATER TREATMENT PLANT SYSTEM

WORK PLAN AND BUDGET

Fiscal Year Ending August 31, 2024

Preliminary as submitted by
Guadalupe-Blanco River Authority
July 1, 2023

Lockhart Water Treatment Plant System
Work Plan and Budget
Fiscal Year 2024

Board of Directors

		COUNTY
NAME	POSITION	REPRESENTING
Dennis L. Patillo	Chair	Victoria
Shiela L. Old	Vice Chair	Guadalupe
Stephen B. "Steve" Ehrig	Sec/Treasurer	Gonzales
John P. Cyrier	Director	Caldwell
Emanuel Valdez, Jr.	Director	Comal
William R. Carbonara	Director	Dewitt
Don B. Meador	Director	Hays
James P. Cohoon	Director	Kendall
Robert E. Blaschke	Director	Refugio

Executive Team

NAME	POSITION
Darrell Nichols	General Manager/CEO
Jonathan Stinson	Deputy General Manager
Joe Cole	General Counsel
Vanessa Guerrero	Executive Manager of Administration
David Harris	Executive Manager of Operations
Charlie Hickman	Executive Manager of Engineering
Nathan Pence	Executive Manager of Environmental Science
Randy Staats	Executive Manager of Finance/CFO

Lockhart Division

Lockhart Water Treatment Plant System

Operating Plan for Fiscal Year ending 8/31/24

BACKGROUND

GBRA entered into a contract in September 2000 with the City of Lockhart to operate its wells and 4 million gallon per day (mgd) water treatment plant beginning October 1, 2000 in addition to the operation of two wastewater treatment facilities for the City. These systems are under the direct oversight of the Lockhart Operations Manager. There are currently four operators assigned to the Lockhart Water Treatment Plant System which are responsible for operating and maintaining the plant and ground water production facilities. Personnel from the Lockhart Wastewater Reclamation System provide assistance in the operations and maintenance of the ground water system. Serving as facilitators to the Lockhart Operations team are the Division Manager-Hays and Caldwell Counties. Additional support will be received from the Seguin office in the form of engineering, electrical, purchasing and administrative functions.

REVENUE SOURCES AND TRENDS

GBRA provides the operation of the City's 4.0 million gallons per day (MGD) groundwater treatment plant and water wells. The contract provides that GBRA does not over-recover nor under-recover the costs of operating the System.

The following Work Plan and Budget is based on operating and maintaining the Lockhart Water Treatment Plant, booster station and seven water wells. The projected water production of the plant and seven wells for FY 2024 is 165.757 MG or 0.453 MGD. However, the total water needs for the City from all sources is estimated to be approximately 552.523 MG. The differential or additional water required by the City of Lockhart will be supplied by the GBRA surface water treatment plant located in Luling and delivered through the Luling/Lockhart Treated Water Delivery System. Lockhart will also be receiving water from the Alliance Water Plant located in Rosanky and delivered through the Alliance Project Delivery System. The budgeted FY 2024 operating revenue for the Lockhart Water Treatment Plant System is \$960,020 which is \$26,445 or 2.8% more than last year's budget and is based on a total estimated annual water treatment of 165,757,000 gallons or 165.757 MG. As described in the previous paragraph, the Lockhart WTP System is a cost of service operation and any year-over-year change in revenue is in a direct relationship to the changes in operating expenditures and capital improvements, for that year.

MAJOR OPERATING AND MAINTENANCE EXPENDITURES

Due to the nature of the GBRA and City of Lockhart contract, the operating expenditure budget for FY 2024 replicates the revenue budget and therefore also amounts to \$960,020. Two of the major operating expenses for the ensuing fiscal year are power and chemicals. Chlorine, liquid ammonium sulfate (LAS), orthophosphate, and fluoride are the primary chemicals required at the water treatment plant in order to properly treat and maintain the water quality in accordance with Texas Commission on Environmental Quality (TCEQ) requirements. Chlorine and LAS are used together as a disinfectant for the water. Orthophosphate is used as a corrosion inhibitor and as such, protects the City's distribution system and assures the delivery of high quality water. Fluoride is added pursuant to Texas Department of State Health Services Fluoridation Program recommendations. The total chemical budget for FY 2024 is \$56,605. Power will also be a major expense for the upcoming year amounting to \$56,000. The maintenance expenses include the replacement of Control Panels for the Aeration Towers in the amount of \$16,000 and

the installation of a Flow Meter in the amount of \$11,000. The rehab of Well 11 is budgeted at \$60,000, and the chemical treatment of a well is budgeted at \$40,000. The painting of the Two Million Gallon Ground Storage Tank is budgeted for \$ 35,260.

In order to meet public service needs through motivated employees, provide advanced training, and maintain and upgrade occupational licenses, personnel will attend courses provided by various approved sources such as Texas Engineering Extension Service and Texas Water Utility Association. Plant personnel will also conduct in-house training in team building skills, confined space rescue, hazard communication, electrical safety and maintenance, first aid, and CPR. Other training will include computer software and personal development seminars.

FUND BALANCE

Funds for the above listed maintenance projects as well as all of the other operating expenditures that are summarized in the following pages will be provided from revenues from the City of Lockhart. Since this division represents a contract operation in which GBRA does not over-recover nor under-recover its costs, the net change in fund balance for FY 2024 is \$0.

**Guadalupe-Blanco River Authority
Work Plan & Budget
Fiscal Year Ending August 31, 2024**

**131 - Lockhart WTP
Department ***

		FY 2023 BUDGET	FY 2024 BUDGET	FY 2024-2023 DIFFERENCE
OPERATING BUDGET				
OPERATING REVENUES				
Water Treatment				
41101	PLANT O&M	846,765	872,578	25,813
41102	PLANT A&G	86,810	87,442	632
	Total Water Treatment	933,575	960,020	26,445
	Total Operating Revenue	933,575	960,020	26,445
OPERATING EXPENSES				
Salaries				
51101	LBR-REGULAR WAGES	250,513	251,317	804
51102	LBR-OVERTIME	12,548	13,657	1,109
	Total Salaries	263,061	264,974	1,913
Benefits				
51298	BEN-BENEFIT ALLOCATION	106,540	107,315	775
	Total Benefits	106,540	107,315	775
Operating Supplies & Services				
52101	OPR-POWER & UTILITIES	56,000	56,000	-
52103	OPR-CHEMICALS	47,976	56,605	8,629
52110	OPR-SMALL TOOLS AND SUPPLIES	1,500	2,250	750
52113	OPR-LAB SUPPLIES	13,638	14,231	593
52114	OPR-LABORATORY SERVICES-GBRA	5,172	5,172	-
52115	OPR-LABORATORY SERVICES-OUTSOURCED	2,300	2,336	36
52120	OPR-UNIFORMS/BUSINESS ATTIRE	3,800	3,800	-
52121	OPR-SAFETY & EMERGENCY EXPENSE	1,635	1,635	-
52122	OPR-SECURITY EXPENSE	1,750	1,750	-
52123	OPR-EQUIPMENT RENTAL	1,500	1,500	-
52124	OPR-EQUIPMENT EXPENSE	150	250	100
52125	OPR-VEHICLE EXPENSE	3,330	2,830	(500)
52126	OPR-FLEET LEASE EXPENSE	1,200	-	(1,200)
52133	OPR-SCADA	1,700	9,700	8,000

	FY 2023 BUDGET	FY 2024 BUDGET	FY 2024-2023 DIFFERENCE
Total Operating Supplies & Services	141,651	158,059	16,408
Professional Services and Fees			
52205 OPR-PROFESSIONAL SERVICES-OTHER	3,720	4,730	1,010
52216 OPR-REGULATORY FEES	12,000	12,200	200
52222 OPR-MEMBERSHIPS & PUBLICATIONS	424	400	(24)
52223 OPR-LICENSE & TRAINING	3,619	3,319	(300)
52224 OPR-TRAVEL & MEETINGS	2,500	2,500	-
Total Professional Services and Fees	22,263	23,149	886
Office Expenses			
52301 OPR-OFFICE SUPPLIES	750	750	-
52302 OPR-COMPUTER & SOFTWARE EXPENSE	4,250	4,050	(200)
52303 OPR-WIDE AREA NETWORK EXPENSE	1,650	3,200	1,550
52306 OPR-DATA & PHONE EXPENSE	5,800	5,800	-
52331 OPR-JANITORIAL SUPPLIES AND SERVICE	500	500	-
Total Office Expenses	12,950	14,300	1,350
Other Operating Expenses			
52420 OPR-INSURANCE EXPENSE	19,100	22,621	3,521
52430 OPR-MISC EXPENSE	250	250	-
Total Other Operating Expenses	19,350	22,871	3,521
SUBTOTAL OF OPERATIONAL EXPENSES	565,815	590,668	24,853
Maintenance and Repair Equipment			
53101 M&R-EQUIPMENT	1,550	1,850	300
53110 M&R-CONTROL SYSTEMS	2,500	19,400	16,900
53115 M&R-METERS	11,700	13,400	1,700
Total Maintenance and Repair Equipment	15,750	34,650	18,900
Structures			
53201 M&R-BUILDING	5,400	16,000	10,600
53205 M&R-PUMPS AND MOTORS	65,000	35,000	(30,000)
53210 M&R-GATES AND VALVES	29,500	5,000	(24,500)
53235 M&R-TRANSMISSION LINES	38,500	25,000	(13,500)
Total Structures	138,400	81,000	(57,400)
Other Maintenance & Repairs			
53302 M&R-WELLS	104,000	115,000	11,000
53310 M&R-GROUNDS/ROW	13,000	13,000	-
53325 M&R-GENERAL MAINTENANCE	9,800	38,260	28,460
Total Other Maintenance & Repairs	126,800	166,260	39,460
SUBTOTAL OF M&R EXPENSES	280,950	281,910	960

