

**SPECIAL MEETING
LOCKHART CITY COUNCIL**

MARCH 26, 2024

6:00 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 John Lairsen
Mayor Pro-Tem Angie Gonzales-Sanchez

Staff present:

Steve Lewis, City Manager
Joseph Resendez, Assistant City Manager
David Fowler, Planning Director

Patty Akers, City Attorney
Julie Bowermon, City Secretary
Sean Kelley, Public Works Director

Citizens/Visitors Addressing the Council: Tom Staub of Red Oak Development; Will Wachel of TRC; and Bart Fowler of McCall Parkhurst & Horton

ITEM 1. CALL TO ORDER.

Mayor Lew White called the meeting to order at 6:04 p.m.

ITEM 2-A. DISCUSSION AND/OR ACTION REGARDING PROPOSED DEVELOPMENT OF THE SEAWILLOW PROJECT AND ASSOCIATED FACILITIES, INFRASTRUCTURE, AMENITIES AND ROADWAY IMPROVEMENTS.

Tom Staub of Red Oak Development, Will Wachel of TRC Engineers, Bart Fowler of McCall Parkhurst & Horton, and staff provided details and there was discussion about the following topics of Seawillow Project:

- Community Outreach survey results
- Upgraded features of Seawillow Ranch
 - Street trees (4.5" minimum caliper along collector and arterial streets, 3" along local streets)
 - Wider sidewalks along local and collector streets
 - School site dedication large enough for two schools
 - Larger parks with larger and more varied amenities
 - Network of pocket parks, greenbelts
 - Amenity center with pool
 - Upgraded commercial landscaping standards
 - Upgraded residential design standards, including building materials (building materials need to be in development agreement for enforceability)
 - Central commercial area integrated into development
 - Alley loaded housing types (on lots less than 50' wide) with alleys maintained by HOA—will replace front-garage curb cuts with continuous tree-lined street frontages
 - Centralized stormwater management facilities
 - Will follow Dripping Springs' dark sky certified lighting ordinance
 - Shorter residential block length limit (600 feet vs 800 ft in subdivision ordinance)

- Off-site traffic improvements scaled to impact of larger development, rather than lesser incremental improvements made for smaller developments.
- 40 acres dedicated as Lockhart ISD use.
- Transportation
 - Seawillow has submitted a Traffic Impact Analysis (TIA) to TxDOT that is still under review. The TIA submitted has many offsite improvements that will be phased in over time
 - TxDOT may have additional recommendations or remediations based on their review of the TIA
 - There aren't any Road Impact Fee reimbursement projects associated with this project.
- Drainage
 - The developer will be responsible for determining the total detention capacities needs for the development.
 - Each phase of the project must will require the completion of the necessary detention and storm drain requirements prior to completion of that phase.
 - The hydraulic analysis will be reviewed and must be approved by the City Engineer prior to the start of any development, including PDDs.
 - According to the City's Municipal Code, the post development runoff cannot exceed the predevelopment runoff from the project.
- Water Distribution System
 - Seawillow Ranch is currently located outside of the City's Water Certificate of Convenience and Necessity (CCN) and the property currently resides in Aqua Water Supply Corporation's CCN. A request to release from the current CCN to the City's CCN will be required to serve the development.
 - There are currently no CIPs or water impact fee project associated with this project's location.
 - The Seawillow Development would require a minimum of two 12" water main connections along FM1322 to loop the water system. These would be connected to the existing 12" water main along FM 1322.
 - Based on current information provided by the developer, a 500,000-gallon Elevated Storage Tank (EST) would be necessary to serve this development. The City could consider upsizing a 500,000-gallon EST to a 1,000,000-gallon EST if it is financially a good idea and an overall benefit to the system. The developer is proposing donation of an approximately 1-acre site to accommodate the new elevated water storage tank.
- Water Treatment System
 - The City's current pumping capacity at the Water Treatment Plant is 5.18 MGD and is in need of increasing this amount based on the current requirements of TCEQ.
 - Seawillow Ranch at buildout will increase the supply capacity need by 1.9MGD. This system at the Water Treatment Plant would need to be upgraded as a result of the additional capacity need and the Seawillow Development may be subject to contribution based on the amount of capacity need to serve the development.
 - Based on the development's water use needs, additional groundwater wells in the City's well field would be beneficial to offset the capacity needs of the development. These new water wells could be eligible for financing through the PID.
- Wastewater Collection System
 - The project will require a force main (pressurized sewer line that pumps wastewater to a higher elevation gravity wastewater line) and regional lift station to bring wastewater to

- the City's lines along FM 1322 with a connection on Blackjack Street. These projects are shown on the Wastewater Impact Fee Report CIPs at an estimated cost of \$2,500,000; could be eligible for up to 50% of reimbursement of the project costs.
- Currently the Regional LS and FM are only shown to serve the Seawillow development; however, the City may consider upsizing the capacity of the lift station to offer wastewater services in areas beyond this proposed development.
 - The 24" wastewater trunkline along Blackjack Street will need to be increased in size to a 30" main to handle the capacity of this development prior to total buildout of the phases. The PID would be responsible to fund this upgrade to accommodate the development.
 - Wastewater Treatment System
 - Seawillow Ranch's wastewater discharge would be exclusively treated at Wastewater Treatment Plant (WWTP) #2 at FM 20.
 - The FM 20 WWTP has a design capacity of 1.5MGD and is subject to the TCEQ 75/90 rule for the design and construction on capacity upgrades.
 - At current projections without Seawillow Ranch, the WWTP at FM 20 would be required design to begin in 2030 with construction anticipated to start in 2035.
 - Based on current projections with Seawillow Development, the FM 20 WWTP expansion design would be required to start in 2028 (2-years earlier) and construction to begin in 2030(5-years earlier).
 - At full buildout of Seawillow (2035), the City is projected to produce 1.38MGD of wastewater flow to the FM 20 Plant and Seawillow would contribute 0.447MGD. The combined flow would be ~1.83MGD or 122% of current design capacity.
 - At full buildout, the City is projected to produce 75% of total flow to FM20 and Seawillow produces 25%.
 - Based on current projections with Seawillow, the FM 20 WWTP expansion design would be required to start in 2028 (2-year increase) and construction to begin in 2030(5-year increase).
 - At full buildout of Seawillow (2035), the City is projected to produce 1.38MGD of wastewater flow to the FM 20 Plant and Seawillow would contribute 0.447MGD. The combined flow would be ~1.83MGD or 122% of current design capacity.
 - At full buildout, the City is projected to produce 75% of total flow to FM20 and Seawillow produces 25%.

Bart Fowler of Parkhurst & Horton provided information about the city's requirements involved with approving a Public Utility District PUD and Tax Increment Reinvestment Zone TIRZ.

ITEM 3. 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:

Mayor White announced that the Council would enter Executive Session at 7:25 p.m. to discuss the following:

- a. § 551.071 and §551.087: Private consultation with its attorney to seek advice about pending or contemplated litigation; settlement offer; or legal matters subject to attorney/client privilege: **Proposed development of the Seawillow Project and associated facilities, infrastructure, amenities and roadway improvements;** and deliberation regarding economic development negotiations, including discussion of commercial or financial

- b. information received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations and to deliberate the offer of financial or other incentives to said business prospect.
- c. § 551.071(2): Consultation with the City Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act regarding: Finance Director.

Councilmember Michelson exited the executive session during discussion of ITEM 3-b: Finance Director and did not participate in discussions regarding the Finance Director.

ITEM 4. RECONVENE INTO OPEN SESSION - IN ACCORDANCE WITH TEXAS GOVERNMENT CODE, CHAPTER 551, THE CITY COUNCIL WILL RECONVENE INTO OPEN SESSION TO CONSIDER ACTION, IF ANY, ON MATTERS DISCUSSED IN EXECUTIVE SESSION.

Mayor White announced that the Council would enter Open Session at 8:40 p.m. There was no action taken.

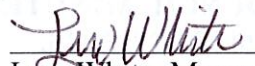
ITEM 5. ADJOURNMENT

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 8:4 p.m.

PASSED and APPROVED this the 4th day of March, 2025.



CITY OF LOCKHART


 Ray White, Mayor

ATTEST:


 Julie Bowermon
 City Secretary