

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

Council present:

Councilmember John Castillo
Councilmember Juan Mendoza
Councilmember Jeffry Michelson

Mayor Lew White
Mayor Pro-Tem Angie Gonzales-Sanchez
Councilmember Kara McGregor

Council absent:

Councilmember Brad Westmoreland

Staff present:

Monte Akers, City Attorney
David Fowler, Planning Director
Julie Bowermon, Civil Service/HR Director
Bob Leos, Electric Superintendent

Sean Kelley, Public Works Director
Gary Williamson, Police Chief
Kelly Stilwell, Building Official

Citizens/Visitors Addressing the Council: Peter Newell of Guadalupe-Blanco River Authority; and, Jillian Robb, Citizen.

Work Session 6:30 p.m.

Mayor White opened the work session and advised the Council, staff and the audience that staff would provide information and explanations about the following items:

DISCUSSION ONLY

A. PRESENTATION AND UPDATE FROM GUADALUPE-BLANCO RIVER AUTHORITY (GBRA) REGARDING THE CARRIZO GROUNDWATER SUPPLY PROJECT (CGSP).

Mr. Kelley stated that a Representative from the Guadalupe-Blanco River Authority will give the update regarding the progress of the Carrizo Groundwater Supply Project.

Peter Newell of GBRA provided information and there was discussion regarding the following topics:

- Project overview
- Well field and transmission line update
- Water Treatment Plant
- Lockhart's delivery point update
- Booster station
- Construction scheduling

B. DISCUSS RENEWAL OF THE GROUND LEASE AGREEMENT WITH LIVENGOD FEEDS, INC. FOR LOT 2 OF THE ICE HOUSE ADDITION FOR A FIVE YEAR PERIOD AND DIRECTING THE MAYOR TO EXECUTE THE AGREEMENT IF APPROVED.

Mr. Kelley stated that Livengood Feeds, Inc. lease for Lot 2 of the Ice House Addition, located behind 110 North Brazos Street (City's Recycling Center) is expiring and Mr. Burt Livengood (tenant) has requested renewal of the ground lease agreement with the City. Livengood Feed uses the 2.228 acre site for overflow storage of trailers for his business located adjacent to the property. The renewal lease

proposed is for five (5) years at \$2,315 per year, which included a 5.2% Customer Price Index increase over the \$2,200 received annually in the previous lease agreement. The proposed renewal follows the terms of the previous lease and includes an additional five-year renewal option and a six-month early termination notice is included in the lease. Either party can, with or without cause, and with 6 months written notice, terminate the Agreement.

C. DISCUSS ORDINANCE 2023-10 OF THE CITY COUNCIL OF THE CITY OF LOCKHART, TEXAS ESTABLISHING A SPECIAL SENIORITY PAY FOR NEWLY HIRED POLICE OFFICERS WITH PRIOR FULL-TIME PAID LAW ENFORCEMENT EXPERIENCE AND SETTING FORTH CRITERIA FOR THE PAY; PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION AND PROVIDING AN EFFECTIVE DATE.

Chief Williamson stated that the police department is seeking approval of an ordinance allowing special seniority pay, also known as lateral entry pay, when recruiting experienced police officers. Lateral entry pay would allow the police department to start an officer with previous law enforcement experience at a higher rate of pay than basic entry pay reserved for an officer with no previous experience. Lateral entry pay does not alter the rank an applicant would start at, for example, police officer, sergeant, lieutenant. Newly hired applicants start at the rank of police officer, regardless of prior law enforcement experience. However, the lateral entry pay would authorize paying the officer at a higher rate on the police officer step pay plan. Currently, law enforcement agencies around the country are experiencing unprecedented staffing vacancies. Lateral entry pay is a common recruitment tool used by cities across the state, including the cities of Kyle, San Marcos, New Braunfels, Seguin and Taylor as well as Hays County. Chief Williamson recommended approval. There was discussion.

D. DISCUSS RESOLUTION 2023-07 AMENDING CITY-OWNED HANGAR RENTAL RATES FOR SEVENTEEN (17) T-HANGARS AND SIX (6) CLEAR SPAN HANGARS.

