

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 John Lairsen
Mayor Pro-Tem Angie Gonzales-Sanchez

Staff present:

Steve Lewis, City Manager
Joseph Resendez, Assistant City Manager
David Fowler, Planning Director
Victoria Burns, Public Information Officer
Randy Jenkins, Fire Chief

Monte Akers, City Attorney
Julie Bowermon, City Secretary
Sean Kelley, Public Works Director
Will Wachel, City Engineer – TRC
Daniel Williams, Police Captain

Citizens/Visitors Addressing the Council: Representatives of Freese and Nichols.

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. BRIEFING FROM FREESE AND NICHOLS, INC. AND DISCUSSION REGARDING COMPREHENSIVE PLAN ACTIVITIES.

Mr. Fowler stated that Freese and Nichols, Inc., the consultant for the comprehensive planning process, will present an update on the activities conducted as part of the Comprehensive Planning process. Work began on the plan starting in May 2023 and is expected to be completed late in Fiscal Year 2023-24. Initial activities involved researching existing population and demographic conditions to provide an understanding of the current state of the community. Public or small group participation activities to date have included assembling a Steering Committee which has held three meetings, the circulation of a stakeholder survey, holding four focus group meetings, holding a public future land use workshop, and two on-site public outreach events. Through these activities, the consultants and the steering community have worked to create a Community Snapshot chapter which will inform many of the other products of the plan and includes the Guiding Principles, which will underlie the more detailed goals and objectives to be developed. The other main product that has so far emerged from the planning activities is the future land use mapping concept, which will be discussed as part of this agenda item. This concept is based on the products from the mapping exercise at the Community Workshop held October 16th and subsequent discussions at the Steering Committee meeting held November 15.

Freese and Nichols representatives provided information regarding the following topics about the Comprehensive Plan activities:

- Project schedule
- Community engagement

- Online mapping exercise
- Investing exercise
- Survey results
- Age trends
- Vision statement
- Community goals/guiding principles
- Public land use workshop
- Trade offs and considerations
- Population projections
- Commute trends
- Community created scenarios
- Land use alternatives
- Future land use plans
- Next steps
 - Drafting Future Land Use Chapter through EOY
 - Additional recommendations in Q1/Q2 of 2024
 - Next major public engagement in the Spring of 2024

There was discussion.

B. DISCUSS AWARDING AN ANNUAL FUEL BID TO GOLDEN WEST OIL, OF NEW BRAUNFELS, TEXAS WITH A PROFIT MARGIN OF \$0.0445 CENTS PER GALLON OF GASOLINE AND \$0.495 CENTS PER GALLON FOR DIESEL OVER THE OIL PRICE INFORMATION SERVICES (OPIS) PRICE FROM AUSTIN, TEXAS RACK, POSTED WEEKLY.

Mr. Kelley stated that the City uses approximately 45,000 gallons of gasoline and 26,000 gallons of diesel per year. Fuel bids were sought in compliance with State Law. Four bids were received from oil companies interested in delivering Unleaded Gasoline and Diesel to the Public Works Yard. The attached synopsis shows the overall best bid was submitted by Golden West Oil, of New Braunfels, Texas at \$0.0445 profit per gallon of gasoline and \$0.0495 profit per gallon of diesel. Golden West Oil has previously been the City's fuel distributor and provided the City with exceptional service. The contract for this fuel services is from January 1, 2024 until December 31, 2024, if approved. The price includes delivery to the Public Works yard.

C. DISCUSS RESOLUTION 2023-21 AUTHORIZING THE FILING OF A GRANT APPLICATION WITH CAPCOG FOR A REGIONAL SOLID WASTE PROGRAM GRANT; AUTHORIZING THE MAYOR TO ACT ON BEHALF OF THE CITY OF LOCKHART IN ALL MATTERS RELATED TO THE APPLICATION.

Mr. Kelley stated that the Capital Area Council Of Governments is currently accepting applications for the 2024/2025 Solid Waste Program Grant. This grant opportunity becomes available every two years. Eligible projects include solid waste programming and equipment related to solid waste. During this grant cycle there are \$274,000 grant funds available, with a maximum award of \$40,000 each. There is also a minimum 10% grant match requirement. In this year's solid waste grant application, City Staff is seeking to purchase twenty-five new commercial grade trash/recycling receptacles for the Downtown Revitalization Project. As part of the project, staff would work with Keep Lockhart Beautiful to inform the public of the new receptacles and the new availability of recycling downtown. If awarded the grant, funds will need to be used prior to the end of 2025.

D. DISCUSS RESOLUTION 2023-22 APPOINTING MAYOR LEW WHITE AS THE CITY OF LOCKHART'S CLEAN AIR COALITION REPRESENTATIVE, AS REQUIRED IN ARTICLE II OF THE CLEAN AIR COALITION OF THE CAPITAL AREA COUNCIL OF GOVERNMENTS BY-LAWS.

Mayor White stated that the City Council initially appointed Mayor White in March 2018, and reappointed him in February 2020 and January 2022, as the City's representative to the Capital Area Council of Governments (CAPCOG) Clean Air Coalition (CAC). Their by-laws indicate that Representatives to the CAC will include elected officials appointed by governing bodies for the general members of the CAC. Each general member's governing body appoints by resolution one elected official to serve on the Coalition and shall provide written notification to the CAPCOG staff liaison. The term of appointment for a member of the CAC shall begin on the date of appointment by the member's governing body and will terminate December 31st in odd-numbered years. Mayor White stated that the current term ends in December 2023 and if approved, he would continue until December 2025.

E. DISCUSSION OF PROPOSAL FROM COUNCILMEMBER LAIRSEN FOR CREATION OF AN ANIMAL SHELTER ADVISORY BOARD.

Mr. Lairsen stated that he requests that an Animal Shelter Advisory Committee be added to the City of Lockhart boards. He stated that the goal is to provide advice and recommendations to the city council related to the Animal Shelter and general animal control throughout the community. Animal shelters are ambassadors for healthy animals, helping to stabilize the pet population and increasing the wellbeing of the animals and our citizens. He recommended that the members consist of a city representative, a Caldwell County representative, a member from a local animal advocate group, two citizens, a veterinarian that will collaborate and identify solutions for any challenges that the animal shelter and the community may be facing regarding animal welfare. There was discussion.

F. DISCUSSION ON UPDATES RELATED TO THE FIRE STATION NO. 1 CONDITION REPORT AND CONSTRUCTION PROJECT.

Mr. Resendez stated that the City's architects prepared a condition report in 2021. The recommendations in the report are intended not to alter the historic aspects of the building, which was built in 1912 with additions in 1950, and limited to primarily inside the walls. Highlights of the report include:

Life Safety Upgrades

Automatic fire sprinkler suppression system throughout the building, fire/smoke sensing and alarm system, upgrades to hazardous electrical panels and switchgear, new air scrubbers for noxious gases in apparatus bays below sleeping areas, enhanced fire/smoke barrier between apparatus bays and sleeping area above, and enhanced emergency exiting from second floor.

Enhanced Living and Working Quarters for Firefighters

Restroom on first floor renovated including exhaust air vent and reduced trip hazard, restroom on second floor completely renovated with new shower, finishes, and removal of existing furnace system, kitchen renovation to replace cabinets, appliances, and reorganize, relocation of furnace and ductwork from bathroom, remodel one bunk room sleeping quarters into three separate sleeping quarters, a new drop ceiling and LED lights throughout the remodel area and new floor finishes.

Exterior Upgrades

Repaint wood trim, touch up some brick masonry as needed.

Recent Updates

An Asbestos Survey Report is underway. The recent adoption of the 2018 International Existing Building Code (IEBC) and additional restroom, window, garage door, and signage recommendations are considerations for a revised Scope of Work.

The Architect has provided a proposal to include these updates to the Current Drawing and Construction Documentation and Construction Phase Services. City staff will present this proposal for City Council consideration at the December 19, 2023 City Council Meeting.

Fire Station No. 1 is located within the Lockhart Historical District. The Lockhart Historical Preservation Commission (LHPC) will review any proposed changes to the exterior of the building, as well as any interior work that impacts load-bearing walls.

There was discussion.

DISCUSSION OF PROPOSAL FROM COUNCILMEMBER LAIRSEN FOR CREATION OF AN ANIMAL SHELTER ADVISORY BOARD.

Mr. Akers requested direction from the Council about the proposed Animal Shelter Advisory Board. There was discussion.

Mayor White directed staff to return with documentation and/or information about the purpose, duties, guidelines, membership and state laws for Council's consideration at a future meeting.

G. DISCUSS RESCHEDULING CITY COUNCIL MEETINGS IN 2024 DUE TO CONFLICTS WITH A CITY HOLIDAY OR EVENT.

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

The 2024 calendar reflects meeting conflicts as listed below:

Tuesday:

- October 1 – National Night Out
- November 5 - Election Day - The City of Lockhart is not scheduled to hold an Election on November 5, 2024 therefore it is not listed as a date conflict. *(History: In 2021 the City Council did not have an election scheduled and did hold a City Council meeting on election day.)*

The 2024 TML Annual Conference will be held on October 9-11 in Houston.

There was discussion.

H. DISCUSSION REGARDING THE SELECTION OF MAYOR PRO-TEM OF THE LOCKHART CITY COUNCIL AS REQUIRED BY SECTION 3.05 OF THE CITY CHARTER.

Mayor White stated that Councilmember Sanchez has expressed interest to continue serving as Mayor Pro-Tem. There were no additional nominations for Mayor Pro-Tem.

RECESS: Mayor White announced that the Council would recess for a break at 7:35 p.m.

ITEM 1. CALL TO ORDER.

Mayor Lew White called the meeting to order at 7:50 p.m.

ITEM 2. INVOCATION, PLEDGE OF ALLEGIANCE.

Mayor Pro-Tem Sanchez 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. There were none.

ITEM 4. CONSENT AGENDA

Councilmember Michelson made a motion to approve consent agenda items 4A, 4B, and 4C. Councilmember Lairsen seconded. The motion passed by a vote of 7-0.

The following are the consent agenda items that were approved:

- 4A: Approve awarding an annual fuel bid to Golden West Oil, of New Braunfels, Texas with a profit margin of \$0.0445 cents per gallon of gasoline and \$0.495 cents per gallon for diesel over the Oil Price Information Services (OPIS) price from Austin, Texas RACK, posted weekly.
- 4B: Approve Resolution 2023-21 authorizing the filing of a grant application with CAPCOG for a regional solid waste program grant; authorizing the Mayor to act on behalf of the City of Lockhart in all matters related to the application.
- 4C: Approve Resolution 2023-22 appointing Mayor Lew White as the City of Lockhart's Clean Air Coalition Representative, as required in Article II of the Clean Air Coalition of the Capital Area Council of Governments by-laws.

ITEM 5-A. DISCUSSION AND/OR ACTION REGARDING RESCHEDULING CITY COUNCIL MEETINGS IN 2024 DUE TO CONFLICTS WITH A CITY HOLIDAY OR EVENT.

Mayor Pro-Tem Sanchez made a motion to hold the October 1, 2024 and November 5, 2024 Council meetings as scheduled. Councilmember Mendoza seconded. The motion passed by a vote of 7-0.

ITEM 5-B. DISCUSSION AND/OR ACTION REGARDING THE SELECTION OF MAYOR PRO-TEM OF THE LOCKHART CITY COUNCIL AS REQUIRED BY SECTION 3.05 OF THE CITY CHARTER.

Councilmember Lairsen made a motion to nominate Angie Gonzales-Sanchez as Mayor Pro-Tem. Councilmember Mendoza seconded. The motion passed by a vote of 7-0.

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

- Hansford Subdivision Phase 2 has completed their public improvements and have been accepted by the City.
- In December, City staff will begin disassembling the temporary downtown park on the Square in preparation for private development of the site.
- Update regarding the establishment of Caldwell County ESD No. 5.

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

Councilmember Mendoza thanked the Coleman Unit for hosting a volunteer appreciation dinner. He thanked the Friends of the Library and Irving Club for the successful *A Christmas to Remember* event.

Mayor Pro-Tem Sanchez thanked all involved with the successful Tree of Angels ceremony. She congratulated all involved with the successful *A Christmas to Remember* event. She congratulated college graduates. She encouraged citizens to be involved with the Coats for Kids events.

Councilmember Lairsen thanked all involved with the successful *A Christmas to Remember* event.

Councilmember Castillo thanked all involved with the successful *A Christmas to Remember* event. He requested an update about public safety and a warming center in the event of a freeze with the upcoming freezing weather.

Mayor White commended all involved with the successful Tree of Angels, *A Christmas to Remember*, First Friday, and Lighting ceremony events. He provided a brief update about the ETJ reversal petition and homeless shelters. A short reception will be held honoring the retirement of Monte Akers, City Attorney before the next Council meeting.

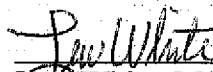
ITEM 8. ADJOURNMENT

Mayor Pro-Tem Sanchez made a motion to adjourn the meeting. Councilmember Mendoza seconded. The motion passed by a vote of 7-0. The meeting was adjourned at 8:12 p.m.

PASSED and APPROVED this the 18th day of February, 2025.



CITY OF LOCKHART


Lew White, Mayor

ATTEST:


Julie Bowermon
City Secretary