		FY 2023 BUDGET	FY 2024 BUDGET	FY 2024-2023 DIFFERENCE
	Administrative & General			
54100	ADMINISTRATIVE & GENERAL	<u>86,810</u>	<u>87,442</u>	<u>632</u>
	Total Administrative & General	<u>86,810</u>	<u>87,442</u>	<u>632</u>
	TOTAL OPERATING AND M&R EXPENSES	<u>933,575</u>	<u>960,020</u>	<u>26,445</u>
	Net Operating Income	<u>-</u>	<u>-</u>	<u>-</u>
	Net Change in Fund Balance	<u>-</u>	<u>-</u>	<u>-</u>

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: June 20, 2023

AGENDA ITEM CAPTION: Discussion and/or action regarding an engineering service proposal from TRC Engineering for Lead and Copper Rule Revision Implementation Plan.

ORIGINATING DEPARTMENT AND CONTACT: Public Works - Sean Kelley

ACTION REQUESTED: Agreement

BACKGROUND/SUMMARY/DISCUSSION: The Lead and Copper Rule (LCR) was originally published by the Environmental Protection Agency (EPA) in 1991. Since its original adoption, there have been modifications over the years to the rule to strengthen it by increasing testing and reporting requirements. The latest revision called the Lead and Copper Rule Revision (LCRR) must be implemented on or before October 16, 2024. The newest revision strengthens the existing Lead and Copper Rule by:

- Requiring inventory of both public and private lead service lines;
- Requiring planning to replace lead service lines;
- Improving sampling and corrosion control protocols;
- Expanding public outreach and public education;
- Requires water systems to add schools and child care facilities as testing sites.

The City is in compliance with current LCR and lead level results have remained under action levels. Until the implementation of the new Lead and Copper Rule Revision, the City's water system will continue to meet the current requirements for lead and copper testing, which tests thirty sites across the system every three years.

PROJECT SCHEDULE (if applicable): Completion of LCRR implementation plan Fall 2023

AMOUNT & SOURCE OF FUNDING:

Funds Required: \$56,480.00

Account Number: 520-5750-299-00

Funds Available: \$56,480.00

Account Name: OTHER CONTRACTS & SERVICE

FISCAL NOTE (if applicable): Costs to be split between FY 22-23 and FY 23-24

PREVIOUS COUNCIL ACTION: January 17, 2023 - Received Presentation from Staff regarding Lead and Copper Rule Revisions.

COMMITTEE/BOARD/COMMISSION ACTION:

City of Lockhart, Texas

Council Agenda Item Cover Sheet

STAFF RECOMMENDATION/REQUESTED MOTION: Staff respectfully recommends approval of the Lead and Copper Rule Revision Implementation Plan Engineering Services Agreement with TRC Engineering.

LIST OF SUPPORTING DOCUMENTS: LCRR Proposal-2023-05-19



May 19, 2023

Mr. Steven Lewis, City Manager
City of Lockhart
P.O. Box 239
Lockhart, Texas 78644

**RE: Lead and Copper Rule Revision (LCRR) Implementation Plan
Engineering Services Agreement**

Dear Mr. Lewis:

Prior to the ban on use of lead pipes in 1986, lead service lines (LSLs) were used in water distribution system. This ban prohibited installation of LSLs; however, allowed those already installed to remain in use. LSLs posed significant health risk through consumption of potable water contaminated by corrosion-released lead.

The 1991 Lead and Copper Rule (LCR) required utilities to monitor and control lead and copper levels in their drinking water. The 2021 LCRR strengthen the existing LCR by:

- Requiring a public inventory of LSLs
- Requiring more LSL replacements
- Improving sampling and corrosion control protocols
- Enhancing and expanding the public education and consumer outreach
- Focus lead testing in elementary schools and childcare facilities.

At the City's request, TRC Engineering, Inc. (TRC) has prepared this proposal and scope of services for the LCRR Study. TRC will be providing engineering services for the evaluation of the existing distribution system to ensure the City is in compliance with the LCRR.

TRC Engineers, Inc. will perform the following Scope of Work:

SCOPE OF WORK

1. The following work tasks will be included:
 - a) Create inventory of public and private LSLs
 - a. Review of current material data
 - i. Inventory requires categorization of "Lead," "Galvanized Requiring Replacement," "Non-Lead," and "Lead Status Unknown."
 - b. Review of historical data to fill data gaps in material data.
 - i. Public Records to establish structure construction dates.
 - ii. Construction/Plumbing Codes

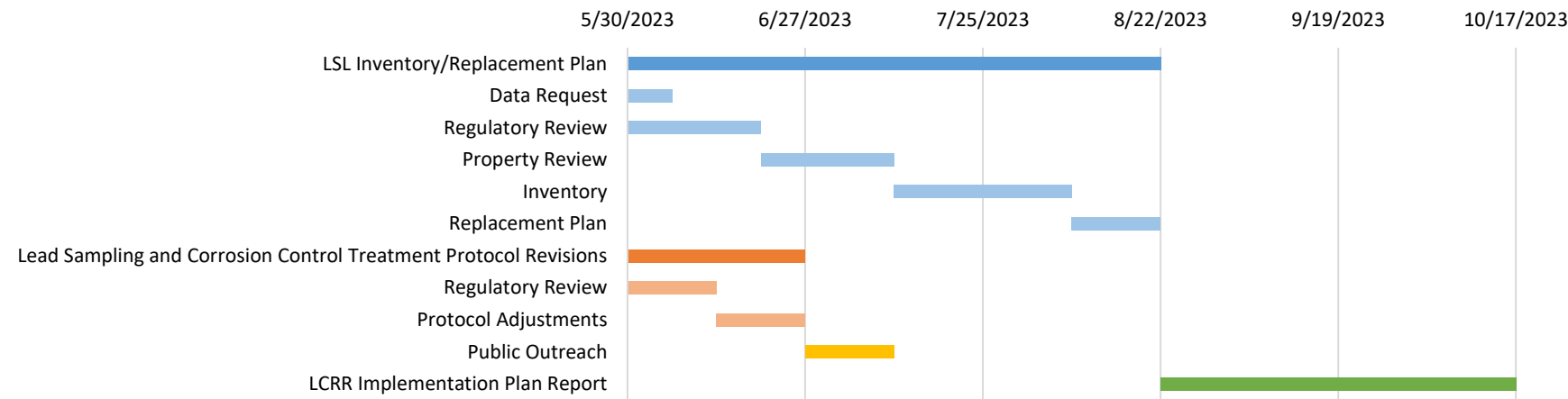
- iii. Distribution system maps, engineering drawings, and capital improvements plans.
 - iv. Service line maintenance and meter installation/maintenance records
 - v. Customer Service inspection records
 - b) Develop a plan on how to identify existing service line material.
 - c) Develop a replacement plan for LSLs.
 - d) Review and provide recommendations for developing a site selection methodology and revise existing lead sampling and corrosion control protocols.
 - e) Provide guidance for expanded public education and consumer outreach.
2. The following meetings are included:
- a) Attendance at up to three (3) meetings as follows:
 - a. Three (3) meetings with City staff
 - b. One (1) City Council meeting
3. The following deliverables will be included:
- a) Draft hard and electronic (PDF) copies of report for meetings.
 - b) Final LCRR Implementation Plan (ten hard bound copies) and electronic (PDF).

ASSUMPTIONS/EXCLUSIONS

1. The proposal is based on the following assumptions:
- a) The City of Lockhart will furnish the following items, as a minimum:
 - i. Current LCR policies
 - Lead and copper monitoring plan and sampling sites
 - Existing public outreach policies & communication templates
 - Current lead sampling and corrosion prevention protocols
 - Historical lead and copper sampling data
 - ii. Current LSL inventory
 - iii. Distribution system maps, engineering drawings, and capital improvements plans
 - iv. Location and contact information of all elementary schools and licensed childcare facilities
 - v. Service line maintenance and meter installation/maintenance records
 - vi. Customer Service inspection records
2. The following items are specifically excluded from the scope of work:
- a) Any other engineering services other than those listed specifically in this scope of work.

