

PUBLIC NOTICE

AGENDA

LOCKHART CITY COUNCIL

November 18, 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. Discuss Resolution 2025-40 to grant Hillwood Communities a 90-day extension of the conditional consent to form the Lockhart Municipal Utility District (MUD) of Caldwell County and the inclusion into said district of 889.3 acres of land, 720.681 acres of which is in the City's ETJ.
- B. Discuss an amended and restated Professional Services Agreement between the City of Lockhart and ROED Prop Co, LLC and RODG DT Seawillow PropCo LLC to reimburse the City for professional fees and related expenses incurred in connection with the Seawillow/Moxie development project.
- C. Discuss confirmation of Civil Service Commission member reappointment of Mr. Raymond Sanders for a three (3) year term as recommended by the City Manager.
- D. Discuss Resolution 2025-41 casting votes for Directors to serve on the Caldwell County Appraisal District Board of Directors for the term of office from January 1, 2026 to December 31, 2027.
- E. Discuss the Lockhart Economic Development Corporation (LEDC) FY2025-2026 Goals and Objectives
- F. Discuss Resolution No. 2025-39 to amend the Chapter 380 Economic Development Performance Agreement with Lockhart Hospitality, LLC.
- G. Discuss Ordinance No. 2025-27 creating the Downtown and Tourism Department and creating the position of a Downtown and Tourism Director.

- H. Discussion regarding approving amended Lockhart Economic Development Corporation (LEDC) Bylaws.
- I. Discussion regarding the selection of Mayor Pro-Tem of the Lockhart City Council as required by Section 3.05 of the City Charter.

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).

5. DISCUSSION/ACTION ITEMS

- A. Discussion and/or action regarding Resolution 2025-40 to grant Hillwood Communities a 90-day extension of the conditional consent to form the Lockhart Municipal Utility District (MUD) of Caldwell County and the inclusion into said district of 889.3 acres of land, 720.681 acres of which is in the City's ETJ.
- B. Discussion and/or action to approve an amended and restated Professional Services Agreement between the City of Lockhart and ROED Prop Co, LLC and RODG DT Seawillow PropCo LLC to reimburse the City for professional fees and related expenses incurred in connection with the Seawillow/Moxie development project.
- C. Discussion and/or action regarding confirmation of Civil Service Commission member reappointment of Mr. Raymond Sanders for a three (3) year term as recommended by the City Manager.

- D. Discussion and/or action regarding Resolution 2025-41 casting votes for Directors to serve on the Caldwell County Appraisal District Board of Directors for the term of office from January 1, 2026 to December 31, 2027.
- E. Discussion and/or action regarding the Lockhart Economic Development Corporation (LEDC) FY2025-2026 Goals and Objectives
- F. Discussion and/or action regarding Resolution No. 2025-39 to amend the Chapter 380 Economic Development Performance Agreement with Lockhart Hospitality, LLC.
- G. Discussion and/or action to adopt Ordinance No. 2025-27 creating the Downtown and Tourism Department and creating the position of a Downtown and Tourism Director.
- H. Discussion and/or action approving amended Lockhart Economic Development Corporation (LEDC) Bylaws.
- I. 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.

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

- The redesign of the new City website is now underway.
- The Texas Demographic Center has released its preliminary population report.
- Update on clean-up of October 25 storm debris.
- Lockhart Police Officer Hector Winchester honored by the Caldwell County Homeless Coalition.
- City offices will be closed on Thanksgiving Day and the day following Thanksgiving (November 27-28.)

7. COUNCIL AND STAFF COMMENTS - ITEMS OF COMMUNITY INTEREST

8. EXECUTIVE SESSION ACCORDANCE WITH THE PROVISIONS OF THE GOVERNMENT CODE, TITLE 5, SUBCHAPTER D, SECTION 551.087 TO DELIBERATE OR FOR DISCUSSION REGARDING COMMERCIAL OR FINANCIAL INFORMATION THAT THE GOVERNMENTAL BODY HAS RECEIVED FROM BUSINESS PROSPECT(S) 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; OR TO DELIBERATE THE OFFER OF A FINANCIAL OR OTHER

**INCENTIVE TO A BUSINESS PROSPECT, AND EXECUTIVE SESSION
IN ACCORDANCE WITH THE PROVISIONS OF GOVERNMENT CODE,
TITLE 5, SUBCHAPTER D, SECTION 551.071, PRIVATE
CONSULTATION WITH ATTORNEY TO SEEK LEGAL ADVICE ABOUT
MATTERS SUBJECT TO THE ATTORNEY CLIENT PRIVILEGE:**

- A. Discussion regarding proposed amendments of the Seawillow Ranch Project Development Agreement and associated districts, facilities, infrastructure, amenities and roadway improvements.

**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.**

- A. Discussion regarding water supply contracts.

10. OPEN SESSION

- A. Discussion and/or action regarding proposed amendments of the Seawillow Ranch Project Development Agreement and associated districts, facilities, infrastructure, amenities and roadway improvements.
- B. Discussion and/or action regarding water supply contracts.

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 November 12, 2025 at 4:00 p.m.