

PUBLIC NOTICE

AGENDA

LOCKHART CITY COUNCIL

July 16, 2024

**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 and discussion regarding the Interlocal Agreement (ILA) with Capital Area Rural Transportation System (CARTS) for Fiscal Year 2024-2025. **5-49**
- B. Presentation from Freese and Nichols Inc, updating the progress of Comprehensive Plan development including production of draft chapters, activities of the Comprehensive Plan Steering Committee, public outreach, and remaining steps prior to completion. **50-82**
- C. Discussion regarding the proposed Fiscal Year 2024-2025 Budget for Caldwell County Appraisal District (CCAD). **83-89**
- D. Discussion regarding Resolution 2024-17 regarding a petition by David Acevedo, Eduardo Acevedo, Virginia Villareal and Margarita Britt to add the entirety of a 498.778-acre property in the John A. Neill Survey, Abstract 20, located west and south of Seawillow Road approximately 1,600 feet east of FM 1322 into the Extraterritorial Jurisdiction (ETJ) of the City of Lockhart. **90-102**
- E. Discussion regarding recommendation to award bid to S-Co Incorporated of Jewett, Texas in the amount of \$317,326 for the installation and furnishing of residential water meters related to the 2021 Texas Community Development Block Grant (TxCDBG) Contract No. CDV21-0093. **103-106**
- F. Discussion regarding recommendation to award bid to DeNucci Construction, LLC of Austin, Texas in the amount of \$10,829,910 for the Downtown Revitalization Project and authorizing the Mayor to sign the contractual documents. **107-128**
- G. Discussion regarding recommendation to approve Change Order No. 1 for the Downtown Revitalization Project, reducing the scope of work for the project in the amount of \$651,735 to a total contract amount of \$10,178,175 and authorizing the City Manager to sign, if approved. **129-132**

- H. Discussion regarding recommendations for an Aquatics Facility site from the Lockhart Parks and Recreation Advisory Board. **133-136**
- I. Discussion regarding Resolution 2024-18 authorizing application to the Texas Parks and Wildlife Local Park Grant Program for Aquatics Facility construction funding. **137-141**
- J. Presentation and discussion regarding Ordinance 2024-16, amending Section 52-62 of the City of Lockhart Code of Ordinances to revise a reference to another section of the same chapter. **142-146**
- K. Discuss City Council minutes of the October 17, 2023 and October 19, 2023 meetings. **147-155**

7:30 P.M. REGULAR MEETING

1. CALL TO ORDER

Mayor Lew White

2. INVOCATION, PLEDGE OF ALLEGIANCE

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

3. PUBLIC COMMENT

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

4. PUBLIC HEARING/COUNCIL ACTION

- A. Hold a PUBLIC HEARING regarding application ZC-24-04, by Charlotte Hodges of Carlson, Brigrance & Doering, Inc. on behalf of Cerulean Dog Investments and discussion and/or action to consider Ordinance 2024-15 for a Zoning Change from AO Agricultural-Open Space District to RHD Residential High Density District on a total of 8.6442 acres in the Cornelius Crenshaw Survey, Abstract No. 68, located at 351 City Line Road. **156-170**

5. CONSENT AGENDA

- A. Approve Ordinance 2024-16 amending Section 52-62 of the City of Lockhart Code of Ordinances to revise a reference to another section of the same chapter. **171-175**
- B. Approve City Council minutes of the October 17, 2023 and October 19, 2023 meetings. **176-184**

6. DISCUSSION/ACTION ITEMS

- | | | |
|----|---|----------------|
| A. | Discussion and/or action regarding the proposed Fiscal Year 2024-2025 Budget for Caldwell County Appraisal District (CCAD). | 185-191 |
| B. | Discussion and/or action regarding Resolution 2024-17 regarding a petition by David Acevedo, Eduardo Acevedo, Virginia Villareal and Margarita Britt to add the entirety of a 498.778-acre property in the John A. Neill Survey, Abstract 20, located west and south of Seawillow Road approximately 1,600 feet east of FM 1322 into the Extraterritorial Jurisdiction (ETJ) of the City of Lockhart. | 192-204 |
| C. | Discussion and/or action regarding recommendation to award bid to S-Co Incorporated of Jewett, Texas in the amount of \$317,326.00 for the installation and furnishing of residential water meters related to the 2021 Texas Community Development Block Grant (TxCDBG) Contract No. CDV21-0093. | 205-208 |
| D. | Discussion and/or action regarding recommendation to award bid to DeNucci Construction, LLC of Austin, Texas in the amount of \$10,829,910 for the Downtown Revitalization Project and authorizing the Mayor to sign the contractual documents. | 209-230 |
| E. | Discussion and/or action regarding recommendation to approve Change Order No. 1 for the Downtown Revitalization Project, reducing the scope of work for the project in the amount of \$651,735 to a total contract amount of \$10,178,175 and authorizing the City Manager to sign, if approved. | 231-234 |
| F. | Discussion and/or action to consider recommendations for an Aquatics Facility site from the Lockhart Parks and Recreation Advisory Board. | 235-238 |
| G. | Discuss and consider action regarding Resolution 2024-18 authorizing application to the Texas Parks and Wildlife Local Park Grant Program for Aquatics Facility construction funding. | 239-243 |

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

- Update on the Caldwell County Capital Improvement Plan: Public Involvement; Lockhart Area Projects; Financing.
- RISE Broadband construction activity.
- Update regarding the US 183 Overpass Landscaping Project.
- Courthouse Nights will be held July 19, 2024.
- New Public Information Officer selected, scheduled to start July 24th.
- July 23 - FY 24-25 Budget Workshop: Capital Improvement Projects
- July 24 - FY 24-25 Budget Workshop: ESD No. 5 Transition

8. **COUNCIL AND STAFF COMMENTS - ITEMS OF COMMUNITY INTEREST**
9. **EXECUTIVE SESSION – In accordance with Texas Government Code, Section 551.001, et seq., the City Council will recess into Executive Session (closed meeting) to discuss the following:**
 - A. Sec. 551.071 and Sec. 551.089: Private consultation with its attorney to seek advice about pending or contemplated litigation, settlement offer, or legal matters subject to attorney client privilege; and Security assessments or deployments relating to information resources technology, network security as described by Sec. 2059.055(b), or the deployment, or specific occasions for implementation of security personnel, critical infrastructure, or security devices – Relating to an audit of City financial institution access security.
 - B. Sec. 551.071 and Sec. 551.074 - Private consultation with its attorney to seek advice about pending or contemplated litigation, settlement offer, or legal matters subject to attorney client privilege; and to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee – Finance Director.
10. **RECONVENE INTO OPEN SESSION - In accordance with the Texas Government Code, Sec. 551.001, et seq., the City Council will reconvene into open session to consider action, if any, on matters discussed in executive session.**
11. **ADJOURNMENT**

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

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, on the 12th day of July, 2024 at 9:00 a.m.

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: July 16, 2024

AGENDA ITEM CAPTION: Presentation and discussion regarding the Interlocal Agreement (ILA) with Capital Area Rural Transportation System (CARTS) for Fiscal Year 2024-2025.

ORIGINATING DEPARTMENT AND CONTACT: Administration - Joseph Resendez

ACTION REQUESTED: Agreement

BACKGROUND/SUMMARY/DISCUSSION: On June 20, 2024, David Marsh, CARTS General Manager, submitted a funding request letter to staff for the City's Fiscal Year 2024-2025 budget for City Council consideration. CARTS is requesting \$40,000 to be approved by City Council for the upcoming fiscal year.

Previously, City Council approved an Interlocal Agreement with CARTS in August 2023 to include a \$20,000 contribution for Fiscal Year 2023-2024. In 2022, CARTS introduced the CARTS Now service. The added costs for this type of service requires a higher level of funding.

PROJECT SCHEDULE (if applicable):

AMOUNT & SOURCE OF FUNDING:

Funds Required: \$40,000

Account Number: 100-5101-711-00

Funds Available: \$20,000

Account Name: CARTS

FISCAL NOTE (if applicable): The current funds available are budgeted funds carried over from FY 2023-2024.

PREVIOUS COUNCIL ACTION:

COMMITTEE/BOARD/COMMISSION ACTION:

STAFF RECOMMENDATION/REQUESTED MOTION: Staff request a consensus from City Council on funding for Fiscal year 2024-2025.

LIST OF SUPPORTING DOCUMENTS: CARTS - FYE 2024 Interlocal Agreement, CARTS - Presentation - 07.16.2024

**INTERLOCAL AGREEMENT BETWEEN THE CITY OF LOCKHART
AND CAPITAL AREA RURAL TRANSPORTATION SYSTEM**

This **INTERLOCAL AGREEMENT** (this "Agreement") is made and entered by and between the CAPITAL AREA RURAL TRANSPORTATION SYSTEM ("CARTS"), a rural transit district and political subdivision organized under Chapter 458 of the Texas Transportation Code, and the CITY OF LOCKHART, TEXAS (the "City"), a home-rule municipality and political subdivision of the State of Texas.

RECITALS

WHEREAS, this Agreement is an interlocal agreement authorized and governed by Chapter 791 of the Texas Government Code; and

WHEREAS, CARTS and City are entities with statutory authority to enter into this Agreement, and have each entered into this Agreement by the action of their respective governing bodies in the appropriate manner prescribed by law; and

WHEREAS, CARTS and City have determined that it is in their mutual best interest and in the best interest of the public for the parties to provide certain affordable public transportation services, and further find that this Agreement will increase the efficiency and effectiveness of the parties' provision of those certain public transportation services; and

WHEREAS, CARTS and City desire to continue to participate in the funding for and provision of those certain public transportation services.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements herein contained, the parties hereto agree as follows:

I. FINDINGS

- 1.1 Recitals Incorporated.** The recitals set forth above and herein are true and correct, and such recitals are incorporated herein for all purposes.
- 1.2 Effective Date.** This Agreement will be effective on the latest date of execution by the parties hereto (the "Effective Date").
- 1.3 Current Revenue Provision.** All monies paid by the parties under this Agreement shall be paid from current revenues available to the paying party.
- 1.4 Allowable Public Purpose.** CARTS and the City agree that CARTS, through its services, accomplishes a public purpose that benefits the city.

II. TERM

The term of this Agreement shall be for the period commencing on the Effective Date and ending on September 30, 2024, unless terminated earlier in accordance with applicable provisions herein. After September 30, 2024, this Agreement may continue in full force and effect on a month-to-month basis, on the same terms and conditions as are set forth herein, only upon the express written mutual agreement of the parties.

III.
SERVICES TO BE PROVIDED BY CARTS

CARTS agrees to continue to provide its existing services to City as described on Exhibit "A" attached hereto and made a part hereof, being general public transportation for residents of City per its published schedule for the City of Lockhart.

IV.
PAYMENT BY CITY FOR SERVICES

For CARTS' performance of services under this Agreement, City agrees to pay CARTS the lump sum amount of Twenty Thousand and No/100 Dollars (\$20,000.00). The schedule for City's payment of the lump sum amount under this Agreement shall be mutually agreed to by CARTS and City.

V.
TERMINATION

Either party may terminate this Agreement without cause upon thirty (30) days' prior written notice to the other party. If one party determines that the other party is in default under this Agreement, the non-defaulting party will notify the defaulting party in writing of such default, and if the default is not cured within thirty (30) days from the date of such notice, then the non-defaulting party may, in addition to any other remedies available to such party at law or in equity, terminate this Agreement upon written notice. Any failure by the non-defaulting party to enforce this Agreement with respect to one or more defaults by the defaulting party will not waive the non-defaulting party's ability to enforce this Agreement after that time. Upon termination of this Agreement pursuant to this Article V, all obligations of the parties under this Agreement shall cease and City shall only be required to pay for those services provided by CARTS up to the date of such termination.

VI.
MISCELLANEOUS

- 6.1 Amendment.** This Agreement shall not be altered, waived, amended, or extended without the parties' prior written agreement.
- 6.2 Assignment.** All provisions of this Agreement shall be binding upon the parties and each of their respective successors and assigns. Neither party shall assign its rights and obligations under this Agreement to any other party without the express prior written consent of the other party.
- 6.3 Notice.** All notices and other communications in connection with this Agreement shall be in writing and shall be deemed delivered upon deposit in the U.S. mail, with postage prepaid, certified mail, return receipt requested, addressed to the recipient's address as stated herein. Notice given in any other manner shall be deemed effective only if and when received by the party to be notified.

CITY:

City of Lockhart, Texas
308 W. San
Antonio
PO Box 239
Lockhart, Texas 78644
Attn: Steven Lewis, City Manager

CARTS:

Capital Area Rural Transportation
System Post Office Box 6050
Austin, TX 78762
Attn: David Marsh, General Manager

A party may change its address for notice by written notice to the other party as herein provided.

6.4 Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas.

6.5 Prior Written Agreements. This Agreement is without regard to any and all prior written contracts or agreements between City and CARTS regarding any other subject or matter, and does not modify, amend, ratify, confirm or renew any such other prior contract or agreement between the parties.

6.6 Entire Agreement. This Agreement, and all appended documents, constitutes the entire agreement between the parties hereto regarding the subject matter hereof.

6.7 Parties Independent Contractors. City and CARTS are independent contractors. Except as expressly provided herein, no partnership or joint venture is intended to be created by this Agreement, nor any principal-agent or employer-employee relationship.

Except to the extent expressly provided herein, neither party has and neither party shall attempt to assert the authority to make commitments for or to bind the other party to any obligation.

6.8 No Waiver. The parties to this Agreement are governmental entities under state law and nothing in this Agreement waives or relinquishes the right of the parties to claim any exemptions, privileges and immunities as may be provided by law.

6.9 Severability. If any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof, but rather this entire Agreement will be construed as if not containing the particular invalid or unenforceable provision or provisions, and the rights and obligation of the parties shall be construed and enforced in accordance therewith. The parties acknowledge that if any provision of this Agreement is determined to be invalid or unenforceable, it is their desire and intention that such provision be reformed and construed in such a manner that it will, to the maximum extent practicable, give effect to the intent of this Agreement and be deemed to be validated and enforceable.

6.10 Headings. The headings and section numbers are for convenience only and shall not be considered in interpreting or construing this Agreement.

6.11 Execution in Counterparts. This Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall be considered fully executed as of the date above first written, when all parties have executed an identical counterpart, notwithstanding that all signatures may not appear on the same counterpart.

6.12 Insurance. CARTS agrees to maintain in full force and effect all forms of insurance required by applicable local, state and federal regulatory authorities in at least the minimum amounts prescribed by those authorities. CARTS shall furnish written certificates of such coverage to the City upon request. The City shall be named as an additional insured under all policies for such required insurance.

6.13 Indemnification. To the extent allowed by law, a party will defend, indemnify, and hold harmless the other party for all claims and damages arising from the alleged acts or omissions of the party's employees or contractors. However, nothing in this Agreement shall require a party to establish an interest and sinking fund in connection with its indemnity obligations hereunder.

IN WITNESS WHEREOF, the parties have executed this Agreement by their respective undersigned duly authorized officers on the dates set forth below, to be effective as of the Effective Date.

CITY:

CITY OF LOCKHART, TEXAS

By: Lew White Name: LEW WHITE Title: MAYOR

Date Signed: 8/15/23

FOR CITY, ATTEST:

FOR CITY, APPROVED AS TO FORM:

By: Julie Boweannon
JULIE BOWEANNON, City Secretary

By: Monte Akers
Monte Akers, City Attorney

CARTS:

CAPITAL AREA RURAL TRANSPORTATION SYSTEM

By: David L. Marsh
David L. Marsh, General Manager

Date Signed: August 25, 2023

EXHIBIT "A"

CARTS *Now* Microtransit Service

CARTS Country Bus Service

CARTS Interurban Coach service



June 20, 2024

Mayor Lew White
Mayor - City of Lockhart
P.O. Box 239
Lockhart, TX 78644

THE CARTS DISTRICT

5300 Tucker Hill Ln.
Cedar Creek, TX 78612

PO Box 6050
Austin, TX 78762

512/481 1011
f 512/478 1110

RideCARTS.com

Regional transportation for the
non-urbanized areas of Bastrop,
Blanco, Burnet, Caldwell,
Fayette, Hays, Lee, Travis and
Williamson counties
and the San Marcos urbanized
area.

Dear Mayor White:

The Capital Area Rural Transportation System (CARTS) formally submits this letter as a request for \$40,000.00 to be included in the city budget for the upcoming fiscal year. These funds will be used to support transportation services in the City of Lockhart. CARTS, with your continued support, will continue its mission to provide safe, reliable transportation to our service area.

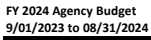
A CARTS representative is available to address the City Council during the budget process if you wish. We are happy to provide information to the council for consideration on the service provided to your citizens.

On behalf of CARTS, and the people we serve in your city, thanks for the past assistance and for your consideration of this request. I look forward to hearing from your office regarding any presentation you may want for us to provide, but please let me know if I can provide additional information about our services prior to that time. You can contact me at (512) 505-5678 or Dave@RideCARTS.com.

Sincerely,


David L. Marsh
General Manager

cc: Commissioner Rusty Horne

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CARTS				
Statement of Activities				
CARTSNow - Lockhart Service				
September 1, 2023 - May 31, 2024				
		Actuals as of 5/31/24	Projections June-August	Grand Total FY24
	Revenues			
	Interurban Service Revenue			
	1516 Fares	2,377.00	797.00	3,174.00
		2,377.00	797.00	3,174.00
	CARTSNow - Lockhart Revenue			
4150	Fares	27,349.31	10,336.00	37,685.31
	Total Revenues	27,349.31	10,336.00	37,685.31
	Expenses			
	Interurban Service Expenses			
	1516 Expenses	65,353.00	20,857.00	86,210.00
		65,353.00	20,857.00	86,210.00
	CARTSNow - Lockhart Expenses			
	Wages & Benefits			
5000	Salaries	147,590.25	52,115.66	199,705.91
5060	FICA	11,095.86	3,925.60	15,021.45
5070	Unemployment	463.12	80.57	543.69
5150	Worker's Compensation	5,560.33	1,980.67	7,540.99
5160	Health	33,987.46	11,257.36	45,244.81
5170	Retirement	841.83	286.02	1,127.85
5180	AD&D, Life & Dental	2,081.81	688.57	2,770.38
	Total Wages & Benefits	201,620.65	70,334.44	271,955.09
	Other Expenses			
6120	Credit Card Fees	1,842.28	783.00	2,625.28
6160	Drug/Physicals/Background	279.00	186.00	465.00
6750	Software and Network Support	8,221.00	3,057.00	11,278.00
	Total Other Expenses	10,342.28	4,026.00	14,368.28
	Vehicle Expenditures			
7100	Fuel	12,985.57	4,733.00	17,718.57
7200	Licensing & Registration	22.50	7.50	30.00
7455	Tires	25.88	50.00	75.88
7540	Vehicle Maintenance Outsourced	7.00	7.00	14.00
7550	VMC Parts	811.61	296.00	1,107.61
	Total Vehicle Expenditures	13,852.56	5,093.50	18,946.06
	Total Expenses	225,815.49	79,453.94	305,269.43

NTP ##-##: CARTS Lockhart Facility Feasibility

Background

The Capital Area Rural Transportation System (CARTS) submitted a request in December 2023 for technical assistance for a capital project development in Lockhart, Texas. The requested assistance is for a technical memorandum with supporting materials to aid CARTS to identify the feasibility or and requirements for a new capital facility. The initial request mentioned the materials may need to address feasibility, potential site/land acquisition, initial design parameters/considerations, and a cost estimate. The original submission noted a desire to have the information completed within six months by August 31, 2024. The level of detail for all activities is expected to be focused on conceptual findings sufficient for funding pursuit through the Capital Area Metropolitan Planning Organization (CAMPO), TxDOT PTN, etc.

The Goodman Corporation (TGC) developed the following scope of work after a meeting with representatives from CARTS, TxDOT PTN, and KFH on April 30, 2024.

Scope of Work

Task 1: Project Management, Kick-off, and Data Collection

TGC will provide monthly progress reports. TGC will hold a virtual project kick-off. The agenda will include a discussion expanding on previously provided information, development of a data request, and calendaring of potential site visit(s) at strategic time points. TGC will provide meeting notes and the bulleted list of requested information.

Deliverable: Kick-off meeting notes and data request

Task 2: Facility Requirements & Opportunities

TGC will build on the information in Task 1 by exploring CARTS' present and future transit service requirements relevant to Lockhart. TGC will then identify facility and site requirement parameters (the range of feasible) and develop a planning level building program. Interviews with CARTS staff and a site visit to existing CARTS facilities (e.g., Elgin) will inform the building program and site requirements. TGC will also discuss and explore potential partnerships between CARTS and other entities in Lockhart. TGC will identify the relative feasibility for a potential facility in Lockhart given the emerging service and facility requirements. The information will be documented in a concise memo. TGC will convene a virtual meeting with all project parties to discuss the findings.

This is a key decision point for if/how CARTS desires to continue with an abbreviated preliminary site selection in Task 3 and then in turn continue with Task 4's conceptual design and planning level cost estimate.

Deliverable: Technical memorandum

Task 3: Preliminary Site Selection

TGC will utilize the building program and site requirement parameters to explore potential parcels in Lockhart and the immediate vicinity. TGC has existing licenses to ESRI's ArcGIS Pro (including Business Analyst), CoStar (real estate data), and other relevant tools to inform a preliminary site selection. TGC will work with CARTS, and TxDOT PTN and KFH, to identify any additional essential elements before conducting the desktop level scan of potential sites (e.g., equity analysis, sensitive receptors, historic, floodplain, etc.). The exercise will yield a series of several maps with key site selection criteria for CARTS to use in the future. The exercise will also yield a prioritized short list of potential sites. TGC anticipates making the primary site visit for the project during this task. TGC will work with CARTS and all parties to identify a site to use as a case study in Task 4's conceptual work and planning level cost estimate.

Deliverable: Technical memorandum and map and/or spreadsheet

Task 4: Conceptual Design & Planning Level Cost Estimate

TGC will utilize CARTS' existing facility portfolio and lessons learned to develop a preliminary conceptual design for a Lockhart facility on one a potential site identified by CARTS. The purpose of the conceptual design is to illustrate building massing and site access in order to develop a planning level cost estimate. Photos or sketches of design elements from CARTS' existing facilities will be used to illustrate potential look and feel and will inform the cost estimate. The deliverable will be only detailed enough so as to be sufficient for seeking inclusion on CAMPO's Transportation Improvement Program and for funding pursuit.

Please note the conceptual work will not include any formal survey or utility exploration, but will instead rely on desktop review of available data and county appraisal district, City of Lockhart, and other publicly available datasets.

Deliverable: Conceptual design and planning level cost estimate spreadsheet

Task 5: Technical Documentation

TGC will document the project process and findings in a concise technical report. The report will include relevant appendix content from Tasks 1-4. The report may also be accompanied by Excel and GIS resources. The final outcome of the project is conceptual advanced planning sufficient in detail so as to submit the project to the CAMPO TIP. The report will highlight the technical next steps for CARTS.

The key next steps will likely be for CARTS to hold a public meeting to inform the final site selection, completion of a desktop environmental review to pursue a categorical exclusion determination, and to acquire the site. These activities will ensure the facility is ready for thorough funding pursuit.

Deliverable: Technical report with appendices and attachments

Deliverable Review and Release

All deliverables will be submitted to TxDOT PTN, within the timeframes outlined, for review prior to release to agency. Deliverables will be released to agency upon TxDOT consent.

Clarifications

The scope of work is to evaluate planning level feasibility for a CARTS transit facility in Lockhart and as such will be conducted within the following parameters:

- TGC provides a planning level conceptual design and planning level cost estimate to illustrate the potential fit of a facility on a one potential site but will not develop 30% schematic design or a detailed cost estimate as part of this scope of work.
- TGC provides a preliminary environmental screening for site prioritization but will not complete a full environmental analysis on a final site as part of this scope of work.
- TGC provides no Architectural or Engineering services as part of this scope of work, though the skillsets of such may be utilized during certain planning level activities.

TGC will communicate all routine items directly with CARTS during the course of the project. All substantial communications pertaining to deliverables, monthly progress reports, and other project management matters will include carbon copying Ken Hosen and Chad Ballentine at KFH and Nancy Hoehn and Vanessa Owens at TxDOT PTN. A biweekly placeholder meeting will be established to enable frequent as-needed coordination between TGC, CARTS, and other parties.

Budget & Timeline

The budget for this effort is \$63,054. **Table 1** presents the project budget.

Table 1. Project Budget

Staff	General Description of Work	Rate	Hours	Total
Project Manager – Ken Hosen, KFH	Review, oversight, and administration	\$272	6	\$1,632
Project Lead – Jonathan Brooks, TGC	Project lead, involved in all tasks	\$272	76	\$20,672
Greg Goodman	QA/QC site selection	\$270	22	\$5,940
Kirk Myers	QA/QC conceptual design & planning level cost estimate	\$270	31	\$8,370
Analysts	Assist task lead, contribute to all tasks, GIS analysis	\$170	119	\$20,230
Support Staff	Editing, graphic production	\$135	46	\$6,210
Total Labor			284	\$63,054
Direct Expenses				\$0
TOTAL COST				\$63,054

The consultants anticipate the study will take four (4) months. **Figure 1** shows the project timeline.

Month	Month 1	Month 2	Month 3	Month 4
Task 1: Project Management, Kick-off, and Data Collection				
Task 2: Facility Requirements & Opportunities				
Task 3: Preliminary Site Selection				

Task 4: Conceptual Design & Planning Level Cost Estimate	
Task 5: Technical Documentation	

Figure 1. Project Timeline

Texas Department of Transportation Authorizes work to begin on the below signed date:

TxDOT Public Transportation Division

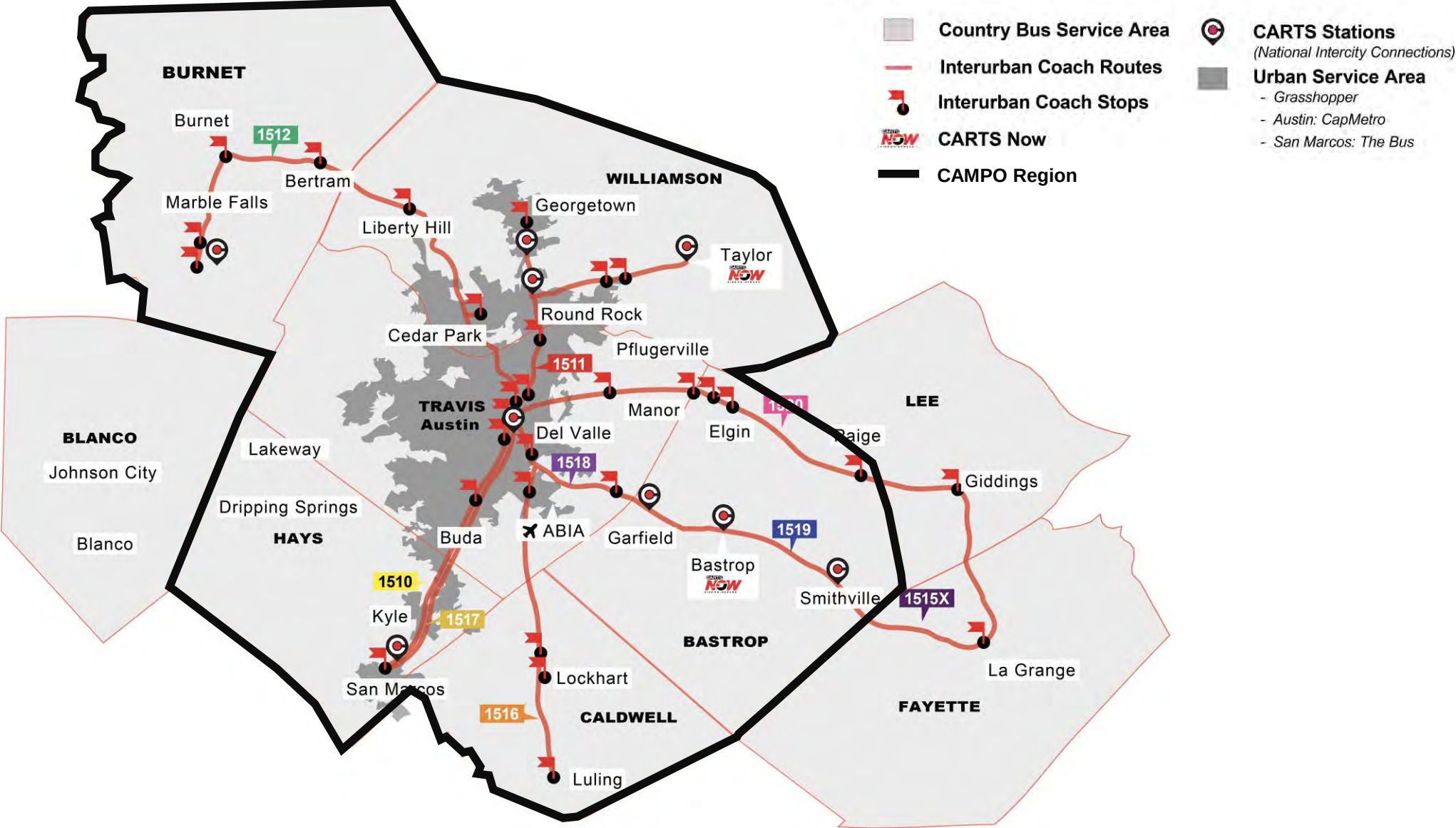
Date

CARTS Rural Transportation in Lockhart

July 2024



CARTS Service Area



Meet the Fleet



Interurban Coach

Fixed-schedule rides for commutes into urban areas or trips between rural areas



Grasshopper

Call-ahead connections in Austin for Interurban Coach riders who are 65 & older or ADA eligible

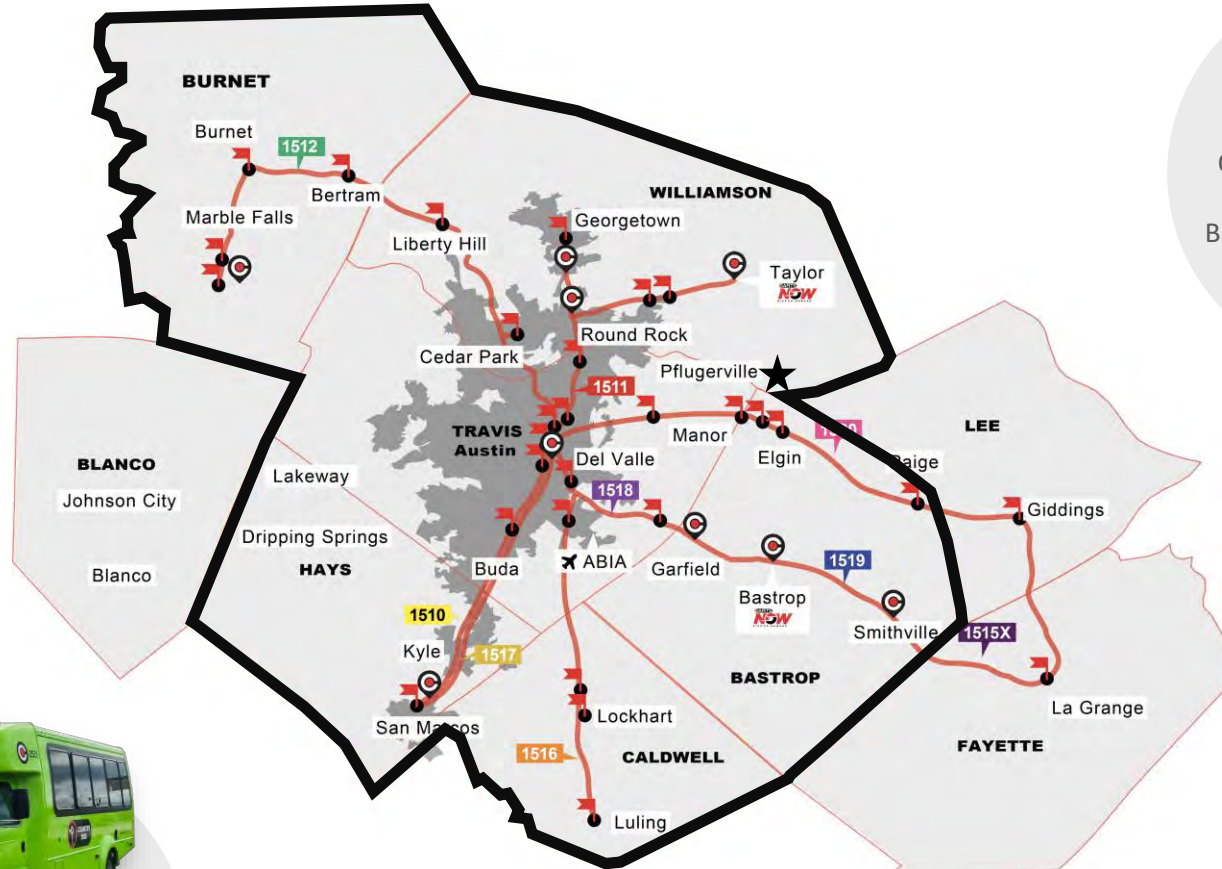


Country Bus

Call-ahead rides to and from anywhere in the CARTS district



Scan to sign up for CARTS updates



Legend

- Country Bus Service Area
- Interurban Coach Routes
- Interurban Coach Stops
- CARTS Now
- CAMPO Region
- CARTS Stations (National Intercity Connections)
- Urban Service Area
 - Grasshopper
 - Austin: CapMetro
 - San Marcos: The Bus



CARTS Now

On-demand rides to and from anywhere within Bastrop and Taylor – more cities coming soon!



National Intercity

Fixed-schedule connections and passenger & freight ticket to Greyhound lines. Direct connections to AMTRAK at San Marcos Station



CapMetro Stations

Fixed-schedule stops at CapMetro stations in the Austin area



CARTS Country Bus Service

Call ahead rides to and from destinations in the CARTS district

- Available in specific areas on designated days
- Example – Lockhart to Luling on Mondays, Wednesdays and Fridays 9am return 12pm
- Local Service in Luling Monday through Friday 8am to 4:30p

24-hour call-ahead reservation is recommended
Same day reservations are based upon availability

512-478/RIDE (7433)

This flexible service provides rides locally and to nearby destinations, but requires a ride reservation be made in advance. Ideal for seniors, disabled individuals or others requiring special assistance, this community transit service provides Curb-to-Curb transportation throughout the CARTS district, and connects to the regional intercity bus network for extending access beyond local destinations.



CARTS

Interurban

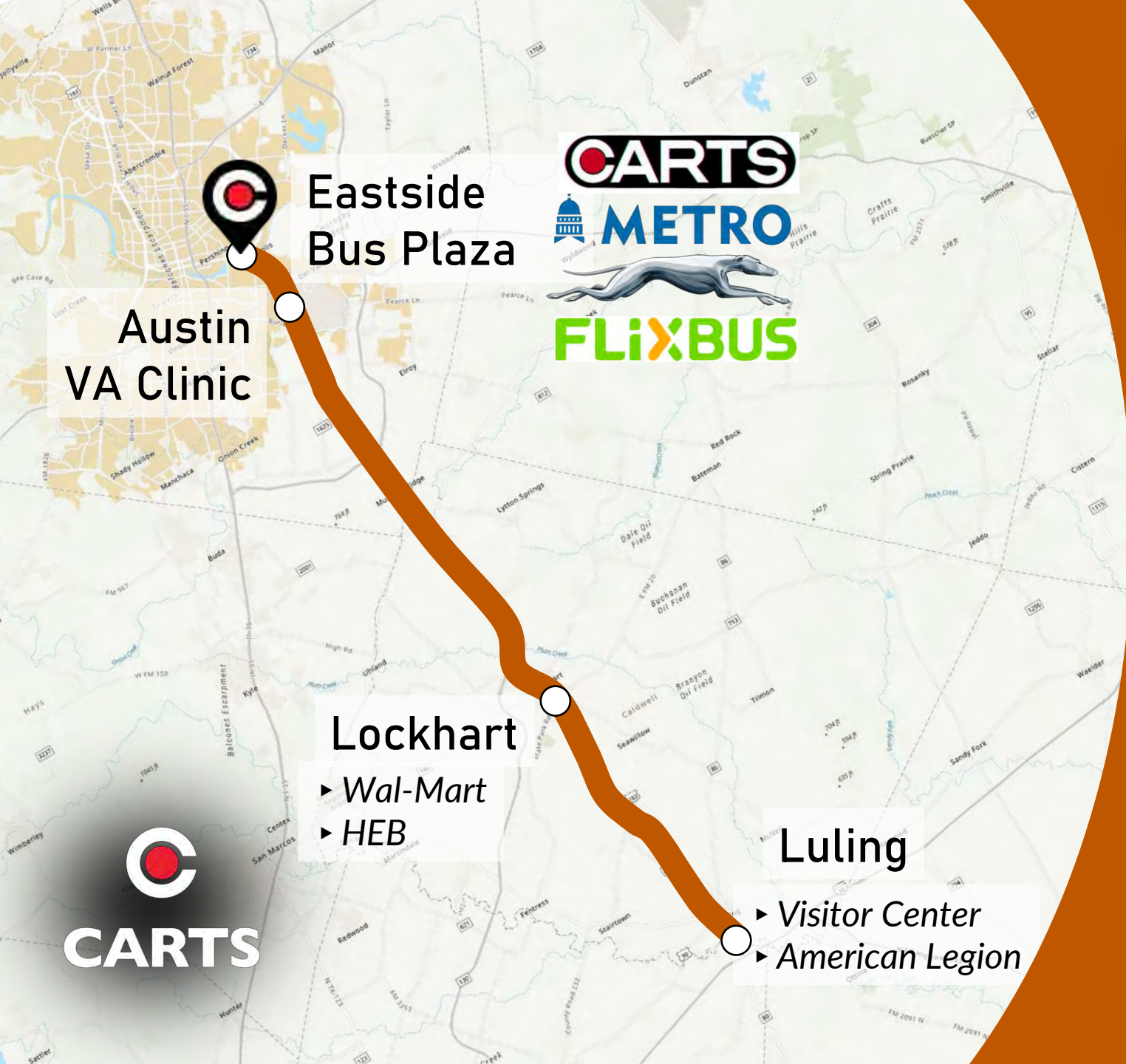
Coach Service

Fixed schedule rides form commutes into urban areas or trips between rural areas. Interurban Coach lines travel along major highways to service:

- Austin
- Bastrop
- Bertram
- Burnet
- Georgetown
- Liberty Hill
- Luling
- Lockhart
- Marble Falls
- Round Rock
- San Marcos
- Taylor
- Texas State University
- La Grange
- Giddings
- Paige
- Smithville
- Elgin
- ABIA Airport

The Interurban Coach also makes connections to Greyhound, Capital Metro, and Amtrak.





1516 Orange Route

Austin
↔
Luling

Mondays
Wednesdays
Fridays



CARTS NOW on-demand Service

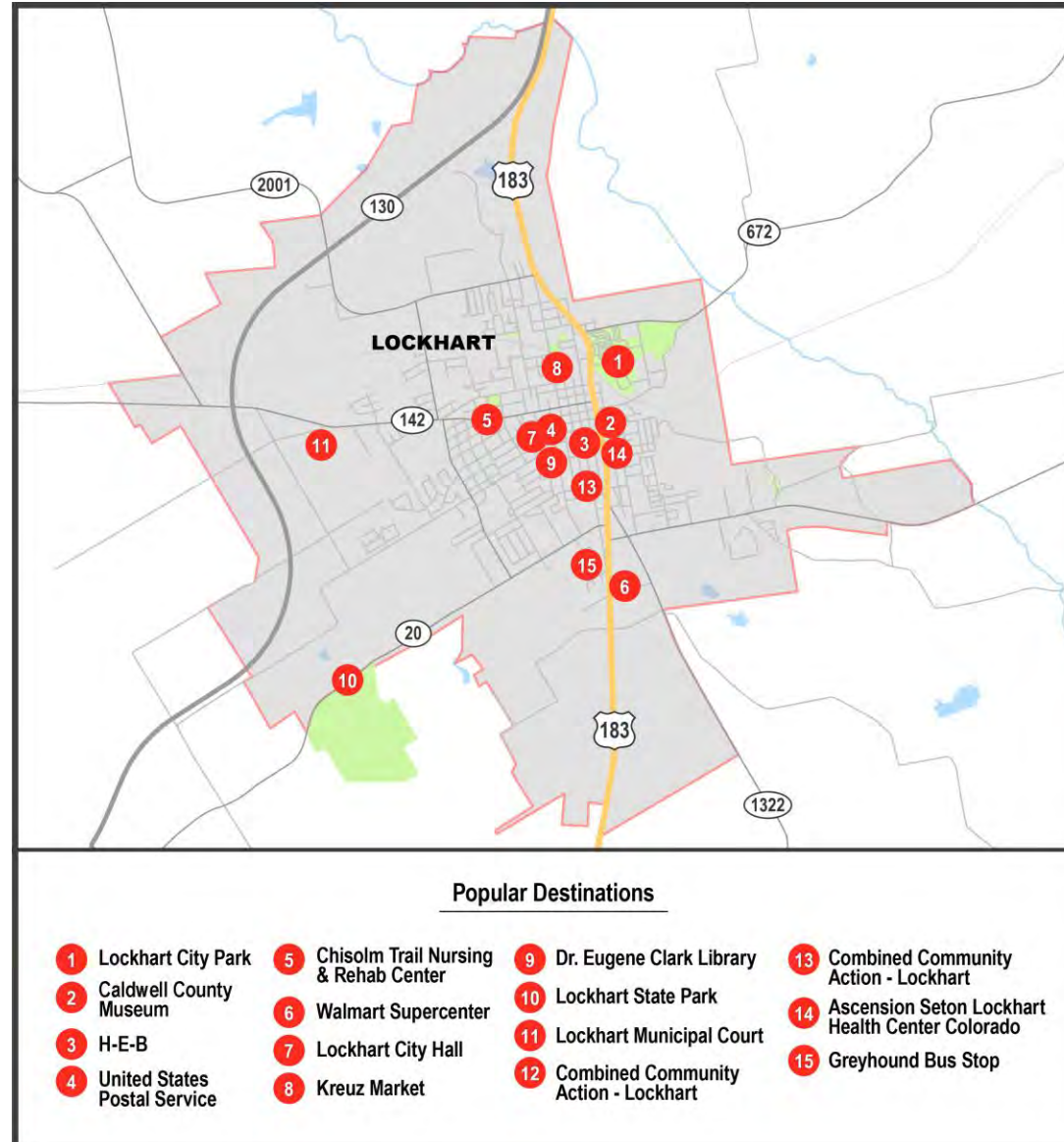
On-demand microtransit

- Curb to curb rides within 15 minutes
- Monday-Friday, 7am-7pm

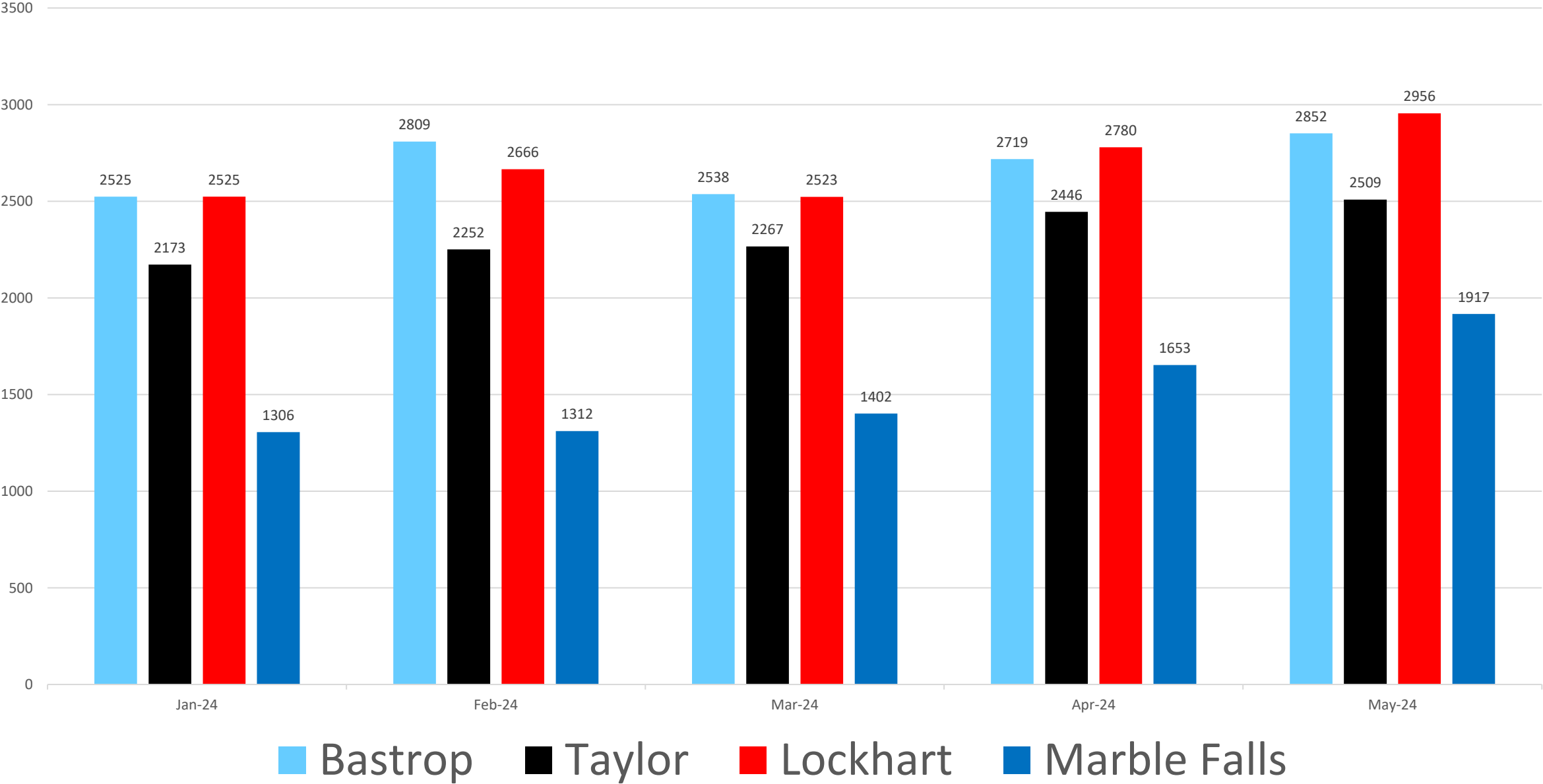
How to Book:

- Set pickup and drop-off locations in CARTS Now app
- Call CARTS Now service line (512)505-5666

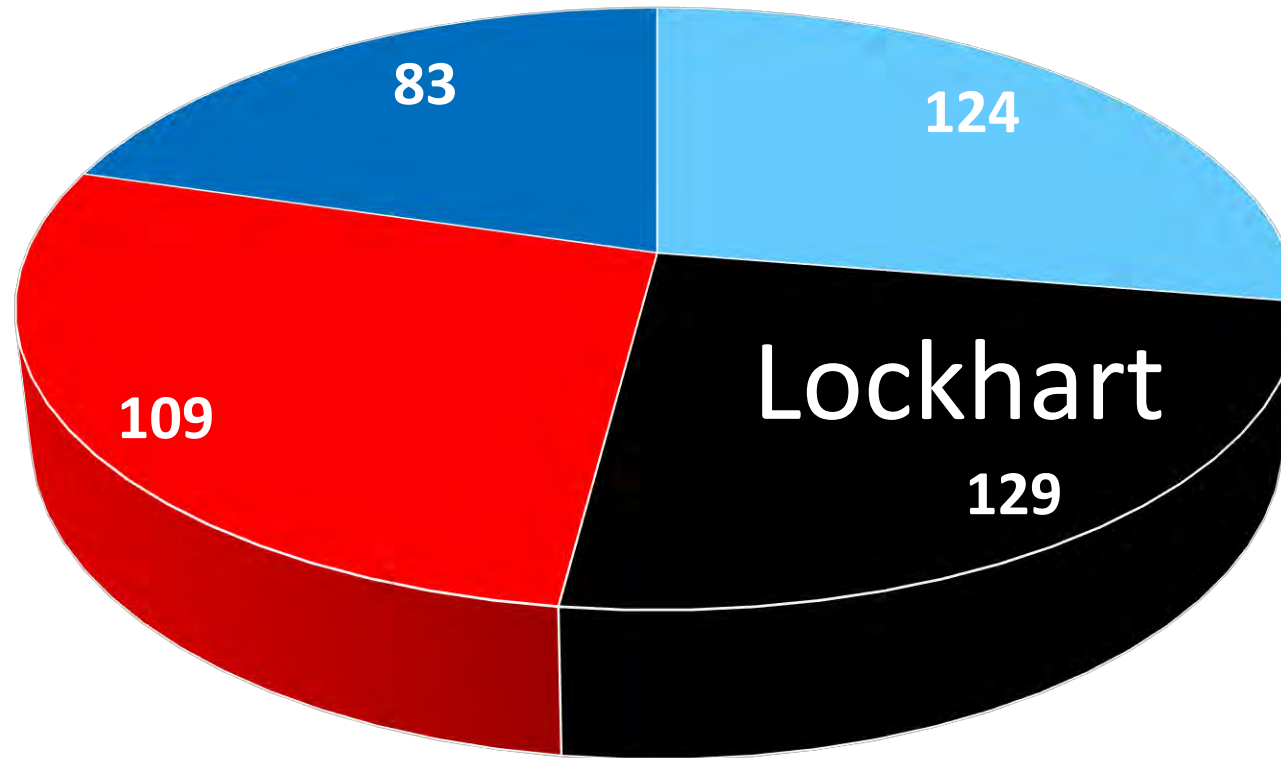
CARTS NOW currently operates in Lockhart, Marble Falls, Bastrop and Taylor. We are excited to announce that we will launch in Elgin and La Grange this September!



CARTS *NOW* Ridership



Average daily ridership May



■ Bastrop ■ Lockhart ■ Taylor ■ Marble Falls

CARTS NOW FARES



One Way: \$2

All Day Pass: \$6

Monthly Pass: \$88

Half Price Fares

Seniors over 65

Persons with disabilities

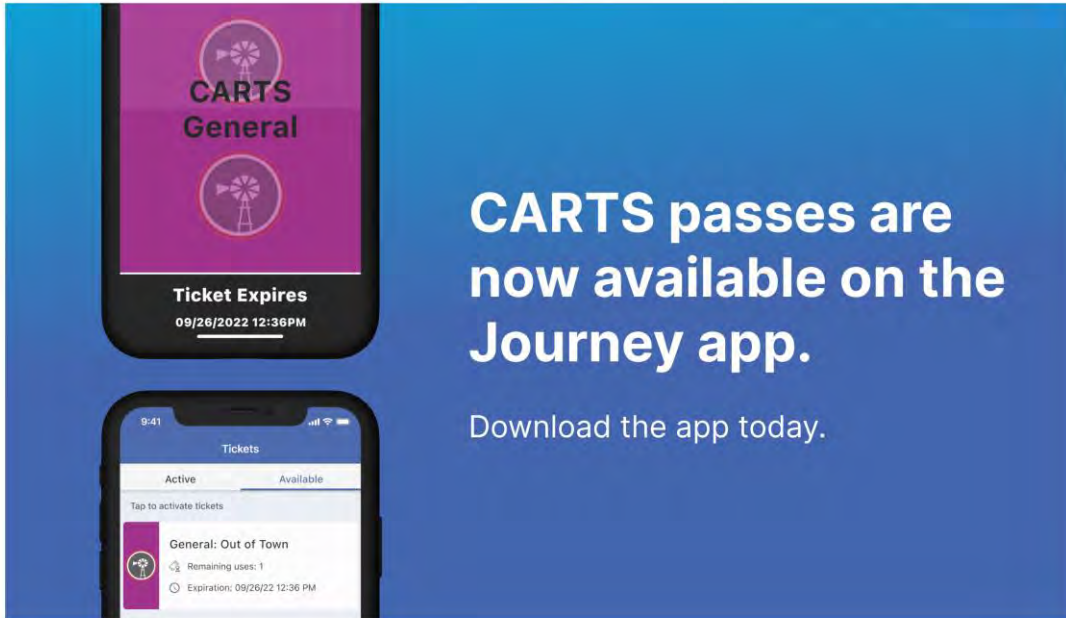
Children under 12 (with an adult)

One Way: \$1 | All Day Pass: \$3

Monthly Pass: \$44

www.ridecarts.com

[@RideCARTS](https://www.instagram.com/RideCARTS)   



JOURNEY
BY BYTEMARK



How to ride CARTS using Journey by Bytemark



Download the Journey App

Download Journey from the App Store or the Google Play Store



Purchase a Pass

After creating an account, tap "Buy Passes" on the main screen, select CARTS from the list of agencies, and then select your desired pass type.



Activate your Pass and Ride

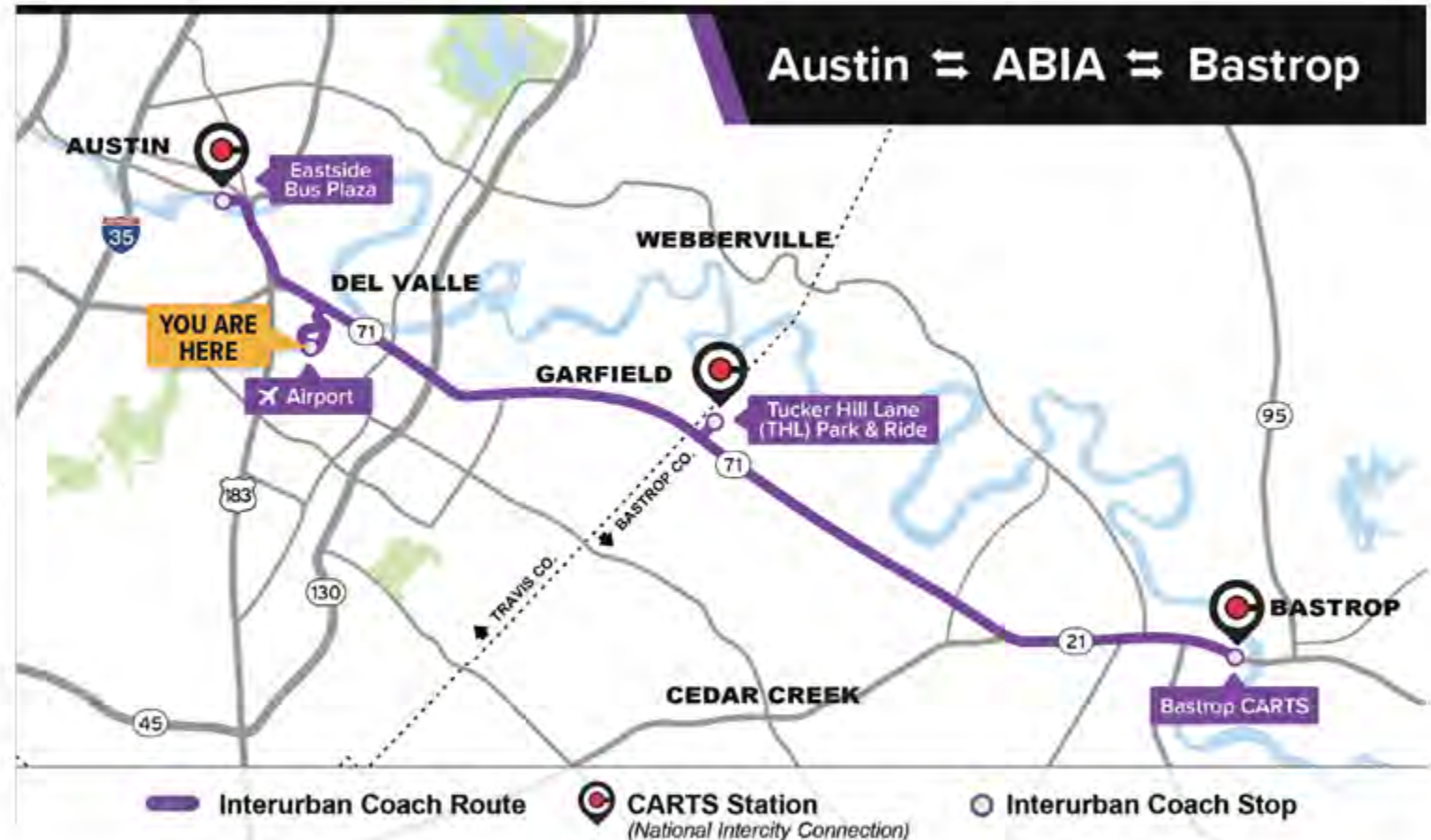
Just before boarding, tap on your pass to activate it. Present your pass to the operator while boarding, and you're off!



Scan the QR code or visit
bytemark.co/journey

Service to ABIA

- Interurban Coach route to the Austin-Bergstrom International Airport
- Fixed-schedule rides **available Monday – Friday** at:
 - Bastrop Station
 - Tucker Hill Park & Ride
 - Eastside Bus Plaza



Veterans Services



FREE rides to and from medical appointments for veterans

To Austin VA Clinic:

- **1516 Orange Route:**
Luling ⇌ Lockhart ⇌ Austin
 - Stops at Austin VA
 - Monday, Wednesday, Friday
- Interurban Coach + Grasshopper
- Country Bus



ADA Services

- All CARTS vehicles are **wheelchair accessible** and accommodate **service dogs**
- ADA eligible? Try the **Grasshopper** to connect to Austin destinations from Interurban Coach stops



Did you know?

Free rides are available for seniors 60 and over on all CARTS Country Bus services!

You can now enjoy FREE rides on CARTS Country bus services covering Blanco, Burnet, Bastrop, Caldwell, Fayette, Lee, and the rural areas of Hays, Travis, and Williamson counties.



1

Seniors aged 60 and older, along with personal care attendants, can schedule rides at no cost.

2

The call taker will assist you in filling out the eligibility form and booking your trip hassle-free.

3

Whether it's for medical appointments, groceries, or leisure activities, CARTS has you covered.

Take advantage of prebooking for added convenience and stay connected with your community – book your ride today!

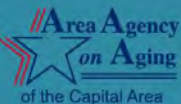


512-478-RIDE (7433)



Countrybus@RideCARTS.com

Funded in part by Texas Human Services and the Older Americans Act of 1965.



¿Sabías?

Hay viajes gratuitos disponibles para ¡Personas mayores de 60 años en todos los servicios de CARTS Country Bus!

Ahora puede disfrutar de viajes GRATUITOS en los servicios de autobús de CARTS Country que cubren los condados de Blanco, Burnet, Bastrop, Caldwell, Fayette, Lee y las áreas rurales de los condados de Hays, Travis y Williamson.



1

Las personas mayores de 60 años o más, junto con los asistentes de cuidado personal, pueden programar viajes sin costo alguno.

2

La persona que atiende la llamada lo ayudará a completar el formulario de elegibilidad y reservar su viaje sin problemas.

3

Ya sea para citas médicas, compras o actividades de ocio, CARTS lo tiene cubierto.

Aproveche la reserva previa para mayor comodidad y manténgase conectado con su comunidad: ¡reserve su viaje hoy!