Schedule

LCRR Implementation Plan Schedule



Mr. Steven Lewis, City Manager
City of Lockhart
May 19, 2023
Page 4 of 4

COMPENSATION FOR SERVICES

TRC Engineers, Inc. will provide the professional engineering services as outlined in the Scope of Work on a lump sum fee basis for \$56,480.00.

This lump sum fee includes labor and material costs associated with the Scope of Work identified above. These services will be performed under the terms and conditions of our previously executed Master Services Agreement with the City of Lockhart.

TRC's lump sum fee above is based on a continuous flow of work. Any delays or restrictions, caused by customer or customer's sub consultants, which result in idle-time or inefficiencies, could be cause for additional compensation. The payment schedule will be via monthly progress billing.

Changes in scope, including additional scenarios or modification to the scenarios identified above will be evaluated for additional services and/or materials cost through a formal change order process, which results in approval of the additional cost prior to executing the additional work.

Fees for services quoted in this Proposal are valid for a period of time not to exceed 60 days from the date of this letter.

We appreciate the opportunity to assist with this project and are available to proceed immediately with your written approval. Please review this Proposal and, upon acceptance, sign in the space provided below, returning a copy for our files.

Sincerely,



William Wachel, PE
Deputy Director- DMS

05/19/2023

Date

Mr. Steven Lewis
City Manager

Date

cc: Sean Kelley, Director of Public Works

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: June 20, 2023

AGENDA ITEM CAPTION: Discussion and/or action to adopt a policy for Public Improvement Districts.

ORIGINATING DEPARTMENT AND CONTACT: Development Services - Monte Akers,
David Fowler

ACTION REQUESTED: Other

BACKGROUND/SUMMARY/DISCUSSION: Creation of a Public Improvement District ("PID") is a method by which funding of improvements for the development of a defined area may be accomplished which ensures that the owners benefiting by the improvements bear the cost through "assessments." Caldwell County adopted a PID Policy in 2021, and the City is currently working with a developer who desires that the City create a PID for a large mixed use development. Note that what is presented to the Council is a "policy" rather than an ordinance or resolution. It is meant to provide guidance to developers or others considering or proposing a PID, as well as City staff, to ensure that the procedures for creating a PID are consistent, but which can be modified or adjusted by the City, if appropriate for a particular project, without amending the policy.

This matter was considered at the Council meeting on June 6, 2023 and was postponed in order to ascertain whether language was needed regarding developer change of ownership. While such language is appropriate for development agreements related to property in a PID, it will not serve a purpose in the PID policy.

PROJECT SCHEDULE (if applicable): N/A

AMOUNT & SOURCE OF FUNDING:

Funds Required:

Account Number:

Funds Available:

Account Name:

FISCAL NOTE (if applicable): N/A

PREVIOUS COUNCIL ACTION: Discussion only, as described above.

COMMITTEE/BOARD/COMMISSION ACTION: Discussion only.

STAFF RECOMMENDATION/REQUESTED MOTION: Adoption of the Policy.

City of Lockhart, Texas

Council Agenda Item

Cover Sheet

LIST OF SUPPORTING DOCUMENTS: City of Lockhart Public Improvement District Policy,
Summary of PID Policy

CITY OF LOCKHART

PUBLIC IMPROVEMENT DISTRICT (PID) POLICY

OVERVIEW

Public Improvement Districts ("PIDs"), per the Texas Local Government Code Chapter 372 ("the code" or "PID Act"), provide the City of Lockhart ("the City") an economic development tool that permits the financing of qualified public improvement costs which confer a special benefit on a definable part of the City. Proceeds from bonds issued by a PID can finance capital costs and fund supplemental services to meet the community needs which could not otherwise be constructed or provided. The bonds issued by the City to fund the costs of eligible capital improvements and/or supplemental services are paid entirely by property owners within the PID who receive special benefits from the capital improvements or services. **A PID may only be used to pay for public improvements.**

A PID is comprised of properties, whose owners have petitioned the City to form a PID. The City Council establishes a PID by adoption of a resolution after a public hearing and filing of the resolution with the County within 7 days of adoption. Written notification of the public hearing is published and mailed to all property owners in the proposed PID. By petition, the owners pledge to pay an assessment in order to receive enhanced services and/or improvements within the District. The PID must demonstrate that it confers a benefit, not only to the properties within the district, but also to the "public" which includes the City.

The purpose of this PID policy is to outline the issues to be addressed by the owner of the taxable real property liable for assessment petitioning for creation of a PID ("Petitioner") before the City Council can support the establishment of a PID. The PID policy outlines such things as petition requirements, qualified costs, financing criteria, information disclosures to property owners, and the determination of annual plans, budgets, and assessments.

GENERAL

1. A PID may be created and utilized to construct qualified public improvements and/or reimburse a portion of the Developer's actual and documented costs required for public improvements to serve the development. Such incremental costs shall be associated with the construction of qualified public improvements.
2. PIDs must be self-sufficient and not require the City to incur any costs associated with the formation of the PID, bond issuance costs, PID administration or the construction of PID improvements. The Petition shall include a statement that the Petitioners shall arrange for any financing needed for the development of the PID.
3. PID petition signatures should reflect that a reasonable attempt was made to obtain the full support of the proposed PID by the majority of the property owners located within the

proposed PID. Priority will be given to proposed PIDs with the support of 100% of the landowners within a PID.

4. PID petitions will be more likely to be approved if the project includes one or more aspects of the following types of improvements:
 - a. Which generate economic development benefits to the City;
 - b. Which provide for improvements in the public right of way (e.g., entryways, landscaping, fountains, specialty lighting, art, decorative and landscaped streets and sidewalks, bike lanes, multi-use trails, signage);
 - c. Which meet community needs (e.g., enhanced drainage improvements, land and infrastructure for re-irrigation of treated wastewater, off-street public parking facilities, pedestrian connectivity, wastewater and/or water system improvements, which create new or enhanced public roads and streets and which enhance and create opportunities to redevelop older or underutilized areas of the City);
 - d. Which exceed development requirements of the City; in particular enhanced architectural standards, enhanced landscaping, lighting which preserves dark skies, and which provide for a superior design of lots or buildings;
 - e. Which provide for increased recreation and open space opportunities for public use;
 - f. Which protect and preserve natural amenities and environmental assets such as the lakes, trees, creeks, ponds, floodplains, slopes, hills, viewscapes, and wildlife habitats;
 - g. Which protect and preserve existing historical buildings, structures, features or places and preserve the rural and community amenities or features that further reflect the City's character would otherwise be of special benefit to the property users or community; and
 - h. Which are associated with property located within the city limits of the City of Lockhart.
5. A PID's budget shall include sufficient funds to pay for all costs, including the cost of establishing the PID, issuance of PID bonds, if any, as well as including funds for additional administrative and/or operational costs and management costs.
6. A Landowner's Agreement must be recorded in the Official Public Records of the County in which the PID is located which, among other things, will notify any prospective owner of the existence or proposal of special assessments on the property. All closing statements and sales contracts for lots must specify who is responsible for payment of any existing

PID assessment or a *pro rata* share thereof until such time as the PID assessment is paid in full.

7. Any requested adjustments or deviations from the terms of this Policy for a PID shall be clearly requested and explained (including a detailed description of the basis for such a request under Chapter 372 of the Texas Local Government Code) in the PID petition for that PID. Any adjustments or deviations granted are at the sole discretion of the City Council.
8. A PID must be identified as a PID with use of signage along the main entry/exits located at the boundaries of the PID. All signage shall be clearly visible to all motorists entering and exiting the PID.
9. Property owned by the City of Lockhart or that is intended to be conveyed or dedicated to the City and that is located in the boundaries of the PID shall not be subject to any assessment by the PID.
10. No PIDs will be allowed to be created that overlap the boundaries of another PID.
11. Annual Service and Assessment Plan updates, as required by Chapter 372 of the PID Act, shall be provided for if a PID is created in response to a petition.