Mr. Kelley stated that in 2000, the City constructed seventeen T-hangars and six clear span hangars at the Lockhart Municipal Airport. Rates for the City-owned hangars were adopted in the year 2000 and amended in 2001 and 2005. Since the construction of the hangars, the cost to build and maintain hangars has increased significantly. Currently all hangars are occupied and there are approximately 75 individuals on the waiting list. On May 23rd, the Lockhart Airport Advisory Board discussed the current rate structure for the hangars and compared the municipal airport's rates to several peer airports. During the board meeting, the Airport Advisory Board made a recommendation to raise the rates by \$100 per month in each category and simplify the rate structure by only having a month-to-month rate. This rate increase would increase revenues to \$102,900 annually, a \$27,600 increase. Revenues from the City-owned hangars are placed in the Airport Fund. This fund is used to fund the airport department, airport maintenance, capital projects, and can be used as local matches for grant projects. The new rates, if approved, would become effective immediately. Current T-hanger occupants will be notified by mail during June 2023 of the increase which would be reflected in the July 2023 rental fee. There was discussion.

E. DISCUSS A MASTER SERVICES AGREEMENT BETWEEN THE CITY OF LOCKHART AND M & S ENGINEERING, LLC FOR ELECTRIC SYSTEM CAPITAL PROJECTS.

Mr. Leos stated that the City's electric utility is a municipally owned and operated retail distribution system since 1928. The service area is approximately 8 square miles with approximately 79 miles of overhead and underground distribution lines. Historically, the Lower Colorado River Authority (LCRA) is engaged every 5 years to prepare a system analysis to guide the development of the distribution system and prepare a 5-year schedule to correct anticipated problems. Twelve (12) projects are identified in Fiscal Year 23-27 with an estimated cost of approximately \$2 million. The actual projected costs are determined after project design. Additionally, LCRA no longer makes available to the customer cities project design

services. Consequently, it benefits Lockhart to add another power utility engineering firm to assist us in planning for growth and meeting the anticipated design schedules for capital improvements. M & S Engineering is a multi-service utility engineering firm headquartered in Spring Branch, Texas with 7 offices in Texas. M & S has a solid reputation for serving municipal owned utilities (MOU's) and electric cooperatives in Texas.

F. DISCUSS A POLICY FOR PUBLIC IMPROVEMENT DISTRICTS.

Mr. Akers stated that 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 benefitted 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. There was discussion.

G. DISCUSS RESOLUTION 2023-08 TO UPDATE THE COMPREHENSIVE SCHEDULE OF FEES FOR DEVELOPMENT-RELATED APPLICATIONS AND PERMITS, INCLUDING REVISED FEES FOR EXISTING APPLICATIONS, ESTABLISHMENT OF FEE LEVELS FOR NEW APPLICATIONS, PROVIDING A SAVINGS CLAUSE, TO REPEAL CONFLICTING ORDINANCES OR RESOLUTIONS, AND TO PROVIDE FOR AN EFFECTIVE DATE.

Mr. Fowler stated that the purpose of the proposed resolution is to revise the fees for development applications, including planning-related fees such as the many types of annexation, zoning and subdivision applications, as well as building-related fees such as building permits, trade permits, commercial and residential inspections. Also included in the fee schedule are updated fees for sign permits, fence permits, tree removal permits and Certificates for Alteration in the Courthouse Square Historical District. New fees are proposed for several processes which did not previously have a fee designated. Such new fee categories include annexation petitions, subdivision variances, right-of-way vacations, tree removal permits, inspections of public improvements constructed for subdivisions, and zoning verification letters. The motivation for the revision in fee amounts is prompted by the recent surge in development activity. Despite the large number of applications the City has received, comparatively little revenue has resulted from the increase in permit activity. As such, an overwhelming percentage of staff, equipment, furniture, and other related costs related to this development surge are covered by the City's general fund. Updating the fee levels will help ensure that development activity is paying for the use of city resources it generates to the extent possible while freeing up more of the city's general fund for other priorities. To arrive at the proposed fee schedule revisions, City staff researched the fees which other similar-situated cities charge. Like the recent impact fee update, the fees are intended to place Lockhart within the mainstream of fees charged in the Austin-San Antonio corridor, with an emphasis on maintaining relative affordability while capturing more of the city's costs created by various application types. The fees have also been designed to be less onerous for smaller landowners, with larger, more complex properties carrying a greater burden as the project size grows. This is because larger projects typically generate more staff time, in terms of multiple rounds of applications, more notification letters being required and more public inquiries being received regarding the proposed project. The draft fee amounts for the planning-related fees have been reviewed by the Housing and Development Committee, which recommended forwarding the fees to City Council for review.

Kelly Stilwell, Building Official recommended that the building permit fees be increased.

There was discussion.

H. DISCUSS RESOLUTION 2023-09 CREATING A COMPREHENSIVE PLAN STEERING COMMITTEE, INCLUDING THE POSSIBLE APPOINTMENT OF COMMITTEE MEMBERS.

Mr. Fowler stated that the proposed resolution has been written to create a Comprehensive Plan Steering Committee. The provisions of the resolution reflect discussions at recent Council meetings regarding the composition of the Steering Committee, the duties of the Committee and expectations of the Committee members. The Committee is defined as existing until the adoption of the Comprehensive Plan, at which point it would be dissolved. The Committee would be appointed by City Council, which would have the power to remove members for poor attendance or failing to perform their assigned duties. Along with the adoption of the resolution, Council may also move to appoint a slate of members to the Committee. There was discussion.

After discussion, the following individuals would be considered to be appointed to the Comprehensive Plan Steering Committee:

Angie Gonzales-Sanchez, Mayor Pro-Tem
 Jeffry Michelson, Councilmember
 Ric Arnic and Brad Lingvai, Planning & Zoning Commission
 Winn Smith, Lockhart Chamber of Commerce
 John Gonzales, Caldwell County Hispanic Chamber
 Mike Kamerlander, Lockhart Economic Development Corporation
 Sally Daniel, Downtown Business Association
 Russell Wheeler, Parks Board
 Ron Faulstich, Lockhart Historical Preservation Commission
 Mark Estrada, Lockhart Independent School District
 Frank Gomillion, Citizen
 Kim Coleman, Citizen
 Donna Blair, Citizen
 Andy St. Leger, Citizen
 Sara Partridge (alternate), Citizen
 Timothy Juarez (alternate), Jr., Citizen

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

REGULAR MEETING

ITEM 1. CALL TO ORDER

Mayor Lew White called the meeting to order at 7:55 p.m.

ITEM 2. INVOCATION, PLEDGE OF ALLEGIANCE

Mayor White gave the Invocation and led the Pledge of Allegiance to the United States and Texas flags.

ITEM 3. PUBLIC COMMENT

Mayor White requested citizens to address the Council.

Gillian Robb, 417 S. Guadalupe, expressed concern about speeding on their street and in the neighborhood.

ITEM 4-A. DISCUSSION AND/OR ACTION RENEWAL OF THE GROUND LEASE AGREEMENT WITH LIVENGOD FEEDS, INC. FOR LOT 2 OF THE ICE HOUSE ADDITION FOR A FIVE YEAR PERIOD AND DIRECTING THE MAYOR TO EXECUTE THE AGREEMENT IF APPROVED.

Mayor Pro-Tem Sanchez made a motion to approve the renewal of the ground lease agreement with Livengood Feeds, Inc for an additional five year period as presented. Councilmember Michelson seconded. The motion passed by a vote of 6-0.

ITEM 4-B. DISCUSSION AND/OR ACTION REGARDING ORDINANCE 2023-10 OF THE CITY COUNCIL OF THE CITY OF LOCKHART, TEXAS ESTABLISHING A SPECIAL SENIORITY PAY FOR NEWLY HIRED POLICE OFFICERS WITH PRIOR FULL-TIME PAID LAW ENFORCEMENT EXPERIENCE AND SETTING FORTH CRITERIA FOR THE PAY; PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION AND PROVIDING AN EFFECTIVE DATE

Councilmember McGregor made a motion to approve Ordinance 2023-10, as presented. Councilmember Mendoza seconded. The motion passed by a vote of 6-0.

ITEM 4-C. DISCUSSION AND/OR ACTION TO CONSIDER RESOLUTION 2023-07 AMENDING CITY-OWNED HANGAR RENTAL RATES FOR SEVENTEEN (17) T-HANGARS AND SIX (6) CLEAR SPAN HANGARS

Councilmember Michelson made a motion to approve Resolution 2023-07, as presented. Mayor Pro-Tem Sanchez seconded. The motion passed by a vote of 6-0.

ITEM 4-D. DISCUSSION AND/OR ACTION TO CONSIDER APPROVAL OF A MASTER SERVICES AGREEMENT BETWEEN THE CITY OF LOCKHART AND M & S ENGINEERING, LLC FOR ELECTRIC SYSTEM CAPITAL PROJECTS

Mayor Pro-Tem Sanchez made a motion to approve the Master Services Agreement with M&S Engineering, LLC, as presented. Councilmember McGregor seconded. The motion passed by a vote of 6-0.

ITEM 4-E. DISCUSSION AND/OR ACTION TO ADOPT A POLICY FOR PUBLIC IMPROVEMENT DISTRICTS

There was no action.

ITEM 4-F. DISCUSSION AND/OR ACTION REGARDING RESOLUTION 2023-08 TO UPDATE THE COMPREHENSIVE SCHEDULE OF FEES FOR DEVELOPMENT-RELATED APPLICATIONS AND PERMITS, INCLUDING REVISED FEES FOR EXISTING APPLICATIONS, ESTABLISHMENT OF FEE LEVELS FOR NEW APPLICATIONS, PROVIDING A SAVINGS CLAUSE, TO REPEAL CONFLICTING ORDINANCES OR RESOLUTIONS, AND TO PROVIDE FOR AN EFFECTIVE DATE

Mr. Fowler stated that the staff's recommendation is to adopt the Resolution with the exception of not including the updated commercial fees.

There was discussion regarding the new fee of \$250 for a permit for renovations in the historic district.

Councilmember Michelson made a motion to approve Resolution 2023-08, with the exception of not including updated commercial fees. Councilmember Castillo seconded. The motion passed by a vote of 6-0.

ITEM 4-G. CONSIDERATION AND/OR ACTION REGARDING RESOLUTION 2023-09 CREATING A COMPREHENSIVE PLAN STEERING COMMITTEE, INCLUDING THE POSSIBLE APPOINTMENT OF COMMITTEE MEMBERS

Mayor Pro-Tem Sanchez made a motion to approve Resolution 2023-09, as presented and to appoint members to the committee as listed below. Councilmember McGregor seconded. The motion passed by a vote of 5-1, with Councilmember Castillo opposing.

Angie Gonzales-Sanchez, Mayor Pro-Tem
 Jeffry Michelson, Councilmember
 Ric Arnic and Brad Lingvai, Planning & Zoning Commission
 Winn Smith, Lockhart Chamber of Commerce
 John Gonzales, Caldwell County Hispanic Chamber
 Mike Kamerlander, Lockhart Economic Development Corporation
 Sally Daniel, Downtown Business Association
 Russell Wheeler, Parks Board
 Ron Faulstich, Lockhart Historical Preservation Commission
 Mark Estrada, Lockhart Independent School District
 Frank Gomillion, Citizen
 Kim Coleman, Citizen
 Donna Blair, Citizen
 Andy St. Leger, Citizen
 Sara Partridge, Citizen as an Alternate
 Timothy Juarez, Jr., Citizen as an Alternate

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

Mr. Kelley provided information regarding the following:

- TxDOT public meeting concerning F.M. 2720 improvements.
- Annual Chisholm Trail Round Up will be held June 8 - 10.
- June 17th - Movie in the Park, The Super Mario Bros. Movie.
- Splash pad will be closed June 5-12 during Chisholm Trail Roundup events.
- Summer Teen Recreation Program and Skyhawks Summer Camp start June 5.
- City pool scheduled to open June 14.
- Free swim day on June 17 in observance of the Juneteenth weekend.

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

Councilmember Mendoza expressed condolences to families that have lost a loved one. He invited all to attend the Chisholm Trail Roundup this weekend.

Mayor Pro-Tem Sanchez wished the Lockhart Chamber of Commerce the best for a successful Chisholm Trail Roundup event. She expressed condolences to families that have lost a loved one.

Councilmember McGregor congratulated Barbs Barbecue for their grand opening and for a great 1st Friday event.

Councilmember Castillo expressed condolences to families that have lost a loved one and to those that are ill. He invited everyone to enjoy the Chisholm Trail Roundup this weekend. He thanked the staff for their work.

Councilmember Michelson wished the Lockhart Chamber good luck for a successful Chisholm Trail Roundup. He thanked the volunteers and staff for helping make the event a success.

Mayor White also thanked all involved in helping make the Chisholm Trail Roundup event successful.

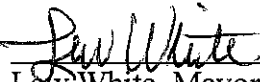
ITEM 8. ADJOURNMENT

Mayor Pro-Tem Sanchez made a motion to adjourn the meeting. Councilmember Mendoza seconded. The motion passed by a vote of 6-0. The meeting was adjourned at 8:16 p.m.

PASSED and APPROVED this the 16th day of April, 2024.

CITY OF LOCKHART




Lew White, Mayor

ATTEST:


Julie Bowermon
City Secretary