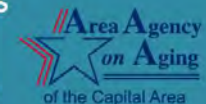


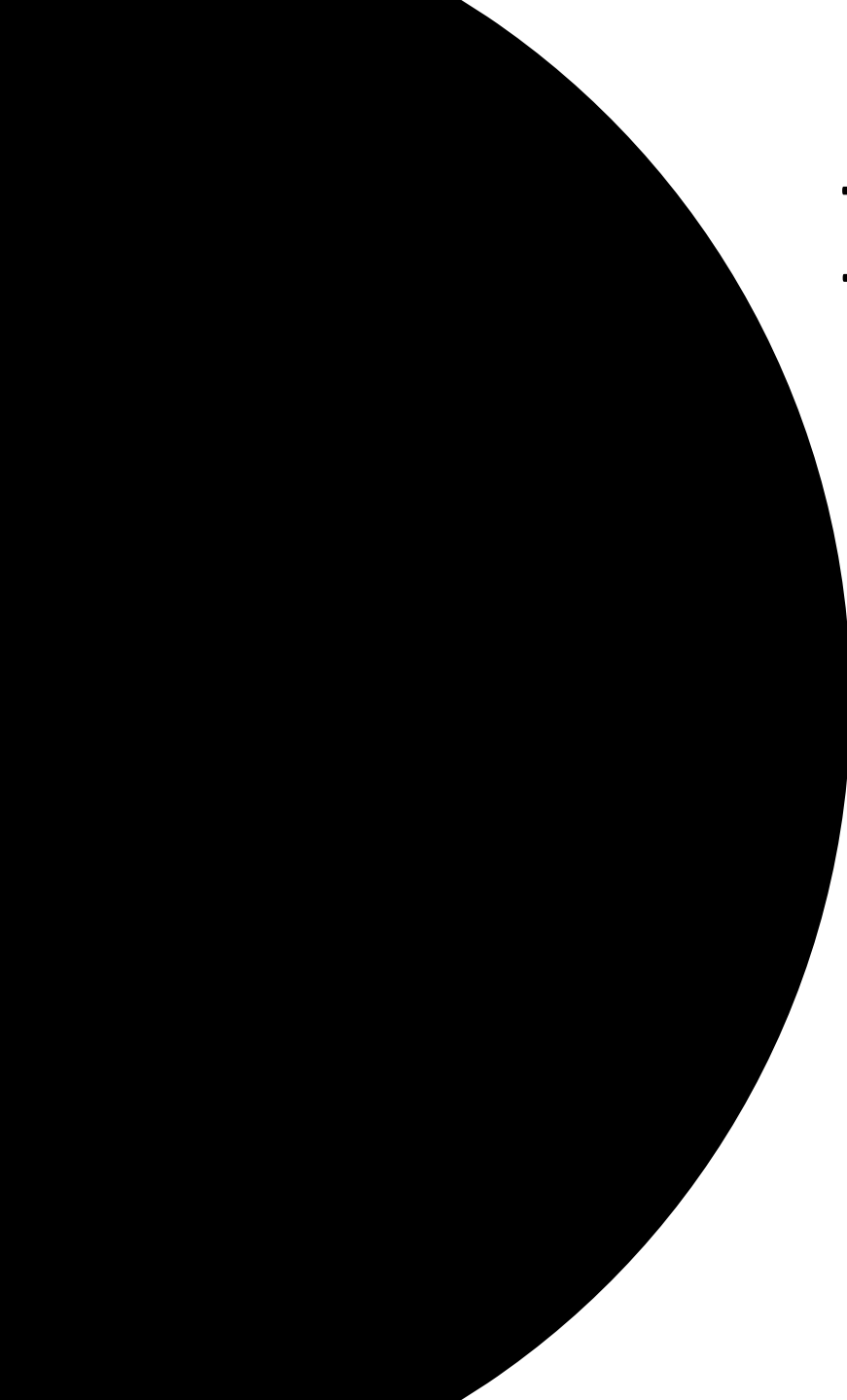
512-478-RIDE (7433)



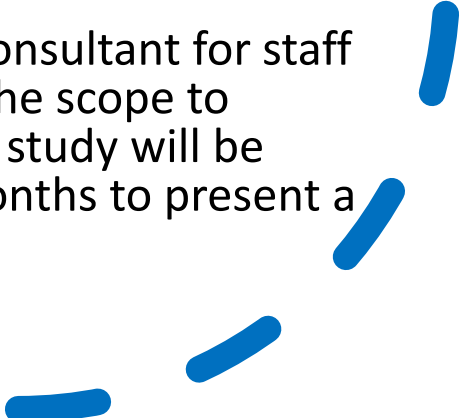
Countrybus@RideCARTS.com

Financiado en parte por los Servicios Humanos de Texas y la Ley de Estadounidenses Mayores de 1965.





Transit Technical Service Program Assistance for Planning of a Transit Center in Lockhart

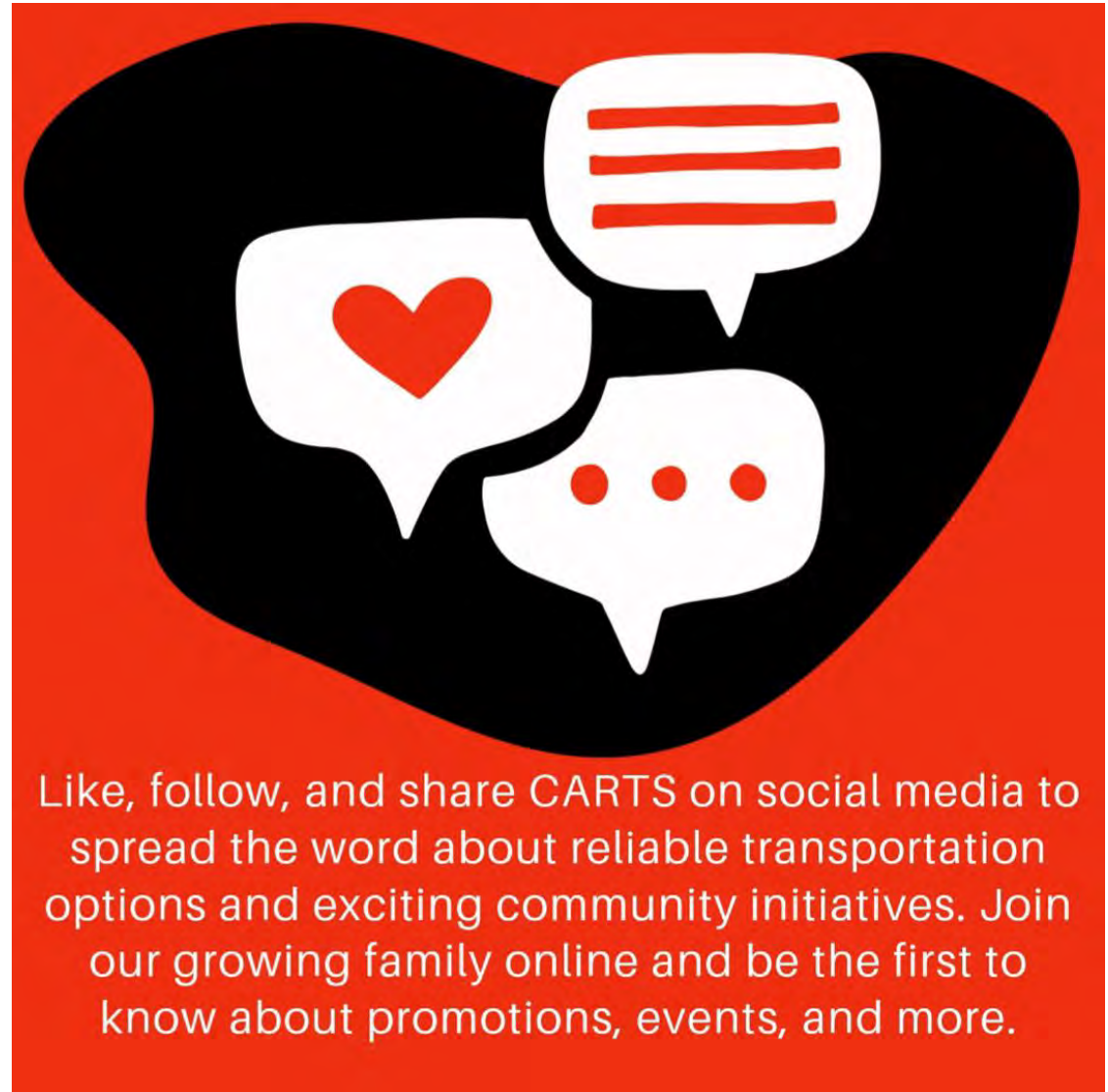
- A second Transit Technical Service Program project request that has been approved by TxDOT is to perform a feasibility analysis for a multimodal station in Lockhart. Staff envisions a report on the feasibility, potential site/land acquisition, initial design parameters/considerations and initial estimation of construction cost. Staff will use this study to apply for funds through the 2024 Project Call by the Capital Area Metropolitan Planning Organization (CAMPO), the TxDOT 2026 Coordinated Call, and/or any other grant opportunities from US DOT.
 - A draft scope of work was submitted by the consultant for staff comment prior to the consultant submitting the scope to TxDOT for their approval. It is anticipated the study will be underway in June with a duration of 3 to 4 months to present a final report.
- 

Help us Spread the word and Sign up for Updates!

Let us know if you can help share
information through:

- Email distribution
- Social Media
- Website
- Newsletters
- Events and Presentations

Follow us on Social Media: @ RideCARTS



Stay in Touch

- Email us: Dana@RideCARTS.com
- Phone: 512-505-5623
- Follow us on social media: @RideCARTS   



Capital Area Rural Transportation System



COUNTRY BUS SCHEDULES

April 2024

COUNTIES SERVED

- BASTROP
- BLANCO
- BURNET
- CALDWELL
- FAYETTE
- HAYS
- LEE
- TRAVIS
- WILLIAMSON



CARTS COUNTRY BUS

CARTS RIDE LINE 1 (512) 478-RIDE (7433)

Regional Transportation for the non-urbanized areas of Bastrop, Blanco, Burnet, Caldwell Fayette, Hays, Lee, Travis and Williamson counties.

CARTS delivers transportation tailored specifically for each of the one hundred and sixty-nine communities it serves. The service frequency in or to the various communities range from many times a day to once a month. Be sure to visit the CARTS web site at RideCARTS.com for updates and further route information for each community. Persons traveling out of town can use the Interurban Coach service. Most Country Bus schedules make connections to Interurban Coach services.

Rides are scheduled Monday thru Friday from 8am to 4pm / 24 hours advance notice required. Local vehicles serve neighboring towns so local ride times may vary.



CURB-TO-CURB SERVICES RESERVED BY PHONE

Enjoy the convenience of having a CARTS bus pick you up at your home, take you to your destination, and then back home again. We will set up a time for pickup within our time slots of general availability. On your first call we will request information to enter into your customer profile, and after that we will know you when you call.

**To Schedule your ride call
512 478-RIDE (7433)**

Rides are scheduled Monday thru Friday, 7am to 4pm. 24-hours advance notice is recommended. It's that simple. CARTS can help you or someone you know who needs a ride to go shopping, city businesses, medical appointments, work, senior centers or for any other purpose.

COUNTRY BUS FARES

Fares are set by zones. A CARTS customer service agent will inform you of ride costs when booking the trip. All fares are based on a one-way trip.

Zone 1 -City	\$2.00	\$1.00
Trips wholly within a town or city		
Zone 2 - Intra-county	\$4.00	\$2.00
Trips originating and ending within the same county		
Zone 3 - Inter-county	\$6.00	\$3.00
Trips with destinations outside the county of origin		

JOURNEY BY BYTEMARK

CARTS bus passes are now available on your phone. Journey is a streamlined mobile ticketing app for use on public transportation. After creating an account, tap "**Buy Tickets**" on the main screen, select your preferred CARTS service from the list of agencies, and then select your desired pass type. Just before boarding the bus, tap on your pass to activate it. Present your pass to the driver while boarding and your off!

NATIONAL CONNECTIONS

Bus and Train Services: CARTS operates intercity bus terminals for Greyhound and makes connections to Greyhound stations. Which can take care of your shipping or travel needs nationwide. At our San Marcos Station, AMTRAK rail service is also available. Visit the CARTS web site at RideCARTS.com for station address and further information.

*Reduced Fare: Registered CARTS Customers, Seniors 65 and older, Persons with Disabilities, and Children Under 12.

CARTS INTERURBAN COACH



The Interurban Coach is a Regional Intercity Route providing connections between Austin, ABIA (Austin-Bergstrom International Airport), Bastrop, Bertram Burnet, Georgetown, Liberty Hill, Lockhart, Luling, Marble Falls, Round Rock, San Marcos, Taylor, Texas State University, La Grange, Giddings, Paige, Smithville, and Elgin. This service also makes connections to Greyhound, FlixBus, Capital Metro and Amtrak.

Registered CARTS customers who ride into Austin on the Interurban Coach routes can schedule a connecting ride on the Grasshopper to their destinations in Austin. Most Country Bus schedules make connections to Interurban Coach Routes.

CARTS GRASSHOPPER SERVICE

CARTS customers who use the Interurban Coach Routes into Austin can schedule a connecting ride from the CARTS Station to medical appointments or other business in Austin. The Grasshopper Service must be booked in advance and passengers must meet certain eligibility requirements (registered CARTS customer of age 65 or older, persons pre-approved under the reduced Fare program, CARTS ADA Eligibility Guidelines or Veterans traveling to a VA Center).

Connecting rides subject to availability & offered at all CARTS stations.

INTERURBAN COACH ROUTES

- 1510 Interurban Coach IH 35
- 1511 Interurban Coach IH 35
- 1512 Interurban Coach HWY 183
- 1516 Interurban Coach HWY 183
- 1517 Interurban Coach Tx State Exp. IH 35
- 1518 Interurban Coach HWY 71
- 1519 Interurban Coach HWY 71
- 1520 Interurban Coach HWY 290

- CARTS Stations
- Other Stops
- Metro Stations
- Greyhound Station

INTERURBAN COACH FARES

- \$4 One-Way
- \$6 All-Day Pass
- \$88 Monthly Pass

*Reduced Fare: Does Not apply to Interurban Fares.



CARTS RIDE LINE 1 (512) 478-RIDE (7433)

RideCARTS.com

You can access transportation services to Austin through CARTS Interurban Coach, while CARTS *NOW* offers on-demand rides within Lockhart's city limits. For detailed schedules, please visit [RideCARTS.com](https://ridecarts.com).

<i>Community Served</i>	<i>Destination</i>	<i>Route Day</i>	<i>Departure</i>	<i>Return</i>	<i>Fare</i>
City of Lockhart	To: Luling	Mon, Wed, Fri	9:00a	12:00p	\$4.00
	To: San Marcos	Mon, Wed, Fri	8:30a	12:30p 3:30p	\$6.00
	To: Kyle (Seton Medical)	Mon, Wed, Fri	8:00a	12:00p 3:00p	\$6.00
City of Luling	To: Kyle (Seton Medical)	Mon, Wed, Fri	8:00a	12:00p 3:00p	\$6.00
	Local Service	Mon – Fri	8:00a – 4:30p		\$2.00
	To: Lockhart	Mon, Wed, Fri	8:00a	12:30p	\$4.00
	To: San Marcos	Mon, Wed, Fri	8:00a	12:30p 3:30p	\$6.00
Dale	To: San Marcos	Thursday	8:00a	3:00p	\$6.00
Fentress	To: Lockhart	Tuesday	8:00a	3:00p	\$6.00
	To: San Marcos	Wednesday	8:00a	3:00p	\$6.00
Lytton Springs	To: San Marcos	Thursday	8:00a	3:00p	\$6.00
Martindale	To: San Marcos	Tuesday	8:00a	3:00p	\$6.00
Maxwell	To: San Marcos	Tuesday	8:00a	3:00p	\$6.00
Mendoza	To: San Marcos	Thursday	8:00a	3:00p	\$6.00
Neiderwald	To: San Marcos	Thursday	8:00a	3:00p	\$6.00
Prairie Lea	To: Lockhart	Tuesday	8:00a	3:00p	\$6.00
	To: San Marcos	Wednesday	8:00a	3:00p	\$6.00
Reedville	To: San Marcos	Tuesday	8:00a	3:00p	\$6.00
Stairtown	To: Lockhart	Tuesday	8:00a	3:00p	\$6.00
	To: San Marcos	Wednesday	8:00a	3:00p	\$6.00
Uhland	To: San Marcos	Thursday	8:00a	3:00p	\$6.00

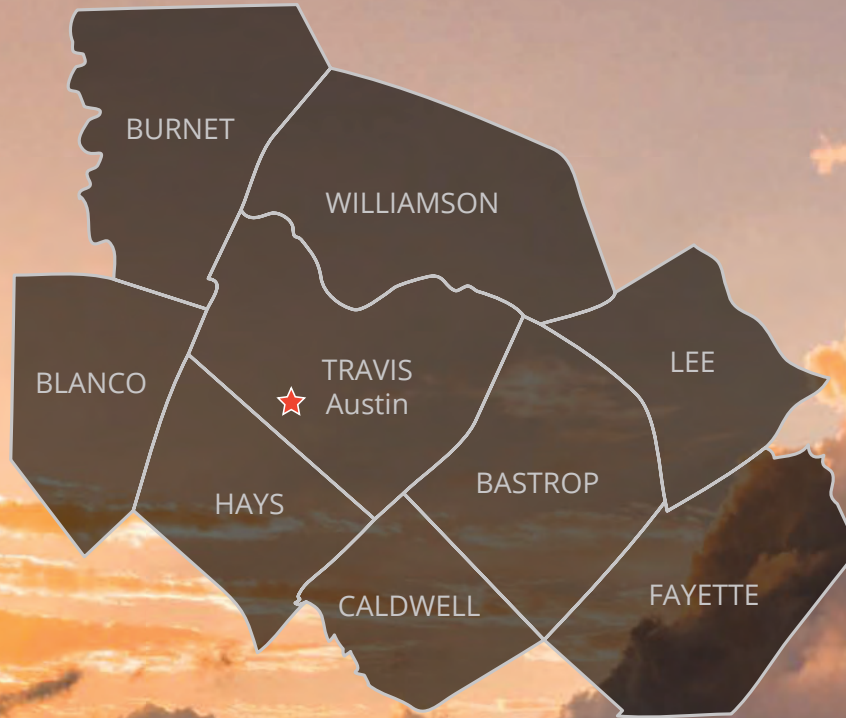


CARTS RIDE LINE 1 (512) 478-RIDE (7433)

[RideCARTS.com](https://ridecarts.com)



Capital Area Rural Transportation System



Phone
(512) 478-7433

Phone
(800) 456-7433

Email
info@RideCARTS.com

Website
RideCARTS.com



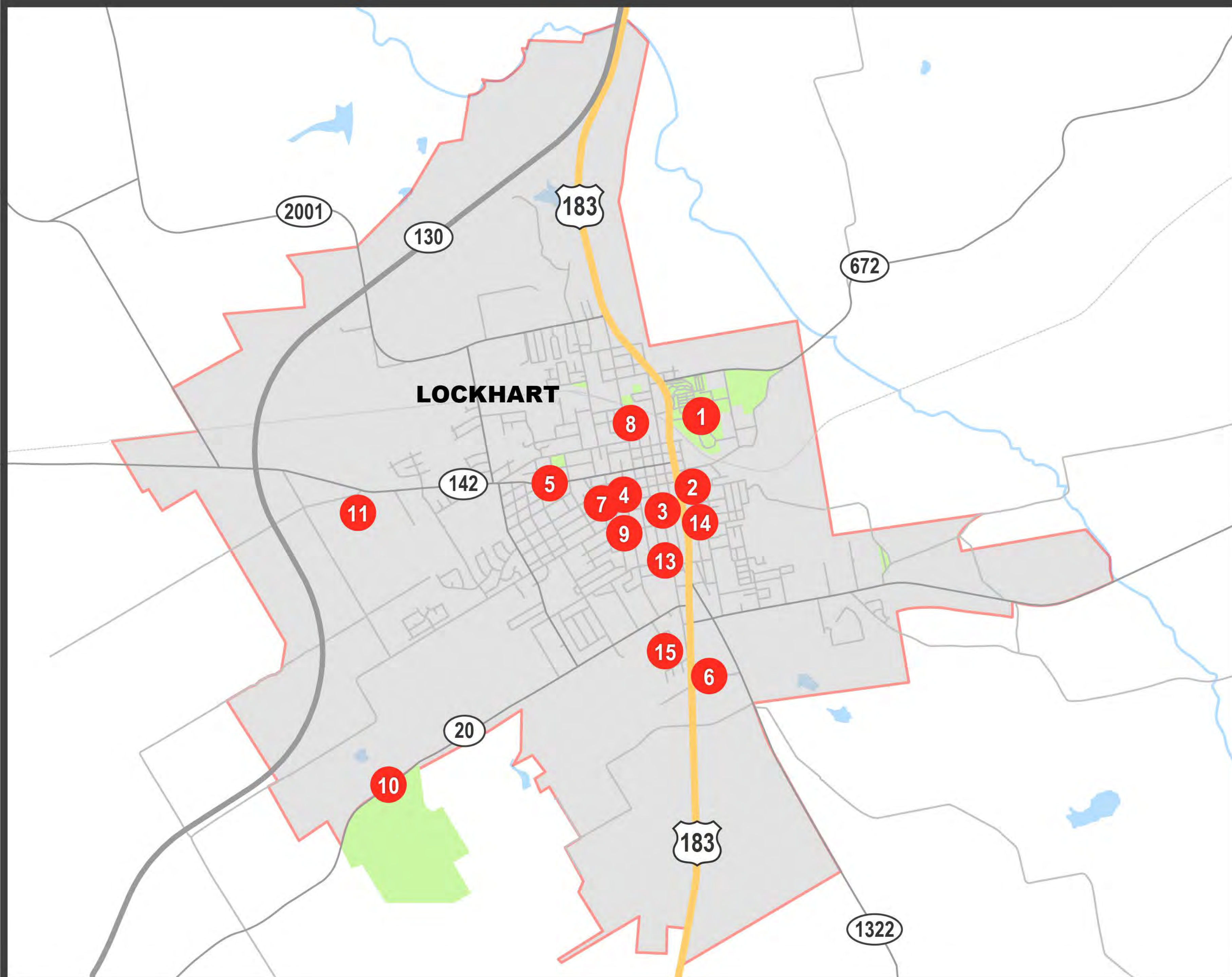
Your new way to get
around *lickety-split*.



Curb-to-curb rides Monday – Friday
7 a.m. – 7 p.m.



RideCARTS.com/NOW • 512-505-5666



Popular Destinations

- | | | | |
|--------------------------------|--|---|--|
| 1 Lockhart City Park | 5 Chisolm Trail Nursing & Rehab Center | 9 Dr. Eugene Clark Library | 13 Combined Community Action - Lockhart |
| 2 Caldwell County Museum | 6 Walmart Supercenter | 10 Lockhart State Park | 14 Ascension Seton Lockhart Health Center Colorado |
| 3 H-E-B | 7 Lockhart City Hall | 11 Lockhart Municipal Court | 15 Greyhound Bus Stop |
| 4 United States Postal Service | 8 Kreuz Market | 12 Combined Community Action - Lockhart | |



CARTS **NOW** **RIDE ON-DEMAND**

HOW TO RIDE and be on your way *lickety-split*.

1.

SEARCH
CARTS Now
on your phone
App Store.

2.

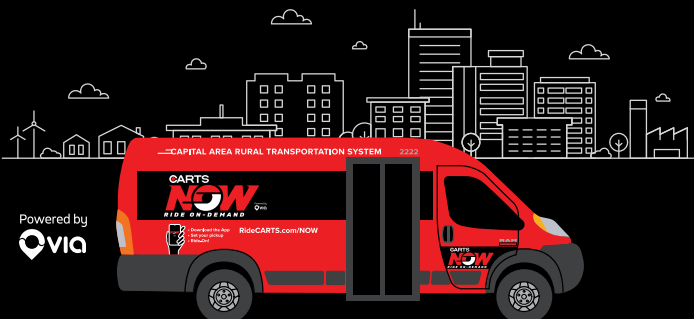
DOWNLOAD
the
CARTS Now
App.

3.

SIGN-UP
enter your credit
or debit card
information.



- Download the App
- Set your pickup
- Ride-On!



RideCARTS.com/NOW

512-505-5666



CARTS **NOW** RIDE ON-DEMAND

CÓMO MONTAR y seguir tu camino *lickety-split*.

1.

BUSCAR
CARTS Now en
la App Store
de su teléfono.

2.

DESCARGE
el CARTS Now
App.

3.

REGISTRESE
ingrese la
información de
su tarjeta de crédito
o débito.



- Descarge el App
- Decida su Recogida
- Listo!



RideCARTS.com/NOW

512-505-5666



Simply download the App. Ride on-demand.

LIMITED TIME!

FREE

REFER A FRIEND — RIDE FOR FREE!

*Earn free rides by inviting friends to sign up and ride with CARTS Now. To find your invite code, tap FREE RIDES in the app menu. When a friend signs up with your invite code, they'll receive a free first ride. After they've completed a first ride, your next ride will be free. This offer may be revoked or altered at any time by CARTS Now.

SERVICE INFO

CARTS Now is in Lockhart Mon – Fri, 7 a.m. – 7 p.m.

Ride anywhere within the Lockhart Zone Map.



HOW TO RIDE

1. Download the App

Get CARTS Now from the App Store or Google Play on your smart phone. Follow the simple steps to set up your account. *If you do not have a smart phone call 512-505-5666.

2. Set Your Pickup

Enter your pickup and dropoff addresses and choose your ride option.

3. Ride-On!

Check the app and walk a short distance to your pickup spot. Call 512-505-5666 if you have questions.



Scan to download the
CARTS Now app



RideCARTS.com/NOW

512-505-5666

FULL TICKETING BUS STATIONS

AUSTIN GREYHOUND STATION

363 Shady Ln., Austin, TX 78702

BASTROP CARTS STATION

310 Hospital Dr., Bastrop, TX 78602

ELGIN CARTS STATION

200 Central Ave., Elgin, TX 78621

GEORGETOWN CARTS STATION

3620 S. Austin Ave., Georgetown, TX 78626

GEORGETOWN LIBRARY

402 W 8th St, Georgetown, TX 78626

RICHARD A. MOYA EASTSIDE BUS PLAZA

363 Shady Ln., Austin, TX 78702

ROUND ROCK TRANSIT CENTER

300 West Bagdad Ave., Round Rock, TX 78664

SAN MARCOS CARTS STATION

338 S. Guadalupe, San Marcos, TX 78666

SMITHVILLE CARTS STATION

300 Northeast Loop 230, Smithville, TX 78957

TAYLOR CARTS STATION

1103 W. 2nd St., Taylor, TX 76574

MARBLE FALLS CARTS STATION

801 North US 281, Marble Falls, TX 78654

LEE DILDY OPERATIONS COMPLEX

5300 Tucker Hill Ln., Cedar Creek, TX 78612



All CARTS Stations are
Austin Greyhound Stations.

CONNECTS TO CAPITAL METRO AT THESE LOCATIONS

Eastside Bus Plaza

363 Shady Lane
Austin, 78702

Lakeline Station

13625 Lyndhurst Blvd.
Austin, TX 78717

Manor Park and Ride

101 W Carrie Manor St.
Manor, TX 78653

Metro Downtown Station

209 E. 4th St.
Austin, TX 78701

Southpark Meadows

Northeast Corner of
Turk & Cullen
Austin, TX 78748

Tech Ridge Park & Ride

900 Center Ridge Dr.
Austin, TX 78753



INTERURBAN COACH ROUTES

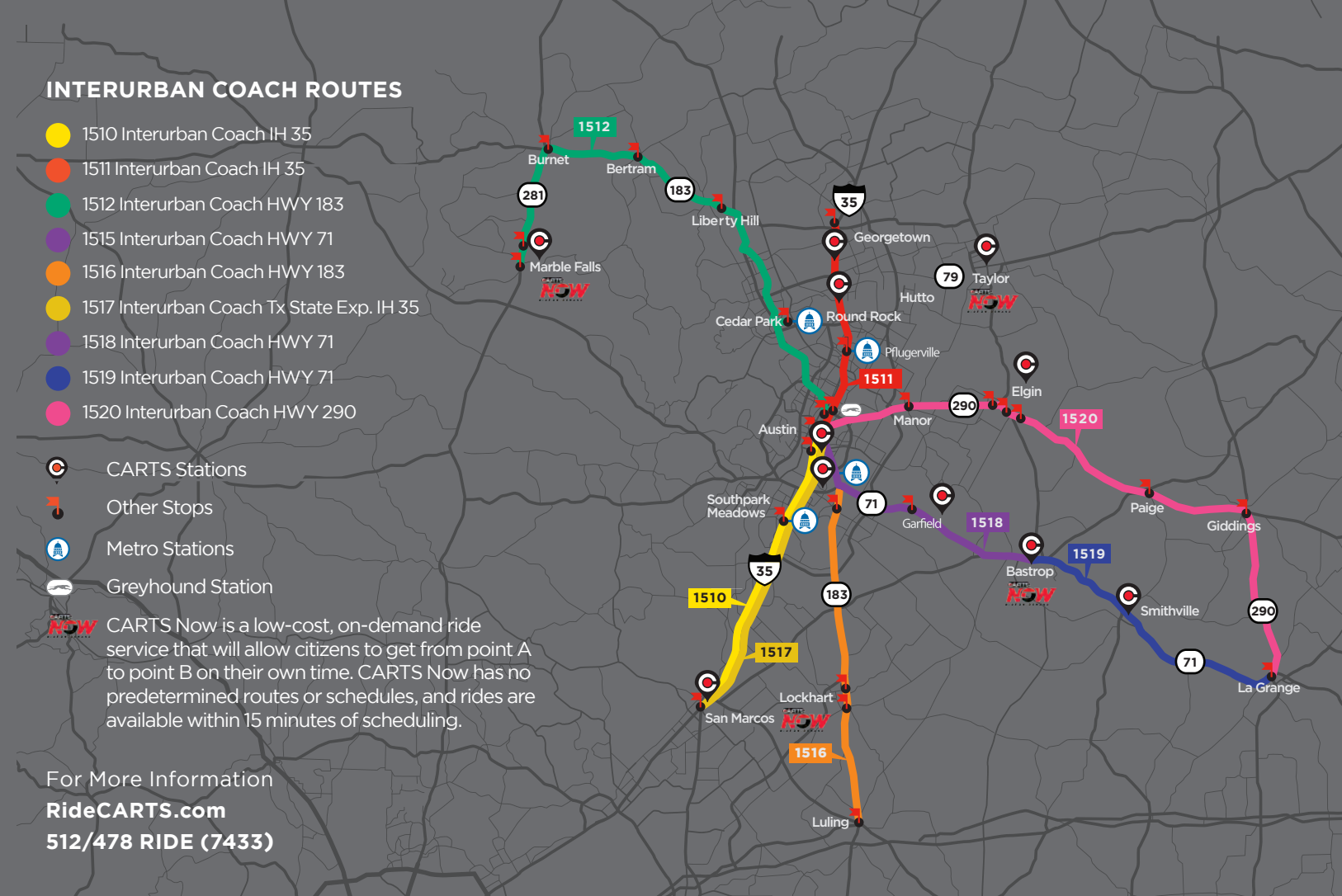
- 1510 Interurban Coach IH 35
- 1511 Interurban Coach IH 35
- 1512 Interurban Coach HWY 183
- 1515 Interurban Coach HWY 71
- 1516 Interurban Coach HWY 183
- 1517 Interurban Coach Tx State Exp. IH 35
- 1518 Interurban Coach HWY 71
- 1519 Interurban Coach HWY 71
- 1520 Interurban Coach HWY 290

- CARTS Stations
- Other Stops
- Metro Stations
- Greyhound Station

CARTS Now is a low-cost, on-demand ride service that will allow citizens to get from point A to point B on their own time. CARTS Now has no predetermined routes or schedules, and rides are available within 15 minutes of scheduling.

For More Information

RideCARTS.com
512/478 RIDE (7433)



FARES / TARIFAS

Zone 1 - Local/Intra-County \$2.00*

Trips wholly within one county

Zone 2 - Regional/Inter-County \$4.00*

Trips anywhere in the CARTS district

Regional/All Day Pass \$6.00 (all day)

Ride all day on any Interurban Coach Route

Monthly passes available **\$88.00**

MUST HAVE EXACT FARE OR TICKET

*Zone 1 and Zone 2 fares quoted are one-way fares.

Zona 1 - Local/Intra-County \$2.00*

Viajes dentro de un condado

Zona 2 - Regional/Inter-County \$4.00*

Viajes en cualquier parte de el distrito de CARTS

Regional/All Day Pass \$6.00 (todo el dia)

Viaje todo el día en cualquier Ruta de Interurban Coach

Pases mensuales disponible por \$88.00 el pase con ilimitado numero de viajes por mes

DEBE TENER DINERO EXACTO O BOLETO

*Tarifas de Zona 1 y Zona 2 son de una sola direccion.

BIKES / BICICLETAS

BRING YOUR BIKE

CARTS vehicles are equipped with easy to use front-mounted bike racks. For instructions visit **RideCARTS.com** or ask the driver.

GRASSHOPPER SERVICE CARTS customers who use the Interurban into Austin can schedule a connecting ride from the CARTS Station to medical appointments or other business in Austin. Grasshopper Service must be booked in advance and passenger must meet certain eligibility requirements (registered CARTS customer of age 65 or older, persons pre-approved under the reduced Fare program, CARTS ADA Eligibility Guidelines or Veterans travelling to a VA Center).

Connecting rides subject to availability, and are offered at all CARTS stations.

TRAE TU BICICLETA

Los vehículos de CARTS están equipados con racks para bicicletas. Instrucciones en **RideCARTS.com** o pregunte al chofer.

SERVICIO GRASSHOPPER Clientes de CARTS que usan el Interurban hacia Austin pueden programar conexiones de la estación de CARTS a citas medicas u otros negocios in Austin. El servicio Grasshopper debe ser reservado con anticipación y los pasajero deben cumplir con ciertos requisitos de elegibilidad. (Clientes registrados con CARTS de edad 65 o mayor, personas pre-aprovadas bajo el programa de tarifas reducidas, Guías de elegibilidad de CARTS ADA o Veteranos que viajan a un centro de VA).



Capital Area Rural Transportation System

INTERURBAN COACH ROUTES

Serving:

AUSTIN INTERNATIONAL AIRPORT
AUSTIN

AUSTIN GREYHOUND

BASTROP

BERTRAM

BURNET

CAPITAL METRO

ELGIN

GEORGETOWN

GIDDINGS

LA GRANGE

LIBERTY HILL

LOCKHART

LULING

MARBLE FALLS

PAIGE

ROUND ROCK

SAN MARCOS

SMITHVILLE

TEXAS STATE UNIVERSITY

*All bus stop locations and addresses
are located on our website:*

RideCARTS.com/schedule

Effective May 31, 2022

RideCARTS.com
512/478 RIDE (7433)

YELLOW ROUTE		MONDAY - FRIDAY		*Drop Off Only	
1510	INTERURBAN COACH SOUTH IH 35				

IH35 SOUTHBOUND & NORTHBOUND						
Northbound: San Marcos to Austin						
CARTS San Marcos	8:00a	10:15a	-	2:00p	4:15p	-
San Marcos Outlet	8:10a	-	-	2:10p	4:25p	-
Southpark Meadows 	8:40a	10:45a	-	2:40p	4:55p	-
Trinity and 4th	9:00a	11:05a	-	3:00p	5:15p	-
7th and Comal	Flag stop	Flag stop	-	Flag stop	Flag stop	-
Eastside Bus Plaza  	9:10a	11:15a	-	3:10p	5:25p	-
Southbound: Austin to San Marcos						
Eastside Bus Plaza  	9:15a	11:20a	-	3:15p	5:30p	-
Southpark Meadows 	9:35a	11:40a	-	3:35p	5:50p	-
Woods and LBJ	10:05a	12:10p	1:50p	4:05p	6:20p*	-
CARTS San Marcos	10:10a	12:15p	1:55p	4:10p	6:25p*	-

RED ROUTE	MONDAY - FRIDAY	
1511	INTERURBAN COACH NORTH IH 35	

IH35 SOUTHBOUND & NORTHBOUND				
Southbound: Georgetown to Austin				
CARTS Georgetown Station	7:50a	-	1:50p	-
Georgetown Library	8:00a	10:30a	2:00p	4:30p
CARTS Georgetown Station	8:10a	10:40a	2:10p	4:40p
IKEA	8:20a	10:50a	2:20p	4:50p
Round Rock Transit Center 	8:35a	11:05a	2:35p	5:05p
Metro Techridge 	8:50a	11:20a	2:50p	-
Eastside Bus Plaza  	9:10a	11:40a	3:10p	-
Northbound: Austin to Georgetown				
Eastside Bus Plaza  	9:15a	11:45a	3:15p	-
Metro Techridge 	9:40a	12:10p	3:40p	-
Round Rock Transit Center 	9:50a	12:20p	3:50p	-
IKEA	10:00a	12:30p	4:00p	-
Georgetown Library	10:20a	12:50p	4:20p	-

BLUE ROUTE		FRIDAYS		*Drop Off Only		
1519	INTERURBAN COACH HWY 71					
HWY 71 WESTBOUND & EASTBOUND						
Westbound: La Grange to Bastrop						
La Grange Downtown	7:25a	10:15a	1:25p	3:25p	-	
La Grange Wal-Mart	7:30a	10:30a	1:30p	3:30p	-	
CARTS Smithville	7:50a	10:50a	1:50p	3:50p	-	
CARTS Bastrop	8:10a	11:10a	2:10p	4:10p	-	
Eastbound: Bastrop to La Grange						
CARTS Bastrop	8:15a	11:15a	2:15p	4:15p	-	
CARTS Smithville	8:35a	11:35a	2:35p	4:35p	-	
La Grange Wal-Mart	8:55a	11:55a*	2:55p	4:55p*	-	
La Grange Downtown	9:00a	12:00p*	3:00p	5:00p*	-	

GREEN ROUTE		THURSDAYS		*Drop Off Only	
1512	INTERURBAN COACH HWY 183				

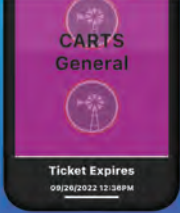
HWY 183 EASTBOUND & WESTBOUND		
Eastbound: Marble Falls to Austin		
CARTS Marble Falls	7:05a	12:55p
Marble Falls City Hall	7:10a	1:02p
Marble Falls HEB	7:17a	1:12p
Marble Falls Wal-Mart	7:26a	1:22p
Burnet	7:43a	1:38p
Bertram	7:57a	1:52p
Liberty Hill	8:16a	2:12p
Metro Lakeline 	8:42a	2:40p
Eastside Bus Plaza  	9:10a	3:10p
Westbound: Austin to Marble Falls		
Eastside Bus Plaza  	9:15a	3:15p
Metro Lakeline 	9:45a	3:45p
Liberty Hill	10:07a	4:05p
Bertram	10:21a	4:22p
Burnet	10:36a	4:36p
Marble Falls Wal-Mart	10:53a	4:52p*
Marble Falls HEB	11:00a	5:04p*
Marble Falls City Hall	11:06a	5:10p*
CARTS Marble Falls	11:10a	5:18p*



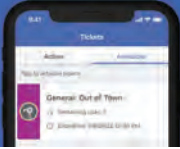
BY BYTEMARK

Download on the App Store

GET IT ON Google play



Ticket Expires 09/26/2022 12:38PM



CARTS passes are now available on the Journey app.

Download the app today.

All routes connect with  Cap Metro  Greyhound. All stops make Greyhound connection and all CARTS stations are Greyhound Stations.

CARTS passengers can make direct connections to Capital Metropolitan Transportation Authority (CapMetro), Flixbus and Greyhound routes from the Richard A. Moya Eastside Bus Plaza.

GOLD ROUTE		MONDAY - FRIDAY		*Drop Off Only				
1517 EXPRESS		INTERURBAN COACH IH 35						
IH35 SOUTHBOUND & NORTHBOUND								
Southbound: Austin to San Marcos								
Eastside Bus Plaza 	6:45a	9:00a	11:05	1:20p		4:15p	6:40p	8:45p
Cesar Chavez & Robert Martinez	6:50a Flagstop	-	-	-	-	-	-	-
Trinity and 4th St	7:00a	-	-	-	-	-	-	-
Southpark Meadows 	7:20a	9:20a	11:25a	1:40p		4:35p	7:00p	9:05p
Woods and LBJ	7:50a	9:50a	11:55a	2:10p*	2:55p	5:15p	7:30p	9:35p*
CARTS San Marcos	7:55a	9:55a	12:00p	2:15p*	3:00p	5:20p	7:35p	9:40p*
Northbound: San Marcos to Austin								
CARTS San Marcos	8:05a	10:00a	12:15p	-	3:10p	5:35p	7:40p	-
Southpark Meadows 	-	10:30a	12:45p	-	3:40p	6:05p	8:10p	-
Trinity and 4th St	8:45a	10:50a	1:05p	-	4:00p	6:25p	8:30p	-
7th and Comal St	Flagstop	Flagstop	Flagstop	-	Flagstop	Flagstop	Flagstop	-
Eastside Bus Plaza 	8:55a	11:00a	1:15p	-	4:10p	6:35p	8:40p	-

PURPLE ROUTE

MONDAY - FRIDAY

1518

INTERURBAN COACH HWY 71

HWY 71 WESTBOUND & EASTBOUND

Westbound: Bastrop to Austin

CARTS Bastrop

8:15a

10:15a

2:15p

4:15p

Tucker Hill Park and Ride

8:35a

10:35a

2:35p

4:35p

ABIA Hilton

8:54a

10:54a

2:54p

4:54p

ABIA Terminal

8:55a

10:55a

2:55p

4:55p

Eastside Bus Plaza

9:10a

11:10a

3:10p

5:10p

Eastbound: Austin to Bastrop

Eastside Bus Plaza

9:15a

11:15a

3:15p

5:15p

ABIA Hilton

9:30a

11:30a

3:30p

5:30p

ABIA Terminal

9:31a

11:31a

3:31p

5:31p

Tucker Hill Park and Ride

9:51a

11:51a

3:51p

5:51p

CARTS Bastrop

10:11a

12:11p

4:11p

6:11p

PURPLE ROUTE

MONDAY - FRIDAY

1515 EXPRESS

INTERURBAN COACH HWY 71

HWY 71 WESTBOUND & EASTBOUND

CARTS Smithville

5:55a

CARTS Bastrop

6:15a

CARTS Park and Ride

6:35a

4:00p**

Eastside Bus Plaza

6:55a**

-

Lavaca & 4th St

7:09a**

4:38p**

Lavaca & 7th St

7:10a**

4:40p**

Lavaca & 15th St

7:14a**

4:42p**

17th St & Colorado

7:15a**

4:45p Time Point

San Jacinto & 14th St

-

4:52p**

San Jacinto & 11th St

-

4:53p**

San Jacinto & 8th St

7:20a**

4:55p**

Eastside Bus Plaza

-

5:05p**

CARTS Park and Ride

-

5:25p**

CARTS Bastrop

-

5:50p**

CARTS Smithville

-

6:10p*

*All times are approximate & can fluctuate depending on traffic

ORANGE ROUTE		MONDAY & WEDNESDAY & FRIDAY		
1516	INTERURBAN COACH HWY 183			
Hwy 183 Westbound: Luling to Austin				
Luling American Legion	8:05a	10:30a	2:05p	4:30p
Luling Visitor's Center	8:10a	10:35a	2:10p	4:35p
Lockhart Wal-Mart	8:30a	10:55a	2:30p	4:55p
Lockhart HEB	8:35a	11:00a	2:35p	5:00p
VA Clinic Plaza	9:00a	11:25a	3:00p	5:25p
Eastside Bus Plaza  	9:10a	11:35a	3:10p	5:35p
Hwy 183 Eastbound: Austin to Luling				
Eastside Bus Plaza  	9:15a	11:40a	3:15p	5:40p
VA Clinic	9:25a	11:50a	3:25p	5:50p
Lockhart HEB	9:50a	12:15p	3:50p	6:15p
Lockhart Wal-Mart	9:55a	12:20p	3:55p	6:20p
Luling Visitor's Center	10:15a	12:40p	4:15p	6:40p
Luling American Legion	10:20a	12:45p	4:20p	6:45p

PINK ROUTE

1520

TUESDAY & THURSDAY

INTERURBAN COACH HWY 290

*Drop Off Only

HWY 71 WESTBOUND & EASTBOUND

Westbound: La Grange, Giddings to Austin

La Grange Downtown

7:00a

1:00p

La Grange Wal-Mart

7:05a

1:05p

Giddings Library

7:35a

1:35p

Paige Chevron

7:50a

1:50p

Elgin CARTS Station

8:15a

2:15p

Elgin ACC

8:30a

2:30p

Manor Park and Ride 

8:50a

2:50p

Eastside Bus Plaza  

9:10a

3:10p

Eastbound: Austin to Giddings, La Grange

Eastside Bus Plaza  

9:15a

3:15p

Manor Park and Ride 

9:35a

3:35p

Elgin ACC

10:00a

4:00p

Elgin CARTS Station

10:25a

4:25p

Paige Chevron

10:50a

4:50p

Giddings Library

11:05a

5:05p

La Grange Wal-Mart

11:35a*

5:35p*

La Grange Downtown

11:40a*

5:40p*

REDUCED SERVICE SCHEDULE						
GOLD ROUTE		MONDAY - FRIDAY <i>*Drop Off Only</i>				
1517 EXPRESS		INTERURBAN COACH IH 35				
IH35 SOUTHBOUND & NORTHBOUND						
Southbound: Austin to San Marcos						
Eastside Bus Plaza 		6:45a	9:00a	-	4:15p	6:40p
Cesar Chavez & Robert Martinez		Flagstop	-	-	-	-
Trinity and 4th St		7:00a	-	-	-	-
Southpark Meadows 		7:20a	9:20a	-	4:35p	7:00p
Woods and LBJ		7:50a	9:50a*	2:55p	5:15p	7:30p*
CARTS San Marcos		7:55a	9:55a*	3:00p	5:20p	7:35p*
Northbound: San Marcos to Austin						
CARTS San Marcos		8:05a	-	3:10p	5:35p	-
Southpark Meadows 		-	-	3:40p	6:05p	-
Trinity and 4th St		8:45a	-	4:00p	6:25p	-
7th and Comal St		Flagstop	-	Flagstop	Flagstop	-
Eastside Bus Plaza 		8:55a	-	4:10p	6:35p	-

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: July 16, 2024

AGENDA ITEM CAPTION: Presentation from Freese and Nichols Inc, updating the progress of Comprehensive Plan development including production of draft chapters, activities of the Comprehensive Plan Steering Committee, public outreach, and remaining steps prior to completion.

ORIGINATING DEPARTMENT AND CONTACT: Development Services - David Fowler

ACTION REQUESTED: Consensus

BACKGROUND/SUMMARY/DISCUSSION: This will be Comprehensive Plan consultant Freese and Nichols' final briefing to City Council prior to the presentation of a final draft to the Planning and Zoning Commission and City Council. The most recent draft chapters produced have been Economics, Transportation, Infrastructure and Implementation. City staff has provided the full draft plan text to the City Council members.

PROJECT SCHEDULE (if applicable): The contract for services for the plan was awarded in April 2023. Work on the plan began in June of that same year. The Comprehensive drafting process is scheduled to result in a completed draft ready for City Council's approval in October 2024. Prior to Council approval, the Planning and Zoning Commission will review and make a recommendation on the draft plan.

AMOUNT & SOURCE OF FUNDING:

Funds Required:

Account Number:

Funds Available:

Account Name:

FISCAL NOTE (if applicable): None

PREVIOUS COUNCIL ACTION: City Council approved the awarding of the consultant contract to Freese and Nichols, with the contract executed on April 20, 2023. City Council has received two previous briefings, the most recent being held on December 5, 2023.

COMMITTEE/BOARD/COMMISSION ACTION: The Comprehensive Plan Steering Committee has concluded its work, having reviewed the research and assumptions and goals the consultant created with their guidance.

STAFF RECOMMENDATION/REQUESTED MOTION: Provide City staff and consultants with reaction to draft plan materials, planning activities to date, and remaining tasks prior to approval.

City of Lockhart, Texas

Council Agenda Item Cover Sheet

LIST OF SUPPORTING DOCUMENTS: LockhartCompPlan_CityCouncilSlides_2024.07.16

CITY OF LOCKHART COMPREHENSIVE PLAN



City Council Briefing
July 16, 2024

Agenda

- 1 **Process & Community Engagement Update**
- 2 **Review Document Draft Content**
- 3 **Next Steps**
- 4 **Q&A, Discussion**

Project Schedule



*Schedule subject to change.

Community Engagement

- **5 CPSC Meetings**
- **7 Stakeholder Conversations**
 - City Staff
 - Local Small Business
 - Real Estate Professionals
 - Faith-Based/NPO Groups
 - City Dept Directors
 - P&Z Briefing
 - Lockhart ISD
- **4 Public Outreach Events**
 - Courthouse Nights 8/18/23
 - Mini Open House 9/14/23
 - Public Land Use Scenario Workshop 10/16/23
 - Public Open House 3/18/24
- **Online Community Survey**
 - Open August 11 – September 11 (4 weeks)
 - 127 survey responses + 70 map comments
 - 1080 unique website visitors
- **CHARM Workshop**



Why we do Comprehensive Planning

- We **cannot stop** development
- We **cannot control** growth
- If we don't plan for it, **growth will still come**
- We CAN use planning to help **influence and guide growth** in a way that we think will be in the public's best interest

"If you don't have a plan for where you are going, you may end up somewhere else."

- Attributed to Casey Stengel

"If you want to predict the future, create it."

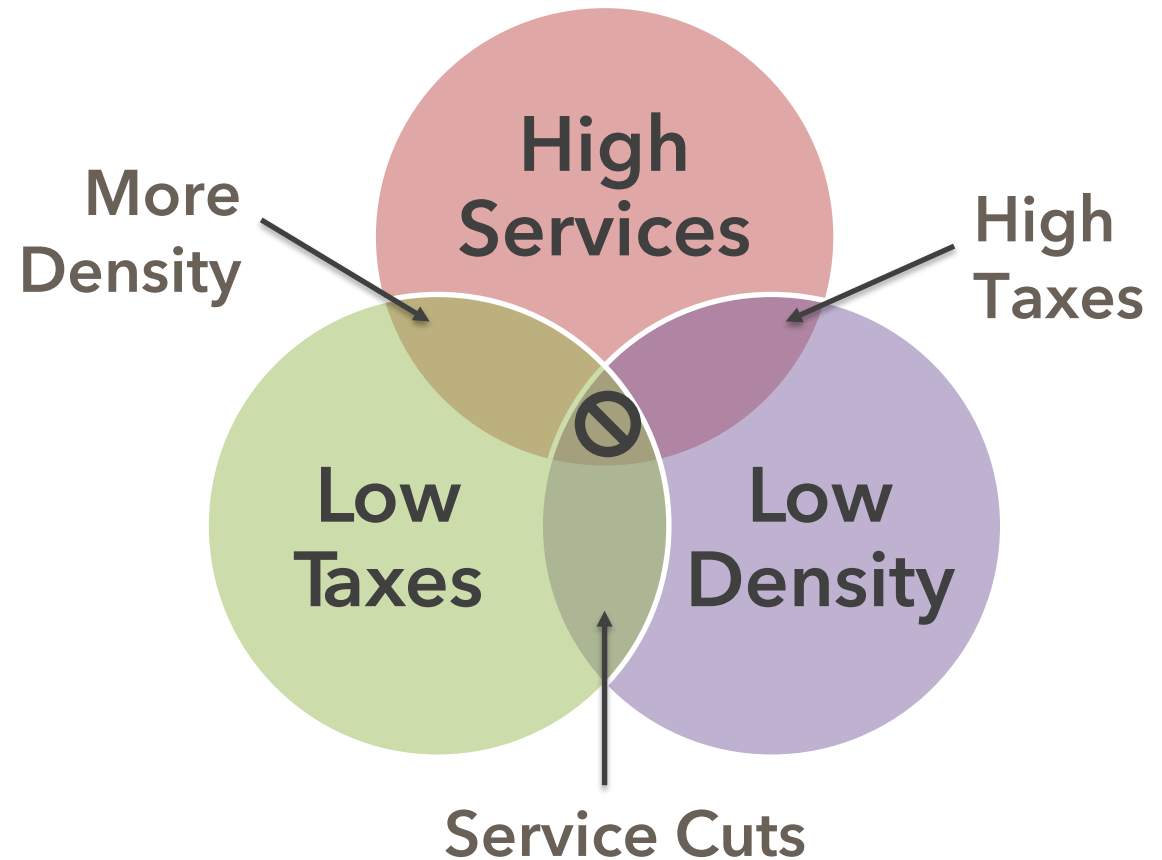
- Peter Drucker

Engagement Themes

- **Roadways**
 - General Maintenance
 - Traffic, Local vs Regional
 - Multi-modal Safety
- **Focus on Downtown**
- **Affordability/Attainability**
- **Safety**
- **Dining & Entertainment, Medical Services, Food Access/Grocery**
- **Additional Destinations & Things to Do besides Downtown & BBQ**
 - State Park as an Asset
 - Recreational Facilities & Programs
 - Museums, Visitors Center
- **Flooding**
- **Jobs, specifically with higher wages**

What does “responsible” growth mean in Lockhart?

- No detrimental tradeoffs
- Long-term commitment to the community/City
- Good neighbors
- Continuous positive feedback loop and improvement of relationships and outcomes



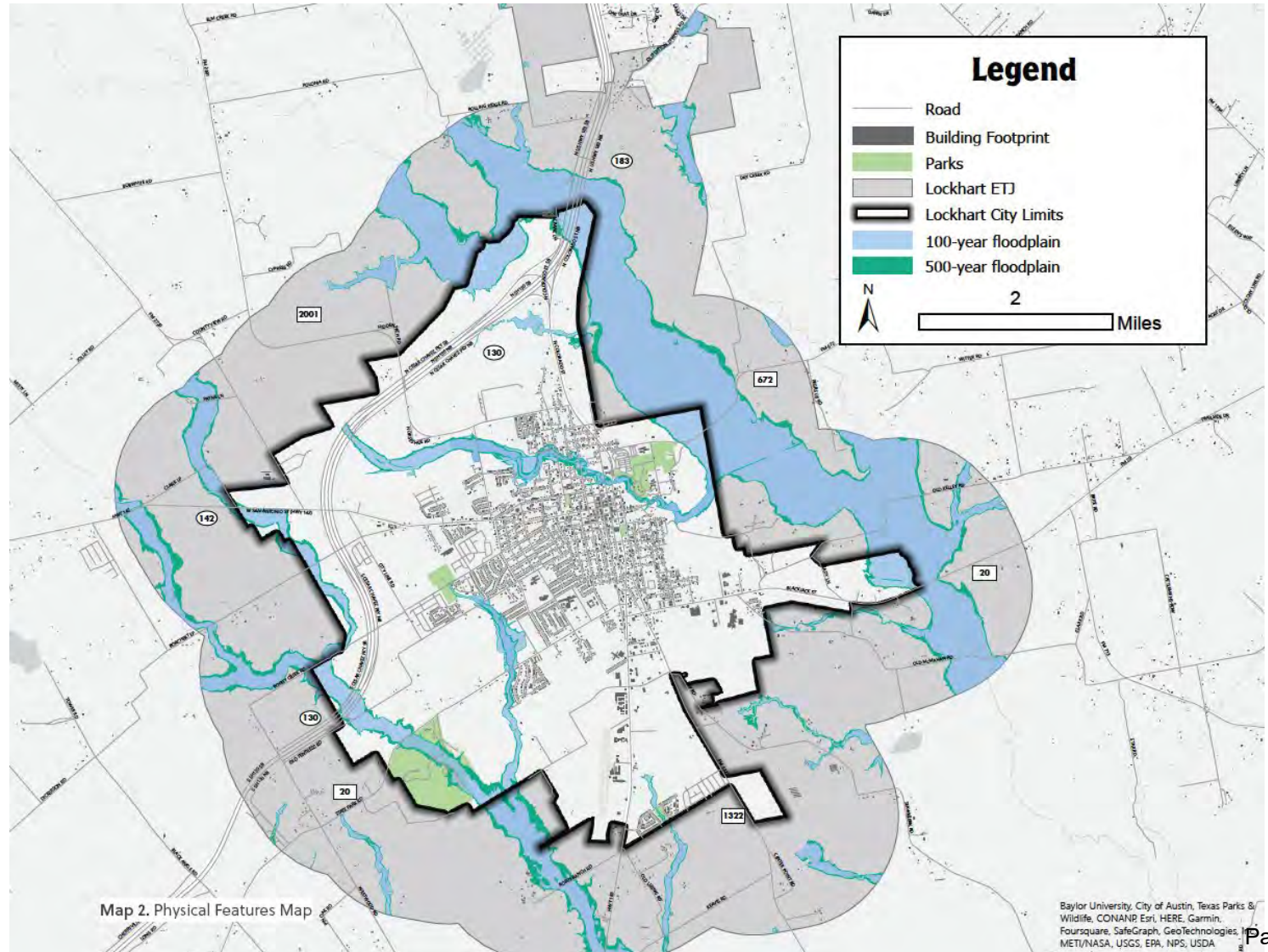
Document Contents

- **Community Snapshot**
- **Land Use & Development**
- **Complete Communities**
- **Transportation & Mobility**
- **Economic Development**
- **Public Facilities & Infrastructure**
- **Implementation**
- **Appendices**
 - Engagement Summaries
 - Background Data & Information
 - Land Use Supplemental Information



Community Snapshot

- History
- Physical Features
- Existing Plans & Frameworks
- Demographics
- Vision & Guiding Principles



Resilience

- **Mitigation:** reducing the causes
- **Adaptation:** preventing or reducing damage
- **Resilience:** Preparing communities to respond to and recover from impacts



Acute Shocks

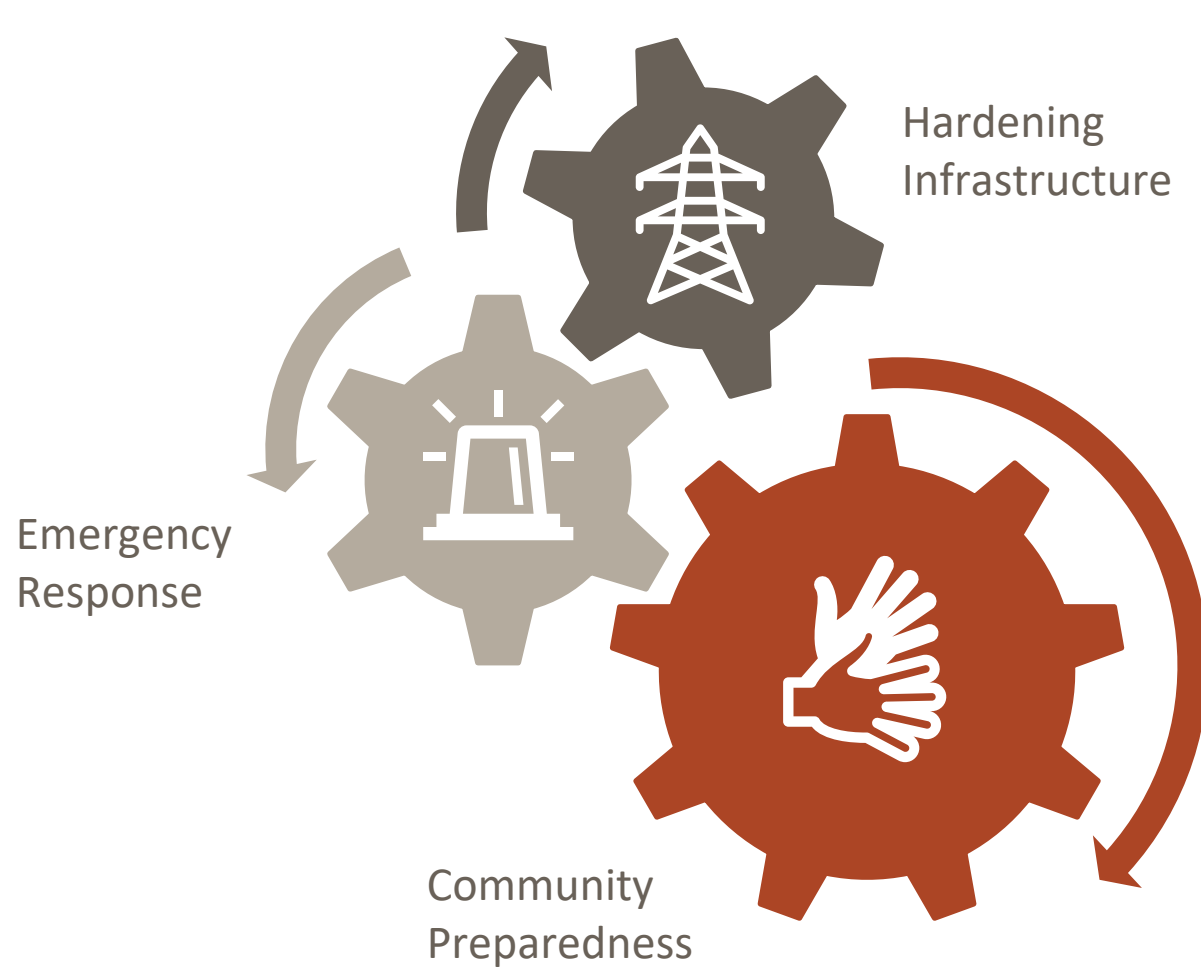
- Extreme Weather & Natural Disasters
- Grid Failures
- Cyber Attack
- Terrorism Event
- Stock Market Crash



Chronic Stressors

- Aging Population
- Homelessness
- Social Disparities/Poverty
- Political Unrest
- Debt
- Air Pollution
- Drought/Water Scarcity
- Environmental Degradation

Resilience

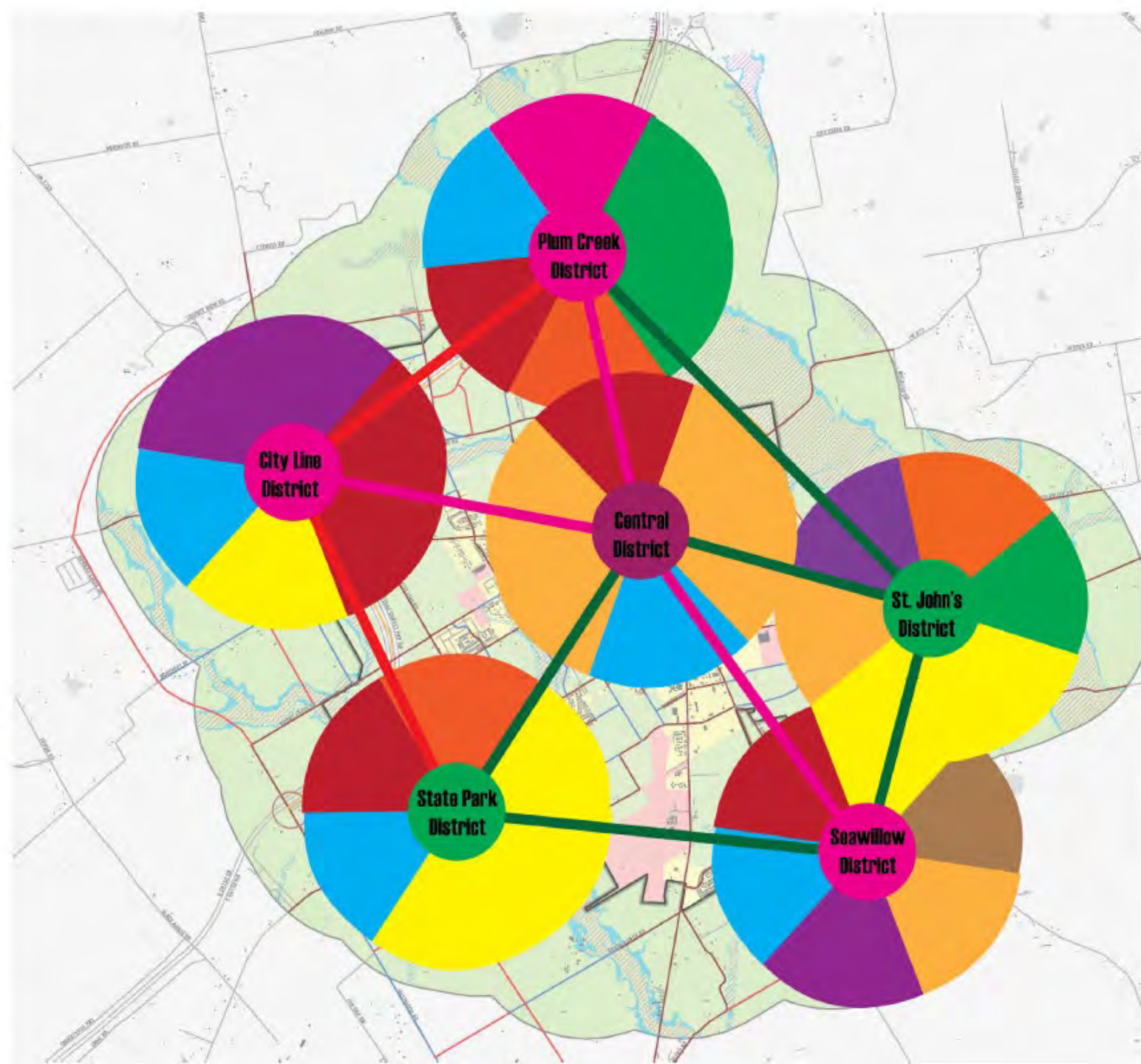


Land Use and Development

Figure 10. City of Lockhart Growth Scenarios 2023-2060

Year	2.5% CAGR	3.5% CAGR	5% CAGR	6% CAGR
2023	15,021	15,021	15,021	15,021
2025	15,781	15,935	16,561	16,878
2030	17,855	18,029	21,136	22,586
2035	20,202	20,399	26,976	30,225
2040	22,856	23,079	34,428	40,448
2045	25,860	26,112	43,940	54,129
2050	29,258	29,543	56,080	72,436
2055	33,103	33,426	71,574	96,936
2060	37,453	37,818	91,349	129,723

Figure 18. "Hub and Spoke" Land Use Model for the City of Lockhart



Plum Creek District

A regional hub serves as the northern gateway along SH 130. The area offers employment, retail and multi-family uses and has the distinct asset of access to the adjacent natural area.



Non-Residential 50%
Residential 50%

Residential Density
4 to 32 DUA
Intensity
60-80% Lot Coverage Medium Intensity
Scale
1 to 4 Stories Low- to Mid-rise



Development Type & Appropriateness		Compatibility Considerations
Single-Family Detached (SFD)	● ● ● ○	Most appropriate in the mid-density infill areas.
SFD + Additional Dwelling Unit (ADU)	● ● ● ○	Most appropriate in the mid-density infill areas.
Single-Family Attached (SFA)	● ● ● ○	Most appropriate in the regional mixed use hub.
Small Multi-Family	● ● ● ○	Most appropriate in the regional mixed use, multi-family and local corridor areas.
Large Multi-Family	● ● ● ●	Most appropriate in the regional mixed use, multi-family and regional corridor areas.
Retail/Entertainment	● ● ● ○	Appropriate for the regional mixed use and regional corridor areas.
Office	● ● ● ○	Appropriate for the regional mixed use, regional corridor, employment and industrial areas.
Light Industrial	● ● ○ ○	Very light industrial such as flex office uses are appropriate in the regional corridor and employment areas.
Heavy Industrial	○ ○ ○ ○	

Growth Capacity Study

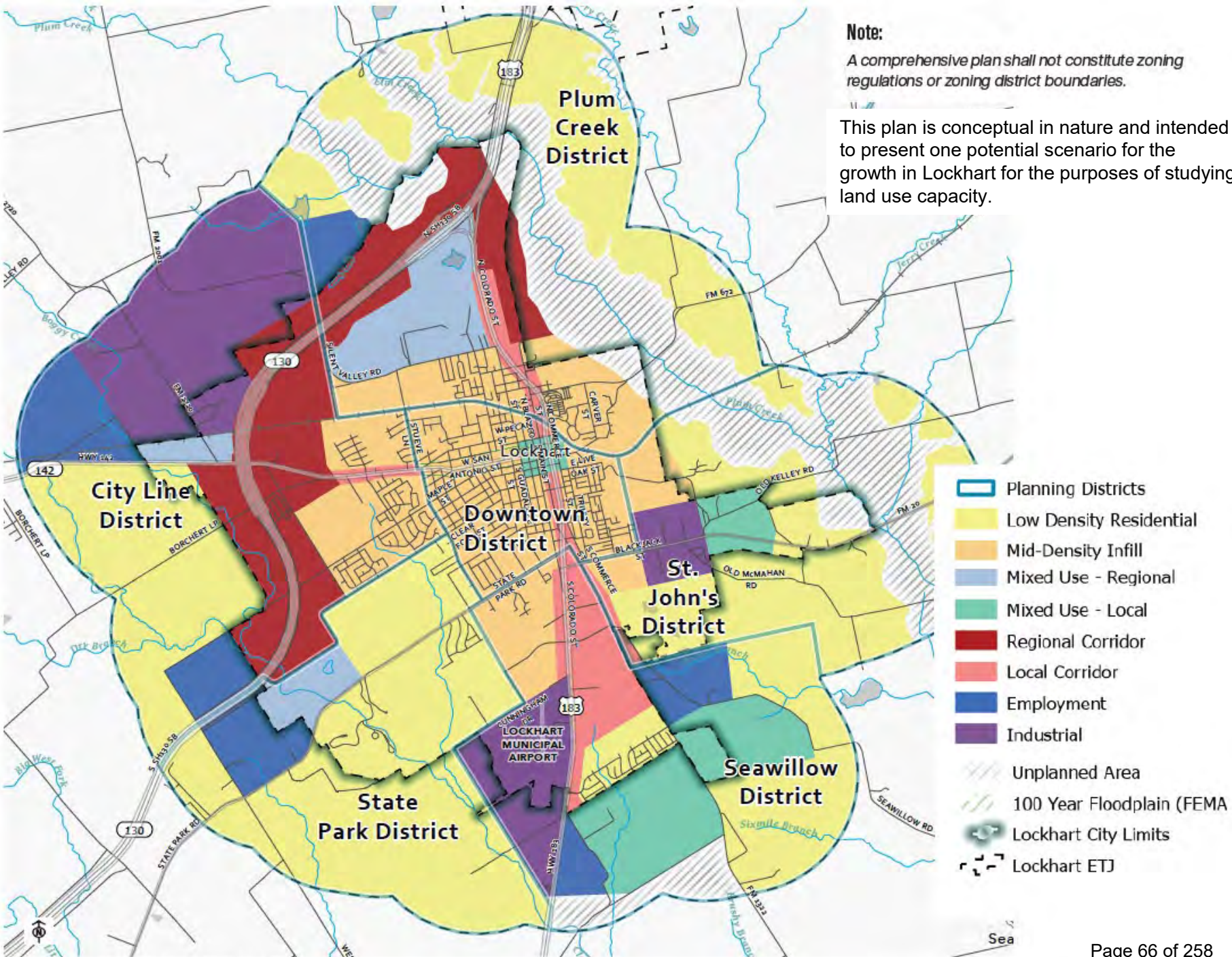


Figure 22. Maximum Buildout within the Districts (including existing)

District	Total Dwelling Units	Total Employment	Total Population
City Line	6,395	28,476	11,213
St.John's	5,432	4,045	13,955
Downtown	2,630	2,866	6,959
Plum Creek	9,598	17,486	19,565
Seawillow	7,266	15,313	15,536
State Park	7,343	6,072	19,123
Total	38,664	74,258	86,352

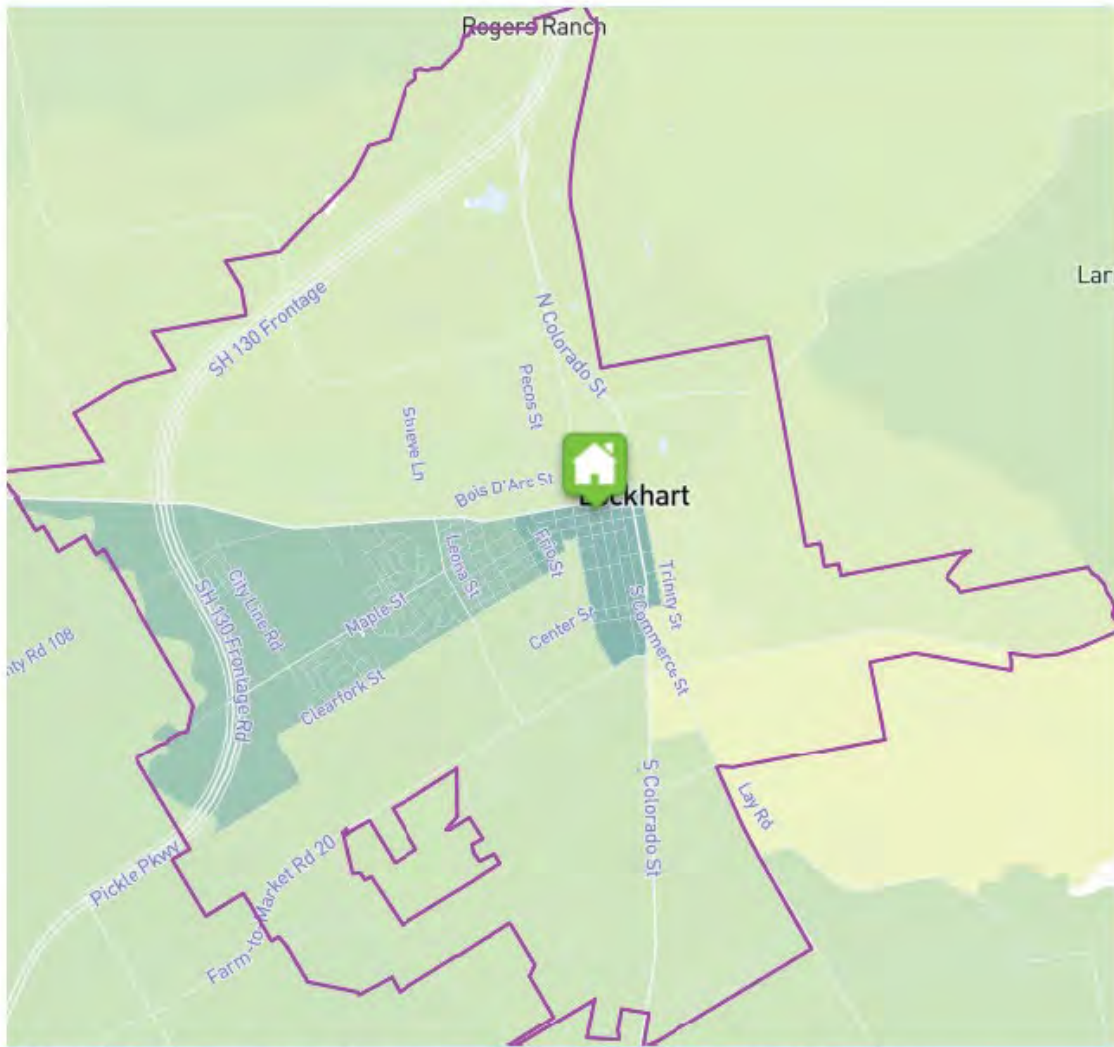
Figure 23. Lockhart Growth Scenarios

Year	2.5% CAGR	3.5% CAGR	5% CAGR	6% CAGR
2023	15,021	15,021	15,021	15,021
2025	15,781	15,935	16,561	16,878
2030	17,855	18,029	21,136	22,586
2035	20,202	20,399	26,976	30,225
2040	22,856	23,079	34,428	40,448
2045	25,860	26,112	43,940	54,129
2050	29,258	29,543	56,080	72,436
2055	33,103	33,426	71,574	96,936
2060	37,453	37,818	91,349	129,723

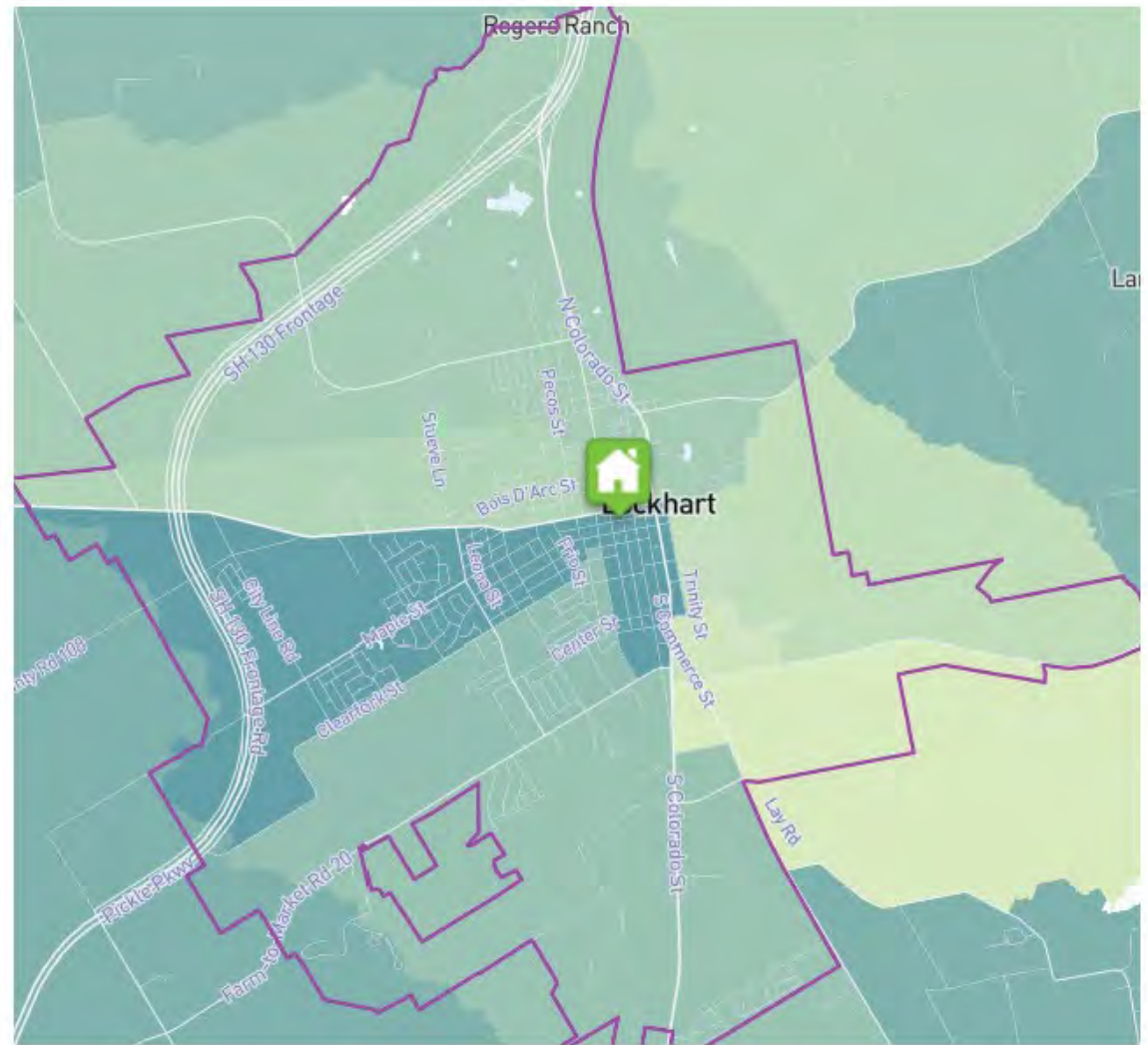
Complete Communities

- **Housing Stock & Supply**
- **Affordability & Attainability**
- **Neighborhood Condition Assessment**
- **Small Area Planning**
- **Health Outcomes & Environmental Justice**
- **District Completeness Profiles**

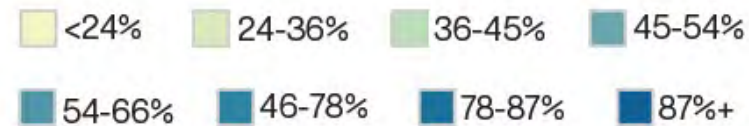


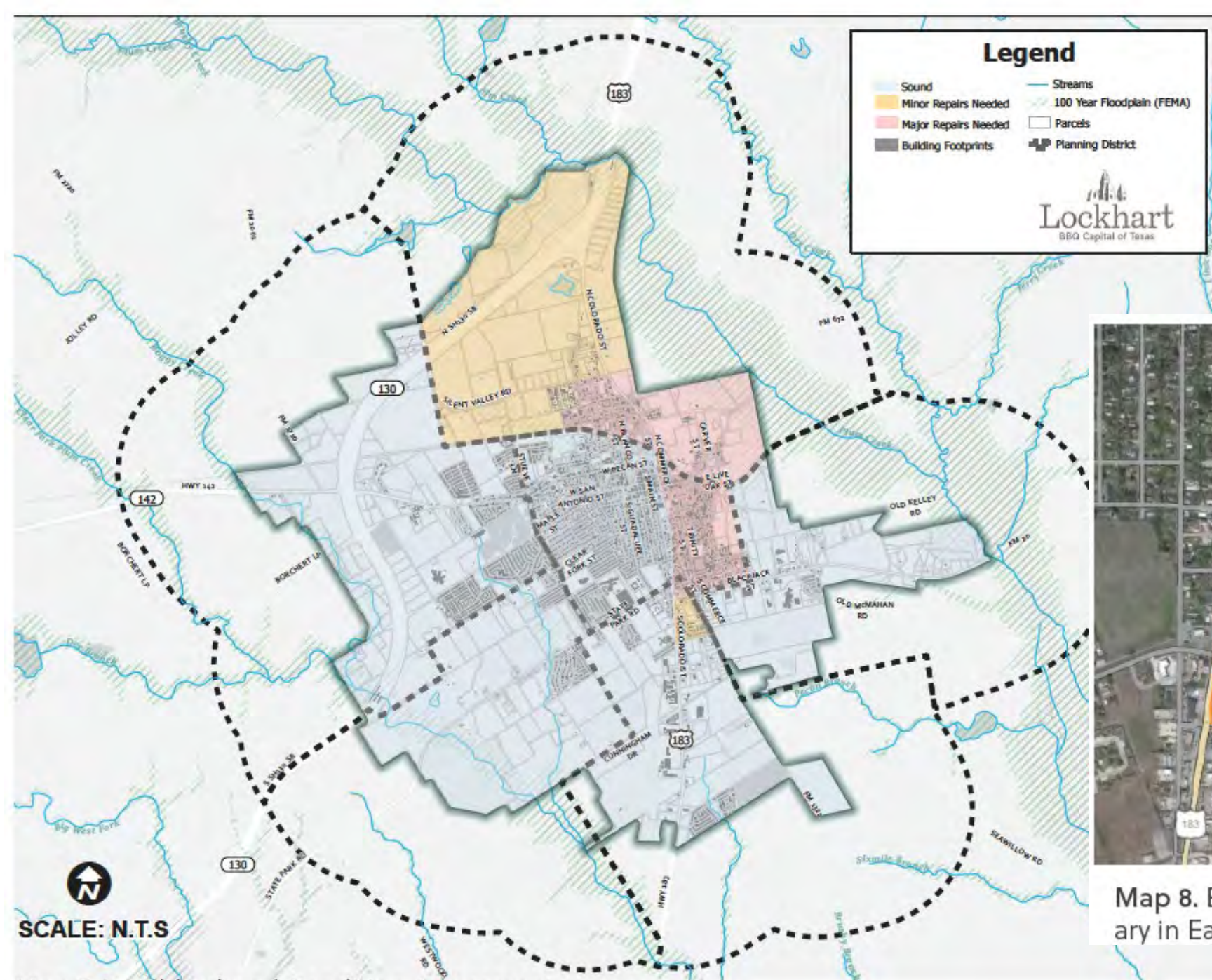


Map 5. Housing Affordability - Housing Costs as % of Income



Map 6. H+T Index Map - Housing + Transportation Costs as % of Income





Map 7. Neighborhood Condition Assessment

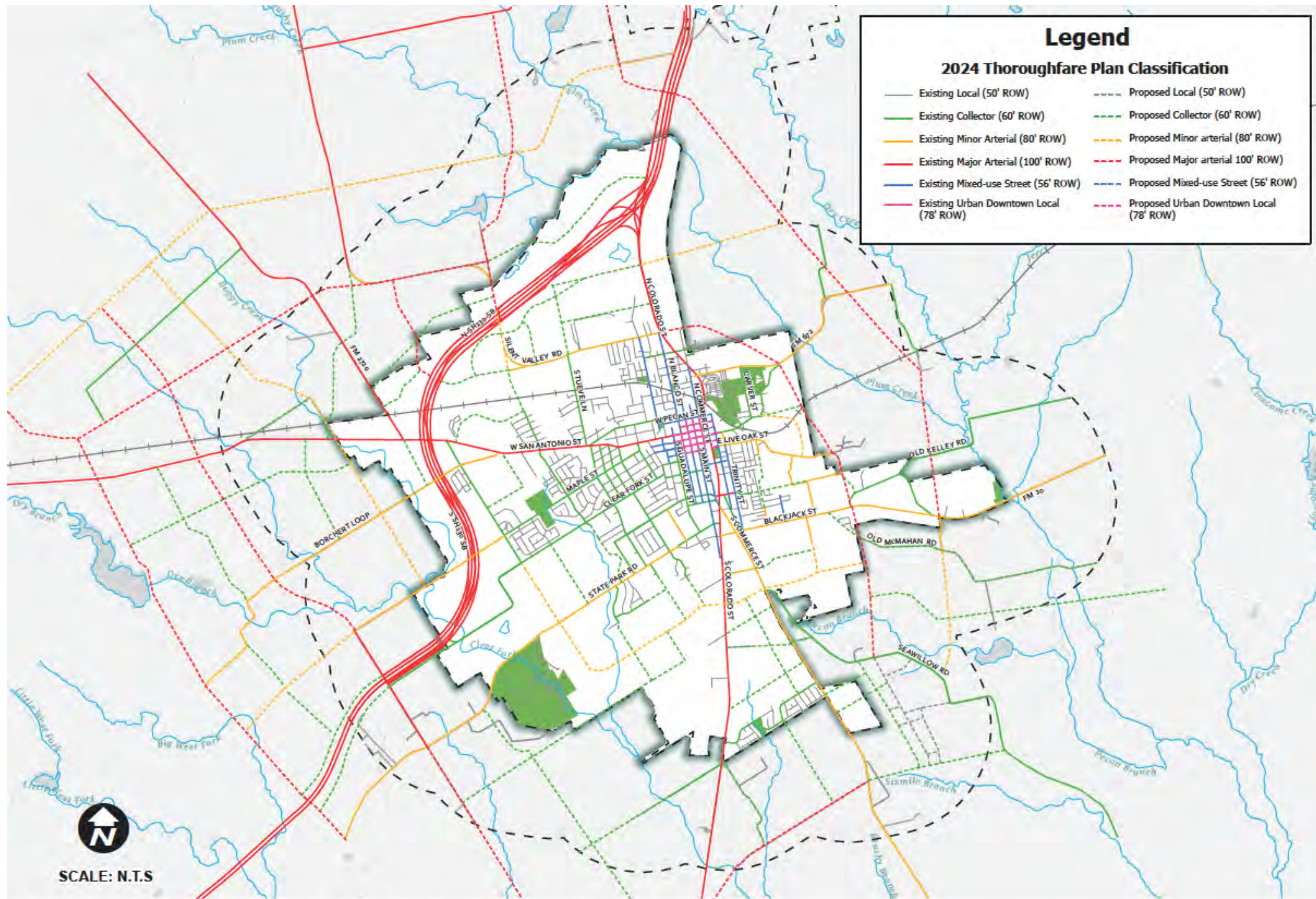


Map 8. EPA Disadvantaged Community Boundary in East Lockhart

Transportation & Mobility

- Updated Master Thoroughfare Plan
- Street cross-sections and alternative configurations
- Transportation Planning Toolbox
- Active Transportation Plan & Bikeway Design Standards





Collector - Typical 60' ROW

A collector street is a type of road that serves as an intermediate link between local streets and arterial roads, providing connectivity within a neighborhood or district and facilitating traffic flow to and from arterial roads. Typically wider than local streets, collectors are designed to handle moderate traffic volumes and provide access to residential, commercial, and industrial areas.

In terms of design, a collector street often features one to two travel lanes in each direction, with a center turn lane or median for left-turning vehicles at intersections. Sidewalks are typically present on both sides of the street, providing safe pathways for pedestrians. Collector streets may also include features such as bike lanes or shared-use paths to accommodate cyclists. Street lighting and landscaping are common and serve to enhance the aesthetic appeal and safety of the street.

Alternative Configurations

3c-Collector (w/On Street Parking)

3d-Urban Collector (w/Bike Lanes)

3e-Industrial Collector

3c	9'	2'	3'	11'	11'	3'	2'	9'	60 ROW
3d	9'	5'	6'	10'	10'	6'	5'	9'	60 ROW
3e	6'	5'	12'	11'	12'	5'	6'		57 ROW

Additional Considerations

3b Commercial collectors should be utilized on roads that need to balance throughput with accessibility to commercial land uses. Providing a Two-way left turn (TWLT) instead of a landscaped median provides better line of sight and increases the number of access points.

Pedestrian Space



Auto Lane



Buffers



TWLT/Island



Shared-use Path



Protected Bike Lane



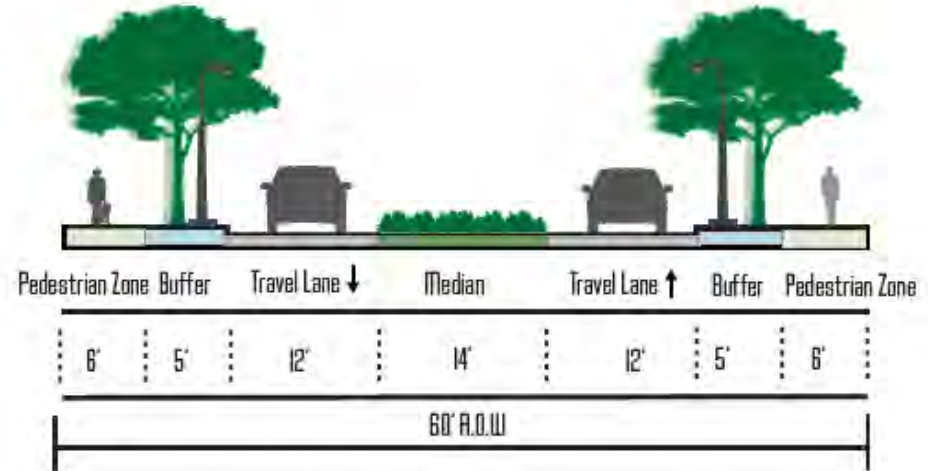
Median



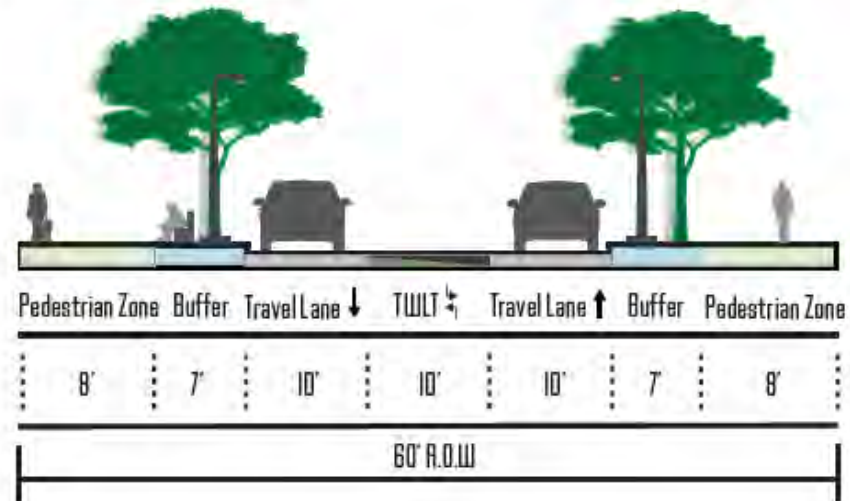
Parking

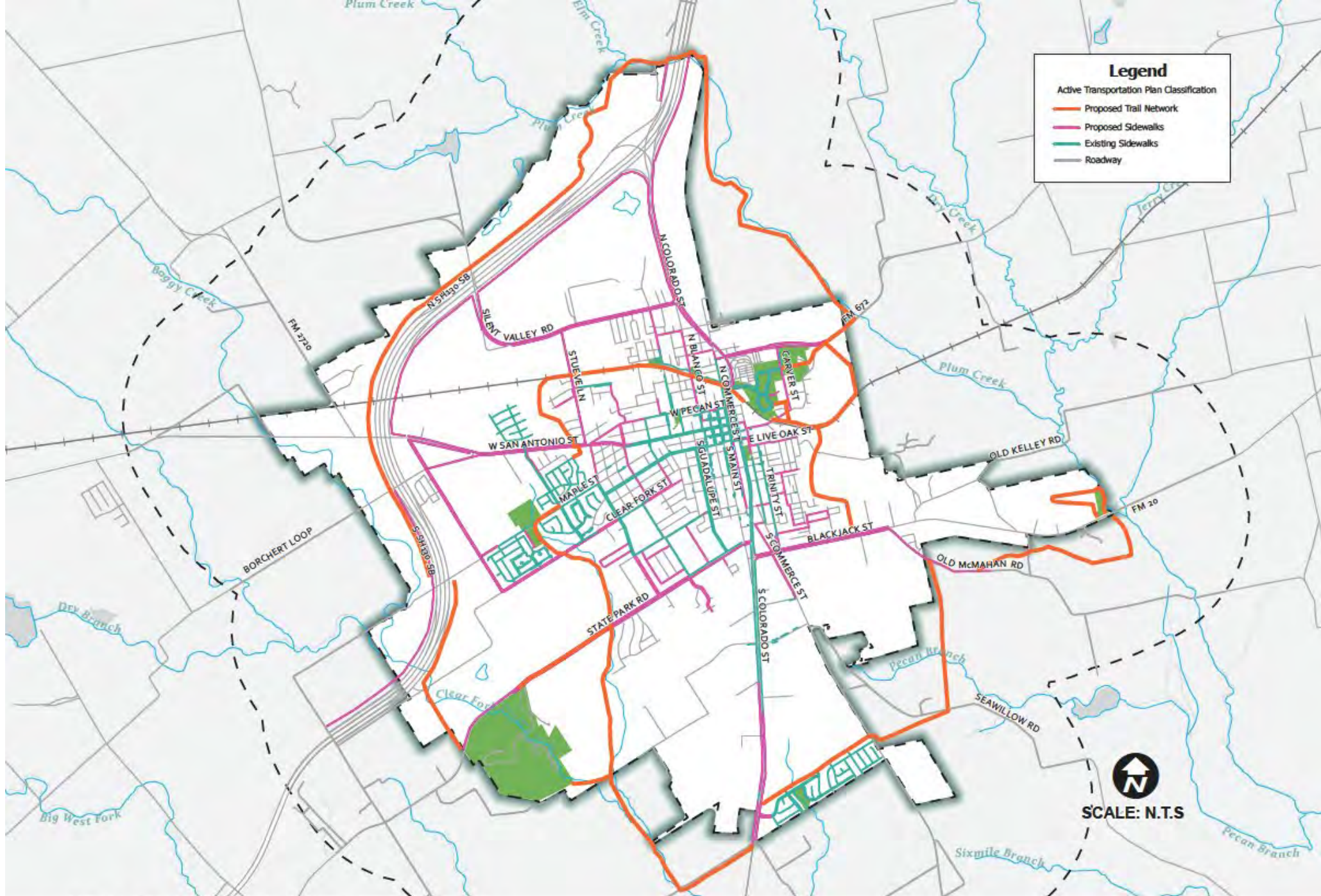


3a - Residential Collector



3b - Commercial Collector





Map 23. City of Lockhart 2024 Active Transportation Plan

Economic Development

- Economic and Market Analyses
- Historic and Cultural Assets
- Economic Development Strategies
- Sustainable Business Retention and Attraction
- Downtown Lockhart Catalyst Sites



Economic Development

City-wide Strategies

- Implementation of the LEDC's Target Industry Plan
- Local Training and Upskilling, Higher Education Initiatives
- “Positive” Tourism and Eco-tourism
- Improve Retail Offerings & Family Entertainment
 - Creation of a Business Incubator
 - Incentives for Small Businesses
- Development that Pays for Itself

Downtown / Arts & Culture Strategies

- Downtown Improvement Plan
- Hotel & Conference Center
- Cultural District Designation
- Arts Festival
- Arts & Culture Center
- Outdoor Venue

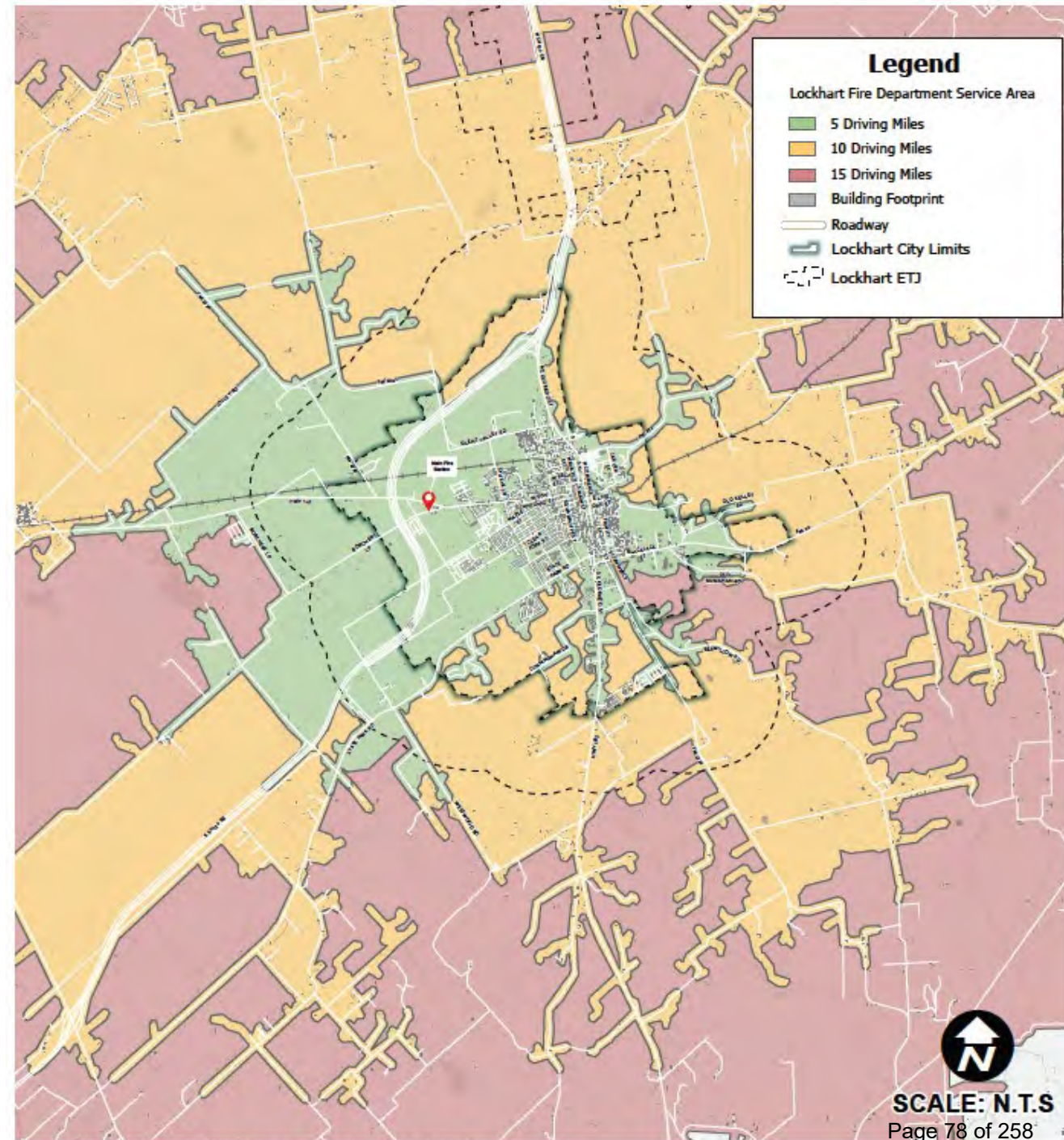
Public Facilities & Infrastructure

- **Public Facilities**
- **Facility Resilience**
- **Public Safety and Medical Facilities**
- **Water and Wastewater Systems**
- **Water Quality and Innovative Stormwater Management**
- **The One Water Approach**



Facility Needs

- New City Hall
- Recreation Center
- Animal Services Facility
- City IT Network and Technology Upgrades
- Address Parkland Deficiencies
- Expand Library Services
- Class 02 ISO Rating
- CRS Program Participation



Utility Needs

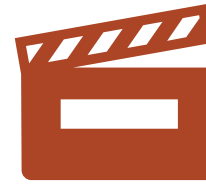
- Additional elevated storage capacity & pumping capacity recommended by 2034
- New water lines to support additional growth
- Replacement of cast-iron pipelines
- Additional lift stations and infrastructure to serve FM 20 East, Pecan Branch, Boggy Creek, Plum Creek, and South Commerce.
- Replacement of clay tile pipe in the system to reduce infiltration and inflow into the collection system
- Inspection and maintenance program to prioritize areas for rehabilitation
- Water Auditing

The water treatment ground storage capacity will meet system demands through 2034.

The wastewater treatment plants have adequate capacity to meet projected wastewater flows through 2034.

Implementation

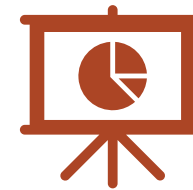
- Maintenance of the Plan
- Implementation Strategies
- Actions matrix for each topical chapter



Actions



Responsible Party



Metrics & Targets



Prioritization

Using this Plan

City Staff

- Guiding **everyday decisions** across all departments, aligning all City staff towards a single vision.
- Assists in major **policy and budget decisions**.
- Utilized in reviews of **zoning cases**.
- Planning for future **facility and infrastructure needs** and proactive maintenance/updates.
- Provides **justification and prioritization** for City projects and programs that align with the Plan.
- Provide the basis for **updating city codes and ordinances**.

P&Z

- Aid in discussing and reviewing **zoning cases** and other development decisions.
- Provides **justification for zoning case recommendations**.
- Allows for the **balancing of the community needs** and values with individual interests.

City Council

- Annual reporting allows Council to track whether the City is **achieving or falling short of its goals**.
- Allows for **alignment of public goals**.
- More **efficient use of City resources**.
- When discussing zoning cases, development decisions, and other major topics related to **land use policy**.
- Aid in aligning Schertz's plans with **surrounding jurisdictional entities**.
- Can act as the basis for the **City's Strategic Planning**.

Business Community

- Developers, potential property buyers, businesses, and other interested parties can **better understand the intended future development patterns** in Schertz when making decisions.
- Property owners and developers can **propose developments that better align with the goals of the community**.

Residents

- **Engages and educates community members** and stakeholders in planning for their City's future.
- Aids in **shaping the desired outcomes** and appearance of the community, enhancing quality of life for residents.
- Annual reporting allows community members to **keep the City accountable** in achieving its goals.

Lockhart

Looking Forward

Next Steps

- ❖ Revisions & Finalization
- ❖ Public Review & Comment of Draft Plan (opens late August)
- ❖ Approval Meetings (September/October)

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Or scan
the QR
Code



City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: July 16, 2024

AGENDA ITEM CAPTION: Discussion regarding the proposed Fiscal Year 2024-2025 Budget for Caldwell County Appraisal District (CCAD).

ORIGINATING DEPARTMENT AND CONTACT: Administration - Joseph Resendez

ACTION REQUESTED: Other

BACKGROUND/SUMMARY/DISCUSSION: On June 18, 2024, Council received the Caldwell County Appraisal District's (CCAD) Proposed Appraisal and Collection Budgets for the year January 1, 2025, through December 31, 2025.

The most notable increases are a new position in the appraisal budget, technology upgrades, and increases in printing for legal notices.

The Cadwell County Appraisal District's Board of Directors must approve the budget by September 15, 2024.

PROJECT SCHEDULE (if applicable):

AMOUNT & SOURCE OF FUNDING:

Funds Required:

Account Number:

Funds Available:

Account Name:

FISCAL NOTE (if applicable): The Caldwell County Appraisal District's Appraisal and Collection Budgets are incorporated into the City of Lockhart's Working Budget for Fiscal Year 2024-2025 at the current funding level in the current fiscal year - \$215,830. If the CCAD's Proposed 2025 Appraisal and Collection Budgets are approved as presented, a total of \$230,093, this would result in an increase of \$14,623, or 6.6%.

PREVIOUS COUNCIL ACTION:

COMMITTEE/BOARD/COMMISSION ACTION:

STAFF RECOMMENDATION/REQUESTED MOTION: Staff is seeking feedback on the Caldwell County Appraisal District's Proposed Appraisal and Collection Budgets for the year January 1, 2025 through December 31, 2025.

City of Lockhart, Texas

Council Agenda Item

Cover Sheet

LIST OF SUPPORTING DOCUMENTS: FYE 2025 - CCAD Proposed Budget

**CALDWELL COUNTY APPRAISAL DISTRICT
2025 APPRAISAL BUDGET (PROPOSED)**

	PERSONNEL	2024	2025
70101	Chief Appraiser	\$86,100.00	\$90,405.00
70102	Deputy Chief Appraiser	\$89,262.81	\$93,725.95
70103	GIS Mapper/System Mgr/IT	\$86,533.02	\$90,859.67
70105	Field Appraiser II	\$49,612.50	\$54,193.13
70106	Senior Appraiser I	\$66,502.80	\$69,827.94
70107	Senior Appraiser II	\$61,740.00	\$64,827.00
70108	Field Appraiser I	\$49,612.50	\$52,093.13
70109	Field Appraiser III	\$51,998.31	\$54,598.23
70111	Administrative Asst.	\$71,662.50	\$75,245.63
70112	Data Entry Technician I	\$46,305.00	\$48,620.25
70113	Support Data Entry	\$53,841.59	\$56,533.66
70114	Appraisal Clerk	\$37,485.00	\$39,359.25
70115	Data Entry Technician II	\$0.00	\$35,000.00
70120	Field Appraiser IV	\$46,856.25	\$49,199.06
70121	Field Appraiser V	\$40,000.00	\$42,000.00
70130	Part Time	\$0.00	\$0.00
70135	Payroll Contingency	\$7,000.00	\$9,000.00
70136	Annual Longevity Compensation	\$6,850.00	\$7,850.00
	SUBTOTAL	851,362.28	933,337.89
	DEDUCTIONS/BENEFITS		
71000	Payroll Tax	\$72,000.00	\$78,000.00
71002	Retirement/employer	\$96,000.00	\$116,000.00
71004	Health Benefits	\$155,200.00	\$175,000.00
71005	Worker Comp	\$3,000.00	\$3,200.00
71006	Unemployment	\$4,000.00	\$4,000.00
	SUBTOTAL	330,200.00	376,200.00
	SERVICES		
72000	Appr Engineers	\$69,500.00	\$76,638.00
72001	Appr Review Bd	\$37,500.00	\$37,500.00
72002	Audit	\$8,100.00	\$7,100.00
72003	Board of Directors	\$3,200.00	\$3,500.00
72004	Data Processing Services	\$114,300.00	\$127,900.00
72007	Janitorial Service	\$6,545.00	\$6,600.00
72008	Legal	\$27,000.00	\$27,000.00
72009	Title Research	\$0.00	\$0.00
72010	Aerial Imagery	\$84,500.00	\$84,500.00
72011	Homestead Exemption Analysis	\$0.00	\$45,000.00
	SUBTOTAL	350,645.00	415,738.00

	GENERAL EXPENSES	2024	2025
72500	Bond - Chief - Notary	\$250.00	\$250.00
72501	Membership/Dues	\$3,900.00	\$4,000.00
72502	Computer Supplies	\$7,600.00	\$7,600.00
72504	Education & Fees	\$17,375.00	\$17,375.00
72505	Insurance - Liability	\$2,500.00	\$3,300.00
72506	Insurance Building/ Equip - Contents	\$6,500.00	\$7,500.00
72507	Legal Notices/Printing	\$26,000.00	\$30,500.00
72508	Maint - Hardware/Equip	\$8,800.00	\$9,000.00
72509	Maint - Office Equip	\$1,000.00	\$1,000.00
72510	Mileage & Travel	\$8,000.00	\$9,500.00
72511	Office Supplies	\$9,000.00	\$9,000.00
72512	Postage	\$42,000.00	\$45,800.00
72513	Postage Meter/Box Rental	\$6,000.00	\$6,000.00
72514	Publications Subscrip & Books	\$23,000.00	\$23,100.00
72515	Rental - Copier	\$2,900.00	\$2,900.00
72516	Electricity	\$9,000.00	\$9,000.00
72517	Telephone	\$14,700.00	\$14,700.00
72518	Water & Sewer	\$3,850.00	\$4,200.00
72519	Mortgage	\$57,300.00	\$57,300.00
72520	Building Maint	\$12,000.00	\$14,000.00
72523	Fuel - Vehicle	\$4,000.00	\$4,000.00
72524	Maint - Vehicle	\$12,500.00	\$12,500.00
72525	Ins - Vehicle	\$3,000.00	\$3,000.00
	SUBTOTAL	281,175.00	295,525.00
	CAPITAL INVESTMENTS		
79000	Office Equipment	\$5,000.00	\$5,000.00
79001	Computer Equipment	\$17,000.00	\$31,000.00
79003	Vehicle	\$0.00	\$0.00
	SUBTOTAL	22,000.00	36,000.00
	CONTINGENCY		
79002	Building Expense	\$8,000.00	\$8,000.00
79990	Contingency	\$10,000.00	\$10,000.00
	SUBTOTAL	18,000.00	18,000.00
	TOTAL EXPENSES	1,853,382.28	2,074,800.89

**CALDWELL COUNTY APPRAISAL DISTRICT
2025 COLLECTION BUDGET (PROPOSED)**

	PERSONNEL	2024	2025
90-70101	Chief Appraiser	\$57,396.99	\$60,266.84
90-70120	Deputy Tax Collector	\$89,262.81	\$93,725.95
90-70121	Collections Specialist I	\$51,546.73	\$54,124.06
90-70122	Public Assist II	\$38,587.50	\$40,516.88
90-70126	Public Assist I	\$38,587.50	\$40,516.88
90-70130	Part time	\$0.00	\$0.00
90-70135	Payroll contingency	\$2,800.00	\$3,200.00
90-70136	Annual Longevity Compensation	\$1,850.00	\$2,000.00
	SUBTOTAL	\$280,031.53	\$294,350.61

	DEDUCTIONS/BENEFITS		
90-71000	Payroll Tax	\$23,000.00	\$24,000.00
90-71002	Retirement/employer	\$32,000.00	\$37,000.00
90-71004	Health benefits	\$44,400.00	\$46,900.00
90-71005	Worker comp	\$950.00	\$1,000.00
90-71006	Unemployment	\$3,375.00	\$3,375.00
	SUBTOTAL	\$103,725.00	\$112,275.00

	SERVICES		
90-72002	Audit	\$2,450.00	\$2,450.00
90-72004	Data Processing Services	\$29,500.00	\$34,500.00
90-72005	County employee contract	\$23,500.00	\$23,500.00
90-72007	Janitorial service	\$2,500.00	\$2,500.00
90-72008	Legal	\$2,500.00	\$2,500.00
90-72011	Security	\$2,000.00	\$2,000.00
	SERVICES	\$62,450.00	\$67,450.00

	GENERAL EXPENSES		
90-72500	Bond - Chief - Notary	\$200.00	\$250.00
90-72501	Membership/Dues	\$950.00	\$1,100.00
90-72502	Computer supplies	\$2,300.00	\$2,300.00
90-72504	Education & fees	\$7,000.00	\$7,000.00
90-72505	Insurance - liability	\$1,000.00	\$1,500.00
90-72506	Insurance Building/Equip - contents	\$1,600.00	\$1,850.00
90-72507	Legal notices/printing	\$14,500.00	\$17,000.00
90-72508	Maint - hardware/equip	\$3,600.00	\$3,600.00
90-72509	Maint - office equip	\$2,000.00	\$2,500.00
90-72510	Mileage & travel	\$5,100.00	\$5,100.00
90-72511	Office supplies	\$3,500.00	\$4,000.00
90-72512	Postage	\$18,500.00	\$20,500.00
90-72513	Postage meter/Box rental	\$1,800.00	\$2,000.00
90-72515	Rental - copier	\$1,800.00	\$1,800.00
90-72516	Electricity	\$3,000.00	\$3,000.00
90-72517	Telephone	\$4,000.00	\$4,100.00
90-72518	Water & sewer	\$1,400.00	\$1,400.00
90-72519	Mortgage	\$17,200.00	\$17,200.00
90-72520	Building Maint	\$2,800.00	\$3,800.00
	SUBTOTAL	\$92,250.00	\$100,000.00

	CAPITAL INVESTMENTS		
90-79000	Office equipment	\$2,000.00	\$2,000.00
90-79001	Computer Equipment	\$8,200.00	\$12,700.00
	SUBTOTAL	\$10,200.00	\$14,700.00

	CONTINGENCY		
90-79002	Building Expense	\$5,200.00	\$6,000.00
90-79990	Contingency	\$3,000.00	\$5,000.00
	SUBTOTAL	\$8,200.00	\$11,000.00
	TOTAL EXPENSES	\$556,856.53	\$599,775.61

2025 APPRAISAL BUDGET ALLOCATION

Caldwell County Appraisal District PROPOSED Budget

ENTITIES	2023 TAX LEVY	RATIO %	2025 BUDGET	ASSESSMENT
CITY OF LOCKHART	\$7,497,409.59	8.518%	\$2,074,800.89	\$176,725.91
CITY OF LULING	\$1,725,348.10	1.960%	\$2,074,800.89	\$40,669.21
CITY OF MARTINDALE	\$382,401.61	0.434%	\$2,074,800.89	\$9,013.82
CITY OF MUSTANG RIDGE	\$141,858.86	0.161%	\$2,074,800.89	\$3,343.84
CITY OF NIEDERWALD	\$64,894.83	0.074%	\$2,074,800.89	\$1,529.67
CITY OF UHLAND	\$33,615.02	0.038%	\$2,074,800.89	\$792.36
CALDWELL-HAYS ESD1	\$1,103,548.80	1.254%	\$2,074,800.89	\$26,012.41
CALDWELL CO ESD #2	\$318,319.98	0.362%	\$2,074,800.89	\$7,503.31
CALDWELL CO ESD #3	\$243,823.50	0.277%	\$2,074,800.89	\$5,747.31
CALDWELL CO ESD #4	\$282,324.74	0.321%	\$2,074,800.89	\$6,654.84
CALDWELL CO ESD #5**	\$6,665,312.45	7.572%	\$2,074,800.89	\$157,112.05
CALDWELL CO MUD #2	\$72,224.26	0.082%	\$2,074,800.89	\$1,702.44
CALDWELL CO MUD #7**	\$468.54	0.001%	\$2,074,800.89	\$11.04
BOLLINGER MUD	\$1,452.75	0.002%	\$2,074,800.89	\$34.24
CALDWELL COUNTY	\$25,317,475.72	28.763%	\$2,074,800.89	\$596,773.32
LOCKHART ISD	\$30,259,092.56	34.377%	\$2,074,800.89	\$713,255.11
LULING ISD	\$5,711,638.06	6.489%	\$2,074,800.89	\$134,632.43
PRAIRIE LEA ISD	\$1,981,922.76	2.252%	\$2,074,800.89	\$46,717.08
GONZALES COUNTY UWD	\$9,646.48	0.011%	\$2,074,800.89	\$227.38
PLUM CREEK CONS DIST	\$443,205.12	0.504%	\$2,074,800.89	\$10,447.05
PLUM CREEK UNDERGROUND	\$458,243.10	0.521%	\$2,074,800.89	\$10,801.52
CITY OF SAN MARCOS	\$301,795.95	0.343%	\$2,074,800.89	\$7,113.81
GONZALES ISD	\$475,095.54	0.540%	\$2,074,800.89	\$11,198.76
HAYS ISD	\$1,437,386.36	1.633%	\$2,074,800.89	\$33,881.49
SAN MARCOS ISD	\$2,599,030.36	2.953%	\$2,074,800.89	\$61,263.29
WAELDER ISD	\$363,531.03	0.413%	\$2,074,800.89	\$8,569.01
AUSTIN COMMUNITY COLLEGE	\$130,163.68	0.148%	\$2,074,800.89	\$3,068.17
TOTALS	\$88,021,229.75	100.00%	\$2,074,800.89	\$2,074,800.89

**NEW FOR 2024 - USING 2024 ESTIMATED LEVY

2025 COLLECTION BUDGET ALLOCATION

Caldwell County Appraisal District PROPOSED Budget

ENTITIES	2023 TAX LEVY	RATIO %	2025 BUDGET	ASSESSMENT
CITY OF LOCKHART	\$7,497,409.59	8.898%	\$599,775.61	\$53,366.73
CITY OF LULING	\$1,768,164.14	2.098%	\$599,775.61	\$12,585.83
CITY OF MARTINDALE	\$382,401.61	0.454%	\$599,775.61	\$2,721.94
CITY OF MUSTANG RIDGE	\$141,858.86	0.168%	\$599,775.61	\$1,009.75
CITY OF NIEDERWALD	\$64,894.83	0.077%	\$599,775.61	\$461.92
CITY OF UHLAND	\$33,615.02	0.040%	\$599,775.61	\$239.27
CALDWELL-HAYS ESD1	\$1,103,548.80	1.310%	\$599,775.61	\$7,855.09
CALDWELL CO ESD #2	\$318,319.98	0.378%	\$599,775.61	\$2,265.81
CALDWELL CO ESD #3	\$243,823.50	0.289%	\$599,775.61	\$1,735.54
CALDWELL CO ESD #4	\$282,324.74	0.335%	\$599,775.61	\$2,009.59
CALDWELL CO ESD #5**	\$6,665,312.45	7.910%	\$599,775.61	\$47,443.85
CALDWELL CO MUD #2	\$72,224.26	0.086%	\$599,775.61	\$514.09
CALDWELL CO MUD #7**	\$468.54	0.001%	\$599,775.61	\$3.34
BOLLINGER MUD	\$1,452.75	0.002%	\$599,775.61	\$10.34
CALDWELL COUNTY	\$25,317,475.72	30.046%	\$599,775.61	\$180,210.37
LOCKHART ISD	\$30,259,092.56	35.911%	\$599,775.61	\$215,384.91
LULING ISD	\$6,760,571.05	8.023%	\$599,775.61	\$48,121.90
PRAIRIE LEA ISD	\$2,437,492.98	2.893%	\$599,775.61	\$17,350.13
GONZALES COUNTY UWD	\$9,646.48	0.011%	\$599,775.61	\$68.66
PLUM CREEK CONS DIST	\$443,205.12	0.526%	\$599,775.61	\$3,154.74
PLUM CREEK UWD	\$458,243.10	0.544%	\$599,775.61	\$3,261.78
TOTALS	\$84,261,546.08	100.00%	\$599,775.61	\$599,775.61

**NEW FOR 2024 - USING 2024 ESTIMATED LEVY

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: July 16, 2024

AGENDA ITEM CAPTION: Discussion regarding Resolution 2024-17 regarding a petition by David Acevedo, Eduardo Acevedo, Virginia Villareal and Margarita Britt to add the entirety of a 498.778-acre property in the John A. Neill Survey, Abstract 20, located west and south of Seawillow Road approximately 1,600 feet east of FM 1322 into the Extraterritorial Jurisdiction (ETJ) of the City of Lockhart.