PETITION REQUIREMENTS

1. In addition to the requirements of Texas Local Government Code §372.005(a) the petition must include the following: PID petitions shall include this additional note: "With respect to community property, the City may accept the signature of a spouse as a representation of both spouses that they support the creation or renewal of the PID absent a separate property agreement. *However, if City staff is made aware of any disagreement among owners of community property, those petitions will not be counted.*
2. Signatures for PID petitions must be gathered not more than six months preceding submittal of the PID Application, unless otherwise approved by the City.
3. PID petitions shall include this language: The City shall, upon reasonable prior written notice to the Developer and during normal business hours, have the right to audit and inspect the Developer's records, books, and all other relevant records related to amounts that may be reimbursed by the proceeds of any PID bonds. The Parties agree to maintain the appropriate confidentiality of such records, unless disclosure of such records and information shall be required by a court order, a lawfully issued subpoena, State Law, municipal ordinance, or at the direction of the Office of the Texas Attorney General.
4. All PID Agreements shall include Indemnification language for construction of public improvements as follows:

**DEVELOPER COVENANTS AND AGREES TO FULLY INDEMNIFY AND
HOLD HARMLESS, CITY (AND THEIR ELECTED OFFICIALS,**

EMPLOYEES, OFFICERS, DIRECTORS, AND REPRESENTATIVES), INDIVIDUALLY AND COLLECTIVELY, FROM AND AGAINST ANY AND ALL COSTS, CLAIMS, LIENS, DAMAGES, LOSSES, EXPENSES, FEES, FINES PENALTIES, PROCEEDINGS, ACTIONS, DEMANDS, CAUSES OF ACTION, LIABILITY AND SUITS OF ANY KIND AND NATURE BROUGHT BY ANY THIRD PARTY AND RELATING TO DEVELOPER'S CONSTRUCTION OF THE PUBLIC IMPROVEMENTS INCLUDING BUT NOT LIMITED TO, PERSONAL INJURY OR DEATH AND PROPERTY DAMAGE, MADE UPON CITY OR DIRECTLY OR INDIRECTLY ARISING OUT OF, RESULTING FROM OR RELATED TO DEVELOPER OR DEVELOPER'S CONTRACTORS' NEGLIGENCE, WILLFUL MISCONDUCT OR CRIMINAL CONDUCT IN ITS ACTIVITIES, INCLUDING ANY SUCH ACTS OR OMISSIONS OF DEVELOPER OR DEVELOPER'S CONTRACTORS, ANY AGENT, OFFICER, DIRECTOR, REPRESENTATIVE, EMPLOYEE, CONSULTANT OR SUBCONSULTANTS OF DEVELOPER OR DEVELOPER'S CONTRACTORS AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, DIRECTORS AND REPRESENTATIVES, ALL WITHOUT, HOWEVER, WAIVING ANY GOVERNMENTAL IMMUNITY AVAILABLE TO CITY, UNDER TEXAS LAW AND WITHOUT WAIVING ANY DEFENSES OF THE PARTIES UNDER TEXAS LAW. THE PROVISIONS OF THIS INDEMNIFICATION ARE SOLELY FOR THE BENEFIT OF THE CITY AND ARE NOT INTENDED TO CREATE OR GRANT ANY RIGHTS, CONTRACTUAL OR OTHERWISE, TO ANY OTHER PERSON OR ENTITY. DEVELOPER SHALL PROMPTLY ADVISE CITY IN WRITING OF ANY CLAIM OR DEMAND AGAINST CITY, RELATED TO OR ARISING OUT OF DEVELOPER OR DEVELOPER'S CONTRACTORS ACTIVITIES UNDER THIS AGREEMENT AND SHALL SEE TO THE INVESTIGATION AND DEFENSE OF SUCH CLAIM OR DEMAND AT THE DEVELOPER'S COST TO THE EXTENT REQUIRED UNDER THE INDEMNITY IN THIS PARAGRAPH. CITY SHALL HAVE THE RIGHT, AT THEIR OPTION AND AT THEIR OWN EXPENSE, TO PARTICIPATE IN SUCH DEFENSE WITHOUT RELIEVING DEVELOPER OF ANY OF ITS OBLIGATIONS UNDER THIS PARAGRAPH.

IT IS THE EXPRESS INTENT OF THIS SECTION THAT THE INDEMNITY PROVIDED TO THE CITY AND THE DEVELOPER SHALL SURVIVE THE TERMINATION AND / OR EXPIRATION OF THIS AGREEMENT AND SHALL BE BROADLY INTERPRETED AT ALL TIMES TO PROVIDE THE MAXIMUM INDEMNIFICATION OF THE CITY AND / OR THEIR OFFICERS, EMPLOYEES, REPRESENTATIVES AND ELECTED OFFICIALS PERMITTED BY LAW.

5. For a district to be established, a petition shall include the following:
 - a. Evidence that the petition's signatures meet the state law requirements, or the petition must be accompanied by a reasonable fee to cover the City's costs of signature

verification. If the proposed district is an expansion of an existing district, a petition for the new portion of the district must identify each subdivision, or portion thereof, within the proposed boundaries of the new district, and each subdivision or portion thereof that is not currently in an existing PID shall individually satisfy the requirements for a petition under Section 372.005 of the Texas Local Government Code. Subdivision has the meaning assigned by Section 232.021 of the Texas Local Government Code.

b. Map of the area, a legal description of the boundaries of the district for the legal notices and a "commonly known" description of the area to be included in the district.

c. Statement that the petitioners understand that the annual Service and Assessment Plan for the district is subject to review by City staff with final approval by the City Council.

d. A narrative description of the project and how it meets or exceeds the types of public improvements discussed in General (4).

DOCUMENTS AND INFORMATION REQUIRED IN CONJUNCTION WITH THE PETITION

The following issues must be addressed before the City Council will take action on a petition.

A non-refundable application fee as set in the Master Fee Schedule, or as set out in a Professional Services Reimbursement agreement between the City and Developer will be required with the filing of a petition to create a PID. This fee is regulatory in character and approximates the costs of evaluating the PID petition. In addition to the application fee, any other related City-required cost, limited to actual costs as are documented by the City, is the responsibility of the Developer.

1. A petition must include a current tax roll and a statement indicating the owners' support for the petition.
2. A copy of the Preliminary PID Finance Plan shall be submitted with the petition. This Finance Plan shall include at a minimum:
 - a. Targeted gross bond amount;
 - b. Estimated *ad valorem* revenue generated;
 - c. Annual assessment per unit;
 - d. Estimated number of bond issuances;
 - e. Proposed maturity dates for PID Bonds; and
 - f. Any other such supporting information related to the success of the PID.

3. A copy of a Project Feasibility Study which demonstrates the economic feasibility of the project and includes the following information:
 - a. An Assessment Revenue Pro forma for the proposed development costs of the PID;
 - b. A financial review of the development projections and absorption schedule;
 - c. Analysis of above describing the timing and amount PID assessment revenue which will be generated based upon varying levels of assessments; and
 - d. Comparison of the PID as built-out with other similar projects in the area that will not have an assessment.

DOCUMENTS AND INFORMATION REQUIRED PRIOR TO THE PUBLIC HEARING

In addition to the requirements of Section 372.009 of the Texas Local Government Code the following information shall be submitted for review by the City prior to the public hearing:

1. PID Financing Agreement between the City and the Developer. The PID Financing Agreement shall contain a section which clearly identifies the benefit of the PID to the affected property owners and to the City as a whole (i.e., public purpose) and also evidence of insurance;
2. Service and Assessment Plan. The Developer shall prepare and present an ongoing service plan which shall include an assessment plan (Service and Assessment Plan) to the City Council for review and approval. The plan must cover a period of at least five years and must define the annual indebtedness and projected costs of the PID improvements and the proposed assessments on the various classes of covered property under the plan. The Service and Assessment Plan shall include but is not limited to:
 - a. A description of the proposed method of assessment including the classes of covered property;
 - b. An apportionment of the costs between the PID and the City, if any;
 - c. A description of the management of the PID; and
 - d. If applicable, all City-owned land within the district.
3. Appraisal.

4. Proof that any liens on the Properties to be included in the District will be subordinated to creation of the PID;
5. Consent Agreement to Dissolution of the PID if Project is not developed.
6. Any additional information required by the City to evaluate the Feasibility Report.

PID ADMINISTRATION

1. The City may contract with a qualified third-party company to manage and administer the PID, subject to appropriate oversight by City staff.
2. The City's contract with a qualified third party to manage and administer the PID for the City shall provide for the contractor to:
 - a. Prepare and submit a Budget and Five Year Service Plan to the City Council for consideration and adoption. The budget shall provide for sufficient funding to pay for all costs above and beyond the City's ordinary costs, including additional administrative and/or operational costs as well as additional maintenance costs resulting from the PID.
 - b. Provide for the calculation of the assessment and allocation to the respective parcels in the PID and shall provide for the billing of the assessments to the property owners or provide information to the County Tax Assessor if the City has contracted with that entity to collect the assessments.
 - c. Prepare annual updates and reports for the Service and Assessment Plan as required by Chapter 372 of the Texas Local Government Code and submit an annual Service and Assessment Plan in a form appropriate for consideration and adoption by the City Council each year and assist the City Council and staff in adopting the annual Service and Assessment Plan updates.
 - d. Prepare annual reports reflecting the expenditure of Bond Proceeds or the reimbursement of Developer expenditures as appropriate.
 - e. Prepare annual reports reflecting the imposition and collection of the assessments and the balances in the various accounts related to the PID to be provided to City Council on a monthly or other periodic basis as may be required by the City.
 - f. Prepare and provide any other reports or information required of the City or the Project under Chapter 372 of the Texas Local Government Code.
3. The contract with a third party to manage the PID shall not preclude the City from entering into a contract with another taxing unit for the collection of the assessments levied for the PID.
4. The City may alternatively provide for the administration of the PID through in-house resources.

5. Provision for the costs associated with the provision of the administrative services, whether the services are provided by third parties or the City, shall be included in any budget proposed by the Developer and may include but is not limited to allocation of interest on the assessment to the extent authorized under Chapter 372 of the Texas Local Government Code.
6. Any management firm for a PID shall be required to submit quarterly reports of all activities and expenditures to the City until the project is 80% built out.
7. The City may request an independent audit at any time.

ADDITIONAL PROJECT CRITERIA

In agreeing to form a PID for which debt will be issued to fund the costs of constructing qualified public improvements, the City will require the following:

1. The property owner must demonstrate to the City that it has the expertise to complete the new development that the PID will support.
2. The property owner must provide the City with its sources of funding the public improvements not being funded by the PID unless such improvements have already been constructed by the property owner prior to the PID funding.
3. The proposed development must be consistent with the entitlements on the property. All required zoning must be in place for the development of the portion or phase of the Property to be assessed by the PID Bond issue prior to the issuance of any PID bonds for that portion of the property.
4. The property owner must provide evidence to the City that the utility service provider has or will have sufficient capacity to provide all necessary utility services for the development of the portion or phase of the Property to be assessed by the PID Bond issue prior to the issuance of any PID bonds for that portion of the property.
5. All reasonable estimated costs must be identified before a decision is reached on a request to issue bonds for a PID. Costs to be identified include costs related to establishing the district, costs for construction and/or the acquisition of improvements, the maintenance and operation of improvements (if any) and PID administrative costs.
6. If the City elects to hire a qualified third party PID administrator to administer the PID, the costs for such administration shall be paid for with PID funds.

BOND SIZE LIMITATIONS

The following limitations and performance standards shall apply to a PID debt issue approved by the City:

1. Minimum appraised value to lien ratio at date of each bond issue: 3:1
2. Minimum annual permitted increase for the debt service component of the annual assessment installment: 0-2%

3. Maximum maturity for each series of bonds (to extent allowed by law): 30 years

The aggregate principal amount of bonds required to be issued shall not exceed an amount sufficient to fund: (i) the actual costs of the qualified public improvements; (ii) required reserves and capitalized interest during the period of construction and not more than 12 months after the completion of construction and in no event for a period greater than three (3) years from the date of the initial delivery of the bonds; and (iii) any costs of issuance. Provided, however that to the extent the law(s) which limit the period of capitalized interest to 12 months after completion of construction change, the foregoing limitation may be adjusted to reflect the law(s) in effect at the time of future bond issuances. Additional terms may be considered by the City if the public improvements are constructed in phases or multiple bond sales are contemplated for the project.

FINANCING CRITERIA

1. The PID may seek bond issues in advance of construction of an individual phase of a project subject to compliance with these standards.
2. No City backing or moral obligations will be utilized to fund or support the PID bonds.
3. All proposed subsequent PID bond issues for a project, if any, will be subject to approval by the City Council.
4. Special assessments on any given portion of the property may be adjusted in connection with subsequent bond issues as long as an agreed-upon maximum annual assessment rate is not exceeded for a project or phase, and the special assessments are determined in accordance with the Service and Assessment Plan and the PID Act. Special assessments on any portion of the property will bear a direct proportionate relationship to the special benefit of the public improvements to that improvement area. In no case will assessments be increased for any parcel unless the property owner of the parcel consents to the increased assessment.
5. The City shall not be obligated but may choose to do so at its sole discretion, to provide funds for construction of any improvement except from the proceeds of the PID bonds and PID assessments.
6. Each PID Bond Indenture will contain language precluding the City from making any debt service payments for the PID bonds other than from available special assessment revenues.
7. A PID will be responsible for payment of all the City's reasonable and customary costs and expenses including the cost of any appraisal.
8. Any PID bond issued will include a Reserve Fund in an amount equal to the lesser of: (i) the maximum annual debt service on the bonds; (ii) 10 percent of the Bond Par Amount; or (iii) 125 percent of the average annual debt service and that such Reserve Fund will be funded from bond proceeds at the time bonds are issued.
9. All public infrastructure within the PID that is to be reimbursed must include a minimum of three (3) bidders approved by the City and the Developer.

10. All Developers and significant landowners will provide any required continuing disclosure obligations associated with the issuance of PID bonds as required under the Indenture or any other regulatory agreement or regulatory agency.
11. All construction of improvements is subject to City review and provision shall be made for dedication to City or to another appropriate entity.
12. PID bonds must be issued within 12 months from the date of the resolution creating the PID.

MISCELLANEOUS

1. Severability: If any section, subsection, sentence, clause, phrase, or word of this policy is declared unconstitutional or invalid for any purpose, the remainder of this policy shall not be affected.
2. No Liability of City or Public Officials. Neither the City, a public official, employee, or representative shall be responsible for any liability arising under or growing out of any approved PID. Any obligation or liability of the Developer whatsoever that may arise at any time under the approved PID or any obligation or liability which may be incurred by the Developer pursuant to any other instrument transaction or undertaking as a result of the PID shall be satisfied out of the assets of the Developer only and the City shall have no liability.

Summary of PID Policy

I. Overview: Purpose, nature, of a PID

II. General:

1. May be used to construct public improvements or reimburse developer for cost of same.
2. PID is self-sufficient & does not require City to incur costs.
3. PID petition signatures reflect support from majority of owners.
4. PID petition likely to be approved if it:
 - a. Generates economic development.
 - b. Provides for ROW improvements.
 - c. Meets community needs (examples)
 - d. Exceeds development standards of the City (examples)
 - e. Provides for increased recreation/open space for public.
 - f. Protects natural amenities and environmental assets.
 - g. Protects historic buildings and features.
 - h. Is associated with property inside the City.
5. PID budget to include funds for all costs.
6. Landowner's Agreement must be recorded in county records and serve as notice.
7. Requested deviations must be clearly identified.
8. PID must be identified with signage.
9. City property in the PID boundaries not subject to assessment.
10. No PID that overlaps another PID.
11. Annual Service and Assessment Plan updates required.

III. Petition Requirements:

1. Language regarding community property
2. Signatures to be gathered not more than six months prior to PID application unless otherwise approved.
3. Shall include language regarding City's right to inspect Developer's records.
4. Specific indemnification language required.
5. Signatures must meet state law requirements of include fee to cover cost of City's signature verification.
6. Map/description of property.
7. Statement re annual Service and Assessment plan.
8. Narrative description of project & how it meets or exceeds II 4 above.

IV. Documents to accompany petition, in addition to application fee:

1. Current tax roll and owner statement.
2. Preliminary PID Finance Plan that includes:
 - a. Gross bond amount
 - b. Estimated *ad valorem* revenue generated.
 - c. Annual assessment per unit.
 - d. Estimated number of bonds issuances.
 - e. Proposed maturity dates for PID Bonds; and
 - f. Any other such supporting information related to the success of the PID.
3. A copy of a Project Feasibility Study including:
 - a. An Assessment Revenue Pro forma.
 - b. A financial review of the development projections and absorption schedule.
 - c. Analysis of timing and amount of assessment revenue which will be generated.

- b. Comparison of the PID as built-out with other similar projects.
- V. Documents/Info. required before public hearing:
 - 1. PID Financing Agreement between the City and the Developer.
 - 2. Service and Assessment Plan, which includes:
 - a. Proposed method of assessment
 - b. Apportionment of costs between PID and City if any
 - c. Description of management of PID
 - d. If applicable, all City-owned land within the district.
 - 3. Appraisal.
 - 4. Proof that liens on the Properties will be subordinated to creation of the PID.
 - 5. Consent Agreement to Dissolution of the PID if Project is not developed.
 - 6. Any additional information required by the City.
- VI. PID Administration:
 - 1. City may contract with 3rd party management company.
 - 2. City contract with 3rd party contract to include:
 - a. Budget and five-year service plan.
 - b. Calculation of the assessment and allocation for parcels.
 - c. Annual updates required by Ch. 372.
 - d. Annual reports re expenditure of bond proceeds or reimbursement
 - e. Prepare annual reports re imposition and collection of the assessments and the balances related to the PID to be provided to City Council on a monthly or other periodic basis.
 - e. Any other information required of the City or the Project under Chapter 372.
 - 3. Third party contract shall not preclude city from contracting with another taxing unit for collection of assessments.
 - 4. City may administer PID in-house.
 - 5. Provision for costs of administrative services.
 - 6. Any management firm required to submit quarterly reports until 80% buildout.
 - 7. City may request an independent audit at any time.
- VII. Additional Project criteria—City will require:
 - 1. Demonstration of expertise to complete the new development.
 - 2. Property owner to provide sources of funding of public improvements not funded by PID.
 - 3. Consistency with entitlements on property, incl. zoning.
 - 4. Evidence that utility provider has capacity.
 - 5. Estimated costs identified before request to issue bonds.
 - 6. Third party costs to be paid with PID funds.
- VIII. Bond Size Limitations:
 - 1. Minimum appraised value to lien ratio at date of each bond issue: 3:1.
 - 2. Minimum annual permitted increase for the debt service component of the annual assessment installment: 0-2%.
 - 3. Maximum maturity for each series of bonds: 30 years.
 - 4. The aggregate principal amount of bonds issued shall not exceed actual costs of public improvements; required reserves and capitalized interest; any costs of issuance, adjusted as necessary to comply with law.
- IX. Financing Criteria
 - 1. PID may seek bond issues in advance of construction of an individual phase of a project subject to compliance with these standards.

2. No City backing or moral obligations will be utilized to fund or support the PID bonds.
 3. All proposed subsequent PID bond issues for a project, if any, will be subject to approval by the City Council.
 4. Special assessments may be adjusted in connection with subsequent bond issues as long as specific requirement met.
 5. The City shall not be obligated but may provide funds for construction of any improvement from the proceeds of the PID bonds and PID assessments.
 6. Each PID Bond Indenture will contain language precluding the City from making any debt service payments for the PID bonds other than from available special assessment revenues.
 7. PID will be responsible for payment of the City's reasonable and customary costs and expenses.
 8. Any PID bond issued will include a Reserve Fund equal to the lesser of: (i) the maximum annual debt service on the bonds; (ii) 10 percent of the Bond Par Amount; or (iii) 125 percent of the average annual debt service and that such Reserve Fund will be funded from bond proceeds at the time bonds are issued.
 9. All public infrastructure within the PID that is to be reimbursed must include a minimum of three (3) bidders approved by the City and the Developer.
 10. All Developers and significant landowners will provide any required continuing disclosure obligations associated with the issuance of PID bonds as required under the Indenture or any other regulatory agreement or regulatory agency.
 11. All construction of improvements is subject to City review and provision shall be made for dedication to City or to another appropriate entity.
 12. PID bonds must be issued within 12 months from the date of the resolution creating the PID.
- X. Miscellaneous
1. Policy is severable
 2. Neither the city or any city official or employee shall be liable obligations arising from the PID.

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: June 20, 2023

AGENDA ITEM CAPTION: Discussion and/or action to adopt a Professional Services Agreement between the City and the Red Oak Development Group to reimburse the City for professional fees incurred relating to the consideration of the project.

ORIGINATING DEPARTMENT AND CONTACT: Development Services - Monte Akers,
David Fowler

ACTION REQUESTED: Agreement

BACKGROUND/SUMMARY/DISCUSSION: The City is working with Red Oak Development Group regarding the creation of a Public Improvement District which will be funded through assessments against the benefitted property in the PID, which may include issuance of PID bonds. This Professional Services Agreement (aka Escrow Agreement) provides that the City's costs for consultants (engineering, legal, bond counsel and PID administration) will be paid by the developer, commencing with a payment of \$50,000, which shall be retained in a segregated account, and against which the City shall draw as costs are incurred. When the balance in the account is reduced to less than \$10,000, the developer shall be required to make additional payments in \$5,000 increments. Funds in the account shall be used solely to pay for professional services.

PROJECT SCHEDULE (if applicable): N/A

AMOUNT & SOURCE OF FUNDING:

Funds Required:

Account Number:

Funds Available:

Account Name:

FISCAL NOTE (if applicable): N/A

PREVIOUS COUNCIL ACTION: Discussion only.

COMMITTEE/BOARD/COMMISSION ACTION: N/A

STAFF RECOMMENDATION/REQUESTED MOTION: Approval and execution of the Agreement.

LIST OF SUPPORTING DOCUMENTS: Professional Services Agreement- Red Oak - Lockhart (Dev v 6-16-23)

City of Lockhart, Texas

Council Agenda Item Cover Sheet

PROFESSIONAL SERVICES AGREEMENT

(Red Oak)

This Professional Services Agreement (this “**Agreement**”), effective as of the ____ day of _____, 2023, (the “**Effective Date**”), is made and entered into by and between the City of Lockhart, Texas, a home rule municipality incorporated under the laws of the State of Texas (the “**City**”), and Red Oak Development Group, LLC, a Texas limited liability company (the “**Developer**”), regarding certain Property described below and located within the corporate limits and extraterritorial jurisdiction of the City.

RECITALS

WHEREAS, the Developer intends to purchase and develop an approximate 498.2-acre tract of land, described and attached as **Exhibit A**, incorporated herein (the “**Property**”), which development may include creation of a public improvement district or other district recognized by the City; and

WHEREAS, the City and Developer acknowledge that the development will require the City to retain consultants to provide a wide variety of professional services including, but not limited to, engineering services, financial services and legal services determined by the City in its sole, but reasonable, judgment (collectively, the “**Professional Services**”), which will be needed to (i) assess the City’s current ordinances, and potentially draft new ordinances applicable to the Property, (ii) assess infrastructure needs and demands, traffic needs and demands, City services needs and demands, and water and wastewater infrastructure needs and demands applicable to the Property, and (iii) assess legal issues that affect the City and will be associated with or necessitated by the possible development of the Property and creation of a Public Improvement District (“**PID**”) for the Property; and

WHEREAS, the Developer hereby agrees to pay for Professional Services as provided in **Exhibit B**, attached hereto and incorporated herein, and those Professional Services of any additional consultants reasonably required by the City and approved in writing by the Developer (collectively, the “**Consultants**”); and

WHEREAS, it is stipulated and agreed by the Parties that the terms of Local Government Code Sections 212.901 and 212.904 have been satisfied; and

WHEREAS, the City Council of the City, by and through this Agreement, shall maintain sufficient controls to ensure that the public purpose and best interests of the City are carried out.

AGREEMENT

NOW THEREFORE, in consideration of the mutual benefits and promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and the Developer (collectively “**Parties**” and each individually a “**Party**”) agree as follows:

1. Recitals. The representations, covenants, and recitations set forth in the foregoing Recitals are material to this Agreement and are incorporated into and made a part of this Agreement.

2. Exhibits. All Exhibits referenced in this Agreement, and listed below, are incorporated herein for all purposes; specifically:

Exhibit A – Property Description and Map

Exhibit B – Approved Rates for Consultant

3. Payment for Professional Services for Certain Development Projects. In addition to the City’s regular administrative and filing fees, the Developer shall be responsible for payment of the actual costs and expenses associated with all expenses and professional fees incurred by the City from Consultants based upon invoices for Professional Services relating to the City’s Development Agreements, Planned Development Districts zoning, and the creation of a PID, and any associated amendments to same, with respect to the Property. Such fees are necessary for review of the Property’s impact on the City’s subdivision and zoning plans, infrastructure needs and demands, ordinance creation and revisions, other on-site and off-site matters necessitated by the proposed development of the Property and the PID finance agreement and service and assessment plan regarding the PID financing for the development of the Property.

- (a) Invoices. The Consultants will invoice the City approximately every thirty (30) days with a detailed billing statement of all Professional Services rendered in accordance with this Agreement (except for fees paid at closing of bonds).
- (b) Deposits – Initial Payment and Replenishment. The Developer shall deliver to the City funds in the amount of Fifty Thousand Dollars (\$50,000.00) (“**Initial Payment**”) to be used as a deposit towards the payment of total costs incurred for Professional Services for Consultants. The **Developer Payment** shall be deposited in a segregated account and not be commingled with any other City funds. Developer shall pay and subsequently replenish such Initial Payment by delivering the required funds in FIVE THOUSAND AND NO/100 DOLLAR (\$5,000.00) increments (each, an “**Additional Payment**”) to City within ten (10) business days of written notice from City that the balance in the deposit account has decreased to less than \$10,000.

The Initial Payment together with any Additional Payments shall be collectively referred to herein as the “**Developer Payment**”. If the Developer fails to pay and/or make any Developer Payment(s) in accordance with the requirements of this **Section 3b**, all work by Consultants shall cease until such time as Developer deposits funds sufficient to comply with its obligations under this Section. The Developer Payment and all other funds delivered to the City by the Developer pursuant to this **Section 3** shall be used by the City solely to pay for Professional Services as described in this Section. The City shall refund to the Developer any funds remaining after payment of the Consultants for the Professional Services. Nothing contained herein shall prevent Developer from disputing any charges from Consultants that significantly vary from previous charges to the City for comparable work.

4. Effect of Agreement. This Agreement shall not: (a) confer upon the Developer any vested rights or development rights with respect to the Property; (b) bind or obligate the City to approve any documents or agreements related to the development of the Property; or (c) be considered an impact fee.

5. **RELEASES AND INDEMNIFICATION.**

- A. **NOTHING IN THIS AGREEMENT, THE AGREEMENT ITSELF, AND THE DEALINGS BETWEEN THE PARTIES SHALL BE CONSIDERED AN IMPACT FEE. THE DEVELOPER AND ITS RELATED ENTITIES FULLY AND FOREVER RELEASE AND DISCHARGE THE CITY, ITS PAST AND PRESENT EMPLOYEES, OFFICERS, COUNCIL MEMBERS, APPOINTED OFFICIALS, ATTORNEYS AND OTHER CITY REPRESENTATIVES, INCLUDING THE CONSULTANTS, FROM ANY AND ALL CLAIMS, DEMANDS, CONTROVERSIES, AND CAUSES OF ACTION OF EVERY CONCEIVABLE CHARACTER, PAST AND CURRENT, WITHOUT LIMITATION, ARISING FROM THIS AGREEMENT (COLLECTIVELY “CLAIMS”).**
- B. **THE CITY REPRESENTS AND WARRANTS TO THE DEVELOPER THAT IT HAS NO KNOWLEDGE OF ANY CLAIMS, DEMANDS, CONTROVERSIES OR CAUSES OF ACTION AGAINST THE DEVELOPER ARISING THROUGH THE EFFECTIVE DATE. THE DEVELOPER REPRESENTS AND WARRANTS TO THE CITY THAT IT HAS NO KNOWLEDGE OF ANY CLAIMS, DEMANDS, CONTROVERSIES, OR CAUSES OF ACTION AGAINST THE CITY, ITS PAST AND PRESENT EMPLOYEES, OFFICERS, ATTORNEYS AND OTHER REPRESENTATIVES, ARISING THROUGH THE EFFECTIVE**

DATE. THE DEVELOPER REPRESENTS AND WARRANTS THAT NO PRIOR OWNERS, DEVELOPERS, OR ENTITIES HAVE ASSIGNED, TRANSFERRED OR CONVEYED ANY CLAIM OR CAUSE OF ACTION TO THE DEVELOPER INVOLVING THE CITY.

C. THE DEVELOPER AND ITS RELATED ENTITIES ASSUME THE ENTIRE RESPONSIBILITY AND LIABILITY FOR, AND AGREE TO RELEASE, DEFEND, INDEMNIFY AND HOLD HARMLESS THE CITY, ITS EMPLOYEES, OFFICERS, COUNCIL MEMBERS, APPOINTED OFFICIALS, ATTORNEYS, CONSULTANTS, AND OTHER CITY REPRESENTATIVES (ALL OF THE FOREGOING ARE COLLECTIVELY REFERRED TO AS THE "CITY PARTIES"), FROM ANY AND ALL "CLAIMS" (AS DEFINED IN SECTION 5(A) OF THIS AGREEMENT) ASSERTED BY THE DEVELOPER AGAINST ANY OF THE CITY PARTIES AND ARISING FROM OR IN CONNECTION WITH THIS AGREEMENT, AS AMENDED, INCLUDING ARISING FROM OR IN CONNECTION WITH THE PROFESSIONAL SERVICES, BUT EXCLUDING ONLY CLAIMS FOR, OR IN CONNECTION WITH, A DEFAULT BY THE CITY OR THE CITY PARTIES UNDER THIS AGREEMENT (THE "EXCLUDED CLAIMS"). THIS INDEMNITY WITH RESPECT TO "CLAIMS" IS TO BE CONSTRUED AS BROADLY AS POSSIBLE TO INCLUDE ANY AND ALL LIABILITIES, CLAIMS, COSTS, EXPENSES, JUDGMENTS, CAUSES OF ACTION, DEMANDS, LOSSES WHATSOEVER, INCLUDING BUT NOT LIMITED TO ANY AND ALL CLAIMS, CAUSES OF ACTION, OR DEMANDS WHEREBY ANY LOSS IS SOUGHT AND/ OR INCURRED AND/ OR PAYABLE BY CITY, ITS AGENTS, EMPLOYEES, REPRESENTATIVES AND/ OR INSURERS OR RISK POOLS, BUT SHALL NOT APPLY TO OR INCLUDE ANY EXCLUDED CLAIMS. THIS PROVISION IS TO BE CONSTRUED UNDER THE LAWS OF THE STATE OF TEXAS, AND IT IS EXPRESSLY RECOGNIZED BY ALL PARTIES THAT IT COMPLIES WITH THE CONSPICUOUSNESS REQUIREMENT AND THE EXPRESS NEGLIGENCE TEST AND IS VALID AND ENFORCEABLE AGAINST THE DEVELOPER. THE DEVELOPER HAS CAREFULLY READ, FULLY UNDERSTANDS, AND AGREES TO BE BOUND BY THE TERMS AND CONDITIONS OF THIS PROVISION.

6. Termination. Either Party may terminate this Agreement by providing at least five (5) days written notice of termination. Termination of this Agreement shall be the sole and exclusive remedy of the City or the Developer, as the case may be, for any claim by either Party of any breach of this Agreement by the other Party. The City shall be entitled to pay Consultants for all Professional Services incurred through the date of termination; however,

any excess funds remaining after such payments have been made shall be promptly refunded to the Developer. Notwithstanding any other provision of this Agreement, the obligation to repay such excess funds to the Developer in the event of a termination shall survive any termination of this Agreement, and the Developer does not release or discharge its right to such excess funds.

7. Entire Agreement. This Agreement contains the entire agreement between the Parties with respect to the provision of Professional Services in connection with the development of the Property.
8. Amendment. This Agreement may only be amended by written instrument signed by the Developer and the City.
9. Successors and Assigns. Neither the City nor the Developer may assign or transfer their interest in the Agreement without prior written consent of the other Party, such consent not to be unreasonably withheld, conditioned, or delayed.
10. Notice. Any notice and/or statement required and permitted to be delivered shall be deemed delivered upon the earlier of receipt by hand delivery or email (with confirmation of delivery) or upon deposit of same in the United States Mail, Certified, with Return Receipt Requested, postage prepaid, addressed to the appropriate Party at the following addresses, or at such other addresses provided by the Parties in writing.

DEVELOPER:

Red Oak Development Group
2121 East Sixth Street, Suite 203
Austin, Texas 78702
Attention: Tom Staub

With a copy to:

Coats Rose, PC
16000 North Dallas Parkway, Suite 350
Dallas, Texas 75248
Attention: Michael H. Saks

Telephone: 972-419-4705

CITY:

City of Lockhart, Texas
Attn: City Manager
308 W. San Antonio St.
Lockhart, TX 78644

With a copy to:

Messer, Fort & McDonald
4201 W. Parmer Lane C-150, Austin, Texas 78727
Attn: Patty L. Akers
Telephone: 512-600-2305

11. No Rule of Construction. The Parties acknowledge that this Agreement was prepared by the City solely as a convenience and that all Parties hereto, and their counsel, have read and fully negotiated all the language used in this Agreement. The Parties acknowledges that no rule of construction shall apply to this Agreement which constructs ambiguous or unclear language in favor or against any Party because such Party drafted this Agreement.

12. Applicable Law. This Agreement is made and shall be construed in accordance with the laws of the State of Texas and venue shall lie in Caldwell County, Texas.

13. Severability. In the event any portion or provision of this Agreement is illegal, invalid, or unenforceable under present or future law, then and in that event, it is the intention of the Parties hereto that the remainder of this Agreement shall not be affected thereby, and it is also the intention of the Parties to this Agreement that in lieu of each clause or provision that is found to be illegal, invalid or unenforceable, a provision be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

14. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be considered an original, but all of which shall constitute one instrument.

15. Authority for Execution. The City hereby certifies, represents, and warrants that the execution of this Agreement is duly authorized, and the City Manager or Mayor, each, individually,

has full authority to execute this Agreement and bind the City to the same. The Developer hereby certifies, represents, and warrants that the individual executing this Agreement on behalf of the Developer is duly authorized and has full authority to execute this Agreement and bind the Developer to the same.

IN WITNESS WHEREOF, this Professional Services Agreement has the Effective Date as of the day and year first written above.

CITY OF LOCKHART, TEXAS

By: _____
Lew White, Mayor

STATE OF TEXAS §
 §
COUNTY OF CALDWELL §

This instrument was acknowledged before me on the ____ day of _____ 2023, by Lew White, Mayor of the City of Lockhart, on behalf of the City.

Notary Public, State of Texas

LLC

DEVELOPER: Red Oak Development Group,

By: _____
Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF _____

THIS AGREEMENT was acknowledged before me on this ____ day of _____, 2023, by _____ as the _____ on behalf of the _____, a Texas limited liability company, on behalf of said limited liability company.

(SEAL)

Notary Public, State of _____

EXHIBIT A
PROPERTY DESCRIPTION AND MAP

BEING 498.2 acres of land situated in the J.A. NEILL SURVEY, ABSTRACT NO. 20, Caldwell County, Texas, (Caldwell County Parcel #s 13920 and 13970) as shown in Exhibit A of this document.

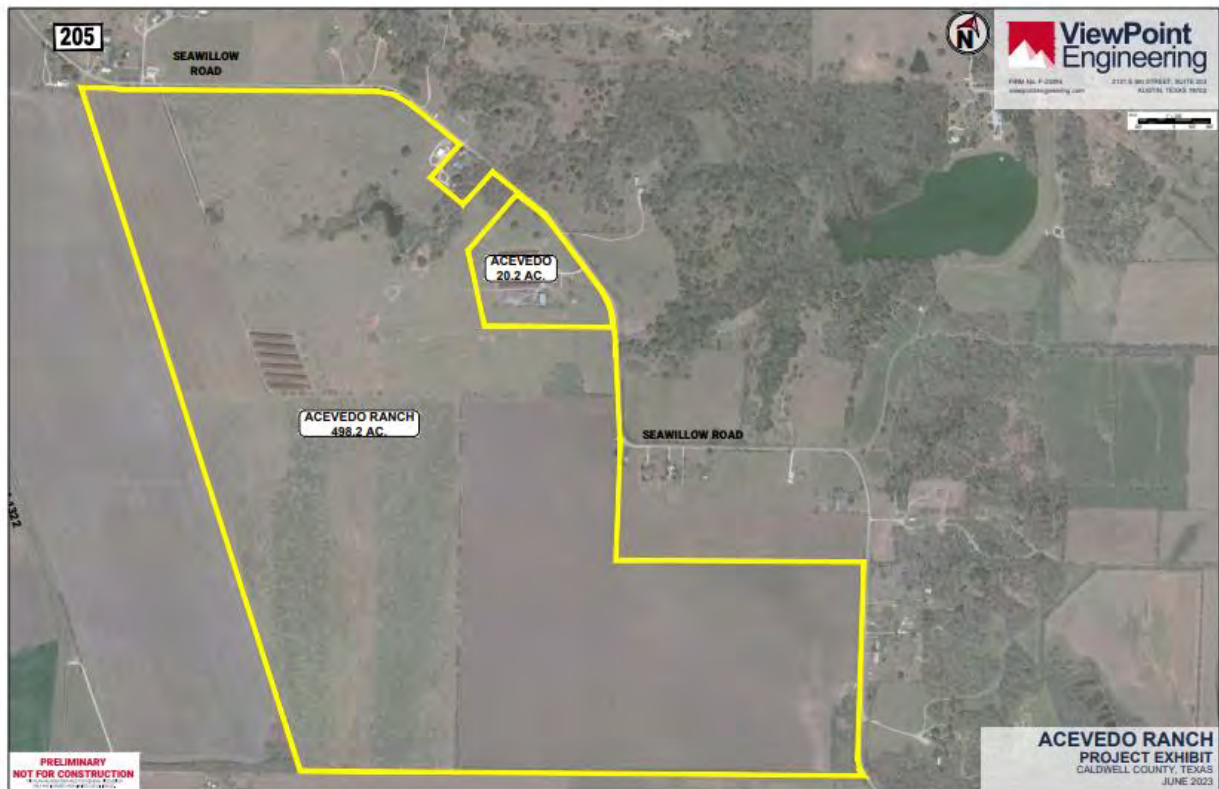


EXHIBIT B

APPROVED CONSULTANTS

City's Attorney: Billing Rate \$225 per hour. Opinion letters for bonds will be a separate flat fee of \$25,000.00 per bond paid at bond closing.

City Engineer or Engineering Consultant: Billing Rates of \$130-331 per hour, depending upon personnel

City Bond Counsel Two percent of par amount of the bond, not less than \$50,000. Paid at bond closing.

PID Administrator (estimate until selected) Billing Rate \$160-\$200 per hour.

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: June 20, 2023

AGENDA ITEM CAPTION: Discussion and/or action to consider the proposed Emergency Services District No. 5 petition, public hearing, and election.

ORIGINATING DEPARTMENT AND CONTACT: Administration - Steven Lewis

ACTION REQUESTED: Direction

BACKGROUND/SUMMARY/DISCUSSION: On June 13, 2023 the Caldwell County Commissioners Court met and discussed/considered a petition that has been received by the County for Emergency Services District No. 5. The Commissioners Court unanimously passed Resolution 18-2023 setting a public hearing to receive comments regarding the petition to be held at 9:30 a.m. on June 26, 2023. Also during the Commissioners Court meeting, the petition was certified by the County and Judge Haden spoke about the goal of having a county wide system for EMS explaining that while the County gives support to both the Lockhart and Luling EMS systems no ambulances are presently stationed in the County. Cean Charles, the director the the City of Lockhart - Caldwell County EMS, also spoke during the meeting explaining that the Ascension contract for EMS services was ending. Director Charles further provided potential benefits of having a county wide system to provide a superior EMS service.

Staff requests that the Council determine whether a city representative should offer pertinent testimony at the public hearing scheduled for June 26, 2023.

PROJECT SCHEDULE (if applicable): N/A

AMOUNT & SOURCE OF FUNDING:

Funds Required:

Account Number:

Funds Available:

Account Name:

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: Caldwell County Resolution 18-2023, .

City of Lockhart, Texas

Council Agenda Item Cover Sheet



RESOLUTION 18-2023
A RESOLUTION SETTING PUBLIC HEARING TO RECEIVE COMMENTS REGARDING
A PETITION CREATING CALDWELL COUNTY EMERGENCY SERVICES DISTRICT NO. 5

WHEREAS, Chapter 775, Texas Health and Safety Code, governs the creation of emergency services districts (individually, an “ESD”) within the State of Texas;

WHEREAS, ESDs are political subdivisions of the State of Texas that support or provide local emergency services, including emergency medical services;

WHEREAS, Chapter 775 authorizes the qualified voters who own taxable real property to petition their county commissioners court(s) to order an election creating an emergency services district that contains the qualified voters’ taxable real property.

WHEREAS, the Caldwell County Judge has received such a petition to create an county-wide ESD that will support and provide emergency medical services, including emergency medical ambulance services;

WHEREAS, the County Judge has determined that the petition makes the required showings under Section 775.013, Texas Health and Safety Code, and has filed the petition with the county clerk;

WHEREAS, the Caldwell County Elections Administrator has verified that at least 100 signatories to the petition are qualified voters who own taxable real property within Caldwell County;

WHEREAS, the Caldwell County Clerk has filed the petition into the public records; and

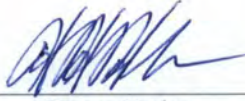
WHEREAS, Chapter 775, Texas Health and Safety Code, now requires the commissioners court to set a place, date, and time for a public hearing to consider the petition and each issue related to creation of the district, where any interested person may appear before the commissioners court in person or by attorney to support or oppose the creation of the district and may offer pertinent testimony.

NOW THEREFORE, BE IT RESOLVED BY THE CALDWELL COUNTY COMMISSIONERS COURT THAT:

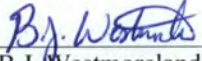
- (1) A public hearing to receive comments regarding a petition to create the Caldwell County Emergency Services District No. 5 is set for 9:30A.M. on the 26th day of June, 2023, in the second floor courtroom of the Caldwell County Courthouse, located at 110 S. Main Street, Lockhart, Texas 78644.;
- (2) The County Clerk is authorized to prepare the notice of public hearing;
- (3) The County Sheriff is authorized to post and publish the notice of public hearing as required by law;

- (4) The County Judge's assistant is authorized and directed to send to the Board of Commissioners of each currently existing ESD within the County that contains territory overlapping with the proposed district a copy of the petition advising that a statement of services is required, pursuant to Section 775.018(f), Texas Health and Safety Code.

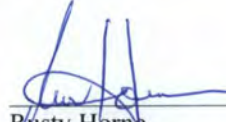
RESOLVED this the 13th day of June, 2023.



Hoppy Haden
Caldwell County Judge



B.J. Westmoreland
Commissioner, Precinct 1



Rusty Horne
Commissioner, Precinct 2

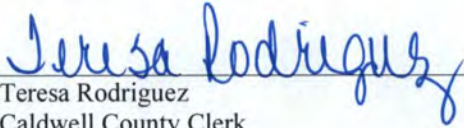


Ed Theriot
Commissioner, Precinct 3



Dyrall Thomas
Commissioner, Precinct 4

ATTEST:



Teresa Rodriguez
Caldwell County Clerk





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:

