

PUBLIC NOTICE
AGENDA
LOCKHART CITY COUNCIL
September 16, 2025
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 of a Proclamation proclaiming September 22 - 26, 2025 as National GEAR UP Week in Lockhart.
- B. Presentation of Certificate of Recognition proclaiming April 17th as Gene Galbraith Day.
- C. Presentation and discussion of the Lockhart Freedom Act third quarterly report.
- D. Demonstration and/or discussion of Lockhart Community Crime Map.
- E. Discussion regarding participating with Caldwell County in cost-sharing of an animal shelter feasibility study.
- F. Discuss lease renewal with Stenger Air Services, Inc. for an airport hangar at the Lockhart Municipal Airport for 5 additional years.
- G. Discussion regarding ratifying the adoption of Ordinance 2025-19 adopting the City of Lockhart's Annual Operating Budget for Fiscal Year 2025-2026 and appropriating resources, beginning October 1, 2025, ending September 30, 2026, for the City of Lockhart, Caldwell County, Texas and the Lockhart Economic Development Corporation and adopting the City's Investment Policy, Financial Policy, and Fund Balance - Stabilization and Excess of Reserves Policies in accordance with House Bill 1522 and including Exhibit A, Taxpayer Impact Statement as hereby incorporated herein in this agenda and is posted as part of this agenda.
- H. Discussion regarding Ordinance 2025-23 amending Ordinance 2025-16 to adopt the early voting dates, hours, and locations, and election day voting locations, as set forth by Caldwell County for the November 4, 2025 General Election.

- I. Discussion regarding Resolution 2025-32 naming the City of Lockhart's nominations for Directors of the Caldwell County Appraisal District for the 2026-2027 term.
- J. Discussion regarding member appointment and meeting dates for the citizen planning committee regarding the City of Lockhart's activities to commemorate and celebrate the 250th anniversary of the signing of the Declaration of Independence on July 4, 2026.
- K. Discussion regarding Resolution No. 2025-28 approving a Performance Agreement with Balcones Lockhart 2023, LP and authorizing economic development incentives for the infrastructure upgrade of a new facility in Lockhart, TX.
- L. Discussion regarding Resolution No. 2025-29 approving a performance agreement with Hill Country Foodworks LLC and authorizing economic development incentives for building improvements for a new facility in Lockhart, TX.
- M. Discussion regarding Resolution No. 2025-30 approving a performance agreement with Spare Change Restaurant, LLC and authorizing economic development incentives for building improvements for a new business in Lockhart, TX.
- N. Discussion regarding Resolution No. 2025-31 approving the execution of a Letter of Intent (LOI) and funds to secure a visitor center and providing an effective date.

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. Consider a request to postpone a PUBLIC HEARING for ZC-25-04 by Spencewood Inc. on behalf of Spencer Gourley for a ZONING CHANGE from AO Agricultural-Open Space District and FH Flood Hazard District to RHD Residential High Density District on 50.07 Acres in W.C. Williams Survey No. 62, Abstract No. 300 and Miles G. Dikes Survey Abstract No. 6 and located at 2100-2500 North Colorado Street (US 183).

- B. Hold A PUBLIC HEARING and discussion and/or action on Ordinance 2025-22, amending Chapter 64, "Zoning" of the Lockhart Code of Ordinances as follows:

Amend Chapter 64 "Zoning", Article VII "Zoning Districts and Standards" Section 64-196, "Establishment of Zoning Districts" subsections (e) "Residential medium density district (RMD) (formerly R-2)" and (f) "Residential high density district (RHD) (formerly R-3)" to remove Manufactured Homes as a use allowed with the approval of a Specific Use Permit; and

Amend Chapter 64 "Zoning", Article VII "Zoning Districts and Standards" Section 64-200 "Same—Manufactured homes and modular dwellings" to remove parts of subsection (a) regarding requirements for the installation of manufactured homes on individual residential lots not within manufactured home parks.

5. CONSENT AGENDA

- A. Receive the Lockhart Freedom Act third quarterly report.
- B. Ratify the adoption of Ordinance 2025-19 adopting the City of Lockhart's Annual Operating Budget for Fiscal Year 2025-2026 and appropriating resources, beginning October 1, 2025, ending September 30, 2026, for the City of Lockhart, Caldwell County, Texas and the Lockhart Economic Development Corporation and adopting the City's Investment Policy, Financial Policy, and Fund Balance - Stabilization and Excess of Reserves Policies in accordance with House Bill 1522 and including Exhibit A, Taxpayer Impact Statement as hereby incorporated herein in this agenda and is posted as part of this agenda.
- C. Approve Ordinance 2025-23 amending Ordinance 2025-16 to adopt the early voting dates, hours, and locations, and election day voting locations, as set forth by Caldwell County for the November 4, 2025 General Election.

6. DISCUSSION/ACTION ITEMS

- A. Discussion and/or action regarding participating with Caldwell County in cost-sharing of an animal shelter feasibility study.
- B. Discussion and/or action regarding a lease renewal with Stenger Air Services, Inc. for an airport hangar at the Lockhart Municipal Airport for 5 additional years.
- C. Discussion and/or action to consider Resolution 2025-32 naming the City of Lockhart's nominations for Directors of the Caldwell County Appraisal District for the 2026-2027 term.

- D. Discussion and/or action regarding member appointment and meeting dates for the citizen planning committee regarding the City of Lockhart's activities to commemorate and celebrate the 250th anniversary of the signing of the Declaration of Independence on July 4, 2026.
- E. Discussion and/or action regarding Resolution No. 2025-28 approving a Performance Agreement with Balcones Lockhart 2023, LP and authorizing economic development incentives for the infrastructure upgrade of a new facility in Lockhart, TX.
- F. Discussion and/or action regarding Resolution No. 2025-29 approving a performance agreement with Hill Country Foodworks LLC and authorizing economic development incentives for building improvements for a new facility in Lockhart, TX.
- G. Discussion and/or action regarding Resolution No. 2025-30 approving a performance agreement with Spare Change Restaurant, LLC and authorizing economic development incentives for building improvements for a new business in Lockhart, TX.
- H. Discussion and/or action regarding Resolution No. 2025-31 approving the execution of a Letter of Intent (LOI) and funds to secure a visitor center and providing an effective date.

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

- Lockhart Wastewater plants receive national gold awards.
- SH142 resurfacing at Mockingbird Lane signal update.
- Assistant City Manager recruitment update.
- Airport "Fifty to Fifty Romeo Fly-In" - September 27th.
- Citywide Bulk Cleanup - Saturday, October 25th.
- National Night Out is scheduled for October 7th.
- Reminder: There will not be a City Council meeting on the first Tuesday of October due to the National Night Out event. The meeting has been moved to Thursday, October 9, 2025.

8. COUNCIL AND STAFF COMMENTS - ITEMS OF COMMUNITY INTEREST

9. EXECUTIVE SESSION IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNMENT CODE, TITLE 5, SUBCHAPTER D, SECTION 551.072 - TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY IF DELIBERATION IN AN OPEN MEETING WOULD HAVE A DETRIMENTAL EFFECT ON THE POSITION OF THE GOVERNMENTAL BODY IN NEGOTIATIONS WITH A THIRD

**PERSON and SECTION 551.071 – CONSULTATION WITH ATTORNEY
TO DISCUSS LEGAL ISSUES RELATED THERETO.**

- A. Discussion Resolution No. 2025-31 regarding acquisition of property for a visitor center, and legal questions related thereto.
- B. Discussion regarding legal acquisition of a utility easement from Spillmann Properties, Ltd. parallel to the Union Pacific railroad tracks west of Stueve Lane, and legal questions related thereto.

10. OPEN SESSION

- A. Discussion and/or action regarding Resolution No. 2025-31 regarding acquisition of property for a visitor center.
- B. Discussion and/or action regarding acquisition of a utility easement from Spillmann Properties, Ltd. parallel to the Union Pacific railroad tracks west of Stueve Lane.

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 September 10, 2025 at 4:30 p.m.

Exhibit A

CITY OF LOCKHART, TEXAS TAXPAYER IMPACT STATEMENT

House Bill 1522, passed by the Texas Legislature in 2025, amends section 551.043 of the Texas Government Code to require that the notice of a meeting is required to be posted under section 551.043(a) of the Texas Open Meetings Act, at which a governmental body will discuss or adopt a budget for the governmental body, must include a taxpayer impact statement showing, for the median valued homestead property, a comparison of the property tax bill in dollars pertaining to the property for the current fiscal year to an estimate of the property tax bill in dollars for the same property for the upcoming fiscal year.

The City of Lockhart has adopted a budget for the 2025-2026 fiscal year, effective October 1, 2025, and ending September 30, 2026. The City intends to ratify the adoption of its budget on September 16, 2025.

- 2024 Value of Median-Valued Homestead Property in the City: \$266,200
- 2024 Property Tax Bill for the Current Fiscal Year (\$0.5093): \$1,355.76
- 2025 Value of Media-Valued Homestead Property in the City: \$273,784
- Estimated 2025 Property Tax Bill for the Upcoming Fiscal Year if the City Ratifies the Adoption of the 2025-2026 Fiscal Year Budget Funded at the Voter-Approval Tax Rate (\$0.5541 per \$100 of value): \$1,517.04
- Estimated 2025 Property Tax Bill for the Upcoming Fiscal Year if the City Ratifies the Adoption of the 2025-2026 Fiscal Year Budget Funded at the No-New-Revenue Tax Rate (\$0.4954 per \$100 of value): \$1,356.33