ORIGINATING DEPARTMENT AND CONTACT: Development Services - David Fowler

ACTION REQUESTED: Resolution

BACKGROUND/SUMMARY/DISCUSSION: This resolution is to accept the petition to add the entirety of the property that is the site of the Seawillow Ranch development, located to the east of the City Limits, south and west of Seawillow Road and east of FM 1322. If the petition is accepted, the City's current ETJ will expand by approximately 88 acres. The petition for the remainder of the land to be added to the ETJ is a result of negotiations between the City and Red Oak Development to bring all the land within the planned development into the City's ETJ prior to the eventual annexation of the entire development area. As part of the development agreement approved June 18, 2024, the applicant was required to submit a petition to add the portion of their property not currently within the Lockhart ETJ to the City's ETJ. The attached petition meets that requirement. The petition is the first step towards annexing the remaining portions of the Seawillow Ranch property into the City Limits.

PROJECT SCHEDULE (if applicable): None.

FISCAL NOTE (if applicable): None.

PREVIOUS COUNCIL ACTION: On June 18, 2024, City Council approved the Seawillow Ranch Development Agreement, which established the need to annex the affected properties for the purpose of creating a Public Improvement District.

COMMITTEE/BOARD/COMMISSION ACTION: None

STAFF RECOMMENDATION/REQUESTED MOTION: Approval of Resolution 2024-1 Accepting the petition to add the entirety of a 498.778 acre parcel to the Lockhart ETJ.

LIST OF SUPPORTING DOCUMENTS: Resolution 2024-17 granting expansion of ETJ Seawillow Ranch, Exhibit A--Seawillow ETJ expansion request, Seawillow ETJ Expansion Map 30 acres

RESOLUTION NO. 2024-17

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOCKHART, TEXAS GRANTING A PETITION OF A PROPERTY OWNER REQUESTING THAT THE CITY EXPAND ITS EXTRATERRITORIAL JURISDICTION TO INCLUDE THE OWNERS' PROPERTY, AN APPROXIMATE 498.778 ACRES IN THE JOHN A. NEILL SURVEY, ABSTRACT 116, AND THE W. HOUSE SURVEY, ABSTRACT 20, CALDWELL COUNTY, TEXAS, EXPANDING THE CITY'S EXTRATERRITORIAL JURISDICTION, AMENDING THE CITY'S OFFICIAL MAP, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on or about July 5, 2024, Eduardo Acevedo, David Acevedo, Virginia Villarreal, and Margarit Britt filed a written petition with the City of Lockhart, Texas requesting that the City expand its extraterritorial jurisdiction ("ETJ") to include the owner's property (the "Petition"), such property being an approximate 498.778 acres in the John A. Neill Survey, Abstract 20, Caldwell County, Texas, as more specifically described and depicted in **Exhibit "A"** to the Petition (the "Property"); and

WHEREAS, the City has authority under Local Government Code section 42.022(b) to expand its ETJ to include property upon an owner's request; and

WHEREAS, City Council of the City of Lockhart has found and determined that the Petition is appropriate and that it is in the best interest of the City to grant the Petition; and

WHEREAS, pursuant to Local Government Code section 41.001, the City should amend its official City map to include the expanded ETJ.

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

SECTION 1. The recitals and findings set forth above are true and correct and are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2. A true and correct copy of the Petition containing the legal description of the Property is attached hereto as **Exhibit "A"** and incorporated as if set forth fully herein.

SECTION 3. The City Council hereby grants the Petition requesting the expansion of its ETJ to cover the subject Property and orders that its ETJ expand to cover the subject Property.

SECTION 4. The City Council directs that the official City map be amended to show the expanded ETJ and such map be filed in Caldwell County records.

SECTION 5. The City Council hereby finds, determines, and declares that the meeting at which this Resolution is passed, approved and adopted, was open to the public, and that the public notice of time, place and subject matter to be considered was posted as required by law.

SECTION 6. This Resolution shall be effective from and after its passage as provided by law.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LOCKHART, TEXAS, this 16h day of July, 2024.

Lew White, Mayor

ATTEST:

Julie Bowermnon, City Secretary

APPROVED AS TO FORM:

Bradford E. Bullock, City Attorney

Exhibit A

**Petition Of Property Owner Requesting That The City Of Lockhart, Texas Expand
Its Extraterritorial Jurisdiction To Include Owner's Property**

July 5, 2024

City of Lockhart
Attn: Mr. Steve Lewis, City Manager
308 W. San Antonio St.
Lockhart, Texas 78644

RE: Request for Extension of the Extraterritorial Jurisdiction of the City of Lockhart, Texas,
(the “**City**”)

Dear Mr. Lewis:

As the owners (the “**Owners**”) of that certain 498.778 acre tract described in the attached metes and bounds description attached as Exhibit A (the “**Master Tract**”) a portion of which lies in the City’s extraterritorial jurisdiction (the “**ETJ**”), the Owners of the Master Tract respectfully submit this request (this “**ETJ Extension Request**”) for the City to extend its ETJ to include the approximately 30 acre portion of the Master Tract extending from the City’s existing ETJ line to the easternmost boundary of the Master Tract (the “**30 Acre Portion**”), which 30 Acre Portion is depicted in red as “Proposed ETJ” in Exhibit B. In connection with this ETJ Extension Request, the Owners hereby represent the following:

- (1) The Owners are the sole owners of the Master Tract, which includes the 30 Acre Portion, and have full authority to submit this ETJ Extension Request;
- (2) The 30 Acre Portion is adjacent to the City’s ETJ; and
- (3) The 30 Acre Portion is not included within the extraterritorial jurisdiction of any municipality.

Owners request that the City accept this ETJ Extension Request. Upon the City’s acceptance and approval of this ETJ Extension Request, the 30 Acre Portion shall be included within the City’s ETJ by operation of law. The Owners respectfully request that this ETJ Extension Request be processed in an expeditious manner.

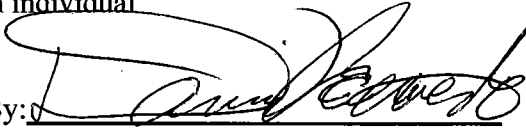
If you have any questions about this request or need additional information, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this request.

Sincerely,

[SIGNATURES TO FOLLOW]

OWNERS:

DAVID ACEVEDO,
an individual

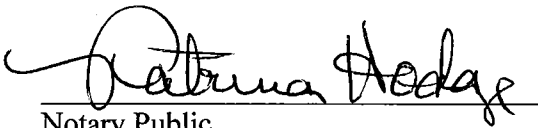
By: 

STATE OF TEXAS §
COUNTY OF Caldwell §

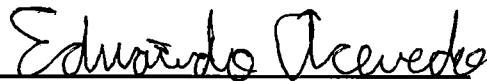
Before me, on this day personally appeared the foregoing individual, known to me to be the person whose name was subscribed in my presence to the foregoing instrument.

[SEAL]




Notary Public
Commission Expires: _____

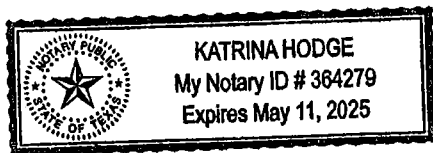
EDUARDO ACEVEDO,
an individual, a representative of the Leandro
Acevedo Estate

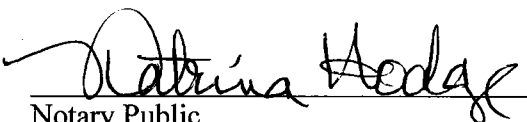
By: 

STATE OF TEXAS §
COUNTY OF Caldwell §

Before me, on this day personally appeared the foregoing individual, known to me to be the person whose name was subscribed in my presence to the foregoing instrument.

[SEAL]




Notary Public
Commission Expires: _____

DAVID ACEVEDO,

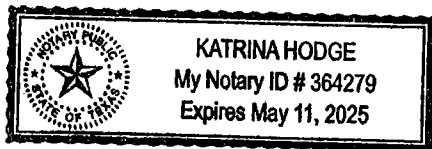
an individual, a representative of the Leandro
Acevedo Estate

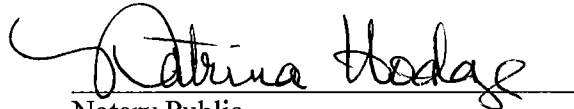
By: 

STATE OF TEXAS §
COUNTY OF Caldwell §

Before me, on this day personally appeared the foregoing individual, known to me to be
the person whose name was subscribed in my presence to the foregoing instrument.

[SEAL]




Notary Public
Commission Expires: _____

VILLAREAL

VIRGINIA VILLAREAL,

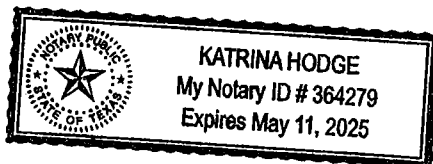
an individual, a representative of the Leandro
Acevedo Estate

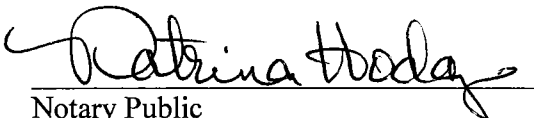
By: 

STATE OF TEXAS §
COUNTY OF Caldwell §

Before me, on this day personally appeared the foregoing individual, known to me to be
the person whose name was subscribed in my presence to the foregoing instrument.

[SEAL]




Notary Public
Commission Expires: _____

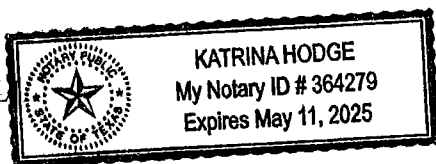
MARGARITA BRITT,
an individual, a representative of the Leandro
Acevedo Estate

By: Margarita Britt

STATE OF TEXAS §
COUNTY OF Caldwell §

Before me, on this day personally appeared the foregoing individual, known to me to be
the person whose name was subscribed in my presence to the foregoing instrument.

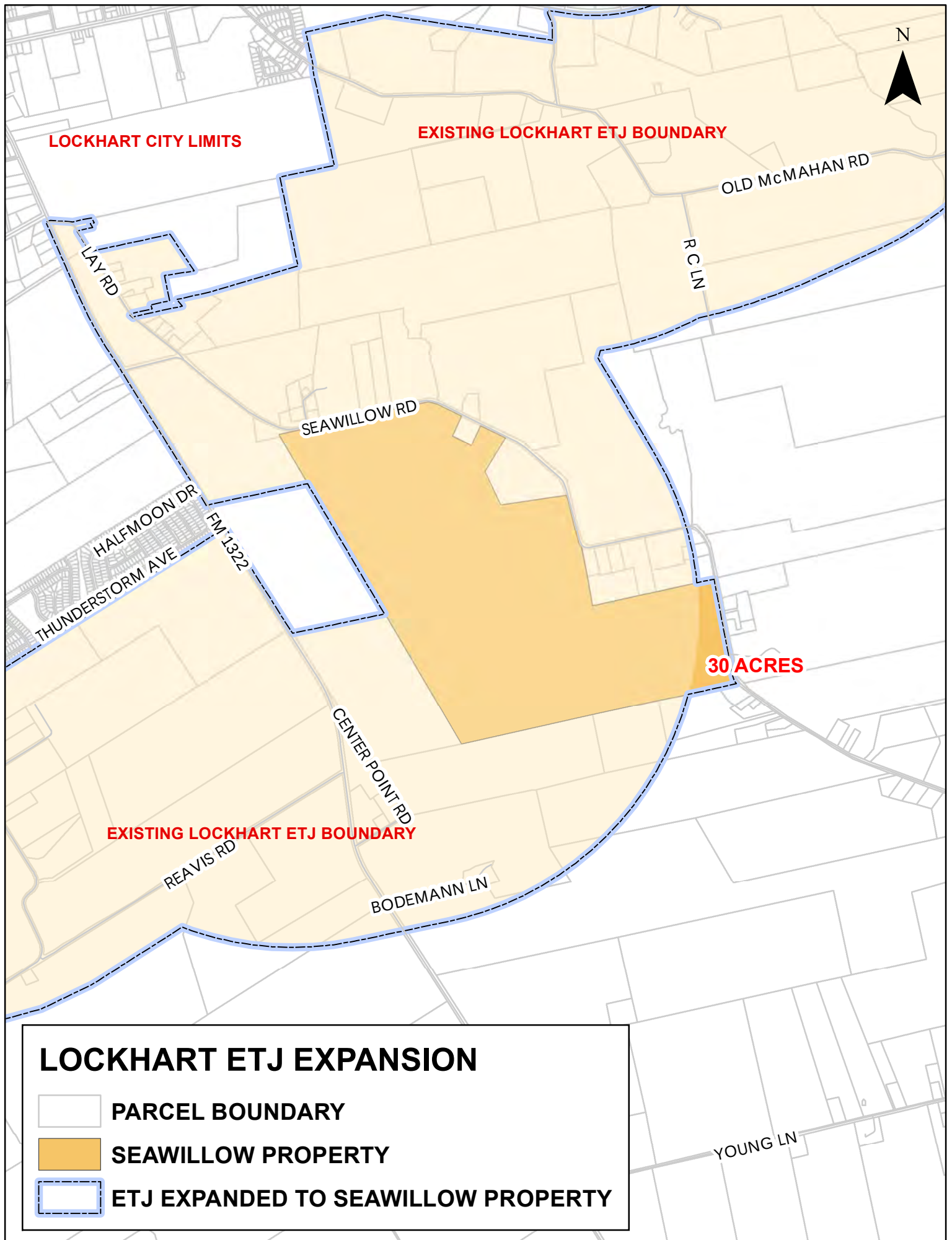
[SEAL]



Katrina Hodge
Notary Public
Commission Expires: _____

EXHIBIT A

EXHIBIT B



City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: July 16, 2024

AGENDA ITEM CAPTION: Discussion regarding recommendation to award bid to S-Co Incorporated of Jewett, Texas in the amount of \$317,326 for the installation and furnishing of residential water meters related to the 2021 Texas Community Development Block Grant (TxCDBG) Contract No. CDV21-0093.

ORIGINATING DEPARTMENT AND CONTACT: Public Works - Sean Kelley

ACTION REQUESTED: Approval of Bid

BACKGROUND/SUMMARY/DISCUSSION: In late 2020, the City Council authorized the submission of a TxCDBG grant application for the replacement of residential water meters. Grant Development Services thereafter submitted the application for the grant in the amount of \$350,000. Projects selected for the grant must have a city-wide impact and the meter location for the project are located throughout the water distribution system. On January 6, 2023, the City was informed that Lockhart was awarded the grant that will replace 954 residential weather meters, approximately one quarter of the aging water meters in the system.

Bids for the meter replacement grant were sought in compliance with State Law. Five (5) bids were received on June 6th, ranging from \$260,307.50 to a high of \$342,000.00. The lowest bidder, HydroPro Solution, recently notified the City that they would like to withdraw their bid because they could not perform the project based on the base bid submitted. Consequently, it is recommended that the project be awarded to the second-lowest bidder, S-CO Incorporated, in the amount of \$317,326.00.

If approved, the next step will be to hold a pre-construction meeting with the contractor to coordinate the replacement of the residential meters.

PROJECT SCHEDULE (if applicable):

AMOUNT & SOURCE OF FUNDING:

Funds Required:

Account Number:

Funds Available:

Account Name:

FISCAL NOTE (if applicable): Grant Award- \$350,000 (80%)
Local Match- \$70,000 (20%)

PREVIOUS COUNCIL ACTION: January 6, 2023- Grant Award

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COMMITTEE/BOARD/COMMISSION ACTION:

STAFF RECOMMENDATION/REQUESTED MOTION: Staff respectfully recommends approval of the bid for the replacement of residential water meters.

LIST OF SUPPORTING DOCUMENTS: Bid Award Recommendation -Lockhart Water Meters
TxCDBG #CDV21-0093



505 East Huntland Drive
Suite 250
Austin, Texas 78752

T 512.454.8716
TRCcompanies.com
T.B.P.E. #F-8632

July 10, 2024

Mr. Sean Kelley, Public Works Director
City of Lockhart
705 Wichita Street
Lockhart, Texas 78644

**RE: 2021 CDBG Water Meter Replacement
TxCDBG Contract No. CDV21-0093
Bid Award Recommendation**

Dear Mr. Kelley:

Five (5) sealed bids were received on June 6, 2024, for the above-referenced project. The total of the base bids ranged from \$260,307.50 from HydroPro Solutions of Georgetown, Texas to \$342,000.00 from Precision Plumbing Solutions of San Antonio, Texas. A detailed bid tabulation is attached for your reference.

Principle items of construction include furnishing and installing 954 smart water meters throughout the City of Lockhart per the plans and specifications and all necessary appurtenances for the completion of the project.

The low bidder, HydroPro Solutions has recently notified the City that it has withdrawn its bid because it could not perform the project based on the base bid submitted.

Therefore, it is recommended that the project be awarded to S-Co Incorporated in the amount of \$317,326.00. S-Co Incorporated has successfully completed similar work in the past. TRC conducted reference checks on similar projects supplied by the Contractor and found that S-Co Incorporated completed those projects to the satisfaction of both the Owners and Engineers.

The Contractor has a bid bond and will be required to furnish a Standard Form of Agreement, Performance Bond, and Payment Bond to the City.

If you have any questions or comments, please do not hesitate to contact this office.

Sincerely,

A handwritten signature in blue ink that reads 'William Wachel'.

William Wachel, PE
Vice President - DMS

Attachment: Bid Tabulation

cc: Mr. Gandolf Burrus, GDS

City of Lockhart
2021 TxCDBG Water Meter Replacement
TxCDBG No. CDV21-0093
Bid Tabulation
June 9, 2024 - 11:00 AM



				HydroPro Solutions 907 Rockmoor Dr. Georgetown, Texas 78628		S-Co Incorporated 2329 County Road 348 Jewett, Texas 75846		ANKR Construction 1030 Edwards Ave Lexington, Texas 78947	
Item	Description	Qty.	Unit	Unit Price	Total	Unit Price	Total	Unit Price	Total
P.1	Performance/Payment Bonds	1	L.S.	\$23,000.00	\$23,000.00	\$13,000.00	\$13,000.00	\$9,500.00	\$9,500.00
P.2	Install smart water meters	954	EA.	\$248.75	\$237,307.50	\$319.00	\$304,326.00	\$325.00	\$310,050.00
TOTAL BASE BID					\$260,307.50		\$317,326.00		\$319,550.00

				ClearWater Solutions 2174 Moores Mill Rd Auburn, Alabama 36830		Precision Plumbing Solutions 14529 Waddesdon Bluff San Antonio, Texas 78233	
Item	Description	Qty.	Unit	Unit Price	Total	Unit Price	Total
P.1	Performance/Payment Bonds	1	L.S.	\$4,218.61	\$4,218.61	\$10,250.00	\$10,250.00
P.2	Install smart water meters	954	EA.	\$353.76	\$337,487.04	\$347.75	\$331,750.00
TOTAL BASE BID					\$341,705.65		\$342,000.00

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: July 16, 2024

AGENDA ITEM CAPTION: Discussion regarding recommendation to award bid to DeNucci Construction, LLC of Austin, Texas in the amount of \$10,829,910 for the Downtown Revitalization Project and authorizing the Mayor to sign the contractual documents.

ORIGINATING DEPARTMENT AND CONTACT: Public Works - Sean Kelley

ACTION REQUESTED: Approval of Bid

BACKGROUND/SUMMARY/DISCUSSION: The Downtown Revitalization Project focuses on the nine-block centered around the historic Caldwell County Courthouse. The originating reasoning behind the upgrades was to improve aging water/wastewater infrastructure, address drainage issues and the resurfacing of the downtown streets. Additional scopes of work were previously discussed and added to the project to enhance the overall project esthetics. These include but are not limited to:

- Lighting and electric upgrades
- North and South Main Street road reconstruction
- Integrating building downspouts
- Sidewalk improvements for portions of the project limits
- Adding all-way stops at intersections
- Improving pedestrian safety with bulb-outs and pedestrian refuges
- Landscaping design, improvements and irrigation

Special consideration and coordination was incorporated in the contract to minimize disruptions to businesses, residents and special events that were within the project limitations. Along with individualized meetings with businesses and property owners, the engineering team met with the County stakeholders and governing agencies to integrate recommendations into the project.

Bids for the Downtown Revitalization Project were sought in compliance with State law. Five (5) sealed bids were received on May 9th, ranging from \$10,829,910 to \$12,824,393. The lowest qualified bidder was DeNucci Construction, LLC of Austin, Texas in the amount of \$10,829,910. Reference checks of the contractor have come back complementary and the company has a reputation of completing complex construction jobs. Therefore, it is recommended that the Downtown Revitalization Project be awarded to DeNucci Construction, LLC.

PROJECT SCHEDULE (if applicable):

AMOUNT & SOURCE OF FUNDING:

City of Lockhart, Texas

Council Agenda Item Cover Sheet

Funds Required:
Account Number:
Funds Available:
Account Name:

FISCAL NOTE (if applicable):

PREVIOUS COUNCIL ACTION:

COMMITTEE/BOARD/COMMISSION ACTION:

STAFF RECOMMENDATION/REQUESTED MOTION: The City Engineer respectfully recommends approval of the bid award to DeNucci Construction, LLC for the construction of the Downtown Revitalization Project.

LIST OF SUPPORTING DOCUMENTS: Bid Award Recommendation - Lockhart Downtown Revitalization, Downtown Revitalization Project-City Council Presentation 2024-07-16v4

July 11, 2024

Mr. Sean Kelley, Public Works Director
City of Lockhart
705 Wichita Street
Lockhart, Texas 78644

**RE: Downtown Revitalization Project
Bid Award Recommendation**

Dear Mr. Kelley:

Five (5) sealed bids were received on May 9, 2024, for the above-referenced project. The total of the base bids ranged from \$10,829,910.00 from DeNucci Constructors, LLC of Austin to \$12,824,393.00 from Chasco Constructors, LTD of Round Rock. A detailed bid tabulation is attached for your reference.

Principle items of construction includes approximately 3,650 LF of 6" and 8" waterline, approximately 3,050 LF of 6" and 8" sanitary sewer lines, approximately 4,710 LF of 18", 24", 36", and 48" storm sewer, street reconstruction, sidewalk reconstruction, striping, signage, landscaping, irrigation, and lighting throughout downtown Lockhart.

The low bidder, DeNucci Constructors, LLC has successfully completed similar work in the past. TRC conducted reference checks on similar projects supplied by the Contractor and found that DeNucci Constructors, LLC completed those projects to the satisfaction of both the Owners and Engineers.

Therefore, it is recommended that the project be awarded to DeNucci Constructors in the amount of \$10,829,910.00. The Contractor has a bid bond and will be required to furnish a Standard Form of Agreement, Performance Bond, and Payment Bond to the City.

If you have any questions or comments, please do not hesitate to contact this office.

Sincerely,

A handwritten signature in blue ink, appearing to read 'William Wachel', written in a cursive style.

William Wachel, PE
Vice President - DMS

Attachment



				DeNucci Constructors, LLC PO Box 201268 Austin, Texas 78720		Cash Construction Company 217 Kingston Lacy Blvd Pflugerville, Texas 78660		Rucoba & Maya Construction 35 Flint Rd Kyle, Texas 78640		Skyblue Utilities, Inc. PO Box 1001 Kingsland, Texas 78639		Chasco Constructors, LTD PO Box 1057 Round Rock, Texas 78680	
Item	Item Description	Qty.	Unit	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
BASE BID													
P.1	Performance & Payment Bonds	1	LS	\$120,000.00	\$120,000.00	\$97,000.00	\$97,000.00	\$605,810.49	\$605,810.49	\$377,750.00	\$377,750.00	\$100,000.00	\$100,000.00
P.2	Mobilization/Demobilization	1	LS	\$400,000.00	\$400,000.00	\$340,000.00	\$340,000.00	\$362,237.35	\$362,237.35	\$876,093.75	\$876,093.75	\$350,000.00	\$350,000.00
P.3	36" CMP Removal/Disposal	270	LF	\$40.00	\$10,800.00	\$195.00	\$52,650.00	\$38.00	\$10,260.00	\$125.00	\$33,750.00	\$125.00	\$33,750.00
P.4	18" RCP Removal/Disposal	30	LF	\$40.00	\$1,200.00	\$112.00	\$3,360.00	\$45.00	\$1,350.00	\$50.00	\$1,500.00	\$125.00	\$3,750.00
P.5	12" CMP Removal/Disposal	20	LF	\$35.00	\$700.00	\$80.00	\$1,600.00	\$25.00	\$500.00	\$43.75	\$875.00	\$125.00	\$2,500.00
P.6	10" RCP Removal/Disposal	60	LF	\$35.00	\$2,100.00	\$80.00	\$4,800.00	\$35.00	\$2,100.00	\$37.50	\$2,250.00	\$125.00	\$7,500.00
P.7	Inlets Removal/Disposal	1	EA	\$800.00	\$800.00	\$1,830.00	\$1,830.00	\$1,800.00	\$1,800.00	\$1,875.00	\$1,875.00	\$2,500.00	\$2,500.00
P.8	Install PCU	21	EA	\$4,500.00	\$94,500.00	\$8,270.00	\$173,670.00	\$5,441.60	\$114,273.60	\$8,143.75	\$171,018.75	\$10,000.00	\$210,000.00
P.9	Install PCO	7	EA	\$4,500.00	\$31,500.00	\$7,710.00	\$53,970.00	\$4,771.20	\$33,398.40	\$8,231.25	\$57,618.75	\$10,000.00	\$70,000.00
P.10	Grate inlets	2	EA	\$3,800.00	\$7,600.00	\$12,000.00	\$24,000.00	\$5,673.60	\$11,347.20	\$13,594.44	\$27,188.88	\$14,000.00	\$28,000.00
P.11	4' Storm Manholes	2	EA	\$4,800.00	\$9,600.00	\$8,690.00	\$17,380.00	\$9,753.60	\$19,507.20	\$8,830.55	\$17,661.10	\$12,000.00	\$24,000.00
P.12	5' Storm Manholes	6	EA	\$5,500.00	\$33,000.00	\$12,000.00	\$72,000.00	\$5,206.40	\$31,238.40	\$9,960.03	\$59,760.18	\$17,000.00	\$102,000.00
P.13	6' Storm Manholes	25	EA	\$8,500.00	\$212,500.00	\$15,000.00	\$375,000.00	\$6,091.20	\$152,280.00	\$10,889.81	\$272,245.25	\$21,000.00	\$525,000.00
P.14	8'x8' Storm Manholes	1	EA	\$20,000.00	\$20,000.00	\$21,000.00	\$21,000.00	\$18,161.60	\$18,161.60	\$39,500.00	\$39,500.00	\$26,000.00	\$26,000.00
For furnishing and installing 18" RCP (Class III ASTM C76) storm sewer for the following depths of cut:													
P.15	From 0'-6' cut	200	LF	\$85.00	\$17,000.00	\$189.00	\$37,800.00	\$118.80	\$23,760.00	\$150.00	\$30,000.00	\$135.00	\$27,000.00
P.16	From 6'-8' cut	270	LF	\$85.00	\$22,950.00	\$228.00	\$61,560.00	\$124.74	\$33,679.80	\$156.25	\$42,187.50	\$170.00	\$45,900.00
P.17	From 8'-10' cut	160	LF	\$85.00	\$13,600.00	\$296.00	\$47,360.00	\$130.68	\$20,908.80	\$162.50	\$26,000.00	\$230.00	\$36,800.00
P.18	From 10'-12' cut	150	LF	\$85.00	\$12,750.00	\$365.00	\$54,750.00	\$136.62	\$20,493.00	\$200.00	\$30,000.00	\$280.00	\$42,000.00
For furnishing and installing 24" RCP (Class III ASTM C76) storm sewer for the following depths of cut:													
P.19	From 0'-6' cut	170	LF	\$125.00	\$21,250.00	\$208.00	\$35,360.00	\$165.00	\$28,050.00	\$200.00	\$34,000.00	\$150.00	\$25,500.00
P.20	From 6'-8' cut	150	LF	\$125.00	\$18,750.00	\$250.00	\$37,500.00	\$173.25	\$25,987.50	\$206.25	\$30,937.50	\$220.00	\$33,000.00
P.21	From 8'-10' cut	110	LF	\$125.00	\$13,750.00	\$325.00	\$35,750.00	\$181.50	\$19,965.00	\$212.50	\$23,375.00	\$300.00	\$33,000.00
P.22	From 10'-12' cut	60	LF	\$125.00	\$7,500.00	\$401.00	\$24,060.00	\$189.75	\$11,385.00	\$253.75	\$15,225.00	\$350.00	\$21,000.00
For furnishing and installing 30" RCP (Class III ASTM C76) storm sewer for the following depths of cut:													
P.23	From 8'-10' cut	610	LF	\$165.00	\$100,650.00	\$369.00	\$225,090.00	\$233.20	\$142,252.00	\$255.00	\$155,550.00	\$225.00	\$137,250.00
P.24	From 10'-12' cut	150	LF	\$165.00	\$24,750.00	\$455.00	\$68,250.00	\$244.86	\$36,729.00	\$298.75	\$44,812.50	\$260.00	\$39,000.00
For furnishing and installing 36" RCP (Class III ASTM C76) storm sewer for the following depths of cut:													
P.25	From 6'-8' cut	150	LF	\$245.00	\$36,750.00	\$329.00	\$49,350.00	\$356.40	\$53,460.00	\$315.00	\$47,250.00	\$320.00	\$48,000.00
P.26	From 8'-10' cut	430	LF	\$245.00	\$105,350.00	\$419.00	\$180,170.00	\$374.22	\$160,914.60	\$321.25	\$138,137.50	\$370.00	\$159,100.00
P.27	From 10'-12' cut	840	LF	\$245.00	\$205,800.00	\$499.00	\$419,160.00	\$392.04	\$329,313.60	\$358.75	\$301,350.00	\$460.00	\$386,400.00
P.28	From 12'-14' cut	600	LF	\$245.00	\$147,000.00	\$591.00	\$354,600.00	\$409.86	\$245,916.00	\$371.25	\$222,750.00	\$490.00	\$294,000.00
P.29	From 14'-16' cut	80	LF	\$245.00	\$19,600.00	\$672.00	\$53,760.00	\$427.68	\$34,214.40	\$383.75	\$30,700.00	\$560.00	\$44,800.00
For furnishing and installing 42" RCP (Class III ASTM C76) storm sewer for the following depths of cut:													
P.30	From 8'-10' cut	20	LF	\$315.00	\$6,300.00	\$481.00	\$9,620.00	\$486.20	\$9,724.00	\$389.56	\$7,791.20	\$480.00	\$9,600.00
P.31	From 10'-12' cut	280	LF	\$315.00	\$88,200.00	\$568.00	\$159,040.00	\$510.51	\$142,942.80	\$395.81	\$110,826.80	\$525.00	\$147,000.00
P.32	From 12'-14' cut	110	LF	\$315.00	\$34,650.00	\$671.00	\$73,810.00	\$534.82	\$58,830.20	\$408.31	\$44,914.10	\$560.00	\$61,600.00
P.33	From 14'-16' cut	140	LF	\$315.00	\$44,100.00	\$781.00	\$109,340.00	\$559.13	\$78,278.20	\$452.06	\$63,288.40	\$625.00	\$87,500.00



				DeNucci Constructors, LLC PO Box 201268 Austin, Texas 78720		Cash Construction Company 217 Kingston Lacy Blvd Pflugerville, Texas 78660		Rucoba & Maya Construction 35 Flint Rd Kyle, Texas 78640		Skyblue Utilities, Inc. PO Box 1001 Kingsland, Texas 78639		Chasco Constructors, LTD PO Box 1057 Round Rock, Texas 78680	
Item	Item Description	Qty.	Unit	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
BASE BID													
For furnishing and installing 48" RCP (Class III ASTM C76) storm sewer for the following depths of cut													
P.34	From 6'-8' cut	20	LF	\$405.00	\$8,100.00	\$431.00	\$8,620.00	\$598.40	\$11,968.00	\$574.50	\$11,490.00	\$380.00	\$7,600.00
P.35	From 8'-10' cut	15	LF	\$405.00	\$6,075.00	\$541.00	\$8,115.00	\$628.32	\$9,424.80	\$587.00	\$8,805.00	\$400.00	\$6,000.00
P.36	Outfall Headwall	1	EA	\$5,500.00	\$5,500.00	\$17,000.00	\$17,000.00	\$13,500.00	\$13,500.00	\$37,500.00	\$37,500.00	\$25,000.00	\$25,000.00
P.37	OSHA	4,670	LF	\$4.00	\$18,680.00	\$1.00	\$4,670.00	\$45.00	\$210,150.00	\$2.50	\$11,675.00	\$3.00	\$14,010.00
P.38	Water Main Removal	270	LF	\$35.00	\$9,450.00	\$49.00	\$13,230.00	\$66.00	\$17,820.00	\$25.00	\$6,750.00	\$50.00	\$13,500.00
P.39	Water Line Abandonment	3,410	LF	\$55.00	\$187,550.00	\$8.00	\$27,280.00	\$66.00	\$225,060.00	\$25.00	\$85,250.00	\$30.00	\$102,300.00
P.40	Fire Hydrants Removal	8	EA	\$1,500.00	\$12,000.00	\$359.00	\$2,872.00	\$4,400.00	\$35,200.00	\$1,875.00	\$15,000.00	\$3,000.00	\$24,000.00
P.41	8" PVC Water Main	3,540	LF	\$85.00	\$300,900.00	\$135.00	\$477,900.00	\$165.00	\$584,100.00	\$110.00	\$389,400.00	\$140.00	\$495,600.00
P.42	6" PVC Water Main	110	LF	\$75.00	\$8,250.00	\$140.00	\$15,400.00	\$154.00	\$16,940.00	\$100.68	\$11,074.80	\$130.00	\$14,300.00
P.43	8" Water Main WET Connection	9	EA	\$3,500.00	\$31,500.00	\$2,050.00	\$18,450.00	\$5,500.00	\$49,500.00	\$5,622.56	\$50,603.04	\$6,000.00	\$54,000.00
P.44	6" Water Main WET Connection	1	EA	\$3,500.00	\$3,500.00	\$2,050.00	\$2,050.00	\$5,500.00	\$5,500.00	\$5,102.00	\$5,102.00	\$4,000.00	\$4,000.00
P.45	2" Water Main WET Connection	3	EA	\$3,500.00	\$10,500.00	\$1,390.00	\$4,170.00	\$4,400.00	\$13,200.00	\$3,886.38	\$11,659.14	\$2,500.00	\$7,500.00
P.46	Fire Hydrant Assembly	9	EA	\$6,500.00	\$58,500.00	\$7,420.00	\$66,780.00	\$9,900.00	\$89,100.00	\$9,280.88	\$83,527.92	\$9,000.00	\$81,000.00
P.47	8" Gate Valves	28	EA	\$2,200.00	\$61,600.00	\$3,350.00	\$93,800.00	\$3,850.00	\$107,800.00	\$2,725.24	\$76,306.72	\$4,000.00	\$112,000.00
P.48	6" Gate Valves	9	EA	\$1,800.00	\$16,200.00	\$2,350.00	\$21,150.00	\$3,300.00	\$29,700.00	\$2,804.69	\$25,242.21	\$2,800.00	\$25,200.00
P.49	2" Gate Valves	4	EA	\$1,200.00	\$4,800.00	\$1,540.00	\$6,160.00	\$990.00	\$3,960.00	\$1,640.63	\$6,562.52	\$2,000.00	\$8,000.00
P.50	Fittings	5	TON	\$12,500.00	\$62,500.00	\$16,000.00	\$80,000.00	\$2,750.00	\$13,750.00	\$11,410.65	\$57,053.25	\$30,000.00	\$150,000.00
P.51	3/4" Water Service Connections	15	EA	\$2,800.00	\$42,000.00	\$2,510.00	\$37,650.00	\$3,850.00	\$57,750.00	\$3,550.88	\$53,263.20	\$3,500.00	\$52,500.00
P.52	1-1/2" Water Service Connections	2	EA	\$4,500.00	\$9,000.00	\$4,520.00	\$9,040.00	\$4,950.00	\$9,900.00	\$6,367.38	\$12,734.76	\$5,500.00	\$11,000.00
P.53	2" Water Service Connections	1	EA	\$4,500.00	\$4,500.00	\$6,420.00	\$6,420.00	\$5,500.00	\$5,500.00	\$14,427.44	\$14,427.44	\$7,000.00	\$7,000.00
P.54	OSHA	3,540	LF	\$4.00	\$14,160.00	\$1.00	\$3,540.00	\$4.95	\$17,523.00	\$1.25	\$4,425.00	\$3.00	\$10,620.00
P.55	Removal/Disposal Sanitary Sewer	1,560	LF	\$45.00	\$70,200.00	\$74.00	\$115,440.00	\$44.00	\$68,640.00	\$37.50	\$58,500.00	\$70.00	\$109,200.00
P.56	Sanitary Sewer Abandonment	1,100	LF	\$65.00	\$71,500.00	\$8.00	\$8,800.00	\$66.00	\$72,600.00	\$18.75	\$20,625.00	\$85.00	\$93,500.00
P.57	Removal/Disposal Manhole	10	EA	\$1,200.00	\$12,000.00	\$1,170.00	\$11,700.00	\$3,300.00	\$33,000.00	\$1,875.00	\$18,750.00	\$2,600.00	\$26,000.00
P.58	Manhole Abandonment	6	EA	\$2,200.00	\$13,200.00	\$1,370.00	\$8,220.00	\$3,850.00	\$23,100.00	\$1,625.00	\$9,750.00	\$2,000.00	\$12,000.00
P.59	8" PVC Sewer Main (0'-6')	1,110	LF	\$85.00	\$94,350.00	\$164.00	\$182,040.00	\$165.00	\$183,150.00	\$79.15	\$87,856.50	\$110.00	\$122,100.00
P.60	8" PVC Sewer Main (6'-8')	1,220	LF	\$85.00	\$103,700.00	\$220.00	\$268,400.00	\$176.00	\$214,720.00	\$85.40	\$104,188.00	\$130.00	\$158,600.00
P.61	8" PVC Sewer Main ((8'-10'))	720	LF	\$105.00	\$75,600.00	\$265.00	\$190,800.00	\$198.00	\$142,560.00	\$91.65	\$65,988.00	\$160.00	\$115,200.00
P.62	4' Manholes	22	EA	\$4,500.00	\$99,000.00	\$7,690.00	\$169,180.00	\$8,800.00	\$193,600.00	\$10,345.78	\$227,607.16	\$10,000.00	\$220,000.00
P.63	Connect Sewer Main to existing Manholes	3	EA	\$2,200.00	\$6,600.00	\$3,710.00	\$11,130.00	\$4,400.00	\$13,200.00	\$4,456.25	\$13,368.75	\$5,600.00	\$16,800.00
P.64	Install/Connect Cleanouts	1	EA	\$1,800.00	\$1,800.00	\$882.00	\$882.00	\$2,200.00	\$2,200.00	\$2,409.88	\$2,409.88	\$1,600.00	\$1,600.00
P.65	6" Sewer Service Connections	14	EA	\$2,600.00	\$36,400.00	\$2,420.00	\$33,880.00	\$1,650.00	\$23,100.00	\$4,237.75	\$59,328.50	\$7,500.00	\$105,000.00
P.66	OSHA	3,040	LF	\$4.00	\$12,160.00	\$2.00	\$6,080.00	\$5.50	\$16,720.00	\$2.50	\$7,600.00	\$3.00	\$9,120.00
P.67	6" Pavement Milling	22,850	SY	\$18.00	\$411,300.00	\$12.50	\$285,625.00	\$21.55	\$492,359.92	\$11.63	\$265,745.50	\$15.00	\$342,750.00
P.68	7" Pavement Milling	4,580	SY	\$22.00	\$100,760.00	\$14.00	\$64,120.00	\$26.74	\$122,482.76	\$12.88	\$58,990.40	\$16.00	\$73,280.00
P.69	1.5" Hot-mix Asphalt	860	SY	\$18.00	\$15,480.00	\$14.00	\$12,040.00	\$57.16	\$49,157.90	\$50.00	\$43,000.00	\$14.00	\$12,040.00
P.70	1" Hot-mix Asphalt	1,070	SY	\$26.00	\$27,820.00	\$20.00	\$21,400.00	\$41.51	\$44,419.09	\$37.50	\$40,125.00	\$20.00	\$21,400.00
P.71	2" Hot-mix Asphalt	25,930	SY	\$24.00	\$622,320.00	\$18.50	\$479,705.00	\$22.39	\$580,611.60	\$22.63	\$586,795.90	\$19.00	\$492,670.00



				DeNucci Constructors, LLC PO Box 201268 Austin, Texas 78720		Cash Construction Company 217 Kingston Lacy Blvd Pflugerville, Texas 78660		Rucoba & Maya Construction 35 Flint Rd Kyle, Texas 78640		Skyblue Utilities, Inc. PO Box 1001 Kingsland, Texas 78639		Chasco Constructors, LTD PO Box 1057 Round Rock, Texas 78680	
Item	Item Description	Qty.	Unit	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
BASE BID													
P.72	3" Hot-mix Asphalt	3,510	SY	\$32.00	\$112,320.00	\$29.00	\$101,790.00	\$33.72	\$118,368.78	\$36.69	\$128,781.90	\$28.00	\$98,280.00
P.73	4" Hot-mix Asphalt	28,440	SY	\$35.00	\$995,400.00	\$30.00	\$853,200.00	\$42.48	\$1,208,020.00	\$40.00	\$1,137,600.00	\$29.00	\$824,760.00
P.74	6" Flex Base	860	SY	\$22.00	\$18,920.00	\$23.00	\$19,780.00	\$77.80	\$66,905.25	\$21.25	\$18,275.00	\$40.00	\$34,400.00
P.75	8" Flex Base	10,490	SY	\$22.00	\$230,780.00	\$39.00	\$409,110.00	\$41.78	\$438,252.06	\$23.75	\$249,137.50	\$40.00	\$419,600.00
P.76	Excavation/Subgrade Preparation	10,610	SY	\$42.00	\$445,620.00	\$35.00	\$371,350.00	\$22.51	\$238,824.20	\$4.38	\$46,471.80	\$18.00	\$190,980.00
P.77	4" Concrete Sidewalk	6,440	SY	\$75.00	\$483,000.00	\$145.00	\$933,800.00	\$96.00	\$618,240.00	\$143.75	\$925,750.00	\$126.00	\$811,440.00
P.78	6" Concrete Driveways	150	SY	\$105.00	\$15,750.00	\$158.00	\$23,700.00	\$98.00	\$14,700.00	\$162.50	\$24,375.00	\$210.00	\$31,500.00
P.79	Standard Lockhart Concrete Curb & Gutter	8,150	LF	\$32.00	\$260,800.00	\$46.00	\$374,900.00	\$46.56	\$379,439.96	\$28.75	\$234,312.50	\$45.00	\$366,750.00
P.80	4" Yellow Pavement Marking	7,020	LF	\$6.00	\$42,120.00	\$1.00	\$7,020.00	\$3.00	\$21,060.00	\$1.13	\$7,932.60	\$1.00	\$7,020.00
P.81	4" White Pavement Marking	14,020	LF	\$6.00	\$84,120.00	\$1.00	\$14,020.00	\$3.00	\$42,060.00	\$1.13	\$15,842.60	\$1.00	\$14,020.00
P.82	24" White Pavement Marking (xwalk)	960	LF	\$12.00	\$11,520.00	\$9.00	\$8,640.00	\$12.00	\$11,520.00	\$9.81	\$9,417.60	\$9.00	\$8,640.00
P.83	24" White Pavement Marking (stop)	1,520	LF	\$12.00	\$18,240.00	\$9.00	\$13,680.00	\$12.00	\$18,240.00	\$9.81	\$14,911.20	\$9.00	\$13,680.00
P.84	Reflective Pavement Marking (ADA)	18	EA	\$575.00	\$10,350.00	\$539.00	\$9,702.00	\$320.00	\$5,760.00	\$562.50	\$10,125.00	\$525.00	\$9,450.00
P.85	New Poles	61	EA	\$300.00	\$18,300.00	\$329.00	\$20,069.00	\$100.00	\$6,100.00	\$5,343.75	\$325,968.75	\$390.00	\$23,790.00
P.86	STOP Signs	25	EA	\$350.00	\$8,750.00	\$341.00	\$8,525.00	\$390.00	\$9,750.00	\$356.25	\$8,906.25	\$400.00	\$10,000.00
P.87	DO NOT ENTER Signs	8	EA	\$350.00	\$2,800.00	\$341.00	\$2,728.00	\$250.00	\$2,000.00	\$356.25	\$2,850.00	\$400.00	\$3,200.00
P.88	ONE WAY Signs	8	EA	\$350.00	\$2,800.00	\$329.00	\$2,632.00	\$250.00	\$2,000.00	\$343.75	\$2,750.00	\$390.00	\$3,120.00
P.89	ADA Signs	16	EA	\$350.00	\$5,600.00	\$317.00	\$5,072.00	\$350.00	\$5,600.00	\$331.25	\$5,300.00	\$380.00	\$6,080.00
P.90	ADA VAN Signs	2	EA	\$350.00	\$700.00	\$341.00	\$682.00	\$350.00	\$700.00	\$356.25	\$712.50	\$400.00	\$800.00
P.91	STREET Signs	22	EA	\$350.00	\$7,700.00	\$54.00	\$1,188.00	\$350.00	\$7,700.00	\$56.25	\$1,237.50	\$65.00	\$1,430.00
P.92	MEDIAN Signs	8	EA	\$350.00	\$2,800.00	\$335.00	\$2,680.00	\$150.00	\$1,200.00	\$350.00	\$2,800.00	\$400.00	\$3,200.00
P.93	SWPPP	1	LS	\$8,500.00	\$8,500.00	\$51,000.00	\$51,000.00	\$2,000.00	\$2,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
P.94	Clay Pavers/Concrete Base	5,637	SF	\$24.00	\$135,288.00	\$38.00	\$214,206.00	\$22.00	\$124,014.00	\$25.00	\$140,925.00	\$60.00	\$338,220.00
P.95	Crosswalk Banding/Base	1,789	SF	\$24.00	\$42,936.00	\$60.00	\$107,340.00	\$18.26	\$32,660.50	\$25.00	\$44,725.00	\$50.00	\$89,450.00
P.96	Detectable Warning Pavers/Base	1,826	SF	\$30.00	\$54,780.00	\$56.00	\$102,256.00	\$14.00	\$25,564.00	\$15.00	\$27,390.00	\$75.00	\$136,950.00
P.97	Sidewalk Paver Band/Base	1,702	SF	\$30.00	\$51,060.00	\$53.00	\$90,206.00	\$13.46	\$22,903.81	\$46.25	\$78,717.50	\$90.00	\$153,180.00
P.98	4" Concrete Pavement/Base	16,650	SF	\$16.00	\$266,400.00	\$14.00	\$233,100.00	\$16.69	\$277,955.93	\$21.25	\$353,812.50	\$18.00	\$299,700.00
P.99	4" Pavement/Base	30,502	SF	\$16.00	\$488,032.00	\$16.00	\$488,032.00	\$24.57	\$749,498.19	\$25.00	\$762,550.00	\$20.00	\$610,040.00
P.100	Sidewalk Drainage Trench	12	EA	\$3,500.00	\$42,000.00	\$4,490.00	\$53,880.00	\$3,500.00	\$42,000.00	\$1,375.00	\$16,500.00	\$5,500.00	\$66,000.00
P.101	#1 Continuous Shrub	3,181	EA	\$65.00	\$206,765.00	\$17.00	\$54,077.00	\$17.25	\$54,872.25	\$18.75	\$59,643.75	\$12.00	\$38,172.00
P.102	#3 Continuous Shrub	93	EA	\$85.00	\$7,905.00	\$46.00	\$4,278.00	\$45.33	\$4,215.69	\$49.28	\$4,583.04	\$32.00	\$2,976.00
P.103	#5 Continuous Shrub	774	EA	\$105.00	\$81,270.00	\$53.00	\$41,022.00	\$52.90	\$40,944.60	\$57.50	\$44,505.00	\$40.00	\$30,960.00
P.104	24" Box Tree	14	EA	\$4,500.00	\$63,000.00	\$1,490.00	\$20,860.00	\$1,483.50	\$20,769.00	\$1,612.50	\$22,575.00	\$975.00	\$13,650.00
P.105	6" Caliper Tree	30	EA	\$15,000.00	\$450,000.00	\$3,460.00	\$103,800.00	\$3,438.50	\$103,155.00	\$3,737.50	\$112,125.00	\$4,000.00	\$120,000.00
P.106	Sod with Soil Amendment	855	SY	\$9.00	\$7,695.00	\$15.00	\$12,825.00	\$14.84	\$12,688.20	\$16.13	\$13,791.15	\$11.00	\$9,405.00
P.107	Mulch (4" depth)	227	CY	\$12.00	\$2,724.00	\$93.00	\$21,111.00	\$92.00	\$20,884.00	\$100.00	\$22,700.00	\$50.00	\$11,350.00
P.108	Planting Soil (8" depth)	461	CY	\$85.00	\$39,185.00	\$139.00	\$64,079.00	\$138.00	\$63,618.00	\$150.00	\$69,150.00	\$75.00	\$34,575.00
P.109	Irrigation Sleeves	1,560	LF	\$65.00	\$101,400.00	\$27.00	\$42,120.00	\$26.75	\$41,730.00	\$29.08	\$45,364.80	\$14.00	\$21,840.00



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Item	Item Description	Qty.	Unit	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
BASE BID													
P.110	3/4" Potable Water Irrigation Meters	4	EA	\$3,000.00	\$12,000.00	\$3,470.00	\$13,880.00	\$500.00	\$2,000.00	\$3,750.00	\$15,000.00	\$3,500.00	\$14,000.00
P.111	1" Potable Water Irrigation Meters	1	EA	\$2,500.00	\$2,500.00	\$4,050.00	\$4,050.00	\$1,200.00	\$1,200.00	\$4,375.00	\$4,375.00	\$3,000.00	\$3,000.00
P.112	3/4" Double Check Valves	4	EA	\$3,000.00	\$12,000.00	\$1,160.00	\$4,640.00	\$1,150.00	\$4,600.00	\$1,250.00	\$5,000.00	\$3,800.00	\$15,200.00
P.113	1" Double Check Valves	1	EA	\$2,200.00	\$2,200.00	\$1,160.00	\$1,160.00	\$1,150.00	\$1,150.00	\$1,250.00	\$1,250.00	\$3,800.00	\$3,800.00
P.114	Irrigation Controllers/Rain Sensors	5	EA	\$2,500.00	\$12,500.00	\$1,910.00	\$9,550.00	\$1,897.50	\$9,487.50	\$2,062.50	\$10,312.50	\$750.00	\$3,750.00
P.115	Copper Conductor Wiring	6,900	LF	\$8.00	\$55,200.00	\$2.00	\$13,800.00	\$1.73	\$11,937.00	\$1.88	\$12,972.00	\$3.00	\$20,700.00
P.116	Irrigation Mainline	1,520	LF	\$65.00	\$98,800.00	\$5.00	\$7,600.00	\$5.18	\$7,873.60	\$5.63	\$8,557.60	\$14.00	\$21,280.00
P.117	Drip Irrigation	18,595	SF	\$5.00	\$92,975.00	\$2.00	\$37,190.00	\$1.73	\$32,169.35	\$1.88	\$34,958.60	\$2.00	\$37,190.00
P.118	Irrigation for Trees	44	EA	\$1,200.00	\$52,800.00	\$128.00	\$5,632.00	\$127.19	\$5,596.36	\$138.13	\$6,077.72	\$650.00	\$28,600.00
P.119	Turf Irrigation	7,700	SF	\$12.00	\$92,400.00	\$1.50	\$11,550.00	\$1.55	\$11,935.00	\$1.69	\$13,013.00	\$3.00	\$23,100.00
P.120	Pedestrian Lighting	13	EA	\$17,500.00	\$227,500.00	\$12,000.00	\$156,000.00	\$1,292.31	\$16,799.99	\$10,000.00	\$130,000.00	\$10,000.00	\$130,000.00
P.121	Street Light Foundation	6	EA	\$4,500.00	\$27,000.00	\$3,230.00	\$19,380.00	\$1,200.00	\$7,200.00	\$937.50	\$5,625.00	\$3,500.00	\$21,000.00
P.122	Street Light Relamp	24	EA	\$2,200.00	\$52,800.00	\$650.00	\$15,600.00	\$2,500.00	\$60,000.00	\$1,000.00	\$24,000.00	\$1,500.00	\$36,000.00
P.123	Bike Rack	5	EA	\$1,200.00	\$6,000.00	\$2,630.00	\$13,150.00	\$3,000.00	\$15,000.00	\$7,500.00	\$37,500.00	\$2,000.00	\$10,000.00
P.124	Rock Berm	1	EA	\$4,000.00	\$4,000.00	\$868.00	\$868.00	\$5,000.00	\$5,000.00	\$1,875.00	\$1,875.00	\$1,500.00	\$1,500.00
P.125	Curb Inlet Protection	29	EA	\$150.00	\$4,350.00	\$116.00	\$3,364.00	\$220.00	\$6,380.00	\$625.00	\$18,125.00	\$250.00	\$7,250.00
P.126	Silt Fence	750	LF	\$10.00	\$7,500.00	\$4.00	\$3,000.00	\$8.50	\$6,375.00	\$5.00	\$3,750.00	\$10.00	\$7,500.00
P.127	Erosion Control	1	LS	\$65,000.00	\$65,000.00	\$3,320.00	\$3,320.00	\$30,000.00	\$30,000.00	\$150,000.00	\$150,000.00	\$10,000.00	\$10,000.00
P.128	Traffic Control Plan	1	LS	\$175,000.00	\$175,000.00	\$180,000.00	\$180,000.00	\$120,000.00	\$120,000.00	\$187,500.00	\$187,500.00	\$200,000.00	\$200,000.00
P.129	Bypass Pumping System	1	LS	\$85,000.00	\$85,000.00	\$55,000.00	\$55,000.00	\$4,500.00	\$4,500.00	\$37,500.00	\$37,500.00	\$150,000.00	\$150,000.00
P.130	16" Steel Casing by BORE	56	LF	\$600.00	\$33,600.00	\$771.00	\$43,176.00	\$250.00	\$14,000.00	\$400.00	\$22,400.00	\$1,600.00	\$89,600.00
P.131	Concrete Curb	4,125	LF	\$4.00	\$16,500.00	\$8.00	\$33,000.00	\$8.00	\$33,000.00	\$6.25	\$25,781.25	\$15.00	\$61,875.00
P.132	Sidewalk Removal	2,100	SY	\$30.00	\$63,000.00	\$20.00	\$42,000.00	\$8.00	\$16,800.00	\$8.75	\$18,375.00	\$75.00	\$157,500.00
P.133	Sanitary Sewer Video	3,050	LF	\$3.00	\$9,150.00	\$2.00	\$6,100.00	\$25.00	\$76,250.00	\$2.50	\$7,625.00	\$5.00	\$15,250.00
P.134	Tree Removal	10	EA	\$2,200.00	\$22,000.00	\$558.00	\$5,580.00	\$1,200.00	\$12,000.00	\$1,250.00	\$12,500.00	\$3,000.00	\$30,000.00
P.135	Driveway Removal	20	SY	\$30.00	\$600.00	\$24.00	\$480.00	\$15.00	\$300.00	\$12.50	\$250.00	\$20.00	\$400.00
P.136	5" Concrete Alley	130	SY	\$165.00	\$21,450.00	\$194.00	\$25,220.00	\$68.00	\$8,840.00	\$225.00	\$29,250.00	\$215.00	\$27,950.00
P.137	Utility Meters	1	LS	\$2,500.00	\$2,500.00	\$18,500.00	\$18,500.00	\$5,000.00	\$5,000.00	\$150,000.00	\$150,000.00	\$15,000.00	\$15,000.00
P.138	Timers for Lighting Panels	1	LS	\$1,800.00	\$1,800.00	\$12,100.00	\$12,100.00	\$6,000.00	\$6,000.00	\$62,500.00	\$62,500.00	\$18,000.00	\$18,000.00
P.139	Conduits and Wires	1	LS	\$30,000.00	\$30,000.00	\$71,800.00	\$71,800.00	\$15,000.00	\$15,000.00	\$218,750.00	\$218,750.00	\$293,000.00	\$293,000.00
P.140	Pull Boxes/Handholds	1	LS	\$45,000.00	\$45,000.00	\$17,400.00	\$17,400.00	\$10,000.00	\$10,000.00	\$100,000.00	\$100,000.00	\$1,500.00	\$1,500.00
P.141	Circuit Breakers	1	LS	\$25,000.00	\$25,000.00	\$1,900.00	\$1,900.00	\$5,000.00	\$5,000.00	\$25,000.00	\$25,000.00	\$12,000.00	\$12,000.00
P.142	Wiring/Conduit/Backfill	1	LS	\$85,000.00	\$85,000.00	\$274,000.00	\$274,000.00	\$20,000.00	\$20,000.00	\$125,000.00	\$125,000.00	\$150,000.00	\$150,000.00
P.143	Grounding Connections	1	LS	\$25,000.00	\$25,000.00	\$17,500.00	\$17,500.00	\$12,000.00	\$12,000.00	\$10,000.00	\$10,000.00	\$20,000.00	\$20,000.00
TOTAL BASE BID				\$10,829,910.00		\$12,084,279.00		\$12,093,342.44		\$12,504,000.86		\$12,824,393.00	

DOWNTOWN REVITALIZATION PROJECT

PROJECT STATUS UPDATE

JULY 16, 2024



RIALTO STUDIO
LANDSCAPE ARCHITECTURE

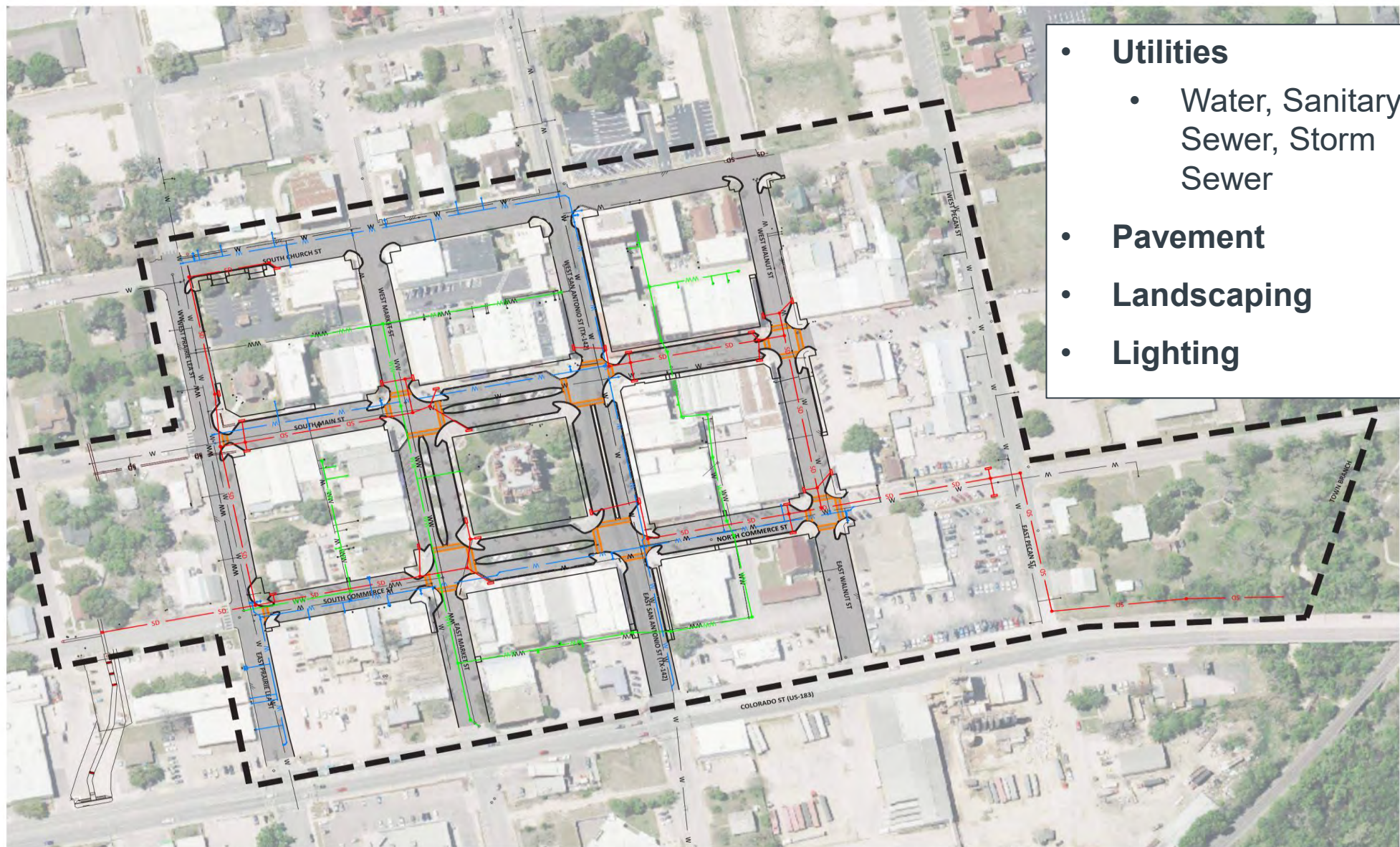


Project Status Update



- Overall Project Scope
- Bids Received
- Project Cost Estimate
- Scope Discussion
- Scope Modifications
- Scope Discussion Results
- Schedule
- Next Steps





- **Utilities**
 - Water, Sanitary Sewer, Storm Sewer
- **Pavement**
- **Landscaping**
- **Lighting**



Bids Received



- Five (5) Bids Received
- Bids Ranged from \$10,829,910 to \$12,824,393
- Low Bidder -DeNucci Constructors, LLC - \$10,829,910

Project Cost Estimate



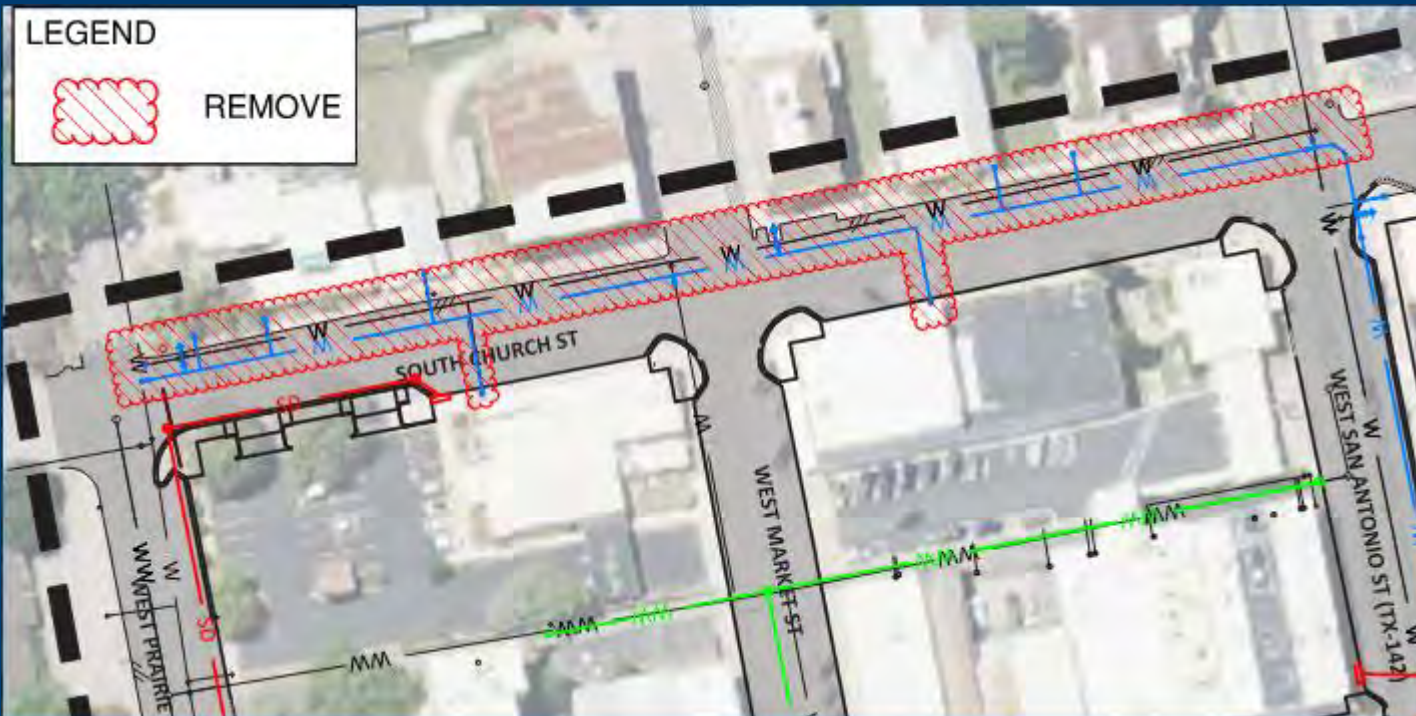
- Estimate - \$ 9,590,000
- Increased Pricing Received:
 - Landscaping
 - Utilities – Waterline and Sanitary Sewer
 - Asphalt Paving

Scope Discussion



- DeNucci Constructors, LLC - Lowest bidder - \$10,829,910
- Engaged in negotiations to modify project scope:
 - Aim to lower costs while maintaining the project's intended outcome.

Scope Modifications

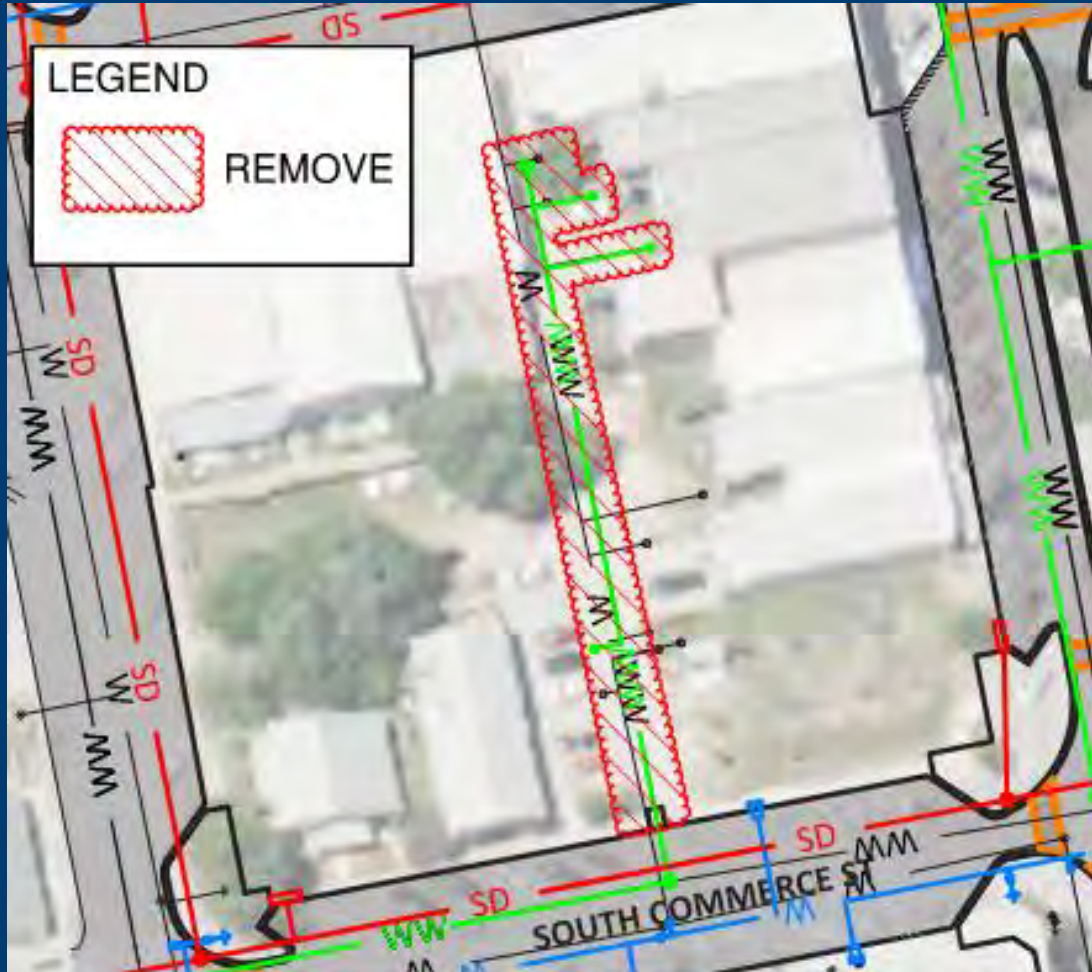


- Waterline on Church St.

Removed from scope:

- Waterline replacement
- Asphalt paving for waterline construction

Scope Modifications



- Sanitary Sewer in Alley by South Commerce St.

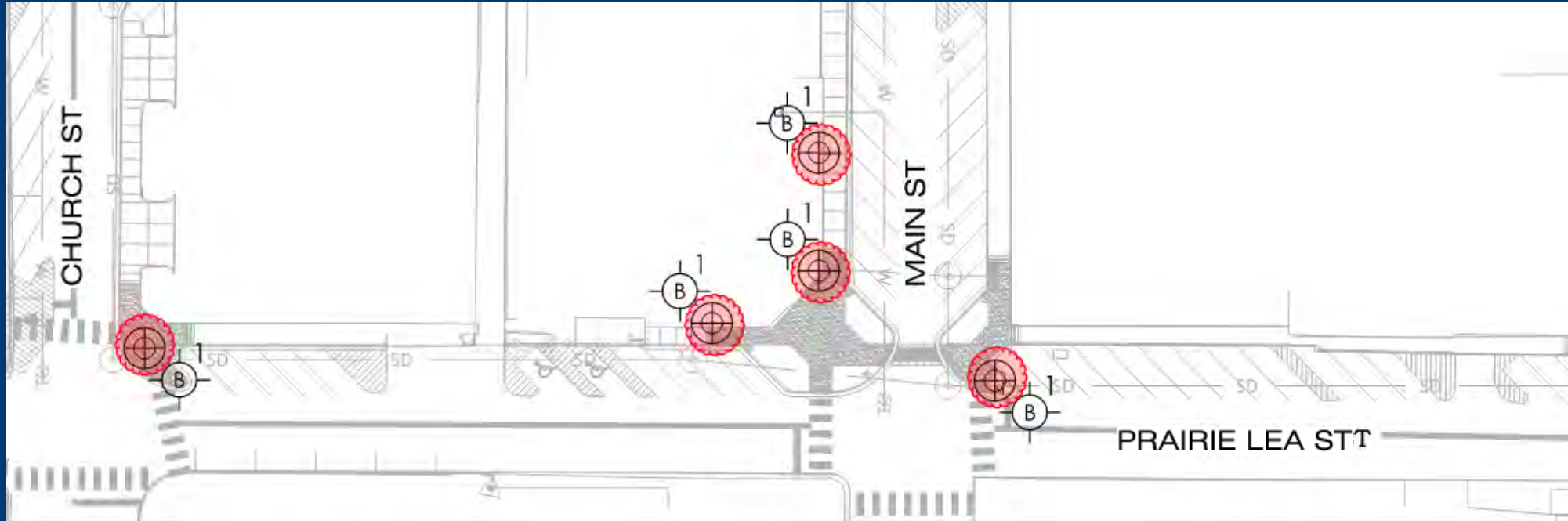
Removed from scope:

- Sanitary Sewer Line replacement
- Sanitary Manholes replacement
- Sewer Service Connections



- Crosswalk pavers at all intersections
- 6" Caliper trees
- 24" Box trees

Scope Modifications



- Lightning along Prairie St.

Removed from scope:

- Pedestrian lights

Scope Discussion Results

Original Bid	Scope Reduction	New Price
\$10,829,910	\$651,735	\$10,178,175

Schedule

- Construction Award
- Preconstruction
- Construction

July 2024

August 2024

September 2024 – September 2026

Next Steps

- **Council Approval of Low Bidder**
- **Council Approval of Change Order for Modifications**



Courthouse Perspective

Thank You

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: July 16, 2024

AGENDA ITEM CAPTION: Discussion regarding recommendation to approve Change Order No. 1 for the Downtown Revitalization Project, reducing the scope of work for the project in the amount of \$651,735 to a total contract amount of \$10,178,175 and authorizing the City Manager to sign, if approved.

ORIGINATING DEPARTMENT AND CONTACT: Public Works - Sean Kelley

ACTION REQUESTED: Other

BACKGROUND/SUMMARY/DISCUSSION: Previously, on September 16, 2023, City Council was presented a refined estimate of probable cost for the Downtown Revitalization Project in the amount of \$9,586,616. After receiving bids for the project, the price received was higher than anticipated. The City Engineer was tasked with reviewing each unit price to identify any potential saving that would bring the overall costs closer to the estimated budget. As a result of the review, the City Engineer negotiated potential cost savings by reducing the scope of work while maintaining the project's intended outcome. Reductions to the scope include:

- Reducing utility replacements in alleyways
- Modifying various landscaping elements and associated irrigation
- Reduction in pedestrian lighting
- Focusing on paving and curb bulb-out within the nine-block project perimeter
- Removing pavers at crosswalks

Change Order #1 reduces the total contract amount by \$651,735.00, bringing the total contract amount for the project to \$10,178,175.00. The new contract amount is still higher than anticipated, but removing more items from the scope could impact the overall result expected from a project of this magnitude.

PROJECT SCHEDULE (if applicable):

AMOUNT & SOURCE OF FUNDING:

Funds Required:

Account Number:

Funds Available:

Account Name:

FISCAL NOTE (if applicable):

PREVIOUS COUNCIL ACTION:

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COMMITTEE/BOARD/COMMISSION ACTION:

STAFF RECOMMENDATION/REQUESTED MOTION: Staff respectfully recommends approval of Change Order #1 for the Downtown Revitalization Project.

LIST OF SUPPORTING DOCUMENTS: Lockhart Downtown Revitalization - Change Order No. 1

**CONTRACT CHANGE ORDER NO. 1
DOWNTOWN REVITALIZATION PROJECT**

OWNER:

City of Lockhart, Texas

CONTRACTOR:

ContractorName

ORIGINAL CONTRACT AMOUNT:

\$10,829,910.00

PREVIOUSLY APPROVED CHANGE ORDER AMOUNT:

\$0.00

CURRENT CONTRACT AMOUNT:

\$10,829,910.00

ORIGINAL CONTRACT TIME (DAYS):

730

PREVIOUSLY APPROVED ADJUSTMENT TO CONTRACT TIME (DAYS):

0

CURRENT CONTRACT TIME (DAYS):

730

CURRENT SUBSTANTIAL COMPLETION DATE:

CURRENT FINAL COMPLETION DATE:

Item No.	Item Description	Quantity	Units	Unit Price (+) Increase (-) Decrease	Amount (+) Increase (-) Decrease
P.1	Performance & Payment Bonds	-1	LS	\$8,000.00	-\$8,000.00
P.39	Abandonment of existing Water Line	-638	LF	\$55.00	-\$35,090.00
P.40	Removal of existing Fire Hydrants	-2	EA	\$1,500.00	-\$3,000.00
P.41	Install 8" PVC Water Main	-3,540	LF	\$85.00	-\$300,900.00
P.41	Install 8" PVC Water Main	2,902	LF	\$90.00	\$261,180.00
P.43	WET Connection to existing 8" Water Main	-9	EA	\$3,500.00	-\$31,500.00
P.43	WET Connection to existing 8" Water Main	7	EA	\$3,650.00	\$25,550.00
P.46	Fire Hydrant Assembly	-9	EA	\$6,500.00	-\$58,500.00
P.46	Fire Hydrant Assembly	7	EA	\$6,800.00	\$47,600.00
P.51	Install 3/4" Single Water Service Connections	-15	EA	\$2,800.00	-\$42,000.00
P.51	Install 3/4" Single Water Service Connections	8	EA	\$3,200.00	\$25,600.00
P.56	Abandonment of existing Sanitary Sewer	-277	LF	\$65.00	-\$18,005.00
P.57	Remove/Dispose Sanitary Manhole	-1	EA	\$1,200.00	-\$1,200.00
P.60	Install 8" PVC Sanitary Sewer Main (6'-8')	-1,220	LF	\$85.00	-\$103,700.00
P.60	Install 8" PVC Sanitary Sewer Main (6'-8')	943	LF	\$90.00	\$84,870.00
P.62	Install 4' Diameter Sanitary Manholes	-1	EA	\$4,500.00	-\$4,500.00
P.65	Install 6" Sewer Service Connections	-14	EA	\$2,600.00	-\$36,400.00
P.65	Install 6" Sewer Service Connections	11	EA	\$2,800.00	\$30,800.00
P.71	Install 2" Hot-mix Asphalt	-261	SY	\$24.00	-\$6,264.00
P.72	Install 3" Hot-mix Asphalt	826	SY	\$32.00	\$26,432.00
P.75	Install 8" Flex Base	-261	SY	\$22.00	-\$5,742.00
P.76	Excavation and Subgrade Preparation	-261	SY	\$42.00	-\$10,962.00
P.94	Install Clay Pavers & Concrete Base	-5,637	SF	\$24.00	-\$135,288.00
P.95	Install Crosswalk Banding & Base	-1,789	SF	\$24.00	-\$42,936.00
P.102	Install #3 Continuous Shrub	774	EA	\$85.00	\$65,790.00
P.103	Install #5 Continuous Shrub	-774	EA	\$105.00	-\$81,270.00
P.104	Install 24" Box Tree	-14	EA	\$4,500.00	-\$63,000.00
P.105	Install 6" Caliper Tree	-11	EA	\$15,000.00	-\$165,000.00
P.118	Install Irrigation for Trees	-44	EA	\$1,200.00	-\$52,800.00
P.118	Install Irrigation for Trees	19	EA	\$2,000.00	\$38,000.00
P.120	Install pedestrian lighting	-13	EA	\$17,500.00	-\$227,500.00
P.120	Install pedestrian lighting	8	EA	\$22,000.00	\$176,000.00

TOTAL COST OF THIS CHANGE ORDER:

\$651,735.00

PROPOSED CHANGE ORDER AMOUNT (THIS CHANGE ORDER):	<u>\$651,735.00</u>
REVISED CONTRACT AMOUNT:	<u>\$10,178,175.00</u>
NET CHANGE IN CONTRACT TIME (DAYS):	<u>0</u>
REVISED CONTRACT TIME (DAYS):	<u>0</u>
REVISED SUBSTANTIAL COMPLETION DATE:	
REVISED FINAL COMPLETION DATE:	
THIS WILL BECOME A SUPPLEMENT TO THE CONTRACT AND ALL PROVISIONS WILL APPLY HERETO.	
Steven Lewis, City Manager City of Lockhart	Date
William Wachel, P.E., Vice President - DMS Central TRC Engineers, Inc.	Date
Paul T. DeNucci, President DeNucci Constructors, LLC	Date

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: July 16, 2024

AGENDA ITEM CAPTION: Discussion regarding recommendations for an Aquatics Facility site from the Lockhart Parks and Recreation Advisory Board.

ORIGINATING DEPARTMENT AND CONTACT: Parks & Recreation - Travis Hughes

ACTION REQUESTED: Other

BACKGROUND/SUMMARY/DISCUSSION: On November 21, 2023, City Council directed city staff to evaluate at least three potential sites for the planned Aquatics Facility. City staff engaged Halff & Associates to perform an analysis of four potential sites. Four sites were ultimately analyzed. City staff, in concurrence with the Citizen Aquatics Committee and the Parks Advisory Board, reviewed all information provided for each site and determined that **Site #3** was the most appropriate location for the planned Aquatics Facility.

Site #1 is owned by the City and is approximately 6 acres, located on Carver Street. It is within City Park and is bisected by a road that connects City Park with Carver Street. It is the current location of a soccer field (east side of road) and a softball field (west side of road).

This site has access to utilities and is currently zoned Public and Institutional Use. In the Lockhart 2020 Land Use Plan, this property is identified as 'Parks Open Space' so an aquatics facility would fit the land use plan. There is no existing site drainage or detention. This would need to be included in any new development and would optimally be located on the southwest corner of the property.

This site would be an adequate location based on the information gathered. The property is already owned by the City, is adjacent to other City sports facilities, and has access from existing collector roads. However, the site is smaller than the others and would present challenges for expansion, such as the proposed future Recreation Center.

Site #2 is owned by Lockhart ISD and is approximately 10 acres, located on the North side of the Lockhart Jr. High and adjacent to the Jason La Fleur Soccer Complex. A portion of the property contains the school's golf driving range.

This site has access to utilities and is also currently zoned Public and Institutional Use and is in congruence with the Lockhart 2020 Land Use Plan. There is no existing site drainage or detention, however there is an adjacent "regional" detention pond that may be able to accommodate detention needs.

This site would also be an adequate location based on the information gathered. It is large enough to accommodate future expansion, is adjacent to other City sports facilities, and is adjacent to the Jr. High School; a potential user of the facility. However, the property would need to be acquired from Lockhart ISD, improvements would need to be made to provide access from Maple Street and/or City Line Road, and there are several earthen spoil mounds on the property that need consideration. Additionally, the property is on the west edge of the City and may not be a convenient site for some City residents.

City of Lockhart, Texas

Council Agenda Item Cover Sheet

Site #3 is owned by Lockhart ISD and is approximately 20 acres, located on the Northeast side of the intersection of San Jacinto Blvd and Center Street. It is bound on the North by Clearfork Elementary School and on the West by Navarro Elementary School.

This site has access to utilities and has sidewalks, curbs, and gutters. It is zoned Public and Institutional Use and is in congruence with the Lockhart 2020 Land Use Plan. The land is currently vacant and flat, with the potential to have driveway access from both adjacent streets. There is no existing drainage and detention and would need to be included in the site development.

This site would be a good location based on the information gathered. It is larger than needed, so a smaller parcel would need to be carved out and acquired from Lockhart ISD. The property has excellent street access and is surrounded by residential zones, next to two elementary schools, and near Lockhart High School; all potential users of the facility.

Site #4 is privately owned and is approximately 34 acres, located on the South side of State Park Road (Hwy 20) and directly across the street from the Lockhart High School football stadium. A portion of the property, approximately 10 acres on the Northwest side of the tract, would need to be acquired from the owner.

This site is undeveloped land and has access to utilities. The property is currently zoned Residential High Density and would need to be rezoned. It is also not in accordance with the Lockhart 2020 Land Use Plan which identifies it as 'Mixed Retail, Office, Residential'. This site has no existing site drainage or detention and would need to be included in the site development.

This site would be an adequate location based on the information gathered. The property is large enough to accommodate future expansion and property frontage is accessible from a major arterial. However, frontage is on a TxDOT road that will need coordination and permitting for driveway access. There are also existing overhead high voltage power lines running through the north portion of the property, and a future planned collector road following the power lines path that need to be considered when designing driveway access.

RECOMMENDATION: City staff, in concurrence with the Citizen Aquatics Committee and the Parks Advisory Board, reviewed all information provided for each site and determined that **Site #3** was the most appropriate location for the planned Aquatics Facility and potential future Recreation Center. The primary considerations for selection are:

- Central Location
- Accessibility
- Property Size
- Proximity to Residential Areas
- Proximity to multiple LISD Campuses

In addition, the Lockhart ISD is very interested in partnering with the City in this endeavor to develop opportunities for Lockhart Students that may include a competitive swimming program, as well as Learn-to-Swim and Water Safety programs for elementary age students. If this site is approved by City Council, an interlocal agreement between both parties could be

City of Lockhart, Texas

Council Agenda Item Cover Sheet

reached to provide for shared use of the facility and its operational costs.

PROJECT SCHEDULE (if applicable): Funding will be identified and secured for FY 2024-25 budget cycle. A grant application will be submitted to Texas Parks & Wildlife for funding assistance. The timing of the project will be dependent upon the awarding of the grant and the subsequent timeline associated with letting the project as per TP&W guidelines. Projected start date for letting the project is April 2025.

AMOUNT & SOURCE OF FUNDING:

Funds Required:

Account Number:

Funds Available:

Account Name:

FISCAL NOTE (if applicable): Estimated total cost for the project is \$8 million

PREVIOUS COUNCIL ACTION: On November 21, 2023, City Council directed city staff to evaluate at least three potential sites for the planned Aquatics Facility. City staff engaged Half & Associates to perform an analysis of four potential sites.

COMMITTEE/BOARD/COMMISSION ACTION: The Citizen Aquatics Committee and the Parks Advisory Board reviewed all information provided for each site and determined that **Site #3** was the most appropriate location for the planned Aquatics Facility and potential future Recreation Center.

STAFF RECOMMENDATION/REQUESTED MOTION: Approve recommendation for Site #3

LIST OF SUPPORTING DOCUMENTS: Aquatics Facility Potential Sites



City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: July 16, 2024

AGENDA ITEM CAPTION: Discussion regarding Resolution 2024-18 authorizing application to the Texas Parks and Wildlife Local Park Grant Program for Aquatics Facility construction funding.

ORIGINATING DEPARTMENT AND CONTACT: Parks & Recreation - Travis Hughes

ACTION REQUESTED: Resolution

BACKGROUND/SUMMARY/DISCUSSION: A Texas Parks & Wildlife Grant for the Local Park Grant Program was identified as a potential funding source for the planned Aquatics Facility. The Program provides 50% matching grants on a reimbursement basis to eligible applicants. All grant assisted sites must be dedicated as parkland in perpetuity, properly maintained and open to the public. Eligible applicants include political subdivisions of the State of Texas legally responsible for providing public recreation services to their citizens.

PROJECT SCHEDULE (if applicable): The grant application is due on August 1, 2024.

AMOUNT & SOURCE OF FUNDING:

Funds Required:

Account Number:

Funds Available:

Account Name:

FISCAL NOTE (if applicable): The maximum grant award amount is \$750,000 and requires matching funds from the City

PREVIOUS COUNCIL ACTION: Council approved Resolution 2023-20 on November 21, 2023 giving direction to City staff to pursue the construction of a new Aquatics Facility in accordance with the concept presented to the Council during a special meeting on October 23, 2023, and directed City staff to research potential grant opportunities for its construction.

COMMITTEE/BOARD/COMMISSION ACTION: The Citizen Aquatics Committee and the Parks Advisory Board approved the concept design of the Aquatics Facility and site location and recommend applying for the Texas Parks & Wildlife Local Park Grant Program.

STAFF RECOMMENDATION/REQUESTED MOTION: Approval for TP&W Grant Application

LIST OF SUPPORTING DOCUMENTS: RESOLUTION 2024-18 TP&W Grant Application, LISD Letter of Support

City of Lockhart, Texas

Council Agenda Item Cover Sheet

RESOLUTION 2024-18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOCKHART, TEXAS, HEREINAFTER REFERRED TO AS “APPLICANT,” DESIGNATING CERTAIN OFFICIALS AS BEING RESPONSIBLE FOR ACTING FOR, AND ON BEHALF OF THE APPLICANT IN DEALING WITH THE TEXAS PARKS AND WILDLIFE DEPARTMENT, HEREINAFTER REFERRED TO AS “DEPARTMENT,” FOR THE PURPOSE OF PARTICIPATING IN THE LOCAL PARK GRANT PROGRAM, HERINAFTER REFERRED TO AS THE “PROGRAM”; CERTIFYING THAT THE APPLICANT IS ELIGIBLE TO RECEIVE PROGRAM ASSISTANCE; CERTIFYING THAT THE APPLICANT MATCHING SHARE IS READILY AVAILABLE; AND DEDICATING THE PROPOSED SITE FOR PERMANENT PUBLIC PARK AND RECREATIONAL USES.

WHEREAS, the Applicant is fully eligible to receive assistance under the Program; and

WHEREAS, the Applicant is desirous of authorizing an official to represent and act for the Applicant in dealing with the Department concerning the Program;

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

- SECTION 1.** That the Applicant hereby certifies that they are eligible to receive assistance under the Program, and that notice of the application has been posted according to local public hearing requirements.
- SECTION 2.** That the Applicant hereby certifies that the matching share for this application is readily available at this time.
- SECTION 3.** That the Applicant hereby authorizes and directs the Parks & Recreation Director to act for the Applicant in dealing with the Department for the purposes of the Program, and that the Parks & Recreation Director is hereby officially designated as the representative in this regard.
- SECTION 4.** The Applicant hereby specifically authorizes the official to make application to the Department concerning the site to be known as the Lockhart Aquatics Facility in the City of Lockhart for use as a park site and is hereby dedicated for public park and recreation purposes in perpetuity.

**PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF
LOCKHART, TEXAS, ON THIS THE 16th DAY OF JULY 2024.**

CITY OF LOCKHART

Lew White, Mayor

Attest:

APPROVED AS TO FORM:

Julie Bowermon, City Secretary

Brad Bullock, City Attorney



LOCKHART INDEPENDENT SCHOOL DISTRICT

419 Bois D'Arc Street • Lockhart, Texas 78644 • phone: 512.398.0000 • fax: 512.398.0031
www.lockhart.isd.org

June 26, 2024

Travis Hughes
Director Parks & Recreation
City of Lockhart
705 Wichita St.
Lockhart, TX 78644

RE: Letter of Support for Aquatic Facility

Dear Mr. Hughes:

On behalf of the Lockhart Independent School District, we extend our wholehearted support for the proposed City of Lockhart Aquatics Facility grant application and will enter into an interlocal use agreement with the City for the proposed aquatic facility. This project is a testament to a collective commitment to enhance our community's sense of belongingness and our outdoor recreational opportunities.

Providing equitable access to opportunities for all students is a core value for Lockhart ISD. We are exploring the possibility of fielding a competitive swim team and also envision the health, recreational, and other community benefits that will be derived from this facility. Additionally, we offer a wide range of Community Education classes, including an American Red Cross "Learn to Swim" program, which would make use of this new facility.

With the current community pool reaching the end of its useful life, this investment is a critical opportunity to provide necessary aquatic-based community education classes for health, recreation, and safety, and to expand the athletic programs offered to our students throughout the District.

Lockhart ISD fully acknowledges the positive impact of this project, which serves as a catalyst for increased access to recreational activities and enhanced community connectedness.

Sincerely,

Mark Estrada
Superintendent of Schools

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: July 16, 2024

AGENDA ITEM CAPTION: Presentation and discussion regarding Ordinance 2024-16, amending Section 52-62 of the City of Lockhart Code of Ordinances to revise a reference to another section of the same chapter.

ORIGINATING DEPARTMENT AND CONTACT: Development Services - David Fowler

ACTION REQUESTED: Ordinance

BACKGROUND/SUMMARY/DISCUSSION: The proposed amendment to Chapter 52, the subdivision ordinance, is being proposed to correct language found in Section 52-62 that includes a reference to Section 52-57, relating to the requirement of plats to contain rights-of-way or easements to accommodate essential public facilities or services. This reference is in error as it refers to a section that is listed in the range of sections that are reserved for future use and does not contain any text. Planning staff has identified Section 52-61 as the section that is intended to be referenced, and has written the ordinance to correct the reference.

PROJECT SCHEDULE (if applicable): None

FISCAL NOTE (if applicable): None

PREVIOUS COUNCIL ACTION: City Council adopted Ordinance 2023-03, amending Chapter 52, Subdivision Regulations, of the City of Lockhart Code of Ordinances on January 17, 2023.

COMMITTEE/BOARD/COMMISSION ACTION: The Planning and Zoning Commission considered the proposed text amendment at its meeting held July 10, 2024, and voted unanimously to recommend approval of the proposed text amendment.

STAFF RECOMMENDATION/REQUESTED MOTION: Approval

LIST OF SUPPORTING DOCUMENTS: Ordinance 2024-16 Final, 07-10-2024 Section 52-62 Amendment Memo to City Council

ORDINANCE 2024-16

AN ORDINANCE OF THE CITY OF LOCKHART, TEXAS, AMENDING CHAPTER 52 “SUBDIVISION REGULATIONS” OF THE CODE OF ORDINANCES, SECTION 52-62; PROVIDING FOR SEVERABILITY; PROVIDING A REPEALER; PROVIDING FOR PENALTY; PROVIDING FOR PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Lockhart (the “City”) staff and the Lockhart Planning and Zoning Commission have identified the need for correction of a misrepresentation in the Lockhart Code of Ordinances (the “Code”) Section 52-62 in the codified version of the Subdivision Regulations; and

WHEREAS, the correction will clarify the reference within Code Section 52-62 from Section 52-57 to Section 52-61, as originally intended with the comprehensive amendments to the Subdivision Regulations approved by the City Council of Lockhart (the “City Council”) in January 2023; and

WHEREAS, the Lockhart Planning and Zoning Commission reviewed the corrective amendment to Section 52-62 at their meeting held on July 10, 2024 and voted to recommend said amendment; and

WHEREAS, the City Council has determined that such amendment serves 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:

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

Section II. Section 52-62 of the Lockhart Code of Ordinances”, is hereby amended as follows:

ARTICLE IV. PUBLIC FACILITIES

Sec. 52-62. Land Dedication.

A subdivision plat or development plat shall not be approved until and unless it includes dedication of easements, rights-of-way, and other land as necessary to accommodate the essential public facilities and services required to fulfill the development’s obligation as provided in section 52-61.

Section III. 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.

Section IV. 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.

Section V. 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.

Section VI. 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.

Section VII. 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 16th DAY OF JULY, 2024.

CITY OF LOCKHART

Lew White
Mayor

ATTEST:

APPROVED AS TO FORM:

Julie Bowermon
City Secretary

Bradford E. Bullock
City Attorney

TO: Lockhart City Council
FROM: Kevin Waller, AICP, Senior Planner
SUBJECT: Subdivision Regulations Text Amendment
DATE: July 10, 2024

Dear City Council Members:

Following adoption and implementation of the text amendments to the Subdivision Regulations in January 2023, it was recently discovered that one of the approved amendments was misrepresented in the codified version of the regulations. Specifically, a reference is made in Section 52-62- Land Dedication to Section 52-57, which should have been a reference to Section 52-61- Capital Improvements, according to the text amendments approved at the January 17, 2023 City Council meeting. In the codified version, Section 52-62 states that a subdivision plat must include “dedication of easements, rights-of-way, and other land as necessary to accommodate the essential public facilities and services required to fulfill the developer’s obligation as provided in section 52-57.” It should be noted that Section 52-57 is currently a non-existent section listed under “Reserved”. Section 52-61, the correct reference, addresses capital improvements, such as streets, sidewalks/trails, stormwater drainage, water, wastewater and the like, that refer back to the essential public facilities and services alluded to in Section 52-62.

The following page, for your consideration, includes a “strikethrough” version of Chapter 52, with deleted text stricken and added text underlined, as well as a “clean” version of the text that results from the change. Those sections of the subdivision regulations not shown are unchanged.

The Planning and Zoning Commission voted to recommend **approval** of the proposed amendment at its July 10, 2024 meeting.

CHAPTER 52. SUBDIVISION REGULATIONS
DRAFT AMENDMENT (Strikethrough)

ARTICLE IV. PUBLIC FACILITIES

Sec. 52-62. Land Dedication.

A subdivision plat or development plat shall not be approved until and unless it includes dedication of easements, rights-of-way, and other land as necessary to accommodate the essential public facilities and services required to fulfill the development's obligation as provided in section ~~52-57~~ 52-61.

CHAPTER 52. SUBDIVISION REGULATIONS
DRAFT AMENDMENT (Clean)

ARTICLE IV. PUBLIC FACILITIES

Sec. 52-62. Land Dedication.

A subdivision plat or development plat shall not be approved until and unless it includes dedication of easements, rights-of-way, and other land as necessary to accommodate the essential public facilities and services required to fulfill the development's obligation as provided in section 52-61.

**REGULAR MEETING
LOCKHART CITY COUNCIL**

OCTOBER 17, 2023

6:30 P.M.

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

Council present:

Councilmember John Castillo
Councilmember Juan Mendoza
Councilmember Jeffry Michelson

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

Staff present:

Steve Lewis, City Manager
David Fowler, Planning Director
Julie Bowermon, Civil Service/HR Director
Gary Williamson, Police Chief
Joseph Resendez, Assistant City Manager
Victoria Burns, Public Information Officer

Brad Bullock, City Attorney
Sean Kelley, Public Works Director
Randy Jenkins, Fire Chief
Mike Kamerlander, Interim Economic Dev. Dir.
Cean Charles, EMS Director

Citizens/Visitors Addressing the Council: Representatives of the Hays-Caldwell Women's Center; Khalil Coltrain of the Lower Colorado River Authority; Ivan Karpov of F3 Lockhart; and Citizen, Donna Daniels.

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 OF A PROCLAMATION DECLARING OCTOBER 2023 AS NATIONAL DOMESTIC VIOLENCE AWARENESS MONTH.

Mayor White presented the proclamation to Representatives of the Hays-Caldwell Women's Center.

D. DISCUSSION AND A PRESENTATION FROM THE LOWER COLORADO RIVER AUTHORITY (LCRA) ON THE CREATION OF A NEW EMERGENCY COMMUNICATION VOICE RADIO SYSTEM FOR CALDWELL COUNTY.

Chief Jenkins stated that the City of Lockhart and Caldwell County are currently on the Greater Austin-Travis Regional Radio System (GATRRS). The GATRRS system is operated by the City of Austin and provides voice communications for public safety and other public service organizations in the central Texas region. Participating counties include Bastrop, Blanco, Burnet, Caldwell, Lee, Llano, Travis, and Williamson counties. All voice radio communication systems involve the use of a combination of radio towers, FCC licensed radio frequencies, software, specialized radio equipment, portable and mobile radios, maintenance, programming, monitoring, and support. Due to GATRRS system reliability, radio coverage, and system maintenance, Caldwell County has contracted with LCRA to create a new voice radio communication system in Caldwell County for public safety using two existing towers, one new tower and all new infrastructure. Current end user portable and mobile radios will be reprogrammed for use on the new system. The City of Lockhart will be asked to enter into an Interlocal Agreement (ILA) with LCRA to become a participating member of the new LCRA system. A combined 911 emergency dispatch facility for Caldwell County at the Justice Center is also in the development phase for use with

the new LCRA system. It is yet to be determined if it will be a centralized (one agency) or co-located (multiple agencies) facility. City staff is in communication with the City of Austin, Texas Department of Public Safety (TxDPS), and Texas Department of Transportation (TxDOT) to assume the tower leases, equipment, and maintenance costs associated with the current GATRRS system.

Khalil Coltrain of the Lower Colorado River Authority provided information and there was discussion regarding the Communication Voice Radio System.

E. DISCUSS RESOLUTION 2023-15 DESIGNATING THE CHIEF OF POLICE AS THE AUTHORIZED OFFICIAL ON THE POLICE DEPARTMENT'S BODY WORN CAMERA PROGRAM GRANT THROUGH THE OFFICE OF THE GOVERNOR.

Chief Williamson stated that on November 16, 2021, Council approved a resolution authorizing the submittal of the Body Worn Camera (BWC) Program grant through the Office of the Governor. The resolution also named the former police chief as the Authorized Official. With the departure of the former police chief, a new resolution naming the position of Chief of Police as the Authorized Official is needed to come in compliance with the grant requirements and receive reimbursement. The police department's Body Worn Camera Program grant purchased replacement body cameras. The cost for the BWC program is \$85,260.00. The grant requires a 25% match. Twenty-nine(29) Motorola WaV300 Body Worn Cameras, including cloud storage and accessories, were purchased.

F. DISCUSSION REGARDING AMENDMENT NUMBER 3 TO THE CAPITAL AREA COUNCIL OF GOVERNMENTS' (CAPCOG) LEASE OF SITE FOR AIR QUALITY MONITORING AND APPOINTING THE CITY MANAGER TO SIGN THE AMENDMENT IF APPROVED.

Mr. Kelley stated that CAPCOG stores an Air Quality Monitoring Station at 214 Bufkin Lane, behind the City's Electric Department. The monitoring unit has been in place since 2013 and collects data regarding local air quality, such as ground-level Ozone, and reports data back to CAPCOG. The collected data can then be used for the Air Quality Index (AQI) in real-time and Forecast AQI in order to plan outdoor activities, especially for sensitive groups. The purpose of this Amendment Number 3 is to extend the Term of the Amendment 2 of the Original Lease from its current end date of December 31, 2023, to December 31, 2026, in order to enable continued collection of ambient air quality data at the site through the expiration date of CAPCOG's 2019-2026 Air Quality Monitoring Network Plan Addendum. There was discussion.

B. DISCUSS RESOLUTION 2023-16 APPROVING AN ECONOMIC DEVELOPMENT PERFORMANCE AGREEMENT WITH F3 LOCKHART OWNER LLC TO AUTHORIZE THE LOCKHART ECONOMIC DEVELOPMENT CORPORATION TO PROVIDE A REBATE OF UP TO \$1,000,000 FOR REIMBURSEMENT OF IN-GROUND UTILITIES TO SERVE THE PROJECT OVER A 10-YEAR TERM.

Mr. Kamerlander stated that Project Apple Pie is a refrigerated warehouse and cold chain logistics operator, sponsored by Related Fund Management (RFM). Founded in 2009, RFM has established itself over more than a decade as a highly skilled and differentiated real estate investment manager with approximately \$10.9 billion of assets under management. RFM has demonstrated a successful track record of investing across all portions of the real estate capital stack and in all major sectors. The project plans to acquire and develop a ground-up, Class A, energy-efficient public refrigerated warehouse to support the Austin-San Antonio corridor, as well as the greater Central Texas market, with a focus on the rapidly growing subsector of direct-to-consumer ("D2C") grocery deliveries. The initial facility would be approximately 310,000 SF. The facility plans to store frozen and refrigerated foods. As a full-service cold chain provider, the company serves food producers and manufacturers, grocery retailers, and food

service companies. The company plans to have a Lockhart-based staff of 100+ employees in year 4 with an average annual wage of \$38,480. All jobs included in the 380 agreement and economic development performance agreement require benefits. While the total proposed site is approximately 53 acres, the company will operate on approximately 25 acres with the opportunity to expand by 50%. The excess land allows for additional buildable SF on which they may develop into another cold storage facility or traditional “dry” industrial warehouses totaling 877,900 SF. The land owner and company have initiated the voluntary annexation process with the City which is a requirement in this performance agreement.

Mr. Kamerlander provided details about the following Investment:

> \$65 million in real property. The application does not include the value of the inventory since it is not currently known. Inventory is taxed at the same rate as real and personal property based on the value of the inventory at the end of each year.

Incentives:

The Economic Development Performance Agreement up for consideration is for rebate for the construction of in-ground utilities (water and wastewater lines) not to exceed \$1,000,000.

Ivan Karpov of F3 Lockhart provided details about the project as indicated above.

C. DISCUSS A CHAPTER 380 ECONOMIC DEVELOPMENT AGREEMENT WITH F3 LOCKHART OWNER LLC PROVIDING A REAL AND PERSONAL PROPERTY TAX REBATE OVER A 10-YEAR TERM.

Mr. Kamerlander stated that Project Apple Pie is a refrigerated warehouse and cold chain logistics operator, sponsored by Related Fund Management (RFM). Founded in 2009, RFM has established itself over more than a decade as a highly skilled and differentiated real estate investment manager with approximately \$10.9 billion of assets under management. RFM has demonstrated a successful track record of investing across all portions of the real estate capital stack and in all major sectors.

Mr. Kamerlander stated that the incentives of property tax rebate is as follows:

The Chapter 380 agreement provides a 5-year rebate of real and personal property taxes within a 10-year term. The rebate term will run for five sequential years and offer the following schedule:

Year 1: 85% Rebate

Year 2: 70%

Year 3: 55%

Year 4: 40%

Year 5: 25%

G. RECEIVE AND DISCUSS THE 4TH QUARTER FISCAL YEAR 2023 INVESTMENT REPORT.

Mr. Resendez stated that the Texas Public Funds Investment Act requires local governments to review and accept the quarterly investment reports for each quarterly reporting period of the fiscal year. He presented the 4th Quarter Investment Report of Fiscal Year 2023, ending September 30, 2023.

H. DISCUSSION REGARDING ENGAGEMENT LETTER WITH THE LAW FIRM OF MESSER FORT FOR LEGAL SERVICES.

Mr. Lewis stated that the current City Attorney, Monte Akers, has announced his retirement at the end of 2023, and this amended engagement letter with his law firm provides that Brad Bullock will succeed Mr. Akers. Legal services provided will be those as city attorney, municipal court prosecutor, and economic

development corporation attorney. As discussed with the Council, the rates for legal services will remain at \$185/hr. through the end of Fiscal Year 2025, and travel will be at no cost.

J. DISCUSS THE PURCHASE OF A 2023 FORD F-450 DIESEL AMBULANCE CHASSIS THROUGH STERLING MCCALL FORD UTILIZING THE HOUSTON GALVESTON AREA COUNCIL (HGAC) PURCHASING COOPERATIVE AND AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE ORDER FOR THE AMBULANCE CHASSIS.

Mr. Charles stated that the 2023 Ford F-450 diesel chassis will be used to power a new Frazer custom ambulance to be built for Lockhart EMS. Due to the short supply of ambulance chassis, it must be guaranteed with a purchase order as soon as a chassis becomes available. A new Type I 14' Module (patient transport area) will be constructed to mount on the Ford F-450 chassis. The Module and related expenses will be requested with a separate purchase order when it is time to begin construction of the Module. The new Frazer ambulance, when completed, will be deployed by Lockhart EMS to respond to emergency medical calls and non-emergency transport in the City of Lockhart, the northern portions of Caldwell County, and mutual aid requests. The new Frazer ambulance, when completed, will replace Medic 2, a 2017 Ford Demers with approximately 260,000 miles. Best practice is to move an ambulance from the front-line to reserve at approximately 125,000 miles and replace or remount at 250,000 to 300,000 miles. The cost of the Ford F-450 Chassis, including HGAC fees, is \$72,250. The total cost of the ambulance when completed will be approximately \$300,000. Caldwell County has agreed to reimburse Lockhart for one-half of the total cost of the new ambulance. The delivery time of the Ford F-450 chassis is November 2023. The Frazer ambulance manufactured in Houston, Texas will be completed by late summer/fall 2024. There was discussion.

I. DISCUSS AN INTERLOCAL AGREEMENT WITH CALDWELL COUNTY FOR EMERGENCY MEDICAL SERVICES.

Mr. Lewis stated that following termination of the City's EMS contract with Seton, the City and County negotiated this Interlocal Agreement (ILA) whereby the City will provide EMS services in the City and that portion of the County previously served by Seton (designated Lockhart 1 and Lockhart 2). Under the ILA, which was adopted by the Caldwell County Commissioners Court on October 10, 2023, the City will provide EMS services in the designated service area, for which the County will pay the City \$350,000 annually, plus up to \$200,000 for capital expenses. The County and City will meet informally to produce a mutually agreeable budget for EMS. The term of the ILA is from October 1, 2023, to September 30, 2024, and will automatically extend for an additional year unless a party provides the other party with notice of termination by July 1, 2024. Either Party may terminate the ILA for convenience by providing the other party with 30 days' notice of termination.

RECESS: Mayor White announced that the Council would recess for a break at 7:30 p.m.

ITEM 1. CALL TO ORDER.

Mayor Lew White called the meeting to order at 7:49 p.m.

ITEM 2. INVOCATION, PLEDGE OF ALLEGIANCE.

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

ITEM 3. PUBLIC COMMENT.

Mayor White requested citizens to address the Council.

Donna Daniels, 420 W. Prairie Lea Street, expressed appreciation to the Lockhart public Library staff for a great

ITEM 4-A. HOLD A PUBLIC HEARING AND DISCUSSION AND/OR ACTION REGARDING ORDINANCE 2023-21, PROPOSING TEXT AMENDMENTS TO CHAPTER 64, "ZONING," OF THE OF THE LOCKHART CODE OF ORDINANCES, AMENDING ARTICLE VII, "ZONING DISTRICTS AND STANDARDS," SECTION 64-197 "REGULATIONS COMMON TO ALL OR SEVERAL DISTRICTS," AMENDING SUBSECTION (I) "RESIDENTIAL DESIGN," AMENDING SUBSECTION (1) "SINGLE-FAMILY DESIGN," ADDING SUBSECTION B., "RESIDENTIAL DESIGN OPTIONS," ADDING A NEW SUBSECTION (2) "MULTIFAMILY DESIGN," AND AMENDING APPENDIX I., "SPECIFIC REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT TYPES," TO REVISE PARKING REQUIREMENTS FOR MULTIFAMILY LAND USE TYPES.

Mayor White opened the public hearing at 7:50 p.m. and requested the staff background report.

Mr. Fowler stated that the proposed changes are the product of the work of the Housing and Development Committee, formed earlier this year. These proposed amendments will complement the recent revisions in residential landscaping requirements and the anti-repetition requirements which were adopted in June of this year. These additional standards would create design options for new houses in both new subdivisions as well as houses built on infill lots. New houses in subdivisions of greater than four units would be required to include four of the options, while infill residences and houses in subdivisions created through minor plats would be required to include two elements. The proposed design standards for multifamily developments include building design options similar to the single-family-standards while also containing two new site-design requirements as well as a requirement for elevators in four-story buildings. As a result of discussion at the Planning and Zoning Commission meeting held October 11, 2023, the parking requirement for multifamily development is recommended to be reduced to two spaces per residential unit while increasing the required recreational space to eight percent of the overall site area of a multifamily development.

Mayor White requested citizens to address the Council. There were none. He closed the public hearing at 8:06 p.m.

Councilmember McGregor made a motion to approve Ordinance 2023-21, as presented. Councilmember Castillo seconded. The motion passed by a vote of 7-0.

ITEM 5. CONSENT AGENDA.

Mayor Pro-Tem Sanchez made a motion to approve consent agenda items 5A, 5B and 5C. Councilmember Westmoreland seconded. The motion passed by a vote of 7-0.

The following are the consent agenda items that were approved:

- 5A: Approve Resolution 2023-15 designating the Chief of Police as the Authorized Official on the police department's Body Worn Camera Program grant through the Office of the Governor.
- 5B: Approve Amendment Number 3 to the Capital Area Council of Governments' (CAPCOG) Lease of Site For Air Quality Monitoring and appointing the City Manager to sign the amendment.
- 5C: Accept the 4th Quarter Fiscal Year 2023 Investment Report.

ITEM 6-A. DISCUSSION AND/OR ACTION REGARDING RESOLUTION 2023-16 APPROVING AN ECONOMIC DEVELOPMENT PERFORMANCE AGREEMENT WITH F3 LOCKHART OWNER LLC TO AUTHORIZE THE LOCKHART ECONOMIC DEVELOPMENT CORPORATION TO PROVIDE A REBATE OF UP TO \$1,000,000 FOR REIMBURSEMENT OF IN-GROUND UTILITIES TO SERVE THE PROJECT OVER A 10-YEAR TERM.

Councilmember Michelson made a motion to approve Resolution 2023-16, as presented. Councilmember McGregor seconded. The motion passed by a vote of 7-0.

ITEM 6-B. DISCUSSION AND/OR ACTION REGARDING APPROVING A CHAPTER 380 ECONOMIC DEVELOPMENT AGREEMENT WITH F3 LOCKHART OWNER LLC PROVIDING A REAL AND PERSONAL PROPERTY TAX REBATE OVER A 10-YEAR TERM.

Councilmember Michelson made a motion to approve the Chapter 380 Economic Development Agreement with F3 Lockhart Owner, LLC, as presented. Councilmember Westmoreland seconded. The motion passed by a vote of 7-0.

ITEM 6-C. DISCUSSION AND/OR ACTION REGARDING ENGAGEMENT LETTER WITH THE LAW FIRM OF MESSER FORT FOR LEGAL SERVICES.

Councilmember Mendoza suggested that the item be tabled to give him an opportunity to meet with Brad Bullock, Attorney prior to voting on the engagement letter. There was discussion.

Councilmember Michelson made a motion to approve the engagement letter with the Law Firm of Messer Fort for legal services, as presented. Councilmember Westmoreland seconded. The motion passed by a vote of 6-1, with Councilmember Mendoza opposing.

ITEM 6-D. DISCUSSION AND/OR ACTION TO ADOPT AN INTERLOCAL AGREEMENT WITH CALDWELL COUNTY FOR EMERGENCY MEDICAL SERVICES.

Councilmember McGregor made a motion to approve the Interlocal Agreement with Caldwell County for Emergency Medical Services. Mayor Pro-Tem Sanchez seconded. The motion passed by a vote of 6-1, with Councilmember Castillo opposing.

ITEM 6-E. DISCUSSION AND/OR ACTION TO CONSIDER THE PURCHASE OF A 2023 FORD F-450 DIESEL AMBULANCE CHASSIS THROUGH STERLING MCCALL FORD UTILIZING THE HOUSTON GALVESTON AREA COUNCIL (HGAC) PURCHASING COOPERATIVE AND AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE ORDER FOR THE AMBULANCE CHASSIS.

There was discussion.

Councilmember McGregor made a motion to approve the purchase of a 2023 Ford F-450 Diesel ambulance chassis, as presented. Councilmember Michelson seconded. The motion passed by a vote of 7-0.

ITEM 6-F. CONSIDERATION AND ACTION ON PETITION FOR RELEASE OF 389.249 ACRES FROM THE CITY'S ETJ FILED BY PHAU-LOCKHART 450, LLC.

Mayor White stated that the item would be considered after discussed in Executive Session.

ITEM 7. CITY MANAGER'S REPORT

- Update on annual street paving projects.
- Update on the Texas Historical Commission grant to restore the Carver High School Building.
- Texas Monthly BBQ Fest on November 4 and 5.
- A Christmas to Remember in Lockhart will be held on December 1st and 2nd. The Lighted Parade will be held on Saturday, December 2, 2023.
- ESD No. 5 election will be held November 7th.
- ESD No. 5 public informational townhall event will be held October 19th at 7:00 p.m. in the City Council Chambers.

ITEM 8. COUNCIL AND STAFF COMMENTS-ITEMS OF COMMUNITY INTEREST

Councilmember Mendoza thanked all that attended an event at the Old Carver School. He thanked all involved with the Soccer Association.

Mayor Pro-Tem Sanchez expressed condolences to the families that have lost a loved one.

Councilmember McGregor wished everyone a safe Halloween. She stated that a free event will be held on November 3rd during the Monthly BBQ Fest.

Councilmember Castillo congratulated the downtown businesses for a successful First Friday event. He invited everyone to attend the meeting about the Emergency Services District to get better informed.

Councilmember Michelson thanked all involved and who attended the Comprehensive Plan meeting.

Mayor White welcomed Ziegenfelder to the community. He reminded everyone that early voting begins on October 23, 2023.

EXECUTIVE SESSIONS

Mayor White announced that the Council would enter Executive Session at 8:26 p.m. to discuss the following:

ITEM 9. EXECUTIVE SESSION IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNMENT CODE, TITLE 5, SUBCHAPTER D, SECTION 551.071, PRIVATE CONSULTATION WITH ITS ATTORNEY TO SEEK ADVICE ABOUT LEGAL MATTERS SUBJECT TO ATTORNEY/CLIENT PRIVILEGE. Discussion with City Attorney regarding a petition for release of property from the extraterritorial jurisdiction of the City of Lockhart.

ITEM 10. EXECUTIVE SESSION IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNMENT CODE, TITLE 5, SUBCHAPTER D, SECTION 551.074, TO DELIBERATE THE APPOINTMENT, EMPLOYMENT, EVALUATION, REASSIGNMENT, DUTIES, DISCIPLINE, OR DISMISSAL OF A PUBLIC OFFICER OR EMPLOYEE. Conduct annual City Manager's evaluation.

OPEN SESSION

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

ITEM 11-A. DISCUSSION AND/OR ACTION REGARDING A PETITION FOR RELEASE OF PROPERTY FROM THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF LOCKHART.

Mayor White made a motion to table consideration until the October 30, 2023 special meeting. Mayor Pro-Tem Sanchez seconded. The motion passed by a vote of 7-0.

ITEM 11-B. DISCUSSION AND/OR ACTION TO CONSIDER RESOLUTION 2023-17 AUTHORIZING A SALARY ADJUSTMENT FOR CITY MANAGER STEVEN LEWIS AND ADDENDUM TO THE CITY MANAGER AGREEMENT DATED EFFECTIVE AUGUST 18, 2018 BY AND BETWEEN THE CITY OF LOCKHART AND STEVEN LEWIS.

Mayor White made a motion to approve Resolution 2023-17, as presented, with a five percent cost of living wage increase retroactive to October 1, 2023. Mayor Pro-Tem Sanchez seconded. The motion passed by a vote of 7-0.

ITEM 12. ADJOURNMENT

Mayor Pro-Tem Sanchez made a motion to adjourn the meeting. Councilmember Mendoza seconded. The motion passed by a vote of 7-0. The meeting was adjourned at 10:13 p.m.

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

CITY OF LOCKHART

Lew White, Mayor

ATTEST:

Julie Bowermon
City Secretary

SPECIAL MEETING – TOWN HALL MEETING

LOCKHART CITY COUNCIL

OCTOBER 19, 2023

7:00 P.M.

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

Council present:

Councilmember John Castillo
Councilmember Jeffry Michelson

Mayor Lew White
Councilmember Brad Westmoreland
Mayor Pro-Tem Angie Gonzales-Sanchez

Council absent:

Councilmember Juan Mendoza
Councilmember Kara McGregor

Staff present:

Steve Lewis, City Manager
Joseph Resendez, Assistant City Manager
Victoria Burns, Public Information Officer

Cean Charles, EMS Director
Julie Bowermon, Civil Service/HR Director

Citizens/Visitors Addressing the Council: Hoppy Haden, County Judge; and several citizens.

Mayor Lew White called the informational meeting to order at 7:00 p.m. to provide information to the public about the following:

**CITY OF LOCKHART WILL HOST AN INFORMATIONAL TOWN HALL MEETING
WHEREBY VOTERS MAY LEARN MORE ABOUT THE PROPOSED EMERGENCY SERVICES
DISTRICT (ESD) NO. 5 PROPOSED FOR CREATION BY ELECTION ON NOVEMBER 7, 2023.
PERSONS FAMILIAR WITH THE PROPOSED ESD AND THE ELECTION WILL BE
AVAILABLE AT THE MEETING TO ADDRESS QUESTIONS ON THE PROPOSED ESD.**

Mayor White and Judge Hoppy Haden provided information about the ESD No. 5.

There was a question-and-answer session with the public.

The informational Town Hall meeting closed at 7:41 p.m.

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

CITY OF LOCKHART

Lew White, Mayor

ATTEST:

Julie Bowermon
City Secretary

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: July 16, 2024

AGENDA ITEM CAPTION: Hold a PUBLIC HEARING regarding application ZC-24-04, by Charlotte Hodges of Carlson, Brigrance & Doering, Inc. on behalf of Cerulean Dog Investments and discussion and/or action to consider Ordinance 2024-15 for a **Zoning Change** from AO Agricultural-Open Space District to RHD Residential High Density District on a total of 8.6442 acres in the Cornelius Crenshaw Survey, Abstract No. 68, located at 351 City Line Road.

ORIGINATING DEPARTMENT AND CONTACT: Development Services - David Fowler

ACTION REQUESTED: Ordinance

BACKGROUND/SUMMARY/DISCUSSION: The applicant requests to change the zoning from AO to RHD for a property located immediately south of the Centerpoint Meadows subdivision. The property has frontage on both City Line Road and Cesar Chavez Parkway/SH 130. The property was designated Medium Density Residential in the 2020 Lockhart Comprehensive Plan. At the present time, there is no site plan or rendering for the proposed project. The applicant has stated that he anticipates applying for an SUP for the MF-2 Multifamily 2 development type, which would allow between 12-24 residential units per acre on the site. No letters of opposition have been received from the surrounding properties notified of the public hearing.

PROJECT SCHEDULE (if applicable): If the proposed zoning is approved, the applicant would require an SUP for the MF-2 development type in order to build the apartment complex they are proposing. This SUP would be heard at a future public hearing before the Planning and Zoning Commission.

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 recommended an alternative classification of RMD Residential Medium Density District at their June 12, 2024, meeting by a vote of 4-3. The planning staff's recommendation had been to approve the RHD zoning requested by the applicant. The reason for the recommendation was concerns that apartments could have a negative impact on the nearby Lockhart Jr. High

City of Lockhart, Texas

Council Agenda Item Cover Sheet

School. The applicant is still interested in pursuing the Residential High Density Zoning District and requested the City Council hearing be postponed to July 16, 2024.

STAFF RECOMMENDATION/REQUESTED MOTION: Approve Ordinance 2024-15 rezoning the property from AO Agricultural-Open Space to either RHD Residential High Density as requested by the applicant or Residential Medium Density RMD as recommended by the Planning and Zoning Commission.

LIST OF SUPPORTING DOCUMENTS: ZC-24-04 Ordinance to RMD 7-10-2024 - Copy, ZC-24-04 Exhibit A Legal Description, ZC2404 case map, ZC2404 aerial, ZC2404 zoning, ZC2404 flu thoroughfares, ZC2404 Staff Report -- Council version 7-10-24, ZC-24-04 Application and Owner Letter

ORDINANCE 2024-15

AN ORDINANCE OF THE CITY OF LOCKHART, TEXAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LOCKHART, TEXAS, TO RECLASSIFY THE PROPERTY KNOWN AS 8.6442 ACRES IN THE CORNELIUS CRENSHAW SURVEY ABSTRACT NO. 68 LOCATED AT 351 CITY LINE ROAD, FROM AO AGRICULTURAL-OPEN SPACE TO DISTRICT TO RMD RESIDENTIAL MEDIUM DENSITY DISTRICT.

WHEREAS, on June 12, 2024, the Planning and Zoning Commission held a public hearing and voted to recommend approval of a zoning change to the alternative classification of RMD Residential Medium Density; and,

WHEREAS, the City Council desires to amend the zoning map as provided in Section 64-128 of the Code of Ordinances; and,

WHEREAS, a public hearing was held in conformance with applicable law;

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

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

II. The above-referenced property described in Zoning Change request ZC-24-04, known as 8.6442 acres in the Cornelius Crenshaw Survey, Abstract No. 68, and more particularly described in Exhibit A and located at 351 City Line Road, will be reclassified from AO Agricultural-Open Space District to RMD Residential Medium Density District.

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

IV. 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.

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

VI. Effective Date: That this ordinance shall become effective and be in full force immediately upon and from the date of its passage.

PASSED, APPROVED, AND ADOPTED AT A REGULAR MEETING OF THE LOCKHART CITY COUNCIL ON THIS THE 16th DAY OF JULY, 2024

CITY OF LOCKHART

Lew White, Mayor

ATTEST:

APPROVED AS TO FORM:

Julie Bowermon, City Secretary

Brad Bullock, City Attorney

EXHIBIT A

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 8.6442 ACRES (376,543 SQUARE FEET) OUT OF THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68, CALDWELL COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 29.72 ACRE TRACT CONVEYED TO DENNIS D. AND DIANE M. RASSI IN VOLUME 478, PAGE 4 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.), SAID 8.6442 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod found at angle point in the southwest right-of-way line of County Road 219 (aka City Line Road, right-of-way varies), and being the north corner of a called 30 acre tract conveyed to Nancy Gail Withers Allen, in Volume 154, Pg. 158 (O.P.R.C.C.T.), and being the east corner of said Rassi tract, for the east corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod with "Cuplin" cap found at an angle point in the southwest right-of-way line of said CR 219, and being the north corner of a called 13.5 acre tract conveyed to Austin 4 Investments, LLC, in Volume 476, Pg. 339 (O.P.R.C.C.T.), and being the east corner of said Allen tract bears, S31°08'30"E, a distance of 439.86 feet;

THENCE, leaving the southwest right-of-way line of said CR 219, with the common line of said Allen tract and said Rassi tract, S59°10'56"W, a distance of 858.56 feet to a 1/2-inch iron rod with "4 Ward Boundary" cap set for the south corner hereof, said point being in the northeast right-of-way line of State Highway 130 (right-of-way varies), from which a TxDot Type II brass disc found at a point of curvature in the northeast right-of-way of said SH 130 bears, S30°07'23"E, a distance of 4.62 feet;

THENCE, leaving the common line of said Allen tract and said Rassi tract, with the northeast right-of-way line of said SH 130, N30°07'23"W, passing at a distance of 379.83 feet, a disturbed 1/2-inch iron rod found, and continuing for a total distance of 439.99 feet to a 1/2-inch iron rod found for the west corner hereof, said point being at the south corner of Lot 17, Block F of Centerpoint Meadows, a subdivision recorded in Cabinet D, Slide 82 of the Plat Records of Caldwell County, Texas (P.R.C.C.T.), and being in the northwest line of said Rassi tract;

THENCE, leaving the northeast right-of-way line of said SH 130, in part with the southeast line of Block F of said Centerpoint Meadows, in part with southwest right-of-way line of said CR 219, and with the northwest line of said Rassi tract, N59°11'43"E, passing at a distance of 834.39 feet, an "X" cut found on a stone column at a corner in the southwest right-of-way line of said CR 219, and being the east corner of Lot 7, Block F of said Centerpoint Meadows, and continuing for a total distance of 853.55 feet for the north corner hereof, said point being a corner in the southwest right-of-way line of said CR 219, and being the north corner of said Rassi tract;

THENCE, with the southwest right-of-way line of said CR 219 and the northeast line of said Rassi tract, S30°46'31"E, a distance of 439.76 feet to the **POINT OF BEGINNING** and containing 8.6442 Acres (376,543 Sq. Ft.) of land more or less.

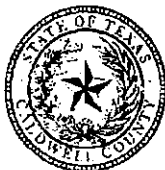
RETURN TO
Ingorn Title Co.

FILED AND RECORDED

Instrument Number: 2024-001805 DEED OF TRUST

Filing and Recording Date: 03/13/2024 10:23:45 AM Pages: 9 Recording Fee: \$53.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Caldwell County, Texas.

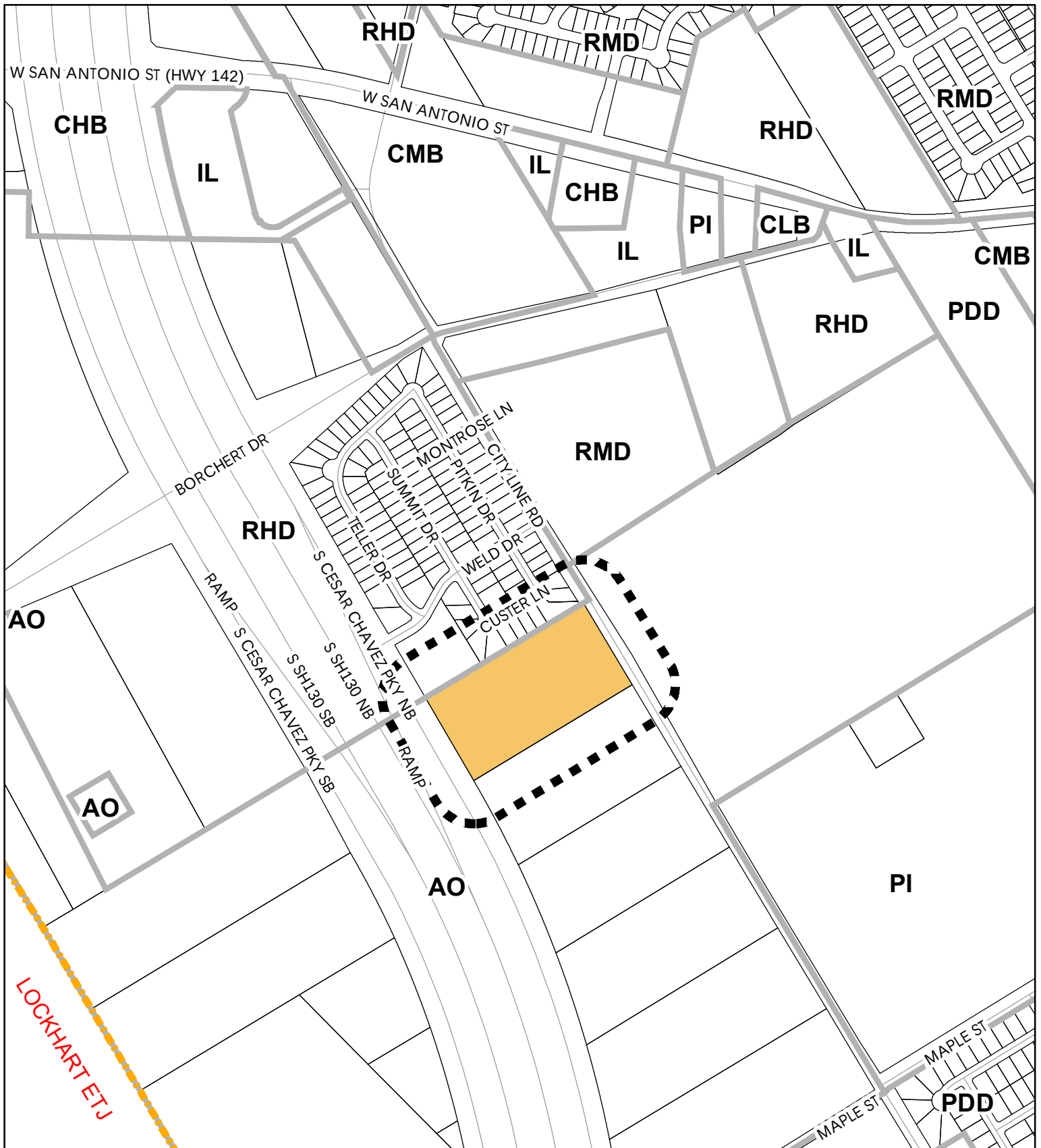


Teresa Rodriguez

Teresa Rodriguez, County Clerk
Caldwell County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT REMOVE. THIS PAGE IS PART OF THE OFFICIAL PUBLIC RECORD.



ZC-24-04

AO TO RHD

351 CITY LINE RD



scale 1" = 600'



SUBJECT PROPERTY



ZONING BOUNDARY



CITY LIMITS



200 FT BUFFER



W SAN ANTONIO ST (HWY 142)

W SAN ANTONIO ST

WINDRIDGE DR



RICHLAND DR

BORCHERT DR

MONTROSE LN

PITKIN DR

SUMMIT DR

WELD DR

CUSTER LN

S CESAR CHAVEZ PKY NB

S SH130 NB

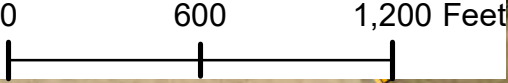
RAMP

S CESAR CHAVEZ PKY SB

RAMP

CITY LINE RD

LOCKHART ETJ



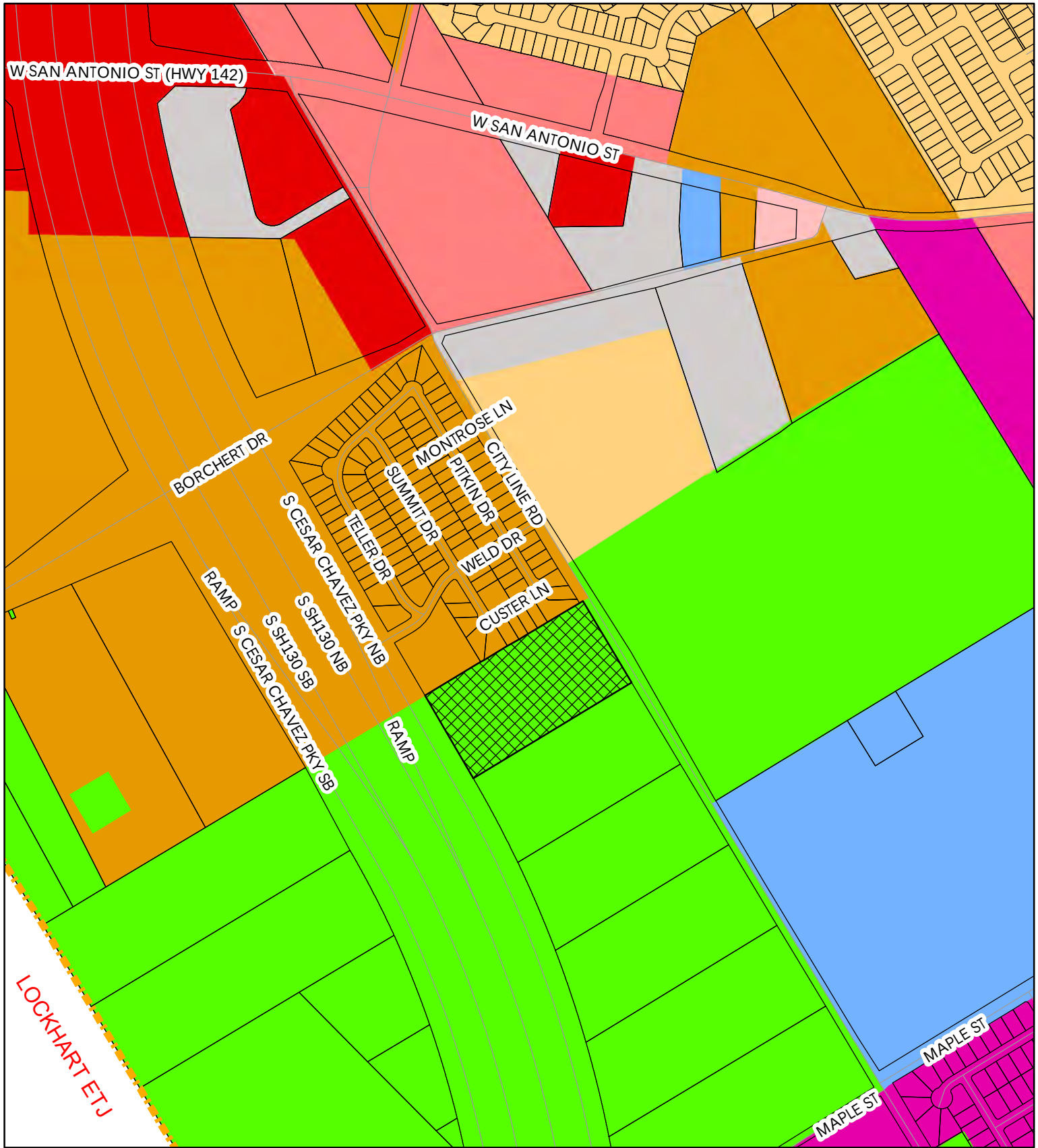
MAPLE ST

FOXGLOVE DR

LANTANA AVE

HENBIT LN

SUNFLOWER ST



ZC-24-04

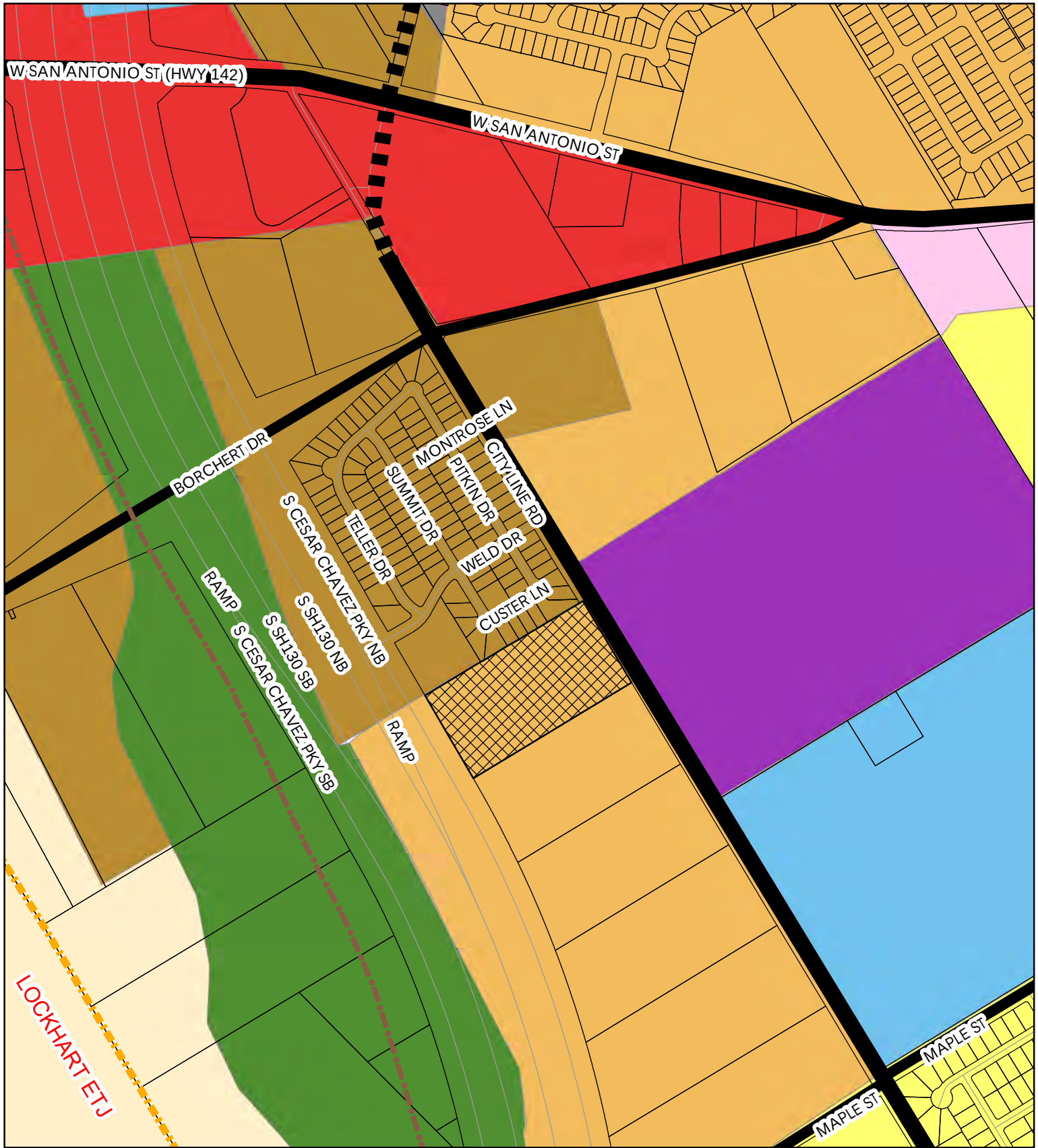
AO TO RHD

351 CITY LINE RD



scale 1" =600'

- ZONING DISTRICTS
- AGRICULTURAL-OPEN SPACE
 - COMMERCIAL HEAVY BUSINESS
 - COMMERCIAL LIGHT BUSINESS
 - COMMERCIAL MEDIUM BUSINESS
 - INDUSTRIAL LIGHT
 - PLANNED DEVELOPMENT
 - PUBLIC AND INSTITUTIONAL
 - RESIDENTIAL HIGH DENSITY
 - RESIDENTIAL LOW DENSITY
 - RESIDENTIAL MEDIUM DENSITY



FUTURE LANDUSE &
THOROUGHFARES
AO TO RHD
351 CITY LINE RD



scale 1" =600'

- HIKE/BIKE TRAIL
- EXISTING COLLECTOR
- EXISTING ARTERIAL
- FUTURE ARTERIAL
- AGRICULTURE/RURAL DEVELOPMENT
- GENERAL-HEAVY COMMERCIAL
- INDUSTRY
- LIGHT-MEDIUM COMMERCIAL
- MIXED RETAIL, OFFICE, RESIDENTIAL
- PARKS AND OPEN SPACE
- PUBLIC AND INSTITUTIONAL
- RESIDENTIAL, HIGH DENSITY
- RESIDENTIAL, LOW DENSITY
- RESIDENTIAL, MEDIUM DENSITY

CASE SUMMARY

STAFF: Evan Olszewski, AICP, Planner

REPORT DATE: June 5, 2024

PLANNING AND ZONING COMMISSION HEARING DATE: June 12, 2024

CITY COUNCIL HEARING DATE: July 16, 2024

REQUESTED CHANGE: Agricultural-Open Space AO to Residential High Density RHD

STAFF RECOMMENDATION: **Approval**

PLANNING AND ZONING COMMISSION RECOMMENDATION: **Approval of Alternative Classification of RMD Residential Medium Density District**

CASE NUMBER: ZC-24-04

BACKGROUND DATA

APPLICANT: Charlotte Hodges, Carlson, Brigance & Doering, Inc.

OWNER: Cerulean Dog Investments

SITE LOCATION: 351 City Line Road

LEGAL DESCRIPTION: Metes and bounds within the Cornelius Crenshaw Survey, Abstract No. 58

SIZE OF PROPERTY: 8.6442 acres

EXISTING USE OF PROPERTY: Agricultural

LAND USE PLAN DESIGNATION: *Residential Medium Density*

ANALYSIS OF ISSUES

REASON FOR REQUESTED ZONING CHANGE: The Applicant seeks a zoning change to Residential High Density for a multifamily residential development. The site’s current Agricultural-Open Space zoning district does not allow this use.

AREA CHARACTERISTICS:

	Existing Use	Zoning	Future Land Use Plan
North	Residential subdivision	RHD	<i>Residential High Density</i>
East	Vacant land	AO	<i>Mixed Retail, Office, Commercial</i>
South	Vacant land	AO	<i>Residential Medium Density</i>
West	South Cesar Chavez Parkway, SH 130	AO/ROW	<i>Residential Medium Density/ROW</i>

TRANSITION OF ZONING DISTRICTS: The surrounding properties are agricultural or residential in nature. The area immediately to the north of the subject parcel is the Centerpoint Meadows subdivision, zoned Residential High Density and developed with single-family dwellings. The area to the south of the property is zoned Agricultural-Open Space and designated for Residential Medium Density uses on the Future Land Use Map. The area across City Line Road to the east is also zoned Agricultural-Open Space, but is designated for Mixed Retail, Office, Residential uses. To the west, the property abuts the South Cesar Chavez Parkway’s northbound frontage road.

The residential subdivision to the north of the property is zoned with the requested Residential High Density zoning district. Currently, there is no conflict between the existing Residential High Density zone and the surrounding parcels zoned Agricultural-Open Space due to the fact that those properties are vacant. Staff has received frequent inquiries about the area south of Borchert Drive, east of South Cesar Chavez Parkway, and north of Maple Street from developers interested in high density residential or

commercial mixed-use products. The proposed Residential High Density zone would connect to a collection of similarly-zoned properties to the north and northwest across South Cesar Chavez Parkway.

The Applicant proposes to build a multifamily development on the site and has indicated that they will likely request an SUP for the MF-2 development type. This use does not create a transition issue between the subject property and Centerpoint Meadows. The subject property will be required to construct a buffer wall per Section 64-197(f)(1) of the City Code of Ordinances, which states: "Buildings having more than four dwelling units per structure within the residential high density district (RHD) shall provide for an opaque wall, screen, or fence at least six feet high along each line adjoining any other development type structure or any other residential district, except along any line which is also a street line." There is an existing fence at the southern boundary of Centerpoint Meadows.

ADEQUACY OF INFRASTRUCTURE: All City utilities are available and adequate. Vehicular access is available from City Line Road and from the northbound South Cesar Chavez Parkway access road. Any driveway onto a state road will require TxDOT approval.

POTENTIAL NEIGHBORHOOD IMPACT: Considering the mixture of existing land uses, zoning classifications, and future land use designations on the Land Use Plan map in the area around the property, the characteristics of multi-family residential would not have unusually adverse impacts. Zoning standards will require the development to be screened with an opaque fence or wall where it abuts the existing RHD zoning on the north side.

Regarding the proximity of the site to amenities, the nearest schools are Bluebonnet Elementary, Lockhart Junior High, and Lockhart High School. The closest park is Maple Street Park to the southeast. There are sidewalks connecting the Centerpoint Meadows subdivision to the north with the City Line Road and Borchert Drive intersection, but no further connections into town. Maple Street to the south has sidewalks beginning at the Maple Street and City Line Road intersection.

CONSISTENCY WITH COMPREHENSIVE PLAN: The proposed Residential High Density zoning classification is not consistent with the Future Land Use Plan, which designates the subject property Medium Density Residential. However, the proposed zoning classification is only one step higher. There are several areas designated for High Density Residential nearby, both along West San Antonio Street and northeast around the Borchert Drive and South Cesar Chavez Parkway intersection.

ALTERNATIVE CLASSIFICATIONS: Residential Medium Density zoning would be consistent with the Future Land Use Plan map but would not permit the intended apartment use.

RESPONSE TO NOTIFICATION: None.

STAFF RECOMMENDATION: Staff believes that the proposed rezoning to RHD is an acceptable solution for the subject property based on the fact it borders a preexisting Residential High Density tract to the north and the residential designation of the property on the Future Land Use Map. Additionally, the property's location along the South Cesar Chavez Parkway frontage makes it a suitable location for higher-density housing in a transition zone east toward other residential or mixed-use zones.

CITY OF

Lockhart

TEXAS

ZONING CHANGE APPLICATION

(512) 398-3461 • FAX (512) 398-3833
P.O. Box 239 • Lockhart, Texas 78644
308 West San Antonio Street

APPLICANT/OWNER

APPLICANT NAME Charlotte Hodges
DAY-TIME TELEPHONE 512-280-5160
E-MAIL charlotte@cbdeng.com

ADDRESS 5501 W William Cannon Drive
Austin, TX 78749

OWNER NAME Jim Gallegos, Cerulean Dog Inv.
DAY-TIME TELEPHONE 512-413-9494
E-MAIL jgallegos@cccarterlton.com

ADDRESS 3102 Bee Caves Road
#200
Austin, TX 78746

PROPERTY

351 City Line Rd
ADDRESS OR GENERAL LOCATION E of SH 130/ S of SH 142
LEGAL DESCRIPTION (IF PLATTED) Cornelius Crenshaw Survey, Abs. 68
SIZE 8.6442 ACRE(S) LAND USE PLAN DESIGNATION RMD Residnetial Medium Density
EXISTING USE OF LAND AND/OR BUILDING(S) Ag
PROPOSED NEW USE, IF ANY Multi-Family

REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION Agricultural- Open Space
TO PROPOSED ZONING CLASSIFICATION Residential High Density
REASON FOR REQUEST Owner is looking to develop this parcel as a multi-family site.

SUBMITTAL REQUIREMENTS

IF THE APPLICANT IS NOT THE OWNER, A LETTER SIGNED AND DATED BY THE OWNER CERTIFYING THEIR OWNERSHIP OF THE PROPERTY AND AUTHORIZING THE APPLICANT TO REPRESENT THE PERSON, ORGANIZATION, OR BUSINESS THAT OWNS THE PROPERTY.

NAME(S) AND ADDRESS(ES) OF PROPERTY LIEN-HOLDER(S), IF ANY.

IF NOT PLATTED, A METES AND BOUNDS LEGAL DESCRIPTION OF THE PROPERTY.

APPLICATION FEE OF \$250, PLUS \$150 PER ACRE, MAXIMUM OF \$10,000, PLUS ADDITIONAL \$1,000 FOR PLANNED DEVELOPMENT DISTRICT.

APPLICATION FEE OF \$ 1,546.63 PAYABLE TO THE CITY OF LOCKHART.

TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS ARE COMPLETE AND CORRECT, AND IT IS UNDERSTOOD THAT I OR ANOTHER REPRESENTATIVE SHOULD BE PRESENT AT ALL PUBLIC MEETINGS CONCERNING THIS APPLICATION.

SIGNATURE 0e363007-322a-4d12-82cb-1ce59fa1b6dd
Digitally signed by 0e363007-322a-4d12-82cb-1ce59fa1b6dd
DN: CN=0e363007-322a-4d12-82cb-1ce59fa1b6dd
Reason: I am the author of this document
Location: Charlotte Hodges
Date: 2024.05.22 07:57:53
Pdf: PhantomPDF Version: 9.7.0

DATE 5/15/24

OFFICE USE ONLY

ACCEPTED BY D. Fowler

RECEIPT NUMBER 01297750

DATE SUBMITTED 5/22/24

CASE NUMBER ZC - 24 - 04

DATE NOTICES MAILED 5-24-2024

DATE NOTICE PUBLISHED 5-30-2024

PLANNING AND ZONING COMMISSION MEETING DATE 6-12-2024

PLANNING AND ZONING COMMISSION RECOMMENDATION _____

CITY COUNCIL MEETING DATE _____

DECISION _____

May 7, 2024

City of Lockhart
308 W San Antonio Street
Lockhart, TX 78644

Re: Owner Authorization

To Whom It May Concern,

As the owner and representative for Cerulean Dog Investments, I, Jim Gallegos, authorize Carlson, Brigrance & Doering, Inc. to represent our zoning and development interests of property located on City Line Road for the purpose of developing multi-family housing in the City of Lockhart.

If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Jim Gallegos". The signature is stylized with a large, looped "J" and a cursive "Gallegos".

Jim Gallegos

Cerulean Dog Investments

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: July 16, 2024

AGENDA ITEM CAPTION: Approve Ordinance 2024-16 amending Section 52-62 of the City of Lockhart Code of Ordinances to revise a reference to another section of the same chapter.

ORIGINATING DEPARTMENT AND CONTACT: Development Services - David Fowler

ACTION REQUESTED: Ordinance

BACKGROUND/SUMMARY/DISCUSSION: The proposed amendment to Chapter 52, the subdivision ordinance, is being proposed to correct language found in Section 52-62 that includes a reference to Section 52-57, relating to the requirement of plats to contain rights-of-way or easements to accommodate essential public facilities or services. This reference is in error as it refers to a section that is listed in the range of sections that are reserved for future use and does not contain any text. Planning staff has identified Section 52-61 as the section that is intended to be referenced, and has written the ordinance to correct the reference.

PROJECT SCHEDULE (if applicable): None

FISCAL NOTE (if applicable): None

PREVIOUS COUNCIL ACTION: City Council adopted Ordinance 2023-03, amending Chapter 52, Subdivision Regulations, of the City of Lockhart Code of Ordinances on January 17, 2023.

COMMITTEE/BOARD/COMMISSION ACTION: The Planning and Zoning Commission considered the proposed text amendment at its meeting held July 10, 2024, and voted unanimously to recommend approval of the proposed text amendment.

STAFF RECOMMENDATION/REQUESTED MOTION: Approval

LIST OF SUPPORTING DOCUMENTS: Ordinance 2024-16 Final, 07-10-2024 Section 52-62 Amendment Memo to City Council

ORDINANCE 2024-16

AN ORDINANCE OF THE CITY OF LOCKHART, TEXAS, AMENDING CHAPTER 52 “SUBDIVISION REGULATIONS” OF THE CODE OF ORDINANCES, SECTION 52-62; PROVIDING FOR SEVERABILITY; PROVIDING A REPEALER; PROVIDING FOR PENALTY; PROVIDING FOR PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Lockhart (the “City”) staff and the Lockhart Planning and Zoning Commission have identified the need for correction of a misrepresentation in the Lockhart Code of Ordinances (the “Code”) Section 52-62 in the codified version of the Subdivision Regulations; and

WHEREAS, the correction will clarify the reference within Code Section 52-62 from Section 52-57 to Section 52-61, as originally intended with the comprehensive amendments to the Subdivision Regulations approved by the City Council of Lockhart (the “City Council”) in January 2023; and

WHEREAS, the Lockhart Planning and Zoning Commission reviewed the corrective amendment to Section 52-62 at their meeting held on July 10, 2024 and voted to recommend said amendment; and

WHEREAS, the City Council has determined that such amendment serves 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:

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

Section II. Section 52-62 of the Lockhart Code of Ordinances”, is hereby amended as follows:

ARTICLE IV. PUBLIC FACILITIES

Sec. 52-62. Land Dedication.

A subdivision plat or development plat shall not be approved until and unless it includes dedication of easements, rights-of-way, and other land as necessary to accommodate the essential public facilities and services required to fulfill the development’s obligation as provided in section 52-61.

Section III. 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.

Section IV. 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.

Section V. 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.

Section VI. 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.

Section VII. 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 16th DAY OF JULY, 2024.

CITY OF LOCKHART

Lew White
Mayor

ATTEST:

APPROVED AS TO FORM:

Julie Bowermon
City Secretary

Bradford E. Bullock
City Attorney

TO: Lockhart City Council
FROM: Kevin Waller, AICP, Senior Planner
SUBJECT: Subdivision Regulations Text Amendment
DATE: July 10, 2024

Dear City Council Members:

Following adoption and implementation of the text amendments to the Subdivision Regulations in January 2023, it was recently discovered that one of the approved amendments was misrepresented in the codified version of the regulations. Specifically, a reference is made in Section 52-62- Land Dedication to Section 52-57, which should have been a reference to Section 52-61- Capital Improvements, according to the text amendments approved at the January 17, 2023 City Council meeting. In the codified version, Section 52-62 states that a subdivision plat must include “dedication of easements, rights-of-way, and other land as necessary to accommodate the essential public facilities and services required to fulfill the developer’s obligation as provided in section 52-57.” It should be noted that Section 52-57 is currently a non-existent section listed under “Reserved”. Section 52-61, the correct reference, addresses capital improvements, such as streets, sidewalks/trails, stormwater drainage, water, wastewater and the like, that refer back to the essential public facilities and services alluded to in Section 52-62.

The following page, for your consideration, includes a “strikethrough” version of Chapter 52, with deleted text stricken and added text underlined, as well as a “clean” version of the text that results from the change. Those sections of the subdivision regulations not shown are unchanged.

The Planning and Zoning Commission voted to recommend **approval** of the proposed amendment at its July 10, 2024 meeting.

CHAPTER 52. SUBDIVISION REGULATIONS
DRAFT AMENDMENT (Strikethrough)

ARTICLE IV. PUBLIC FACILITIES

Sec. 52-62. Land Dedication.

A subdivision plat or development plat shall not be approved until and unless it includes dedication of easements, rights-of-way, and other land as necessary to accommodate the essential public facilities and services required to fulfill the development's obligation as provided in section ~~52-57~~ 52-61.

CHAPTER 52. SUBDIVISION REGULATIONS
DRAFT AMENDMENT (Clean)

ARTICLE IV. PUBLIC FACILITIES

Sec. 52-62. Land Dedication.

A subdivision plat or development plat shall not be approved until and unless it includes dedication of easements, rights-of-way, and other land as necessary to accommodate the essential public facilities and services required to fulfill the development's obligation as provided in section 52-61.

**REGULAR MEETING
LOCKHART CITY COUNCIL**

OCTOBER 17, 2023

6:30 P.M.

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

Council present:

Councilmember John Castillo
Councilmember Juan Mendoza
Councilmember Jeffry Michelson

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

Staff present:

Steve Lewis, City Manager
David Fowler, Planning Director
Julie Bowermon, Civil Service/HR Director
Gary Williamson, Police Chief
Joseph Resendez, Assistant City Manager
Victoria Burns, Public Information Officer

Brad Bullock, City Attorney
Sean Kelley, Public Works Director
Randy Jenkins, Fire Chief
Mike Kamerlander, Interim Economic Dev. Dir.
Cean Charles, EMS Director

Citizens/Visitors Addressing the Council: Representatives of the Hays-Caldwell Women's Center; Khalil Coltrain of the Lower Colorado River Authority; Ivan Karpov of F3 Lockhart; and Citizen, Donna Daniels.

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 OF A PROCLAMATION DECLARING OCTOBER 2023 AS NATIONAL DOMESTIC VIOLENCE AWARENESS MONTH.

Mayor White presented the proclamation to Representatives of the Hays-Caldwell Women's Center.

D. DISCUSSION AND A PRESENTATION FROM THE LOWER COLORADO RIVER AUTHORITY (LCRA) ON THE CREATION OF A NEW EMERGENCY COMMUNICATION VOICE RADIO SYSTEM FOR CALDWELL COUNTY.

Chief Jenkins stated that the City of Lockhart and Caldwell County are currently on the Greater Austin-Travis Regional Radio System (GATRRS). The GATRRS system is operated by the City of Austin and provides voice communications for public safety and other public service organizations in the central Texas region. Participating counties include Bastrop, Blanco, Burnet, Caldwell, Lee, Llano, Travis, and Williamson counties. All voice radio communication systems involve the use of a combination of radio towers, FCC licensed radio frequencies, software, specialized radio equipment, portable and mobile radios, maintenance, programming, monitoring, and support. Due to GATRRS system reliability, radio coverage, and system maintenance, Caldwell County has contracted with LCRA to create a new voice radio communication system in Caldwell County for public safety using two existing towers, one new tower and all new infrastructure. Current end user portable and mobile radios will be reprogrammed for use on the new system. The City of Lockhart will be asked to enter into an Interlocal Agreement (ILA) with LCRA to become a participating member of the new LCRA system. A combined 911 emergency dispatch facility for Caldwell County at the Justice Center is also in the development phase for use with

the new LCRA system. It is yet to be determined if it will be a centralized (one agency) or co-located (multiple agencies) facility. City staff is in communication with the City of Austin, Texas Department of Public Safety (TxDPS), and Texas Department of Transportation (TxDOT) to assume the tower leases, equipment, and maintenance costs associated with the current GATRRS system.

Khalil Coltrain of the Lower Colorado River Authority provided information and there was discussion regarding the Communication Voice Radio System.

E. DISCUSS RESOLUTION 2023-15 DESIGNATING THE CHIEF OF POLICE AS THE AUTHORIZED OFFICIAL ON THE POLICE DEPARTMENT'S BODY WORN CAMERA PROGRAM GRANT THROUGH THE OFFICE OF THE GOVERNOR.

Chief Williamson stated that on November 16, 2021, Council approved a resolution authorizing the submittal of the Body Worn Camera (BWC) Program grant through the Office of the Governor. The resolution also named the former police chief as the Authorized Official. With the departure of the former police chief, a new resolution naming the position of Chief of Police as the Authorized Official is needed to come in compliance with the grant requirements and receive reimbursement. The police department's Body Worn Camera Program grant purchased replacement body cameras. The cost for the BWC program is \$85,260.00. The grant requires a 25% match. Twenty-nine(29) Motorola WaV300 Body Worn Cameras, including cloud storage and accessories, were purchased.

F. DISCUSSION REGARDING AMENDMENT NUMBER 3 TO THE CAPITAL AREA COUNCIL OF GOVERNMENTS' (CAPCOG) LEASE OF SITE FOR AIR QUALITY MONITORING AND APPOINTING THE CITY MANAGER TO SIGN THE AMENDMENT IF APPROVED.

Mr. Kelley stated that CAPCOG stores an Air Quality Monitoring Station at 214 Bufkin Lane, behind the City's Electric Department. The monitoring unit has been in place since 2013 and collects data regarding local air quality, such as ground-level Ozone, and reports data back to CAPCOG. The collected data can then be used for the Air Quality Index (AQI) in real-time and Forecast AQI in order to plan outdoor activities, especially for sensitive groups. The purpose of this Amendment Number 3 is to extend the Term of the Amendment 2 of the Original Lease from its current end date of December 31, 2023, to December 31, 2026, in order to enable continued collection of ambient air quality data at the site through the expiration date of CAPCOG's 2019-2026 Air Quality Monitoring Network Plan Addendum. There was discussion.

B. DISCUSS RESOLUTION 2023-16 APPROVING AN ECONOMIC DEVELOPMENT PERFORMANCE AGREEMENT WITH F3 LOCKHART OWNER LLC TO AUTHORIZE THE LOCKHART ECONOMIC DEVELOPMENT CORPORATION TO PROVIDE A REBATE OF UP TO \$1,000,000 FOR REIMBURSEMENT OF IN-GROUND UTILITIES TO SERVE THE PROJECT OVER A 10-YEAR TERM.

Mr. Kamerlander stated that Project Apple Pie is a refrigerated warehouse and cold chain logistics operator, sponsored by Related Fund Management (RFM). Founded in 2009, RFM has established itself over more than a decade as a highly skilled and differentiated real estate investment manager with approximately \$10.9 billion of assets under management. RFM has demonstrated a successful track record of investing across all portions of the real estate capital stack and in all major sectors. The project plans to acquire and develop a ground-up, Class A, energy-efficient public refrigerated warehouse to support the Austin-San Antonio corridor, as well as the greater Central Texas market, with a focus on the rapidly growing subsector of direct-to-consumer ("D2C") grocery deliveries. The initial facility would be approximately 310,000 SF. The facility plans to store frozen and refrigerated foods. As a full-service cold chain provider, the company serves food producers and manufacturers, grocery retailers, and food

service companies. The company plans to have a Lockhart-based staff of 100+ employees in year 4 with an average annual wage of \$38,480. All jobs included in the 380 agreement and economic development performance agreement require benefits. While the total proposed site is approximately 53 acres, the company will operate on approximately 25 acres with the opportunity to expand by 50%. The excess land allows for additional buildable SF on which they may develop into another cold storage facility or traditional “dry” industrial warehouses totaling 877,900 SF. The land owner and company have initiated the voluntary annexation process with the City which is a requirement in this performance agreement.

Mr. Kamerlander provided details about the following Investment:

> \$65 million in real property. The application does not include the value of the inventory since it is not currently known. Inventory is taxed at the same rate as real and personal property based on the value of the inventory at the end of each year.

Incentives:

The Economic Development Performance Agreement up for consideration is for rebate for the construction of in-ground utilities (water and wastewater lines) not to exceed \$1,000,000.

Ivan Karpov of F3 Lockhart provided details about the project as indicated above.

C. DISCUSS A CHAPTER 380 ECONOMIC DEVELOPMENT AGREEMENT WITH F3 LOCKHART OWNER LLC PROVIDING A REAL AND PERSONAL PROPERTY TAX REBATE OVER A 10-YEAR TERM.

Mr. Kamerlander stated that Project Apple Pie is a refrigerated warehouse and cold chain logistics operator, sponsored by Related Fund Management (RFM). Founded in 2009, RFM has established itself over more than a decade as a highly skilled and differentiated real estate investment manager with approximately \$10.9 billion of assets under management. RFM has demonstrated a successful track record of investing across all portions of the real estate capital stack and in all major sectors.

Mr. Kamerlander stated that the incentives of property tax rebate is as follows:

The Chapter 380 agreement provides a 5-year rebate of real and personal property taxes within a 10-year term. The rebate term will run for five sequential years and offer the following schedule:

Year 1: 85% Rebate

Year 2: 70%

Year 3: 55%

Year 4: 40%

Year 5: 25%

G. RECEIVE AND DISCUSS THE 4TH QUARTER FISCAL YEAR 2023 INVESTMENT REPORT.

Mr. Resendez stated that the Texas Public Funds Investment Act requires local governments to review and accept the quarterly investment reports for each quarterly reporting period of the fiscal year. He presented the 4th Quarter Investment Report of Fiscal Year 2023, ending September 30, 2023.

H. DISCUSSION REGARDING ENGAGEMENT LETTER WITH THE LAW FIRM OF MESSER FORT FOR LEGAL SERVICES.

Mr. Lewis stated that the current City Attorney, Monte Akers, has announced his retirement at the end of 2023, and this amended engagement letter with his law firm provides that Brad Bullock will succeed Mr. Akers. Legal services provided will be those as city attorney, municipal court prosecutor, and economic

development corporation attorney. As discussed with the Council, the rates for legal services will remain at \$185/hr. through the end of Fiscal Year 2025, and travel will be at no cost.

J. DISCUSS THE PURCHASE OF A 2023 FORD F-450 DIESEL AMBULANCE CHASSIS THROUGH STERLING MCCALL FORD UTILIZING THE HOUSTON GALVESTON AREA COUNCIL (HGAC) PURCHASING COOPERATIVE AND AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE ORDER FOR THE AMBULANCE CHASSIS.

Mr. Charles stated that the 2023 Ford F-450 diesel chassis will be used to power a new Frazer custom ambulance to be built for Lockhart EMS. Due to the short supply of ambulance chassis, it must be guaranteed with a purchase order as soon as a chassis becomes available. A new Type I 14' Module (patient transport area) will be constructed to mount on the Ford F-450 chassis. The Module and related expenses will be requested with a separate purchase order when it is time to begin construction of the Module. The new Frazer ambulance, when completed, will be deployed by Lockhart EMS to respond to emergency medical calls and non-emergency transport in the City of Lockhart, the northern portions of Caldwell County, and mutual aid requests. The new Frazer ambulance, when completed, will replace Medic 2, a 2017 Ford Demers with approximately 260,000 miles. Best practice is to move an ambulance from the front-line to reserve at approximately 125,000 miles and replace or remount at 250,000 to 300,000 miles. The cost of the Ford F-450 Chassis, including HGAC fees, is \$72,250. The total cost of the ambulance when completed will be approximately \$300,000. Caldwell County has agreed to reimburse Lockhart for one-half of the total cost of the new ambulance. The delivery time of the Ford F-450 chassis is November 2023. The Frazer ambulance manufactured in Houston, Texas will be completed by late summer/fall 2024. There was discussion.

I. DISCUSS AN INTERLOCAL AGREEMENT WITH CALDWELL COUNTY FOR EMERGENCY MEDICAL SERVICES.

Mr. Lewis stated that following termination of the City's EMS contract with Seton, the City and County negotiated this Interlocal Agreement (ILA) whereby the City will provide EMS services in the City and that portion of the County previously served by Seton (designated Lockhart 1 and Lockhart 2). Under the ILA, which was adopted by the Caldwell County Commissioners Court on October 10, 2023, the City will provide EMS services in the designated service area, for which the County will pay the City \$350,000 annually, plus up to \$200,000 for capital expenses. The County and City will meet informally to produce a mutually agreeable budget for EMS. The term of the ILA is from October 1, 2023, to September 30, 2024, and will automatically extend for an additional year unless a party provides the other party with notice of termination by July 1, 2024. Either Party may terminate the ILA for convenience by providing the other party with 30 days' notice of termination.

RECESS: Mayor White announced that the Council would recess for a break at 7:30 p.m.

ITEM 1. CALL TO ORDER.

Mayor Lew White called the meeting to order at 7:49 p.m.

ITEM 2. INVOCATION, PLEDGE OF ALLEGIANCE.

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

ITEM 3. PUBLIC COMMENT.

Mayor White requested citizens to address the Council.

Donna Daniels, 420 W. Prairie Lea Street, expressed appreciation to the Lockhart public Library staff for a great

ITEM 4-A. HOLD A PUBLIC HEARING AND DISCUSSION AND/OR ACTION REGARDING ORDINANCE 2023-21, PROPOSING TEXT AMENDMENTS TO CHAPTER 64, "ZONING," OF THE OF THE LOCKHART CODE OF ORDINANCES, AMENDING ARTICLE VII, "ZONING DISTRICTS AND STANDARDS," SECTION 64-197 "REGULATIONS COMMON TO ALL OR SEVERAL DISTRICTS," AMENDING SUBSECTION (I) "RESIDENTIAL DESIGN," AMENDING SUBSECTION (1) "SINGLE-FAMILY DESIGN," ADDING SUBSECTION B., "RESIDENTIAL DESIGN OPTIONS," ADDING A NEW SUBSECTION (2) "MULTIFAMILY DESIGN," AND AMENDING APPENDIX I., "SPECIFIC REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT TYPES," TO REVISE PARKING REQUIREMENTS FOR MULTIFAMILY LAND USE TYPES.

Mayor White opened the public hearing at 7:50 p.m. and requested the staff background report.

Mr. Fowler stated that the proposed changes are the product of the work of the Housing and Development Committee, formed earlier this year. These proposed amendments will complement the recent revisions in residential landscaping requirements and the anti-repetition requirements which were adopted in June of this year. These additional standards would create design options for new houses in both new subdivisions as well as houses built on infill lots. New houses in subdivisions of greater than four units would be required to include four of the options, while infill residences and houses in subdivisions created through minor plats would be required to include two elements. The proposed design standards for multifamily developments include building design options similar to the single-family-standards while also containing two new site-design requirements as well as a requirement for elevators in four-story buildings. As a result of discussion at the Planning and Zoning Commission meeting held October 11, 2023, the parking requirement for multifamily development is recommended to be reduced to two spaces per residential unit while increasing the required recreational space to eight percent of the overall site area of a multifamily development.

Mayor White requested citizens to address the Council. There were none. He closed the public hearing at 8:06 p.m.

Councilmember McGregor made a motion to approve Ordinance 2023-21, as presented. Councilmember Castillo seconded. The motion passed by a vote of 7-0.

ITEM 5. CONSENT AGENDA.

Mayor Pro-Tem Sanchez made a motion to approve consent agenda items 5A, 5B and 5C. Councilmember Westmoreland seconded. The motion passed by a vote of 7-0.

The following are the consent agenda items that were approved:

- 5A: Approve Resolution 2023-15 designating the Chief of Police as the Authorized Official on the police department's Body Worn Camera Program grant through the Office of the Governor.
- 5B: Approve Amendment Number 3 to the Capital Area Council of Governments' (CAPCOG) Lease of Site For Air Quality Monitoring and appointing the City Manager to sign the amendment.
- 5C: Accept the 4th Quarter Fiscal Year 2023 Investment Report.

ITEM 6-A. DISCUSSION AND/OR ACTION REGARDING RESOLUTION 2023-16 APPROVING AN ECONOMIC DEVELOPMENT PERFORMANCE AGREEMENT WITH F3 LOCKHART OWNER LLC TO AUTHORIZE THE LOCKHART ECONOMIC DEVELOPMENT CORPORATION TO PROVIDE A REBATE OF UP TO \$1,000,000 FOR REIMBURSEMENT OF IN-GROUND UTILITIES TO SERVE THE PROJECT OVER A 10-YEAR TERM.

Councilmember Michelson made a motion to approve Resolution 2023-16, as presented. Councilmember McGregor seconded. The motion passed by a vote of 7-0.

ITEM 6-B. DISCUSSION AND/OR ACTION REGARDING APPROVING A CHAPTER 380 ECONOMIC DEVELOPMENT AGREEMENT WITH F3 LOCKHART OWNER LLC PROVIDING A REAL AND PERSONAL PROPERTY TAX REBATE OVER A 10-YEAR TERM.

Councilmember Michelson made a motion to approve the Chapter 380 Economic Development Agreement with F3 Lockhart Owner, LLC, as presented. Councilmember Westmoreland seconded. The motion passed by a vote of 7-0.

ITEM 6-C. DISCUSSION AND/OR ACTION REGARDING ENGAGEMENT LETTER WITH THE LAW FIRM OF MESSER FORT FOR LEGAL SERVICES.

Councilmember Mendoza suggested that the item be tabled to give him an opportunity to meet with Brad Bullock, Attorney prior to voting on the engagement letter. There was discussion.

Councilmember Michelson made a motion to approve the engagement letter with the Law Firm of Messer Fort for legal services, as presented. Councilmember Westmoreland seconded. The motion passed by a vote of 6-1, with Councilmember Mendoza opposing.

ITEM 6-D. DISCUSSION AND/OR ACTION TO ADOPT AN INTERLOCAL AGREEMENT WITH CALDWELL COUNTY FOR EMERGENCY MEDICAL SERVICES.

Councilmember McGregor made a motion to approve the Interlocal Agreement with Caldwell County for Emergency Medical Services. Mayor Pro-Tem Sanchez seconded. The motion passed by a vote of 6-1, with Councilmember Castillo opposing.

ITEM 6-E. DISCUSSION AND/OR ACTION TO CONSIDER THE PURCHASE OF A 2023 FORD F-450 DIESEL AMBULANCE CHASSIS THROUGH STERLING MCCALL FORD UTILIZING THE HOUSTON GALVESTON AREA COUNCIL (HGAC) PURCHASING COOPERATIVE AND AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE ORDER FOR THE AMBULANCE CHASSIS.

There was discussion.

Councilmember McGregor made a motion to approve the purchase of a 2023 Ford F-450 Diesel ambulance chassis, as presented. Councilmember Michelson seconded. The motion passed by a vote of 7-0.

ITEM 6-F. CONSIDERATION AND ACTION ON PETITION FOR RELEASE OF 389.249 ACRES FROM THE CITY'S ETJ FILED BY PHAU-LOCKHART 450, LLC.

Mayor White stated that the item would be considered after discussed in Executive Session.

ITEM 7. CITY MANAGER'S REPORT

- Update on annual street paving projects.
- Update on the Texas Historical Commission grant to restore the Carver High School Building.
- Texas Monthly BBQ Fest on November 4 and 5.
- A Christmas to Remember in Lockhart will be held on December 1st and 2nd. The Lighted Parade will be held on Saturday, December 2, 2023.
- ESD No. 5 election will be held November 7th.
- ESD No. 5 public informational townhall event will be held October 19th at 7:00 p.m. in the City Council Chambers.

ITEM 8. COUNCIL AND STAFF COMMENTS-ITEMS OF COMMUNITY INTEREST

Councilmember Mendoza thanked all that attended an event at the Old Carver School. He thanked all involved with the Soccer Association.

Mayor Pro-Tem Sanchez expressed condolences to the families that have lost a loved one.

Councilmember McGregor wished everyone a safe Halloween. She stated that a free event will be held on November 3rd during the Monthly BBQ Fest.

Councilmember Castillo congratulated the downtown businesses for a successful First Friday event. He invited everyone to attend the meeting about the Emergency Services District to get better informed.

Councilmember Michelson thanked all involved and who attended the Comprehensive Plan meeting.

Mayor White welcomed Ziegenfelder to the community. He reminded everyone that early voting begins on October 23, 2023.

EXECUTIVE SESSIONS

Mayor White announced that the Council would enter Executive Session at 8:26 p.m. to discuss the following:

ITEM 9. EXECUTIVE SESSION IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNMENT CODE, TITLE 5, SUBCHAPTER D, SECTION 551.071, PRIVATE CONSULTATION WITH ITS ATTORNEY TO SEEK ADVICE ABOUT LEGAL MATTERS SUBJECT TO ATTORNEY/CLIENT PRIVILEGE. Discussion with City Attorney regarding a petition for release of property from the extraterritorial jurisdiction of the City of Lockhart.

ITEM 10. EXECUTIVE SESSION IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNMENT CODE, TITLE 5, SUBCHAPTER D, SECTION 551.074, TO DELIBERATE THE APPOINTMENT, EMPLOYMENT, EVALUATION, REASSIGNMENT, DUTIES, DISCIPLINE, OR DISMISSAL OF A PUBLIC OFFICER OR EMPLOYEE. Conduct annual City Manager's evaluation.

OPEN SESSION

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

ITEM 11-A. DISCUSSION AND/OR ACTION REGARDING A PETITION FOR RELEASE OF PROPERTY FROM THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF LOCKHART.

Mayor White made a motion to table consideration until the October 30, 2023 special meeting. Mayor Pro-Tem Sanchez seconded. The motion passed by a vote of 7-0.

ITEM 11-B. DISCUSSION AND/OR ACTION TO CONSIDER RESOLUTION 2023-17 AUTHORIZING A SALARY ADJUSTMENT FOR CITY MANAGER STEVEN LEWIS AND ADDENDUM TO THE CITY MANAGER AGREEMENT DATED EFFECTIVE AUGUST 18, 2018 BY AND BETWEEN THE CITY OF LOCKHART AND STEVEN LEWIS.

Mayor White made a motion to approve Resolution 2023-17, as presented, with a five percent cost of living wage increase retroactive to October 1, 2023. Mayor Pro-Tem Sanchez seconded. The motion passed by a vote of 7-0.

ITEM 12. ADJOURNMENT

Mayor Pro-Tem Sanchez made a motion to adjourn the meeting. Councilmember Mendoza seconded. The motion passed by a vote of 7-0. The meeting was adjourned at 10:13 p.m.

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

CITY OF LOCKHART

Lew White, Mayor

ATTEST:

Julie Bowermon
City Secretary

SPECIAL MEETING – TOWN HALL MEETING

LOCKHART CITY COUNCIL

OCTOBER 19, 2023

7:00 P.M.

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

Council present:

Councilmember John Castillo
Councilmember Jeffry Michelson

Mayor Lew White
Councilmember Brad Westmoreland
Mayor Pro-Tem Angie Gonzales-Sanchez

Council absent:

Councilmember Juan Mendoza
Councilmember Kara McGregor

Staff present:

Steve Lewis, City Manager
Joseph Resendez, Assistant City Manager
Victoria Burns, Public Information Officer

Cean Charles, EMS Director
Julie Bowermon, Civil Service/HR Director

Citizens/Visitors Addressing the Council: Hoppy Haden, County Judge; and several citizens.

Mayor Lew White called the informational meeting to order at 7:00 p.m. to provide information to the public about the following:

**CITY OF LOCKHART WILL HOST AN INFORMATIONAL TOWN HALL MEETING
WHEREBY VOTERS MAY LEARN MORE ABOUT THE PROPOSED EMERGENCY SERVICES
DISTRICT (ESD) NO. 5 PROPOSED FOR CREATION BY ELECTION ON NOVEMBER 7, 2023.
PERSONS FAMILIAR WITH THE PROPOSED ESD AND THE ELECTION WILL BE
AVAILABLE AT THE MEETING TO ADDRESS QUESTIONS ON THE PROPOSED ESD.**

Mayor White and Judge Hoppy Haden provided information about the ESD No. 5.

There was a question-and-answer session with the public.

The informational Town Hall meeting closed at 7:41 p.m.

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

CITY OF LOCKHART

Lew White, Mayor

ATTEST:

Julie Bowermon
City Secretary

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: July 16, 2024

AGENDA ITEM CAPTION: Discussion and/or action regarding the proposed Fiscal Year 2024-2025 Budget for Caldwell County Appraisal District (CCAD).

ORIGINATING DEPARTMENT AND CONTACT: Administration - Joseph Resendez

ACTION REQUESTED: Other

BACKGROUND/SUMMARY/DISCUSSION: On June 18, 2024, Council received the Caldwell County Appraisal District's (CCAD) Proposed Appraisal and Collection Budgets for the year January 1, 2025, through December 31, 2025.

The most notable increases are a new position in the appraisal budget, technology upgrades, and increases in printing for legal notices.

The Cadwell County Appraisal District's Board of Directors must approve the budget by September 15, 2024.

PROJECT SCHEDULE (if applicable):

AMOUNT & SOURCE OF FUNDING:

Funds Required:

Account Number:

Funds Available:

Account Name:

FISCAL NOTE (if applicable): The Caldwell County Appraisal District's Appraisal and Collection Budgets are incorporated into the City of Lockhart's Working Budget for Fiscal Year 2024-2025 at the current funding level in the current fiscal year - \$215,830. If the CCAD's Proposed 2025 Appraisal and Collection Budgets are approved as presented, a total of \$230,093, this would result in an increase of \$14,623, or 6.6%.

PREVIOUS COUNCIL ACTION:

COMMITTEE/BOARD/COMMISSION ACTION:

STAFF RECOMMENDATION/REQUESTED MOTION: Staff is seeking feedback on the Caldwell County Appraisal District's Proposed Appraisal and Collection Budgets for the year January 1, 2025 through December 31, 2025.

City of Lockhart, Texas

Council Agenda Item

Cover Sheet

LIST OF SUPPORTING DOCUMENTS: FYE 2025 - CCAD Proposed Budget

**CALDWELL COUNTY APPRAISAL DISTRICT
2025 APPRAISAL BUDGET (PROPOSED)**

	PERSONNEL	2024	2025
70101	Chief Appraiser	\$86,100.00	\$90,405.00
70102	Deputy Chief Appraiser	\$89,262.81	\$93,725.95
70103	GIS Mapper/System Mgr/IT	\$86,533.02	\$90,859.67
70105	Field Appraiser II	\$49,612.50	\$54,193.13
70106	Senior Appraiser I	\$66,502.80	\$69,827.94
70107	Senior Appraiser II	\$61,740.00	\$64,827.00
70108	Field Appraiser I	\$49,612.50	\$52,093.13
70109	Field Appraiser III	\$51,998.31	\$54,598.23
70111	Administrative Asst.	\$71,662.50	\$75,245.63
70112	Data Entry Technician I	\$46,305.00	\$48,620.25
70113	Support Data Entry	\$53,841.59	\$56,533.66
70114	Appraisal Clerk	\$37,485.00	\$39,359.25
70115	Data Entry Technician II	\$0.00	\$35,000.00
70120	Field Appraiser IV	\$46,856.25	\$49,199.06
70121	Field Appraiser V	\$40,000.00	\$42,000.00
70130	Part Time	\$0.00	\$0.00
70135	Payroll Contingency	\$7,000.00	\$9,000.00
70136	Annual Longevity Compensation	\$6,850.00	\$7,850.00
	SUBTOTAL	851,362.28	933,337.89
	DEDUCTIONS/BENEFITS		
71000	Payroll Tax	\$72,000.00	\$78,000.00
71002	Retirement/employer	\$96,000.00	\$116,000.00
71004	Health Benefits	\$155,200.00	\$175,000.00
71005	Worker Comp	\$3,000.00	\$3,200.00
71006	Unemployment	\$4,000.00	\$4,000.00
	SUBTOTAL	330,200.00	376,200.00
	SERVICES		
72000	Appr Engineers	\$69,500.00	\$76,638.00
72001	Appr Review Bd	\$37,500.00	\$37,500.00
72002	Audit	\$8,100.00	\$7,100.00
72003	Board of Directors	\$3,200.00	\$3,500.00
72004	Data Processing Services	\$114,300.00	\$127,900.00
72007	Janitorial Service	\$6,545.00	\$6,600.00
72008	Legal	\$27,000.00	\$27,000.00
72009	Title Research	\$0.00	\$0.00
72010	Aerial Imagery	\$84,500.00	\$84,500.00
72011	Homestead Exemption Analysis	\$0.00	\$45,000.00
	SUBTOTAL	350,645.00	415,738.00

	GENERAL EXPENSES	2024	2025
72500	Bond - Chief - Notary	\$250.00	\$250.00
72501	Membership/Dues	\$3,900.00	\$4,000.00
72502	Computer Supplies	\$7,600.00	\$7,600.00
72504	Education & Fees	\$17,375.00	\$17,375.00
72505	Insurance - Liability	\$2,500.00	\$3,300.00
72506	Insurance Building/ Equip - Contents	\$6,500.00	\$7,500.00
72507	Legal Notices/Printing	\$26,000.00	\$30,500.00
72508	Maint - Hardware/Equip	\$8,800.00	\$9,000.00
72509	Maint - Office Equip	\$1,000.00	\$1,000.00
72510	Mileage & Travel	\$8,000.00	\$9,500.00
72511	Office Supplies	\$9,000.00	\$9,000.00
72512	Postage	\$42,000.00	\$45,800.00
72513	Postage Meter/Box Rental	\$6,000.00	\$6,000.00
72514	Publications Subscrip & Books	\$23,000.00	\$23,100.00
72515	Rental - Copier	\$2,900.00	\$2,900.00
72516	Electricity	\$9,000.00	\$9,000.00
72517	Telephone	\$14,700.00	\$14,700.00
72518	Water & Sewer	\$3,850.00	\$4,200.00
72519	Mortgage	\$57,300.00	\$57,300.00
72520	Building Maint	\$12,000.00	\$14,000.00
72523	Fuel - Vehicle	\$4,000.00	\$4,000.00
72524	Maint - Vehicle	\$12,500.00	\$12,500.00
72525	Ins - Vehicle	\$3,000.00	\$3,000.00
	SUBTOTAL	281,175.00	295,525.00
	CAPITAL INVESTMENTS		
79000	Office Equipment	\$5,000.00	\$5,000.00
79001	Computer Equipment	\$17,000.00	\$31,000.00
79003	Vehicle	\$0.00	\$0.00
	SUBTOTAL	22,000.00	36,000.00
	CONTINGENCY		
79002	Building Expense	\$8,000.00	\$8,000.00
79990	Contingency	\$10,000.00	\$10,000.00
	SUBTOTAL	18,000.00	18,000.00
	TOTAL EXPENSES	1,853,382.28	2,074,800.89

**CALDWELL COUNTY APPRAISAL DISTRICT
2025 COLLECTION BUDGET (PROPOSED)**

	PERSONNEL	2024	2025
90-70101	Chief Appraiser	\$57,396.99	\$60,266.84
90-70120	Deputy Tax Collector	\$89,262.81	\$93,725.95
90-70121	Collections Specialist I	\$51,546.73	\$54,124.06
90-70122	Public Assist II	\$38,587.50	\$40,516.88
90-70126	Public Assist I	\$38,587.50	\$40,516.88
90-70130	Part time	\$0.00	\$0.00
90-70135	Payroll contingency	\$2,800.00	\$3,200.00
90-70136	Annual Longevity Compensation	\$1,850.00	\$2,000.00
	SUBTOTAL	\$280,031.53	\$294,350.61

	DEDUCTIONS/BENEFITS		
90-71000	Payroll Tax	\$23,000.00	\$24,000.00
90-71002	Retirement/employer	\$32,000.00	\$37,000.00
90-71004	Health benefits	\$44,400.00	\$46,900.00
90-71005	Worker comp	\$950.00	\$1,000.00
90-71006	Unemployment	\$3,375.00	\$3,375.00
	SUBTOTAL	\$103,725.00	\$112,275.00

	SERVICES		
90-72002	Audit	\$2,450.00	\$2,450.00
90-72004	Data Processing Services	\$29,500.00	\$34,500.00
90-72005	County employee contract	\$23,500.00	\$23,500.00
90-72007	Janitorial service	\$2,500.00	\$2,500.00
90-72008	Legal	\$2,500.00	\$2,500.00
90-72011	Security	\$2,000.00	\$2,000.00
	SERVICES	\$62,450.00	\$67,450.00

	GENERAL EXPENSES		
90-72500	Bond - Chief - Notary	\$200.00	\$250.00
90-72501	Membership/Dues	\$950.00	\$1,100.00
90-72502	Computer supplies	\$2,300.00	\$2,300.00
90-72504	Education & fees	\$7,000.00	\$7,000.00
90-72505	Insurance - liability	\$1,000.00	\$1,500.00
90-72506	Insurance Building/Equip - contents	\$1,600.00	\$1,850.00
90-72507	Legal notices/printing	\$14,500.00	\$17,000.00
90-72508	Maint - hardware/equip	\$3,600.00	\$3,600.00
90-72509	Maint - office equip	\$2,000.00	\$2,500.00
90-72510	Mileage & travel	\$5,100.00	\$5,100.00
90-72511	Office supplies	\$3,500.00	\$4,000.00
90-72512	Postage	\$18,500.00	\$20,500.00
90-72513	Postage meter/Box rental	\$1,800.00	\$2,000.00
90-72515	Rental - copier	\$1,800.00	\$1,800.00
90-72516	Electricity	\$3,000.00	\$3,000.00
90-72517	Telephone	\$4,000.00	\$4,100.00
90-72518	Water & sewer	\$1,400.00	\$1,400.00
90-72519	Mortgage	\$17,200.00	\$17,200.00
90-72520	Building Maint	\$2,800.00	\$3,800.00
	SUBTOTAL	\$92,250.00	\$100,000.00

	CAPITAL INVESTMENTS		
90-79000	Office equipment	\$2,000.00	\$2,000.00
90-79001	Computer Equipment	\$8,200.00	\$12,700.00
	SUBTOTAL	\$10,200.00	\$14,700.00

	CONTINGENCY		
90-79002	Building Expense	\$5,200.00	\$6,000.00
90-79990	Contingency	\$3,000.00	\$5,000.00
	SUBTOTAL	\$8,200.00	\$11,000.00
	TOTAL EXPENSES	\$556,856.53	\$599,775.61

2025 APPRAISAL BUDGET ALLOCATION

Caldwell County Appraisal District PROPOSED Budget

ENTITIES	2023 TAX LEVY	RATIO %	2025 BUDGET	ASSESSMENT
CITY OF LOCKHART	\$7,497,409.59	8.518%	\$2,074,800.89	\$176,725.91
CITY OF LULING	\$1,725,348.10	1.960%	\$2,074,800.89	\$40,669.21
CITY OF MARTINDALE	\$382,401.61	0.434%	\$2,074,800.89	\$9,013.82
CITY OF MUSTANG RIDGE	\$141,858.86	0.161%	\$2,074,800.89	\$3,343.84
CITY OF NIEDERWALD	\$64,894.83	0.074%	\$2,074,800.89	\$1,529.67
CITY OF UHLAND	\$33,615.02	0.038%	\$2,074,800.89	\$792.36
CALDWELL-HAYS ESD1	\$1,103,548.80	1.254%	\$2,074,800.89	\$26,012.41
CALDWELL CO ESD #2	\$318,319.98	0.362%	\$2,074,800.89	\$7,503.31
CALDWELL CO ESD #3	\$243,823.50	0.277%	\$2,074,800.89	\$5,747.31
CALDWELL CO ESD #4	\$282,324.74	0.321%	\$2,074,800.89	\$6,654.84
CALDWELL CO ESD #5**	\$6,665,312.45	7.572%	\$2,074,800.89	\$157,112.05
CALDWELL CO MUD #2	\$72,224.26	0.082%	\$2,074,800.89	\$1,702.44
CALDWELL CO MUD #7**	\$468.54	0.001%	\$2,074,800.89	\$11.04
BOLLINGER MUD	\$1,452.75	0.002%	\$2,074,800.89	\$34.24
CALDWELL COUNTY	\$25,317,475.72	28.763%	\$2,074,800.89	\$596,773.32
LOCKHART ISD	\$30,259,092.56	34.377%	\$2,074,800.89	\$713,255.11
LULING ISD	\$5,711,638.06	6.489%	\$2,074,800.89	\$134,632.43
PRAIRIE LEA ISD	\$1,981,922.76	2.252%	\$2,074,800.89	\$46,717.08
GONZALES COUNTY UWD	\$9,646.48	0.011%	\$2,074,800.89	\$227.38
PLUM CREEK CONS DIST	\$443,205.12	0.504%	\$2,074,800.89	\$10,447.05
PLUM CREEK UNDERGROUND	\$458,243.10	0.521%	\$2,074,800.89	\$10,801.52
CITY OF SAN MARCOS	\$301,795.95	0.343%	\$2,074,800.89	\$7,113.81
GONZALES ISD	\$475,095.54	0.540%	\$2,074,800.89	\$11,198.76
HAYS ISD	\$1,437,386.36	1.633%	\$2,074,800.89	\$33,881.49
SAN MARCOS ISD	\$2,599,030.36	2.953%	\$2,074,800.89	\$61,263.29
WAELDER ISD	\$363,531.03	0.413%	\$2,074,800.89	\$8,569.01
AUSTIN COMMUNITY COLLEGE	\$130,163.68	0.148%	\$2,074,800.89	\$3,068.17
TOTALS	\$88,021,229.75	100.00%	\$2,074,800.89	\$2,074,800.89

**NEW FOR 2024 - USING 2024 ESTIMATED LEVY

2025 COLLECTION BUDGET ALLOCATION

Caldwell County Appraisal District PROPOSED Budget

ENTITIES	2023 TAX LEVY	RATIO %	2025 BUDGET	ASSESSMENT
CITY OF LOCKHART	\$7,497,409.59	8.898%	\$599,775.61	\$53,366.73
CITY OF LULING	\$1,768,164.14	2.098%	\$599,775.61	\$12,585.83
CITY OF MARTINDALE	\$382,401.61	0.454%	\$599,775.61	\$2,721.94
CITY OF MUSTANG RIDGE	\$141,858.86	0.168%	\$599,775.61	\$1,009.75
CITY OF NIEDERWALD	\$64,894.83	0.077%	\$599,775.61	\$461.92
CITY OF UHLAND	\$33,615.02	0.040%	\$599,775.61	\$239.27
CALDWELL-HAYS ESD1	\$1,103,548.80	1.310%	\$599,775.61	\$7,855.09
CALDWELL CO ESD #2	\$318,319.98	0.378%	\$599,775.61	\$2,265.81
CALDWELL CO ESD #3	\$243,823.50	0.289%	\$599,775.61	\$1,735.54
CALDWELL CO ESD #4	\$282,324.74	0.335%	\$599,775.61	\$2,009.59
CALDWELL CO ESD #5**	\$6,665,312.45	7.910%	\$599,775.61	\$47,443.85
CALDWELL CO MUD #2	\$72,224.26	0.086%	\$599,775.61	\$514.09
CALDWELL CO MUD #7**	\$468.54	0.001%	\$599,775.61	\$3.34
BOLLINGER MUD	\$1,452.75	0.002%	\$599,775.61	\$10.34
CALDWELL COUNTY	\$25,317,475.72	30.046%	\$599,775.61	\$180,210.37
LOCKHART ISD	\$30,259,092.56	35.911%	\$599,775.61	\$215,384.91
LULING ISD	\$6,760,571.05	8.023%	\$599,775.61	\$48,121.90
PRAIRIE LEA ISD	\$2,437,492.98	2.893%	\$599,775.61	\$17,350.13
GONZALES COUNTY UWD	\$9,646.48	0.011%	\$599,775.61	\$68.66
PLUM CREEK CONS DIST	\$443,205.12	0.526%	\$599,775.61	\$3,154.74
PLUM CREEK UWD	\$458,243.10	0.544%	\$599,775.61	\$3,261.78
TOTALS	\$84,261,546.08	100.00%	\$599,775.61	\$599,775.61

**NEW FOR 2024 - USING 2024 ESTIMATED LEVY

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: July 16, 2024

AGENDA ITEM CAPTION: Discussion and/or action regarding Resolution 2024-17 regarding a petition by David Acevedo, Eduardo Acevedo, Virginia Villareal and Margarita Britt to add the entirety of a 498.778-acre property in the John A. Neill Survey, Abstract 20, located west and south of Seawillow Road approximately 1,600 feet east of FM 1322 into the Extraterritorial Jurisdiction (ETJ) of the City of Lockhart.

ORIGINATING DEPARTMENT AND CONTACT: Development Services - David Fowler

ACTION REQUESTED: Resolution

BACKGROUND/SUMMARY/DISCUSSION: This resolution is to accept the petition to add the entirety of the property that is the site of the Seawillow Ranch development, located to the east of the City Limits, south and west of Seawillow Road and east of FM 1322. If the petition is accepted, the City's current ETJ will expand by approximately 88 acres. The petition for the remainder of the land to be added to the ETJ is a result of negotiations between the City and Red Oak Development to bring all the land within the planned development into the City's ETJ prior to the eventual annexation of the entire development area. As part of the development agreement approved June 18, 2024, the applicant was required to submit a petition to add the portion of their property not currently within the Lockhart ETJ to the City's ETJ. The attached petition meets that requirement. The petition is the first step towards annexing the remaining portions of the Seawillow Ranch property into the City Limits.

PROJECT SCHEDULE (if applicable): None.

FISCAL NOTE (if applicable): None.

PREVIOUS COUNCIL ACTION: On June 18, 2024, City Council approved the Seawillow Ranch Development Agreement, which established the need to annex the affected properties for the purpose of creating a Public Improvement District.

COMMITTEE/BOARD/COMMISSION ACTION: None

STAFF RECOMMENDATION/REQUESTED MOTION: Approval of Resolution 2024-1 Accepting the petition to add the entirety of a 498.778 acre parcel to the Lockhart ETJ.

LIST OF SUPPORTING DOCUMENTS: Resolution 2024-17 granting expansion of ETJ Seawillow Ranch, Exhibit A--Seawillow ETJ expansion request, Seawillow ETJ Expansion Map 30 acres

RESOLUTION NO. 2024-17

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOCKHART, TEXAS GRANTING A PETITION OF A PROPERTY OWNER REQUESTING THAT THE CITY EXPAND ITS EXTRATERRITORIAL JURISDICTION TO INCLUDE THE OWNERS' PROPERTY, AN APPROXIMATE 498.778 ACRES IN THE JOHN A. NEILL SURVEY, ABSTRACT 116, AND THE W. HOUSE SURVEY, ABSTRACT 20, CALDWELL COUNTY, TEXAS, EXPANDING THE CITY'S EXTRATERRITORIAL JURISDICTION, AMENDING THE CITY'S OFFICIAL MAP, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on or about July 5, 2024, Eduardo Acevedo, David Acevedo, Virginia Villarreal, and Margarit Britt filed a written petition with the City of Lockhart, Texas requesting that the City expand its extraterritorial jurisdiction ("ETJ") to include the owner's property (the "Petition"), such property being an approximate 498.778 acres in the John A. Neill Survey, Abstract 20, Caldwell County, Texas, as more specifically described and depicted in **Exhibit "A"** to the Petition (the "Property"); and

WHEREAS, the City has authority under Local Government Code section 42.022(b) to expand its ETJ to include property upon an owner's request; and

WHEREAS, City Council of the City of Lockhart has found and determined that the Petition is appropriate and that it is in the best interest of the City to grant the Petition; and

WHEREAS, pursuant to Local Government Code section 41.001, the City should amend its official City map to include the expanded ETJ.

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

SECTION 1. The recitals and findings set forth above are true and correct and are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2. A true and correct copy of the Petition containing the legal description of the Property is attached hereto as **Exhibit "A"** and incorporated as if set forth fully herein.

SECTION 3. The City Council hereby grants the Petition requesting the expansion of its ETJ to cover the subject Property and orders that its ETJ expand to cover the subject Property.

SECTION 4. The City Council directs that the official City map be amended to show the expanded ETJ and such map be filed in Caldwell County records.

SECTION 5. The City Council hereby finds, determines, and declares that the meeting at which this Resolution is passed, approved and adopted, was open to the public, and that the public notice of time, place and subject matter to be considered was posted as required by law.

SECTION 6. This Resolution shall be effective from and after its passage as provided by law.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LOCKHART, TEXAS, this 16h day of July, 2024.

Lew White, Mayor

ATTEST:

Julie Bowermnon, City Secretary

APPROVED AS TO FORM:

Bradford E. Bullock, City Attorney

Exhibit A

**Petition Of Property Owner Requesting That The City Of Lockhart, Texas Expand
Its Extraterritorial Jurisdiction To Include Owner's Property**

July 5, 2024

City of Lockhart
Attn: Mr. Steve Lewis, City Manager
308 W. San Antonio St.
Lockhart, Texas 78644

RE: Request for Extension of the Extraterritorial Jurisdiction of the City of Lockhart, Texas,
(the “**City**”)

Dear Mr. Lewis:

As the owners (the “**Owners**”) of that certain 498.778 acre tract described in the attached metes and bounds description attached as Exhibit A (the “**Master Tract**”) a portion of which lies in the City’s extraterritorial jurisdiction (the “**ETJ**”), the Owners of the Master Tract respectfully submit this request (this “**ETJ Extension Request**”) for the City to extend its ETJ to include the approximately 30 acre portion of the Master Tract extending from the City’s existing ETJ line to the easternmost boundary of the Master Tract (the “**30 Acre Portion**”), which 30 Acre Portion is depicted in red as “Proposed ETJ” in Exhibit B. In connection with this ETJ Extension Request, the Owners hereby represent the following:

- (1) The Owners are the sole owners of the Master Tract, which includes the 30 Acre Portion, and have full authority to submit this ETJ Extension Request;
- (2) The 30 Acre Portion is adjacent to the City’s ETJ; and
- (3) The 30 Acre Portion is not included within the extraterritorial jurisdiction of any municipality.

Owners request that the City accept this ETJ Extension Request. Upon the City’s acceptance and approval of this ETJ Extension Request, the 30 Acre Portion shall be included within the City’s ETJ by operation of law. The Owners respectfully request that this ETJ Extension Request be processed in an expeditious manner.

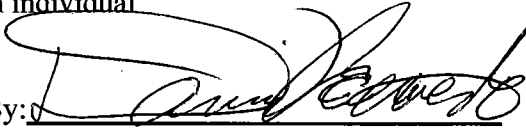
If you have any questions about this request or need additional information, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this request.

Sincerely,

[SIGNATURES TO FOLLOW]

OWNERS:

DAVID ACEVEDO,
an individual

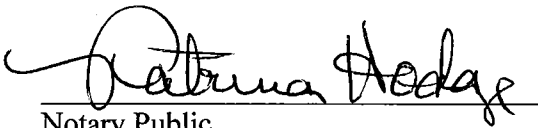
By: 

STATE OF TEXAS §
COUNTY OF Caldwell §

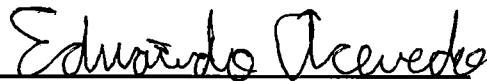
Before me, on this day personally appeared the foregoing individual, known to me to be the person whose name was subscribed in my presence to the foregoing instrument.

[SEAL]




Notary Public
Commission Expires: _____

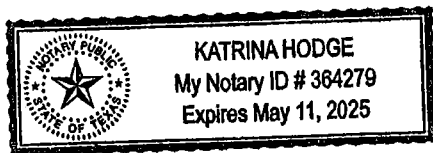
EDUARDO ACEVEDO,
an individual, a representative of the Leandro
Acevedo Estate

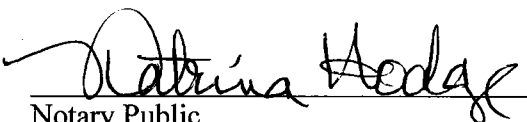
By: 

STATE OF TEXAS §
COUNTY OF Caldwell §

Before me, on this day personally appeared the foregoing individual, known to me to be the person whose name was subscribed in my presence to the foregoing instrument.

[SEAL]




Notary Public
Commission Expires: _____

DAVID ACEVEDO,

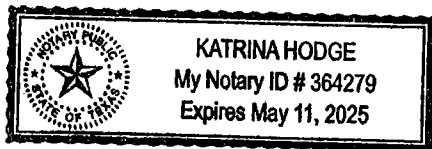
an individual, a representative of the Leandro
Acevedo Estate

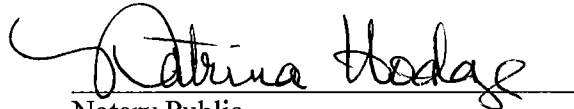
By: 

STATE OF TEXAS §
COUNTY OF Caldwell §

Before me, on this day personally appeared the foregoing individual, known to me to be
the person whose name was subscribed in my presence to the foregoing instrument.

[SEAL]




Notary Public
Commission Expires: _____

VILLAREAL

VIRGINIA VILLAREAL,

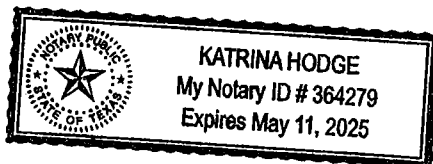
an individual, a representative of the Leandro
Acevedo Estate

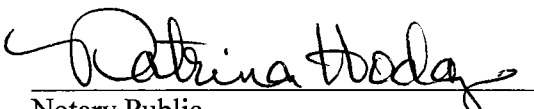
By: 

STATE OF TEXAS §
COUNTY OF Caldwell §

Before me, on this day personally appeared the foregoing individual, known to me to be
the person whose name was subscribed in my presence to the foregoing instrument.

[SEAL]




Notary Public
Commission Expires: _____

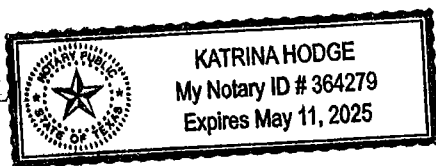
MARGARITA BRITT,
an individual, a representative of the Leandro
Acevedo Estate

By: Margarita Britt

STATE OF TEXAS §
COUNTY OF Caldwell §

Before me, on this day personally appeared the foregoing individual, known to me to be
the person whose name was subscribed in my presence to the foregoing instrument.

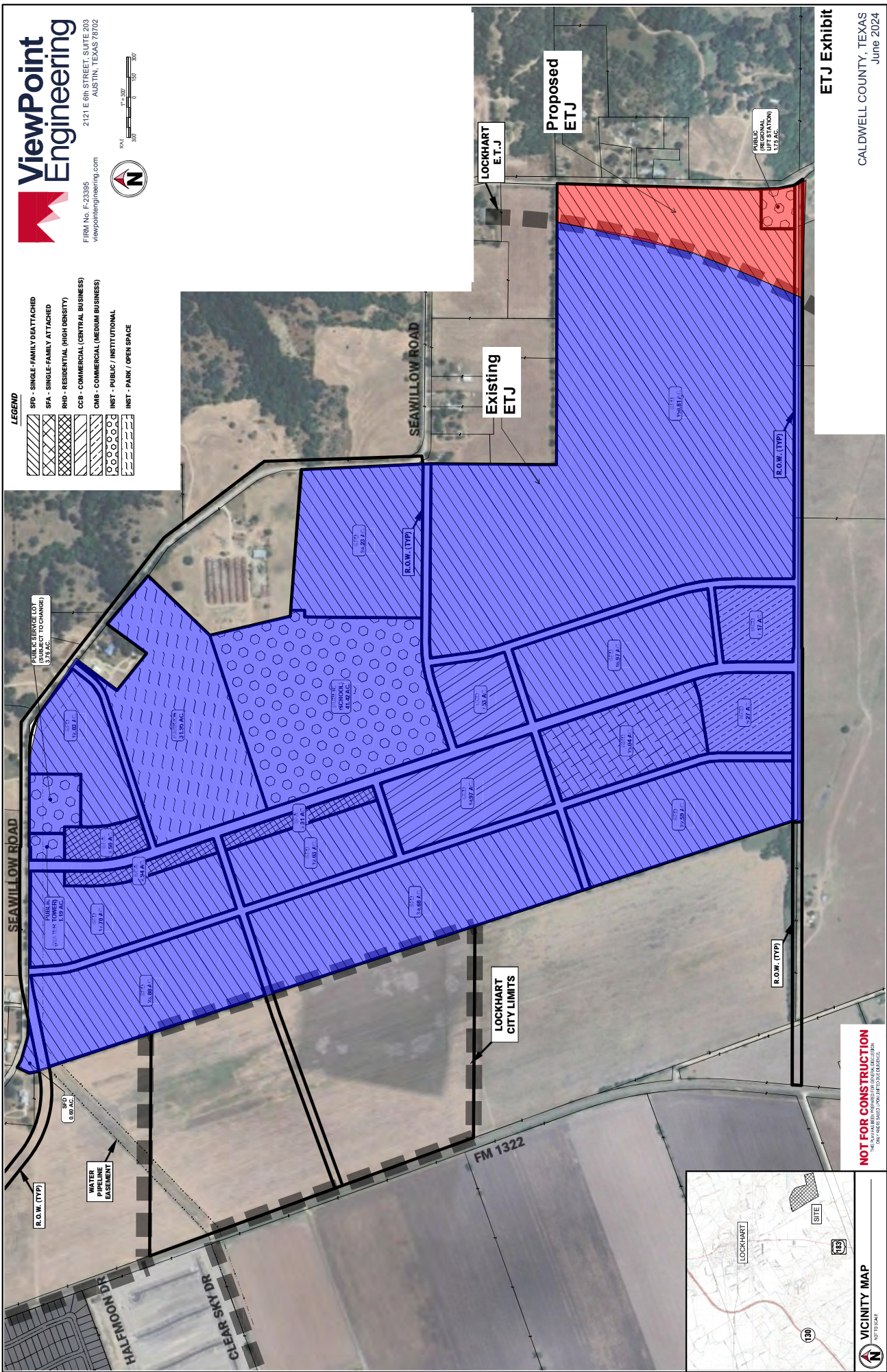
[SEAL]

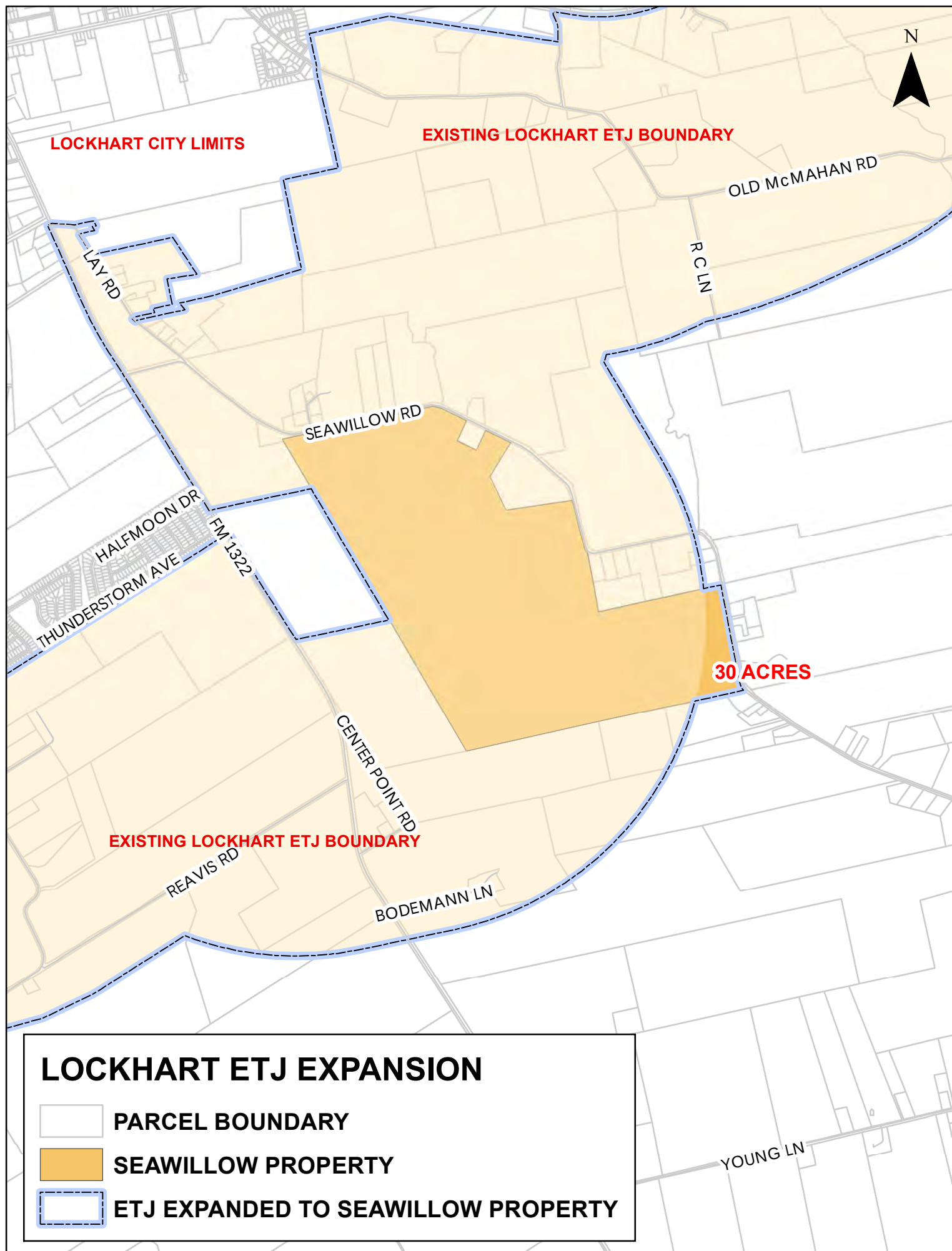


Katrina Hodge
Notary Public
Commission Expires: _____

EXHIBIT A

EXHIBIT B





City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: July 16, 2024

AGENDA ITEM CAPTION: Discussion and/or action regarding recommendation to award bid to S-Co Incorporated of Jewett, Texas in the amount of \$317,326.00 for the installation and furnishing of residential water meters related to the 2021 Texas Community Development Block Grant (TxCDBG) Contract No. CDV21-0093.

ORIGINATING DEPARTMENT AND CONTACT: Public Works - Sean Kelley

ACTION REQUESTED: Approval of Bid

BACKGROUND/SUMMARY/DISCUSSION: In late 2020, the City Council authorized the submission of a TxCDBG grant application for the replacement of residential water meters. Grant Development Services thereafter submitted the application for the grant in the amount of \$350,000. Projects selected for the grant must have a city-wide impact and the meter location for the project are located throughout the water distribution system. On January 6, 2023, the City was informed that Lockhart was awarded the grant that will replace 954 residential weather meters, approximately one quarter of the aging water meters in the system.

Bids for the meter replacement grant were sought in compliance with State Law. Five (5) bids were received on June 6th, ranging from \$260,307.50 to a high of \$342,000.00. The lowest bidder, HydroPro Solution, recently notified the City that they would like to withdraw their bid because they could not perform the project based on the base bid submitted. Consequently, it is recommended that the project be awarded to the second-lowest bidder, S-CO Incorporated, in the amount of \$317,326.00.

If approved, the next step will be to hold a pre-construction meeting with the contractor to coordinate the replacement of the residential meters.

PROJECT SCHEDULE (if applicable):

AMOUNT & SOURCE OF FUNDING:

Funds Required:

Account Number:

Funds Available:

Account Name:

FISCAL NOTE (if applicable): Grant Award- \$350,000 (80%)
Local Match- \$70,000 (20%)

PREVIOUS COUNCIL ACTION: January 6, 2023- Grant Award

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COMMITTEE/BOARD/COMMISSION ACTION:

STAFF RECOMMENDATION/REQUESTED MOTION: Staff respectfully recommends approval of the bid for the replacement of residential water meters.

LIST OF SUPPORTING DOCUMENTS: Bid Award Recommendation -Lockhart Water Meters
TxCDBG #CDV21-0093



505 East Huntland Drive
Suite 250
Austin, Texas 78752

T 512.454.8716
TRCcompanies.com
T.B.P.E. #F-8632

July 10, 2024

Mr. Sean Kelley, Public Works Director
City of Lockhart
705 Wichita Street
Lockhart, Texas 78644

**RE: 2021 CDBG Water Meter Replacement
TxCDBG Contract No. CDV21-0093
Bid Award Recommendation**

Dear Mr. Kelley:

Five (5) sealed bids were received on June 6, 2024, for the above-referenced project. The total of the base bids ranged from \$260,307.50 from HydroPro Solutions of Georgetown, Texas to \$342,000.00 from Precision Plumbing Solutions of San Antonio, Texas. A detailed bid tabulation is attached for your reference.

Principle items of construction include furnishing and installing 954 smart water meters throughout the City of Lockhart per the plans and specifications and all necessary appurtenances for the completion of the project.

The low bidder, HydroPro Solutions has recently notified the City that it has withdrawn its bid because it could not perform the project based on the base bid submitted.

Therefore, it is recommended that the project be awarded to S-Co Incorporated in the amount of \$317,326.00. S-Co Incorporated has successfully completed similar work in the past. TRC conducted reference checks on similar projects supplied by the Contractor and found that S-Co Incorporated completed those projects to the satisfaction of both the Owners and Engineers.

The Contractor has a bid bond and will be required to furnish a Standard Form of Agreement, Performance Bond, and Payment Bond to the City.

If you have any questions or comments, please do not hesitate to contact this office.

Sincerely,

William Wachel, PE
Vice President - DMS

Attachment: Bid Tabulation

cc: Mr. Gandolf Burrus, GDS

City of Lockhart
2021 TxCDBG Water Meter Replacement
TxCDBG No. CDV21-0093
Bid Tabulation
June 9, 2024 - 11:00 AM



				HydroPro Solutions 907 Rockmoor Dr. Georgetown, Texas 78628		S-Co Incorporated 2329 County Road 348 Jewett, Texas 75846		ANKR Construction 1030 Edwards Ave Lexington, Texas 78947	
Item	Description	Qty.	Unit	Unit Price	Total	Unit Price	Total	Unit Price	Total
P.1	Performance/Payment Bonds	1	L.S.	\$23,000.00	\$23,000.00	\$13,000.00	\$13,000.00	\$9,500.00	\$9,500.00
P.2	Install smart water meters	954	EA.	\$248.75	\$237,307.50	\$319.00	\$304,326.00	\$325.00	\$310,050.00
TOTAL BASE BID					\$260,307.50		\$317,326.00		\$319,550.00

				ClearWater Solutions 2174 Moores Mill Rd Auburn, Alabama 36830		Precision Plumbing Solutions 14529 Waddesdon Bluff San Antonio, Texas 78233	
Item	Description	Qty.	Unit	Unit Price	Total	Unit Price	Total
P.1	Performance/Payment Bonds	1	L.S.	\$4,218.61	\$4,218.61	\$10,250.00	\$10,250.00
P.2	Install smart water meters	954	EA.	\$353.76	\$337,487.04	\$347.75	\$331,750.00
TOTAL BASE BID					\$341,705.65		\$342,000.00

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: July 16, 2024

AGENDA ITEM CAPTION: Discussion and/or action regarding recommendation to award bid to DeNucci Construction, LLC of Austin, Texas in the amount of \$10,829,910 for the Downtown Revitalization Project and authorizing the Mayor to sign the contractual documents.

ORIGINATING DEPARTMENT AND CONTACT: Public Works - Sean Kelley

ACTION REQUESTED: Approval of Bid

BACKGROUND/SUMMARY/DISCUSSION: The Downtown Revitalization Project focuses on the nine-block centered around the historic Caldwell County Courthouse. The originating reasoning behind the upgrades was to improve aging water/wastewater infrastructure, address drainage issues and the resurfacing of the downtown streets. Additional scopes of work were previously discussed and added to the project to enhance the overall project esthetics. These include but are not limited to:

- Lighting and electric upgrades
- North and South Main Street road reconstruction
- Integrating building downspouts
- Sidewalk improvements for portions of the project limits
- Adding all-way stops at intersections
- Improving pedestrian safety with bulb-outs and pedestrian refuges
- Landscaping design, improvements and irrigation

Special consideration and coordination was incorporated in the contract to minimize disruptions to businesses, residents and special events that were within the project limitations. Along with individualized meetings with businesses and property owners, the engineering team met with the County stakeholders and governing agencies to integrate recommendations into the project.

Bids for the Downtown Revitalization Project were sought in compliance with State law. Five (5) sealed bids were received on May 9th, ranging from \$10,829,910 to \$12,824,393. The lowest qualified bidder was DeNucci Construction, LLC of Austin, Texas in the amount of \$10,829,910. Reference checks of the contractor have come back complementary and the company has a reputation of completing complex construction jobs. Therefore, it is recommended that the Downtown Revitalization Project be awarded to DeNucci Construction, LLC.

PROJECT SCHEDULE (if applicable):

AMOUNT & SOURCE OF FUNDING:

City of Lockhart, Texas

Council Agenda Item Cover Sheet

Funds Required:
Account Number:
Funds Available:
Account Name:

FISCAL NOTE (if applicable):

PREVIOUS COUNCIL ACTION:

COMMITTEE/BOARD/COMMISSION ACTION:

STAFF RECOMMENDATION/REQUESTED MOTION: The City Engineer respectfully recommends approval of the bid award to DeNucci Construction, LLC for the construction of the Downtown Revitalization Project.

LIST OF SUPPORTING DOCUMENTS: Bid Award Recommendation - Lockhart Downtown Revitalization, Downtown Revitalization Project-City Council Presentation 2024-07-16v4

July 11, 2024

Mr. Sean Kelley, Public Works Director
City of Lockhart
705 Wichita Street
Lockhart, Texas 78644

**RE: Downtown Revitalization Project
Bid Award Recommendation**

Dear Mr. Kelley:

Five (5) sealed bids were received on May 9, 2024, for the above-referenced project. The total of the base bids ranged from \$10,829,910.00 from DeNucci Constructors, LLC of Austin to \$12,824,393.00 from Chasco Constructors, LTD of Round Rock. A detailed bid tabulation is attached for your reference.

Principle items of construction includes approximately 3,650 LF of 6" and 8" waterline, approximately 3,050 LF of 6" and 8" sanitary sewer lines, approximately 4,710 LF of 18", 24", 36", and 48" storm sewer, street reconstruction, sidewalk reconstruction, striping, signage, landscaping, irrigation, and lighting throughout downtown Lockhart.

The low bidder, DeNucci Constructors, LLC has successfully completed similar work in the past. TRC conducted reference checks on similar projects supplied by the Contractor and found that DeNucci Constructors, LLC completed those projects to the satisfaction of both the Owners and Engineers.

Therefore, it is recommended that the project be awarded to DeNucci Constructors in the amount of \$10,829,910.00. The Contractor has a bid bond and will be required to furnish a Standard Form of Agreement, Performance Bond, and Payment Bond to the City.

If you have any questions or comments, please do not hesitate to contact this office.

Sincerely,

A handwritten signature in blue ink, appearing to read "William Wachel".

William Wachel, PE
Vice President - DMS

Attachment



				DeNucci Constructors, LLC PO Box 201268 Austin, Texas 78720		Cash Construction Company 217 Kingston Lacy Blvd Pflugerville, Texas 78660		Rucoba & Maya Construction 35 Flint Rd Kyle, Texas 78640		Skyblue Utilities, Inc. PO Box 1001 Kingsland, Texas 78639		Chasco Constructors, LTD PO Box 1057 Round Rock, Texas 78680	
Item	Item Description	Qty.	Unit	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
BASE BID													
P.1	Performance & Payment Bonds	1	LS	\$120,000.00	\$120,000.00	\$97,000.00	\$97,000.00	\$605,810.49	\$605,810.49	\$377,750.00	\$377,750.00	\$100,000.00	\$100,000.00
P.2	Mobilization/Demobilization	1	LS	\$400,000.00	\$400,000.00	\$340,000.00	\$340,000.00	\$362,237.35	\$362,237.35	\$876,093.75	\$876,093.75	\$350,000.00	\$350,000.00
P.3	36" CMP Removal/Disposal	270	LF	\$40.00	\$10,800.00	\$195.00	\$52,650.00	\$38.00	\$10,260.00	\$125.00	\$33,750.00	\$125.00	\$33,750.00
P.4	18" RCP Removal/Disposal	30	LF	\$40.00	\$1,200.00	\$112.00	\$3,360.00	\$45.00	\$1,350.00	\$50.00	\$1,500.00	\$125.00	\$3,750.00
P.5	12" CMP Removal/Disposal	20	LF	\$35.00	\$700.00	\$80.00	\$1,600.00	\$25.00	\$500.00	\$43.75	\$875.00	\$125.00	\$2,500.00
P.6	10" RCP Removal/Disposal	60	LF	\$35.00	\$2,100.00	\$80.00	\$4,800.00	\$35.00	\$2,100.00	\$37.50	\$2,250.00	\$125.00	\$7,500.00
P.7	Inlets Removal/Disposal	1	EA	\$800.00	\$800.00	\$1,830.00	\$1,830.00	\$1,800.00	\$1,800.00	\$1,875.00	\$1,875.00	\$2,500.00	\$2,500.00
P.8	Install PCU	21	EA	\$4,500.00	\$94,500.00	\$8,270.00	\$173,670.00	\$5,441.60	\$114,273.60	\$8,143.75	\$171,018.75	\$10,000.00	\$210,000.00
P.9	Install PCO	7	EA	\$4,500.00	\$31,500.00	\$7,710.00	\$53,970.00	\$4,771.20	\$33,398.40	\$8,231.25	\$57,618.75	\$10,000.00	\$70,000.00
P.10	Grate inlets	2	EA	\$3,800.00	\$7,600.00	\$12,000.00	\$24,000.00	\$5,673.60	\$11,347.20	\$13,594.44	\$27,188.88	\$14,000.00	\$28,000.00
P.11	4' Storm Manholes	2	EA	\$4,800.00	\$9,600.00	\$8,690.00	\$17,380.00	\$9,753.60	\$19,507.20	\$8,830.55	\$17,661.10	\$12,000.00	\$24,000.00
P.12	5' Storm Manholes	6	EA	\$5,500.00	\$33,000.00	\$12,000.00	\$72,000.00	\$5,206.40	\$31,238.40	\$9,960.03	\$59,760.18	\$17,000.00	\$102,000.00
P.13	6' Storm Manholes	25	EA	\$8,500.00	\$212,500.00	\$15,000.00	\$375,000.00	\$6,091.20	\$152,280.00	\$10,889.81	\$272,245.25	\$21,000.00	\$525,000.00
P.14	8'x8' Storm Manholes	1	EA	\$20,000.00	\$20,000.00	\$21,000.00	\$21,000.00	\$18,161.60	\$18,161.60	\$39,500.00	\$39,500.00	\$26,000.00	\$26,000.00
For furnishing and installing 18" RCP (Class III ASTM C76) storm sewer for the following depths of cut:													
P.15	From 0'-6' cut	200	LF	\$85.00	\$17,000.00	\$189.00	\$37,800.00	\$118.80	\$23,760.00	\$150.00	\$30,000.00	\$135.00	\$27,000.00
P.16	From 6'-8' cut	270	LF	\$85.00	\$22,950.00	\$228.00	\$61,560.00	\$124.74	\$33,679.80	\$156.25	\$42,187.50	\$170.00	\$45,900.00
P.17	From 8'-10' cut	160	LF	\$85.00	\$13,600.00	\$296.00	\$47,360.00	\$130.68	\$20,908.80	\$162.50	\$26,000.00	\$230.00	\$36,800.00
P.18	From 10'-12' cut	150	LF	\$85.00	\$12,750.00	\$365.00	\$54,750.00	\$136.62	\$20,493.00	\$200.00	\$30,000.00	\$280.00	\$42,000.00
For furnishing and installing 24" RCP (Class III ASTM C76) storm sewer for the following depths of cut:													
P.19	From 0'-6' cut	170	LF	\$125.00	\$21,250.00	\$208.00	\$35,360.00	\$165.00	\$28,050.00	\$200.00	\$34,000.00	\$150.00	\$25,500.00
P.20	From 6'-8' cut	150	LF	\$125.00	\$18,750.00	\$250.00	\$37,500.00	\$173.25	\$25,987.50	\$206.25	\$30,937.50	\$220.00	\$33,000.00
P.21	From 8'-10' cut	110	LF	\$125.00	\$13,750.00	\$325.00	\$35,750.00	\$181.50	\$19,965.00	\$212.50	\$23,375.00	\$300.00	\$33,000.00
P.22	From 10'-12' cut	60	LF	\$125.00	\$7,500.00	\$401.00	\$24,060.00	\$189.75	\$11,385.00	\$253.75	\$15,225.00	\$350.00	\$21,000.00
For furnishing and installing 30" RCP (Class III ASTM C76) storm sewer for the following depths of cut:													
P.23	From 8'-10' cut	610	LF	\$165.00	\$100,650.00	\$369.00	\$225,090.00	\$233.20	\$142,252.00	\$255.00	\$155,550.00	\$225.00	\$137,250.00
P.24	From 10'-12' cut	150	LF	\$165.00	\$24,750.00	\$455.00	\$68,250.00	\$244.86	\$36,729.00	\$298.75	\$44,812.50	\$260.00	\$39,000.00
For furnishing and installing 36" RCP (Class III ASTM C76) storm sewer for the following depths of cut:													
P.25	From 6'-8' cut	150	LF	\$245.00	\$36,750.00	\$329.00	\$49,350.00	\$356.40	\$53,460.00	\$315.00	\$47,250.00	\$320.00	\$48,000.00
P.26	From 8'-10' cut	430	LF	\$245.00	\$105,350.00	\$419.00	\$180,170.00	\$374.22	\$160,914.60	\$321.25	\$138,137.50	\$370.00	\$159,100.00
P.27	From 10'-12' cut	840	LF	\$245.00	\$205,800.00	\$499.00	\$419,160.00	\$392.04	\$329,313.60	\$358.75	\$301,350.00	\$460.00	\$386,400.00
P.28	From 12'-14' cut	600	LF	\$245.00	\$147,000.00	\$591.00	\$354,600.00	\$409.86	\$245,916.00	\$371.25	\$222,750.00	\$490.00	\$294,000.00
P.29	From 14'-16' cut	80	LF	\$245.00	\$19,600.00	\$672.00	\$53,760.00	\$427.68	\$34,214.40	\$383.75	\$30,700.00	\$560.00	\$44,800.00
For furnishing and installing 42" RCP (Class III ASTM C76) storm sewer for the following depths of cut:													
P.30	From 8'-10' cut	20	LF	\$315.00	\$6,300.00	\$481.00	\$9,620.00	\$486.20	\$9,724.00	\$389.56	\$7,791.20	\$480.00	\$9,600.00
P.31	From 10'-12' cut	280	LF	\$315.00	\$88,200.00	\$568.00	\$159,040.00	\$510.51	\$142,942.80	\$395.81	\$110,826.80	\$525.00	\$147,000.00
P.32	From 12'-14' cut	110	LF	\$315.00	\$34,650.00	\$671.00	\$73,810.00	\$534.82	\$58,830.20	\$408.31	\$44,914.10	\$560.00	\$61,600.00
P.33	From 14'-16' cut	140	LF	\$315.00	\$44,100.00	\$781.00	\$109,340.00	\$559.13	\$78,278.20	\$452.06	\$63,288.40	\$625.00	\$87,500.00



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Item	Item Description	Qty.	Unit	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
BASE BID													
For furnishing and installing 48" RCP (Class III ASTM C76) storm sewer for the following depths of cut													
P.34	From 6'-8' cut	20	LF	\$405.00	\$8,100.00	\$431.00	\$8,620.00	\$598.40	\$11,968.00	\$574.50	\$11,490.00	\$380.00	\$7,600.00
P.35	From 8'-10' cut	15	LF	\$405.00	\$6,075.00	\$541.00	\$8,115.00	\$628.32	\$9,424.80	\$587.00	\$8,805.00	\$400.00	\$6,000.00
P.36	Outfall Headwall	1	EA	\$5,500.00	\$5,500.00	\$17,000.00	\$17,000.00	\$13,500.00	\$13,500.00	\$37,500.00	\$37,500.00	\$25,000.00	\$25,000.00
P.37	OSHA	4,670	LF	\$4.00	\$18,680.00	\$1.00	\$4,670.00	\$45.00	\$210,150.00	\$2.50	\$11,675.00	\$3.00	\$14,010.00
P.38	Water Main Removal	270	LF	\$35.00	\$9,450.00	\$49.00	\$13,230.00	\$66.00	\$17,820.00	\$25.00	\$6,750.00	\$50.00	\$13,500.00
P.39	Water Line Abandonment	3,410	LF	\$55.00	\$187,550.00	\$8.00	\$27,280.00	\$66.00	\$225,060.00	\$25.00	\$85,250.00	\$30.00	\$102,300.00
P.40	Fire Hydrants Removal	8	EA	\$1,500.00	\$12,000.00	\$359.00	\$2,872.00	\$4,400.00	\$35,200.00	\$1,875.00	\$15,000.00	\$3,000.00	\$24,000.00
P.41	8" PVC Water Main	3,540	LF	\$85.00	\$300,900.00	\$135.00	\$477,900.00	\$165.00	\$584,100.00	\$110.00	\$389,400.00	\$140.00	\$495,600.00
P.42	6" PVC Water Main	110	LF	\$75.00	\$8,250.00	\$140.00	\$15,400.00	\$154.00	\$16,940.00	\$100.68	\$11,074.80	\$130.00	\$14,300.00
P.43	8" Water Main WET Connection	9	EA	\$3,500.00	\$31,500.00	\$2,050.00	\$18,450.00	\$5,500.00	\$49,500.00	\$5,622.56	\$50,603.04	\$6,000.00	\$54,000.00
P.44	6" Water Main WET Connection	1	EA	\$3,500.00	\$3,500.00	\$2,050.00	\$2,050.00	\$5,500.00	\$5,500.00	\$5,102.00	\$5,102.00	\$4,000.00	\$4,000.00
P.45	2" Water Main WET Connection	3	EA	\$3,500.00	\$10,500.00	\$1,390.00	\$4,170.00	\$4,400.00	\$13,200.00	\$3,886.38	\$11,659.14	\$2,500.00	\$7,500.00
P.46	Fire Hydrant Assembly	9	EA	\$6,500.00	\$58,500.00	\$7,420.00	\$66,780.00	\$9,900.00	\$89,100.00	\$9,280.88	\$83,527.92	\$9,000.00	\$81,000.00
P.47	8" Gate Valves	28	EA	\$2,200.00	\$61,600.00	\$3,350.00	\$93,800.00	\$3,850.00	\$107,800.00	\$2,725.24	\$76,306.72	\$4,000.00	\$112,000.00
P.48	6" Gate Valves	9	EA	\$1,800.00	\$16,200.00	\$2,350.00	\$21,150.00	\$3,300.00	\$29,700.00	\$2,804.69	\$25,242.21	\$2,800.00	\$25,200.00
P.49	2" Gate Valves	4	EA	\$1,200.00	\$4,800.00	\$1,540.00	\$6,160.00	\$990.00	\$3,960.00	\$1,640.63	\$6,562.52	\$2,000.00	\$8,000.00
P.50	Fittings	5	TON	\$12,500.00	\$62,500.00	\$16,000.00	\$80,000.00	\$2,750.00	\$13,750.00	\$11,410.65	\$57,053.25	\$30,000.00	\$150,000.00
P.51	3/4" Water Service Connections	15	EA	\$2,800.00	\$42,000.00	\$2,510.00	\$37,650.00	\$3,850.00	\$57,750.00	\$3,550.88	\$53,263.20	\$3,500.00	\$52,500.00
P.52	1-1/2" Water Service Connections	2	EA	\$4,500.00	\$9,000.00	\$4,520.00	\$9,040.00	\$4,950.00	\$9,900.00	\$6,367.38	\$12,734.76	\$5,500.00	\$11,000.00
P.53	2" Water Service Connections	1	EA	\$4,500.00	\$4,500.00	\$6,420.00	\$6,420.00	\$5,500.00	\$5,500.00	\$14,427.44	\$14,427.44	\$7,000.00	\$7,000.00
P.54	OSHA	3,540	LF	\$4.00	\$14,160.00	\$1.00	\$3,540.00	\$4.95	\$17,523.00	\$1.25	\$4,425.00	\$3.00	\$10,620.00
P.55	Removal/Disposal Sanitary Sewer	1,560	LF	\$45.00	\$70,200.00	\$74.00	\$115,440.00	\$44.00	\$68,640.00	\$37.50	\$58,500.00	\$70.00	\$109,200.00
P.56	Sanitary Sewer Abandonment	1,100	LF	\$65.00	\$71,500.00	\$8.00	\$8,800.00	\$66.00	\$72,600.00	\$18.75	\$20,625.00	\$85.00	\$93,500.00
P.57	Removal/Disposal Manhole	10	EA	\$1,200.00	\$12,000.00	\$1,170.00	\$11,700.00	\$3,300.00	\$33,000.00	\$1,875.00	\$18,750.00	\$2,600.00	\$26,000.00
P.58	Manhole Abandonment	6	EA	\$2,200.00	\$13,200.00	\$1,370.00	\$8,220.00	\$3,850.00	\$23,100.00	\$1,625.00	\$9,750.00	\$2,000.00	\$12,000.00
P.59	8" PVC Sewer Main (0'-6')	1,110	LF	\$85.00	\$94,350.00	\$164.00	\$182,040.00	\$165.00	\$183,150.00	\$79.15	\$87,856.50	\$110.00	\$122,100.00
P.60	8" PVC Sewer Main (6'-8')	1,220	LF	\$85.00	\$103,700.00	\$220.00	\$268,400.00	\$176.00	\$214,720.00	\$85.40	\$104,188.00	\$130.00	\$158,600.00
P.61	8" PVC Sewer Main ((8'-10')	720	LF	\$105.00	\$75,600.00	\$265.00	\$190,800.00	\$198.00	\$142,560.00	\$91.65	\$65,988.00	\$160.00	\$115,200.00
P.62	4' Manholes	22	EA	\$4,500.00	\$99,000.00	\$7,690.00	\$169,180.00	\$8,800.00	\$193,600.00	\$10,345.78	\$227,607.16	\$10,000.00	\$220,000.00
P.63	Connect Sewer Main to existing Manholes	3	EA	\$2,200.00	\$6,600.00	\$3,710.00	\$11,130.00	\$4,400.00	\$13,200.00	\$4,456.25	\$13,368.75	\$5,600.00	\$16,800.00
P.64	Install/Connect Cleanouts	1	EA	\$1,800.00	\$1,800.00	\$882.00	\$882.00	\$2,200.00	\$2,200.00	\$2,409.88	\$2,409.88	\$1,600.00	\$1,600.00
P.65	6" Sewer Service Connections	14	EA	\$2,600.00	\$36,400.00	\$2,420.00	\$33,880.00	\$1,650.00	\$23,100.00	\$4,237.75	\$59,328.50	\$7,500.00	\$105,000.00
P.66	OSHA	3,040	LF	\$4.00	\$12,160.00	\$2.00	\$6,080.00	\$5.50	\$16,720.00	\$2.50	\$7,600.00	\$3.00	\$9,120.00
P.67	6" Pavement Milling	22,850	SY	\$18.00	\$411,300.00	\$12.50	\$285,625.00	\$21.55	\$492,359.92	\$11.63	\$265,745.50	\$15.00	\$342,750.00
P.68	7" Pavement Milling	4,580	SY	\$22.00	\$100,760.00	\$14.00	\$64,120.00	\$26.74	\$122,482.76	\$12.88	\$58,990.40	\$16.00	\$73,280.00
P.69	1.5" Hot-mix Asphalt	860	SY	\$18.00	\$15,480.00	\$14.00	\$12,040.00	\$57.16	\$49,157.90	\$50.00	\$43,000.00	\$14.00	\$12,040.00
P.70	1" Hot-mix Asphalt	1,070	SY	\$26.00	\$27,820.00	\$20.00	\$21,400.00	\$41.51	\$44,419.09	\$37.50	\$40,125.00	\$20.00	\$21,400.00
P.71	2" Hot-mix Asphalt	25,930	SY	\$24.00	\$622,320.00	\$18.50	\$479,705.00	\$22.39	\$580,611.60	\$22.63	\$586,795.90	\$19.00	\$492,670.00



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Item	Item Description	Qty.	Unit	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
BASE BID													
P.72	3" Hot-mix Asphalt	3,510	SY	\$32.00	\$112,320.00	\$29.00	\$101,790.00	\$33.72	\$118,368.78	\$36.69	\$128,781.90	\$28.00	\$98,280.00
P.73	4" Hot-mix Asphalt	28,440	SY	\$35.00	\$995,400.00	\$30.00	\$853,200.00	\$42.48	\$1,208,020.00	\$40.00	\$1,137,600.00	\$29.00	\$824,760.00
P.74	6" Flex Base	860	SY	\$22.00	\$18,920.00	\$23.00	\$19,780.00	\$77.80	\$66,905.25	\$21.25	\$18,275.00	\$40.00	\$34,400.00
P.75	8" Flex Base	10,490	SY	\$22.00	\$230,780.00	\$39.00	\$409,110.00	\$41.78	\$438,252.06	\$23.75	\$249,137.50	\$40.00	\$419,600.00
P.76	Excavation/Subgrade Preparation	10,610	SY	\$42.00	\$445,620.00	\$35.00	\$371,350.00	\$22.51	\$238,824.20	\$4.38	\$46,471.80	\$18.00	\$190,980.00
P.77	4" Concrete Sidewalk	6,440	SY	\$75.00	\$483,000.00	\$145.00	\$933,800.00	\$96.00	\$618,240.00	\$143.75	\$925,750.00	\$126.00	\$811,440.00
P.78	6" Concrete Driveways	150	SY	\$105.00	\$15,750.00	\$158.00	\$23,700.00	\$98.00	\$14,700.00	\$162.50	\$24,375.00	\$210.00	\$31,500.00
P.79	Standard Lockhart Concrete Curb & Gutter	8,150	LF	\$32.00	\$260,800.00	\$46.00	\$374,900.00	\$46.56	\$379,439.96	\$28.75	\$234,312.50	\$45.00	\$366,750.00
P.80	4" Yellow Pavement Marking	7,020	LF	\$6.00	\$42,120.00	\$1.00	\$7,020.00	\$3.00	\$21,060.00	\$1.13	\$7,932.60	\$1.00	\$7,020.00
P.81	4" White Pavement Marking	14,020	LF	\$6.00	\$84,120.00	\$1.00	\$14,020.00	\$3.00	\$42,060.00	\$1.13	\$15,842.60	\$1.00	\$14,020.00
P.82	24" White Pavement Marking (xwalk)	960	LF	\$12.00	\$11,520.00	\$9.00	\$8,640.00	\$12.00	\$11,520.00	\$9.81	\$9,417.60	\$9.00	\$8,640.00
P.83	24" White Pavement Marking (stop)	1,520	LF	\$12.00	\$18,240.00	\$9.00	\$13,680.00	\$12.00	\$18,240.00	\$9.81	\$14,911.20	\$9.00	\$13,680.00
P.84	Reflective Pavement Marking (ADA)	18	EA	\$575.00	\$10,350.00	\$539.00	\$9,702.00	\$320.00	\$5,760.00	\$562.50	\$10,125.00	\$525.00	\$9,450.00
P.85	New Poles	61	EA	\$300.00	\$18,300.00	\$329.00	\$20,069.00	\$100.00	\$6,100.00	\$5,343.75	\$325,968.75	\$390.00	\$23,790.00
P.86	STOP Signs	25	EA	\$350.00	\$8,750.00	\$341.00	\$8,525.00	\$390.00	\$9,750.00	\$356.25	\$8,906.25	\$400.00	\$10,000.00
P.87	DO NOT ENTER Signs	8	EA	\$350.00	\$2,800.00	\$341.00	\$2,728.00	\$250.00	\$2,000.00	\$356.25	\$2,850.00	\$400.00	\$3,200.00
P.88	ONE WAY Signs	8	EA	\$350.00	\$2,800.00	\$329.00	\$2,632.00	\$250.00	\$2,000.00	\$343.75	\$2,750.00	\$390.00	\$3,120.00
P.89	ADA Signs	16	EA	\$350.00	\$5,600.00	\$317.00	\$5,072.00	\$350.00	\$5,600.00	\$331.25	\$5,300.00	\$380.00	\$6,080.00
P.90	ADA VAN Signs	2	EA	\$350.00	\$700.00	\$341.00	\$682.00	\$350.00	\$700.00	\$356.25	\$712.50	\$400.00	\$800.00
P.91	STREET Signs	22	EA	\$350.00	\$7,700.00	\$54.00	\$1,188.00	\$350.00	\$7,700.00	\$56.25	\$1,237.50	\$65.00	\$1,430.00
P.92	MEDIAN Signs	8	EA	\$350.00	\$2,800.00	\$335.00	\$2,680.00	\$150.00	\$1,200.00	\$350.00	\$2,800.00	\$400.00	\$3,200.00
P.93	SWPPP	1	LS	\$8,500.00	\$8,500.00	\$51,000.00	\$51,000.00	\$2,000.00	\$2,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
P.94	Clay Pavers/Concrete Base	5,637	SF	\$24.00	\$135,288.00	\$38.00	\$214,206.00	\$22.00	\$124,014.00	\$25.00	\$140,925.00	\$60.00	\$338,220.00
P.95	Crosswalk Banding/Base	1,789	SF	\$24.00	\$42,936.00	\$60.00	\$107,340.00	\$18.26	\$32,660.50	\$25.00	\$44,725.00	\$50.00	\$89,450.00
P.96	Detectable Warning Pavers/Base	1,826	SF	\$30.00	\$54,780.00	\$56.00	\$102,256.00	\$14.00	\$25,564.00	\$15.00	\$27,390.00	\$75.00	\$136,950.00
P.97	Sidewalk Paver Band/Base	1,702	SF	\$30.00	\$51,060.00	\$53.00	\$90,206.00	\$13.46	\$22,903.81	\$46.25	\$78,717.50	\$90.00	\$153,180.00
P.98	4" Concrete Pavement/Base	16,650	SF	\$16.00	\$266,400.00	\$14.00	\$233,100.00	\$16.69	\$277,955.93	\$21.25	\$353,812.50	\$18.00	\$299,700.00
P.99	4" Pavement/Base	30,502	SF	\$16.00	\$488,032.00	\$16.00	\$488,032.00	\$24.57	\$749,498.19	\$25.00	\$762,550.00	\$20.00	\$610,040.00
P.100	Sidewalk Drainage Trench	12	EA	\$3,500.00	\$42,000.00	\$4,490.00	\$53,880.00	\$3,500.00	\$42,000.00	\$1,375.00	\$16,500.00	\$5,500.00	\$66,000.00
P.101	#1 Continuous Shrub	3,181	EA	\$65.00	\$206,765.00	\$17.00	\$54,077.00	\$17.25	\$54,872.25	\$18.75	\$59,643.75	\$12.00	\$38,172.00
P.102	#3 Continuous Shrub	93	EA	\$85.00	\$7,905.00	\$46.00	\$4,278.00	\$45.33	\$4,215.69	\$49.28	\$4,583.04	\$32.00	\$2,976.00
P.103	#5 Continuous Shrub	774	EA	\$105.00	\$81,270.00	\$53.00	\$41,022.00	\$52.90	\$40,944.60	\$57.50	\$44,505.00	\$40.00	\$30,960.00
P.104	24" Box Tree	14	EA	\$4,500.00	\$63,000.00	\$1,490.00	\$20,860.00	\$1,483.50	\$20,769.00	\$1,612.50	\$22,575.00	\$975.00	\$13,650.00
P.105	6" Caliper Tree	30	EA	\$15,000.00	\$450,000.00	\$3,460.00	\$103,800.00	\$3,438.50	\$103,155.00	\$3,737.50	\$112,125.00	\$4,000.00	\$120,000.00
P.106	Sod with Soil Amendment	855	SY	\$9.00	\$7,695.00	\$15.00	\$12,825.00	\$14.84	\$12,688.20	\$16.13	\$13,791.15	\$11.00	\$9,405.00
P.107	Mulch (4" depth)	227	CY	\$12.00	\$2,724.00	\$93.00	\$21,111.00	\$92.00	\$20,884.00	\$100.00	\$22,700.00	\$50.00	\$11,350.00
P.108	Planting Soil (8" depth)	461	CY	\$85.00	\$39,185.00	\$139.00	\$64,079.00	\$138.00	\$63,618.00	\$150.00	\$69,150.00	\$75.00	\$34,575.00
P.109	Irrigation Sleeves	1,560	LF	\$65.00	\$101,400.00	\$27.00	\$42,120.00	\$26.75	\$41,730.00	\$29.08	\$45,364.80	\$14.00	\$21,840.00



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Item	Item Description	Qty.	Unit	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
BASE BID													
P.110	3/4" Potable Water Irrigation Meters	4	EA	\$3,000.00	\$12,000.00	\$3,470.00	\$13,880.00	\$500.00	\$2,000.00	\$3,750.00	\$15,000.00	\$3,500.00	\$14,000.00
P.111	1" Potable Water Irrigation Meters	1	EA	\$2,500.00	\$2,500.00	\$4,050.00	\$4,050.00	\$1,200.00	\$1,200.00	\$4,375.00	\$4,375.00	\$3,000.00	\$3,000.00
P.112	3/4" Double Check Valves	4	EA	\$3,000.00	\$12,000.00	\$1,160.00	\$4,640.00	\$1,150.00	\$4,600.00	\$1,250.00	\$5,000.00	\$3,800.00	\$15,200.00
P.113	1" Double Check Valves	1	EA	\$2,200.00	\$2,200.00	\$1,160.00	\$1,160.00	\$1,150.00	\$1,150.00	\$1,250.00	\$1,250.00	\$3,800.00	\$3,800.00
P.114	Irrigation Controllers/Rain Sensors	5	EA	\$2,500.00	\$12,500.00	\$1,910.00	\$9,550.00	\$1,897.50	\$9,487.50	\$2,062.50	\$10,312.50	\$750.00	\$3,750.00
P.115	Copper Conductor Wiring	6,900	LF	\$8.00	\$55,200.00	\$2.00	\$13,800.00	\$1.73	\$11,937.00	\$1.88	\$12,972.00	\$3.00	\$20,700.00
P.116	Irrigation Mainline	1,520	LF	\$65.00	\$98,800.00	\$5.00	\$7,600.00	\$5.18	\$7,873.60	\$5.63	\$8,557.60	\$14.00	\$21,280.00
P.117	Drip Irrigation	18,595	SF	\$5.00	\$92,975.00	\$2.00	\$37,190.00	\$1.73	\$32,169.35	\$1.88	\$34,958.60	\$2.00	\$37,190.00
P.118	Irrigation for Trees	44	EA	\$1,200.00	\$52,800.00	\$128.00	\$5,632.00	\$127.19	\$5,596.36	\$138.13	\$6,077.72	\$650.00	\$28,600.00
P.119	Turf Irrigation	7,700	SF	\$12.00	\$92,400.00	\$1.50	\$11,550.00	\$1.55	\$11,935.00	\$1.69	\$13,013.00	\$3.00	\$23,100.00
P.120	Pedestrian Lighting	13	EA	\$17,500.00	\$227,500.00	\$12,000.00	\$156,000.00	\$1,292.31	\$16,799.99	\$10,000.00	\$130,000.00	\$10,000.00	\$130,000.00
P.121	Street Light Foundation	6	EA	\$4,500.00	\$27,000.00	\$3,230.00	\$19,380.00	\$1,200.00	\$7,200.00	\$937.50	\$5,625.00	\$3,500.00	\$21,000.00
P.122	Street Light Relamp	24	EA	\$2,200.00	\$52,800.00	\$650.00	\$15,600.00	\$2,500.00	\$60,000.00	\$1,000.00	\$24,000.00	\$1,500.00	\$36,000.00
P.123	Bike Rack	5	EA	\$1,200.00	\$6,000.00	\$2,630.00	\$13,150.00	\$3,000.00	\$15,000.00	\$7,500.00	\$37,500.00	\$2,000.00	\$10,000.00
P.124	Rock Berm	1	EA	\$4,000.00	\$4,000.00	\$868.00	\$868.00	\$5,000.00	\$5,000.00	\$1,875.00	\$1,875.00	\$1,500.00	\$1,500.00
P.125	Curb Inlet Protection	29	EA	\$150.00	\$4,350.00	\$116.00	\$3,364.00	\$220.00	\$6,380.00	\$625.00	\$18,125.00	\$250.00	\$7,250.00
P.126	Silt Fence	750	LF	\$10.00	\$7,500.00	\$4.00	\$3,000.00	\$8.50	\$6,375.00	\$5.00	\$3,750.00	\$10.00	\$7,500.00
P.127	Erosion Control	1	LS	\$65,000.00	\$65,000.00	\$3,320.00	\$3,320.00	\$30,000.00	\$30,000.00	\$150,000.00	\$150,000.00	\$10,000.00	\$10,000.00
P.128	Traffic Control Plan	1	LS	\$175,000.00	\$175,000.00	\$180,000.00	\$180,000.00	\$120,000.00	\$120,000.00	\$187,500.00	\$187,500.00	\$200,000.00	\$200,000.00
P.129	Bypass Pumping System	1	LS	\$85,000.00	\$85,000.00	\$55,000.00	\$55,000.00	\$4,500.00	\$4,500.00	\$37,500.00	\$37,500.00	\$150,000.00	\$150,000.00
P.130	16" Steel Casing by BORE	56	LF	\$600.00	\$33,600.00	\$771.00	\$43,176.00	\$250.00	\$14,000.00	\$400.00	\$22,400.00	\$1,600.00	\$89,600.00
P.131	Concrete Curb	4,125	LF	\$4.00	\$16,500.00	\$8.00	\$33,000.00	\$8.00	\$33,000.00	\$6.25	\$25,781.25	\$15.00	\$61,875.00
P.132	Sidewalk Removal	2,100	SY	\$30.00	\$63,000.00	\$20.00	\$42,000.00	\$8.00	\$16,800.00	\$8.75	\$18,375.00	\$75.00	\$157,500.00
P.133	Sanitary Sewer Video	3,050	LF	\$3.00	\$9,150.00	\$2.00	\$6,100.00	\$25.00	\$76,250.00	\$2.50	\$7,625.00	\$5.00	\$15,250.00
P.134	Tree Removal	10	EA	\$2,200.00	\$22,000.00	\$558.00	\$5,580.00	\$1,200.00	\$12,000.00	\$1,250.00	\$12,500.00	\$3,000.00	\$30,000.00
P.135	Driveway Removal	20	SY	\$30.00	\$600.00	\$24.00	\$480.00	\$15.00	\$300.00	\$12.50	\$250.00	\$20.00	\$400.00
P.136	5" Concrete Alley	130	SY	\$165.00	\$21,450.00	\$194.00	\$25,220.00	\$68.00	\$8,840.00	\$225.00	\$29,250.00	\$215.00	\$27,950.00
P.137	Utility Meters	1	LS	\$2,500.00	\$2,500.00	\$18,500.00	\$18,500.00	\$5,000.00	\$5,000.00	\$150,000.00	\$150,000.00	\$15,000.00	\$15,000.00
P.138	Timers for Lighting Panels	1	LS	\$1,800.00	\$1,800.00	\$12,100.00	\$12,100.00	\$6,000.00	\$6,000.00	\$62,500.00	\$62,500.00	\$18,000.00	\$18,000.00
P.139	Conduits and Wires	1	LS	\$30,000.00	\$30,000.00	\$71,800.00	\$71,800.00	\$15,000.00	\$15,000.00	\$218,750.00	\$218,750.00	\$293,000.00	\$293,000.00
P.140	Pull Boxes/Handholds	1	LS	\$45,000.00	\$45,000.00	\$17,400.00	\$17,400.00	\$10,000.00	\$10,000.00	\$100,000.00	\$100,000.00	\$1,500.00	\$1,500.00
P.141	Circuit Breakers	1	LS	\$25,000.00	\$25,000.00	\$1,900.00	\$1,900.00	\$5,000.00	\$5,000.00	\$25,000.00	\$25,000.00	\$12,000.00	\$12,000.00
P.142	Wiring/Conduit/Backfill	1	LS	\$85,000.00	\$85,000.00	\$274,000.00	\$274,000.00	\$20,000.00	\$20,000.00	\$125,000.00	\$125,000.00	\$150,000.00	\$150,000.00
P.143	Grounding Connections	1	LS	\$25,000.00	\$25,000.00	\$17,500.00	\$17,500.00	\$12,000.00	\$12,000.00	\$10,000.00	\$10,000.00	\$20,000.00	\$20,000.00
TOTAL BASE BID				\$10,829,910.00		\$12,084,279.00		\$12,093,342.44		\$12,504,000.86		\$12,824,393.00	

DOWNTOWN REVITALIZATION PROJECT

PROJECT STATUS UPDATE

JULY 16, 2024



RIALTO STUDIO
LANDSCAPE ARCHITECTURE

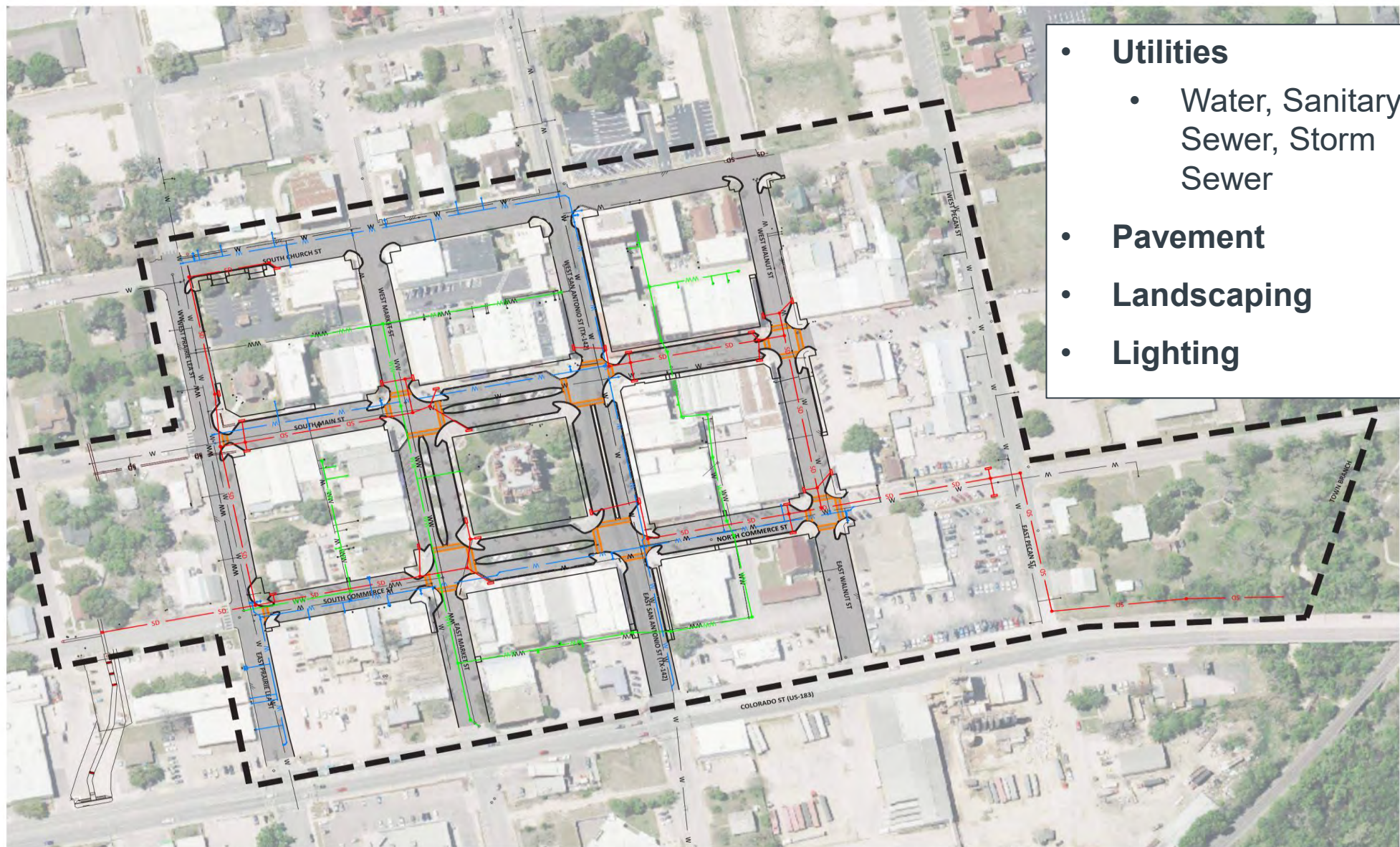


Project Status Update



- Overall Project Scope
- Bids Received
- Project Cost Estimate
- Scope Discussion
- Scope Modifications
- Scope Discussion Results
- Schedule
- Next Steps





- **Utilities**
 - Water, Sanitary Sewer, Storm Sewer
- **Pavement**
- **Landscaping**
- **Lighting**



Bids Received



- Five (5) Bids Received
- Bids Ranged from \$10,829,910 to \$12,824,393
- Low Bidder -DeNucci Constructors, LLC - \$10,829,910

Project Cost Estimate



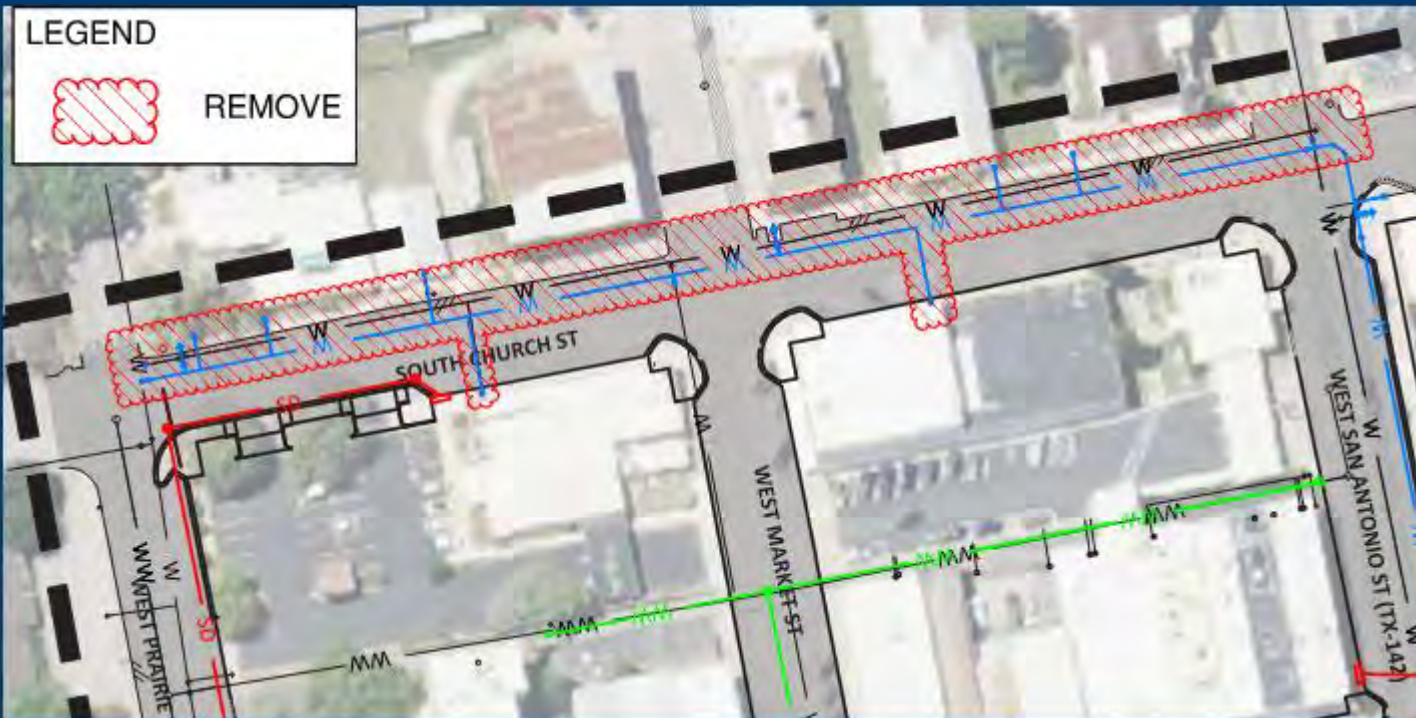
- Estimate - \$ 9,590,000
- Increased Pricing Received:
 - Landscaping
 - Utilities – Waterline and Sanitary Sewer
 - Asphalt Paving

Scope Discussion



- DeNucci Constructors, LLC - Lowest bidder - \$10,829,910
- Engaged in negotiations to modify project scope:
 - Aim to lower costs while maintaining the project's intended outcome.

Scope Modifications

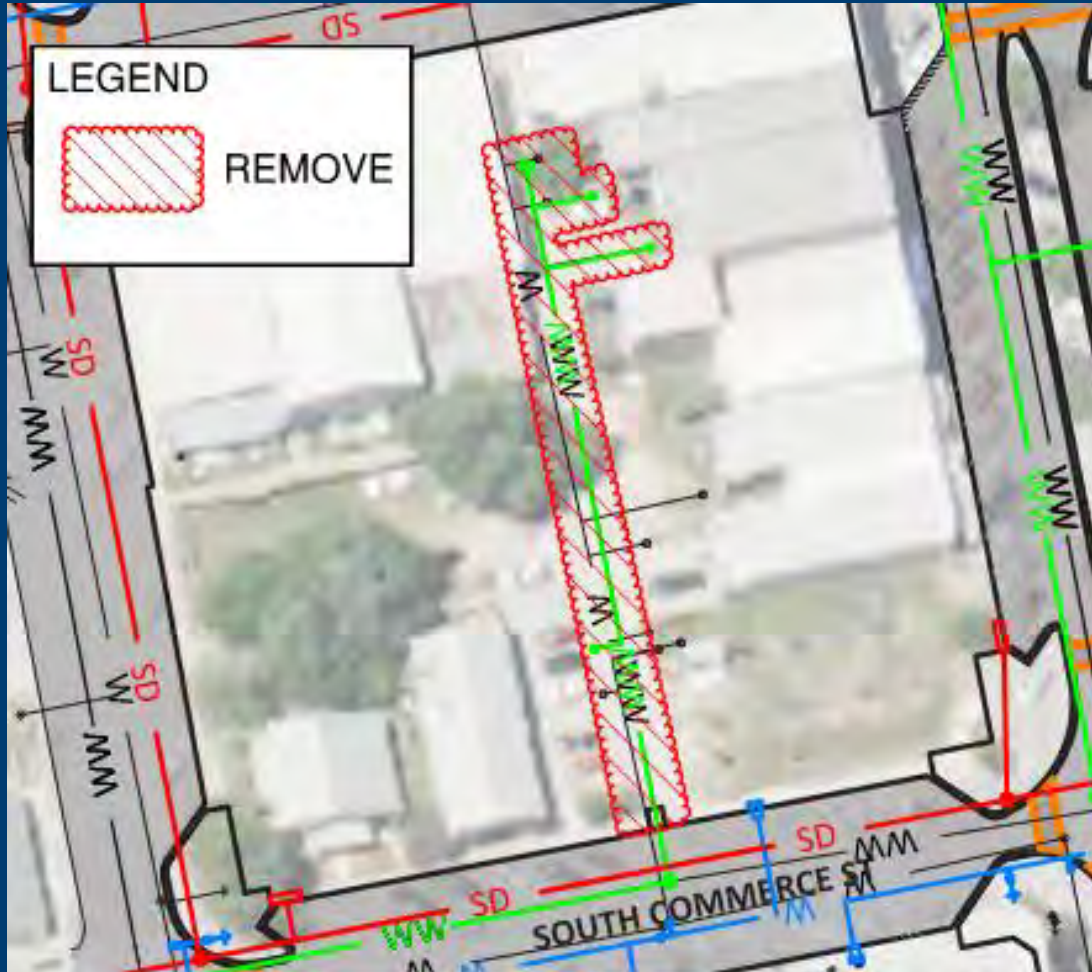


- Waterline on Church St.

Removed from scope:

- Waterline replacement
- Asphalt paving for waterline construction

Scope Modifications



- Sanitary Sewer in Alley by South Commerce St.

Removed from scope:

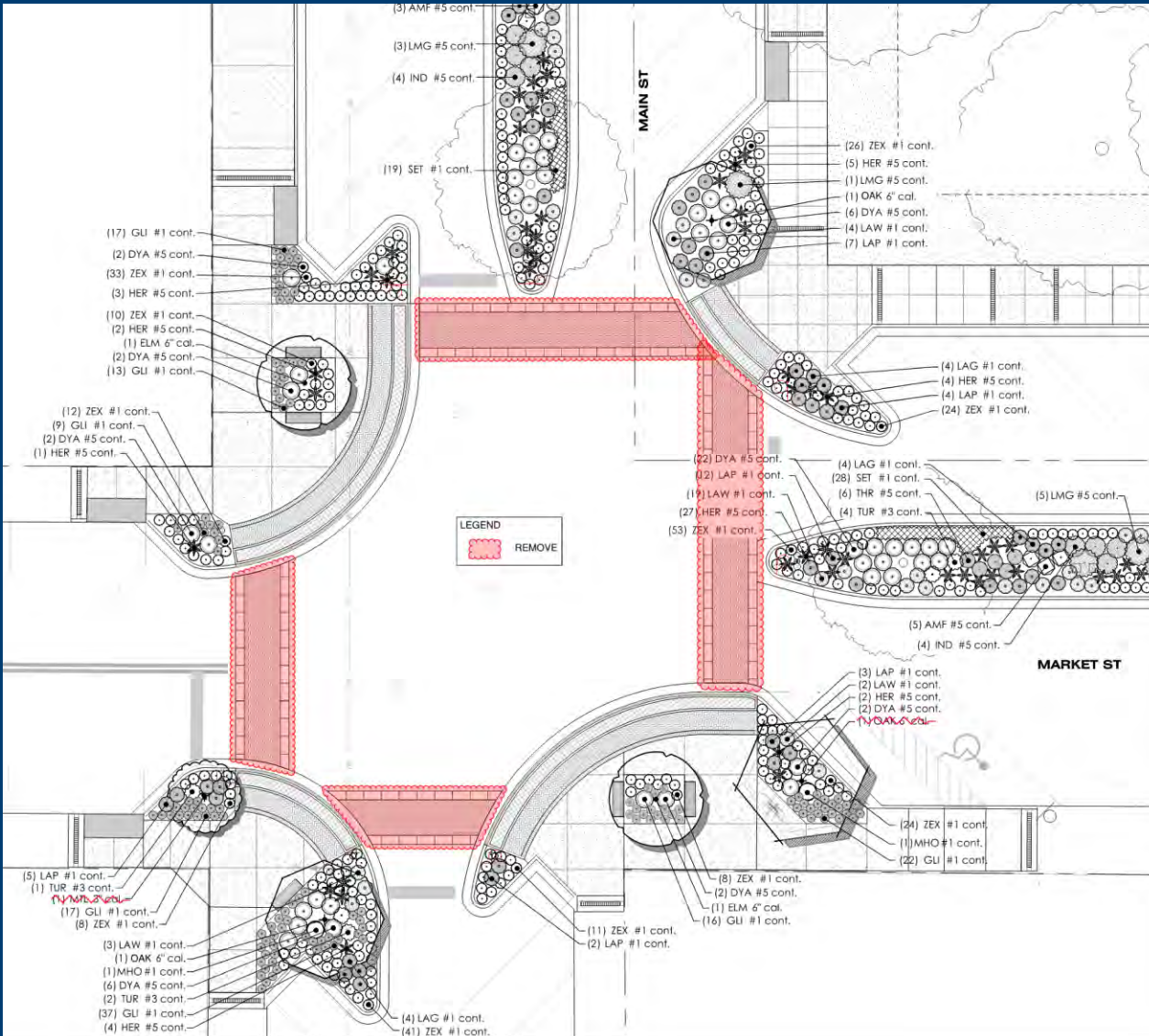
- Sanitary Sewer Line replacement
- Sanitary Manholes replacement
- Sewer Service Connections

Scope Modifications

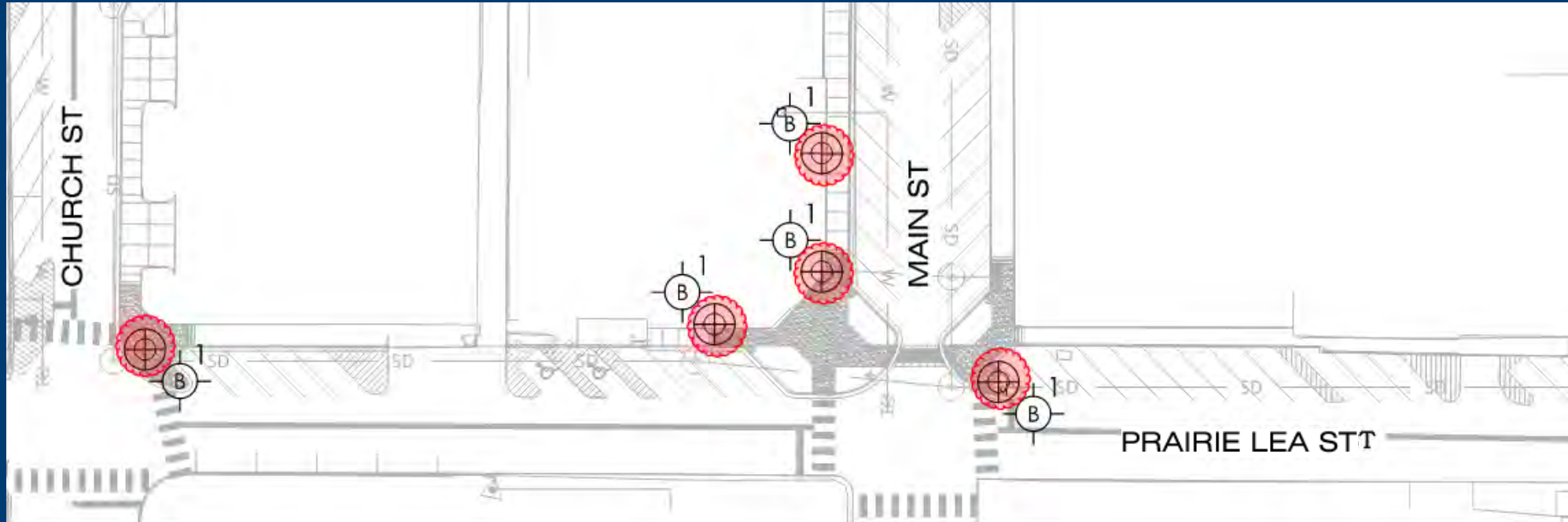
- Landscaping in the project.

Removed from scope:

- Crosswalk pavers at all intersections
- 6" Caliper trees
- 24" Box trees



Scope Modifications



- Lightning along Prairie St.

Removed from scope:

- Pedestrian lights

Scope Discussion Results

Original Bid	Scope Reduction	New Price
\$10,829,910	\$651,735	\$10,178,175

Schedule

- Construction Award
- Preconstruction
- Construction

July 2024

August 2024

September 2024 – September 2026

Next Steps

- **Council Approval of Low Bidder**
- **Council Approval of Change Order for Modifications**



Courthouse Perspective

Thank You

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: July 16, 2024

AGENDA ITEM CAPTION: Discussion and/or action regarding recommendation to approve Change Order No. 1 for the Downtown Revitalization Project, reducing the scope of work for the project in the amount of \$651,735 to a total contract amount of \$10,178,175 and authorizing the City Manager to sign, if approved.

ORIGINATING DEPARTMENT AND CONTACT: Public Works - Sean Kelley

ACTION REQUESTED: Other

BACKGROUND/SUMMARY/DISCUSSION: Previously, on September 16, 2023, City Council was presented a refined estimate of probable cost for the Downtown Revitalization Project in the amount of \$9,586,616. After receiving bids for the project, the price received was higher than anticipated. The City Engineer was tasked with reviewing each unit price to identify any potential saving that would bring the overall costs closer to the estimated budget. As a result of the review, the City Engineer negotiated potential cost savings by reducing the scope of work while maintaining the project's intended outcome. Reductions to the scope include:

- Reducing utility replacements in alleyways
- Modifying various landscaping elements and associated irrigation
- Reduction in pedestrian lighting
- Focusing on paving and curb bulb-out within the nine-block project perimeter
- Removing pavers at crosswalks

Change Order #1 reduces the total contract amount by \$651,735.00, bringing the total contract amount for the project to \$10,178,175.00. The new contract amount is still higher than anticipated, but removing more items from the scope could impact the overall result expected from a project of this magnitude.

PROJECT SCHEDULE (if applicable):

AMOUNT & SOURCE OF FUNDING:

Funds Required:

Account Number:

Funds Available:

Account Name:

FISCAL NOTE (if applicable):

PREVIOUS COUNCIL ACTION:

City of Lockhart, Texas

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COMMITTEE/BOARD/COMMISSION ACTION:

STAFF RECOMMENDATION/REQUESTED MOTION: Staff respectfully recommends approval of Change Order #1 for the Downtown Revitalization Project.

LIST OF SUPPORTING DOCUMENTS: Lockhart Downtown Revitalization - Change Order No. 1

**CONTRACT CHANGE ORDER NO. 1
DOWNTOWN REVITALIZATION PROJECT**

OWNER:

City of Lockhart, Texas

CONTRACTOR:

ContractorName

ORIGINAL CONTRACT AMOUNT:

\$10,829,910.00

PREVIOUSLY APPROVED CHANGE ORDER AMOUNT:

\$0.00

CURRENT CONTRACT AMOUNT:

\$10,829,910.00

ORIGINAL CONTRACT TIME (DAYS):

730

PREVIOUSLY APPROVED ADJUSTMENT TO CONTRACT TIME (DAYS):

0

CURRENT CONTRACT TIME (DAYS):

730

CURRENT SUBSTANTIAL COMPLETION DATE:

CURRENT FINAL COMPLETION DATE:

Item No.	Item Description	Quantity	Units	Unit Price (+) Increase (-) Decrease	Amount (+) Increase (-) Decrease
P.1	Performance & Payment Bonds	-1	LS	\$8,000.00	-\$8,000.00
P.39	Abandonment of existing Water Line	-638	LF	\$55.00	-\$35,090.00
P.40	Removal of existing Fire Hydrants	-2	EA	\$1,500.00	-\$3,000.00
P.41	Install 8" PVC Water Main	-3,540	LF	\$85.00	-\$300,900.00
P.41	Install 8" PVC Water Main	2,902	LF	\$90.00	\$261,180.00
P.43	WET Connection to existing 8" Water Main	-9	EA	\$3,500.00	-\$31,500.00
P.43	WET Connection to existing 8" Water Main	7	EA	\$3,650.00	\$25,550.00
P.46	Fire Hydrant Assembly	-9	EA	\$6,500.00	-\$58,500.00
P.46	Fire Hydrant Assembly	7	EA	\$6,800.00	\$47,600.00
P.51	Install 3/4" Single Water Service Connections	-15	EA	\$2,800.00	-\$42,000.00
P.51	Install 3/4" Single Water Service Connections	8	EA	\$3,200.00	\$25,600.00
P.56	Abandonment of existing Sanitary Sewer	-277	LF	\$65.00	-\$18,005.00
P.57	Remove/Dispose Sanitary Manhole	-1	EA	\$1,200.00	-\$1,200.00
P.60	Install 8" PVC Sanitary Sewer Main (6'-8')	-1,220	LF	\$85.00	-\$103,700.00
P.60	Install 8" PVC Sanitary Sewer Main (6'-8')	943	LF	\$90.00	\$84,870.00
P.62	Install 4' Diameter Sanitary Manholes	-1	EA	\$4,500.00	-\$4,500.00
P.65	Install 6" Sewer Service Connections	-14	EA	\$2,600.00	-\$36,400.00
P.65	Install 6" Sewer Service Connections	11	EA	\$2,800.00	\$30,800.00
P.71	Install 2" Hot-mix Asphalt	-261	SY	\$24.00	-\$6,264.00
P.72	Install 3" Hot-mix Asphalt	826	SY	\$32.00	\$26,432.00
P.75	Install 8" Flex Base	-261	SY	\$22.00	-\$5,742.00
P.76	Excavation and Subgrade Preparation	-261	SY	\$42.00	-\$10,962.00
P.94	Install Clay Pavers & Concrete Base	-5,637	SF	\$24.00	-\$135,288.00
P.95	Install Crosswalk Banding & Base	-1,789	SF	\$24.00	-\$42,936.00
P.102	Install #3 Continuous Shrub	774	EA	\$85.00	\$65,790.00
P.103	Install #5 Continuous Shrub	-774	EA	\$105.00	-\$81,270.00
P.104	Install 24" Box Tree	-14	EA	\$4,500.00	-\$63,000.00
P.105	Install 6" Caliper Tree	-11	EA	\$15,000.00	-\$165,000.00
P.118	Install Irrigation for Trees	-44	EA	\$1,200.00	-\$52,800.00
P.118	Install Irrigation for Trees	19	EA	\$2,000.00	\$38,000.00
P.120	Install pedestrian lighting	-13	EA	\$17,500.00	-\$227,500.00
P.120	Install pedestrian lighting	8	EA	\$22,000.00	\$176,000.00

TOTAL COST OF THIS CHANGE ORDER:

\$651,735.00

PROPOSED CHANGE ORDER AMOUNT (THIS CHANGE ORDER):	<u>\$651,735.00</u>
REVISED CONTRACT AMOUNT:	<u>\$10,178,175.00</u>
NET CHANGE IN CONTRACT TIME (DAYS):	<u>0</u>
REVISED CONTRACT TIME (DAYS):	<u>0</u>
REVISED SUBSTANTIAL COMPLETION DATE:	
REVISED FINAL COMPLETION DATE:	
THIS WILL BECOME A SUPPLEMENT TO THE CONTRACT AND ALL PROVISIONS WILL APPLY HERETO.	
_____ Steven Lewis, City Manager City of Lockhart	_____ Date
_____ William Wachel, P.E., Vice President - DMS Central TRC Engineers, Inc.	_____ Date
_____ Paul T. DeNucci, President DeNucci Constructors, LLC	_____ Date

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: July 16, 2024

AGENDA ITEM CAPTION: Discussion and/or action to consider recommendations for an Aquatics Facility site from the Lockhart Parks and Recreation Advisory Board.

ORIGINATING DEPARTMENT AND CONTACT: Parks & Recreation - Travis Hughes

ACTION REQUESTED: Other

BACKGROUND/SUMMARY/DISCUSSION: On November 21, 2023, City Council directed city staff to evaluate at least three potential sites for the planned Aquatics Facility. City staff engaged Halff & Associates to perform an analysis of four potential sites. Four sites were ultimately analyzed. City staff, in concurrence with the Citizen Aquatics Committee and the Parks Advisory Board, reviewed all information provided for each site and determined that **Site #3** was the most appropriate location for the planned Aquatics Facility.

Site #1 is owned by the City and is approximately 6 acres, located on Carver Street. It is within City Park and is bisected by a road that connects City Park with Carver Street. It is the current location of a soccer field (east side of road) and a softball field (west side of road).

This site has access to utilities and is currently zoned Public and Institutional Use. In the Lockhart 2020 Land Use Plan, this property is identified as 'Parks Open Space' so an aquatics facility would fit the land use plan. There is no existing site drainage or detention. This would need to be included in any new development and would optimally be located on the southwest corner of the property.

This site would be an adequate location based on the information gathered. The property is already owned by the City, is adjacent to other City sports facilities, and has access from existing collector roads. However, the site is smaller than the others and would present challenges for expansion, such as the proposed future Recreation Center.

Site #2 is owned by Lockhart ISD and is approximately 10 acres, located on the North side of the Lockhart Jr. High and adjacent to the Jason La Fleur Soccer Complex. A portion of the property contains the school's golf driving range.

This site has access to utilities and is also currently zoned Public and Institutional Use and is in congruence with the Lockhart 2020 Land Use Plan. There is no existing site drainage or detention, however there is an adjacent "regional" detention pond that may be able to accommodate detention needs.

This site would also be an adequate location based on the information gathered. It is large enough to accommodate future expansion, is adjacent to other City sports facilities, and is adjacent to the Jr. High School; a potential user of the facility. However, the property would need to be acquired from Lockhart ISD, improvements would need to be made to provide access from Maple Street and/or City Line Road, and there are several earthen spoil mounds on the property that need consideration. Additionally, the property is on the west edge of the City and may not be a convenient site for some City residents.

City of Lockhart, Texas

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Site #3 is owned by Lockhart ISD and is approximately 20 acres, located on the Northeast side of the intersection of San Jacinto Blvd and Center Street. It is bound on the North by Clearfork Elementary School and on the West by Navarro Elementary School.

This site has access to utilities and has sidewalks, curbs, and gutters. It is zoned Public and Institutional Use and is in congruence with the Lockhart 2020 Land Use Plan. The land is currently vacant and flat, with the potential to have driveway access from both adjacent streets. There is no existing drainage and detention and would need to be included in the site development.

This site would be a good location based on the information gathered. It is larger than needed, so a smaller parcel would need to be carved out and acquired from Lockhart ISD. The property has excellent street access and is surrounded by residential zones, next to two elementary schools, and near Lockhart High School; all potential users of the facility.

Site #4 is privately owned and is approximately 34 acres, located on the South side of State Park Road (Hwy 20) and directly across the street from the Lockhart High School football stadium. A portion of the property, approximately 10 acres on the Northwest side of the tract, would need to be acquired from the owner.

This site is undeveloped land and has access to utilities. The property is currently zoned Residential High Density and would need to be rezoned. It is also not in accordance with the Lockhart 2020 Land Use Plan which identifies it as 'Mixed Retail, Office, Residential'. This site has no existing site drainage or detention and would need to be included in the site development.

This site would be an adequate location based on the information gathered. The property is large enough to accommodate future expansion and property frontage is accessible from a major arterial. However, frontage is on a TxDOT road that will need coordination and permitting for driveway access. There are also existing overhead high voltage power lines running through the north portion of the property, and a future planned collector road following the power lines path that need to be considered when designing driveway access.

RECOMMENDATION: City staff, in concurrence with the Citizen Aquatics Committee and the Parks Advisory Board, reviewed all information provided for each site and determined that **Site #3** was the most appropriate location for the planned Aquatics Facility and potential future Recreation Center. The primary considerations for selection are:

- Central Location
- Accessibility
- Property Size
- Proximity to Residential Areas
- Proximity to multiple LISD Campuses

In addition, the Lockhart ISD is very interested in partnering with the City in this endeavor to develop opportunities for Lockhart Students that may include a competitive swimming program, as well as Learn-to-Swim and Water Safety programs for elementary age students. If this site is approved by City Council, an interlocal agreement between both parties could be

City of Lockhart, Texas

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reached to provide for shared use of the facility and its operational costs.

PROJECT SCHEDULE (if applicable): Funding will be identified and secured for FY 2024-25 budget cycle. A grant application will be submitted to Texas Parks & Wildlife for funding assistance. The timing of the project will be dependent upon the awarding of the grant and the subsequent timeline associated with letting the project as per TP&W guidelines. Projected start date for letting the project is April 2025.

AMOUNT & SOURCE OF FUNDING:

Funds Required:

Account Number:

Funds Available:

Account Name:

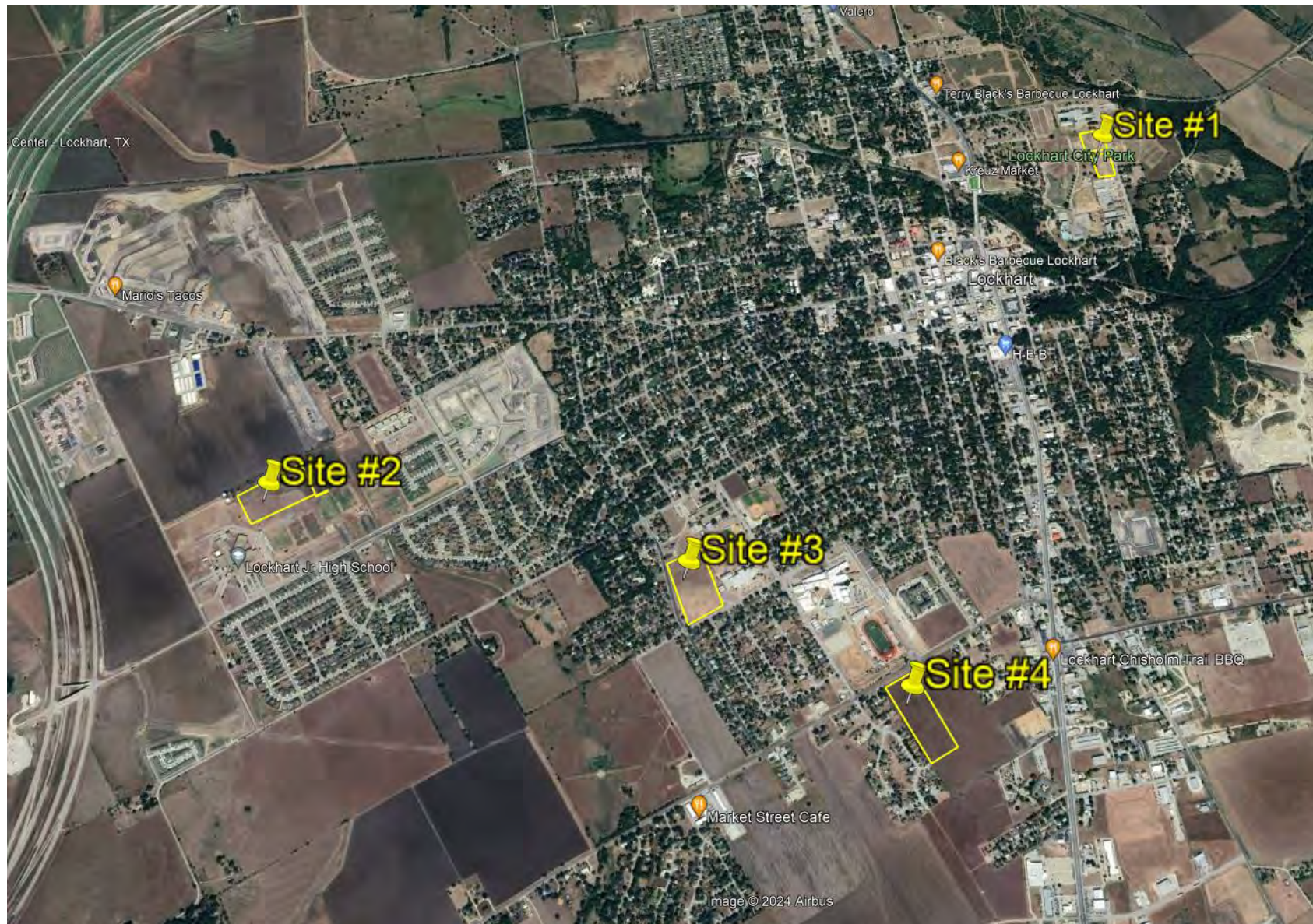
FISCAL NOTE (if applicable): Estimated total cost for the project is \$8 million

PREVIOUS COUNCIL ACTION: On November 21, 2023, City Council directed city staff to evaluate at least three potential sites for the planned Aquatics Facility. City staff engaged Half & Associates to perform an analysis of four potential sites.

COMMITTEE/BOARD/COMMISSION ACTION: The Citizen Aquatics Committee and the Parks Advisory Board reviewed all information provided for each site and determined that **Site #3** was the most appropriate location for the planned Aquatics Facility and potential future Recreation Center.

STAFF RECOMMENDATION/REQUESTED MOTION: Approve recommendation for Site #3

LIST OF SUPPORTING DOCUMENTS: Aquatics Facility Potential Sites



City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: July 16, 2024

AGENDA ITEM CAPTION: Discuss and consider action regarding Resolution 2024-18 authorizing application to the Texas Parks and Wildlife Local Park Grant Program for Aquatics Facility construction funding.

ORIGINATING DEPARTMENT AND CONTACT: Parks & Recreation - Travis Hughes

ACTION REQUESTED: Resolution

BACKGROUND/SUMMARY/DISCUSSION: A Texas Parks & Wildlife Grant for the Local Park Grant Program was identified as a potential funding source for the planned Aquatics Facility. The Program provides 50% matching grants on a reimbursement basis to eligible applicants. All grant assisted sites must be dedicated as parkland in perpetuity, properly maintained and open to the public. Eligible applicants include political subdivisions of the State of Texas legally responsible for providing public recreation services to their citizens.

PROJECT SCHEDULE (if applicable): The grant application is due on August 1, 2024.

AMOUNT & SOURCE OF FUNDING:

Funds Required:

Account Number:

Funds Available:

Account Name:

FISCAL NOTE (if applicable): The maximum grant award amount is \$750,000 and requires matching funds from the City

PREVIOUS COUNCIL ACTION: Council approved Resolution 2023-20 on November 21, 2023 giving direction to City staff to pursue the construction of a new Aquatics Facility in accordance with the concept presented to the Council during a special meeting on October 23, 2023, and directed City staff to research potential grant opportunities for its construction.

COMMITTEE/BOARD/COMMISSION ACTION: The Citizen Aquatics Committee and the Parks Advisory Board approved the concept design of the Aquatics Facility and site location and recommend applying for the Texas Parks & Wildlife Local Park Grant Program.

STAFF RECOMMENDATION/REQUESTED MOTION: Approval for TP&W Grant Application

LIST OF SUPPORTING DOCUMENTS: RESOLUTION 2024-18 TP&W Grant Application, LISD Letter of Support, .

City of Lockhart, Texas

Council Agenda Item Cover Sheet

RESOLUTION 2024-18

A RESOLUTON OF THE CITY COUNCIL OF THE CITY OF LOCKHART, TEXAS, HEREINAFTER REFERRED TO AS “APPLICANT,” DESIGNATING CERTAIN OFFICIALS AS BEING RESPONSIBLE FOR ACTING FOR, AND ON BEHALF OF THE APPLICANT IN DEALING WITH THE TEXAS PARKS AND WILDLIFE DEPARTMENT, HEREINAFTER REFERRED TO AS “DEPARTMENT,” FOR THE PURPOSE OF PARTICIPATING IN THE LOCAL PARK GRANT PROGRAM, HERINAFTER REFERRED TO AS THE “PROGRAM”; CERTIFYING THAT THE APPLICANT IS ELIGIBLE TO RECEIVE PROGRAM ASSISTANCE; CERTIFYING THAT THE APPLICANT MATCHING SHARE IS READILY AVAILABLE; AND DEDICATING THE PROPOSED SITE FOR PERMANENT PUBLIC PARK AND RECREATIONAL USES.

WHEREAS, the Applicant is fully eligible to receive assistance under the Program; and

WHEREAS, the Applicant is desirous of authorizing an official to represent and act for the Applicant in dealing with the Department concerning the Program;

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

- SECTION 1.** That the Applicant hereby certifies that they are eligible to receive assistance under the Program, and that notice of the application has been posted according to local public hearing requirements.
- SECTION 2.** That the Applicant hereby certifies that the matching share for this application is readily available at this time.
- SECTION 3.** That the Applicant hereby authorizes and directs the Parks & Recreation Director to act for the Applicant in dealing with the Department for the purposes of the Program, and that the Parks & Recreation Director is hereby officially designated as the representative in this regard.
- SECTION 4.** The Applicant hereby specifically authorizes the official to make application to the Department concerning the site to be known as the Lockhart Aquatics Facility in the City of Lockhart for use as a park site and is hereby dedicated for public park and recreation purposes in perpetuity.

**PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF
LOCKHART, TEXAS, ON THIS THE 16th DAY OF JULY 2024.**

CITY OF LOCKHART

Lew White, Mayor

Attest:

APPROVED AS TO FORM:

Julie Bowermon, City Secretary

Brad Bullock, City Attorney



LOCKHART INDEPENDENT SCHOOL DISTRICT

419 Bois D'Arc Street • Lockhart, Texas 78644 • phone: 512.398.0000 • fax: 512.398.0031
www.lockhart.isd.org

June 26, 2024

Travis Hughes
Director Parks & Recreation
City of Lockhart
705 Wichita St.
Lockhart, TX 78644

RE: Letter of Support for Aquatic Facility

Dear Mr. Hughes:

On behalf of the Lockhart Independent School District, we extend our wholehearted support for the proposed City of Lockhart Aquatics Facility grant application and will enter into an interlocal use agreement with the City for the proposed aquatic facility. This project is a testament to a collective commitment to enhance our community's sense of belongingness and our outdoor recreational opportunities.

Providing equitable access to opportunities for all students is a core value for Lockhart ISD. We are exploring the possibility of fielding a competitive swim team and also envision the health, recreational, and other community benefits that will be derived from this facility. Additionally, we offer a wide range of Community Education classes, including an American Red Cross "Learn to Swim" program, which would make use of this new facility.

With the current community pool reaching the end of its useful life, this investment is a critical opportunity to provide necessary aquatic-based community education classes for health, recreation, and safety, and to expand the athletic programs offered to our students throughout the District.

Lockhart ISD fully acknowledges the positive impact of this project, which serves as a catalyst for increased access to recreational activities and enhanced community connectedness.

Sincerely,

Mark Estrada
Superintendent of Schools



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:

