

PUBLIC NOTICE
AGENDA
LOCKHART CITY COUNCIL
January 20, 2026
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 of the Lockhart Freedom Act fourth quarterly report for 2025. **5-6**
- B. Presentation of facility needs assessment from PGAL, an architectural and engineering design firm, regarding the Police Department, and discussion of the same and possible property acquisition. **7-30**
- C. Discuss Resolution 2026-02 calling a public hearing for the assessment and creation of a Tax Increment Reinvestment Zone (TIRZ) containing approximately 89.775 acres of land located at 2400 FM 1322 and located within the corporate limits of the City of Lockhart. **31-37**
- D. Discuss renewal of the Cemetery Maintenance Agreement with Maintenance Management, LLC. **38-62**
- E. Discussion regarding an agreement with Techline Construction, LLC for Section 1 of 2 for the Project No. 7 - LK20 Copper Replacement as part of the City of Lockhart's five-year System Study and Capital Plan as prepared by the Lower Colorado River Authority (LCRA). **63-71**
- F. Discussion regarding Downtown Revitalization Project Change Order #15 for the project, and authorizing the City Manager to sign the change order if approved. **72-76**
- G. Presentation and discussion regarding proposed planning-related text amendments to Chapter 64, Zoning, Chapter 52, Subdivisions, and Chapter 12, Building and Building Regulations. **77-84**
- H. Discuss the City Council minutes of the January 23, 2025, January 27, 2025, February 4, 2025, February 18, 2025, and March 4, 2025 meetings. **85-115**

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. CONSENT AGENDA

- A. Receive the Lockhart Freedom Act fourth quarterly report for 2025. **116-117**
- B. Approve Resolution 2026-02 calling a public hearing for the assessment and creation of a Tax Increment Reinvestment Zone (TIRZ) containing approximately 89.775 acres of land located at 2400 FM 1322 and located within the corporate limits of the City of Lockhart. **118-124**
- C. Approve the City Council minutes of the January 23, 2025, January 27, 2025, February 4, 2025, February 18, 2025, and March 4, 2025 meetings. **125-155**

5. DISCUSSION/ACTION ITEMS

- A. Presentation and consideration of facility needs assessment from PGAL, an architectural and engineering design firm, regarding the Police Department, and discussion and/or action of the same and possible property acquisition. **156-179**
- B. Discussion and/or action to consider renewal of the Cemetery Maintenance Agreement with Maintenance Management, LLC. **180-204**
- C. Discussion and/or action regarding an agreement with Techline Construction, LLC for Section 1 of 2 for the Project No. 7 - LK20 Copper Replacement as part of the City of Lockhart's five-year System Study and Capital Plan as prepared by the Lower Colorado River Authority (LCRA). **205-213**
- D. Discussion and/or action regarding Downtown Revitalization Project Change Order #15 for the project, and authorizing the City Manager to sign the change order if approved. **214-218**

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

- Austin Community College Lockhart Campus Ribbon Cutting & Open House.
- New TxDOT Lockhart Maintenance Facility Open House.
- Status of improvements at the intersection of Mockingbird Lane and SH 142.
- Update on the Caldwell County 2024 Road Bond Projects within the City.
- Update on the newly created Downtown and Tourism Department.

7. COUNCIL AND STAFF COMMENTS - ITEMS OF COMMUNITY INTEREST

8. EXECUTIVE SESSION IN 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 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; OR TO DELIBERATE THE OFFER OF A FINANCIAL OR OTHER INCENTIVE TO A BUSINESS PROSPECT.

- A. Discussion regarding economic development negotiations with Project CA-253.

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.

- A. Discussion regarding possible land acquisition related to public parks.
- B. Discussion regarding acquisition of property for Police Department building.

10. OPEN SESSION

- A. Discussion and/or action regarding economic development negotiations with Project CA-253.
- B. Discussion and/or action regarding possible land acquisition related to public parks.
- C. Discussion and/or action regarding acquisition of property for Police Department building.

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 January 13, 2026 at 5:00 p.m.

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: January 20, 2026

AGENDA ITEM CAPTION: Presentation and discussion of the Lockhart Freedom Act fourth quarterly report for 2025.

ORIGINATING DEPARTMENT AND CONTACT: Police - Gary Williamson

ACTION REQUESTED: Other

BACKGROUND/SUMMARY/DISCUSSION: The Lockhart Police Department continues to implement sections of the Lockhart Freedom Act that are not in conflict with state and federal law. These include evidence handling protocols (Section 12.06), codification of officer discretion in low-level marijuana cases (Section 12.10), and public transparency through quarterly reporting (Section 12.12).

This fourth quarterly report for 2025 provides updated data on LPD enforcement activity related to minor marijuana possession during the most recent reporting period. Included in this report are:

- Total number of misdemeanor marijuana-related arrests and citations issued.
- Estimated personnel time devoted to enforcement of these cases.
- Demographic breakdowns (age, gender, race, and ethnicity) of individuals cited or arrested.

This report builds upon the City's efforts to promote accountability, transparency, and informed decision-making.

PROJECT SCHEDULE (if applicable):

FISCAL NOTE (if applicable):

PREVIOUS COUNCIL ACTION: Acknowledged receipt of previous quarterly reports.

COMMITTEE/BOARD/COMMISSION ACTION:

STAFF RECOMMENDATION/REQUESTED MOTION: Acknowledge receipt of fourth quarterly report for 2025.

LIST OF SUPPORTING DOCUMENTS: Misdemeanor Marijuana Enforcement (Sept 6, 2025 to Dec 31, 2025)

MISDEMEANOR MARIJUANA ENFORCEMENT

(Arrests & Citations)

Sept. 6, 2025 to Dec. 31, 2025

DATE	CASE NUMBER	ARREST/CITATION	CHARGE	SUSPECT DESCRIPTION				EST. MINUTES
				AGE	GENDER	RACE	ETHNICITY	
9/6/2025	2025090013	Arrest#	Poss Marij <2oz	22	M	B		55
9/7/2025	2025090020	Arrest#	Poss Marij <2oz	29	F	W	H	110
9/12/2025	2025090039	Arrest*#	Poss Marij <2oz	45	M	W	H	114
9/13/2025	2025090048	Citation*	Poss Marij <2oz	36	M	W	H	70
9/17/2025	2025090065	Citation^	Poss Drug Para	32	F	W		39
10/10/2025	2025100042	Citation^	Poss Drug Para	32	M	W		27
10/21/2025	2025100078	Arrest#	Poss Marij <2oz	24	M	B		95
10/22/2025	2025100081	Citation^	Poss Drug Para	28	M	W	H	30
10/26/2025	2025100092	Arrest#	Poss Marij <2oz	22	M	W	H	141
10/26/2025	2025100092	Arrest#	Poss Marij <2oz	21	M	W	H	141
10/26/2025	2025100092	Arrest#	Poss Marij <2oz	28	M	W	H	141
12/31/2025	2025120090	Arrest*#	Poss Marij <2oz	33	M	W	H	218

SCHOOLS:

9/9/2025	2025090028	Admin Juv Prob	Poss Marij <=2oz Drug Free Zone	16	M	W	H	8
9/10/2025	2025090032	Arrest	Poss Marij <=2oz Drug Free Zone	17	M	W	H	50
9/15/2025	2025090043	Arrest	Poss Marij <2oz Drug Free Zone	17	F	W	H	67
9/19/2025	2025090061	Admin Juv Prob	Poss Marij <2oz Drug Free Zone	15	M	W	H	80
9/19/2025	2025090068	Admin Juv Prob	Poss Marij <2oz Drug Free Zone	16	M	W	H	26
10/2/2025	2025100007	Admin Juv Prob	Poss Marij <2oz Drug Free Zone	14	M	W	H	22
11/6/2025	2025110014	Admin Juv Prob	Poss Marij <2oz Drug Free Zone	15	F	W	H	20
11/21/2025	2025110063	Admin Juv Prob	Poss Marij <2oz Drug Free Zone	15	F	W	H	27
12/1/2025	2025120004	Arrest	Poss Marij <=2oz Drug Free Zone	17	M	W	H	111
12/3/2025	2025120007	Admin Juv Prob	Poss Marij <=2oz Drug Free Zone	15	M	W	H	41
12/12/2025	2025120030	Admin Juv Prob	Poss Marij <=2oz Drug Free Zone	15	M	W	H	14

* - Possession of marijuana along with other illegal narcotics.

^ - Possession of Drug Paraphernalia citation in lieu of arrest for Possession of Marijuana.

- Possession of marijuana along with other crimes.

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: January 20, 2026

AGENDA ITEM CAPTION: Presentation of facility needs assessment from PGAL, an architectural and engineering design firm, regarding the Police Department, and discussion of the same and possible property acquisition.

ORIGINATING DEPARTMENT AND CONTACT: Police - Gary Williamson

ACTION REQUESTED: Other

BACKGROUND/SUMMARY/DISCUSSION:

In April 2025, the City engaged PGAL, an architectural and engineering design firm, to conduct a facility needs assessment for the Police Department. PGAL provides architecture, engineering, interior design, and planning services for a broad range of public- and private-sector clients.

The Police Department is currently located at 214 Bufkin Lane in a metal warehouse acquired by the City in the early 1990s. Office spaces were constructed within the warehouse to accommodate the Police Department and Municipal Court. As the department expanded, Municipal Court was relocated to its current facility. The Police Department has undergone at least one remodel since that time.

The existing facility was not purpose-built for law enforcement operations and lacked many features expected in a modern police department. Identified deficiencies included, but were not limited to, a secure evidence vault and pass-through evidence lockers, interview and interrogation rooms, individual officer workstations, secured parking for City and employee vehicles, adequate evidence storage, a vehicle processing bay, K-9 kennel facilities, an appropriately sized training room, a community meeting space, employee fitness facilities, and an Emergency Operations Center for the City.

The facility needs assessment evaluated existing conditions and projected future staffing and space requirements to determine the overall scope and budget considerations for a new police facility. The assessment developed a space program identifying the optimal size and configuration of the project and included projected space needs, preliminary project cost estimates, and a proposed project schedule. The project budget encompassed anticipated building and site construction costs, design fees, furniture, fixtures, and equipment (FFE), and recommended contingencies.

The assessment also evaluated the feasibility of renovating and/or expanding the existing police facility as an alternative option.

PROJECT SCHEDULE (if applicable): N/A

City of Lockhart, Texas

Council Agenda Item Cover Sheet

FISCAL NOTE (if applicable):

PREVIOUS COUNCIL ACTION: N/A

COMMITTEE/BOARD/COMMISSION ACTION: N/A

STAFF RECOMMENDATION/REQUESTED MOTION: N/A

LIST OF SUPPORTING DOCUMENTS: Lockhart Needs Assessment Council 01202026,
Lockhart Police Department Needs Assessment Fee Proposal

CITY OF LOCKHART POLICE NEEDS ASSESSMENT

COUNCIL PRESENTATION | JANUARY 20, 2026

PGAL



METHODOLOGY

Below are the steps taken, with an explanation, to create this Facility Needs Assessment.

DOCUMENT EXISTING BUILDING

An important part of validating the City's space needs was to fully understand the City's existing building's condition, layout, usage, and square footage. This report includes floor plans of existing building at 214 Bufkin Lane. The floor plans label the use of every space.

DOCUMENT EXISTING STAFF & SUPPORT SPACE

Similar to documenting existing buildings (see above), an initial step was to document the current staff and their associated support space of every department. The police sub-departments studied in this Program include the following: Administration, Records, Patrol, Criminal Investigations, Evidence & Property, Victim's Assistance, and Communication Division. The documentation of the existing staff (and soon to be hired) can be found in the "16,000" column in the needs assessment spreadsheet.

SPACE STANDARDS

This program proposes a menu of office and workstation sizes that are assigned to each staff member. The assignment of an office or workstation to each staff member is catered to providing the space needed for each position to perform their job and to work with position/title hierarchy. The total number of a given staff position multiplied by the assigned space standard's square footage yields the total needed square footage for that given position.

PROJECT STAFF GROWTH

One of the most important steps in determining the overall facility square footage needs is the projection of how City staff will need to grow along with the City's population. This is a challenging exercise because the forecasting potentially extends out 30 years. It is intuitive that City staff will grow along with the population so that level of service to citizens can be maintained, but typically staff growth trajectory does not directly match/correlate to population growth. The staff growth at future population benchmarks and the percentage growth in relation to population percentage growth is chronicled in each department's spreadsheet.

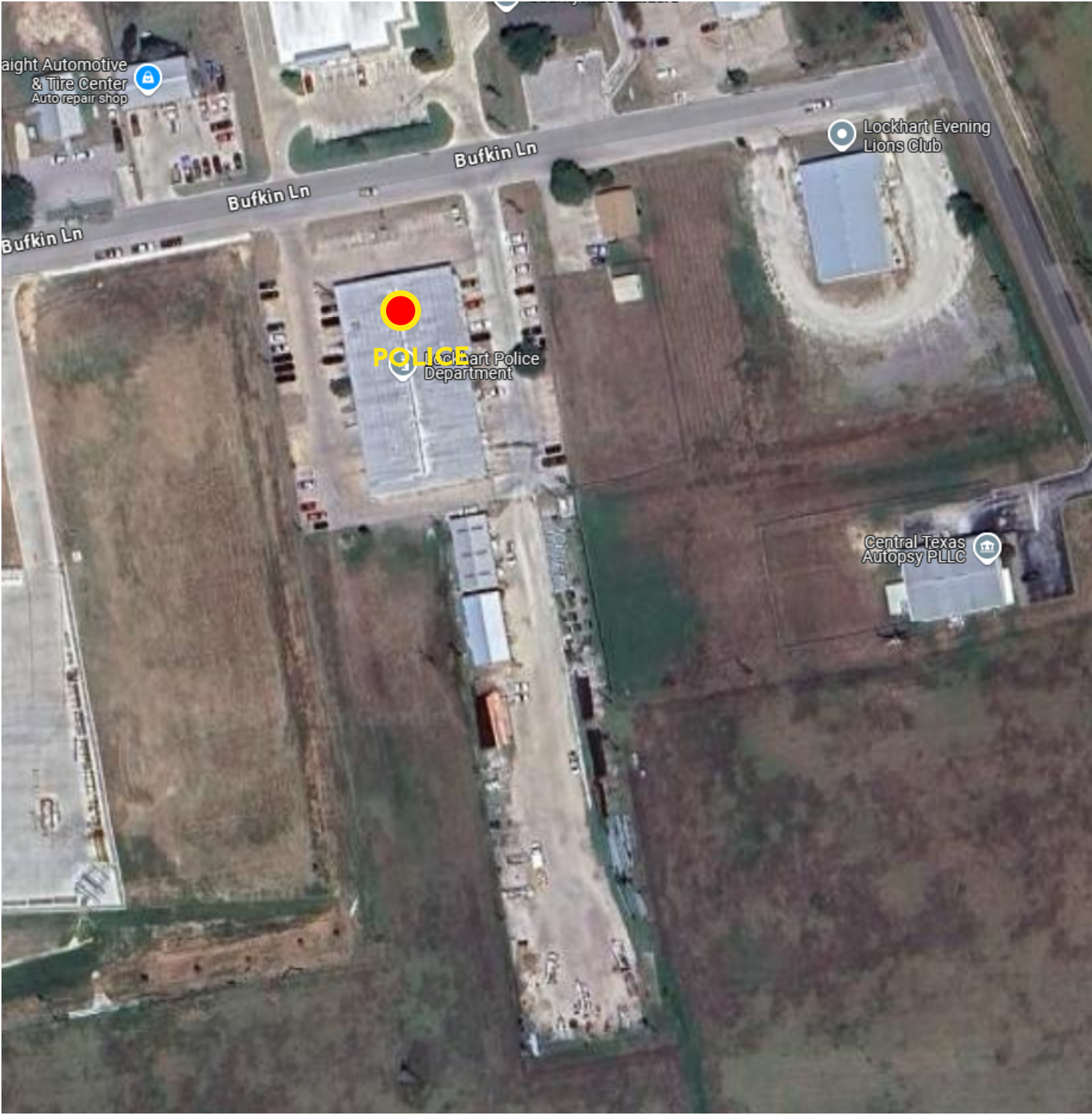
PROJECT SUPPORT SPACE GROWTH

Along with staffs' dedicated work space (office or workstation), support spaces are an important part of a department's ability to provide City services. Support spaces for departments include copy/file rooms, break rooms, training rooms, and conference rooms. This report catalogs existing support space, identifies lacking support spaces, and forecasts the growth of support spaces.

FINALIZE PROGRAM (TOTAL SF NEEDS)

The final Program is the mathematical culmination of the forecasting done in each departmental spreadsheet. Each sub-department's staff and support space square footage needs are totaled at each population benchmark. Then, all the departments space needs are added together to yield the total Police facility square footage requirements.

EXISTING FACILITY

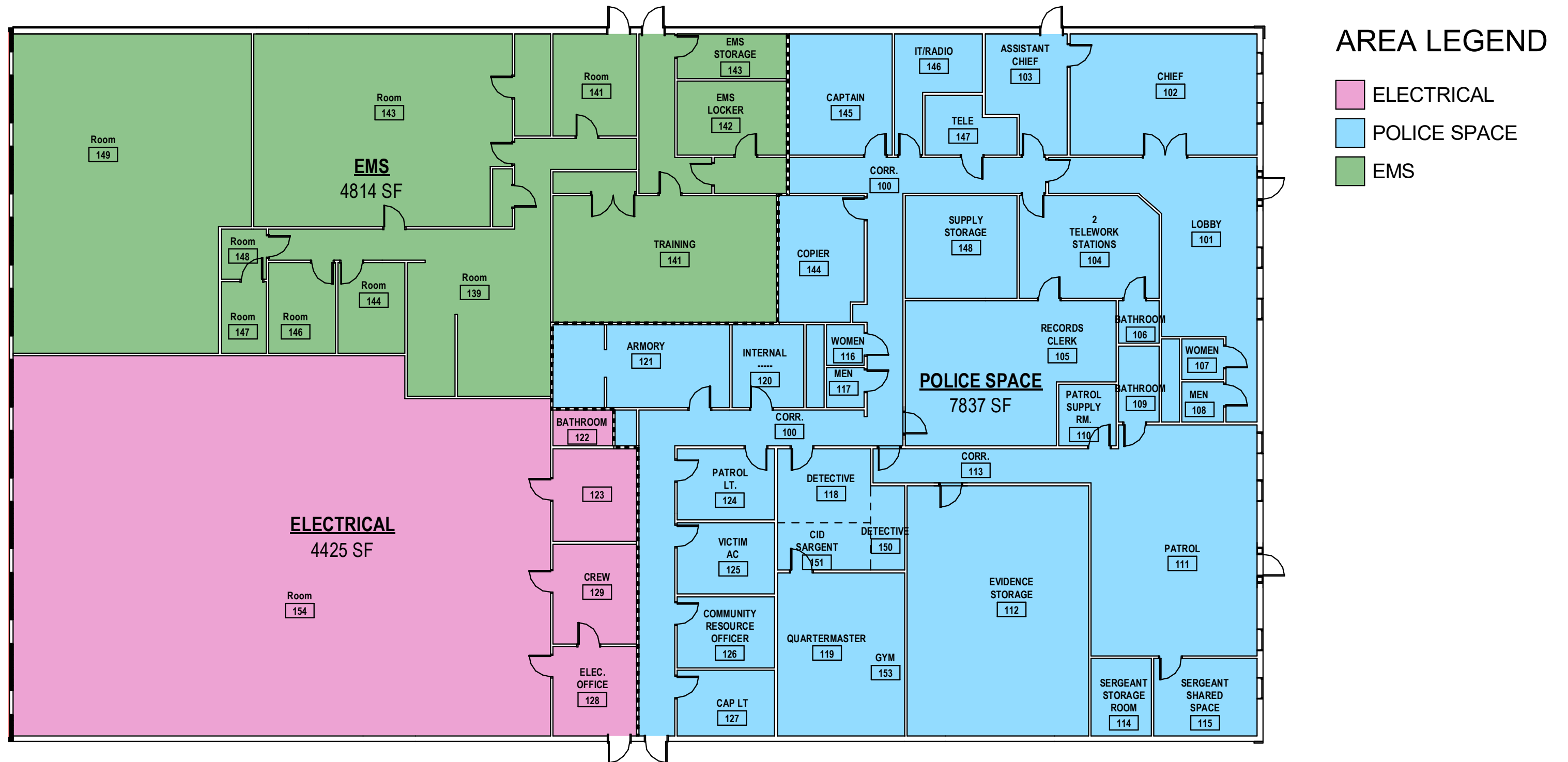


The map above shows the locations of the existing building at 214 Bufkin Lane. The next page shows a floor plan of the building with each department color coded.

EXISTING BUILDING:	17,500 square feet
POLICE DEPARTMENT:	8,750 square feet
EMS:	4,500 square feet
ELECTRICAL:	4,250 square feet



PHOTO OF EXISTING BUILDING



214 BUFKIN LANE FLOOR PLAN

POPULATION BENCHMARKS

City staff and PGAL discussed the City’s growth to determine appropriate future population benchmarks based on population projections from Lockhart’s November 7, 2024 Comprehensive Plan. For this needs assessment, 56,000 is being used as the final population benchmark. We then selected two benchmarks between the current population and the 56,000 population.

In the space needs spreadsheets, the benchmarks always reference the population benchmark and do not specify a year with the reality that no one knows the exact year a population will be reached. So, the idea is this: the projected space needs will be required/triggered when the population is reached whether that is fast or slow based on economic, social, and resource dynamics.

CURRENT ESTIMATED POPULATION IN 2025:
16,000

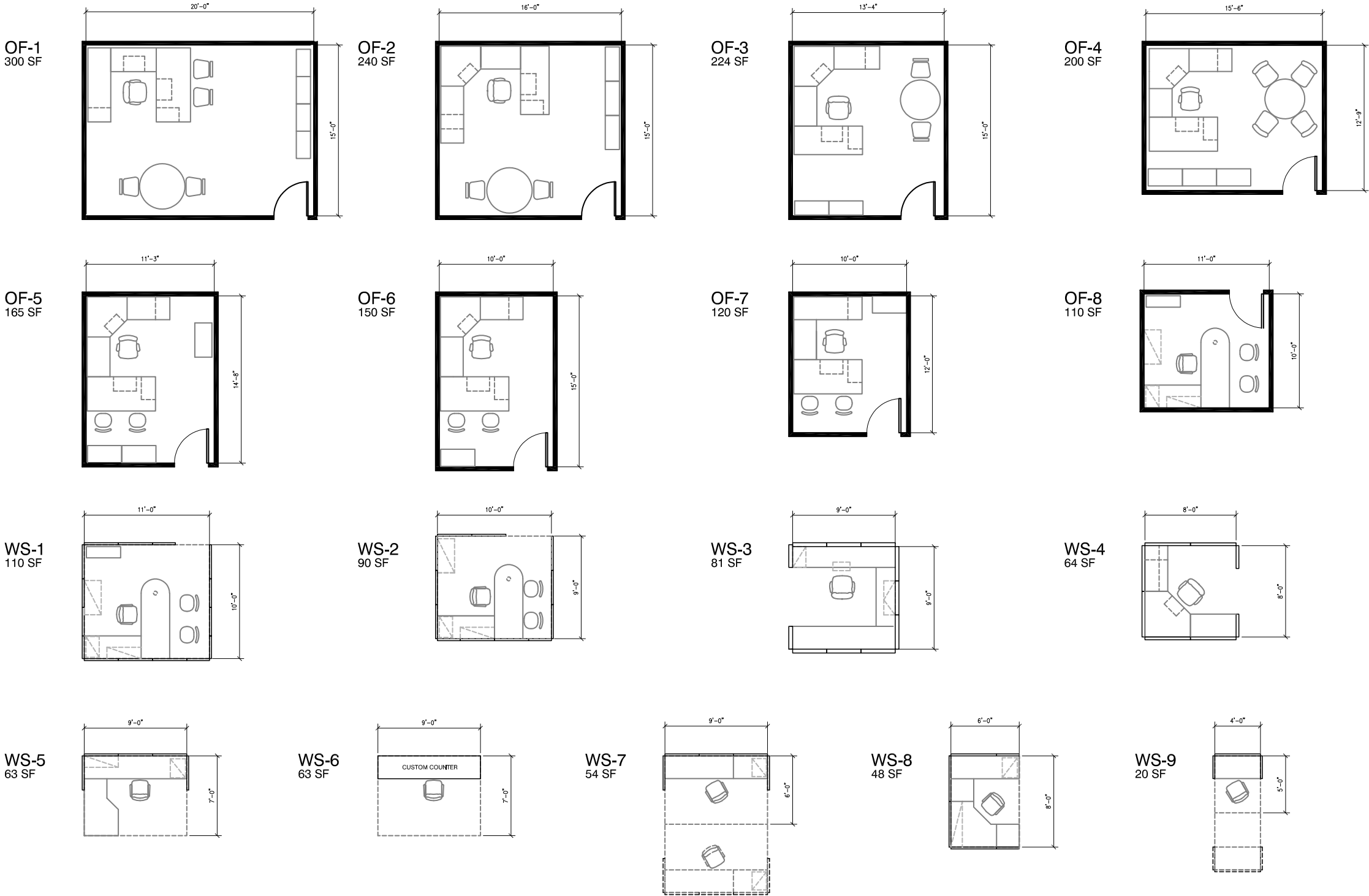
- SELECTED FOR BENCHMARKS:**
- 16,000: CURRENT ESTIMATED POPULATION
 - 24,000: 50% POPULATION INCREASE
 - 40,000: 150% POPULATION INCREASE
 - 56,000: 250% POPULATION INCREASE

Table 3. City of Lockhart Growth Scenarios 2023-2060

Year	2.5% CAGR	3.5% CAGR	5% CAGR	6% CAGR
2024	17,146	17,146	17,146	17,146
2025	17,575	17,746	18,003	18,175
2030	19,884	21,077	22,977	24,322
2035	22,497	25,033	29,325	32,548
2040	25,453	29,731	37,428	43,557
2045	28,798	35,311	47,768	58,289
2050	32,582	41,938	60,966	78,004
2055	36,864	49,810	77,809	104,387
2060	41,708	59,158	99,306	139,693

TABLE FROM COMPREHENSIVE PLAN

SPACE STANDARDS



SPACE NEEDS PROJECTION

The following page is the programming spreadsheets that defined the ultimate space needs for the Police department. PGAL and Police staff worked together to catalogue all existing staff and existing space (office and support space) and then project the growth of staff at future populations.

The sample spreadsheet to the right has notes to help understand the information.

department staff titles

department staff counts

current population

future populations

current staff member space

assigned space standard

square footage need for each staff member as a product of staff count multiplied by space standard

percentage comparison of population growth with staff growth

POSITION / SPACE	DEPT	STAFF				EXISTING SF		SPACE STND		AREA				NOTES
		20,000	40,000	70,000	100,000	TYPE	SF	TYPE	SF	20,000	40,000	70,000	100,000	
Population Growth Percentage			100%	250%	400%									
Administration														
Public Works Director		1	1	1	1	OF	112	OF-4	200	200	200	200	200	
Administrative Assistant		1	1	1	1	OF	97	WS-3	81	81	81	81	81	
Receptionist / Records Clerk		1	2	2	2	OF	98	WS-3	81	81	162	162	162	
Assistant Public Works Director		1	1	1	1			OF-7	120	120	120	120	120	No staff member currently
Emergency Management Coordinator/Specialist			1	1	1			OF-7	120	0	120	120	120	
Office Manager		1	1	1	1			OF-7	120	120	120	120	120	No staff member currently
Shop Manager (Inventory)			1	1	1			OF-7	120	0	120	120	120	
Transit Manager				1	1			OF-7	120	0	0	120	120	
Subtotal: Staff		5	8	9	9									
Staff % Growth			60	80	80									
Personnel Space										602	923	1043	1043	
Departmental Circulation (40%)										241	369	417	417	
Projected Total Departmental SF										843	1,292	1,460	1,460	

POLICE DEPARTMENT NEEDS ASSESSMENT SPREADSHEET

POSITION / SPACE	SWORN/ UNSWORN	LEVEL	STAFF				EXISTING SF		SPACE STND		AREA				NOTES
			16,000	24,000	40,000	56,000	TYPE	SF	TYPE	SF	16,000	24,000	40,000	56,000	
Population Growth Percentage				50	150	250						50	150	250	
Personnel Space															
Administration															
Police Chief	S		1	1	1	1	OF		OF	240	240	240	240	240	
Assistant Chief	S		0	1	1	1			OF	224	0	224	224	224	Currently unfilled
Captain	S		1	1	2	3			OF	165	165	165	330	495	
Admin Lieutenant	S				1	2			OF	165	0	0	165	330	
Administrative Assistant	U		1	1	1	1			WS	81	81	81	81	81	
Records															
Records Clerk	U		1	1	2	3			WS	81	81	81	162	243	Currently unfilled
Patrol															
Patrol Lieutenant	S		1	1	2	3			OF	165	165	165	330	495	
Sergeant	S		4	6	8	10			OF	120	480	720	960	1200	
Officer	S		12	20	48	68					0	0	0	0	See Patrol Support space for bullpen area
SRO Sergeant	S		1	1	1	1					0	0	0	0	office and operate out of schools
SRO	S		2	3	3	4					0	0	0	0	office and operate out of schools; summer work in main PD; summer work in main PD
K9 Officer	S		1	1	1	2			OF	120	120	120	120	240	Currently unfilled
Warrant Officer	S		1	1	1	2			OF	120	120	120	120	240	
Criminal Investigation Division															
CID/Support Lieutenant	S		1	1	1	2			OF	165	165	165	165	330	
CID Sergeant	S		1	2	2	3			OF	120	120	240	240	360	
Detective	S		3	5	7	9			OF	120	360	600	840	1080	
Community Resource Officer	S		1	1	1	2			OF	120	120	120	120	240	Currently unfilled
Evidence & Property															
Evidence Technician	U		1	1	2	2			WS	81	81	81	162	162	
Victim's Assistance															
Victim's Assistance Coordinator	U		1	1	1	2			OF	120	120	120	120	240	
Communications Division															
Lead Telecommunicator	U		1	1	1	1			OF	165	165	165	165	165	
Telecommunicator	U		8	12	12	16					0	0	0	0	CURRENT: 2 PER SHIFT; 4 SHIFTS; SEE SUPPORT SPACE
												0	0	0	
Subtotal A: Personnel Space			43	62	99	138					2583	3407	4544	6365	
Staff % Growth				44	130	221									
SWORN VERSUS UNSWORN STAFF															
Sworn			30	45	79	111									
Sworn % Growth				50	163	270									
Sworn Staff per 1,000 population			1.88	1.88	1.98	1.98									
Un-Sworn			15	19	21	27									
Un-Sworn % Growth				27	41	81									

SPREADSHEET CONTINUED ON NEXT PAGE



POLICE DEPARTMENT NEEDS ASSESSMENT SPREADSHEET

SPREADSHEET CONTINUATION FROM PRIOR PAGE

POSITION / SPACE	SWORN/ UNSWORN	LEVEL	STAFF				EXISTING SF		SPACE STND		AREA				NOTES
			16,000	24,000	40,000	56,000	TYPE	SF	TYPE	SF	16,000	24,000	40,000	56,000	
Population Growth Percentage				50	150	250						50	150	250	
Support Space:															
LOBBY															
Lobby											500	500	500	500	
Entry Vestibule											100	100	100	100	
Community Room											500	600	700	800	
Community Room Storage											80	80	80	80	
Cater Kitchen for Comm. Room											80	80	80	80	
Public Restrooms			4	6	6	8				75	300	450	450	600	Will also serve Training Room
ADMINISTRATION															
Small Conference Room											120	120	120	120	
Copy/Work Area											80	80	80	80	
RECORDS															
Front Counter											80	80	80	80	
Copy/Print											80	80	80	80	
Records Active Storage											250	300	350	400	
PATROL															
Briefing Room											600	700	800	900	
Report Writing Area											250	300	350	400	
Patrol Bullpen Area			4	7	16	23			WS	81	324	567	1296	1863	1 workstation per 3 patrol officers
Patrol Storage Closet											150	150	200	250	
Patrol Gear Locker Room			30	45	79	111				15	450	675	1185	1665	Number of Gear Lockers matches sworn staff; 15 sf/locker; Unisex Locker Room
Locker Room Showers			2	3	4	5				80	160	240	320	400	Unisex shower rooms adjacent to Locker Room
Quartermaster											200	250	300	350	
Armory / Gun Cleaning											200	250	300	350	
Radio Room											125	125	125	125	
K-9 Wash Room											50	50	50	50	
K-9 Kennel											150	150	150	150	2 Kennels with work area
Drone Storage/Work Area											120	120	120	120	
Bike Storage Room											125	125	175	175	
Uniform/Equipment Storage Room											150	150	250	250	
Simulation Room											150	150	250	250	
CRIMINAL INVESTIGATIONS															
Interview Rooms			1	2	2	3				120	120	240	240	360	
Juvenile Interview Room			1	1	1	1				120	120	120	120	120	
Interogation Rooms			1	1	2	2				120	120	120	240	240	
Storage Room											100	100	100	100	
Holding Room			1	1	1	1				120	120	120	120	120	

SPREADSHEET CONTINUED ON NEXT PAGE

POLICE DEPARTMENT NEEDS ASSESSMENT SPREADSHEET

SPREADSHEET CONTINUATION FROM PRIOR PAGE

POSITION / SPACE	SWORN/ UNSWORN	LEVEL	STAFF				EXISTING SF		SPACE STND		AREA				NOTES
			16,000	24,000	40,000	56,000	TYPE	SF	TYPE	SF	16,000	24,000	40,000	56,000	
Population Growth Percentage				50	150	250						50	150	250	
EVIDENCE & PROPERTY															
Evidence Storage											800	900	1000	1100	Recommend: High density storage
Vehicle Examination Bay											750	750	750	750	Needs high volume space
Large Property Room											100	100	150	200	
Drug Storage											100	100	100	150	
Secure Weapons Storage											100	100	150	150	
Evidence Processing/Work Area											250	250	350	350	
Evidence Lockers and Patrol Work Area											150	150	200	250	
Drying Cabinet											70	70	70	70	
Janitors Closet											70	70	70	70	
VICTIM'S ASSISTANCE															
Victim Services Room											120	120	120	120	Private and comforting space for interviews
COMMUNICATIONS DIVISION															
Dedicated Restroom			1	1	1	1				75	75	75	75	75	
Locker Room											80	80	80	80	
Break Area											100	100	100	100	
Supply Closet											100	100	100	100	
Decompression Room											80	80	80	80	
Dispatch Room (Consoles)			2	3	3	4				150	300	450	450	600	
Server Room											75	75	75	75	
GENERAL BUILDING															
Kitchen / Break Room											400	500	600	800	
Coffee Bars			1	2	2	4				20	20	40	40	80	
Copy/Supply			1	2	2	2				100	100	200	200	200	
Restrooms			4	6	8	10				75	300	450	600	750	
Mechanical/Electrical											800	1000	1200	1400	
Sprinkler Room											40	40	40	40	
Mothers Room											100	100	100	100	
Decompression Room											80	80	80	80	
Janitor											70	70	70	70	
Elevator & Equipment Room															Only needed is 2 story
Stairs															Only needed is 2 story
Telecom closet on Second Floor															Only needed is 2 story
Training Room											1500	1500	1750	2000	35 sf per person for a chair with table; 15 sf per person for chair only
Training Room Storage											250	250	350	350	Storage of Tables and Training Equipment
Training Room AV/IT Room											80	80	80	80	
Laundry Room											100	100	100	100	
Main IT Room											200	200	200	200	
Video Monitoring Center											200	200	200	200	
Gym											800	1000	1200	1400	
Subtotal B: Support Space								0			14314	16552	20091	23328	
Subtotal C: Personnel Space + Support Space								0			16897	19959	24635	29693	Subtotal A + B
Departmental Circulation (40%)								0			6759	7984	9854	11877	Subtotal C * 0.40
Projected Total Departmental SF								0			23,656	27,943	34,489	41,570	

Space:



PROPOSED PROJECT

With the space needs for each department established, the next step in the Facility Needs Assessment was to determine potential project solutions to meet the needs.

On the subsequent slides there is an overview for each potential project that includes a text description, a graphic representation of the square footage, and a concept site plan.

POTENTIAL PROJECT SOLUTIONS: DO ONE OF THE FOLLOWING

NEW POLICE HEADQUARTERS ON NEW SITE

RENOVATION/EXPANSION OF EXISTING PD

NEW POLICE HEADQUARTERS: 24K POPULATION PROJECT

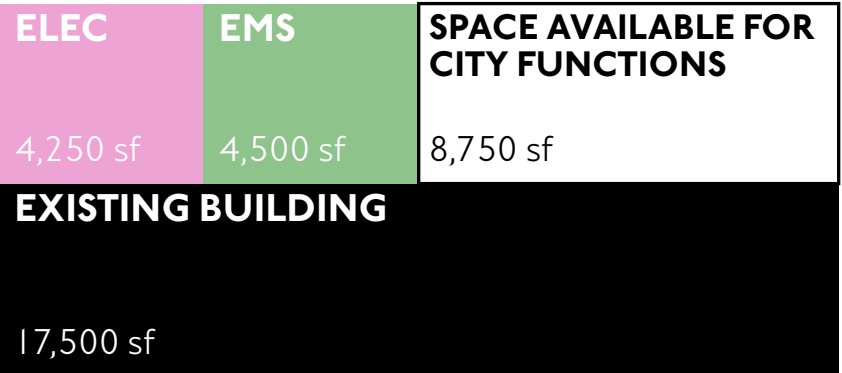
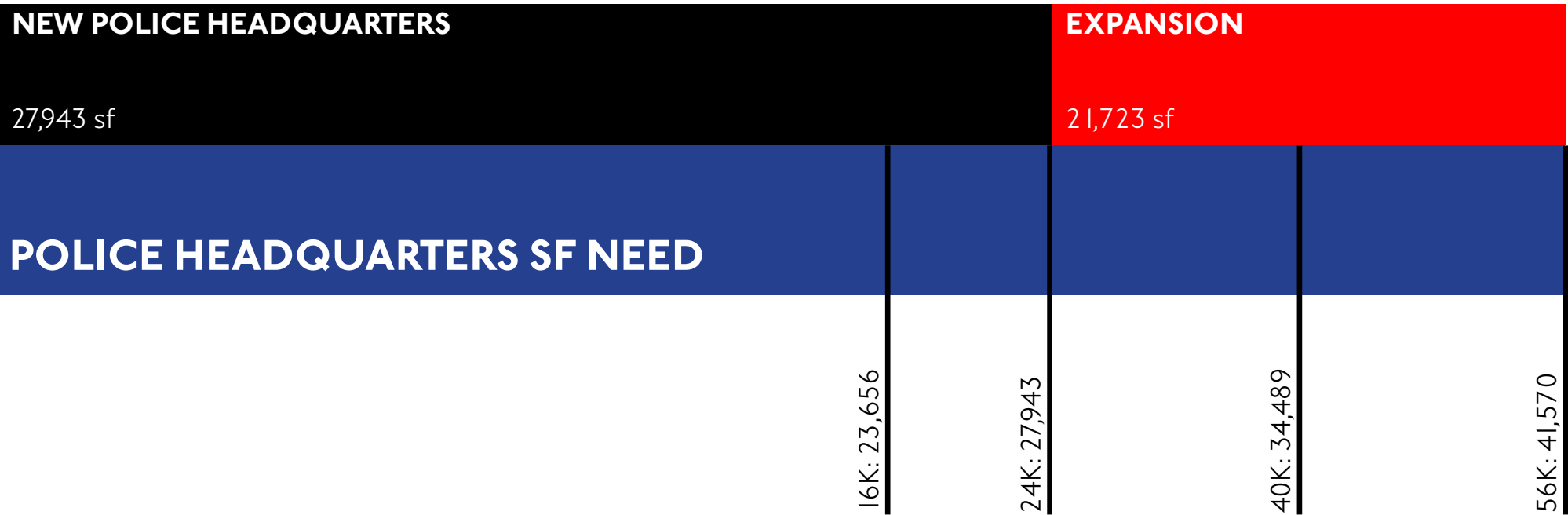
New Police Headquarters Program Overview:

The proposed new project is envisioned to be a ground up, new purpose designed facility on a new property or city owned property.

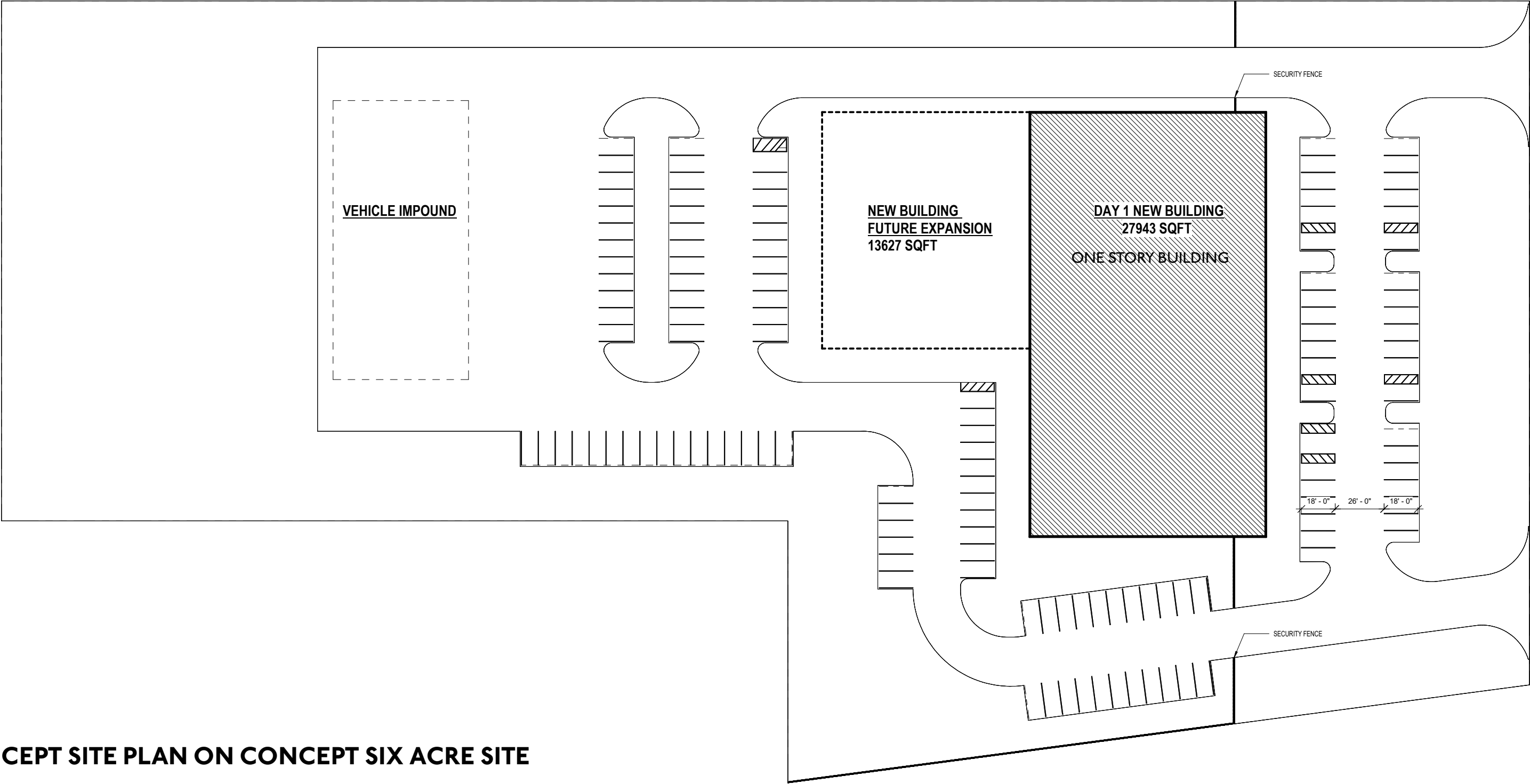
The proposed size for the initial project is 27,943 square feet which is the space need identified as needed at a population of 24,000. After the initial construction, the additional square footage needed at 56,000 population would be an expansion.

With the Police departing the space at 214 Bufkin Lane, 8,750 square feet would be available for other City functions.

The graphic below is a ‘to scale’ representation of the square footage needs



NEW POLICE HEADQUARTERS: 24K POPULATION PROJECT



CONCEPT SITE PLAN ON CONCEPT SIX ACRE SITE

NEW POLICE HEADQUARTERS: 24K POPULATION BUDGET

City of Lockhart Police Department New Building: Conceptual Project Budget for 24K Population

Notes:

- The base costs are listed in 2025 Dollars that should be escalated to mid point of construction
- Assumes City owned property
- Assumes all utilities are located on site
- Assumes no detention is required.

Projected Budget

		Low Range Construction		Mid Range Construction		High Range Construction		Highest Range Construction		
	Square Feet	Cost/SF	Subtotal	Cost/SF	Subtotal	Cost/SF	Subtotal	Cost/SF	Subtotal	
Sitework	120,000	\$ 8.00	\$ 960,000.00	\$ 9.00	\$ 1,080,000.00	\$ 10.00	\$ 1,200,000.00	\$ 12.00	\$ 1,440,000.00	
Offsite Work	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
New Police Building	27,943	\$ 400.00	\$ 11,177,200.00	\$ 425.00	\$ 11,875,775.00	\$ 475.00	\$ 13,272,925.00	\$ 540.00	\$ 15,089,220.00	
			\$ -		\$ -		\$ -		\$ -	
	27,943									
Design Contingency (5%)			\$ 606,860.00		\$ 647,788.75		\$ 723,646.25		\$ 826,461.00	
Subtotal			\$ 12,744,060.00		\$ 13,603,563.75		\$ 15,196,571.25		\$ 17,355,681.00	
Sanitary Connection Fee			\$ -		\$ -		\$ -		\$ -	
Water Connection Fee			\$ -		\$ -		\$ -		\$ -	
All Permit Fees			\$ -		\$ -		\$ -		\$ -	
Construction Subtotal			\$ 12,744,060.00		\$ 13,603,563.75		\$ 15,196,571.25		\$ 17,355,681.00	
GC General Conditions (4.5%)			\$ 446,042.10		\$ 476,124.73		\$ 531,879.99		\$ 607,448.84	
GC Fees (6.5%)			\$ 725,455.62		\$ 774,382.87		\$ 865,064.82		\$ 987,972.14	
Construction Total			\$ 13,915,557.72	\$ 498.00	\$ 14,854,071.35	\$ 531.58	\$ 16,593,516.06	\$ 593.83	\$ 18,951,101.98	\$ 678.21
Total Construction Cost per Square Foot										
Soft Cost (10%)			\$ 1,391,555.77		\$ 1,485,407.13		\$ 1,659,351.61		\$ 1,895,110.20	
Contingency (10%)			\$ 1,391,555.77		\$ 1,485,407.13		\$ 1,659,351.61		\$ 1,895,110.20	
Furniture, Fixtures and Equipment Costs (10%)			\$ 1,391,555.77		\$ 1,485,407.13		\$ 1,659,351.61		\$ 1,895,110.20	
Land Costs			\$ -		\$ -		\$ -		\$ -	
2025 Project Budget			\$ 18,090,225.03		\$ 19,310,292.75		\$ 21,571,570.88		\$ 24,636,432.57	
2026 Inflation (4%)			\$ 723,609.00		\$ 772,411.71		\$ 862,862.84		\$ 985,457.30	
2026 Project Budget			\$ 18,813,834.03		\$ 20,082,704.46		\$ 22,434,433.72		\$ 25,621,889.87	



NEW POLICE HEADQUARTERS: 56K POPULATION BUDGET

City of Lockhart Police Department New Building: Conceptual Project Budget for 56K Population

Notes:

- The base costs are listed in 2025 Dollars that should be escalated to mid point of construction
- Assumes City owned property
- Assumes all utilities are located on site
- Assumes no detention is required.

Projected Budget

	Square Feet	Low Range Construction		Mid Range Construction		High Range Construction		Highest Range Construction	
		Cost/SF	Subtotal	Cost/SF	Subtotal	Cost/SF	Subtotal	Cost/SF	Subtotal
Sitework	120,000	\$ 8.00	\$ 960,000.00	\$ 9.00	\$ 1,080,000.00	\$ 10.00	\$ 1,200,000.00	\$ 12.00	\$ 1,440,000.00
Offsite Work	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
New Police Building	41,570	\$ 400.00	\$ 16,628,000.00	\$ 425.00	\$ 17,667,250.00	\$ 475.00	\$ 19,745,750.00	\$ 540.00	\$ 22,447,800.00
			\$ -		\$ -		\$ -		\$ -
	41,570								
Design Contingency (5%)			\$ 879,400.00		\$ 937,362.50		\$ 1,047,287.50		\$ 1,194,390.00
Subtotal			\$ 18,467,400.00		\$ 19,684,612.50		\$ 21,993,037.50		\$ 25,082,190.00
Sanitary Connection Fee			\$ -		\$ -		\$ -		\$ -
Water Connection Fee			\$ -		\$ -		\$ -		\$ -
All Permit Fees			\$ -		\$ -		\$ -		\$ -
Construction Subtotal			\$ 18,467,400.00		\$ 19,684,612.50		\$ 21,993,037.50		\$ 25,082,190.00
GC General Conditions (4.5%)			\$ 646,359.00		\$ 688,961.44		\$ 769,756.31		\$ 877,876.65
GC Fees (6.5%)			\$ 1,051,256.75		\$ 1,120,546.57		\$ 1,251,953.66		\$ 1,427,803.67
Construction Total			\$ 20,165,015.75	\$ 485.09	\$ 21,494,120.50	\$ 517.06	\$ 24,014,747.47	\$ 577.69	\$ 27,387,870.32
Total Construction Cost per Square Foot									
Soft Cost (10%)			\$ 2,016,501.57		\$ 2,149,412.05		\$ 2,401,474.75		\$ 2,738,787.03
Contingency (10%)			\$ 2,016,501.57		\$ 2,149,412.05		\$ 2,401,474.75		\$ 2,738,787.03
Furniture, Fixtures and Equipment Costs (10%)			\$ 2,016,501.57		\$ 2,149,412.05		\$ 2,401,474.75		\$ 2,738,787.03
Land Costs			\$ -		\$ -		\$ -		\$ -
2025 Project Budget			\$ 26,214,520.47		\$ 27,942,356.66		\$ 31,219,171.71		\$ 35,604,231.41
2026 Inflation (4%)			\$ 1,048,580.82		\$ 1,117,694.27		\$ 1,248,766.87		\$ 1,424,169.26
2026 Project Budget			\$ 27,263,101.29		\$ 29,060,050.92		\$ 32,467,938.58		\$ 37,028,400.67



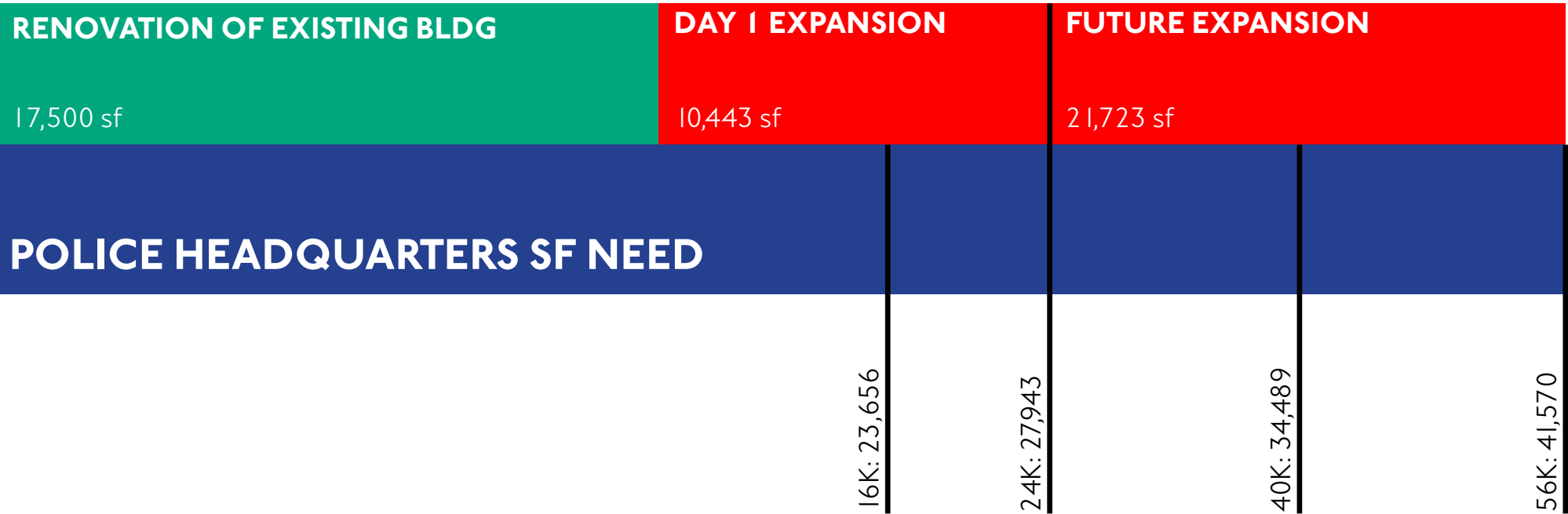
RENOVATE/EXPAND EXISTING PD BUILDING: 24K POPULATION BUDGET

Renovate and Expand existing building at 214 Bufkin Lane:

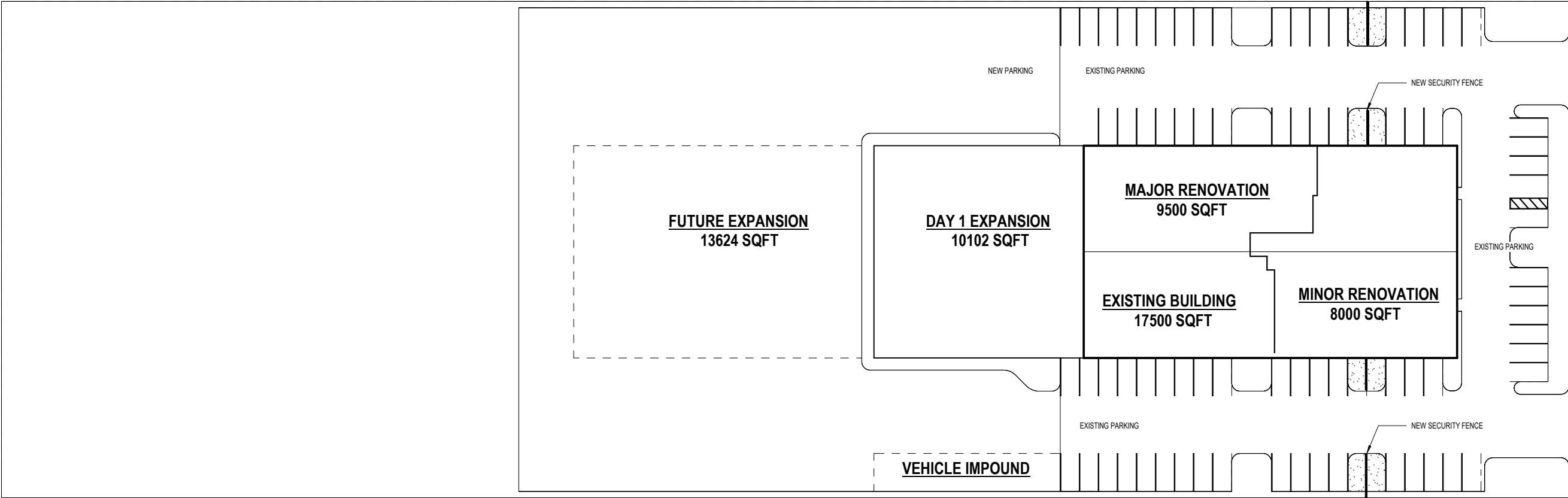
This proposed option is to move EMS and Electrical Department move out of the building, reconfigure the existing Police space, renovate and expand into vacated EMS/Electrical space, and do a 10,443 square feet expansion by extending the rear of the building. Being a renovation of an existing building, the resulting layout will likely be less efficient than ground up design and construction.

The proposed size for the initial project is a total of 27,943square feet which is the space need identified as needed at a population of 24,000. After the initial construction, the additional square footage needed at 56,000 population would be an expansion.

The graphic below is a ‘to scale’ representation of the square footage needs



RENOVATE/EXPAND EXISTING PD BUILDING: 24K POPULATION BUDGET



CONCEPT SITE PLAN OF 214 BUFKIN LANE PROPERTY

RENOVATE/EXPAND EXISTING PD BUILDING

City of Lockhart Police Department Existing Building Renovation/Expansion: Conceptual Project Budget for 24K Population

Notes:

The base costs are listed in 2025 Dollars that should be escalated to mid point of construction
Assumes City owned property
Assumes all utilities are located on site
Assumes no detention is required.

Projected Budget

		Low Range Construction		Mid Range Construction		High Range Construction		Highest Range Construction		
	Square Feet	Cost/SF	Subtotal	Cost/SF	Subtotal	Cost/SF	Subtotal	Cost/SF	Subtotal	
Sitework	40,000	\$ 7.00	\$ 280,000.00	\$ 7.00	\$ 280,000.00	\$ 7.00	\$ 280,000.00	\$ 7.00	\$ 280,000.00	
Offsite Work	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Renovate Existing Police Space	8,750	\$ 50.00	\$ 437,500.00	\$ 75.00	\$ 656,250.00	\$ 100.00	\$ 875,000.00	\$ 100.00	\$ 875,000.00	
Renovate EMS/Electrical Space	8,750	\$ 100.00	\$ 875,000.00	\$ 125.00	\$ 1,093,750.00	\$ 150.00	\$ 1,312,500.00	\$ 150.00	\$ 1,312,500.00	
Building Expansion	10,443	\$ 400.00	\$ 4,177,200.00	\$ 425.00	\$ 4,438,275.00	\$ 475.00	\$ 4,960,425.00	\$ 540.00	\$ 5,639,220.00	
			\$ -		\$ -		\$ -		\$ -	
	27,943									
Design Contingency (5%)			\$ 35,875.00		\$ 46,812.50		\$ 57,750.00		\$ 57,750.00	
Subtotal			\$ 5,805,575.00		\$ 6,515,087.50		\$ 7,485,675.00		\$ 8,164,470.00	
Sanitary Connection Fee			\$ -		\$ -		\$ -		\$ -	
Water Connection Fee			\$ -		\$ -		\$ -		\$ -	
All Permit Fees			\$ -		\$ -		\$ -		\$ -	
Construction Subtotal			\$ 5,805,575.00		\$ 6,515,087.50		\$ 7,485,675.00		\$ 8,164,470.00	
GC General Conditions (4.5%)			\$ 203,195.13		\$ 228,028.06		\$ 261,998.63		\$ 285,756.45	
GC Fees (6.5%)			\$ 330,482.36		\$ 370,871.36		\$ 426,122.05		\$ 464,762.45	
Construction Total			\$ 6,339,252.48	\$ 226.86	\$ 7,113,986.92	\$ 254.59	\$ 8,173,795.67	\$ 292.52	\$ 8,914,988.90	\$ 319.04
Total Construction Cost per Square Foot										
Soft Cost (10%)			\$ 633,925.25		\$ 711,398.69		\$ 817,379.57		\$ 891,498.89	
Contingency (10%)			\$ 633,925.25		\$ 711,398.69		\$ 817,379.57		\$ 891,498.89	
Furniture, Fixtures and Equipment Costs (10%)			\$ 633,925.25		\$ 711,398.69		\$ 817,379.57		\$ 891,498.89	
Land Costs			\$ -		\$ -		\$ -		\$ -	
2025 Project Budget			\$ 8,241,028.23		\$ 9,248,182.99		\$ 10,625,934.38		\$ 11,589,485.58	
2026 Inflation (4%)			\$ 329,641.13		\$ 369,927.32		\$ 425,037.38		\$ 463,579.42	
2026 Project Budget			\$ 8,570,669.36		\$ 9,618,110.31		\$ 11,050,971.75		\$ 12,053,065.00	

NEXT STEPS

DECIDE ON PROJECT SOLUTION: NEW BUILDING OR 214 BUFKIN RENOVATION

DECIDE ON POPULATION BENCHMARK SQUARE FOOTAGE

EXPLORE LAND ACQUISITION IN NEW BUILDING SCENARIO

FINALIZE PROJECT BUDGET

EXPLORE FINANCING OPTIONS WITH POTENTIAL BOND ELECTION

THANK YOU

24 April 2025

Gary Williamson
Chief of Police
City of Lockhart
214 Bufkin Lane
Lockhart, Texas 78644

ALEXANDRIA
ATLANTA
AUSTIN
BOCA RATON
CHICAGO
DALLAS
HOBOKEN
HOUSTON
LAS VEGAS
LOS ANGELES

Re: Fee Proposal for Design Services
Lockhart Police Department Needs Assessment

Dear Chief Williamson,

After careful review of your project criteria, PGAL is pleased to submit this Fee Proposal to provide Architectural Design Services for preparing a Needs Assessment for your Police Department in order to develop a project budget for a new facility in Lockhart, Texas. The scope of services and fees required to perform these services are based on the information provided by the City.

PROJECT UNDERSTANDING

The existing Police Department is co-located with EMS and Electrical department in an approximately 18,000 SF one story pre-engineered metal building located at 214 Bufkin Lane that no longer serves the City of Lockhart. The City has property near the City Airport that may be used for a new facility.

The existing Police Department has 31 officers and 13 support staff. The Needs Assessment will project what future needs are for staff as well as other spaces to determine an overall project budget to construct a new facility. We will work with you to determine the optimum planning window for the assessment. We expect it to be at least for 20 years.

The City wishes to ensure the proper size of the project and related project budget is determined prior to gaining approval for the project. PGAL will provide programming with space projections, project cost budgeting and project scheduling services for this project as part of the Needs Assessment.

We have assumed the basis of the contract will be the standard City of Lockhart Professional Services agreement or a purchase order.

DESIGN SERVICES

Design services will include Needs Assessment services only. During the Needs Assessment Phase, we will develop a space program to determine the optimal size of the project. We will use this information to develop a project budget that will include all proposed project costs that will include building and site construction costs, design costs, FFE and recommended contingencies.

If the site is determined while we are doing the assessment, we will include any site specific costs that we can determine from an initial evaluation. We expect to present the Needs Assessment to the City staff and to the City Council in a workshop(s) for approval.

PGAL will utilize our architectural staff only to do the Needs Assessment. We will benchmark your projected space needs against the other similar Texas Police Departments we have worked on.

COMPENSATION

Basic Services: We propose to perform the Basic Services for a Needs Assessment for a Lump Sum of \$5,000.00. This fee includes architectural design services only. Deliverables include a space program, project budget and project schedule.

Reimbursable Costs: PGAL expects to be reimbursed for any out-of-pocket expenses we incur on behalf of the project such as cost of reproduction, plotting, special handling or delivery and mileage. Reimbursable expenses will be billed at our cost, plus a 10% service charge. We recommend a budget of \$500.00 be established for reimbursable expenses.

Additional Services: If services other than those described as Basic Services are requested by the City, they will be billed in addition to the above compensation in accordance with the attached rate schedule. Additional Services include but are not limited to the following:

- Professional renderings, models and computer animations
- Any design consultants other than those specifically included
- Concept Design studies
- Schematic Design, Design Development, Construction Documents, Bidding and Construction Administration services
- Topographic Survey
- Geotechnical Study
- Environmental Survey

SCHEDULE

We are prepared to complete this project in compliance with your requirements. We have staff available to begin immediately.

Thank you for the opportunity to serve the City of Lockhart. Please do not hesitate to call should you have any questions regarding this proposal.

Sincerely,
PGAL

Jeffrey P. Gerber, AIA
Chief Executive Officer

Approved

Date

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: January 20, 2026

AGENDA ITEM CAPTION: Discuss Resolution 2026-02 calling a public hearing for the assessment and creation of a Tax Increment Reinvestment Zone (TIRZ) containing approximately 89.775 acres of land located at 2400 FM 1322 and located within the corporate limits of the City of Lockhart.

ORIGINATING DEPARTMENT AND CONTACT: Development Services - David Fowler

ACTION REQUESTED: Resolution

BACKGROUND/SUMMARY/DISCUSSION: The proposed resolution would set a date for a public hearing to create a Tax Increment Reinvestment Zone (TIRZ) for 89.775 acres east of FM 1322 south of Seawillow Road. If approved, the public hearing would be held on February 3, 2026 at 7:30 PM in the Council Chamber. The resolution contains the publication deadline for notification of the hearing and also contains the notification text in Exhibit B. Before the hearing concerning the TIRZ, the city must prepare a preliminary reinvestment zone project and finance plan. The Resolution states the hearing will hear testimony regarding the inclusion of the property within the zone, the creation of the zone, the boundaries of the zone, and the concept of tax increment financing.

PROJECT SCHEDULE (if applicable):

AMOUNT & SOURCE OF FUNDING:

Funds Required:

Account Number:

Funds Available:

Account Name:

FISCAL NOTE (if applicable): If approved, the TIRZ would receive 23 percent of taxes collected on new value created in the zone from 2026-2035 and 28.5 percent of taxes on new value created between 2036 and 2065.

PREVIOUS COUNCIL ACTION: The City Council originally approved the Seawillow Development Agreement on June 18, 2024 and approved the first amendment to the Development Agreement on January 6, 2026.

COMMITTEE/BOARD/COMMISSION ACTION: None

STAFF RECOMMENDATION/REQUESTED MOTION: Approval of the resolution setting the public hearing for the creation of the Seawillow TIRZ.

City of Lockhart, Texas

Council Agenda Item

Cover Sheet

LIST OF SUPPORTING DOCUMENTS: SeaWillow Resolution to Call a Public Hearing TIRZ
01.12.26 CLEAN

CITY OF LOCKHART, TEXAS

RESOLUTION NO. 2026-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOCKHART, TEXAS, SETTING A PUBLIC HEARING UNDER SECTION 311.003 OF THE TEXAS TAX CODE FOR THE CREATION OF A TAX INCREMENT REINVESTMENT ZONE WITHIN THE CORPORATE LIMITS OF THE CITY OF LOCKHART, TEXAS; AUTHORIZING THE ISSUANCE OF NOTICE BY THE CITY SECRETARY OF THE CITY OF LOCKHART, TEXAS, REGARDING THE PUBLIC HEARING; AND DIRECTING THE CITY OF LOCKHART, TEXAS TO PREPARE A PRELIMINARY REINVESTMENT ZONE FINANCING PLAN.

WHEREAS, the City of Lockhart, Texas (the "City"), is authorized under Chapter 311 of the Texas Tax Code, as amended (the "Act"), to create a tax increment reinvestment zone within its corporate limits; and

WHEREAS, the City Council of the City (the "City Council") wishes to hold a public hearing in accordance with Section 311.003 of the Act regarding the establishment of a tax increment reinvestment zone containing approximately 89.775 acres of land generally located at 2400 Farm to Market (F.M.) Road 1322 and being located within the corporate limits of the City (the "Zone"), with the boundaries of the Zone being described in the metes and bounds and generally depicted in **Exhibit A** attached hereto and made a part hereof for all purposes; and

WHEREAS, in order to hold a public hearing for the creation of the Zone, notice must be given in a newspaper of general circulation in the City no later than the 7th day before the date of the hearing in accordance with Section 311.003 of the Act; and

WHEREAS, the City Council has determined to hold a public hearing on February 3, 2026 on the creation of the Zone.

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

SECTION I. That a public hearing is hereby called for February 3, 2026, at 7:30 p.m., in the City Council Chamber, at Lockhart City Hall, Clark Library Annex, 217 S. Main Street, Lockhart, Texas 78644, for the purpose of hearing any interested person speak for or against: (i) the inclusion of property within the Zone; (ii) the creation of the Zone; (iii) the boundaries of the Zone; and/or (iv) the concept of tax increment financing.

SECTION 2. At such time and place the City Council will hear testimony regarding (i) the inclusion of property within the Zone; (ii) the creation of the Zone; (iii) the boundaries of the Zone; and/or (iv) the concept of tax increment financing and will provide a reasonable opportunity for

the owner of any property within the proposed Zone to protest the inclusion of their property within the Zone. Upon closing the public hearing, the City Council will consider the adoption of an ordinance creating the Zone and other related matters.

SECTION 3. Attached hereto as **Exhibit B** is a form of the Notice of Public Hearing, the form and substance of which is hereby adopted and approved.

SECTION 4. That the City Secretary is hereby authorized and directed to cause said notice to be published in substantially the form attached hereto in a newspaper of general circulation in the City no later than the 7th day before the date of the hearing on February 3, 2026.

SECTION 5. Before the February 3, 2026, hearing concerning the Zone, the City shall prepare a preliminary reinvestment zone project and finance plan.

SECTION 6. That this resolution shall be in full force and effect from and after its passage and it is accordingly so resolved.

DULY RESOLVED by the City Council of the City of Lockhart, Texas, on the 20th day of January, 2026.

Mayor

ATTEST:

APPROVED:

City Secretary

City Attorney

Exhibit A – Legal Boundary of the Zone

LEGAL DESCRIPTION

BEING 89.775 acres of land situated in the J.A. NEILL SURVEY, ABSTRACT NO. 20, Caldwell County, Texas, and being a portion of and part of a called 169.811 acres of land described in deed to SVAG Investments, LLC, a Texas Limited Liability Company, as recorded in Document Number 2021-006881 of the Official Public Records of Caldwell County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch capped iron rod found, marked Hinkle Surveying, on the Northeast Right-of-Way line of Farm to Market Road 1322, an 80 foot Right-of-Way, and for the Northwest corner of a called 85.00 acre tract of land as described in a deed to Charles D. Spillmann and Jane Spillmann as recorded in Document Number 2016-005533 of said Official Public Records, same being the Southwest corner of said 169.811 acre tract and the of this herein described tract;

THENCE North 31 degrees 43 minutes 06 seconds West, along said Right-of-Way and the Southwest line of this tract, a distance of 2,572.95 feet to a 1/2 inch capped iron rod found, marked Jones Carter Prop Corner, for the Northwest corner of this herein described tract;

THENCE North 78 degrees 46 minutes 11 seconds East, crossing said 169.811 acre tract, a distance of 1,665.32 feet to a 1/2 inch iron rod found on the Southwest line of a called 358.536 acre tract of land as described in a deed to David V. Acevedo and Marge Margarita Acevedo as recorded in Volume 209, Page 425 of said Official Public Records, same being the Northeast line of said 169.811 acre tract, and being the Northeast corner of this herein described tract;

THENCE South 29 degrees 54 minutes 41 seconds East, along the common line of said 358.536 acre tract, a distance of 2,544.30 feet to a 1/2 inch capped iron rod found, marked Hinkle Surveying, for the Northeast corner of said 85.00 acre tract, and being the Southeast corner of this tract;

THENCE South 78 degrees 46 minutes 18 seconds West, along the common line of said 85.00 acre tract, a distance of 1,579.70 feet to the POINT OF BEGINNING, containing 3,910,599 square feet and/or 89.775 acres of land, more or less.

OVERVIEW MAP: SEA WILLOW TIRZ - 89.775 ACRES

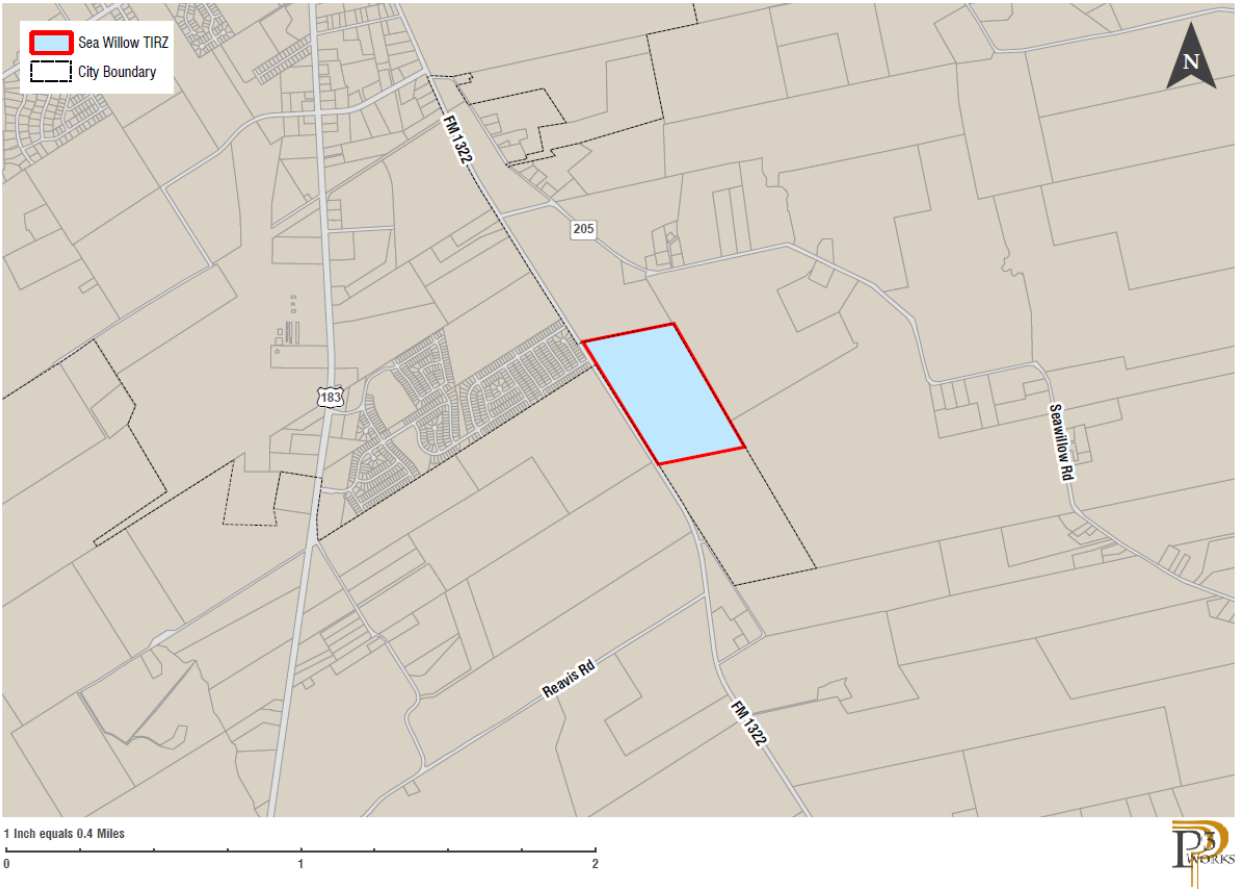


Exhibit B

**CITY OF LOCKHART CITY COUNCIL
NOTICE OF PUBLIC HEARING
ON CREATION OF A REINVESTMENT ZONE**

THE CITY OF LOCKHART CITY COUNCIL WILL HOLD A PUBLIC HEARING ON FEBRUARY 3, 2026 AT 7:30 P.M. IN THE CITY COUNCIL CHAMBER LOCATED AT CLARK LIBRARY ANNEX, 217 S. MAIN STREET, LOCKHART, TEXAS 78644, ON THE CREATION OF A REINVESTMENT ZONE AND ITS BENEFITS TO THE CITY OF LOCKHART AND TO PROVIDE A REASONABLE OPPORTUNITY FOR ANY OWNER OF PROPERTY WITHIN THE PROPOSED ZONE TO PROTEST THE INCLUSION OF THEIR PROPERTY WITHIN THE PROPOSED ZONE, WHICH PROPOSED REINVESTMENT ZONE CONTAINS APPROXIMATELY 89.775 ACRES OF LAND GENERALLY LOCATED AT 2400 FARM TO MARKET (F.M.) ROAD 1322 AND BEING LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF LOCKHART, TEXAS. A MAP DEPICTING THE BOUNDARIES OF THE PROPOSED REINVESTMENT ZONE IS AVAILABLE IN THE OFFICE OF THE CITY SECRETARY AT 308 W. SAN ANTONIO STREET, LOCKHART, TEXAS 78644, AND IS AVAILABLE FOR PUBLIC INSPECTION. AT THE PUBLIC HEARING, ANY INTERESTED PERSON MAY SPEAK FOR OR AGAINST THE INCLUSION OF PROPERTY WITHIN THE PROPOSED REINVESTMENT ZONE, THE CREATION OF THE PROPOSED REINVESTMENT ZONE, ITS BOUNDARIES AND/OR THE CONCEPT OF TAX INCREMENT FINANCING. FOLLOWING THE PUBLIC HEARING, THE CITY COUNCIL WILL CONSIDER ADOPTION OF AN ORDINANCE CREATING THE REINVESTMENT ZONE AND OTHER RELATED MATTERS.

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: January 20, 2026

AGENDA ITEM CAPTION: Discuss renewal of the Cemetery Maintenance Agreement with Maintenance Management, LLC.

ORIGINATING DEPARTMENT AND CONTACT: Parks & Recreation - Travis Hughes

ACTION REQUESTED: Agreement

BACKGROUND/SUMMARY/DISCUSSION: City staff are requesting approval of a short-term renewal of the Cemetery Maintenance Agreement with Mr. Gene Bagwell d/b/a Maintenance Management. The renewal term would run from January 1 through April 30, 2026. The contract amount has been prorated to reflect the shorter renewal term, based on the approved 2025 contract pricing.

Under the agreement, the contractor will provide mowing, tree trimming, and general maintenance services for the City Burial Park and Hooks Cemetery. The service area encompasses approximately 35.6 acres, which are to be mowed and trimmed 22–24 times per year in accordance with contract standards.

This short-term renewal will provide continuity of cemetery maintenance services while staff develops and releases a new Request for Proposals (RFP). The forthcoming RFP is intended to expand the scope of services to include both cemetery maintenance and cemetery operations, with the goal of securing a contractor capable of managing all aspects of cemetery services under a single agreement.

PROJECT SCHEDULE (if applicable): January 1 through April 30, 2026

AMOUNT & SOURCE OF FUNDING:

Funds Required: 24,233

Account Number: 100-5632-208-00

Funds Available: 24,233

Account Name: Grounds & Landscaping

FISCAL NOTE (if applicable): Cemetery Maintenance Contract funds are already allotted in the current fiscal year budget.

PREVIOUS COUNCIL ACTION: City Council previously directed staff to secure proposals for a new cemetery maintenance contract.

COMMITTEE/BOARD/COMMISSION ACTION: N/A

City of Lockhart, Texas

Council Agenda Item Cover Sheet

STAFF RECOMMENDATION/REQUESTED MOTION: Approve the short-term renewal of the Cemetery Maintenance Agreement with Maintenance Management, LLC.

LIST OF SUPPORTING DOCUMENTS: Cemetery maintenance CONTRACT RENEWAL
NOTICE Jan-Apr 2026

STATE OF TEXAS
CALDWELL COUNTY

)
)
)

CITY OF LOCKHART

CONTRACT RENEWAL

**Mr. Gene Bagwell d/b/a Maintenance Management
625 Pioneer Trail
San Marcos, Texas 78666**

Re: Eighth Renewal of Lockhart Cemeteries Maintenance Contract Agreement

Initial Term: January 1, 2010 through December 31, 2014
First Renewal Term: January 1, 2015 through December 31, 2019
Second Renewal Term: January 1, 2020 through December 31, 2020
Third Renewal Term: January 1, 2021 through December 31, 2021
Fourth Renewal Term: January 1, 2022 through December 31, 2022
Fifth Renewal Term: January 1, 2023 through December 31, 2023
Sixth Renewal Term: January 1, 2024 through December 31, 2024
Seventh Renewal Term: January 1, 2025 through December 31, 2025
Eighth Renewal Term: January 1, 2026 through April 30, 2026

Date: January 9, 2025

The Cemeteries Maintenance Contract described above was awarded to you on November 10, 2009. We have determined that you have performed in accordance with the requirements of the Contract.

Therefore, the City is exercising its option to renew the Contract for a four (4) month term effective from January 1, 2026 through April 30, 2026. This renewal period is governed by the specifications, pricing, terms and conditions set forth in the Cemeteries Maintenance Contract. Also, this Contract Renewal reflects the understanding of you and the City when the original Agreement was entered into, and rectifies the renewal language on page 8, section 1 of the Contract Agreement, that the first renewal term of the Lockhart Cemeteries Maintenance Contract Agreement is for five (5) additional years and thereafter at the City's discretion.

The Contract amount price set forth in this Renewal will be in the amount of \$24,232.64 and includes the mowing and maintenance of all grounds within Lockhart Burial Park as well as Hooks Cemetery. This Contract amount is based on a prorated amount using the contract price for contract year 2025.

I hereby acknowledge acceptance of this Contract Renewal, and I agree to be bound by all requirements, terms, and conditions as set forth in the Lockhart Cemeteries Maintenance Contract Agreement and this Contract Renewal.

CONTRACTOR

Mr. Gene Bagwell d/b/a Maintenance Management

Date

CITY OF LOCKHART

Lew White, Mayor

Date

Attest:

Julie Bowermon, City Secretary

Date

City C: folder
Gene Bagwell

CITY OF LOCKHART

REQUEST FOR PROPOSALS and CONTRACT

The City of Lockhart is soliciting proposals with a base bid for maintenance of portions of the City of Lockhart Memorial Burial Park.

The intent of this RFP is to establish an agreement with a qualified contractor with at least three (3) years of verifiable experience with references in providing general mowing and grass edging services for cemeteries.

Designate on the front, lower, left hand corner of your response envelope, the following:

Proposal Reference Number: Cemetery 10-07-09

Subject: Cemetery Maintenance Proposal

Deadline for Submittal of Proposal: Wednesday, October 7, 2009, at 2 pm

Proposal Packet Non-Refundable Deposit

A non-refundable deposit of \$ 100.00 will be required for each numbered Request of Proposals Packet.

Mandatory Pre-bid Meeting

There will be mandatory pre-bid meeting answer questions and clarify any issues regarding the request for proposals. Interested contractors must have obtained a proposal packet. Bids will not be accepted from contractors who do not attend this meeting.

Where: City Hall, 308 W. San Antonio, Lockhart, Texas 78644

When: Thursday, October 1, 2009, at 2 pm

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INSTRUCTIONS TO PROPOSERS

1. PROPOSAL SUBMISSION ADDRESS AND DEADLINE

Completed proposals will be received in the Office of the City Secretary, City Hall, 308 W San Antonio Street, Lockhart, Texas 78644 or mailed to P O Box 239 until the proposal submission deadline on Wednesday, October 7, 2009, 2:00 pm, as stated on the cover page. Proposal responses received after the closing time and date will be returned to the sender unopened.

If you do not wish to respond at this time, but wish to remain on the proposers list for this service or commodity, please submit a "No Proposal" by the same time and date at the same location as stated for proposals. If you wish to be removed from the proposers list, or changed to a list for another service or commodity, please advise us in writing.

2. SIGNATURES

All proposal responses are required to be signed by an authorized representative of the proposing entity. See Authority to Quote section. Proposal responses received unsigned will not be considered.

3. ALTERING PROPOSALS

Proposals cannot be altered, amended or withdrawn by the proposer after the submission deadline. Any interlineations, alterations, or erasure made before this deadline, must be initialed by the signer of the proposal, guaranteeing authenticity.

4. PROPOSAL WITHDRAWAL OR REJECTION

The City reserves the right to withdraw the request for proposals for any reason or to reject any or all proposals or parts of all of any specific proposal or proposals. The City further reserves the right to accept part of all of any specific proposal or proposals.

5. LATE PROPOSALS

The City of Lockhart is not responsible for lateness of non-delivery of mail, carrier, etc. to the City, and the time and date recorded in the City Secretary's Office shall be the official time of receipt.

6. PRICES HELD FIRM

All prices quoted by the proposer will remain firm for a minimum of 90 days from the date of the opening unless otherwise specified by the City or the proposer.

7. IDENTICAL PROPOSALS

In the event of two or more identical proposals, the contract will be awarded as prescribed by Chapter 271, Subchapter Z, Section 271.901 of Vernon's Texas Codes Annotated.

8. DEVIATION FROM SPECIFICATIONS

Any deviations from specifications and alternate proposals must be clearly shown with complete information provided by the proposer. They may or may not be considered by the City.

9. WARRANTY

Guarantees and warranties (if applicable) should be attached as a part of the proposal as they may be a consideration in awarding the contract.

10. DURATION OF CONTRACT

The successful proposer will be awarded a contract effective January 1, 2010, for five (5) years. Negotiated contract prices must be firm for the entire contract period as specified. At the City's option, the contract may be renewed for up to (5) additional twelve (12) month periods and thereafter year to year at the City's discretion.

11. CONTRACT PRICE ADJUSTMENTS

The base cost of services under this contract may be subject to price adjustments (Not to exceed 3% for increases and decreases) at beginning of each City fiscal year (October 1) based on the "June" Consumer Price Index (CPI) as published by the U.S. Department of Labor, Bureau of Labor Statistics. Any such adjustments may not increase more than 3% or decrease more than 3%. Should funds for this contract at any time not be available for the City's forthcoming fiscal year, then the contract will terminate at the end of that current fiscal year with the City providing thirty (30) days written notice. The contractor may ninety (90) days before October of each year of the contract period request in writing a contract adjustment increase due to fuel cost increases. If such an increase is granted by the Council, the effective day would be October 1 of that year. The City may also adjust the contract due to lower fuel costs with the same notice requirements to the contractor.

12. TERMINATION OF CONTRACT

The City may terminate this agreement by giving the contractor thirty (30) days written notice. Upon delivery of such notice by the City to the Contractor, the Contractor shall discontinue all services in connection with the performance of **this agreement** and shall proceed to cancel promptly all existing orders and contracts insofar as such orders of contracts are chargeable to this agreement. As soon as practicable after receipt of notice of termination, the contractor shall submit a statement, showing in detail the services satisfactorily performed under this agreement to the date of termination. The City shall then pay the Contractor that portion of the **prescribed charges**.

13. ASSIGNMENT

The successful proposer's rights and duties awarded by the contract may not be assigned to another without written consent of the City signed by the City's authorized agent. Such consent shall not relieve the assigner of the liability in the event of default by the assignee.

14. PROPOSAL AMBIGUITY

Any ambiguity in the proposal as a result of omission, error, lack of clarity or non compliance by the proposer with specifications, instructions, and all conditions of proposing shall be construed in the favor of the City.

15. CHANGE ORDERS

No oral statement of any person shall modify or otherwise change, or affect the terms, conditions, or specifications stated in the resulting contract. All change orders to the contract will be made in writing and shall not be effective unless signed by an authorized officer of the City.

16. MODIFICATIONS AND AMENDMENTS

The City shall have the right to modify the specifications prior to the proposal submission deadline and will endeavor to notify all potential proposers that have received a copy of the proposal specifications, but failure to notify shall impose no obligation of liability on the City.

17. LIENS

The successful proposer agrees to and shall indemnify and save harmless the City against any and all liens and encumbrances for all labor, goods and services which may be provided under the City's request, by seller or seller's vendor(s) and if the City requests, a proper release of all liens or satisfactory evidence of freedom from liens shall be delivered to the City.

18. PATENT INDEMNITY

The successful proposer hereby warrants that the use or sale of the products and materials delivered hereunder will not infringe on the rights of any patent, copyright, or registered trademark, covering such materials and the successful proposer agrees to indemnify and hold harmless the City for any and all costs, expenses, judgments and damages which the City may have to pay or incur.

19. GRATUITIES/BRIBES

The City may, by written notice to the successful proposer, cancel this contract without liability to the proposer if it is determined by the City that gratuities or bribes in the form of entertainment, gifts, or otherwise, were offered or given by the successful proposer, or its agent or representative to any City officer, employee or elected representative with respect to the performance of the contract. In addition,

the successful proposer may be subject to penalties stated in Title 8 of the Texas Penal Code.

20. RESPONSE FORM TO BE USED

The proposal quote must be submitted on the form provided.

21. PAYMENT

Payment to the successful proposer will be as after satisfactory completion of the services ordered by the City or scheduled in the specifications and receipt or the invoice or other billing instrument used by the successful proposer. The City is exempt from Federal Excise and State Sales Tax; therefore, tax will not be included in the negotiated fees. Negotiated fees shall include all charges and conditions.

22. MATERIAL SAFETY DATA SHEETS

Material Safety Data Sheets shall be provided to the City by the successful proposer for all materials and chemicals used.

23. REFERENCES

Each proposer is to provide a minimum of three (3) verifiable references in which the proposer has provided a similar service, particularly cemeteries maintenance. List references in Attachment I section of this document.

24. STANDARD FORM OF AGREEMENT

Each proposer may submit their contract for services for the City evaluation. At the City's option, the successful proposer's form may be used as submitted or edited to meet the needs of the City and successful proposer; the City may choose to use a standard form of agreement.

Clarification, questions, or conferences may be directed through the City Manager office (512-398-3461).

INSURANCE AND INDEMNITY

INSURANCE.

The successful proposer shall meet the minimum insurance requirements as defined in Attachment II.

NOTE: Each proposal must be accompanied by a City of Lockhart Insurance Requirement Affidavit completed by the proposer's insurance agent/broker(s). See Attachment III.

INDEMNITY

The successful proposer agrees to defend, indemnify, and hold the City and all of its officers, agents, employees, and elected officials whole and harmless against any and all claims for damages, costs, and expenses of persons or property that may arise out of, or be occasioned by, or from any negligent act, or omission of the successful proposer, or any agent, servant, or employee of the successful proposer in

the execution of performance of this contractor, without regard to whether such persons are under the direction of City agents of employees.

EXPERIENCE PREFERRED FOR PROPOSALS

Preference will be given to contractors with a minimum of three (3) years of recent verifiable experience in cemeteries maintenance and operations prior to proposal closing date.

SPECIFICATIONS

SERVICES TO BE PROVIDED:

A. Pursuant to this Agreement, the Contractor agrees to provide general clean up, mowing, grass edging services a minimum of sixteen (16) times annually plus two (2) annual cleanups of the cemetery, tree and plant trimmings as needed. Removal of trees is not included. Mowing services shall be performed within seven (7) days before Mother's Day, Father's Day, Memorial Day, Veteran's Day, Christmas Day, and Easter Sunday unless approved by the City.

B. The Contractor shall provide all the labor, materials, superintendence, technical personnel, apparatus, machinery, insurance, equipment, supplies, incidentals, and services to maintain in superior condition all turf areas, approximately twenty-six (26) acres in scope including the road right of ways out side the fenced areas on US Hwy 183 and FM 672 for the length of the Cemetery property. These areas shall be maintained and mown to be neat in appearance and as otherwise described herein.

All turf areas indicated shall receive no less than the following:

1. MOWING HEIGHTS - The height shall be no less than three (3) inches for all general turf areas in cemeteries covered by these specifications and standards of the proposal. Mowing height may be no greater than three and one-half (3.5) inches. Mower adjustment must be made and measured on a flat, paved surface.

2. USE OF HERBICIDES - If the Contractor uses herbicides for trim work specified herein, the Contractor shall only use a herbicide containing a glyphosphate salt product equal to or better than "Round-Up" or "Kleen-Up."

3. EDGING OF SIDEWALKS AND OTHER PAVED AREAS - All sidewalk-turf edges shall be edged either with herbicides or machinery, to insure a clean appearance and shall be maintained level with the height of the surrounding turf. This standard also applies to all paved areas such as drives, walkways, and other hard-surfaced areas.

4. EDGING OF GRAVE HEADSTONES - All headstone areas are to be trimmed with either herbicides or trimmers to maintain the height of the surrounding turf.

5. OTHER EDGING - All other turf edge areas such as shrub beds, tree bases, curbs, etc., shall be maintained with either herbicides or mechanical trimmers to be the required height. Fences are to be kept free of trees and brush as needed to prevent damage to the fences.

6. WEED REMOVAL - Weeds in gravel on gravesites shall be destroyed by the use of herbicides. Weed height shall not exceed three (3) inches.

7. BRUSH REMOVAL - Any brush cut by Contractor shall be piled up at a City designated site within the Cemetery until it can be removed by the City. Brush piles shall be removed entirely from the cemetery by the City.

8. GENERAL CLEANUP- Prior to the beginning of mowing, all sticks, branches, paper and debris shall be removed, containerized and placed at a City designated site within the Cemetery,

9. The Contractor is responsible for any and all damages done to headstones, curbing, fencing, trees, etc., caused by the operation of the equipment or personnel under the Contractor's employment.

10. The Contractor is responsible for reporting all vandalism or damage at the cemetery to the City.

PAYMENT OF COMPENSATION

The total annual consideration to be paid the Contractor shall be prorated and paid in equal monthly installments less five (5%) percent retainage each month during the term of the contract beginning January 1, 2010.. Each monthly installment shall be paid to the Contractor by the City on or about the 10th day of each month after receipt of the Contractor's invoice. The five percent (5%) retainage is to be held by the City in order to insure substantial compliance and completion of the contract by the Contractor. The accumulated retainage will be paid to the Contractor by the City in September of each year of the contract period upon the Contractor's satisfactory completion of the contractual terms to that date. In the event the City terminates the contract based upon violation of the agreement the Contractor; then the Contractor forfeits any and all of the amount retained.

STANDARD CONTRACTUAL TERMS TO BE INCLUDED IN THE CONTRACT AGREEMENT BETWEEN THE CONTRACTOR AND THE CITY OF LOCKHART

1. The successful proposer will be awarded a contract effective January 1, 2010, for five (5) years. At the City's option, the contract may be renewed for (5) additional twelve (12) month periods and thereafter year to year at the City's discretion.
2. The contract will be in effect year around.
3. The proposer may be an individual, partnership, or corporation. If the proposer is a corporation, the City reserves the right to require the principal officer or director of the corporation to personally guarantee the obligations of the proposer underneath the contract.
4. The contract will contain a "hold-harmless" agreement.

5. The Contractor will be required to maintain the premises in accordance with written standards established by the City within this document or as mutually amended from time to time.
6. Liability insurance must be obtained from a recognized, responsible insurance carrier in the policy amounts required and approved by the City of Lockhart.

AUTHORITY TO SUBMIT

PROPOSER/COMPANY NAME: Gene Bagwell dba Maintenance Management

AUTHORIZED REPRESENTATIVE: Gene Bagwell

SIGNED: Gene Bagwell

TITLE: Owner

ADDRESS: 625 Pioneer Trail

CITY, STATE & ZIP: San Marcos, Tx 78666

BUSINESS TELEPHONE: 512-396-4960 CELL PHONE 512-517-3542

DATE: 10/6/09

EQUIPMENT

COMPLETE THE FOLLOWING LIST AND ATTACH TO THIS PROPOSAL OF CURRENTLY OWNED OR LEASED MOWING AND TRIMMING EQUIPMENT OPERATED BY YOUR COMPANY AND ANY NEW EQUIPMENT THAT WILL BE PURCHASED OR LEASED IF YOUR COMPANY SUBMITS THE SUCCESSFUL PROPOSAL

mower/tractor make/model cutting width type of mower

FINANCIAL INFORMATION

A. Are current quarterly financial statements available?

☒ Yes or No

B. Is a certified public audit available for the preceding fiscal year?

Yes or ☒ No

SUPERVISORY PERSONNEL

List the names and brief description of the cemetery maintenance and supervisory personnel of your company who will manage and supervise this contract.

#1 NAME: Gene Bague //

EXPERIENCE: 25+ yrs operations + maintenance of cemeteries and (below)

#2 NAME: Ruben Caudillo

EXPERIENCE: 20 years crew foreman - cemetery maintenance crew

#3 NAME: Robert Sanchez

EXPERIENCE: 15+ years Lead-hand cemetery maintenance crew

Continued:

#1 burial services. Turn-Key operational capabilities with uninterrupted service history with multiple municipalities and other governmental entities for 20+ years. Established long-term relationships with local & regional funeral homes. Ten years experience with Lockhart City Cemetery and its citizens. We have a deep resource pool of trained & experienced staff always available for back-up. I operate and/or maintain 20 cemeteries regionally and service more than 100 cemeteries in a 75 mile radius of Austin. I dedicate sufficient equipment and manpower to complete the maintenance cycle in Lockhart in ONE day in all but the rarest of occasions. I maintain a consistent line of communication between myself and Lockhart City staff and promote the same open communications between my staff and City workers.

ATTACHMENT I

REFERENCES

Each proposer is to provide a minimum of three (3) verifiable references in which the proposer has provided cemetery maintenance services.

#1 Company Name or Contracting Entity: City of San Marcos
Address: 630 East Hopkins, San Marcos Tx 78666
Contact Person: Rodney Cobb - Director of Parks & Recreation
Telephone: (512) 393-8400
Date of Service and Number of Years: 1980 to the present
Amount of Contract: \$ ~ \$100,000/yr Acreage: ~ 45

#2 Company Name or Contracting Entity: City of Austin
Address: P.O. Box 1088 Austin Tx 78767
Contact Person: Joe Washington - contract administrator
Telephone: (512) 974-6759
Date of Service and Number of Years: 1990 to present
Amount of Contract: \$ ~ \$1,000,000/yr Acreage: ~ 200

#3 Company Name or Contracting Entity: State of Texas - Texas Veterans Land Board
Address: P.O. Box 12873 Austin Tx 78711-2873
Contact Person: Jack Slayton - Program Director
Telephone: (512) 463-5977
Date of Service and Number of Years: ~ 2005 to present
Amount of Contract: \$ ~ \$2,000,000/yr Acreage: ~ 300

ATTACHMENT II

INSURANCE

SECTION A. Prior to the approval of this contract by the City, CONTRACTOR shall furnish a completed Insurance Certificate to the City, which shall be **completed by an agent** authorized to bind the named underwriter(s) to the coverage, limits, and termination provisions shown thereon, and which shall furnish and contain all required information referenced or indicated thereon. CITY SHALL HAVE NO DUTY TO PAY OR PERFORM UNDER THIS CONTRACT UNTIL SUCH CERTIFICATE SHALL HAVE BEEN DELIVERED TO THE CITY, and no officer or employee of the City shall have authority to waive this requirement.

INSURANCE COVERAGE REQUIRED

SECTION B. CITY reserves the right to review the insurance requirements of this section during the effective period of the contract and to require adjustment of insurance coverage and their limits when deemed necessary and prudent by CITY based upon changes in statutory law, court decisions, or the claims history of the industry as well as the CONTRACTOR.

SECTION C. Subject to CONTRACTOR'S right to maintain reasonable deductibles in such amounts as are approved by CITY, CONTRACTOR shall obtain and maintain in full force and effect for the duration of this contract, and any extension hereof, at CONTRACTOR'S sole expense, insurance coverage written by companies approved by the State of Texas and acceptable to CITY, in the following type(s) and amount(s);

<u>TYPE</u>	<u>AMOUNT</u>
1. Worker's Compensation And Employers Liability	Statutory \$500,000/500,000/500,000
2. Commercial General (public) Liability insurance including coverage for the following:	
a. Premises operations	Combined single limit for bodily injury and property damage of \$500,000 per occurrence or its equivalent operations
b. Independent contractors	
c. Products/completed	
d. Personal injury	
e. Advertising injury	
f. Contractual liability	
g. Medical payments	
Comprehensive Automobile Liability insurance, including coverage for loading and unloading hazards, for:	Combined single limit for bodily injury and property damage of \$500,000 per occurrence or its equivalent.
a. Owned/leased vehicles	
b. Non-owned vehicles	
c. Hired vehicles	

ADDITIONAL POLICY ENDORSEMENTS

CITY shall be entitled, upon request, and without expense, to receive copies of the policies and all endorsements thereto and may make any reasonable request for deletion, revision, or modification of particular policy terms, conditions, limitations, or exclusions (except where policy provisions are established by law or regulation binding upon either of the parties hereto or the underwriter of any of such policies). Upon such request by CITY, CONTRACTOR shall exercise reasonable efforts to accomplish such changes in policy coverage, and shall pay the cost thereof.

REQUIRED PROVISIONS

CONTRACTOR agrees that with respect to the **above required insurance**, all insurance contracts and certificate(s) of insurance will contain and state, in writing, on the certificate or its attachment, the following required provisions:

a. Name the City of Lockhart and its officers, employees, and elected representatives as additional insured, (as the interest of each insured may appear) as to all applicable coverage;

b. Provide for 30 days notice to CITY for cancellation, non-renewal, or material change;

Remove all language on the certificate of insurance indicating that the insurance company or agent/broker will endeavor to notify CITY but failure to do so shall impose no obligation or liability of any kind upon the company, its agents, or representatives.

c. Provide for notice to CITY at the address shown below by registered mail

City of Lockhart- Attention: City Manager- P O Box 239- Lockhart, Texas 78644

City of Lockhart- Attention: City Secretary- P O Box 239- Lockhart, Texas 78644

d. Provide for an endorsement that the "other insurance" clause shall not apply to the City of Lockhart;

e. CONTRACTOR agrees to waive subrogation against the City of Lockhart its officers, employees, and elected representatives for injuries, including death, property damage, or any other loss to the extent same may be covered by the **proceeds of insurance**;

f. Provide that all provisions of this agreement concerning liability, duty, and standard of care together with the indemnification provision, shall be underwritten by contractual liability coverage sufficient to include such Obligations within applicable policies;

g. All copies of the Certificates of Insurance shall reference the project name or proposal number for which the insurance is being supplied.

NOTICES OF CHANGE

CONTRACTOR shall notify CITY in the event of any change in coverage and shall give such notices not less than 30 days prior to the change, which notice must be accompanied by a replacement CERTIFICATE OF INSURANCE.

All notices shall be given to CITY at the following two addresses:

City Manager
City of Lockhart
P O Box 239
Lockhart, TX 78644

City Secretary
City of Lockhart
P O Box 239
Lockhart, TX 78644

SECTION D. Approval, disapproval, or failure to act by CITY regarding any insurance supplied by CONTRACTOR shall not relieve CONTRACIOR of full responsibility or liability for damages and accidents as set forth in the contract documents. Neither shall the bankruptcy, insolvency, or denial of liability by the insurance company exonerate CONTRACTOR from liability.

ATTACHMENT III

CITY OF LOCKHART
INSURANCE REQUIREMENT AFFIDAVIT

To Be Completed By Appropriate Insurance Agent/Broker

I, the undersigned Agent/Broker, certify; that the insurance requirements contained in this proposal document have been reviewed by me with the below identified Contractor. If the below identified Contractor is awarded this contract by the City of Lockhart, I will be able to, within ten (10) days after being notified of such award, furnish a valid insurance certificate to the City meeting all of the requirements defined in this proposal.

Agent (Signature) Agent (Print)

James H. Fite
JAMES H. FITE

Name of Agent/Broker:

Insurance Agency of San Marcos

Address of Agent/Broker:

400 W. Hopkins / #204, San Marcos,

City/State/Zip:

Texas, 78666

Agent/Broker Telephone #:

512 396-8290

Date:

10/6/09

CONTRACTORS' NAME

Gene Bequell aka Maintenance Mgt
(Print or Type)

NOTE TO AGENT/BROKER

If this time requirement is not met, the City has the right to reject this proposal and award the contract to another. If you have any questions concerning these requirements, please contact the City Manager for the City of Lockhart at (512) 398-3461.

ATTACHMENT IV

BASE BID

BID SHEET FOR CEMETERIES MAINTENANCE PROPOSAL

TOTAL BID PRICE:

The providing of general maintenance services to include all labor, materials, superintendence, technical personnel, machinery, apparatus, insurance, supplies, and other incidentals to provide general mowing maintenance services at least sixteen (16) times per year as herein described in the approved contractual period.

For an annual fee of \$ # 52,200 . 00
(numbers clearly written in dollars and cents)

For an annual rate of \$ fifty two thousand & two hundred Dollars and zero cents
(write in dollars and cents)

The base cost of services under this contract may be subject to price adjustments (increase or decrease) at the beginning of each City fiscal year (October 1) based on the "June" Employment Cost Index for the industry category as published by the U.S. Department of Labor, Bureau of Labor Statistics. Any proposed price adjustment must be presented to the City in writing at least 90 days prior to October 1 of each year. Should funds for this contract not be available for the City's next fiscal year, then the contract will terminate at the end of that current fiscal year with the City providing proper notice

Proposal Submitted by : Gene Bagwell dba Maintenance Management
Company Name

Representative: Gene Bagwell Gene Bagwell 10/6/09
Printed or Typed Name Signature Date

ATTACHMENT V

CONTRACT AGREEMENT FOR SELECTED PROPOSAL

CONTRACTOR

I, Gene Bagwell, an authorized representative of Maintenance Mgt
(PRINTED OR TYPED REPRESENTATIVE NAME) (PRINTED OR TYPED COMPANY NAME)

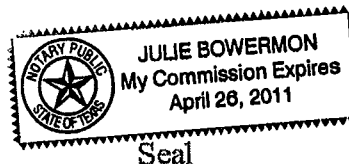
do hereby agree to all the terms as presented in this document.

Gene Bagwell
Signature of Authorized Representative

11/10/09
Date

The above person appeared before me in person on this the 10th day of NOVEMBER, 2009, and
affixed his/her signature to this page of this document.

Julie Bowermon
Notary Signature



My commission expires on APRIL 26, 2011.

Seal

CITY OF LOCKHART

[Signature]
Mayor James Bertram

4 Nov 2009
Date

Attest:

Connie Ortiz

Connie Ortiz, TRMC, City Secretary

11-4-2009
Date

Maintenance Management – Equipment List: Routine Service

2 Scag 61" Sabertooth Frontline Zero Turn Hydrostatic Commercial Lawnmowers

2 Scag 72" Sabertooth Frontline Zero Turn Hydrostatic Commercial Lawnmowers

6 Echo SRM 311 Commercial Weedeaters

4 Echo PB 400 Commercial Airblowers

3 Echo Commercial Chainsaws

3 Echo Commercial Hedgeclippers

2006 GMC 2500HD 4WD Crewcab Truck

22 ft. Commercial Utility Trailer

Assorted Handtools

Special Needs Equipment:

One-ton Flatbed Setting Truck w/ 7000lb. Monument Crane and Monument lifting accessories. Experienced monument setting staff(20+ years)

Cemetery related heavy equipment: Bobcat 331 Mini-excavators, Bobcat Skidsteer Loaders, Terex Heavy material Dumpers

Gene Bagwell 10/6/09

From: Vance Rodgers
Sent: Friday, October 02, 2009 10:19 AM
To: 'Gene Bagwell (bagwellg@asutin.rr.com)'; 'James Amaya (lawnservicebyjames@sbcglobal.net)';
'Universal Landscape Services (universallandscapeservices@yahoo.com)'
Cc: Bernie Rangel
Subject: Addendum #1 to Cemetery Maintenance Request for Proposal

Importance: High
Gentlemen:

As discussed the following items are considered as **Addendum # 1**:

1. Page 7, Specifications (A) , the number of mowing cycles is change to 22-24 per year.

Page 7, Specifications (B), the following sentence is "added" to the paragraph:
Once the contractor starts a mowing cycle under contract, sufficient personnel and equipment must be utilized to complete the mowing cycle within three (3) workdays unless verifiable weather conditions prohibit.

2. Page 16, Base Bid, "For an annual rate of" is changed to "For an annual fee of"

(write in dollars and cents) is changed to "write in words the dollars and cents"

Should you have questions, please contact me.

Vance Rodgers
City Manager
(512) 398-3461, ext 224
Cell (512) 376-8149
Fax (512) 398-5103

The information transmitted in this message is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. If the reader of this message is not the intended recipient, you are hereby notified that your access is unauthorized, and any review, dissemination, distribution or copying of this message including any attachments is strictly prohibited. If you are not the intended recipient, please contact the sender and delete the material from any computer.

From: Vance Rodgers
Sent: Monday, October 05, 2009 11:16 AM
To: 'James Amaya (lawnservicebyjames@sbcglobal.net)'; 'Universal Landscape Services (universallandscapeservices@yahoo.com)'; 'Gene Bagwell (bagwellg@austin.rr.com)'
Cc: Bernie Rangel
Subject: FW: Addendum #2 to Cemetery Maintenance Request for Proposal

Importance: High
 Gentlemen:

Addendum # 2:

Page 7, Under SERVICES TO BE PROVIDED. B. ...the term "approximately 26 acres in scope" is changed to "approximately 28 acres in scope". This includes the sloped area to the right when coming through the main gate down to the City Park entrance road **which was not included in the current contract by Maintenance Management.**

Page 8, Under STANDARD CONTRACTUAL TERMS TO BE INCLUDED IN THE CONTRACT AGREEMENT BETWEEN THE CONTRACTOR AND THE CITY OF LOCKHART, Section 1. **is hereby amended to read :** The successful proposer will be awarded a contract effective January 1, 2010, for five (5) years, or as negotiated. At the City's option, the contract may be renewed for five (5) additional twelve (12) month periods and thereafter year to year at the City's discretion.

Page 16, Under Total Bid price description, the term "maintenance services at least sixteen (16) times per year" is **hereby changed to** "maintenance services at least 22-24 times per year". I overlooked this in Addendum # 1.

Page 16, the term "The base cost of services may be subject to price adjustments" is **hereby changed to** "The base cost of services as negotiated in accordance with Section 10 DURATION OF CONTRACT may be subject to price adjustments".

Should you have questions, please contact me.

Thanks,

Vance Rodgers
 City Manager
 (512) 398-3461, ext 224
 Cell (512) 376-8149
 Fax (512) 398-5103

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From: Vance Rodgers
Sent: Friday, October 02, 2009 10:19 AM
To: 'Gene Bagwell (bagwellg@asutin.rr.com)'; 'James Amaya (lawnservicebyjames@sbcglobal.net)'; 'Universal Landscape Services (universallandscapeservices@yahoo.com)'
Cc: Bernie Rangel
Subject: Addendum #1 to Cemetery Maintenance Request for Proposal
Importance: High

Gentlemen:

As discussed the following items are considered as **Addendum # 1:**

1. Page 7, Specifications (A) , the number of mowing cycles is change to 22-24 per year.

Page 7, Specifications (B), the following sentence is "added" to the paragraph:

Once the contractor starts a mowing cycle under contract, sufficient personnel and equipment must be utilized to complete the mowing cycle within three (3) workdays unless verifiable weather conditions prohibit.

2. Page 16, Base Bid, "For an annual rate of" is changed to "For an annual fee of"

(write in dollars and cents) is changed to "write in words the dollars and cents"

Should you have questions, please contact me.

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City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: January 20, 2026

AGENDA ITEM CAPTION: Discussion regarding an agreement with Techline Construction, LLC for Section 1 of 2 for the Project No. 7 - LK20 Copper Replacement as part of the City of Lockhart's five-year System Study and Capital Plan as prepared by the Lower Colorado River Authority (LCRA).

ORIGINATING DEPARTMENT AND CONTACT: Electric - Bobby Leos

ACTION REQUESTED: Agreement

BACKGROUND/SUMMARY/DISCUSSION: Techline Construction is LCRA's preferred contractor for projects because they are experienced with high-voltage line repairs. Techline has conducted the majority of Lower Colorado River Authority (LCRA) projects for the City of Lockhart since 1995.

Project #7 is a "System Rehabilitation" project and part of the LCRA's five-year system study that will replace single-strand copper conductors. These conductors have been shown to become brittle and break with age, causing outages. Project #7 will rebuild approximately 6,000 ft. of three-phase power line on circuit LK20, along E Live Oak, Neches, San Saba, and Sabine streets.

Section 1 of 2 for Project No. 7 is anticipated to begin in the first quarter of 2026 (January–March) and be completed by the third quarter of 2026 (July–September). Labor for Section 1 of 2 for Project No. 7 is an estimated total of \$321,700, not to exceed \$334,700.

Section 2 of 2 for Project 7 will be scheduled for the FY 2026-2027 budget year. Staff will return to Council at a later date to approve the Section 2 construction agreement.

PROJECT SCHEDULE (if applicable):

AMOUNT & SOURCE OF FUNDING:

Funds Required: 334,700

Account Number: 500-5745-911

Funds Available: 334,700

Account Name: Construction/Project Improvement

FISCAL NOTE (if applicable):

PREVIOUS COUNCIL ACTION:

COMMITTEE/BOARD/COMMISSION ACTION:

City of Lockhart, Texas

Council Agenda Item Cover Sheet

STAFF RECOMMENDATION/REQUESTED MOTION: Electric Superintendent recommends approval.

LIST OF SUPPORTING DOCUMENTS: Proj. 7 ELEC. DIST. CONST. AGREEMENT

ELECTRICAL DISTRIBUTION CONSTRUCTION AGREEMENT

This **ELECTRICAL DISTRIBUTION CONSTRUCTION AGREEMENT** (“**Agreement**”) is entered into by and between the City of Lockhart, Texas (“**Owner**”) and Techline Construction, LLC (“**Contractor**”) and is effective as of the date of the signature of the last party to sign below (the “**Effective Date**”).

1. Contract Documents. This Agreement includes the following Contract Documents which shall be construed in the order of precedence in which they are listed:

1. This Agreement;
2. Exhibit A – M&S Engineering Construction Drawings (complete title), Project 7 – LK20 Copper Replacement;
3. Exhibit B – Contract No. 6779 Distribution Construction Services between the Lower Colorado River Authority and Techline Construction, LLC, dated May 6, 2025; and
4. Exhibit C – Proposal by Techline Construction, LLC to the City of Lockhart dated December 24, 2025 containing the estimate for the total cost of labor and equipment to complete Section 1 of 2 for the LK20 Copper Replacement project.

Exhibits A, B, and C which are attached hereto and incorporated herein, are made a part of this Agreement for all purposes. Contractor agrees to provide Owner with the services included in Exhibits pursuant to the terms and conditions of this Agreement, including all exhibits thereto.

2. Scope. Contractor shall furnish all labor, construction equipment, transportation, subcontracting, and other required services, other than engineering services, to complete the work described in the Contract Documents, specifications, and Construction Drawings (the “**Work**”). Contractor agrees to perform the Work under the same terms and conditions and pricing contained in the Contract Documents. Contractor agrees, no hot work shall be performed without foreman on site. All orders and payments for the Work will be issued directly from Owner to Contractor, and Contractor will provide the services and associated invoices directly to Owner. Contractor shall not provide any additional items or services or bill for expenses incurred for Owner not specified by this Agreement unless Owner requests and approves in writing the additional costs for such services. Owner shall not be liable for any additional expenses of Contractor not specified by this Agreement unless Owner first approves such expenses in writing.

3. Compensation. Owner agrees to pay the Contractor in accordance with the prices listed in the proposal attached to the Contract Documents, estimated to be \$321,700.00 and not to exceed \$334,700.00, and in any change orders executed by the parties.

4. Term. The term of this Agreement shall be for one year beginning on the Effective Date and ending one calendar year thereafter. Owner shall be able to renew this agreement for two one-year renewal options by written agreement of the parties.

5. Independent Contractor. This Agreement shall not be construed to create a partnership, joint venture, nor other agency relationship between the parties, who are independent of one

another. The relationship of the Contractor to Owner is and shall continue to be that of an independent contractor, and no liability or benefits such as workers' compensation, pension rights or liabilities, insurance rights or liabilities, arising out of or related to an employer/employee relationship, shall arise, or accrue to either party or either party's agent, subcontractor or employee, as a result of this Agreement or its performance. No relationship, other than that of independent contractor, shall be implied between the parties or between either party and the other party's agent, employee, or subcontractor, and the Contractor hereby agrees to hold Owner harmless from any such claims by it or its associates, and any cost or expense related thereto.

6. LCRA. LCRA is not a party to, and will in no way be responsible to either Owner or Contractor for, such orders, including without limitation any payments, performance, costs, expenses, losses or damages arising from such transactions between Contractor and Owner. Owner and Contractor releases LCRA from any liability associated with Owner's transactions under the Agreement.

7. Notices. Notices required pursuant to the provisions of this Agreement shall be conclusively determined to have been delivered when (1) hand-delivered to the other party, its agents, employees, servants or representatives, (2) delivered by facsimile with electronic confirmation of the transmission, or (3) received by the other party by United States Mail, registered, return receipt requested, addressed as follows:

City of Lockhart
Attn: City Manager
308 W. San Antonio St.
Lockhart, TX 78644

Techline
Attn: President
9609 Beck Circle
Austin, TX 78758

8. Default. In the event of a failure by Contractor to satisfactorily perform the services specified herein and/or a default by Contractor in abiding by the other terms and conditions of this Agreement, Owner may terminate the Agreement on written notice to Contractor and Contractor shall be liable for all damages, costs, and expenses (including attorney fees) incurred by Owner related to this default.

9. Alternative Dispute Resolution. The dispute resolution process provided for in Chapter 154 of the Texas Civil Practice and Remedies Code may be used, by Owner and Contractor to attempt to resolve any claim for breach of contract made by Contractor, to the extent it is applicable to the Agreement and not preempted by other law. Except as otherwise provided by law, nothing herein is a waiver by Owner of the right to seek redress in a court of law.

10. Assignment. The parties recognize that this contract is based upon the skill and expertise of the parties and therefore agree that the contract and the obligations thereunder may not be assigned

or delegated without the written consent of the other party, except as expressly allowed by this contract.

11. Compliance with Law. Contractor shall certify that he/she or it is in compliance with all applicable state and federal laws, including non-discrimination laws as it relates to the terms and conditions of the agreement.

12. Non-Appropriations. To the extent this contract constitutes public debt in connection with Article 11, Sec. 5 of the Texas Constitution, Contractor understands that Owner is a governmental entity, and should the Owner fail to provide funding for any period during the term of this contract, Owner shall be excused for all liability for payment. Owner is required to give Contractor written notice within thirty (30) days after learning that the funds will not be available. Upon receiving written notice from Owner, this contract will automatically terminate.

13. Governing Law/Venue/Statute of Limitations. The validity of this Agreement and the interpretation of its terms and the applicable statute of limitations for any cause of action brought by or against Owner pursuant to the Agreement shall be governed by the laws of the State of Texas. Jurisdiction for any legal proceedings incident to this agreement shall lie in Caldwell County, Texas or a United States District Court within the county.

14. Force Majeure. In the event of Force Majeure, Owner may terminate this agreement by written notice following such casualty and Owner shall not be responsible for any damages sustained by Contractor. Force Majeure shall mean fire, earthquake, flood, tornado, act of God, strikes or other labor disturbances, riots or civil commotion, litigation, terrorism, war or other acts of any foreign nation, power of government or government agency or authority, or any other cause like or unlike any cause above-mentioned which is beyond the control or authority of Owner.

15. Confidentiality. Subject to the Texas Public Information Act and any similar legal requirements, neither Party shall disclose any confidential information obtained from the other Party without such Party's prior written approval.

16. INDEMNIFICATION. CONTRACTOR SHALL INDEMNIFY, HOLD HARMLESS, AND DEFEND THE OWNER, ITS OFFICERS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, LOSSES, DAMAGES, CAUSES OF ACTION, SUITS, DEMANDS, PROCEEDINGS, COSTS, AND LIABILITIES OF EVERY KIND, INCLUDING WITHOUT LIMITATION ALL EXPENSES OF LITIGATION, COURT COSTS, AND ATTORNEYS' FEES, FOR INJURY TO OR DEATH OF ANY PERSON OR FOR DAMAGE TO ANY PROPERTY ARISING OUT OF, CONNECTED WITH, OR RESULTING FROM ANY ACTS OR OMISSIONS OF CONTRACTOR OR ANY AGENT, EMPLOYEE, SUBCONTRACTOR, OR SUPPLIER OF CONTRACTOR IN THE EXECUTION OR PERFORMANCE OF THIS CONTRACT. SUCH INDEMNITY SHALL APPLY REGARDLESS OF WHETHER THE CLAIMS, LOSSES, DAMAGES, CAUSES OF ACTION, SUITS OR LIABILITY ARISE IN WHOLE OR IN PART FROM THE NEGLIGENCE OF THE OWNER, ANY OTHER PARTY INDEMNIFIED HEREUNDER, THE CONTRACTOR, OR ANY THIRD PARTY.

17. Insurance. For the entire term of the Agreement (“Term”), Contractor shall maintain at his/her sole cost, at all times while performing work hereunder, the insurance and bond coverage set forth below with companies satisfactory to the Owner with full policy limits applying, but not less than stated. A certificate of insurance evidencing the required insurance and specifically citing the indemnification provision set forth in the Agreement shall be delivered to the Owner prior to the start of work.

- (1) Worker’s Compensation Insurance as required by laws and regulations applicable to and covering employees of Contract engaged in the performance of the work under this agreement with a limit of not less than \$1,000,000.00;
- (2) Employers Liability Insurance protecting contractor against common law liability, in the absence of statutory liability, for employee bodily injury arising out of the master-servant relationship with a limit of not less than \$1,000,000.00.
- (3) Comprehensive General Liability Insurance including products/completed operation with limits of liability of not less than: Bodily Injury \$1,000,000.00 per each person, \$1,000,000.00 per each occurrence/\$2,000,000.00 aggregate; Property Damage \$1,000,000.00 per each occurrence;
- (4) Excess Liability Insurance Comprehensive General Liability, Comprehensive Automobile Liability and coverages afforded by the policies above, with the minimum limits of \$2,000,000.00 excess of specified limits;

All policies must contain a waiver of subrogation against Owner. Comprehensive General Liability and Commercial Automobile Liability policies must name Owner as Additional Insured. Contractor shall pay all insurance deductibles and deductibles must not exceed \$10,000 unless approved in advance by Owner. Contractor shall provide Owner Certificates of Insurance evidencing these insurance requirements prior to the start of work.

18. Audit; Independent Audits; Right to Audit; Retention; Supporting Documents. The Contractor agrees and authorizes Owner and/or the Owner’s Auditor (collectively, “Auditor”) to conduct audits or investigations in connection with this Agreement. Contractor agrees to cooperate with Auditors conducting such audits or Investigations and to provide all information and documents reasonably requested.

19. Limitations. The Parties are aware that there are constitutional and statutory limitations on the authority of Owner to enter into certain terms and conditions of the Agreement, including, but not limited to, those terms and conditions relating to liens on Owner’s property; disclaimers and limitations of warranties; disclaimers and limitations of liability for damages; waivers, disclaimers and limitations of legal rights, remedies, requirements and processes; limitations of periods to bring legal action; granting control of litigation or settlement to another party; liability for acts or omissions of third parties; payment of attorneys’ fees; dispute resolution; indemnities; and confidentiality (collectively, the “Limitations”), and terms and conditions related to the Limitations will not be binding on Owner except to the extent authorized by the laws and Constitution of the State of Texas.

20. Sovereign Immunity. Except as otherwise provided by Texas law, neither the execution of the Agreement by Owner nor any other conduct, action or inaction of any Owner representative relating to the Agreement is a waiver of sovereign immunity by Owner.

21. Representations by Contractor. Contractor represents and warrants that it will obtain and maintain in effect, and pay the cost of all licenses, permits or certifications that may be necessary for Contractor's performance of this Agreement other than approval to cross state or interstate highways and railroads, which shall be the responsibility of Owner. If Contractor is a business entity, Contractor warrants, represents, covenants, and agrees that it is duly organized, validly existing and in good standing under the laws of the state of its incorporation; and is duly authorized and in good standing to conduct business in the State of Texas, that it has all necessary power and has received all necessary approvals to execute and deliver the Agreement and is authorized to execute this Agreement according to its terms on behalf of Contractor.

22. Eligibility to Receive Payment. Contractor certifies that, as a matter of State law, it is not ineligible to receive the Agreement and payments pursuant to the Agreement and acknowledges that the Agreement may be terminated, and payment withheld if this representation is inaccurate.

23. Risk of Loss. All work performed by Contractor pursuant to the Agreement will be at Contractor's exclusive risk until final and complete acceptance of the work by Owner. In the case of any loss or damage to the work prior to Owner's acceptance, such loss or damage will be Contractor's responsibility.

24. Legal Construction/Severability. In the event that any one or more of the provisions contained in this contract shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision, and this contract shall be construed as if such invalid, illegal or unenforceable provisions had never been contained in it. To this end, the provisions of this contract are declared to be severable. The Parties may mutually agree to renegotiate the contract to cure such illegality/invalidity or unconstitutionality if such may be reasonably accomplished.

25. Non-Waiver. No covenant or condition of this Agreement may be waived except by written consent of the waiving party. Forbearance or indulgence by one party in any regard whatsoever shall not constitute a waiver of the covenant or condition to be performed by the other party.

26. Entire Agreement. The Contract Documents constitutes the entire agreement and supersedes all prior or contemporaneous agreements, whether written or oral, between the parties. Verbal representations not contained herein shall not be binding on the parties unless acknowledged by them in writing.

27. Authority. The person signing below on behalf of Owner and Contractor warrants that he/she has the authority to execute this contract according to its terms.

28. Amendment. This Agreement may be changed, amended, modified, extended or assigned only by mutual consent of the parties provided that consent shall be in writing and executed by the parties hereto prior to the time such change shall take effect.

29. Binding Agreement. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF, City and Contractor, by and through their duly authorized officers and Representatives, have executed this Agreement as of the date first above written.

CITY OF LOCKHART

TECHLINE CONSTRUCTION, LLC

Lew White, Mayor

Date:_____

Don Lawyer, President

Date:_____

Attest:

Julie Bowermon, City Secretary

Date:_____

EXHIBIT B



9609 BECK CIRCLE
AUSTIN, TEXAS 78758
DON LAWYER (903) 603-6260

December 24, 2025

City of Lockhart
Attn: Bobby Leos

RE: Section 1 of 2 on Project 7

Dear Bobby,

Thank you for giving Techline Construction, LLC the opportunity to quote on the First Section of Project 7. The estimated total for this project is \$321,700.00 not to exceed \$334,700.00. This total includes labor, equipment, and travel.

Thank you,

Vance Thurmon
Techline Construction, LLC

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: January 20, 2026

AGENDA ITEM CAPTION: Discussion regarding Downtown Revitalization Project Change Order #15 for the project, and authorizing the City Manager to sign the change order if approved.

ORIGINATING DEPARTMENT AND CONTACT: Public Works - Sean Kelley

ACTION REQUESTED: Change Order

BACKGROUND/SUMMARY/DISCUSSION: The Lockhart Downtown Revitalization Project is nearing completion. On January 6th, City Council was updated on the status of the project, approved Change Order #14 regarding necessary landscaping improvements, and briefed on Change Order #15. Change Order #15 consists of subgrade and paving overages collectively from the 9-block project. The overages were a result of inadequate subgrade discovered below the existing pavement surface and extra quantities of material needed to get an acceptable final pavement result. The cumulative overage costs in Change Order #15 are \$155,324.00. At this time, this is the last major change order for the project expected, bringing the projected Downtown Revitalization Project total to \$10,754,204.85.

PROJECT SCHEDULE (if applicable):

AMOUNT & SOURCE OF FUNDING:

Funds Required:

Account Number:

Funds Available:

Account Name:

FISCAL NOTE (if applicable):

- Original Contract Price = \$10,829,910
- Cost Approved (minus deducts) = \$10,178,175
- Change Orders To Date(#2 - #14)= \$420,705.85
- Current Contract Amount = \$10,598,880.85
- Proposed Subgrade and Paving Overruns Change Order #15 = \$155,324
- Projected Downtown Total = \$10,754,204.85

PREVIOUS COUNCIL ACTION: January 6, 2026- Received project update and approved Change Order #14.

COMMITTEE/BOARD/COMMISSION ACTION:

City of Lockhart, Texas

Council Agenda Item Cover Sheet

STAFF RECOMMENDATION/REQUESTED MOTION: Staff respectfully recommends approval of Change Order # 15.

LIST OF SUPPORTING DOCUMENTS: Change Order No. 15- Downtown Revitalization Project



505 East Huntland Drive
Suite 250
Austin, Texas 78752

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

January 13, 2026

Paul T. DeNucci, President
DeNucci Constructors, LLC
P.O. Box 201268
Austin, Texas 78720

**Re: Downtown Revitalization Project
Change Order No. 15**

Dear Mr. DeNucci:

Attached please find Change Order No. 15 for the above-referenced project. This change order includes the additional paving required to complete all paving within the project scope, to include the addition of 4,450 SY of 1" Tom C asphalt for San Antonio Street and 1,651 SY of 2" Type D asphalt for the remainder of the asphalt roadways and alleys.

This change order has been approved by this office and will increase the current contract amount by \$155,324.00 for a new current contract to \$10,754,204.85. Please execute and forward a digital copy to TRC at wwachel@trccompanies.com.

If you have any questions or need additional information, please feel free to contact this office.

Sincerely,

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

William Wachel, P.E.
Regional Vice President
Central Region

Enclosures

**CONTRACT CHANGE ORDER NO. 15
DOWNTOWN REVITALIZATION PROJECT**

OWNER:

City of Lockhart, Texas

CONTRACTOR:

DeNucci Constructors, LLC.

ORIGINAL CONTRACT AMOUNT:

\$10,829,910.00

PREVIOUSLY APPROVED CHANGE ORDER AMOUNT:

(\$231,029.15)

CURRENT CONTRACT AMOUNT:

\$10,598,880.85

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.70	1" HMAC TOM C	4,450	SY	\$26.00	\$115,700.00
P.71	2" HMAC Type D	1,651	SY	\$24.00	\$39,624.00
TOTAL COST OF THIS CHANGE ORDER:					\$155,324.00

PROPOSED CHANGE ORDER AMOUNT (THIS CHANGE ORDER):

\$155,324.00

REVISED CONTRACT AMOUNT:

\$10,754,204.85

NET CHANGE IN CONTRACT TIME (DAYS):

0

REVISED CONTRACT TIME (DAYS):

0

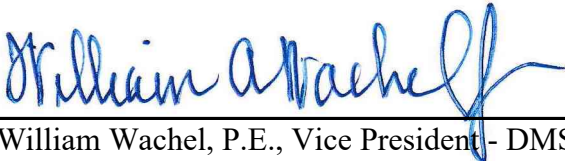
REVISED SUBSTANTIAL COMPLETION DATE:

REVISED FINAL COMPLETION DATE:

THIS WILL BECOME A SUPPLEMENT TO THE CONTRACT AND ALL PROVISIONS WILL APPLY HERETO.

Joseph Resendez, City Manager
City of Lockhart

Date



1/13/2026

William Wachel, P.E., Vice President - DMS Central
TRC Engineers, Inc.

Date



1/13/2026

Paul T. DeNucci, President
DeNucci Constructors, LLC

Date

CHANGE ORDER PROPOSAL

Contractor: DeNucci Constructors, LLC.

Project Name: Downtown Lockhart Revitalization

Change Order Proposal Number: 29 REV 1 Date: 12/29/2025

Description:

COP for P.70 1" HMAC TOM C overage and P.71 2" HMAC Ty D for the remaining overages & alleys on the job.

Labor:	Quantity	RT Hrs	OT Hrs	RT Rate	OT Rate	Total
Subtotal						\$0.00

Material	Description	Quantity	Unit	Rate	Total
					\$0.00
					\$0.00
					\$0.00
Subtotal					\$0.00

Subcontractors	Description	Total
Subtotal		\$0.00

Unit Pricing	Description	Quantity	Unit	Price	Total
	P.70 1" HMAC TOM C (5520 SY Measured - 1070 SY In Bid)	4450	SY	\$26.00	\$115,700.00
	P.71 2" HMAC Ty D	1,651	SY	\$24.00	\$39,624.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
	Subtotal				\$155,324.00

Equipment:	Description	Quantity	Unit	Operating Cost/Day	FHWA Rate	Total
						\$0.00
	Subtotal					\$0.00

				Subtotal	
Labor					\$0.00
Labor Burden	55%				\$0.00
Labor P&O	25%				\$0.00
Material	25%				\$0.00
Material P&O					\$0.00
Subcontractor					\$0.00
Subcontractor P&O	20%				\$0.00
Unit Price Item					\$155,324.00
Equipment					\$0.00
Bond	1%				\$0.00
TOTAL					<u>\$155,324.00</u>

Additional days requested: 0

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: January 20, 2026

AGENDA ITEM CAPTION: Presentation and discussion regarding proposed planning-related text amendments to Chapter 64, Zoning, Chapter 52, Subdivisions, and Chapter 12, Building and Building Regulations.

ORIGINATING DEPARTMENT AND CONTACT: Development Services - David Fowler

ACTION REQUESTED: Consensus

BACKGROUND/SUMMARY/DISCUSSION: The purpose of this item is to provide an overview of planning-related text amendments planned for early in calendar year 2026. These proposed amendments are all designed with the purpose of creating higher-quality development that will have stronger visual appeal. The proposed amendments include creation of a corridor overlay district to create higher standards of design along major highway corridors entering into the City. City Council previously directed planning staff to pursue this text amendment and draft proposed language for City Council discussion at a future meeting. A second proposed zoning text amendment related to the corridor overlay is the creation of stronger commercial landscaping standards. This proposed amendment would have the effect of creating a separate nonresidential landscaping section requiring trees and shrubs on all new commercial sites, as well as also requiring landscaping near buildings. Whereas applicants currently are able to pick as few as one landscaping element as part of the nonresidential appearance standards in Section 64-203, the proposed amendment would uniformly require more robust landscaping that would result in a greener, and more attractive appearance for new and redeveloped commercial projects.

In addition to the zoning-related amendments described above, planning staff proposes two major changes to the subdivision ordinance designed to improve the transportation design of subdivisions and the provision of sidewalks. Chapter 52 would be amended to provide minimum residential connectivity requirements in order to make subdivisions better connected internally and externally, while reducing the exemptions to sidewalk construction that have kept many new and infill residential projects from contributing towards the creation of a safe pedestrian network.

The Planning and Zoning Commission will receive a similar briefing at its January 14th meeting, and their feedback will be incorporated into the presentation at the City Council meeting. Code excerpts of the relevant sections proposed to be revised are included in the backup materials. Planning staff will incorporate feedback from City Council and the Planning and Zoning Commission into the text amendment drafts to be created early in the year.

PROJECT SCHEDULE (if applicable):

City of Lockhart, Texas

Council Agenda Item Cover Sheet

AMOUNT & SOURCE OF FUNDING:

Funds Required:

Account Number:

Funds Available:

Account Name:

FISCAL NOTE (if applicable):

PREVIOUS COUNCIL ACTION: None

COMMITTEE/BOARD/COMMISSION ACTION: The Planning and Zoning Commission will receive the same presentation at their January 14, 2026 meeting

STAFF RECOMMENDATION/REQUESTED MOTION:

LIST OF SUPPORTING DOCUMENTS: 2026 Planning Text Amendment Memo, Sec._64_203.___Nonresidential_appearance_standards., Sec._52_77.___Sidewalks.

MEMORANDUM

TO: Planning and Zoning Commission
FROM: Fatema Akter, Planner
SUBJECT: Preview of Proposed Planning relevant Text Amendments
DATE: January 14, 2026

This item is presented as a **preview of proposed ordinance amendments** to Chapter 12 (Buildings and Building Regulations), Chapter 52 (Subdivision Regulations), and Chapter 64 (Zoning) of the City Code. The purpose of this discussion is to familiarize the Planning and Zoning Commission with the scope and intent of the amendments and to receive preliminary feedback prior to scheduling a formal public hearing and action. The proposed text amendments provide a coordinated update to the City's subdivision, building, and zoning regulations in response to continued growth and evolving transportation needs and are intended to implement the vision of the Lockhart Comprehensive Plan 2024. Collectively, these amendments focus on improving street connectivity, clarifying sidewalk requirements, strengthening landscaping standards, and establishing targeted design regulations along key entrance corridors to support a safe, resilient, and well-connected Lockhart community.

The first proposed amendment establishes an Entrance Corridor Overlay District under Chapter 64 (Zoning). Visual quality is an important consideration for tourism and economic development, and as the Texas Capital of Barbecue, Lockhart attracts visitors year-round, and many surrounding communities have established strong entrance corridor standards along major highways that create a welcoming sense of arrival. To achieve similar outcomes without imposing unnecessary regulations citywide, the proposed Entrance Corridor Overlay District applies higher design standards only along key gateways into the city, including the northern corridors along SH 183 and SH 130, the southwest approach near SH 130, and selected segments of FM 20.

The second proposed amendment addresses shortcomings in Lockhart's current nonresidential landscaping standards. Under the existing ordinance (Sec. 64-203), the current structure has created inconsistent outcomes and has not consistently delivered adequate landscaping, as developments often meet only the minimum requirements without achieving desired aesthetic, environmental, or pedestrian outcomes. Recent examples, such as the 7-Eleven site, demonstrate how minimal but compliant landscaping can fall short of standards seen in comparable cities. As Lockhart continues to grow rapidly, strengthening the ordinance now is necessary to ensure that future nonresidential development contributes to a more attractive, environmentally responsive, and comfortable public realm, supporting long-term livability and community character.

The next proposed street connectivity and sidewalk amendments under Chapters 52 and 12 are intended to improve accessibility, walkability, and overall network connectivity. Chapter 52 would include a Connectivity Index section, which would promote a more connected street network within subdivision development. While Chapter 52 includes sidewalk standards for subdivision development,

current exemptions for certain cul-de-sacs, replats, minor plats, and amending plats have resulted in sidewalk gaps. The proposed amendments to Chapter 52 would tighten these provisions, while Chapter 12 would establish sidewalk requirements for vacant or unplatted lots and provide clear variance criteria. These updates will respond to residents’ safety concerns, including reported difficulties with daily travel and increased risk of accidents. The amendments also align with the Future Land Use Plan’s vision for complete, walkable neighborhoods and its health outcomes policies promoting active transportation and public safety. Research consistently shows that communities with well-connected street and bicycle networks experience fewer severe traffic injuries and fatalities, underscoring the public health benefits of the proposed connectivity standards. The Comprehensive Plan’s Transportation and Mobility chapter also highlights the importance of transportation resilience and green infrastructure. The 2045 Thoroughfare Plan identifies new street networks that reinforce the need for sidewalks and integrated landscaping as development expands. Lockhart’s population increased from 17,920 on July 1, 2024, to 18,591 on January 1, 2025, and continued growth is expected to generate additional development and transportation demand.

To balance continued growth while supporting climate resilience and environmental quality, stronger design, landscaping, and connectivity standards are needed to mitigate heat, improve air quality, and create comfortable, high-quality public environments.

A brief overview of the proposed amendments is provided below:

Chapters to be amended	Sections	Amendment type
Chapter 64- Zoning Article vii: Zoning Districts and Standards Sec. 64-196. - Establishment of Zoning districts.	Subsection-Entrance Corridor Overlay District (ECOD)	Adoption of a new subsection establishing the Entrance Corridor Overlay District and related design standards
Chapter 64- Zoning Article vii. - Zoning districts and standards Sec. 64-203. Nonresidential appearance standards	Subsection- Landscape plan	Adoption of a new Landscape Plan subsection with related corrections
Chapter 52-Subdivision regulations Article v. - Design standards	Sec. 52-71. – Connectivity	Adoption of a new Connectivity section
Chapter 52-Subdivision regulations Article v. - Design standards	Sec. 52-77. – Sidewalks	Removal of sidewalk exemptions and targeted language revisions
Chapter 12-Buildings and Building Regulations Article ii. - Building code	Sec.12-36. - Sidewalk Requirements for Building Permits	Adoption of a new section establishing sidewalk requirements for building permits

Staff are presenting this item as a preview of the amendments currently under development, and Commission feedback will help inform the refinement of the proposed regulations prior to formal consideration.

Sec. 64-203. Nonresidential appearance standards.

Except as otherwise noted, all new development sites, new enclosed buildings, or building additions exceeding 50 percent of the gross floor area of the existing building as provided in subsection (1), are subject to the following standards for outdoor site development and exterior building design. If there are two or more buildings on the same site, their appearance should be consistent with regard to these standards. Buildings 300 square feet or less in gross floor area, residential dwellings and residential or agricultural accessory buildings, and buildings of any type that are on property located in both the CCB Commercial Central Business District and the Courthouse Square Historical District, are exempt from these standards.

- (1) *Building additions:* Additions exceeding 50 percent of the gross floor area of an existing building where the existing building complies with this section at the time the addition is constructed shall have a similar appearance as the existing building. If the total floor area resulting from the addition requires compliance with more bonus features in subsection (6) than would be required by the existing building, the new total number of building and landscaping bonus features shall apply. Where an addition exceeds 50 percent of the gross floor area of an existing building, and the existing building does not comply with this section at the time the addition is constructed, the addition or the existing building, or a combination thereof, shall comply with this section, including the building and landscaping bonus features in subsection (6) based on the floor area of the addition, only.
- (2) *Color:* Intense, bright, or fluorescent colors shall not be used as the predominant color on any wall or roof, but may be used as an accent.
- (3) *Entrances:* Primary building entrances must be easily identifiable through the use of differing colors and/or materials, or covered by any means such as a, portico, recess, canopy, awning, or other overhang.
- (4) *Roofs:* Flat roofs that are not an integral element of a unique architectural style or design, and roof-mounted mechanical equipment taller than 18 inches above the roof surface on any type of roof, must be screened from view as seen at an eye level of six feet above the property line from and along any abutting street, and/or from any abutting property having a residential zoning classification, by a parapet or other architectural structure or device of a design and/or color that complements, or is consistent with, the appearance of the building.
- (5) *Screening:* Any outdoor area used for ground-mounted mechanical equipment, refuse storage, long-term vehicle storage, storage of products or materials other than vehicles, or truck loading/unloading docks shall be screened from view as seen at an eye level of six feet above the property line from and along any abutting street or from any abutting property having a residential zoning classification. Screening shall consist of a minimum 90 percent opaque permanent fence or wall of a design and/or color that complements, or is consistent with, the appearance of the building that it serves. Screening is not required for loading docks on property that abuts only a street other than an arterial street if the loading dock is set back at least 130 feet from the right-of-way line.
- (6) *Bonus features:* Buildings and/or sites must incorporate bonus features from the list below in an amount corresponding to the gross floor area of the building or buildings on the property, based on the use categories shown in the table. The floor areas of basements or floors averaging more than 50 percent below ground level as viewed from any abutting street are not included. Where there are multiple buildings, outdoor bonus features selected shall apply to the entire site. Where multiple land uses are located in separate buildings on the same site, the minimum number of bonus features required, as shown in the table, applies to each building separately. Where multiple land uses are located in the same building, the minimum number of bonus features required is based on the use occupying the greatest floor area. In all cases, at least one of the selected bonus features must be from items "l", "m", or "n" in the list.

OFFICE BUILDINGS AND ALL COMMERCIAL USES	
Gross Floor Area	Minimum Bonus Features
Less than 5,000 square feet	3
5,000 square feet to 15,000 square feet	5
Greater than 15,000 square feet	7
ALL OTHER LAND USES	
Gross Floor Area	Minimum Bonus Features
Less than 10,000 square feet	3
10,000 square feet to 25,000 square feet	5
Greater than 25,000 square feet	7

- a. Horizontal articulation of building walls through the use of at least one offset of at least three feet for each 50 feet, or portion thereof, of each exterior wall length facing an abutting street.
- b. Exterior projections of architectural or structural bays in the form of floors and/or interior bay walls extending at least two feet beyond the face of at least one exterior wall facing an abutting street.
- c. Integrated planters or wing-walls that incorporate landscape or seating areas.
- d. One or more of the following architectural features integrated into each exterior wall facing an abutting street:
 1. Pilasters or engaged columns;
 2. Decorative cornice;
 3. Wainscoting or plinth course;
 4. Covered arcade or colonnade;
 5. Architectural tower or focal point;
 6. Decorative tile work.
- e. The use of at least two different finish materials on all exterior walls visible from any abutting street, whereby each material covers at least 30 percent of the visible wall area, excluding the cumulative area of windows and doors.
- f. Window accent treatments, such as being recessed from the wall plane by at least 12 inches, or having a consistent theme of arches, awnings, canopies, or balconies on all exterior walls visible from any abutting street.
- g. Windows consisting of at least 35 percent of each building wall area facing an abutting street.
- h. Peaked or pitched roof forms having a slope of at least 18.5 degrees or four inches rise per one horizontal foot, or varied roof heights, with flat roofs having an articulated parapet or cornice line, where visible from any abutting street.
- i. One or more outdoor courtyards or patios containing seating facilities and one or more amenities such as landscaping, shade, arbor, or fountain.
- j. All parking lots located no closer to any abutting street than any wall of the main building.

- k. At least ten percent of the site area landscaped with vegetative groundcover or xeriscaping, where the site area is defined as the lot or parcel, or portion thereof within the boundary of the developed area, as indicated on the site plan for the use or uses receiving bonus feature credit.
- l. Evergreen shrubbery at least 18 inches high when planted along the building foundation on each side facing an abutting street.
- m. Evergreen shrubbery having a mature height of at least four feet, landscaped earth berm, decorative wall, or a combination thereof, at least four feet high as measured from the parking lot surface, and having an opacity of at least 60 percent, along the frontage of all parking lots abutting a street. Shrubby may be at least three feet high when planted or, if irrigated, may be two feet high when planted.
- n. No parking space more than 60 feet from at least one ornamental or shade tree of at least two inches in caliper, as measured two feet above the root ball, when planted. A tag identifying the species or common name shall remain attached to each tree until after passing inspection by the city.

(Ord. No. 2012-05, § I, 4-3-12; Ord. No. 2012-18, § I, 9-18-12; Ord. No. 2013-08, § I, 5-21-13; Ord. No. 2013-15, § II, 6-18-13; Ord. No. 2015-05, § I, 3-3-15; Ord. No. 2016-18, § I, 8-16-16; Ord. No. 2019-28, § II, 12-3-19)

Sec. 52-77. Sidewalks.

- (a) In those instances when a six-foot pedestrian access easement is provided in accordance with subsection 52-75(c), the applicant shall construct a sidewalk not less than four feet wide therein.
- (b) Public sidewalks not less than four feet wide shall be provided on each side of collector streets and minor nonresidential streets, and on one side of minor residential streets, including culs-de-sac exceeding 350 feet in length as measured in accordance with subsection 52-72(k). Public sidewalks not less than six feet wide shall be provided on each side of arterial streets and on the subdivision side of expressway frontage roads. Required sidewalks shall be constructed by the builder for each lot before a certificate of occupancy will be issued for any structure thereon. Sidewalks required along public streets abutting property that is already developed, abutting the side or rear of a vacant lot that has primary frontage on another street, or abutting land areas dedicated for a public park, drainage facility, open space, or other community facility in accordance with subsection 52-112, shall be constructed by the subdivider as a subdivision improvement, and accepted by the city, prior to the plat being recorded.
- (c) The location of sidewalks shall be noted on the subdivision plat.
- (d) Sidewalks are not required:
 - (1) On culs-de-sac 350 feet or less in length, as measured from the connecting street centerline to the center radius point of the closed end.
 - (2) Along minor streets in residential subdivisions where no lot is less than one acre in size.
 - (3) When no more than four lots are being replatted where there was no requirement for sidewalks at the time the subdivision was originally platted.
 - (4) For a minor plat of four or fewer residential lots along a minor residential street within an existing developed residential area not previously platted, where lots or parcels abutting the side or sides of the parcel being platted are developed and have no existing public sidewalk along their street frontages.
 - (5) Where the commission authorizes a variance waiving all or a portion of the sidewalk requirement in accordance with section 52-50.
- (e) In instances where construction of a required sidewalk in the public right-of-way is not feasible due to drainage considerations, topography, or lack of adequate unobstructed right-of-way width as determined by the city engineer, director of public works or designee, the sidewalk requirement may be satisfied by one of the following alternatives:
 - (1) The sidewalk may be constructed in a dedicated public access easement inside the private property of one or more lots along the street right-of-way; or
 - (2) The subdivider may, at the city's discretion, pay a fee in lieu of constructing the sidewalk based upon an estimated cost per linear foot provided by the director of public works, city engineer or designee; or provided by the subdivider's engineer and accepted by the director of public works, city engineer or designee.
- (f) Curb ramps for the disabled shall be constructed to comply with the most recently adopted edition of the Texas Accessibility Standards.
- (g) Rights-of-way or easements for hike and bike trails or similar shared-path sidewalks at least ten feet wide shall be dedicated on the plat where shown on the adopted sidewalk/trail plan, and such trails or shared-path sidewalks shall be constructed at the subdivider's expense. Where aligned with a property's street frontage, such trails and sidewalks shall serve as a required public sidewalk.

**REGULAR MEETING
LOCKHART CITY COUNCIL**

JANUARY 23, 2025

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 John Lairsen

Council absent:

Mayor Pro-Tem Angie Gonzales-Sanchez

Staff present:

Steve Lewis, City Manager
Joseph Resendez, Assistant City Manager
David Fowler, Planning Director
Keeli Michna, Finance Director
Gary Williamson, Police Chief
Tatiana Salazar, Public Information Officer

Brad Bullock, City Attorney
Julie Bowermon, City Secretary
Sean Kelley, Public Works Director
Holly Malish, Economic Development Director
Randy Jenkins, Fire Chief

Citizens/Visitors Addressing the Council: Brad Slott, HEB Design Team; Citizens: Margaret Carter, Doug Rikardson, Josh Schaefer, Bonnie Marshall, Charles Cloutman, Mike Gividen, Taylor Burge, Sam Benavides, John Asaff, and Kathleen Clough.

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. CONSIDER AMENDING WATER AND WASTEWATER UTILITY EASEMENTS LOCATED AT 2401 WEST SAN ANTONIO STREET AT THE NORTHWEST CORNER OF SH130 AND SH142.

Mr. Kelley stated that in 2024, city staff worked with a developer regarding developing the southwest corner of SH130 and SH142 into a convenience store. This developer was also the owner of the northwest corner and intended to bring wastewater from the north side of SH142 to their proposed development on the south side of SH142. Thus, two easements were dedicated to the city on June 7, 2024 to accommodate the necessary wastewater service extension needed for the project. Since the dedication of the two easements, a new owner, H-E-B, LP, has acquired the 27-acres at the northwest corner of SH130 and SH142. HEB's design team reviewed the 27-acre property, they had concerns regarding the restrictions of the existing waste/wastewater utility easements. The primary concerns include: 1) the existing easement language may not allow for certain landscaping elements; 2) the language could affect future driveway connections to SH130; and 3) restrict drainage outfalls across the easement. Generally, these type of uses across a utility easement are acceptable as long as they do not interfere with the functionality of the intended easement. Staff and the city's attorney's office worked with the development team to prepare language that is acceptable to both parties. The proposed easement documents for consideration will effectively vacate the two easements, reestablish the easements with the same widths and locations, has

language that retains the easement functionality, and that the property owner's use that will not interfere with the easements.

Brad Slott of the HEB design consulting team requested approval of the utility easement amendments to allow the design team to accurately design the water/wastewater utility infrastructure.

B. DISCUSS RESOLUTION NO. 2025-02 TO AMEND A CHAPTER 380 INCENTIVE AGREEMENT WITH LOCKHART HOSPITALITY, LLC IN REGARDS TO EXTENDING THE HOTEL COMPLETION DATE.

Ms. Malish stated that one of the recommendations in the 2023 LEDC Strategic Plan Update is to recruit a hotel developer to host business clients and visitors and help stretch any day trips for regional tourism into overnight stays boosting retail and food sales in Lockhart. Specifically, the recommendation was to secure a limited service hotel and include meeting space. Holiday Inn Express (Lockhart Hospitality, LLC) is a 90-guestroom planned for the corner of City Line Road and San Antonio Street on Lockhart's west side. The hotel will provide a ground floor meeting room with a minimum of 1,200 gross s.f. that will accommodate at least 60 seats. This project will support the needs of new businesses coming to Lockhart as well as a new focus growing the City's tourism industry. The proposed amended Chapter 380 Performance Agreement adjusts the timeline to secure building permits and commence operations. The property tax and hotel occupancy tax incentives, project investment, job creation requirements, and other performance measures remain unchanged. In the amendment discussions, Lockhart Hospitality, LLC proposed a completion date of May 30, 2027 but upon further review and desire to add in extra buffer space, they have asked to further extend the completion date to December 30, 2027. There was discussion.

C. DISCUSS ORDINANCE 2025-01 VACATING AND ABANDONING APPROXIMATELY 3.2 ACRES OF UNUSED PUBLIC RIGHT-OF-WAY CONSISTING OF TWO 50-FOOT STREETS CONNECTING SOUTH MEDINA STREET TO SUNSET DRIVE AND WEST MARTIN LUTHER KING JR. INDUSTRIAL BOULEVARD AND A 7.5-FOOT RIGHT-OF-WAY DEDICATION ALONG WEST MARTIN LUTHER KING JR. INDUSTRIAL BOULEVARD.

Mr. Fowler stated that the purpose of this ordinance is to officially vacate two 50-foot rights of way connecting South Medina Street to Sunset Drive and West Martin Luther King Jr. Industrial Boulevard and a 7.5 foot right of way dedication along West Martin Luther King Boulevard. The owner of the land adjacent to the affected rights of way plans to incorporate the areas into a final plat that is under review related to the expansion of the Golden Age Home. The rights of way were dedicated through a development plat for the First Apostolic Church approved in October 2013. The plat was vacated in 2016 though action of the Planning and Zoning Commission. In 2017, the City deeded the affected property back to a different set of representatives of the church. Although the deed stated the rights of way were part of the area being deeded back, the City Attorney's office stated that the rights of way were never formally abandoned because City Council did not take action to abandon those rights of way after the plat was vacated. The County Appraisal District had informed staff that the right-of-way was still in county records, leading to the City Attorney's advice that City council must abandon of the right of way through an ordinance to fully remove the City's interest in the property. Approval of the right of way vacation will allow the Golden Age Home's plat to be clear for approval at the January 22, 2025 Planning and Zoning Commission meeting. Because the property has already been deeded to the prior property owner, no further action will be required on the part of the City after the ordinance is approved.

D. DISCUSSION REGARDING THE LOCKHART FREEDOM ACT. (REQUESTED BY COUNCILMEMBER CASTILLO)

Councilmember Castillo suggested that the Council reconsider action on Resolution 2024-37 regarding the Lockhart Freedom Act (Proposition A that was on the November 2024 ballot). He stated that 68% of

citizens voted in favor of Proposition A and he believed that the Council should honor the will of the voters.

Mayor White requested the following to address the Council:

Margaret Carter, Nueces Street, stated that the citizens of Lockhart voted in favor of Proposition A and requested that the Council also vote in favor of Proposition A.

Doug Rikardson, 1010 Live Oak, expressed concern about the Council not upholding the voters' decision to approve Proposition A. He stated that he did not believe that citizens should be charged with a crime if in possession of small amounts of marijuana.

Josh Schaefer, 423 Center Street, stated that the Council should uphold the voters' decision to decriminalize possession of small amounts of marijuana. He questioned why the proposition was presented to the voters if the Lockhart City Council was not going to uphold the voters' decision.

Bonnie Marshall, 1003 Monte Vista, stated that her son experienced being charged with possession of small amounts of marijuana many years ago. As a result, her son was denied several jobs because of the offense. She also stated that as a teacher, she taught students that the government was for the people yet she is confused that the City Charter allows the Lockhart City Council to nullify the vote of the people. She stated that she does not believe that it is the Lockhart City Council's place to decide against the voters.

Charles Cloutman, 1616 Foxglove, stated that he is surprised that the Lockhart City Council thinks that they have the right to deny the voters' decision about Proposition A. He requested that the Lockhart City Council uphold the will of the people.

Mike Gividen questioned whether the Lockhart City Council believes in democracy. He stated that he does not believe that the Council cares about the people's decision about Proposition A. He requested that the Lockhart City Council believe in democracy and questioned racial discrimination.

Taylor Burge, 406 S. Church Street, stated that she assisted with the petition drive and met many citizens that use marijuana for various illnesses that are afraid to be out in public because of the risk of being charged with possession. She expressed concern about the Lockhart City Council not sharing the reason for denying Proposition A. She stated that the citizens trusted members of the Council yet the citizens now have doubts about the community's political leadership.

Sam Benavides, Editor of the Caldwell-Hays Examiner, requested that the Lockhart City Council revisit the Lockhart Freedom Act Resolution and to uphold the will of the voters about Proposition A. She stated that lawsuits against other cities that have decriminalized small amounts of marijuana have been dismissed. She encouraged the Council to be leaders and to advocate for citizens and to reconsider the Resolution and uphold the will of the voters.

John Asaff, 815 Ross Circle, explained a traumatic situation that he experienced many years ago with regards to possession of a small amount of marijuana that got him kicked out of college. He stated that he was excited to see Proposition A on the ballot yet was very disappointed that the Council ignored the will of the voters.

Kathleen Clough, Silent Valley Road, requested that the Council inform the voters why they voted against Proposition A.

Mayor White requested additional citizens to address the Council. There were none.

Mayor White stated that the city followed the Lockhart City Charter in regards to the petition process which included placing the item on the ballot. He stated that the Council's first vote taken on Proposition A was prior to the Council deliberating in closed session where they learned details about the legality of Proposition A. Mayor White questioned if the City Attorney could inform the citizens about discussions held in Executive Session. Mr. Bullock replied that, as the City Attorney, he is ethically prohibited from disclosing legal advice that he gave the Lockhart City Council during Executive Session. However, the Lockhart City Council, as the client, can decide to waive the privilege and authorize the City Attorney to disclose the information discussed during the closed session to the public.

Mayor White verbally authorized the City Attorney to disclose the discussions held in Executive Session regarding the Lockhart Freedom Act Resolution 2024-37 that was adopted on December 3, 2024.

Mr. Bullock informed the public that several cities that are involved in lawsuits with the Attorney General about decriminalizing possession of small amounts of marijuana were dismissed yet are now in the appeal process and will continue through the court system. He stated that the City of Elgin resolved their lawsuit by a consensus creed whereby the City of Elgin agreed to void the Ordinance decriminalizing possession of small amounts of marijuana. He provided information about several sections of the Lockhart City Charter that prohibits the Lockhart City Council in adopting Resolutions or Ordinances that violate state law. He stated that Texas Local Government Code, Section 370.003 prohibits cities from enforcing all drug laws. He explained that Resolution 2024-37 recognizes that the City of Lockhart is prohibited by its Charter from adopting any laws/rules/regulations that conflict with state and federal laws and that the City of Lockhart is prohibited by state law from adopting policies that do not fully enforce drug laws to the extent the Lockhart Freedom Act purports to prohibit the full enforcement of drug laws, state law makes such a policy unenforceable. He reminded the Council and the public that a Resolution is a statement of policy that is adopted by a governing body. Resolution 2024-37 also calls on state and federal legislators to resolve this conflict between local and state/federal about drug laws. The City of Lockhart was obligated to hold the Charter amendment Election even if the Lockhart Freedom Act is void. In *re Morris*, 663 S.W.3d 589, 596 (Tex. 2023), it states that "the right to call and hold a void election is a political right that the courts have no jurisdiction to interfere with, but the right to enforce a void election in such a way as to violate the laws of this state would present a matter that the judicial power of the government would have the right to give relief from." Mr. Bullock stated that additional advice that he gave to the Lockhart City Council was that the Texas Attorney General will continue to file suits against cities that do not uphold state law and that his job as the Lockhart City Attorney was to keep the City of Lockhart out of the court room. His goal was to avoid the City of Lockhart bearing the cost of lawsuits which will be paid by the taxpayers. The lawsuit could also include personnel issues with police officers because state law mandates them to issue citations for possession of all levels of marijuana. The verbiage of the Freedom Act that was presented as part of the petition was used word for word and what was actually on the ballot was a summarized version of the Lockhart Freedom Act. The verbiage was never changed. If it is confusing, it is no fault of the City of Lockhart, it is how it was written.

Councilmember Castillo stated that he believes that the voters want their day in court.

Mr. Bullock stated that the lawsuits against other cities that have adopted Ordinances that decriminalize possession of small amounts of marijuana could take years to settle. He recommended that if the City of Lockhart wishes to revisit the Lockhart Freedom Act Resolution, that the City Council wait until after lawsuits of other cities have been finalized.

Councilmember Lairsen stated that he believes that it is worth going through the court system because he supports the will of the voters.

Councilmember Mendoza recommended that the Council revisit the vote on the Lockhart Freedom Act Resolution.

Councilmember Michelson stated that he is in favor of allowing the police officers to do their job, as required by state law.

Chief Williamson requested authorization from the City Council, to publicly release his comments that were discussed in Executive Session regarding Resolution 2024-37. Mayor White verbally authorized Chief Williamson to publicly release the information to the public. He stated that two main issues of concern were as follows: 1) not being able to use the odor of marijuana as probable cause to search a vehicle, and 2) disciplining officers. Officers are licensed through the State of Texas and take an Oath to uphold state, federal and local laws. If he had to discipline officers for doing their job, it would be detrimental in retaining and recruiting police officers.

Mayor White stated that Council will remain in the position to uphold state law.

Mr. Bullock stated that the reason that the community was not informed prior to the election that the Charter amendment could be void is because Texas law prohibits electioneering. Electioneering prohibits city employees and officials from using city resources to try to influence the outcome of an election. If an employee or city official attempts to influence the outcome of an election, that person will be subject to individual personal criminal liability.

After discussion, the consensus of the Council was to direct staff to return a revised Resolution about the Lockhart Freedom Act during a future meeting.

RECESS: Mayor White announced that the Council would recess for a break at 7:58 p.m.

Mayor White reconvened the work session at 8:16 p.m.

F. RECEIVE AND DISCUSS THE 1ST QUARTER FISCAL YEAR 2025 INVESTMENT REPORT.

Ms. Michna 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. She presented the 1st Quarter Investment Report of Fiscal Year End (FYE) 2025, ending December 31, 2024.

G. DISCUSS 1ST QUARTER FINANCIAL REPORT FYE 2025.

Ms. Michna stated that in an effort to keep the City Council updated and informed on the City of Lockhart's budget, a quarterly financial status report is presented that focuses on financial and operational performance and provides updates on revenues and expenditures for the remainder of the fiscal year. This financial management practice is recommended by the Government Finance Officers Association (GFOA). She presented the financial report.

E. DISCUSS ORDINANCE 2025-02 AMENDING SECTION 56-194 "MAXIMUM SPEEDS ON STATE HIGHWAY 142" TO REMOVE SCHOOL SPEED ZONE NO LONGER IN USE LOCATED NEAR THE INTERSECTION OF MEDINA STREET.

Mr. Kelley stated that TxDOT has an upcoming resurfacing project on State Highway 142 (San Antonio Street) from Borchert Lane to downtown that is scheduled for 2026. As part of the design process for the project, TxDOT reviews such items as striping configurations and established school zones. TxDOT reached out to city staff regarding the removal of the school speed zone at Medina Street as it appears to be no longer needed or connected to an active campus. The school speed zone at Medina Street was established in 1996 as an active school crossing and stationed a crossing guard related to the Junior High Campus. The school campus now operates as an administrative building for the Lockhart ISD. Staff consulted with district administration on the removal of the school speed zone and they have no objection to the removal of the zone. The Texas Transportation Code grants authority to governing municipalities to adopt speed limits along highways within the municipality, including state highway systems in the city limits. Following adoption of Ordinance 2025-02, which effectively removes the Medina Street school speed zone, the signs will be removed by TxDOT. The speed limit will remain 35 MPH. There was discussion.

H. DISCUSS ENTERING INTO AN ASSET PURCHASE AND SALE AGREEMENT WITH CALDWELL COUNTY EMERGENCY SERVICES DISTRICT (ESD) NO. 5 FOR THE PURCHASE OF LOCKHART EMS VEHICLES AND MEDICAL EQUIPMENT TO PROVIDE EMERGENCY MEDICAL SERVICES TO LOCKHART AND CALDWELL COUNTY.

Chief Jenkins stated that the provider of emergency medical services (EMS) in the City of Lockhart and Caldwell County is scheduled to transition from the Lockhart EMS to Caldwell County Emergency Services District (ESD) No. 5 on February 1, 2025. This is an update from the previous January 1, 2025 transition date. To ensure a smooth transition, ESD #5 has agreed to purchase, and the City of Lockhart has agreed to sell the associated ambulances, staff vehicles, and equipment to assist ESD #5 in continuing to provide a high level of emergency medical service in the City of Lockhart and Caldwell County. The "Lockhart EMS Asset List" is attached and lists the vehicles and equipment for purchase, current value, how the value was determined, quantity, and the total cost. The total cost of all the vehicles and equipment is \$381,018. If approved, a closing will take place at the time and place agreed upon by both parties and the City of Lockhart will provide a Bill of Sale, any associated certificates of title, and ESD #5 will purchase the vehicles and equipment on the approved Lockhart EMS Asset List. The transition of ownership of vehicles and equipment will concur with the time of the closing.

Updates

As Council may recall, the original version of the Asset Purchase and Sale Agreement (Agreement) was considered and approved by Council at the December 3rd, 2024 Council meeting. However, due to questions regarding Medic 6, the original Agreement was not approved by the ESD No. 5 Board. These questions have now been resolved. Specifically, the revised Agreement includes a provision for the ESD No. 5 to pay the remaining balance of \$217,975 for Medic 6 directly to the vendor. The City previously paid \$71,250 for the Medic 6 chassis to secure the initial order for the vehicle. The County has agreed to reimburse the City for half of this cost - \$35,625. In effect, the Asset List in the revised Agreement reflects a payment from the ESD to the City for \$35,625 for Medic 6 for the direct cost incurred by the City for purchasing the vehicle. The ESD No. 5 approved the revised Agreement on January 15th. No other changes were made to the Agreement outside of these updates.

I. RECEIVE UPDATE ON THE IMPLEMENTATION OF THE REVISED CITY PURCHASING POLICY REGARDING CONTRACT RENEWAL PROCEDURES.

Mr. Resendez stated that based on additional Council feedback at the December 3, 2024 meeting, Finance staff are developing materials to assist department directors in implementing the recently adopted contract renewal procedures as each department continuously evaluates contracts under their management. This includes procurement best practices provided by the Government Finance Officers Association (GFOA) and the National Institute of Governmental Purchasing (NIGP), among other applicable professional organizations. The intent of these materials is to ensure current and future contracts for goods and services to continue providing the City the best overall value and incorporate new technologies to improve service delivery, maintain efficient operations, and identify potential cost savings. He provided a presentation with an update on current procurement practices, the implementation of the contract renewal provision, and future purchasing goals and objectives. There was discussion.

ITEM 1. CALL TO ORDER.

Mayor Lew White called the meeting to order at 8:49 p.m.

ITEM 2. INVOCATION, PLEDGE OF ALLEGIANCE.

Mayor White 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.

Bonnie Marshall stated that she had a medical emergency where she requested ambulance transport. The ambulance took long to arrive, therefore she called 9-1-1 to find out an estimated time of arrival (ETA). No one could give an ETA and she was told that they do not have tracking capabilities for the ambulances. A few days later, she called and spoke with the EMS Director and suggested that tracking devices or a dedicated phone be put on each ambulance. The Director informed her that tracking devices were cost prohibitive. Ms. Marshall recommended that the city consider adding tracking devices to the ambulances.

ITEM 4. CONSENT AGENDA.

Councilmember Michelson made a motion to approve consent agenda items 4A and 4B. Councilmember Castillo seconded. The motion passed by a vote of 6-0.

The following are the consent agenda items that were approved:

4A: Receive the 1st Quarter Fiscal Year 2025 Investment Report.

4B: Accept 1st Quarter Financial Report FYE 2025.

ITEM 5-A. DISCUSSION AND/OR ACTION TO CONSIDER AMENDING WATER AND WASTEWATER UTILITY EASEMENTS LOCATED AT 2401 WEST SAN ANTONIO STREET AT THE NORTHWEST CORNER OF SH130 AND SH142.

Councilmember Westmoreland made a motion to approve amending water and wastewater utility easements, as presented. Councilmember Lairsen seconded. The motion passed by a vote of 6-0.

ITEM 5-B. DISCUSSION AND/OR ACTION TO CONSIDER RESOLUTION NO. 2025-02 TO AMEND A CHAPTER 380 INCENTIVE AGREEMENT WITH LOCKHART HOSPITALITY, LLC IN REGARDS TO EXTENDING THE HOTEL COMPLETION DATE.

Councilmember Lairsen made a motion to approve Resolution 2025-02, as presented. Councilmember Mendoza seconded. The motion passed by a vote of 6-0.

ITEM 5-C. DISCUSSION AND/OR ACTION TO CONSIDER ORDINANCE 2025-01 VACATING AND ABANDONING APPROXIMATELY 3.2 ACRES OF UNUSED PUBLIC RIGHT-OF-WAY CONSISTING OF TWO 50-FOOT STREETS CONNECTING SOUTH MEDINA STREET TO SUNSET DRIVE AND WEST MARTIN LUTHER KING JR. INDUSTRIAL BOULEVARD AND A 7.5-FOOT RIGHT-OF-WAY DEDICATION ALONG WEST MARTIN LUTHER KING JR. INDUSTRIAL BOULEVARD.

Councilmember Michelson made a motion to approve Ordinance 2025-01, as presented. Councilmember Westmoreland seconded. The motion passed by a vote of 6-0.

ITEM 5-D. DISCUSSION AND/OR ACTION TO CONSIDER ORDINANCE 2025-02 AMENDING SECTION 56-194 "MAXIMUM SPEEDS ON STATE HIGHWAY 142" TO REMOVE SCHOOL SPEED ZONE NO LONGER IN USE LOCATED NEAR THE INTERSECTION OF MEDINA STREET.

Councilmember Lairsen made a motion to approve Ordinance 2025-02, as presented. Councilmember Michelson seconded. The motion passed by a vote of 6-0.

ITEM 5-E. DISCUSSION AND/OR ACTION TO CONSIDER ENTERING INTO AN ASSET PURCHASE AND SALE AGREEMENT WITH CALDWELL COUNTY EMERGENCY SERVICES DISTRICT (ESD) NO. 5 FOR THE PURCHASE OF LOCKHART EMS VEHICLES AND MEDICAL EQUIPMENT TO PROVIDE EMERGENCY MEDICAL SERVICES TO LOCKHART AND CALDWELL COUNTY.

Councilmember Westmoreland made a motion to approve the Asset Purchase and Sale Agreement with Caldwell County ESD, No. 5, as presented. Councilmember Lairsen seconded. The motion passed by a vote of 6-0.

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

- Lockhart approved to receive GLO regional mitigation funds for water distribution improvement projects.
- Homeless Point-In-Time Count to be conducted Thursday, January 23.
- First spay/neuter day conducted at Lockhart Animal Shelter.
- Coffee with a Cop scheduled for Wednesday, January 29.
- Special City Council workshop will be held on January 27 with Hillwood Communities regarding a proposed master planned community.

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

Councilmember Westmoreland wanted to assure the public that this Council is vetted in the City of Lockhart and that the goal is to keep Lockhart a great place to live. He stated that the Council wants to do the right thing.

Councilmember Mendoza expressed condolences to the family of Linda Barron for their loss. He thanked District 1 Pride for hosting the MLK March.

Councilmember Castillo expressed condolences to the families of Linda Barron and Bert Trejo for their loss. He thanked all involved with the MLK March. He thanked staff for their work and updates. He requested that the agenda item about the Resolution on the Lockhart Freedom Act be the first item for consideration.

Councilmember Michelson expressed condolences to the family of Linda Barron for their loss.

Mayor White thanked the Council and staff for their input about the Resolution and stated that the city will follow state law. He requested that a Resolution about the curb and road on Medina Street and FM 20 be placed on the February Council agenda. He expressed condolences to the family of Linda Barron for their loss.

ITEM 8. ADJOURNMENT

Councilmember Mendoza made a motion to adjourn the meeting. Councilmember Westmoreland seconded. The motion passed by a vote of 6-0. The meeting was adjourned at 9:10 p.m.

PASSED and APPROVED this the 20th day of January, 2026.

CITY OF LOCKHART

Lew White, Mayor

ATTEST:

Julie Bowermon
City Secretary

**SPECIAL MEETING
LOCKHART CITY COUNCIL**

JANUARY 27, 2025

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 John Lairsen

Council absent:

Mayor Pro-Tem Angie Gonzales-Sanchez

Staff present:

Steve Lewis, City Manager
Joseph Resendez, Assistant City Manager
David Fowler, Planning Director
Travis Hughes, Parks and Recreation Director

Christine Demirs, City Attorney
Julie Bowermon, City Secretary
Sean Kelley, Public Works Director
Will Wachel, City Engineer (TRC)

ITEM 1. CALL TO ORDER,

Mayor Lew White called the meeting to order at 6:30 p.m.

ITEM 2-A. DISCUSSION AND PRESENTATION FROM HILLWOOD COMMUNITIES REGARDING A PROPOSED MASTER PLANNED COMMUNITY TO BE LOCATED EAST OF US 183 AND WEST OF DRY CREEK ROAD ON APPROXIMATELY 966 ACRES.

Bryan Carlock of Hillwood Communities introduced several members of the Hillwood team, they provided information and there was discussion about the proposed Master Planned Community topics as follows:

- Hilltop Communities specializes in developing properties to create a safe and nice residential neighborhood.
- Development includes parks, detention pond(s), infrastructure, and selection of builders that will construction quality homes and/or townhomes.
- The school district has been approached to add an Elementary school in the development project.
- The team will generate plans to keep the flood plain section of the development aesthetically pleasing for the neighborhood.
- Creating a Municipal Utility District (MUD) allows the costs of the homes to be affordable for the average wage household. The MUD would fund the infrastructure for the project.
- Strategic Partnership Agreement.
- Conditional City Consent would allow Hilltop Communities to begin the process for the creation of the MUD, and to continue negotiations of the Development Agreement and other agreements required for the project.
- Development agreement would provide that the city provides water and sewer utilities with the MUD reimbursing the city.
- After completion of the development, the city would generate revenue on water and wastewater.
- Goal is to have the project completed by the end of 2027.
- Proposed retail businesses in the development.

Mr. Lewis stated that the city’s legal advisor would review all proposed agreements prior to the Council’s consideration.

ITEM 3. ADJOURNMENT

Councilmember Mendoza made a motion to adjourn the meeting. Councilmember Westmoreland seconded. The motion passed by a vote of 6-0. The meeting was adjourned at 8:15 p.m.

PASSED and APPROVED this the 20th day of January, 2026.

CITY OF LOCKHART

Lew White, Mayor

ATTEST:

Julie Bowermon
City Secretary

**REGULAR MEETING
LOCKHART CITY COUNCIL**

FEBRUARY 4, 2025

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 John Lairsen
Mayor Pro-Tem Angie Gonzales-Sanchez

Staff present:

Steve Lewis, City Manager
Joseph Resendez, Assistant City Manager
David Fowler, Planning Director
Gary Williamson, Police Chief

Brad Bullock, City Attorney
Julie Bowermon, City Secretary
Sean Kelley, Public Works Director
Tatiana Salazar, Public Information Officer

Citizens/Visitors Addressing the Council: Citizens: Pat Stroka, Len Gabbay, Samantha Benavides, Rebecca Allen, David Peyton, Josh Schafer and, Ronda Reagan.

REGULAR MEETING

ITEM 1. CALL TO ORDER

Mayor Lew White called the meeting to order at 6:30 p.m.

ITEM 2. INVOCATION, PLEDGE OF ALLEGIANCE

Mayor Lew White gave the invocation and led the Pledge of Allegiance to the United States and Texas flags.

ITEM 3-A. DISCUSSION AND/OR ACTION TO CONSIDER RESOLUTION 2025-03 REPEALING RESOLUTION 2024-37 REGARDING ACKNOWLEDGING ADOPTION OF THE LOCKHART FREEDOM ACT.

Mayor White requested the following citizens to address the Council:

Pat Stroka, 1204 Sierra Vista Cove, thanked the Council for returning the item for reconsideration. He stated that he believed that the citizens that voted in favor of Proposition A knew what they were voting for. He questioned the method that the City Attorney, City Council and the staff took in regard to informing the public about the legality of decriminalizing possession of small amounts of marijuana. He recommended that the city consider seeking other counsel in regard to the Lockhart Freedom Act issue.

Len Gabbay, 420 West Prairie Lea, pointed out his belief about two issues of the Lockhart City Council's actions: First, he disagreed with the police department's concern about the officers' discretion of probable cause of search and seizure if there is odor of marijuana; and, secondly, he suggested that the police department be given the direction about the probable cause discretion.

Samantha Benavides requested that the Council vote in favor of Resolution 2025-03, vote to uphold the will of the voters. She spoke in favor of the city going to court to fight for the will of the voters to decriminalize possession of small amounts of marijuana.

Rebecca Allen, 515 Wichita, spoke in favor of the will of the voters. She recommended that the city research options for housing for homeless citizens and volunteered to help with monetary needs.

David Peyton, 105 Cold Steel Road, Dale, spoke against the Lockhart Freedom Act. He spoke in favor of decriminalizing possession of small amounts of marijuana and of search and seizure if smelling marijuana. He expressed concern about police officers' inability to carry out the drug laws of the State of Texas and possibly facing lawsuits.

Josh Schaefer, 423 Center Street, expressed disappointment with the city's failure to uphold the will of the voters. He stated that he believes that police officers should uphold the City of Lockhart's drug laws and that the Texas Commission on Law Enforcement has not taken action on any issues involving decriminalizing the possession of small amounts of marijuana. He stated that the best chance of change is if cities get together to influence the Legislators to amend the law. He spoke in favor of the will of the voters.

Mayor White requested additional citizens to address the Council. There were none.

Councilmember Lairsen stated that he continues to support the Lockhart Freedom Act. He was pleased that the Police Chief and City Attorney were able to share previous closed session discussions with the public. He stated that he supports the Lockhart Freedom Act because it is the will of the voters. He believes that the local and federal government should rectify the issue. He suggested that the city continue with allowing the courts to decide how to handle the issue. If the courts find that the decriminalization to be illegal, the city can thereafter revert. He stands in support of the Lockhart Freedom Act.

Councilmember Castillo stated that he will continue to support the will of the voters. He stated that he believes that the city will face a lawsuit regardless, either by the State of Texas or the organization. He thanked the citizens for voicing their opinions.

Councilmember Mendoza stated that he supports the will of the voters.

Mayor Pro-Tem Sanchez thanked the citizens for voicing their opinion. She stated that she understands and respects the wish of the voters. She stated that her vote on Resolution 2024-37 was because there were still issues that needed to be resolved. She believes that the decision about whether to decriminalize possession of small amounts of marijuana is the responsibility of the State of Texas.

Mayor White thanked citizens for expressing their opinion. He believes that the Lockhart City Council followed the Lockhart's City Charter in regard to the proposition appearing on the ballot. The Lockhart City Charter also specifically states that the Lockhart City Council will not adopt policies that violate State law. He stated that he believes that citizens may have been misled that the Council can violate State law and that his position is that the City of Lockhart follow State law.

Councilmember Lairsen made a motion to approve Resolution 2025-03, as presented. There was no second vote to the motion.

Mr. Bullock clarified that Resolution 2025-03 repeals Resolution 2024-37 acknowledged that state law prohibits cities from adopting policies that do not fully enforce drug laws, recognized that portions of the Lockhart Freedom Act could be preempted by state law, and called on state and federal legislators to address this discrepancy. Enforcement of the Lockhart Freedom Act would be determined by the Council

at a future meeting. The City Charter continues to be in effect and the city does not have confirmation about the police officers' discretion on the issue. Enforcement is pending current court case rulings.

After discussion, Councilmember Lairsen rescinded his motion.

There was discussion about the clarity of Resolution 2025-03.

Councilmember Lairsen made a motion to approve Resolution 2025-03. Councilmember Castillo seconded. The motion failed by a vote of 3-4, with Mayor White, Mayor Pro-Tem Sanchez and Councilmembers Westmoreland and Michelson opposing.

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

Mayor White reconvened the meeting at 7:50 p.m.

Councilmember Castillo left the meeting.

WORK SESSION

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 AND DISCUSSION OF PROPOSED SIDEWALK ROUTES FOR APPLICATION TO TXDOT TRANSPORTATION ALTERNATIVES GRANT.

Mr. Fowler stated that TxDOT's 2025 Transportation Alternatives Set-Aside grant ("TA") program is accepting project proposals emphasizing "safety and mobility for non-motorized travelers". The program makes funds available for pedestrian infrastructure improvements. The City of Lockhart qualifies for the program at the 20% match level. Staff have prepared two proposals for \$1 million and \$2 million total project costs (\$200,000 and \$400,000 City contributions, respectively) for the expansion of sidewalks near the downtown core and enhancing connectivity to the schools on Center Street. These proposed programs of sidewalk addition are based on an estimated cost of \$115 per linear foot, as devised by the City Engineer. The proposed sidewalks will typically be four-foot-wide concrete paths. Route selection for the attached proposals were based on the City's 2023 preliminary application and recommendations from the *Lockhart Looking Forward* comprehensive plan (adopted 2024) and prioritizes segments with no existing sidewalks. TxDOT's TA program schedule requires a preliminary application showing the proposed routes and estimated budget on February 21, 2025. If this application is accepted, a detailed application with a full project budget, schedule, and schematics will be issued to the City for completion on April 16, 2025. Staff requests Council's review of the proposed routes and direction regarding submission of the preliminary application. There was discussion.

B. DISCUSS RESOLUTION 2025-04 TERMINATING THE CALDWELL VALLEY DEVELOPMENT AGREEMENT ON 426.85 ACRES LOCATED IN THE CITY'S EXTRATERRITORIAL JURISDICTION SOUTHWEST OF THE INTERSECTION OF FM 2720 AND COUNTY VIEW ROAD.

Mr. Fowler stated that the intent of this resolution is to terminate the Caldwell Valley Development Agreement to reflect a change in planned land use on the affected site. The Development Agreement was originally approved with the intent of a primarily residential MUD being created on the property. The request to terminate the development agreement has been made by Tract, a Colorado-based developer who plans to locate a data center in the vicinity, which would also include areas outside the City's jurisdiction.

In the time since the development agreement was approved the MUD has never been created and no residential development has occurred on the property. The proposed termination of the Development Agreement will remove any constraints placed on the property found in the language of the agreement to allow the data center development to move forward. There was discussion.

C. DISCUSSION REGARDING RESOLUTION 2025-05 REQUESTING THAT THE TEXAS DEPARTMENT OF TRANSPORTATION PRESERVE THE CURRENT CONFIGURATION OF HIGHWAY STRIPING ALONG STATE HIGHWAY 142 FROM MEDINA STREET TO BLANCO STREET AS PART OF THE STATE HIGHWAY 142 IMPROVEMENTS PROJECT.

Mr. Kelley stated that on January 9, 2025, the Texas Department of Transportation (TxDOT) shared the 60% design plans with City Council related to an upcoming repaving project on SH142. Components of the paving project include restriping SH142 from Borchert Lane to Downtown and incorporating new 14' wide center turning lanes from Medina Street to Guadalupe Street, along with the traffic signal improvements and widening of Mockingbird Lane. During this council meeting no comments were received regarding the proposed center turning lanes. However, since the meeting, comments have been presented to councilmembers in regard to keeping the current configuration so that on-street parking would remain available from Medina Street to Guadalupe Street along SH142. TxDOT recognizes that changes to traffic patterns may take time to get used to; however, the TxDOT's recommendation for the new center turning lanes was to improve safety along the highway system and were to be placed in an area where no additional roadway modification was going to be necessary to accommodate the center turning lanes. Alternatively, city staff discussed options where center turning lanes would only be made available at intersecting streets from Medina Street to Guadalupe Street, but TxDOT recommendation was to keep continuous turning lanes for the duration of Medina Street to Guadalupe Street and declined an option to only have turning lanes at street intersections. TxDOT has been made aware that there may be opposition to the proposed center turn lanes. If approved, Resolution 2025-05 will request preservation of the current configuration of highway striping on SH142 from Medina Street to Blanco Street will be submitted to TxDOT for its consideration. The project is expected to enter the bidding process in late 2025, with construction expected to begin in 2026. There was discussion.

D. DISCUSSION REGARDING RESOLUTION 2025-06 APPROVING AN INTERLOCAL AGREEMENT WITH CALDWELL COUNTY FOR SUBDIVISION REGULATION OF JUNIPER SPRINGS (FORMERLY CLEARFORK RANCH) PHASES 9, 10, AND 16 WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF LOCKHART, ADDRESSED AS 3000 BORCHERT LOOP.

Mr. Fowler stated that this item is for the purpose of clarifying a revision to the Juniper Springs MUD Agreement to address a concern from Caldwell County regarding the assignment of review authority as the MUD develops. In the previous Amendment of the Consent Agreement, which City Council approved December 19, 2023, subdivision review authority was assigned solely to Caldwell County for Sections, 9, 10, and 16, which were outside of the Lockhart ETJ at the time of the amendment, while granting the City of Lockhart sole review authority for the portion of the MUD that was inside the City's ETJ at the time. As final plats for subdivisions within the MUD were submitted, County officials objected to the Amendment, stating it was passed without the County's review. The proposed interlocal agreement is designed to only affect the three sections that were not in the Lockhart ETJ at the time of the agreement, for which Caldwell County would have exclusive review authority. The ILA would terminate upon approval of all permits and other administrative requirements related to development of the three sections. There was discussion.

REGULAR MEETING

Mayor White called the regular meeting to order at 8:20 p.m.

ITEM 4. PUBLIC COMMENT

Mayor White requested citizens to address the Council. There were none.

ITEM 5-A. HOLD A PUBLIC HEARING AND CONSIDER APPROVAL OF ORDINANCE 2025-03, ANNEXING 84.981 ACRES OUT OF THE JOHN A. NEILL SURVEY, ABSTRACT 20, CALDWELL COUNTY, TEXAS, LOCATED EAST OF THE INTERSECTION OF FM 1322 AND CENTERPOINT ROAD AND ADDRESSED AS 2500 FM 1322.

Mayor White announced that the public hearing is postponed to the March 18, 2025 City Council meeting.

ITEM 5-B. HOLD A PUBLIC HEARING ON APPLICATION ZC-24-08 BY TALLEY J. WILLIAMS ON BEHALF OF BLACKJACK BLOCK, LLC AND DISCUSSION AND/OR ACTION ON ORDINANCE 2025-04 FOR A ZONING CHANGE FROM AO AGRICULTURAL-OPEN SPACE DISTRICT TO RMD RESIDENTIAL MEDIUM DENSITY DISTRICT ON 84.981 ACRES IN THE JOHN A. NEILL SURVEY, ABSTRACT NO. 20, LOCATED EAST OF THE INTERSECTION OF FM 1322 AND CENTERPOINT ROAD AND ADDRESSED AS 2500 FM 1322.

Mayor White announced that the public hearing is postponed to the March 18, 2025 City Council meeting.

ITEM 6-A. DISCUSSION AND/OR ACTION REGARDING PROPOSED SIDEWALK ROUTES FOR APPLICATION TO TXDOT TRANSPORTATION ALTERNATIVES GRANT.

Councilmember Michelson made a motion to approve the grant application for \$2million, as presented. Mayor Pro-Tem Sanchez seconded. The motion passed by a vote of 6-0.

ITEM 6-B. DISCUSSION AND OR/ACTION REGARDING RESOLUTION 2025-04 TERMINATING THE CALDWELL VALLEY DEVELOPMENT AGREEMENT ON 426.85 ACRES LOCATED IN THE CITY'S EXTRATERRITORIAL JURISDICTION SOUTHWEST OF THE INTERSECTION OF FM 2720 AND COUNTY VIEW ROAD.

Councilmember Lairsen made a motion to approve Resolution 2025-04, as presented. Councilmember Westmoreland seconded. The motion passed by a vote of 6-0.

ITEM 6-C. DISCUSSION AND/OR ACTION REGARDING RESOLUTION 2025-05 REQUESTING THAT THE TEXAS DEPARTMENT OF TRANSPORTATION PRESERVE THE CURRENT CONFIGURATION OF HIGHWAY STRIPING ALONG STATE HIGHWAY 142 FROM MEDINA STREET TO BLANCO STREET AS PART OF THE STATE HIGHWAY 142 IMPROVEMENTS PROJECT.

Mayor White requested the following to address the Council:

Ronda Reagan, 412 West San Antonio Street, spoke in favor of Resolution 2025-05. She stated that she does not believe that a turn lane would be beneficial on Highway 142 from Medina to Blanco Streets.

Councilmember Lairsen made a motion to approve Resolution 2025-05, as presented. Councilmember Westmoreland seconded. The motion passed by a vote of 6-0.

ITEM 6-D. DISCUSSION AND/OR POSSIBLE ACTION REGARDING RESOLUTION 2025-06 APPROVING AN INTERLOCAL AGREEMENT WITH CALDWELL COUNTY FOR SUBDIVISION REGULATION OF JUNIPER SPRINGS (FORMERLY CLEARFORK RANCH) PHASES 9, 10, AND 16 WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF LOCKHART, ADDRESSED AS 3000 BORCHERT LOOP.

Councilmember Westmoreland made a motion to approve Resolution 2025-06, as presented. Councilmember Michelson seconded. The motion passed by a vote of 6-0.

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

- Lockhart EMS transition to ESD No. 5 completed.
- Texas Parks & Wildlife (TP&W) awards grant to Lockhart for aquatic facility.
- Update on LCRA's Timmerman Power Plant Construction.
- Coffee with a Cop - January event.

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

Mayor Pro-Tem Sanchez expressed condolences to families that have lost a loved one. She thanked all for their support during the loss of a member of her family. She congratulated the recipients of the Ermine Carter scholarship.

Councilmember Lairsen thanked city employees and public safety personnel for their work.

Councilmember Michelson expressed appreciation for the new fire truck. He asked citizens to continue to be patient during the downtown renovations.

Mayor White also requested citizens to be patient during the downtown renovations. He thanked the project manager for working with the city to keep the renovation process as simple as possible for the community. He invited everyone to First Friday.

ITEM 9. ADJOURNMENT

Mayor Pro-Tem Sanchez made a motion to adjourn the meeting. Councilmember Mendoza seconded. The motion passed by a vote of 6-0. The meeting was adjourned at 8:34 p.m.

PASSED and APPROVED this the 20th day of January, 2026.

CITY OF LOCKHART

Lew White, Mayor

ATTEST:

Julie Bowermon
City Secretary

**REGULAR MEETING
LOCKHART CITY COUNCIL**

FEBRUARY 18, 2025

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 John Lairsen
Mayor Pro-Tem Angie Gonzales-Sanchez

Staff present:

Steve Lewis, City Manager
Joseph Resendez, Assistant City Manager
Sean Kelley, Public Works Director
Randy Jenkins, Fire Chief
Tatiana Salazar, Public Information Officer
Will Wachel, City Engineer (TRC)

Jennifer Richie, City Attorney
Julie Bowermon, City Secretary
Gary Williamson, Police Chief
Holly Malish, Economic Development Director
David Fowler, Planning Director

Citizens/Visitors Addressing the Council: Representatives of the Hays-Caldwell Women's Center; Alfonso Sifuentes and Corey Johnson of Republic Services; and Gayle Warren, Citizen.

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 FEBRUARY 2025 AS DATING VIOLENCE AWARENESS MONTH.

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

B. DISCUSS CITY COUNCIL MINUTES OF THE DECEMBER 5, 2023, DECEMBER 19, 2023, JANUARY 2, 2024, JANUARY 9, 2024, AND JANUARY 18, 2024 MEETINGS.

Mayor White requested correctios to the minutes. There were none.

C. DISCUSS RESOLUTION 2025-08 TO GRANT CONDITIONAL CONSENT TO THE CREATION OF THE LOCKHART MUNICIPAL UTILITY DISTRICT OF CALDWELL COUNTY AND THE INCLUSION INTO SAID DISTRICT OF 889.3 ACRES OF LAND, 720.681 ACRES OF WHICH IS IN CITY'S ETJ.

Jennifer Richie stated that State law requires that a city consent to the inclusion of land in its ETJ in a municipal utility district ("MUD"). At a workshop on January 27, 2025, Hillwood Communities discussed the development of 889.3 acres of land ("Property"), 720.681 acres of which is in City's ETJ ("Property"). Hillwood Communities is in it due diligence period for the purchase of the Property and has asked the City to grant a conditional consent to creation of the Lockhart Municipal Utility District of Caldwell County and the inclusion of the Property into said district. This consent is conditioned in part on the ability of Hillwood Communities and the City being able to negotiate and enter into a development agreement and expires in 180 days. There was discussion.

D. PRESENTATION BY REPUBLIC SERVICES REGARDING RESIDENTIAL SOLID WASTE COLLECTION ROUTE CHANGES.

Mr. Kelley stated that Republic Services notified staff on upcoming changes to solid waste collection in an effort to optimize route efficiency and balance the number of customers along routes. Previously on June 13, 2022, Republic Services (formerly CTR) converted to three days per week service for residential collection from four day per week collection for residential customers and implemented a transition plan that was successful. Since the last route modification, Lockhart has experienced significant growth, which has placed a heavier burden on completion of routes within the scheduled pick-up time (7 a.m. to 6 p.m.). City staff also shared information with Republic Services regarding absorption of new residential neighborhoods and future phasing of developments coming online. In June 2022 the house count for solid waste services was 5,325. This amount has increased by 826 homes since the last route change to a total of 6,151 accounts.

This information has provided Republic Services with guidance in creating a new route revision. Important information regarding the new routes include:

- Moving from Three-Day per Week Service (Monday, Tuesday and Thursday) to Four-Day per Week Service (Monday, Tuesday, Thursday and Friday).
- Simplified dividing route lines using highways and collector streets.
- Two rear-load trucks will continue to be utilized on each route, with a third rear-load truck available for unforeseen issues or breakdowns.
- Approximately 1950 houses will be affected by the proposed route day changes, approximately 1,350 are due to adding the Friday route.
- Curb side recycling and commercial solid waste collection days will remain unchanged.

Alfonso Sifuentes and Corey Johnson of Republic Services provided information about the communication plan, timelines and transitional services for implementing the residential solid waste collection route revisions. There was a review of the map depicting the new collection routes. There was discussion.

E. DISCUSS ANNUAL REVIEW OF THE CITY OF LOCKHART EMERGENCY WARNING SYSTEM POLICIES WHICH INCLUDES THE OUTDOOR WARNING SIRENS (OWS) AND THE REGIONAL NOTIFICATION SYSTEM (RNS) IN PARTNERSHIP WITH THE CAPITAL AREA COUNCIL OF GOVERNMENTS (CAPCOG).

Chief Jenkins stated that severe weather is common in Central Texas from March through November. This includes the typical, peak severe thunderstorm and tornado months from March to June, and it includes the Atlantic hurricane season from June 1 to November 30. The purpose of this agenda item is to complete a routine annual review of the policy and make any needed amendments before the upcoming severe weather season. The current emergency warning system includes both outdoor and indoor warning methods. The Outdoor Warning Sirens consist of five (5) electro-mechanical sirens strategically located throughout the city. The sirens are tested on the 1st Monday of each month at 1 p.m. and are maintained through an annual maintenance contract. Indoor warnings are managed through the CAPCOG Regional Notification System (WarnCentralTexas.org), which has been implemented for citizens to receive warnings and important information on a phone (call or text), and/or computers (Email), to include automated weather warnings from the National Weather Service (NWS). Due to the age of the Outdoor Warning Sirens (2016), an upgrade to the server and software was completed in 2024. A second manual activation control point was also added at dispatch. In February 2025, all the battery chargers and batteries were upgraded on the system. The Outdoor Warning Sirens were activated once by the “Auto Activation” software on May 9, 2024, at 8:24:57 p.m. for a Tornado Warning in Caldwell County issued by the NWS. The City of Lockhart currently has 13,827 contacts in WarnCentralTexas.org. There was

discussion.

F. PRESENTATION BY POLICE CHIEF WILLIAMSON REGARDING THE 2024 RACIAL PROFILING REPORT.

Chief Williams stated that State law requires collection of information relating to motor vehicle stops in which a citation or warning is issued and for arrests made due to traffic stops. In addition, State law requires the following:

1. A comparative analysis of the information compiled;
2. Evaluate and compare the number of motor vehicle stops, within the applicable jurisdiction, of persons who are recognized as racial or ethnic minorities and person who are not recognized as racial or ethnic minorities;
3. Examine the disposition of motor vehicle stops made by officers employed by the agency, categorized according to the race or ethnicity of the affected persons, as appropriate, including searches resulting from stops within the applicable jurisdiction;
4. Evaluate and compare the number of searches resulting from motor vehicle stops within the applicable jurisdiction and whether contraband or other evidence was discovered during those searches and whether the individual detained consented to the search;
5. Information relating to each complaint filed with the agency alleging that a peace officer employed by the agency was engaged in racial profiling;
6. Whether the peace officer knew the race or ethnicity of the individual detained before detaining the individual;
7. Whether the peace officer used physical force that resulted in bodily injury, as that term is defined by Section 1.07, Penal Code, during the stop;
8. Location of the stops; and
9. The reason for the stops.

Chief Williamson provided details of the Motor Vehicle Racial Profiling report that was submitted to the Texas Commission on Law Enforcement.

G. DISCUSS RESOLUTION NO. 2025-07 TO TERMINATE A CHAPTER 380 ECONOMIC DEVELOPMENT INCENTIVE WITH TITAN LOCKHART LAND INVESTORS, LLC FOR DEFAULT.

Ms. Malish stated that Titan bought 31.485 acres in LEDC's Industrial Park 3 in 2023. During Titan's due diligence period on the property unexpected additional costs were determined by the company. To incentivize the closing and to ensure a development of a new speculative building, City Council approved a Chapter 380 agreement that would provide a 50% rebate of road impact fees up to \$326,000 and require an investment in a building and the property to be at least \$16 million. Titan was to submit plans for a site permit within 180 days after closing and complete construction and obtain a certificate of occupancy within 18 months from a building permit issued by the City of Lockhart. Due to adverse market conditions, Titan was never able to submit plans or complete construction of a building within the timeline outlined in the agreement. Titan remains committed and is actively marketing the property for development. LEDC staff / Titan will maintain their long-standing history of collaboration. Going forward, Titan is prepared to bring prospects to LEDC staff for a new development agreement.

H. DISCUSSION REGARDING RESOLUTION 2025-09, SUSPENDING THE APRIL 12, 2025, EFFECTIVE DATE OF THE PROPOSAL BY TEXAS GAS SERVICE COMPANY, A DIVISION OF ONE GAS, INC., CENTRAL-GULF SERVICE AREA, TO IMPLEMENT INTERIM GRIP RATE ADJUSTMENTS FOR GAS UTILITY INVESTMENT IN 2024.

Mr. Lewis stated that this is an annual interim rate adjustment and that the purpose of the resolution is to suspend the effective date of the rate increase by 45 days. Further, the Texas Supreme Court has determined that the City has no authority to take additional action or undertake a substantive examination of the request.

PRESENTATION BY REPUBLIC SERVICES REGARDING RESIDENTIAL SOLID WASTE COLLECTION ROUTE CHANGES.

Mr. Lewis clarified that the item is not on the agenda for Council action. He recommended that the Council ask any additional questions at this time, if any. There were no additional questions from the Council.

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 7:45 p.m.

ITEM 2. INVOCATION, PLEDGE OF ALLEGIANCE.

Mayor White 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.

Gayle Warren, McMahan, recommended that the city designate a specific bus or transportation pickup and drop off area to improve safety in the community and a public restroom in the downtown area.

Mayor White requested additional citizens to address the Council. There were none.

ITEM 4. CONSENT AGENDA.

Mayor Pro-Tem Sanchez made a motion to approve consent agenda items 4A and 4B. Councilmember Mendoza seconded. The motion passed by a vote of 7-0.

The following are the consent agenda items that were approved:

- 4A: Approve City Council minutes of the December 5, 2023, December 19, 2023, January 2, 2024, January 9, 2024, and January 18, 2024 meetings.
- 4B: Approve Resolution 2025-09, suspending the April 12, 2025, effective date of the proposal by Texas Gas Service Company, a division of One Gas, Inc., Central-Gulf Service Area, to implement interim GRIP rate adjustments for gas utility investment in 2024.

ITEM 5-A. CONSIDERATION AND/OR ACTION REGARDING RESOLUTION 2025-08 TO GRANT CONDITIONAL CONSENT TO THE CREATION OF THE LOCKHART MUNICIPAL UTILITY DISTRICT OF CALDWELL COUNTY AND THE INCLUSION INTO SAID DISTRICT OF 889.3 ACRES OF LAND, 720.681 ACRES OF WHICH IS IN CITY'S ETJ.

Councilmember Michelson questioned the decrease of land that will be included in the MUD. Duke Carrigan, representative of Hillwood, replied that the decrease is because it has been determined that part of the acreage that was previously included in the MUD total is currently in the city limits of Lockhart. The MUD will only consist of acreage in the City of Lockhart's extraterritorial jurisdiction. There was discussion.

Councilmember Lairsen made a motion to approve Resolution 2025-08, as presented. Councilmember Mendoza seconded. The motion passed by a vote of 7-0.

ITEM 5-B. DISCUSSION AND ACKNOWLEDGMENT OF RECEIPT OF THE 2024 RACIAL PROFILING REPORT.

Councilmember Michelson made a motion to accept the 2024 Racial Profiling report. Mayor Pro-Tem Sanchez seconded. The motion passed by a vote of 7-0.

ITEM 5-C. DISCUSSION AND/OR ACTION TO CONSIDER RESOLUTION NO. 2025-07 TO TERMINATE A CHAPTER 380 ECONOMIC DEVELOPMENT INCENTIVE WITH TITAN LOCKHART LAND INVESTORS, LLC FOR DEFAULT.

Councilmember Lairsen made a motion to approve Resolution 2025-07, as presented. Councilmember Castillo seconded. The motion passed by a vote of 7-0.

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

- City staff preparing and training for launch of My Government Online.
- Update on the Texas Parks & Wildlife grant for a new aquatic facility and related next steps.
- KidFish at City Park on Saturday, March 15th.
- Citywide Spring Clean Up Program on Saturday, March 22^{n.d}

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

Councilmember Mendoza thanked the Lockhart Chamber for a successful mixer event. He also thanked the Progressive Club for a successful event.

Mayor Pro-Tem Sanchez congratulated the Lockhart Chamber of Commerce and the Progressive Club for successful events. She congratulated the Lockhart High School graduates for signing contracts for future educational opportunities. She expressed condolences to families that have lost a loved one.

Councilmember Castillo expressed condolences to families that have lost a loved one. He congratulated the Lockhart Chamber and the Progressive Club for successful events. He inquired about an update about the recreation center and city pool. He inquired about updating streetlights in a few areas of town. He suggested that the city explore social opportunities/venues for the younger generation.

Mayor White thanked the Lockhart Chamber and the Progressive Club for successful events even though he was unable to attend.

EXECUTIVE SESSIONS: Mayor White announced that the Council would enter Executive Session to discuss items 8 and 9, as listed below, at 8:10 p.m.

ITEM 8. EXECUTIVE SESSION IN 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 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; OR TO DELIBERATE THE OFFER OF A FINANCIAL OR OTHER INCENTIVE TO A BUSINESS PROSPECT. Discussion regarding economic development negotiations with Project CA-238.

ITEM 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.

- A. Discussion regarding possible property acquisition for public facilities.
- B. Discussion regarding possible land acquisition related to public parks.

ITEM 10. OPEN SESSION.

Mayor White announced that the Council would enter Open Session at 9:06 p.m.

ITEM 10-A. DISCUSSION AND/OR ACTION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS WITH PROJECT CA-238.

Mayor White made a motion to authorize city staff to negotiate a 380 agreement with the economic development prospect. Mayor Pro-Tem Sanchez seconded. The motion passed by a vote of 7-0.

ITEM 10-B. DISCUSSION AND/OR ACTION REGARDING POSSIBLE PROPERTY ACQUISITION FOR PUBLIC FACILITIES.

Mayor White made a motion to authorize the City Manager to make an offer and/or negotiate an offer for a purchase sale agreement subject to Council approval, in an amount not to exceed the appraised value. Mayor Pro-Tem Sanchez seconded. The motion passed by a vote of 7-0.

ITEM 10-C. DISCUSSION AND/OR ACTION REGARDING POSSIBLE LAND ACQUISITION RELATED TO PUBLIC PARKS.

Mayor White made a motion to authorize the City Manager to negotiate an offer or a purchase and sale agreement subject to Council approval in an amount not to exceed appraised value. Councilmember Michelson seconded. The motion passed by a vote of 7-0.

ITEM 11. 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 9:09 p.m.

PASSED and APPROVED this the 20th day of January, 2026.

CITY OF LOCKHART

Lew White, Mayor

ATTEST:

Julie Bowermon
City Secretary

**REGULAR MEETING
LOCKHART CITY COUNCIL**

MARCH 4, 2025

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 John Lairsen
Mayor Pro-Tem Angie Gonzales-Sanchez

Staff present:

Steve Lewis, City Manager
Joseph Resendez, Assistant City Manager
David Fowler, Planning Director
Travis Hughes, Parks Director
Tatiana Salazar, Public Information Officer

Brad Bullock, City Attorney
Julie Bowermon, City Secretary
Sean Kelley, Public Works Director
Randy Jenkins, Fire Chief

Citizens/Visitors Addressing the Council: Tara Hatley of Masonwood Development; Vanessa Stowe of DPGF; Manuel Oliva, Citizen; and Michelle Hausmann of Land Use Solutions.

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. DISCUSS CITY COUNCIL MINUTES OF THE FEBRUARY 20, 2024, MARCH 5, 2024, MARCH 19, 2024, MARCH 26, 2024, AND APRIL 2, 2024 MEETINGS.

Mayor White requested corrections to the minutes. There were none.

B. PRESENTATION AND DISCUSSION REGARDING UPDATES ON PARKS AND RECREATION DEPARTMENT CAPITAL PROJECTS. THIS INCLUDES THE AQUATICS FACILITY PROJECT AND THE GATEWAY MONUMENT SIGN PROJECT.

Mr. Hughes provided information and there was discussion regarding the following projects: Gateway Monument Signs, Aquatics Facility, Lion's Park, Parks Master Plan priorities, and the Parks components in the recently adopted *Lockhart Looking Forward* Comprehensive Plan.

C. DISCUSSION REGARDING RECOMMENDED UPDATES TO PARK FACILITIES RENTAL RATES.

Mr. Hughes stated that the Park Pavilion rentals are being transitioned to an online platform to provide Lockhart Citizens with a user-friendly option for reservations and payments. Pavilions have traditionally been rented by calling the Public Works Office and asking for open facility dates. The customer must then go to the Public Works Office in person to complete the reservation form and make payment and a security deposit by check or cash. After the rental, the customer must return to the office to pick up their security deposit. The new online system will allow all of this process to be completed online with a debit or credit card. As part of this new system, pavilion rentals are going to be rented by the hour instead of by the day. This will provide for precise scheduling of facilities and charging appropriately for the amount of time the pavilions are being utilized. The new fee structure will maintain the current fee for up to a 5-hour rental

block, plus approximately 5-10%, which is to offset the cost of the online platform provider. Any additional time may be purchased with an additional hourly fee. Staff is also considering converting swimming pool rentals to the same platform. If the city proceeds with converting swimming pool rentals, staff recommends a rental fee of \$75 per hour. The new online rental platform is ready to launch. Staff will work with the Public Information Officer to communicate the transition to the online rental platform on the City's social media channels in preparation for the spring and summer recreation seasons. There was discussion.

D. DISCUSSION REGARDING THE PURCHASE OF A WEIS QUICK ATTACK FIRE APPARATUS BUILT ON A 2025 FORD-550 CHASSIS SUPER CAB AND MANUFACTURED BY WEIS FIRE & SAFETY EQUIPMENT, LLC IN SALINA KANSAS, UTILIZING THE HOUSTON GALVESTON AREA COUNCIL (HGAC) PURCHASING COOPERATIVE PROGRAM.

Chief Jenkins stated that the expanding threat of wildfires to Texas communities is a result of the state's ever-changing land use, climate, and population. Many Texas communities such as Lockhart are within the Wildland Urban Interface (WUI). The WUI is an area where people and their homes meet or mix with wildland vegetation. Central Texas had an extremely busy wildfire season in 2023 due to the warm temperatures, low humidity, strong winds, and ongoing drought conditions. Lockhart Fire Rescue responded to 21 wildfire incidents in 2023, including the 228-acre Boggy Creek Fire, and the 150-acre Barth Fire. The After Action Report (AAR) from the 2023 fire season is attached for review. One of the intermediate-term action items from the review was to purchase a second wildland brush truck for responding to WUI fires. The goal is to place the Quick Attack fire apparatus into service at Fire Station No. 2 with the ladder truck. The Weis Quick Attack fire apparatus will be equipped with a separate fire pump at the rear to allow the apparatus to be mobile while applying foam and water to the wildfire. The Quick Attack is also equipped with a 400-gallon water tank, four-wheel drive, 7.3L V-8 gasoline engine, super single-tire conversion, 3" lift kit, skid plates, 20HP Honda fire pump, stainless steel plumbing, 100' booster reel, foam system, ground sweeps, three pre-connected whip lines, portable winch, emergency lighting, and equipment storage compartments. The cost of the Quick Attack fire apparatus is \$291,965, which includes a \$1,000 HGAC fee, a \$6,000 contingency fund for equipment and/or unexpected costs. A \$2,000 discount is available if the city chooses to pay for the cab and chassis upon arrival. The delivery time upon ordering is approximately 18 months. The Quick Attack fire apparatus will be built in Salina, Kansas. A final inspection will take place at the manufacturing plant and the vehicle will be driven to Lockhart by fire department personnel. On December 30, 2024, the Lockhart Fire Department entered into a Memorandum of Understanding (MOU), with the City of Lockhart. The MOU allowed for the allocation of American Rescue Plan Act (ARPA) funds for the procurement of a brush truck and associated equipment, designed for fighting wildfires, particularly in rugged, off-road terrain. The project will be funded by ARPA (\$275,000) and the City's general fund (\$16,965). The Quick Attack fire apparatus will meet or exceed the current NFPA 1900, Standard On Wildland Fire Apparatus. There was discussion.

E. PRESENTATION AND DISCUSSION REGARDING THE PROPOSED EVERLY DEVELOPMENT AGREEMENT FOR THE MASONWOOD DEVELOPMENT CORPORATION FOR A PUBLIC IMPROVEMENT DISTRICT CONSISTING OF APPROXIMATELY 160 ACRES LOCATED WEST OF SH130 BETWEEN BORCHERT LOOP AND MAPLE STREET/BOGGY CREEK ROAD CURRENTLY IN THE LOCKHART EXTRATERRITORIAL JURISDICTION.

Mr. Fowler stated that the proposed development agreement would create a single-family residential development immediately west of the current city limits between Borchert Loop and Maple Street/Boggy Creek Road. The site consists of 159.24 acres, on which a planned 535 residential lots, parks, and neighborhood amenities would be created. One parcel at the center of the subject area that is not under

current developer control, owned by the Burton Family, is under contract for purchase. The project's layout would generally be consistent with the SF-2 Single Family development type, which has a minimum lot size of 5,500 square feet and a minimum lot width of 50 feet. However, the applicant proposes to have three lot sizes in the development, including lots with 60 and 65-foot widths. Additionally, all lots would be 120 feet deep, greater than the minimum 105-foot depth for the SF-2 development type. The development plan shows two entrances from Borchert Loop to serve the residences. The plan does not show any connections to Maple Street, despite City Council members stating a preference for the project connecting to both streets during the approval of the professional services agreement in July 2024. The applicant has stated that they believe a connection to Maple Street would be cost-prohibitive due to the point of connection being located within the 100-year floodplain. While that may be true, having Borchert Loop as the sole connection potentially creates traffic issues due to the fact that there is not an on-ramp to SH 130 at Borchert Loop, meaning residents would have to drive to either Maple Street or San Antonio Street/SH 142 to access SH 130. To meet the requirements of the City's subdivision ordinance, Borchert Loop will be required to be improved to City standards until it meets the nearest point of Borchert Drive that meets City standards, to the west of SH 130. The developer would extend City water and wastewater to the site to serve the development. The applicant plans to fund the utility extensions, local utility lines, on-and off-site street improvements, and amenities through the creation of a Public Improvement District. The current financial analysis of the PID shows it falling short of the 3 to 1 assessed value to lien value ratio that is required in the City's PID policy, instead showing a level between 2.18 and 2.21. Because of the shortfall between the current assessed value and the value of the bond requested, the applicant is requesting a "Holdback" approach, wherein the applicant would not receive the full bond funds at first issue. They would instead receive a smaller first issue of a bond, which would be the amount that can be borrowed at the 3 to 1 ratio based on the assessed value. The remainder of the bond amount would need to be "held back" until sufficient improvements have been made to create additional value, allowing the release of the remainder of the funds once values within the PID have increased to a 3:1 ratio based on the entire amount of bond proceeds. The main issues with this approach are that it involves risk to the developer that their early investment with limited bond funds may not produce the needed value for the release of the remainder of the funds and that the Holdback approach requires pre-clearance from the state Attorney General. While the development agreement does detail some features that are of higher quality than base city standards, such as the lot sizes, and does contain stronger park and recreational amenities than a typical subdivision, it is not clear that the proposed development fully meets the criteria for approval of a PID listed on page 2 of the City's PID policy. Unlike the other project for which the City approved a PID, the project is not mixed-use and would not contribute any commercial property or sales taxes to the City's revenues. While the project does require off-site utility extensions and road improvements, there have been similarly-situated residential projects that have built such improvements without requesting the creation of a PID. Through the presentation and discussion, City Council can provide guidance to staff and the applicant regarding how the project can better meet the goals detailed in the City's PID policy.

Tara Hatley of Masonwood Development and Vanessa Stowe of DPFG provided details about the development plans of the Public Improvement District. There was discussion.

CONSENSUS: The consensus of the Council is that Masonwood Development can proceed with the PID.

F. DISCUSSION REGARDING AMENDMENT NO. 1 TO THE TXDOT AIRPORT PROJECT PARTICIPATION AGREEMENT FOR PROJECT 2314LHART TO CHIP SEAL, OVERLAY, AND MARKING OF THE PARALLEL RUNWAY AND TAXIWAY AT THE LOCKHART MUNICIPAL AIRPORT.

Mr. Kelley stated that the Texas Department of Transportation (TxDOT) has several programs aimed at assisting with funding airport maintenance projects, which the city has participated in the past. On December 20, 2022, City Council approved Resolution 2022-42 authorizing the City Manager to enter into an agreement with TxDOT for a project consisting of paving and marking the 4,000' long runway and taxiway. The resolution and subsequent agreement identified the City's match responsibilities of 10% (\$191,900) of the entire project (\$1,919,000). These figures were based on estimates at the time of the adopted resolution. This project along with 5 other airport entities were packaged together and bid in 2024. Upon receiving initial bids, not all entities were in agreement with their proportionate costs of the project. TxDOT chose to rebid the projects in the hope that more bidders could be attracted and the costs for the projects would be more competitive. TxDOT and staff have reviewed the new bids that have been received, and believe the cost is of fair value regarding the work that is needed at the airport. Following entering the initial agreement, the City paid the estimated 10% match of \$191,900. Tonight's amendment to the project agreement identifies the remaining funds the City will be required to pay to participate in the paving project. The total project amount has changed to \$2,521,950. The 10% match portion of the project the City would be responsible for would be \$252,195. The City's remaining responsibility will be \$60,295, which is the difference in the previous 10% match payment. There was discussion.

RECESS: Mayor White announced that the Council would recess for a break at 8:15 p.m.

ITEM 1. CALL TO ORDER.

Mayor Lew White called the meeting to order at 8:30 p.m.

ITEM 2. INVOCATION, PLEDGE OF ALLEGIANCE.

Mayor White 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.

Manuel Oliva, 202 W. Cedar Street, expressed concern about the confusion about the location of the sewer infrastructure on a property that he is building a house, 417 S. Blanco Street. He explained that he has attempted to work with city staff to rectify the issue with no cooperation and that City staff had caused a break in the line resulting in sewer running into his backyard. He requested assistance to determine the sewer connection for the new home soon so that the new home build can commence. He also remarked he would contact an attorney.

Mayor White requested additional citizens to address the Council. There were none.

Mayor White introduced Megan Carvajal as the new President of the Lockhart Chamber of Commerce.

ITEM 4-A. HOLD A PUBLIC HEARING AND DISCUSSION REGARDING APPLICATIONS ZC-24-09 AND PDD-24-04 BY MICHELE HAUSSMANN OF LAND USE SOLUTIONS ON BEHALF OF MANUMIT INVESTMENT GROUP AND DISCUSSION AND/OR ACTION TO CONSIDER ORDINANCE 2025-05 FOR A ZONING CHANGE FROM PDD PLANNED DEVELOPMENT DISTRICT TO PDD PLANNED DEVELOPMENT DISTRICT AND ADOPTION OF A PDD DEVELOPMENT PLAN ON 23.395 ACRES IN THE FRANCES BERRY SURVEY, ADDRESSED AS 711 CITY LINE ROAD.

Mayor White opened the public hearing at 8:40 p.m.

Mr. Fowler stated that the proposed zoning change and PDD development plan proposes to remove the subject property from the Maple Park PDD and place it in a newly-created PDD for approximately 23 acres at the southeast corner of Maple Street and City Line Road. While the current PDD shows the subject property as a combination of single-family detached residential and commercial development, the proposed PDD would consist solely of a one-story multifamily development on two lots. The project would abut and have vehicular access to City Line Road, Maple Street, and the forthcoming Lincoln Lane. The development would have a maximum of 150 units of attached single-story residences, each having two-car garages and two spaces of parking in the driveways. The residences would be served by a network of internal private drives that also include paved walkways. Sidewalks would be built along all street frontages, including a six-foot wide sidewalk along City Line Road. As part of the approved preliminary plat, Maple Street will be widened to meet City standards as a collector street. The PDD development plan shows the project layout, indicating the locations of residential units, the driveway network, and open spaces. The plan states that the development's lighting will be dark sky compliant. The plan's landscaping standards include one shade tree per residential unit and one shade tree every 40 feet along street frontages, while also requiring shrub plantings along the fronts of buildings. The project will have an exterior fence along all street frontages. Architectural design and signage design standards are also included. The plan also states that a swimming pool and other recreational amenities will be built as part of the development.

Mayor White requested the applicant to address the Council.

Michelle Hausmann of Land Use Solutions on behalf of Manumit Investment Group provided details about the proposed development and requested support of the project. There was discussion.

Mayor White closed the public hearing at 9:08 p.m.

Mayor Pro-Tem Sanchez made a motion to approve Ordinance 2025-05, as presented. Councilmember Michelson seconded. The motion passed by a vote of 7-0.

ITEM 5-A. DISCUSSION AND/OR ACTION REGARDING CITY COUNCIL MINUTES OF THE FEBRUARY 20, 2024, MARCH 5, 2024, MARCH 19, 2024, MARCH 26, 2024, AND APRIL 2, 2024 MEETINGS.

Councilmember Lairsen made a motion to approve the minutes. Councilmember Westmoreland seconded. The motion passed by a vote of 7-0.

ITEM 5-B. DISCUSSION AND/OR ACTION TO CONSIDER THE PURCHASE OF A WEIS QUICK ATTACK FIRE APPARATUS BUILT ON A 2025 FORD-550 CHASSIS SUPER CAB AND MANUFACTURED BY WEIS FIRE & SAFETY EQUIPMENT, LLC IN SALINA KANSAS.

UTILIZING THE HOUSTON GALVESTON AREA COUNCIL (HGAC) PURCHASING COOPERATIVE PROGRAM.

Councilmember Michelson made a motion to approve the purchase of a Weis Quick Attack Fire Apparatus, as presented. Councilmember Mendoza seconded. The motion passed by a vote of 7-0.

ITEM 5-C. DISCUSSION AND/OR ACTION REGARDING AMENDMENT NO. 1 TO THE TXDOT AIRPORT PROJECT PARTICIPATION AGREEMENT FOR PROJECT 2314LHART TO CHIP SEAL, OVERLAY, AND MARKING OF THE PARALLEL RUNWAY AND TAXIWAY AT THE LOCKHART MUNICIPAL AIRPORT.

Councilmember Lairsen made a motion to approve Amendment No. 1 to the TXDOT Airport Project Participation Agreement, as presented. Councilmember Westmoreland seconded. The motion passed by a vote of 7-0.

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

- Park pavilion rentals will soon be available online.
- Informational meeting about Downtown Revitalization project scheduled for March 13, 2025.
- Preparations underway for solid waste pickup route change.
- KidFish at City Park on Saturday, March 15th.
- Reminder: Citywide Spring Clean Up Program on Saturday, March 22nd.

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

Councilmember Westmoreland commended the contractor involved with the downtown improvement project.

Councilmember Mendoza thanked the Hispanic Chamber of Commerce for a successful gala.

Mayor Pro-Tem Sanchez expressed condolences to families that have lost a loved one. She thanked the Hispanic Chamber for a successful gala event and congratulated award recipients.

Councilmember Castillo thanked the Hispanic Chamber for a successful gala and congratulated the award recipients. He thanked the contractor involved with the downtown improvement project. He encouraged everyone to be safe in the downtown area during the construction.

Councilmember Michelson also thanked the contractor involved with the downtown improvement project. He thanked citizens for their patience during the project. He commended the Hispanic Chamber for their successful gala. He also commended all involved with the Junior Livestock show.

Mayor White thanked the Hispanic Chamber for a successful gala and he thanked the keynote speaker. He stated that the city will host a tour of city facilities for a group from a health insurance company. An informal discussion will be held with a hospital corporation. He invited everyone to KidFish and to the Little League grand opening.

Mayor White announced that the Council would enter Executive Session at 9:20 p.m. to discuss items 8A, 8B and 9A.

ITEM 8. 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.

- A. Discussion regarding possible property acquisition for public facilities.
- B. Discussion regarding possible land acquisition related to public parks.

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.

- A. Discussion regarding water supply contracts.

OPEN SESSION

Mayor White announced that the Council would enter Open Session at 9:48 p.m.

ITEM 10-A. DISCUSSION AND/OR ACTION REGARDING POSSIBLE PROPERTY ACQUISITION FOR PUBLIC FACILITIES.

No action taken.

ITEM 10-B. DISCUSSION AND/OR ACTION REGARDING POSSIBLE LAND ACQUISITION RELATED TO PUBLIC PARKS.

No action taken.

ITEM 10-C. DISCUSSION AND/OR ACTION REGARDING WATER SUPPLY CONTRACTS.

No action taken.

ITEM 11. 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 9:50 p.m.

PASSED and APPROVED this the 20th day of January , 2026.

CITY OF LOCKHART

Lew White, Mayor

ATTEST:

Julie Bowermon
City Secretary

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: January 20, 2026

AGENDA ITEM CAPTION: Receive the Lockhart Freedom Act fourth quarterly report for 2025.

ORIGINATING DEPARTMENT AND CONTACT: Police - Gary Williamson

ACTION REQUESTED: Other

BACKGROUND/SUMMARY/DISCUSSION: The Lockhart Police Department continues to implement sections of the Lockhart Freedom Act that are not in conflict with state and federal law. These include evidence handling protocols (Section 12.06), codification of officer discretion in low-level marijuana cases (Section 12.10), and public transparency through quarterly reporting (Section 12.12).

This fourth quarterly report for 2025 provides updated data on LPD enforcement activity related to minor marijuana possession during the most recent reporting period. Included in this report are:

- Total number of misdemeanor marijuana-related arrests and citations issued.
- Estimated personnel time devoted to enforcement of these cases.
- Demographic breakdowns (age, gender, race, and ethnicity) of individuals cited or arrested.

This report builds upon the City's efforts to promote accountability, transparency, and informed decision-making.

PROJECT SCHEDULE (if applicable):

FISCAL NOTE (if applicable):

PREVIOUS COUNCIL ACTION: Acknowledged receipt of previous quarterly reports.

COMMITTEE/BOARD/COMMISSION ACTION:

STAFF RECOMMENDATION/REQUESTED MOTION: Acknowledge receipt of fourth quarterly report for 2025.

LIST OF SUPPORTING DOCUMENTS: Misdemeanor Marijuana Enforcement (Sept 6, 2025 to Dec 31, 2025)

MISDEMEANOR MARIJUANA ENFORCEMENT

(Arrests & Citations)

Sept. 6, 2025 to Dec. 31, 2025

DATE	CASE NUMBER	ARREST/CITATION	CHARGE	SUSPECT DESCRIPTION				EST. MINUTES
				AGE	GENDER	RACE	ETHNICITY	
9/6/2025	2025090013	Arrest#	Poss Marij <2oz	22	M	B		55
9/7/2025	2025090020	Arrest#	Poss Marij <2oz	29	F	W	H	110
9/12/2025	2025090039	Arrest*#	Poss Marij <2oz	45	M	W	H	114
9/13/2025	2025090048	Citation*	Poss Marij <2oz	36	M	W	H	70
9/17/2025	2025090065	Citation^	Poss Drug Para	32	F	W		39
10/10/2025	2025100042	Citation^	Poss Drug Para	32	M	W		27
10/21/2025	2025100078	Arrest#	Poss Marij <2oz	24	M	B		95
10/22/2025	2025100081	Citation^	Poss Drug Para	28	M	W	H	30
10/26/2025	2025100092	Arrest#	Poss Marij <2oz	22	M	W	H	141
10/26/2025	2025100092	Arrest#	Poss Marij <2oz	21	M	W	H	141
10/26/2025	2025100092	Arrest#	Poss Marij <2oz	28	M	W	H	141
12/31/2025	2025120090	Arrest*#	Poss Marij <2oz	33	M	W	H	218

SCHOOLS:

9/9/2025	2025090028	Admin Juv Prob	Poss Marij <=2oz Drug Free Zone	16	M	W	H	8
9/10/2025	2025090032	Arrest	Poss Marij <=2oz Drug Free Zone	17	M	W	H	50
9/15/2025	2025090043	Arrest	Poss Marij <2oz Drug Free Zone	17	F	W	H	67
9/19/2025	2025090061	Admin Juv Prob	Poss Marij <2oz Drug Free Zone	15	M	W	H	80
9/19/2025	2025090068	Admin Juv Prob	Poss Marij <2oz Drug Free Zone	16	M	W	H	26
10/2/2025	2025100007	Admin Juv Prob	Poss Marij <2oz Drug Free Zone	14	M	W	H	22
11/6/2025	2025110014	Admin Juv Prob	Poss Marij <2oz Drug Free Zone	15	F	W	H	20
11/21/2025	2025110063	Admin Juv Prob	Poss Marij <2oz Drug Free Zone	15	F	W	H	27
12/1/2025	2025120004	Arrest	Poss Marij <=2oz Drug Free Zone	17	M	W	H	111
12/3/2025	2025120007	Admin Juv Prob	Poss Marij <=2oz Drug Free Zone	15	M	W	H	41
12/12/2025	2025120030	Admin Juv Prob	Poss Marij <=2oz Drug Free Zone	15	M	W	H	14

* - Possession of marijuana along with other illegal narcotics.

^ - Possession of Drug Paraphernalia citation in lieu of arrest for Possession of Marijuana.

- Possession of marijuana along with other crimes.

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: January 20, 2026

AGENDA ITEM CAPTION: Approve Resolution 2026-02 calling a public hearing for the assessment and creation of a Tax Increment Reinvestment Zone (TIRZ) containing approximately 89.775 acres of land located at 2400 FM 1322 and located within the corporate limits of the City of Lockhart.

ORIGINATING DEPARTMENT AND CONTACT: Development Services - David Fowler

ACTION REQUESTED: Resolution

BACKGROUND/SUMMARY/DISCUSSION: The proposed resolution would set a date for a public hearing to create a Tax Increment Reinvestment Zone (TIRZ) for 89.775 acres east of FM 1322 south of Seawillow Road. If approved, the public hearing would be held on February 3, 2026 at 7:30 PM in the Council Chamber. The resolution contains the publication deadline for notification of the hearing and also contains the notification text in Exhibit B. Before the hearing concerning the TIRZ, the city must prepare a preliminary reinvestment zone project and finance plan. The Resolution states the hearing will hear testimony regarding the inclusion of the property within the zone, the creation of the zone, the boundaries of the zone, and the concept of tax increment financing.

PROJECT SCHEDULE (if applicable):

AMOUNT & SOURCE OF FUNDING:

Funds Required:

Account Number:

Funds Available:

Account Name:

FISCAL NOTE (if applicable): If approved, the TIRZ would receive 23 percent of taxes collected on new value created in the zone from 2026-2035 and 28.5 percent of taxes on new value created between 2036 and 2065.

PREVIOUS COUNCIL ACTION: The City Council originally approved the Seawillow Development Agreement on June 18, 2024 and approved the first amendment to the Development Agreement on January 6, 2026.

COMMITTEE/BOARD/COMMISSION ACTION: None

STAFF RECOMMENDATION/REQUESTED MOTION: Approval of the resolution setting the public hearing for the creation of the Seawillow TIRZ.

City of Lockhart, Texas

Council Agenda Item Cover Sheet

LIST OF SUPPORTING DOCUMENTS: SeaWillow Resolution to Call a Public Hearing TIRZ
01.12.26 CLEAN

CITY OF LOCKHART, TEXAS

RESOLUTION NO. 2026-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOCKHART, TEXAS, SETTING A PUBLIC HEARING UNDER SECTION 311.003 OF THE TEXAS TAX CODE FOR THE CREATION OF A TAX INCREMENT REINVESTMENT ZONE WITHIN THE CORPORATE LIMITS OF THE CITY OF LOCKHART, TEXAS; AUTHORIZING THE ISSUANCE OF NOTICE BY THE CITY SECRETARY OF THE CITY OF LOCKHART, TEXAS, REGARDING THE PUBLIC HEARING; AND DIRECTING THE CITY OF LOCKHART, TEXAS TO PREPARE A PRELIMINARY REINVESTMENT ZONE FINANCING PLAN.

WHEREAS, the City of Lockhart, Texas (the "City"), is authorized under Chapter 311 of the Texas Tax Code, as amended (the "Act"), to create a tax increment reinvestment zone within its corporate limits; and

WHEREAS, the City Council of the City (the "City Council") wishes to hold a public hearing in accordance with Section 311.003 of the Act regarding the establishment of a tax increment reinvestment zone containing approximately 89.775 acres of land generally located at 2400 Farm to Market (F.M.) Road 1322 and being located within the corporate limits of the City (the "Zone"), with the boundaries of the Zone being described in the metes and bounds and generally depicted in **Exhibit A** attached hereto and made a part hereof for all purposes; and

WHEREAS, in order to hold a public hearing for the creation of the Zone, notice must be given in a newspaper of general circulation in the City no later than the 7th day before the date of the hearing in accordance with Section 311.003 of the Act; and

WHEREAS, the City Council has determined to hold a public hearing on February 3, 2026 on the creation of the Zone.

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

SECTION I. That a public hearing is hereby called for February 3, 2026, at 7:30 p.m., in the City Council Chamber, at Lockhart City Hall, Clark Library Annex, 217 S. Main Street, Lockhart, Texas 78644, for the purpose of hearing any interested person speak for or against: (i) the inclusion of property within the Zone; (ii) the creation of the Zone; (iii) the boundaries of the Zone; and/or (iv) the concept of tax increment financing.

SECTION 2. At such time and place the City Council will hear testimony regarding (i) the inclusion of property within the Zone; (ii) the creation of the Zone; (iii) the boundaries of the Zone; and/or (iv) the concept of tax increment financing and will provide a reasonable opportunity for

the owner of any property within the proposed Zone to protest the inclusion of their property within the Zone. Upon closing the public hearing, the City Council will consider the adoption of an ordinance creating the Zone and other related matters.

SECTION 3. Attached hereto as **Exhibit B** is a form of the Notice of Public Hearing, the form and substance of which is hereby adopted and approved.

SECTION 4. That the City Secretary is hereby authorized and directed to cause said notice to be published in substantially the form attached hereto in a newspaper of general circulation in the City no later than the 7th day before the date of the hearing on February 3, 2026.

SECTION 5. Before the February 3, 2026, hearing concerning the Zone, the City shall prepare a preliminary reinvestment zone project and finance plan.

SECTION 6. That this resolution shall be in full force and effect from and after its passage and it is accordingly so resolved.

DULY RESOLVED by the City Council of the City of Lockhart, Texas, on the 20th day of January, 2026.

Mayor

ATTEST:

APPROVED:

City Secretary

City Attorney

Exhibit A – Legal Boundary of the Zone

LEGAL DESCRIPTION

BEING 89.775 acres of land situated in the J.A. NEILL SURVEY, ABSTRACT NO. 20, Caldwell County, Texas, and being a portion of and part of a called 169.811 acres of land described in deed to SVAG Investments, LLC, a Texas Limited Liability Company, as recorded in Document Number 2021-006881 of the Official Public Records of Caldwell County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch capped iron rod found, marked Hinkle Surveying, on the Northeast Right-of-Way line of Farm to Market Road 1322, an 80 foot Right-of-Way, and for the Northwest corner of a called 85.00 acre tract of land as described in a deed to Charles D. Spillmann and Jane Spillmann as recorded in Document Number 2016-005533 of said Official Public Records, same being the Southwest corner of said 169.811 acre tract and the of this herein described tract;

THENCE North 31 degrees 43 minutes 06 seconds West, along said Right-of-Way and the Southwest line of this tract, a distance of 2,572.95 feet to a 1/2 inch capped iron rod found, marked Jones Carter Prop Corner, for the Northwest corner of this herein described tract;

THENCE North 78 degrees 46 minutes 11 seconds East, crossing said 169.811 acre tract, a distance of 1,665.32 feet to a 1/2 inch iron rod found on the Southwest line of a called 358.536 acre tract of land as described in a deed to David V. Acevedo and Marge Margarita Acevedo as recorded in Volume 209, Page 425 of said Official Public Records, same being the Northeast line of said 169.811 acre tract, and being the Northeast corner of this herein described tract;

THENCE South 29 degrees 54 minutes 41 seconds East, along the common line of said 358.536 acre tract, a distance of 2,544.30 feet to a 1/2 inch capped iron rod found, marked Hinkle Surveying, for the Northeast corner of said 85.00 acre tract, and being the Southeast corner of this tract;

THENCE South 78 degrees 46 minutes 18 seconds West, along the common line of said 85.00 acre tract, a distance of 1,579.70 feet to the POINT OF BEGINNING, containing 3,910,599 square feet and/or 89.775 acres of land, more or less.

OVERVIEW MAP: SEA WILLOW TIRZ - 89.775 ACRES

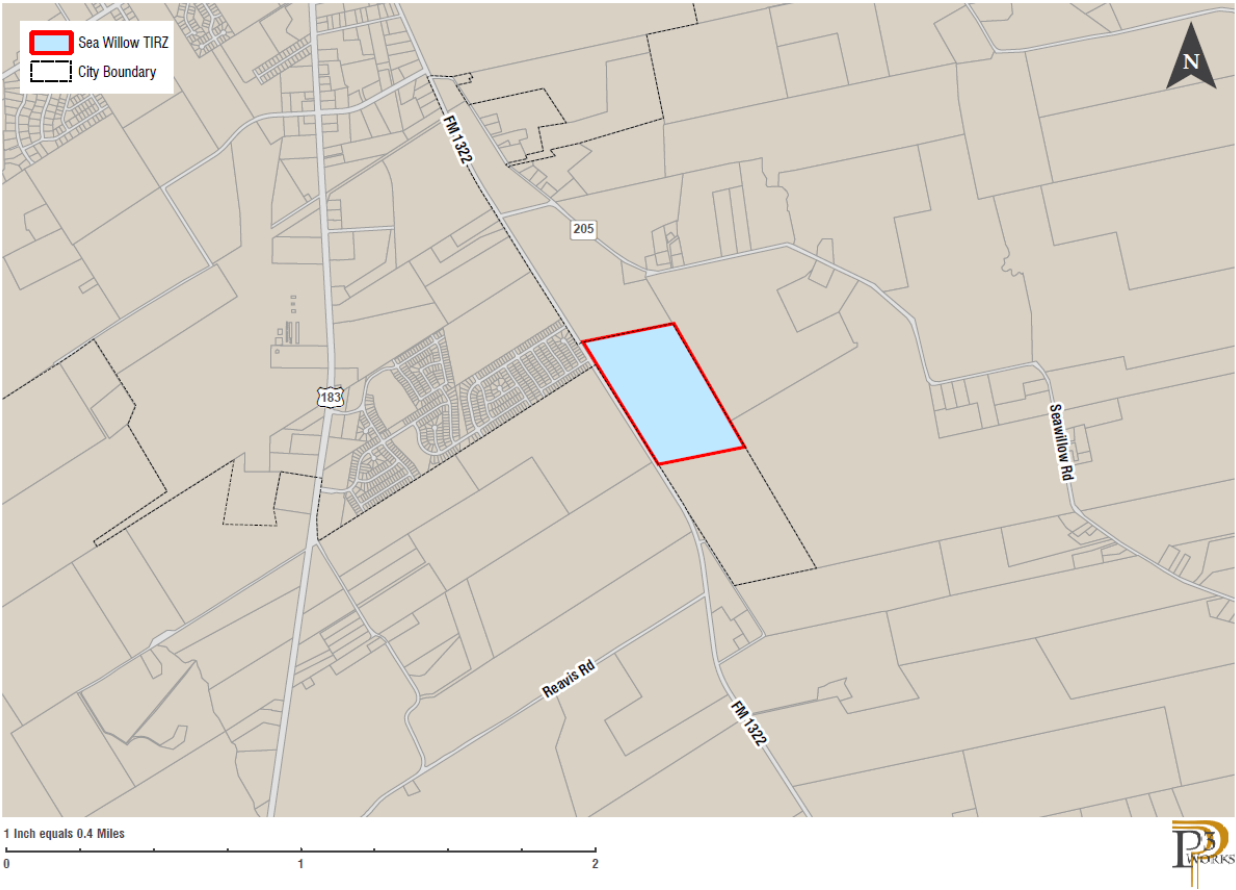


Exhibit B

**CITY OF LOCKHART CITY COUNCIL
NOTICE OF PUBLIC HEARING
ON CREATION OF A REINVESTMENT ZONE**

THE CITY OF LOCKHART CITY COUNCIL WILL HOLD A PUBLIC HEARING ON FEBRUARY 3, 2026 AT 7:30 P.M. IN THE CITY COUNCIL CHAMBER LOCATED AT CLARK LIBRARY ANNEX, 217 S. MAIN STREET, LOCKHART, TEXAS 78644, ON THE CREATION OF A REINVESTMENT ZONE AND ITS BENEFITS TO THE CITY OF LOCKHART AND TO PROVIDE A REASONABLE OPPORTUNITY FOR ANY OWNER OF PROPERTY WITHIN THE PROPOSED ZONE TO PROTEST THE INCLUSION OF THEIR PROPERTY WITHIN THE PROPOSED ZONE, WHICH PROPOSED REINVESTMENT ZONE CONTAINS APPROXIMATELY 89.775 ACRES OF LAND GENERALLY LOCATED AT 2400 FARM TO MARKET (F.M.) ROAD 1322 AND BEING LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF LOCKHART, TEXAS. A MAP DEPICTING THE BOUNDARIES OF THE PROPOSED REINVESTMENT ZONE IS AVAILABLE IN THE OFFICE OF THE CITY SECRETARY AT 308 W. SAN ANTONIO STREET, LOCKHART, TEXAS 78644, AND IS AVAILABLE FOR PUBLIC INSPECTION. AT THE PUBLIC HEARING, ANY INTERESTED PERSON MAY SPEAK FOR OR AGAINST THE INCLUSION OF PROPERTY WITHIN THE PROPOSED REINVESTMENT ZONE, THE CREATION OF THE PROPOSED REINVESTMENT ZONE, ITS BOUNDARIES AND/OR THE CONCEPT OF TAX INCREMENT FINANCING. FOLLOWING THE PUBLIC HEARING, THE CITY COUNCIL WILL CONSIDER ADOPTION OF AN ORDINANCE CREATING THE REINVESTMENT ZONE AND OTHER RELATED MATTERS.

**REGULAR MEETING
LOCKHART CITY COUNCIL**

JANUARY 23, 2025

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 John Lairsen

Council absent:

Mayor Pro-Tem Angie Gonzales-Sanchez

Staff present:

Steve Lewis, City Manager
Joseph Resendez, Assistant City Manager
David Fowler, Planning Director
Keeli Michna, Finance Director
Gary Williamson, Police Chief
Tatiana Salazar, Public Information Officer

Brad Bullock, City Attorney
Julie Bowermon, City Secretary
Sean Kelley, Public Works Director
Holly Malish, Economic Development Director
Randy Jenkins, Fire Chief

Citizens/Visitors Addressing the Council: Brad Slott, HEB Design Team; Citizens: Margaret Carter, Doug Rikardson, Josh Schaefer, Bonnie Marshall, Charles Cloutman, Mike Gividen, Taylor Burge, Sam Benavides, John Asaff, and Kathleen Clough.

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. CONSIDER AMENDING WATER AND WASTEWATER UTILITY EASEMENTS LOCATED AT 2401 WEST SAN ANTONIO STREET AT THE NORTHWEST CORNER OF SH130 AND SH142.

Mr. Kelley stated that in 2024, city staff worked with a developer regarding developing the southwest corner of SH130 and SH142 into a convenience store. This developer was also the owner of the northwest corner and intended to bring wastewater from the north side of SH142 to their proposed development on the south side of SH142. Thus, two easements were dedicated to the city on June 7, 2024 to accommodate the necessary wastewater service extension needed for the project. Since the dedication of the two easements, a new owner, H-E-B, LP, has acquired the 27-acres at the northwest corner of SH130 and SH142. HEB's design team reviewed the 27-acre property, they had concerns regarding the restrictions of the existing waste/wastewater utility easements. The primary concerns include: 1) the existing easement language may not allow for certain landscaping elements; 2) the language could affect future driveway connections to SH130; and 3) restrict drainage outfalls across the easement. Generally, these type of uses across a utility easement are acceptable as long as they do not interfere with the functionality of the intended easement. Staff and the city's attorney's office worked with the development team to prepare language that is acceptable to both parties. The proposed easement documents for consideration will effectively vacate the two easements, reestablish the easements with the same widths and locations, has

language that retains the easement functionality, and that the property owner's use that will not interfere with the easements.

Brad Slott of the HEB design consulting team requested approval of the utility easement amendments to allow the design team to accurately design the water/wastewater utility infrastructure.

B. DISCUSS RESOLUTION NO. 2025-02 TO AMEND A CHAPTER 380 INCENTIVE AGREEMENT WITH LOCKHART HOSPITALITY, LLC IN REGARDS TO EXTENDING THE HOTEL COMPLETION DATE.

Ms. Malish stated that one of the recommendations in the 2023 LEDC Strategic Plan Update is to recruit a hotel developer to host business clients and visitors and help stretch any day trips for regional tourism into overnight stays boosting retail and food sales in Lockhart. Specifically, the recommendation was to secure a limited service hotel and include meeting space. Holiday Inn Express (Lockhart Hospitality, LLC) is a 90-guestroom planned for the corner of City Line Road and San Antonio Street on Lockhart's west side. The hotel will provide a ground floor meeting room with a minimum of 1,200 gross s.f. that will accommodate at least 60 seats. This project will support the needs of new businesses coming to Lockhart as well as a new focus growing the City's tourism industry. The proposed amended Chapter 380 Performance Agreement adjusts the timeline to secure building permits and commence operations. The property tax and hotel occupancy tax incentives, project investment, job creation requirements, and other performance measures remain unchanged. In the amendment discussions, Lockhart Hospitality, LLC proposed a completion date of May 30, 2027 but upon further review and desire to add in extra buffer space, they have asked to further extend the completion date to December 30, 2027. There was discussion.

C. DISCUSS ORDINANCE 2025-01 VACATING AND ABANDONING APPROXIMATELY 3.2 ACRES OF UNUSED PUBLIC RIGHT-OF-WAY CONSISTING OF TWO 50-FOOT STREETS CONNECTING SOUTH MEDINA STREET TO SUNSET DRIVE AND WEST MARTIN LUTHER KING JR. INDUSTRIAL BOULEVARD AND A 7.5-FOOT RIGHT-OF-WAY DEDICATION ALONG WEST MARTIN LUTHER KING JR. INDUSTRIAL BOULEVARD.

Mr. Fowler stated that the purpose of this ordinance is to officially vacate two 50-foot rights of way connecting South Medina Street to Sunset Drive and West Martin Luther King Jr. Industrial Boulevard and a 7.5 foot right of way dedication along West Martin Luther King Boulevard. The owner of the land adjacent to the affected rights of way plans to incorporate the areas into a final plat that is under review related to the expansion of the Golden Age Home. The rights of way were dedicated through a development plat for the First Apostolic Church approved in October 2013. The plat was vacated in 2016 though action of the Planning and Zoning Commission. In 2017, the City deeded the affected property back to a different set of representatives of the church. Although the deed stated the rights of way were part of the area being deeded back, the City Attorney's office stated that the rights of way were never formally abandoned because City Council did not take action to abandon those rights of way after the plat was vacated. The County Appraisal District had informed staff that the right-of-way was still in county records, leading to the City Attorney's advice that City council must abandon of the right of way through an ordinance to fully remove the City's interest in the property. Approval of the right of way vacation will allow the Golden Age Home's plat to be clear for approval at the January 22, 2025 Planning and Zoning Commission meeting. Because the property has already been deeded to the prior property owner, no further action will be required on the part of the City after the ordinance is approved.

D. DISCUSSION REGARDING THE LOCKHART FREEDOM ACT. (REQUESTED BY COUNCILMEMBER CASTILLO)

Councilmember Castillo suggested that the Council reconsider action on Resolution 2024-37 regarding the Lockhart Freedom Act (Proposition A that was on the November 2024 ballot). He stated that 68% of

citizens voted in favor of Proposition A and he believed that the Council should honor the will of the voters.

Mayor White requested the following to address the Council:

Margaret Carter, Nueces Street, stated that the citizens of Lockhart voted in favor of Proposition A and requested that the Council also vote in favor of Proposition A.

Doug Rikardson, 1010 Live Oak, expressed concern about the Council not upholding the voters' decision to approve Proposition A. He stated that he did not believe that citizens should be charged with a crime if in possession of small amounts of marijuana.

Josh Schaefer, 423 Center Street, stated that the Council should uphold the voters' decision to decriminalize possession of small amounts of marijuana. He questioned why the proposition was presented to the voters if the Lockhart City Council was not going to uphold the voters' decision.

Bonnie Marshall, 1003 Monte Vista, stated that her son experienced being charged with possession of small amounts of marijuana many years ago. As a result, her son was denied several jobs because of the offense. She also stated that as a teacher, she taught students that the government was for the people yet she is confused that the City Charter allows the Lockhart City Council to nullify the vote of the people. She stated that she does not believe that it is the Lockhart City Council's place to decide against the voters.

Charles Cloutman, 1616 Foxglove, stated that he is surprised that the Lockhart City Council thinks that they have the right to deny the voters' decision about Proposition A. He requested that the Lockhart City Council uphold the will of the people.

Mike Gividen questioned whether the Lockhart City Council believes in democracy. He stated that he does not believe that the Council cares about the people's decision about Proposition A. He requested that the Lockhart City Council believe in democracy and questioned racial discrimination.

Taylor Burge, 406 S. Church Street, stated that she assisted with the petition drive and met many citizens that use marijuana for various illnesses that are afraid to be out in public because of the risk of being charged with possession. She expressed concern about the Lockhart City Council not sharing the reason for denying Proposition A. She stated that the citizens trusted members of the Council yet the citizens now have doubts about the community's political leadership.

Sam Benavides, Editor of the Caldwell-Hays Examiner, requested that the Lockhart City Council revisit the Lockhart Freedom Act Resolution and to uphold the will of the voters about Proposition A. She stated that lawsuits against other cities that have decriminalized small amounts of marijuana have been dismissed. She encouraged the Council to be leaders and to advocate for citizens and to reconsider the Resolution and uphold the will of the voters.

John Asaff, 815 Ross Circle, explained a traumatic situation that he experienced many years ago with regards to possession of a small amount of marijuana that got him kicked out of college. He stated that he was excited to see Proposition A on the ballot yet was very disappointed that the Council ignored the will of the voters.

Kathleen Clough, Silent Valley Road, requested that the Council inform the voters why they voted against Proposition A.

Mayor White requested additional citizens to address the Council. There were none.

Mayor White stated that the city followed the Lockhart City Charter in regards to the petition process which included placing the item on the ballot. He stated that the Council's first vote taken on Proposition A was prior to the Council deliberating in closed session where they learned details about the legality of Proposition A. Mayor White questioned if the City Attorney could inform the citizens about discussions held in Executive Session. Mr. Bullock replied that, as the City Attorney, he is ethically prohibited from disclosing legal advice that he gave the Lockhart City Council during Executive Session. However, the Lockhart City Council, as the client, can decide to waive the privilege and authorize the City Attorney to disclose the information discussed during the closed session to the public.

Mayor White verbally authorized the City Attorney to disclose the discussions held in Executive Session regarding the Lockhart Freedom Act Resolution 2024-37 that was adopted on December 3, 2024.

Mr. Bullock informed the public that several cities that are involved in lawsuits with the Attorney General about decriminalizing possession of small amounts of marijuana were dismissed yet are now in the appeal process and will continue through the court system. He stated that the City of Elgin resolved their lawsuit by a consensus creed whereby the City of Elgin agreed to void the Ordinance decriminalizing possession of small amounts of marijuana. He provided information about several sections of the Lockhart City Charter that prohibits the Lockhart City Council in adopting Resolutions or Ordinances that violate state law. He stated that Texas Local Government Code, Section 370.003 prohibits cities from enforcing all drug laws. He explained that Resolution 2024-37 recognizes that the City of Lockhart is prohibited by its Charter from adopting any laws/rules/regulations that conflict with state and federal laws and that the City of Lockhart is prohibited by state law from adopting policies that do not fully enforce drug laws to the extent the Lockhart Freedom Act purports to prohibit the full enforcement of drug laws, state law makes such a policy unenforceable. He reminded the Council and the public that a Resolution is a statement of policy that is adopted by a governing body. Resolution 2024-37 also calls on state and federal legislators to resolve this conflict between local and state/federal about drug laws. The City of Lockhart was obligated to hold the Charter amendment Election even if the Lockhart Freedom Act is void. In *re Morris*, 663 S.W.3d 589, 596 (Tex. 2023), it states that "the right to call and hold a void election is a political right that the courts have no jurisdiction to interfere with, but the right to enforce a void election in such a way as to violate the laws of this state would present a matter that the judicial power of the government would have the right to give relief from." Mr. Bullock stated that additional advice that he gave to the Lockhart City Council was that the Texas Attorney General will continue to file suits against cities that do not uphold state law and that his job as the Lockhart City Attorney was to keep the City of Lockhart out of the court room. His goal was to avoid the City of Lockhart bearing the cost of lawsuits which will be paid by the taxpayers. The lawsuit could also include personnel issues with police officers because state law mandates them to issue citations for possession of all levels of marijuana. The verbiage of the Freedom Act that was presented as part of the petition was used word for word and what was actually on the ballot was a summarized version of the Lockhart Freedom Act. The verbiage was never changed. If it is confusing, it is no fault of the City of Lockhart, it is how it was written.

Councilmember Castillo stated that he believes that the voters want their day in court.

Mr. Bullock stated that the lawsuits against other cities that have adopted Ordinances that decriminalize possession of small amounts of marijuana could take years to settle. He recommended that if the City of Lockhart wishes to revisit the Lockhart Freedom Act Resolution, that the City Council wait until after lawsuits of other cities have been finalized.

Councilmember Lairsen stated that he believes that it is worth going through the court system because he supports the will of the voters.

Councilmember Mendoza recommended that the Council revisit the vote on the Lockhart Freedom Act Resolution.

Councilmember Michelson stated that he is in favor of allowing the police officers to do their job, as required by state law.

Chief Williamson requested authorization from the City Council, to publicly release his comments that were discussed in Executive Session regarding Resolution 2024-37. Mayor White verbally authorized Chief Williamson to publicly release the information to the public. He stated that two main issues of concern were as follows: 1) not being able to use the odor of marijuana as probable cause to search a vehicle, and 2) disciplining officers. Officers are licensed through the State of Texas and take an Oath to uphold state, federal and local laws. If he had to discipline officers for doing their job, it would be detrimental in retaining and recruiting police officers.

Mayor White stated that Council will remain in the position to uphold state law.

Mr. Bullock stated that the reason that the community was not informed prior to the election that the Charter amendment could be void is because Texas law prohibits electioneering. Electioneering prohibits city employees and officials from using city resources to try to influence the outcome of an election. If an employee or city official attempts to influence the outcome of an election, that person will be subject to individual personal criminal liability.

After discussion, the consensus of the Council was to direct staff to return a revised Resolution about the Lockhart Freedom Act during a future meeting.

RECESS: Mayor White announced that the Council would recess for a break at 7:58 p.m.

Mayor White reconvened the work session at 8:16 p.m.

F. RECEIVE AND DISCUSS THE 1ST QUARTER FISCAL YEAR 2025 INVESTMENT REPORT.

Ms. Michna 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. She presented the 1st Quarter Investment Report of Fiscal Year End (FYE) 2025, ending December 31, 2024.

G. DISCUSS 1ST QUARTER FINANCIAL REPORT FYE 2025.

Ms. Michna stated that in an effort to keep the City Council updated and informed on the City of Lockhart's budget, a quarterly financial status report is presented that focuses on financial and operational performance and provides updates on revenues and expenditures for the remainder of the fiscal year. This financial management practice is recommended by the Government Finance Officers Association (GFOA). She presented the financial report.

E. DISCUSS ORDINANCE 2025-02 AMENDING SECTION 56-194 "MAXIMUM SPEEDS ON STATE HIGHWAY 142" TO REMOVE SCHOOL SPEED ZONE NO LONGER IN USE LOCATED NEAR THE INTERSECTION OF MEDINA STREET.

Mr. Kelley stated that TxDOT has an upcoming resurfacing project on State Highway 142 (San Antonio Street) from Borchert Lane to downtown that is scheduled for 2026. As part of the design process for the project, TxDOT reviews such items as striping configurations and established school zones. TxDOT reached out to city staff regarding the removal of the school speed zone at Medina Street as it appears to be no longer needed or connected to an active campus. The school speed zone at Medina Street was established in 1996 as an active school crossing and stationed a crossing guard related to the Junior High Campus. The school campus now operates as an administrative building for the Lockhart ISD. Staff consulted with district administration on the removal of the school speed zone and they have no objection to the removal of the zone. The Texas Transportation Code grants authority to governing municipalities to adopt speed limits along highways within the municipality, including state highway systems in the city limits. Following adoption of Ordinance 2025-02, which effectively removes the Medina Street school speed zone, the signs will be removed by TxDOT. The speed limit will remain 35 MPH. There was discussion.

H. DISCUSS ENTERING INTO AN ASSET PURCHASE AND SALE AGREEMENT WITH CALDWELL COUNTY EMERGENCY SERVICES DISTRICT (ESD) NO. 5 FOR THE PURCHASE OF LOCKHART EMS VEHICLES AND MEDICAL EQUIPMENT TO PROVIDE EMERGENCY MEDICAL SERVICES TO LOCKHART AND CALDWELL COUNTY.

Chief Jenkins stated that the provider of emergency medical services (EMS) in the City of Lockhart and Caldwell County is scheduled to transition from the Lockhart EMS to Caldwell County Emergency Services District (ESD) No. 5 on February 1, 2025. This is an update from the previous January 1, 2025 transition date. To ensure a smooth transition, ESD #5 has agreed to purchase, and the City of Lockhart has agreed to sell the associated ambulances, staff vehicles, and equipment to assist ESD #5 in continuing to provide a high level of emergency medical service in the City of Lockhart and Caldwell County. The "Lockhart EMS Asset List" is attached and lists the vehicles and equipment for purchase, current value, how the value was determined, quantity, and the total cost. The total cost of all the vehicles and equipment is \$381,018. If approved, a closing will take place at the time and place agreed upon by both parties and the City of Lockhart will provide a Bill of Sale, any associated certificates of title, and ESD #5 will purchase the vehicles and equipment on the approved Lockhart EMS Asset List. The transition of ownership of vehicles and equipment will concur with the time of the closing.

Updates

As Council may recall, the original version of the Asset Purchase and Sale Agreement (Agreement) was considered and approved by Council at the December 3rd, 2024 Council meeting. However, due to questions regarding Medic 6, the original Agreement was not approved by the ESD No. 5 Board. These questions have now been resolved. Specifically, the revised Agreement includes a provision for the ESD No. 5 to pay the remaining balance of \$217,975 for Medic 6 directly to the vendor. The City previously paid \$71,250 for the Medic 6 chassis to secure the initial order for the vehicle. The County has agreed to reimburse the City for half of this cost - \$35,625. In effect, the Asset List in the revised Agreement reflects a payment from the ESD to the City for \$35,625 for Medic 6 for the direct cost incurred by the City for purchasing the vehicle. The ESD No. 5 approved the revised Agreement on January 15th. No other changes were made to the Agreement outside of these updates.

I. RECEIVE UPDATE ON THE IMPLEMENTATION OF THE REVISED CITY PURCHASING POLICY REGARDING CONTRACT RENEWAL PROCEDURES.

Mr. Resendez stated that based on additional Council feedback at the December 3, 2024 meeting, Finance staff are developing materials to assist department directors in implementing the recently adopted contract renewal procedures as each department continuously evaluates contracts under their management. This includes procurement best practices provided by the Government Finance Officers Association (GFOA) and the National Institute of Governmental Purchasing (NIGP), among other applicable professional organizations. The intent of these materials is to ensure current and future contracts for goods and services to continue providing the City the best overall value and incorporate new technologies to improve service delivery, maintain efficient operations, and identify potential cost savings. He provided a presentation with an update on current procurement practices, the implementation of the contract renewal provision, and future purchasing goals and objectives. There was discussion.

ITEM 1. CALL TO ORDER,

Mayor Lew White called the meeting to order at 8:49 p.m.

ITEM 2. INVOCATION, PLEDGE OF ALLEGIANCE.

Mayor White 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.

Bonnie Marshall stated that she had a medical emergency where she requested ambulance transport. The ambulance took long to arrive, therefore she called 9-1-1 to find out an estimated time of arrival (ETA). No one could give an ETA and she was told that they do not have tracking capabilities for the ambulances. A few days later, she called and spoke with the EMS Director and suggested that tracking devices or a dedicated phone be put on each ambulance. The Director informed her that tracking devices were cost prohibitive. Ms. Marshall recommended that the city consider adding tracking devices to the ambulances.

ITEM 4. CONSENT AGENDA.

Councilmember Michelson made a motion to approve consent agenda items 4A and 4B. Councilmember Castillo seconded. The motion passed by a vote of 6-0.

The following are the consent agenda items that were approved:

4A: Receive the 1st Quarter Fiscal Year 2025 Investment Report.

4B: Accept 1st Quarter Financial Report FYE 2025.

ITEM 5-A. DISCUSSION AND/OR ACTION TO CONSIDER AMENDING WATER AND WASTEWATER UTILITY EASEMENTS LOCATED AT 2401 WEST SAN ANTONIO STREET AT THE NORTHWEST CORNER OF SH130 AND SH142.

Councilmember Westmoreland made a motion to approve amending water and wastewater utility easements, as presented. Councilmember Lairsen seconded. The motion passed by a vote of 6-0.

ITEM 5-B. DISCUSSION AND/OR ACTION TO CONSIDER RESOLUTION NO. 2025-02 TO AMEND A CHAPTER 380 INCENTIVE AGREEMENT WITH LOCKHART HOSPITALITY, LLC IN REGARDS TO EXTENDING THE HOTEL COMPLETION DATE.

Councilmember Lairsen made a motion to approve Resolution 2025-02, as presented. Councilmember Mendoza seconded. The motion passed by a vote of 6-0.

ITEM 5-C. DISCUSSION AND/OR ACTION TO CONSIDER ORDINANCE 2025-01 VACATING AND ABANDONING APPROXIMATELY 3.2 ACRES OF UNUSED PUBLIC RIGHT-OF-WAY CONSISTING OF TWO 50-FOOT STREETS CONNECTING SOUTH MEDINA STREET TO SUNSET DRIVE AND WEST MARTIN LUTHER KING JR. INDUSTRIAL BOULEVARD AND A 7.5-FOOT RIGHT-OF-WAY DEDICATION ALONG WEST MARTIN LUTHER KING JR. INDUSTRIAL BOULEVARD.

Councilmember Michelson made a motion to approve Ordinance 2025-01, as presented. Councilmember Westmoreland seconded. The motion passed by a vote of 6-0.

ITEM 5-D. DISCUSSION AND/OR ACTION TO CONSIDER ORDINANCE 2025-02 AMENDING SECTION 56-194 "MAXIMUM SPEEDS ON STATE HIGHWAY 142" TO REMOVE SCHOOL SPEED ZONE NO LONGER IN USE LOCATED NEAR THE INTERSECTION OF MEDINA STREET.

Councilmember Lairsen made a motion to approve Ordinance 2025-02, as presented. Councilmember Michelson seconded. The motion passed by a vote of 6-0.

ITEM 5-E. DISCUSSION AND/OR ACTION TO CONSIDER ENTERING INTO AN ASSET PURCHASE AND SALE AGREEMENT WITH CALDWELL COUNTY EMERGENCY SERVICES DISTRICT (ESD) NO. 5 FOR THE PURCHASE OF LOCKHART EMS VEHICLES AND MEDICAL EQUIPMENT TO PROVIDE EMERGENCY MEDICAL SERVICES TO LOCKHART AND CALDWELL COUNTY.

Councilmember Westmoreland made a motion to approve the Asset Purchase and Sale Agreement with Caldwell County ESD, No. 5, as presented. Councilmember Lairsen seconded. The motion passed by a vote of 6-0.

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

- Lockhart approved to receive GLO regional mitigation funds for water distribution improvement projects.
- Homeless Point-In-Time Count to be conducted Thursday, January 23.
- First spay/neuter day conducted at Lockhart Animal Shelter.
- Coffee with a Cop scheduled for Wednesday, January 29.
- Special City Council workshop will be held on January 27 with Hillwood Communities regarding a proposed master planned community.

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

Councilmember Westmoreland wanted to assure the public that this Council is vetted in the City of Lockhart and that the goal is to keep Lockhart a great place to live. He stated that the Council wants to do the right thing.

Councilmember Mendoza expressed condolences to the family of Linda Barron for their loss. He thanked District 1 Pride for hosting the MLK March.

Councilmember Castillo expressed condolences to the families of Linda Barron and Bert Trejo for their loss. He thanked all involved with the MLK March. He thanked staff for their work and updates. He requested that the agenda item about the Resolution on the Lockhart Freedom Act be the first item for consideration.

Councilmember Michelson expressed condolences to the family of Linda Barron for their loss.

Mayor White thanked the Council and staff for their input about the Resolution and stated that the city will follow state law. He requested that a Resolution about the curb and road on Medina Street and FM 20 be placed on the February Council agenda. He expressed condolences to the family of Linda Barron for their loss.

ITEM 8. ADJOURNMENT

Councilmember Mendoza made a motion to adjourn the meeting. Councilmember Westmoreland seconded. The motion passed by a vote of 6-0. The meeting was adjourned at 9:10 p.m.

PASSED and APPROVED this the 20th day of January, 2026.

CITY OF LOCKHART

Lew White, Mayor

ATTEST:

Julie Bowermon
City Secretary

**SPECIAL MEETING
LOCKHART CITY COUNCIL**

JANUARY 27, 2025

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 John Lairsen

Council absent:

Mayor Pro-Tem Angie Gonzales-Sanchez

Staff present:

Steve Lewis, City Manager
Joseph Resendez, Assistant City Manager
David Fowler, Planning Director
Travis Hughes, Parks and Recreation Director

Christine Demirs, City Attorney
Julie Bowermon, City Secretary
Sean Kelley, Public Works Director
Will Wachel, City Engineer (TRC)

ITEM 1. CALL TO ORDER,

Mayor Lew White called the meeting to order at 6:30 p.m.

ITEM 2-A. DISCUSSION AND PRESENTATION FROM HILLWOOD COMMUNITIES REGARDING A PROPOSED MASTER PLANNED COMMUNITY TO BE LOCATED EAST OF US 183 AND WEST OF DRY CREEK ROAD ON APPROXIMATELY 966 ACRES.

Bryan Carlock of Hillwood Communities introduced several members of the Hillwood team, they provided information and there was discussion about the proposed Master Planned Community topics as follows:

- Hilltop Communities specializes in developing properties to create a safe and nice residential neighborhood.
- Development includes parks, detention pond(s), infrastructure, and selection of builders that will construction quality homes and/or townhomes.
- The school district has been approached to add an Elementary school in the development project.
- The team will generate plans to keep the flood plain section of the development aesthetically pleasing for the neighborhood.
- Creating a Municipal Utility District (MUD) allows the costs of the homes to be affordable for the average wage household. The MUD would fund the infrastructure for the project.
- Strategic Partnership Agreement.
- Conditional City Consent would allow Hilltop Communities to begin the process for the creation of the MUD, and to continue negotiations of the Development Agreement and other agreements required for the project.
- Development agreement would provide that the city provides water and sewer utilities with the MUD reimbursing the city.
- After completion of the development, the city would generate revenue on water and wastewater.
- Goal is to have the project completed by the end of 2027.
- Proposed retail businesses in the development.

Mr. Lewis stated that the city's legal advisor would review all proposed agreements prior to the Council's consideration.

ITEM 3. ADJOURNMENT

Councilmember Mendoza made a motion to adjourn the meeting. Councilmember Westmoreland seconded. The motion passed by a vote of 6-0. The meeting was adjourned at 8:15 p.m.

PASSED and APPROVED this the 20th day of January, 2026.

CITY OF LOCKHART

Lew White, Mayor

ATTEST:

Julie Bowermon
City Secretary

**REGULAR MEETING
LOCKHART CITY COUNCIL**

FEBRUARY 4, 2025

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 John Lairsen
Mayor Pro-Tem Angie Gonzales-Sanchez

Staff present:

Steve Lewis, City Manager
Joseph Resendez, Assistant City Manager
David Fowler, Planning Director
Gary Williamson, Police Chief

Brad Bullock, City Attorney
Julie Bowermon, City Secretary
Sean Kelley, Public Works Director
Tatiana Salazar, Public Information Officer

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Citizens/Visitors Addressing the Council: Citizens: Pat Stroka, Len Gabbay, Samantha Benavides, Rebecca Allen, David Peyton, Josh Schafer and, Ronda Reagan.

REGULAR MEETING

ITEM 1. CALL TO ORDER

Mayor Lew White called the meeting to order at 6:30 p.m.

ITEM 2. INVOCATION, PLEDGE OF ALLEGIANCE

Mayor Lew White gave the invocation and led the Pledge of Allegiance to the United States and Texas flags.

ITEM 3-A. DISCUSSION AND/OR ACTION TO CONSIDER RESOLUTION 2025-03 REPEALING RESOLUTION 2024-37 REGARDING ACKNOWLEDGING ADOPTION OF THE LOCKHART FREEDOM ACT.

Mayor White requested the following citizens to address the Council:

Pat Stroka, 1204 Sierra Vista Cove, thanked the Council for returning the item for reconsideration. He stated that he believed that the citizens that voted in favor of Proposition A knew what they were voting for. He questioned the method that the City Attorney, City Council and the staff took in regard to informing the public about the legality of decriminalizing possession of small amounts of marijuana. He recommended that the city consider seeking other counsel in regard to the Lockhart Freedom Act issue.

Len Gabbay, 420 West Prairie Lea, pointed out his belief about two issues of the Lockhart City Council's actions: First, he disagreed with the police department's concern about the officers' discretion of probable cause of search and seizure if there is odor of marijuana; and, secondly, he suggested that the police department be given the direction about the probable cause discretion.

Samantha Benavides requested that the Council vote in favor of Resolution 2025-03, vote to uphold the will of the voters. She spoke in favor of the city going to court to fight for the will of the voters to decriminalize possession of small amounts of marijuana.

Rebecca Allen, 515 Wichita, spoke in favor of the will of the voters. She recommended that the city research options for housing for homeless citizens and volunteered to help with monetary needs.

David Peyton, 105 Cold Steel Road, Dale, spoke against the Lockhart Freedom Act. He spoke in favor of decriminalizing possession of small amounts of marijuana and of search and seizure if smelling marijuana. He expressed concern about police officers' inability to carry out the drug laws of the State of Texas and possibly facing lawsuits.

Josh Schaefer, 423 Center Street, expressed disappointment with the city's failure to uphold the will of the voters. He stated that he believes that police officers should uphold the City of Lockhart's drug laws and that the Texas Commission on Law Enforcement has not taken action on any issues involving decriminalizing the possession of small amounts of marijuana. He stated that the best chance of change is if cities get together to influence the Legislators to amend the law. He spoke in favor of the will of the voters.

Mayor White requested additional citizens to address the Council. There were none.

Councilmember Lairsen stated that he continues to support the Lockhart Freedom Act. He was pleased that the Police Chief and City Attorney were able to share previous closed session discussions with the public. He stated that he supports the Lockhart Freedom Act because it is the will of the voters. He believes that the local and federal government should rectify the issue. He suggested that the city continue with allowing the courts to decide how to handle the issue. If the courts find that the decriminalization to be illegal, the city can thereafter revert. He stands in support of the Lockhart Freedom Act.

Councilmember Castillo stated that he will continue to support the will of the voters. He stated that he believes that the city will face a lawsuit regardless, either by the State of Texas or the organization. He thanked the citizens for voicing their opinions.

Councilmember Mendoza stated that he supports the will of the voters.

Mayor Pro-Tem Sanchez thanked the citizens for voicing their opinion. She stated that she understands and respects the wish of the voters. She stated that her vote on Resolution 2024-37 was because there were still issues that needed to be resolved. She believes that the decision about whether to decriminalize possession of small amounts of marijuana is the responsibility of the State of Texas.

Mayor White thanked citizens for expressing their opinion. He believes that the Lockhart City Council followed the Lockhart's City Charter in regard to the proposition appearing on the ballot. The Lockhart City Charter also specifically states that the Lockhart City Council will not adopt policies that violate State law. He stated that he believes that citizens may have been misled that the Council can violate State law and that his position is that the City of Lockhart follow State law.

Councilmember Lairsen made a motion to approve Resolution 2025-03, as presented. There was no second vote to the motion.

Mr. Bullock clarified that Resolution 2025-03 repeals Resolution 2024-37 acknowledged that state law prohibits cities from adopting policies that do not fully enforce drug laws, recognized that portions of the Lockhart Freedom Act could be preempted by state law, and called on state and federal legislators to address this discrepancy. Enforcement of the Lockhart Freedom Act would be determined by the Council

at a future meeting. The City Charter continues to be in effect and the city does not have confirmation about the police officers' discretion on the issue. Enforcement is pending current court case rulings.

After discussion, Councilmember Lairsen rescinded his motion.

There was discussion about the clarity of Resolution 2025-03.

Councilmember Lairsen made a motion to approve Resolution 2025-03. Councilmember Castillo seconded. The motion failed by a vote of 3-4, with Mayor White, Mayor Pro-Tem Sanchez and Councilmembers Westmoreland and Michelson opposing.

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

Mayor White reconvened the meeting at 7:50 p.m.

Councilmember Castillo left the meeting.

WORK SESSION

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 AND DISCUSSION OF PROPOSED SIDEWALK ROUTES FOR APPLICATION TO TXDOT TRANSPORTATION ALTERNATIVES GRANT.

Mr. Fowler stated that TxDOT's 2025 Transportation Alternatives Set-Aside grant ("TA") program is accepting project proposals emphasizing "safety and mobility for non-motorized travelers". The program makes funds available for pedestrian infrastructure improvements. The City of Lockhart qualifies for the program at the 20% match level. Staff have prepared two proposals for \$1 million and \$2 million total project costs (\$200,000 and \$400,000 City contributions, respectively) for the expansion of sidewalks near the downtown core and enhancing connectivity to the schools on Center Street. These proposed programs of sidewalk addition are based on an estimated cost of \$115 per linear foot, as devised by the City Engineer. The proposed sidewalks will typically be four-foot-wide concrete paths. Route selection for the attached proposals were based on the City's 2023 preliminary application and recommendations from the *Lockhart Looking Forward* comprehensive plan (adopted 2024) and prioritizes segments with no existing sidewalks. TxDOT's TA program schedule requires a preliminary application showing the proposed routes and estimated budget on February 21, 2025. If this application is accepted, a detailed application with a full project budget, schedule, and schematics will be issued to the City for completion on April 16, 2025. Staff requests Council's review of the proposed routes and direction regarding submission of the preliminary application. There was discussion.

B. DISCUSS RESOLUTION 2025-04 TERMINATING THE CALDWELL VALLEY DEVELOPMENT AGREEMENT ON 426.85 ACRES LOCATED IN THE CITY'S EXTRATERRITORIAL JURISDICTION SOUTHWEST OF THE INTERSECTION OF FM 2720 AND COUNTY VIEW ROAD.

Mr. Fowler stated that the intent of this resolution is to terminate the Caldwell Valley Development Agreement to reflect a change in planned land use on the affected site. The Development Agreement was originally approved with the intent of a primarily residential MUD being created on the property. The request to terminate the development agreement has been made by Tract, a Colorado-based developer who plans to locate a data center in the vicinity, which would also include areas outside the City's jurisdiction.

In the time since the development agreement was approved the MUD has never been created and no residential development has occurred on the property. The proposed termination of the Development Agreement will remove any constraints placed on the property found in the language of the agreement to allow the data center development to move forward. There was discussion.

C. DISCUSSION REGARDING RESOLUTION 2025-05 REQUESTING THAT THE TEXAS DEPARTMENT OF TRANSPORTATION PRESERVE THE CURRENT CONFIGURATION OF HIGHWAY STRIPING ALONG STATE HIGHWAY 142 FROM MEDINA STREET TO BLANCO STREET AS PART OF THE STATE HIGHWAY 142 IMPROVEMENTS PROJECT.

Mr. Kelley stated that on January 9, 2025, the Texas Department of Transportation (TxDOT) shared the 60% design plans with City Council related to an upcoming repaving project on SH142. Components of the paving project include restriping SH142 from Borchert Lane to Downtown and incorporating new 14' wide center turning lanes from Medina Street to Guadalupe Street, along with the traffic signal improvements and widening of Mockingbird Lane. During this council meeting no comments were received regarding the proposed center turning lanes. However, since the meeting, comments have been presented to councilmembers in regard to keeping the current configuration so that on-street parking would remain available from Medina Street to Guadalupe Street along SH142. TxDOT recognizes that changes to traffic patterns may take time to get used to; however, the TxDOT's recommendation for the new center turning lanes was to improve safety along the highway system and were to be placed in an area where no additional roadway modification was going to be necessary to accommodate the center turning lanes. Alternatively, city staff discussed options where center turning lanes would only be made available at intersecting streets from Medina Street to Guadalupe Street, but TxDOT recommendation was to keep continuous turning lanes for the duration of Medina Street to Guadalupe Street and declined an option to only have turning lanes at street intersections. TxDOT has been made aware that there may be opposition to the proposed center turn lanes. If approved, Resolution 2025-05 will request preservation of the current configuration of highway striping on SH142 from Medina Street to Blanco Street will be submitted to TxDOT for its consideration. The project is expected to enter the bidding process in late 2025, with construction expected to begin in 2026. There was discussion.

D. DISCUSSION REGARDING RESOLUTION 2025-06 APPROVING AN INTERLOCAL AGREEMENT WITH CALDWELL COUNTY FOR SUBDIVISION REGULATION OF JUNIPER SPRINGS (FORMERLY CLEARFORK RANCH) PHASES 9, 10, AND 16 WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF LOCKHART, ADDRESSED AS 3000 BORCHERT LOOP.

Mr. Fowler stated that this item is for the purpose of clarifying a revision to the Juniper Springs MUD Agreement to address a concern from Caldwell County regarding the assignment of review authority as the MUD develops. In the previous Amendment of the Consent Agreement, which City Council approved December 19, 2023, subdivision review authority was assigned solely to Caldwell County for Sections, 9, 10, and 16, which were outside of the Lockhart ETJ at the time of the amendment, while granting the City of Lockhart sole review authority for the portion of the MUD that was inside the City's ETJ at the time. As final plats for subdivisions within the MUD were submitted, County officials objected to the Amendment, stating it was passed without the County's review. The proposed interlocal agreement is designed to only affect the three sections that were not in the Lockhart ETJ at the time of the agreement, for which Caldwell County would have exclusive review authority. The ILA would terminate upon approval of all permits and other administrative requirements related to development of the three sections. There was discussion.

REGULAR MEETING

Mayor White called the regular meeting to order at 8:20 p.m.

ITEM 4. PUBLIC COMMENT

Mayor White requested citizens to address the Council. There were none.

ITEM 5-A. HOLD A PUBLIC HEARING AND CONSIDER APPROVAL OF ORDINANCE 2025-03, ANNEXING 84.981 ACRES OUT OF THE JOHN A. NEILL SURVEY, ABSTRACT 20, CALDWELL COUNTY, TEXAS, LOCATED EAST OF THE INTERSECTION OF FM 1322 AND CENTERPOINT ROAD AND ADDRESSED AS 2500 FM 1322.

Mayor White announced that the public hearing is postponed to the March 18, 2025 City Council meeting.

ITEM 5-B. HOLD A PUBLIC HEARING ON APPLICATION ZC-24-08 BY TALLEY J. WILLIAMS ON BEHALF OF BLACKJACK BLOCK, LLC AND DISCUSSION AND/OR ACTION ON ORDINANCE 2025-04 FOR A ZONING CHANGE FROM AO AGRICULTURAL-OPEN SPACE DISTRICT TO RMD RESIDENTIAL MEDIUM DENSITY DISTRICT ON 84.981 ACRES IN THE JOHN A. NEILL SURVEY, ABSTRACT NO. 20, LOCATED EAST OF THE INTERSECTION OF FM 1322 AND CENTERPOINT ROAD AND ADDRESSED AS 2500 FM 1322.

Mayor White announced that the public hearing is postponed to the March 18, 2025 City Council meeting.

ITEM 6-A. DISCUSSION AND/OR ACTION REGARDING PROPOSED SIDEWALK ROUTES FOR APPLICATION TO TXDOT TRANSPORTATION ALTERNATIVES GRANT.

Councilmember Michelson made a motion to approve the grant application for \$2million, as presented. Mayor Pro-Tem Sanchez seconded. The motion passed by a vote of 6-0.

ITEM 6-B. DISCUSSION AND OR/ACTION REGARDING RESOLUTION 2025-04 TERMINATING THE CALDWELL VALLEY DEVELOPMENT AGREEMENT ON 426.85 ACRES LOCATED IN THE CITY'S EXTRATERRITORIAL JURISDICTION SOUTHWEST OF THE INTERSECTION OF FM 2720 AND COUNTY VIEW ROAD.

Councilmember Lairsen made a motion to approve Resolution 2025-04, as presented. Councilmember Westmoreland seconded. The motion passed by a vote of 6-0.

ITEM 6-C. DISCUSSION AND/OR ACTION REGARDING RESOLUTION 2025-05 REQUESTING THAT THE TEXAS DEPARTMENT OF TRANSPORTATION PRESERVE THE CURRENT CONFIGURATION OF HIGHWAY STRIPING ALONG STATE HIGHWAY 142 FROM MEDINA STREET TO BLANCO STREET AS PART OF THE STATE HIGHWAY 142 IMPROVEMENTS PROJECT.

Mayor White requested the following to address the Council:

Ronda Reagan, 412 West San Antonio Street, spoke in favor of Resolution 2025-05. She stated that she does not believe that a turn lane would be beneficial on Highway 142 from Medina to Blanco Streets.

Councilmember Lairsen made a motion to approve Resolution 2025-05, as presented. Councilmember Westmoreland seconded. The motion passed by a vote of 6-0.

ITEM 6-D. DISCUSSION AND/OR POSSIBLE ACTION REGARDING RESOLUTION 2025-06 APPROVING AN INTERLOCAL AGREEMENT WITH CALDWELL COUNTY FOR SUBDIVISION REGULATION OF JUNIPER SPRINGS (FORMERLY CLEARFORK RANCH) PHASES 9, 10, AND 16 WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF LOCKHART, ADDRESSED AS 3000 BORCHERT LOOP.

Councilmember Westmoreland made a motion to approve Resolution 2025-06, as presented. Councilmember Michelson seconded. The motion passed by a vote of 6-0.

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

- Lockhart EMS transition to ESD No. 5 completed.
- Texas Parks & Wildlife (TP&W) awards grant to Lockhart for aquatic facility.
- Update on LCRA's Timmerman Power Plant Construction.
- Coffee with a Cop - January event.

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

Mayor Pro-Tem Sanchez expressed condolences to families that have lost a loved one. She thanked all for their support during the loss of a member of her family. She congratulated the recipients of the Ermine Carter scholarship.

Councilmember Lairsen thanked city employees and public safety personnel for their work.

Councilmember Michelson expressed appreciation for the new fire truck. He asked citizens to continue to be patient during the downtown renovations.

Mayor White also requested citizens to be patient during the downtown renovations. He thanked the project manager for working with the city to keep the renovation process as simple as possible for the community. He invited everyone to First Friday.

ITEM 9. ADJOURNMENT

Mayor Pro-Tem Sanchez made a motion to adjourn the meeting. Councilmember Mendoza seconded. The motion passed by a vote of 6-0. The meeting was adjourned at 8:34 p.m.

PASSED and APPROVED this the 20th day of January, 2026.

CITY OF LOCKHART

Lew White, Mayor

ATTEST:

Julie Bowermon
City Secretary

**REGULAR MEETING
LOCKHART CITY COUNCIL**

FEBRUARY 18, 2025

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 John Lairsen
Mayor Pro-Tem Angie Gonzales-Sanchez

Staff present:

Steve Lewis, City Manager
Joseph Resendez, Assistant City Manager
Sean Kelley, Public Works Director
Randy Jenkins, Fire Chief
Tatiana Salazar, Public Information Officer
Will Wachel, City Engineer (TRC)

Jennifer Richie, City Attorney
Julie Bowermon, City Secretary
Gary Williamson, Police Chief
Holly Malish, Economic Development Director
David Fowler, Planning Director

Citizens/Visitors Addressing the Council: Representatives of the Hays-Caldwell Women's Center; Alfonso Sifuentes and Corey Johnson of Republic Services; and Gayle Warren, Citizen.

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 FEBRUARY 2025 AS DATING VIOLENCE AWARENESS MONTH.

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

B. DISCUSS CITY COUNCIL MINUTES OF THE DECEMBER 5, 2023, DECEMBER 19, 2023, JANUARY 2, 2024, JANUARY 9, 2024, AND JANUARY 18, 2024 MEETINGS.

Mayor White requested correctios to the minutes. There were none.

C. DISCUSS RESOLUTION 2025-08 TO GRANT CONDITIONAL CONSENT TO THE CREATION OF THE LOCKHART MUNICIPAL UTILITY DISTRICT OF CALDWELL COUNTY AND THE INCLUSION INTO SAID DISTRICT OF 889.3 ACRES OF LAND, 720.681 ACRES OF WHICH IS IN CITY'S ETJ.

Jennifer Richie stated that State law requires that a city consent to the inclusion of land in its ETJ in a municipal utility district ("MUD"). At a workshop on January 27, 2025, Hillwood Communities discussed the development of 889.3 acres of land ("Property"), 720.681 acres of which is in City's ETJ ("Property"). Hillwood Communities is in it due diligence period for the purchase of the Property and has asked the City to grant a conditional consent to creation of the Lockhart Municipal Utility District of Caldwell County and the inclusion of the Property into said district. This consent is conditioned in part on the ability of Hillwood Communities and the City being able to negotiate and enter into a development agreement and expires in 180 days. There was discussion.

D. PRESENTATION BY REPUBLIC SERVICES REGARDING RESIDENTIAL SOLID WASTE COLLECTION ROUTE CHANGES.

Mr. Kelley stated that Republic Services notified staff on upcoming changes to solid waste collection in an effort to optimize route efficiency and balance the number of customers along routes. Previously on June 13, 2022, Republic Services (formerly CTR) converted to three days per week service for residential collection from four day per week collection for residential customers and implemented a transition plan that was successful. Since the last route modification, Lockhart has experienced significant growth, which has placed a heavier burden on completion of routes within the scheduled pick-up time (7 a.m. to 6 p.m.). City staff also shared information with Republic Services regarding absorption of new residential neighborhoods and future phasing of developments coming online. In June 2022 the house count for solid waste services was 5,325. This amount has increased by 826 homes since the last route change to a total of 6,151 accounts.

This information has provided Republic Services with guidance in creating a new route revision. Important information regarding the new routes include:

- Moving from Three-Day per Week Service (Monday, Tuesday and Thursday) to Four-Day per Week Service (Monday, Tuesday, Thursday and Friday).
- Simplified dividing route lines using highways and collector streets.
- Two rear-load trucks will continue to be utilized on each route, with a third rear-load truck available for unforeseen issues or breakdowns.
- Approximately 1950 houses will be affected by the proposed route day changes, approximately 1,350 are due to adding the Friday route.
- Curb side recycling and commercial solid waste collection days will remain unchanged.

Alfonso Sifuentes and Corey Johnson of Republic Services provided information about the communication plan, timelines and transitional services for implementing the residential solid waste collection route revisions. There was a review of the map depicting the new collection routes. There was discussion.

E. DISCUSS ANNUAL REVIEW OF THE CITY OF LOCKHART EMERGENCY WARNING SYSTEM POLICIES WHICH INCLUDES THE OUTDOOR WARNING SIRENS (OWS) AND THE REGIONAL NOTIFICATION SYSTEM (RNS) IN PARTNERSHIP WITH THE CAPITAL AREA COUNCIL OF GOVERNMENTS (CAPCOG).

Chief Jenkins stated that severe weather is common in Central Texas from March through November. This includes the typical, peak severe thunderstorm and tornado months from March to June, and it includes the Atlantic hurricane season from June 1 to November 30. The purpose of this agenda item is to complete a routine annual review of the policy and make any needed amendments before the upcoming severe weather season. The current emergency warning system includes both outdoor and indoor warning methods. The Outdoor Warning Sirens consist of five (5) electro-mechanical sirens strategically located throughout the city. The sirens are tested on the 1st Monday of each month at 1 p.m. and are maintained through an annual maintenance contract. Indoor warnings are managed through the CAPCOG Regional Notification System (WarnCentralTexas.org), which has been implemented for citizens to receive warnings and important information on a phone (call or text), and/or computers (Email), to include automated weather warnings from the National Weather Service (NWS). Due to the age of the Outdoor Warning Sirens (2016), an upgrade to the server and software was completed in 2024. A second manual activation control point was also added at dispatch. In February 2025, all the battery chargers and batteries were upgraded on the system. The Outdoor Warning Sirens were activated once by the “Auto Activation” software on May 9, 2024, at 8:24:57 p.m. for a Tornado Warning in Caldwell County issued by the NWS. The City of Lockhart currently has 13,827 contacts in WarnCentralTexas.org. There was

discussion.

F. PRESENTATION BY POLICE CHIEF WILLIAMSON REGARDING THE 2024 RACIAL PROFILING REPORT.

Chief Williams stated that State law requires collection of information relating to motor vehicle stops in which a citation or warning is issued and for arrests made due to traffic stops. In addition, State law requires the following:

1. A comparative analysis of the information compiled;
2. Evaluate and compare the number of motor vehicle stops, within the applicable jurisdiction, of persons who are recognized as racial or ethnic minorities and person who are not recognized as racial or ethnic minorities;
3. Examine the disposition of motor vehicle stops made by officers employed by the agency, categorized according to the race or ethnicity of the affected persons, as appropriate, including searches resulting from stops within the applicable jurisdiction;
4. Evaluate and compare the number of searches resulting from motor vehicle stops within the applicable jurisdiction and whether contraband or other evidence was discovered during those searches and whether the individual detained consented to the search;
5. Information relating to each complaint filed with the agency alleging that a peace officer employed by the agency was engaged in racial profiling;
6. Whether the peace officer knew the race or ethnicity of the individual detained before detaining the individual;
7. Whether the peace officer used physical force that resulted in bodily injury, as that term is defined by Section 1.07, Penal Code, during the stop;
8. Location of the stops; and
9. The reason for the stops.

Chief Williamson provided details of the Motor Vehicle Racial Profiling report that was submitted to the Texas Commission on Law Enforcement.

G. DISCUSS RESOLUTION NO. 2025-07 TO TERMINATE A CHAPTER 380 ECONOMIC DEVELOPMENT INCENTIVE WITH TITAN LOCKHART LAND INVESTORS, LLC FOR DEFAULT.

Ms. Malish stated that Titan bought 31.485 acres in LEDC's Industrial Park 3 in 2023. During Titan's due diligence period on the property unexpected additional costs were determined by the company. To incentivize the closing and to ensure a development of a new speculative building, City Council approved a Chapter 380 agreement that would provide a 50% rebate of road impact fees up to \$326,000 and require an investment in a building and the property to be at least \$16 million. Titan was to submit plans for a site permit within 180 days after closing and complete construction and obtain a certificate of occupancy within 18 months from a building permit issued by the City of Lockhart. Due to adverse market conditions, Titan was never able to submit plans or complete construction of a building within the timeline outlined in the agreement. Titan remains committed and is actively marketing the property for development. LEDC staff / Titan will maintain their long-standing history of collaboration. Going forward, Titan is prepared to bring prospects to LEDC staff for a new development agreement.

H. DISCUSSION REGARDING RESOLUTION 2025-09, SUSPENDING THE APRIL 12, 2025, EFFECTIVE DATE OF THE PROPOSAL BY TEXAS GAS SERVICE COMPANY, A DIVISION OF ONE GAS, INC., CENTRAL-GULF SERVICE AREA, TO IMPLEMENT INTERIM GRIP RATE ADJUSTMENTS FOR GAS UTILITY INVESTMENT IN 2024.

Mr. Lewis stated that this is an annual interim rate adjustment and that the purpose of the resolution is to suspend the effective date of the rate increase by 45 days. Further, the Texas Supreme Court has determined that the City has no authority to take additional action or undertake a substantive examination of the request.

PRESENTATION BY REPUBLIC SERVICES REGARDING RESIDENTIAL SOLID WASTE COLLECTION ROUTE CHANGES.

Mr. Lewis clarified that the item is not on the agenda for Council action. He recommended that the Council ask any additional questions at this time, if any. There were no additional questions from the Council.

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 7:45 p.m.

ITEM 2. INVOCATION, PLEDGE OF ALLEGIANCE.

Mayor White 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.

Gayle Warren, McMahan, recommended that the city designate a specific bus or transportation pickup and drop off area to improve safety in the community and a public restroom in the downtown area.

Mayor White requested additional citizens to address the Council. There were none.

ITEM 4. CONSENT AGENDA.

Mayor Pro-Tem Sanchez made a motion to approve consent agenda items 4A and 4B. Councilmember Mendoza seconded. The motion passed by a vote of 7-0.

The following are the consent agenda items that were approved:

- 4A: Approve City Council minutes of the December 5, 2023, December 19, 2023, January 2, 2024, January 9, 2024, and January 18, 2024 meetings.
- 4B: Approve Resolution 2025-09, suspending the April 12, 2025, effective date of the proposal by Texas Gas Service Company, a division of One Gas, Inc., Central-Gulf Service Area, to implement interim GRIP rate adjustments for gas utility investment in 2024.

ITEM 5-A. CONSIDERATION AND/OR ACTION REGARDING RESOLUTION 2025-08 TO GRANT CONDITIONAL CONSENT TO THE CREATION OF THE LOCKHART MUNICIPAL UTILITY DISTRICT OF CALDWELL COUNTY AND THE INCLUSION INTO SAID DISTRICT OF 889.3 ACRES OF LAND, 720.681 ACRES OF WHICH IS IN CITY'S ETJ.

Councilmember Michelson questioned the decrease of land that will be included in the MUD. Duke Carrigan, representative of Hillwood, replied that the decrease is because it has been determined that part of the acreage that was previously included in the MUD total is currently in the city limits of Lockhart. The MUD will only consist of acreage in the City of Lockhart's extraterritorial jurisdiction. There was discussion.

Councilmember Lairsen made a motion to approve Resolution 2025-08, as presented. Councilmember Mendoza seconded. The motion passed by a vote of 7-0.

ITEM 5-B. DISCUSSION AND ACKNOWLEDGMENT OF RECEIPT OF THE 2024 RACIAL PROFILING REPORT.

Councilmember Michelson made a motion to accept the 2024 Racial Profiling report. Mayor Pro-Tem Sanchez seconded. The motion passed by a vote of 7-0.

ITEM 5-C. DISCUSSION AND/OR ACTION TO CONSIDER RESOLUTION NO. 2025-07 TO TERMINATE A CHAPTER 380 ECONOMIC DEVELOPMENT INCENTIVE WITH TITAN LOCKHART LAND INVESTORS, LLC FOR DEFAULT.

Councilmember Lairsen made a motion to approve Resolution 2025-07, as presented. Councilmember Castillo seconded. The motion passed by a vote of 7-0.

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

- City staff preparing and training for launch of My Government Online.
- Update on the Texas Parks & Wildlife grant for a new aquatic facility and related next steps.
- KidFish at City Park on Saturday, March 15th.
- Citywide Spring Clean Up Program on Saturday, March 22^{n.d}

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

Councilmember Mendoza thanked the Lockhart Chamber for a successful mixer event. He also thanked the Progressive Club for a successful event.

Mayor Pro-Tem Sanchez congratulated the Lockhart Chamber of Commerce and the Progressive Club for successful events. She congratulated the Lockhart High School graduates for signing contracts for future educational opportunities. She expressed condolences to families that have lost a loved one.

Councilmember Castillo expressed condolences to families that have lost a loved one. He congratulated the Lockhart Chamber and the Progressive Club for successful events. He inquired about an update about the recreation center and city pool. He inquired about updating streetlights in a few areas of town. He suggested that the city explore social opportunities/venues for the younger generation.

Mayor White thanked the Lockhart Chamber and the Progressive Club for successful events even though he was unable to attend.

EXECUTIVE SESSIONS: Mayor White announced that the Council would enter Executive Session to discuss items 8 and 9, as listed below, at 8:10 p.m.

ITEM 8. EXECUTIVE SESSION IN 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 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; OR TO DELIBERATE THE OFFER OF A FINANCIAL OR OTHER INCENTIVE TO A BUSINESS PROSPECT. Discussion regarding economic development negotiations with Project CA-238.

ITEM 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.

- A. Discussion regarding possible property acquisition for public facilities.
- B. Discussion regarding possible land acquisition related to public parks.

ITEM 10. OPEN SESSION.

Mayor White announced that the Council would enter Open Session at 9:06 p.m.

ITEM 10-A. DISCUSSION AND/OR ACTION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS WITH PROJECT CA-238.

Mayor White made a motion to authorize city staff to negotiate a 380 agreement with the economic development prospect. Mayor Pro-Tem Sanchez seconded. The motion passed by a vote of 7-0.

ITEM 10-B. DISCUSSION AND/OR ACTION REGARDING POSSIBLE PROPERTY ACQUISITION FOR PUBLIC FACILITIES.

Mayor White made a motion to authorize the City Manager to make an offer and/or negotiate an offer for a purchase sale agreement subject to Council approval, in an amount not to exceed the appraised value. Mayor Pro-Tem Sanchez seconded. The motion passed by a vote of 7-0.

ITEM 10-C. DISCUSSION AND/OR ACTION REGARDING POSSIBLE LAND ACQUISITION RELATED TO PUBLIC PARKS.

Mayor White made a motion to authorize the City Manager to negotiate an offer or a purchase and sale agreement subject to Council approval in an amount not to exceed appraised value. Councilmember Michelson seconded. The motion passed by a vote of 7-0.

ITEM 11. 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 9:09 p.m.

PASSED and APPROVED this the 20th day of January, 2026.

CITY OF LOCKHART

Lew White, Mayor

ATTEST:

Julie Bowermon
City Secretary

**REGULAR MEETING
LOCKHART CITY COUNCIL**

MARCH 4, 2025

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 John Lairsen
Mayor Pro-Tem Angie Gonzales-Sanchez

Staff present:

Steve Lewis, City Manager
Joseph Resendez, Assistant City Manager
David Fowler, Planning Director
Travis Hughes, Parks Director
Tatiana Salazar, Public Information Officer

Brad Bullock, City Attorney
Julie Bowermon, City Secretary
Sean Kelley, Public Works Director
Randy Jenkins, Fire Chief

Citizens/Visitors Addressing the Council: Tara Hatley of Masonwood Development; Vanessa Stowe of DPGF; Manuel Oliva, Citizen; and Michelle Hausmann of Land Use Solutions.

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. DISCUSS CITY COUNCIL MINUTES OF THE FEBRUARY 20, 2024, MARCH 5, 2024, MARCH 19, 2024, MARCH 26, 2024, AND APRIL 2, 2024 MEETINGS.

Mayor White requested corrections to the minutes. There were none.

B. PRESENTATION AND DISCUSSION REGARDING UPDATES ON PARKS AND RECREATION DEPARTMENT CAPITAL PROJECTS. THIS INCLUDES THE AQUATICS FACILITY PROJECT AND THE GATEWAY MONUMENT SIGN PROJECT.

Mr. Hughes provided information and there was discussion regarding the following projects: Gateway Monument Signs, Aquatics Facility, Lion's Park, Parks Master Plan priorities, and the Parks components in the recently adopted *Lockhart Looking Forward* Comprehensive Plan.

C. DISCUSSION REGARDING RECOMMENDED UPDATES TO PARK FACILITIES RENTAL RATES.

Mr. Hughes stated that the Park Pavilion rentals are being transitioned to an online platform to provide Lockhart Citizens with a user-friendly option for reservations and payments. Pavilions have traditionally been rented by calling the Public Works Office and asking for open facility dates. The customer must then go to the Public Works Office in person to complete the reservation form and make payment and a security deposit by check or cash. After the rental, the customer must return to the office to pick up their security deposit. The new online system will allow all of this process to be completed online with a debit or credit card. As part of this new system, pavilion rentals are going to be rented by the hour instead of by the day. This will provide for precise scheduling of facilities and charging appropriately for the amount of time the pavilions are being utilized. The new fee structure will maintain the current fee for up to a 5-hour rental

block, plus approximately 5-10%, which is to offset the cost of the online platform provider. Any additional time may be purchased with an additional hourly fee. Staff is also considering converting swimming pool rentals to the same platform. If the city proceeds with converting swimming pool rentals, staff recommends a rental fee of \$75 per hour. The new online rental platform is ready to launch. Staff will work with the Public Information Officer to communicate the transition to the online rental platform on the City's social media channels in preparation for the spring and summer recreation seasons. There was discussion.

D. DISCUSSION REGARDING THE PURCHASE OF A WEIS QUICK ATTACK FIRE APPARATUS BUILT ON A 2025 FORD-550 CHASSIS SUPER CAB AND MANUFACTURED BY WEIS FIRE & SAFETY EQUIPMENT, LLC IN SALINA KANSAS, UTILIZING THE HOUSTON GALVESTON AREA COUNCIL (HGAC) PURCHASING COOPERATIVE PROGRAM.

Chief Jenkins stated that the expanding threat of wildfires to Texas communities is a result of the state's ever-changing land use, climate, and population. Many Texas communities such as Lockhart are within the Wildland Urban Interface (WUI). The WUI is an area where people and their homes meet or mix with wildland vegetation. Central Texas had an extremely busy wildfire season in 2023 due to the warm temperatures, low humidity, strong winds, and ongoing drought conditions. Lockhart Fire Rescue responded to 21 wildfire incidents in 2023, including the 228-acre Boggy Creek Fire, and the 150-acre Barth Fire. The After Action Report (AAR) from the 2023 fire season is attached for review. One of the intermediate-term action items from the review was to purchase a second wildland brush truck for responding to WUI fires. The goal is to place the Quick Attack fire apparatus into service at Fire Station No. 2 with the ladder truck. The Weis Quick Attack fire apparatus will be equipped with a separate fire pump at the rear to allow the apparatus to be mobile while applying foam and water to the wildfire. The Quick Attack is also equipped with a 400-gallon water tank, four-wheel drive, 7.3L V-8 gasoline engine, super single-tire conversion, 3" lift kit, skid plates, 20HP Honda fire pump, stainless steel plumbing, 100' booster reel, foam system, ground sweeps, three pre-connected whip lines, portable winch, emergency lighting, and equipment storage compartments. The cost of the Quick Attack fire apparatus is \$291,965, which includes a \$1,000 HGAC fee, a \$6,000 contingency fund for equipment and/or unexpected costs. A \$2,000 discount is available if the city chooses to pay for the cab and chassis upon arrival. The delivery time upon ordering is approximately 18 months. The Quick Attack fire apparatus will be built in Salina, Kansas. A final inspection will take place at the manufacturing plant and the vehicle will be driven to Lockhart by fire department personnel. On December 30, 2024, the Lockhart Fire Department entered into a Memorandum of Understanding (MOU), with the City of Lockhart. The MOU allowed for the allocation of American Rescue Plan Act (ARPA) funds for the procurement of a brush truck and associated equipment, designed for fighting wildfires, particularly in rugged, off-road terrain. The project will be funded by ARPA (\$275,000) and the City's general fund (\$16,965). The Quick Attack fire apparatus will meet or exceed the current NFPA 1900, Standard On Wildland Fire Apparatus. There was discussion.

E. PRESENTATION AND DISCUSSION REGARDING THE PROPOSED EVERLY DEVELOPMENT AGREEMENT FOR THE MASONWOOD DEVELOPMENT CORPORATION FOR A PUBLIC IMPROVEMENT DISTRICT CONSISTING OF APPROXIMATELY 160 ACRES LOCATED WEST OF SH130 BETWEEN BORCHERT LOOP AND MAPLE STREET/BOGGY CREEK ROAD CURRENTLY IN THE LOCKHART EXTRATERRITORIAL JURISDICTION.

Mr. Fowler stated that the proposed development agreement would create a single-family residential development immediately west of the current city limits between Borchert Loop and Maple Street/Boggy Creek Road. The site consists of 159.24 acres, on which a planned 535 residential lots, parks, and neighborhood amenities would be created. One parcel at the center of the subject area that is not under

current developer control, owned by the Burton Family, is under contract for purchase. The project's layout would generally be consistent with the SF-2 Single Family development type, which has a minimum lot size of 5,500 square feet and a minimum lot width of 50 feet. However, the applicant proposes to have three lot sizes in the development, including lots with 60 and 65-foot widths. Additionally, all lots would be 120 feet deep, greater than the minimum 105-foot depth for the SF-2 development type. The development plan shows two entrances from Borchert Loop to serve the residences. The plan does not show any connections to Maple Street, despite City Council members stating a preference for the project connecting to both streets during the approval of the professional services agreement in July 2024. The applicant has stated that they believe a connection to Maple Street would be cost-prohibitive due to the point of connection being located within the 100-year floodplain. While that may be true, having Borchert Loop as the sole connection potentially creates traffic issues due to the fact that there is not an on-ramp to SH 130 at Borchert Loop, meaning residents would have to drive to either Maple Street or San Antonio Street/SH 142 to access SH 130. To meet the requirements of the City's subdivision ordinance, Borchert Loop will be required to be improved to City standards until it meets the nearest point of Borchert Drive that meets City standards, to the west of SH 130. The developer would extend City water and wastewater to the site to serve the development. The applicant plans to fund the utility extensions, local utility lines, on-and off-site street improvements, and amenities through the creation of a Public Improvement District. The current financial analysis of the PID shows it falling short of the 3 to 1 assessed value to lien value ratio that is required in the City's PID policy, instead showing a level between 2.18 and 2.21. Because of the shortfall between the current assessed value and the value of the bond requested, the applicant is requesting a "Holdback" approach, wherein the applicant would not receive the full bond funds at first issue. They would instead receive a smaller first issue of a bond, which would be the amount that can be borrowed at the 3 to 1 ratio based on the assessed value. The remainder of the bond amount would need to be "held back" until sufficient improvements have been made to create additional value, allowing the release of the remainder of the funds once values within the PID have increased to a 3:1 ratio based on the entire amount of bond proceeds. The main issues with this approach are that it involves risk to the developer that their early investment with limited bond funds may not produce the needed value for the release of the remainder of the funds and that the Holdback approach requires pre-clearance from the state Attorney General. While the development agreement does detail some features that are of higher quality than base city standards, such as the lot sizes, and does contain stronger park and recreational amenities than a typical subdivision, it is not clear that the proposed development fully meets the criteria for approval of a PID listed on page 2 of the City's PID policy. Unlike the other project for which the City approved a PID, the project is not mixed-use and would not contribute any commercial property or sales taxes to the City's revenues. While the project does require off-site utility extensions and road improvements, there have been similarly-situated residential projects that have built such improvements without requesting the creation of a PID. Through the presentation and discussion, City Council can provide guidance to staff and the applicant regarding how the project can better meet the goals detailed in the City's PID policy.

Tara Hatley of Masonwood Development and Vanessa Stowe of DPFG provided details about the development plans of the Public Improvement District. There was discussion.

CONSENSUS: The consensus of the Council is that Masonwood Development can proceed with the PID.

F. DISCUSSION REGARDING AMENDMENT NO. 1 TO THE TXDOT AIRPORT PROJECT PARTICIPATION AGREEMENT FOR PROJECT 2314LHART TO CHIP SEAL, OVERLAY, AND MARKING OF THE PARALLEL RUNWAY AND TAXIWAY AT THE LOCKHART MUNICIPAL AIRPORT.

Mr. Kelley stated that the Texas Department of Transportation (TxDOT) has several programs aimed at assisting with funding airport maintenance projects, which the city has participated in the past. On December 20, 2022, City Council approved Resolution 2022-42 authorizing the City Manager to enter into an agreement with TxDOT for a project consisting of paving and marking the 4,000' long runway and taxiway. The resolution and subsequent agreement identified the City's match responsibilities of 10% (\$191,900) of the entire project (\$1,919,000). These figures were based on estimates at the time of the adopted resolution. This project along with 5 other airport entities were packaged together and bid in 2024. Upon receiving initial bids, not all entities were in agreement with their proportionate costs of the project. TxDOT chose to rebid the projects in the hope that more bidders could be attracted and the costs for the projects would be more competitive. TxDOT and staff have reviewed the new bids that have been received, and believe the cost is of fair value regarding the work that is needed at the airport. Following entering the initial agreement, the City paid the estimated 10% match of \$191,900. Tonight's amendment to the project agreement identifies the remaining funds the City will be required to pay to participate in the paving project. The total project amount has changed to \$2,521,950. The 10% match portion of the project the City would be responsible for would be \$252,195. The City's remaining responsibility will be \$60,295, which is the difference in the previous 10% match payment. There was discussion.

RECESS: Mayor White announced that the Council would recess for a break at 8:15 p.m.

ITEM 1. CALL TO ORDER.

Mayor Lew White called the meeting to order at 8:30 p.m.

ITEM 2. INVOCATION, PLEDGE OF ALLEGIANCE.

Mayor White 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.

Manuel Oliva, 202 W. Cedar Street, expressed concern about the confusion about the location of the sewer infrastructure on a property that he is building a house, 417 S. Blanco Street. He explained that he has attempted to work with city staff to rectify the issue with no cooperation and that City staff had caused a break in the line resulting in sewer running into his backyard. He requested assistance to determine the sewer connection for the new home soon so that the new home build can commence. He also remarked he would contact an attorney.

Mayor White requested additional citizens to address the Council. There were none.

Mayor White introduced Megan Carvajal as the new President of the Lockhart Chamber of Commerce.

ITEM 4-A. HOLD A PUBLIC HEARING AND DISCUSSION REGARDING APPLICATIONS ZC-24-09 AND PDD-24-04 BY MICHELE HAUSSMANN OF LAND USE SOLUTIONS ON BEHALF OF MANUMIT INVESTMENT GROUP AND DISCUSSION AND/OR ACTION TO CONSIDER ORDINANCE 2025-05 FOR A ZONING CHANGE FROM PDD PLANNED DEVELOPMENT DISTRICT TO PDD PLANNED DEVELOPMENT DISTRICT AND ADOPTION OF A PDD DEVELOPMENT PLAN ON 23.395 ACRES IN THE FRANCES BERRY SURVEY, ADDRESSED AS 711 CITY LINE ROAD.

Mayor White opened the public hearing at 8:40 p.m.

Mr. Fowler stated that the proposed zoning change and PDD development plan proposes to remove the subject property from the Maple Park PDD and place it in a newly-created PDD for approximately 23 acres at the southeast corner of Maple Street and City Line Road. While the current PDD shows the subject property as a combination of single-family detached residential and commercial development, the proposed PDD would consist solely of a one-story multifamily development on two lots. The project would abut and have vehicular access to City Line Road, Maple Street, and the forthcoming Lincoln Lane. The development would have a maximum of 150 units of attached single-story residences, each having two-car garages and two spaces of parking in the driveways. The residences would be served by a network of internal private drives that also include paved walkways. Sidewalks would be built along all street frontages, including a six-foot wide sidewalk along City Line Road. As part of the approved preliminary plat, Maple Street will be widened to meet City standards as a collector street. The PDD development plan shows the project layout, indicating the locations of residential units, the driveway network, and open spaces. The plan states that the development's lighting will be dark sky compliant. The plan's landscaping standards include one shade tree per residential unit and one shade tree every 40 feet along street frontages, while also requiring shrub plantings along the fronts of buildings. The project will have an exterior fence along all street frontages. Architectural design and signage design standards are also included. The plan also states that a swimming pool and other recreational amenities will be built as part of the development.

Mayor White requested the applicant to address the Council.

Michelle Hausmann of Land Use Solutions on behalf of Manumit Investment Group provided details about the proposed development and requested support of the project. There was discussion.

Mayor White closed the public hearing at 9:08 p.m.

Mayor Pro-Tem Sanchez made a motion to approve Ordinance 2025-05, as presented. Councilmember Michelson seconded. The motion passed by a vote of 7-0.

ITEM 5-A. DISCUSSION AND/OR ACTION REGARDING CITY COUNCIL MINUTES OF THE FEBRUARY 20, 2024, MARCH 5, 2024, MARCH 19, 2024, MARCH 26, 2024, AND APRIL 2, 2024 MEETINGS.

Councilmember Lairsen made a motion to approve the minutes. Councilmember Westmoreland seconded. The motion passed by a vote of 7-0.

ITEM 5-B. DISCUSSION AND/OR ACTION TO CONSIDER THE PURCHASE OF A WEIS QUICK ATTACK FIRE APPARATUS BUILT ON A 2025 FORD-550 CHASSIS SUPER CAB AND MANUFACTURED BY WEIS FIRE & SAFETY EQUIPMENT, LLC IN SALINA KANSAS.

UTILIZING THE HOUSTON GALVESTON AREA COUNCIL (HGAC) PURCHASING COOPERATIVE PROGRAM.

Councilmember Michelson made a motion to approve the purchase of a Weis Quick Attack Fire Apparatus, as presented. Councilmember Mendoza seconded. The motion passed by a vote of 7-0.

ITEM 5-C. DISCUSSION AND/OR ACTION REGARDING AMENDMENT NO. 1 TO THE TXDOT AIRPORT PROJECT PARTICIPATION AGREEMENT FOR PROJECT 2314LHART TO CHIP SEAL, OVERLAY, AND MARKING OF THE PARALLEL RUNWAY AND TAXIWAY AT THE LOCKHART MUNICIPAL AIRPORT.

Councilmember Lairsen made a motion to approve Amendment No. 1 to the TXDOT Airport Project Participation Agreement, as presented. Councilmember Westmoreland seconded. The motion passed by a vote of 7-0.

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

- Park pavilion rentals will soon be available online.
- Informational meeting about Downtown Revitalization project scheduled for March 13, 2025.
- Preparations underway for solid waste pickup route change.
- KidFish at City Park on Saturday, March 15th.
- Reminder: Citywide Spring Clean Up Program on Saturday, March 22nd.

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

Councilmember Westmoreland commended the contractor involved with the downtown improvement project.

Councilmember Mendoza thanked the Hispanic Chamber of Commerce for a successful gala.

Mayor Pro-Tem Sanchez expressed condolences to families that have lost a loved one. She thanked the Hispanic Chamber for a successful gala event and congratulated award recipients.

Councilmember Castillo thanked the Hispanic Chamber for a successful gala and congratulated the award recipients. He thanked the contractor involved with the downtown improvement project. He encouraged everyone to be safe in the downtown area during the construction.

Councilmember Michelson also thanked the contractor involved with the downtown improvement project. He thanked citizens for their patience during the project. He commended the Hispanic Chamber for their successful gala. He also commended all involved with the Junior Livestock show.

Mayor White thanked the Hispanic Chamber for a successful gala and he thanked the keynote speaker. He stated that the city will host a tour of city facilities for a group from a health insurance company. An informal discussion will be held with a hospital corporation. He invited everyone to KidFish and to the Little League grand opening.

Mayor White announced that the Council would enter Executive Session at 9:20 p.m. to discuss items 8A, 8B and 9A.

ITEM 8. 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.

- A. Discussion regarding possible property acquisition for public facilities.
- B. Discussion regarding possible land acquisition related to public parks.

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.

- A. Discussion regarding water supply contracts.

OPEN SESSION

Mayor White announced that the Council would enter Open Session at 9:48 p.m.

ITEM 10-A. DISCUSSION AND/OR ACTION REGARDING POSSIBLE PROPERTY ACQUISITION FOR PUBLIC FACILITIES.

No action taken.

ITEM 10-B. DISCUSSION AND/OR ACTION REGARDING POSSIBLE LAND ACQUISITION RELATED TO PUBLIC PARKS.

No action taken.

ITEM 10-C. DISCUSSION AND/OR ACTION REGARDING WATER SUPPLY CONTRACTS.

No action taken.

ITEM 11. 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 9:50 p.m.

PASSED and APPROVED this the 20th day of January , 2026.

CITY OF LOCKHART

Lew White, Mayor

ATTEST:

Julie Bowermon
City Secretary

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: January 20, 2026

AGENDA ITEM CAPTION: Presentation and consideration of facility needs assessment from PGAL, an architectural and engineering design firm, regarding the Police Department, and discussion and/or action of the same and possible property acquisition.

ORIGINATING DEPARTMENT AND CONTACT: Police - Gary Williamson

ACTION REQUESTED: Other

BACKGROUND/SUMMARY/DISCUSSION:

In April 2025, the City engaged PGAL, an architectural and engineering design firm, to conduct a facility needs assessment for the Police Department. PGAL provides architecture, engineering, interior design, and planning services for a broad range of public- and private-sector clients.

The Police Department is currently located at 214 Bufkin Lane in a metal warehouse acquired by the City in the early 1990s. Office spaces were constructed within the warehouse to accommodate the Police Department and Municipal Court. As the department expanded, Municipal Court was relocated to its current facility. The Police Department has undergone at least one remodel since that time.

The existing facility was not purpose-built for law enforcement operations and lacked many features expected in a modern police department. Identified deficiencies included, but were not limited to, a secure evidence vault and pass-through evidence lockers, interview and interrogation rooms, individual officer workstations, secured parking for City and employee vehicles, adequate evidence storage, a vehicle processing bay, K-9 kennel facilities, an appropriately sized training room, a community meeting space, employee fitness facilities, and an Emergency Operations Center for the City.

The facility needs assessment evaluated existing conditions and projected future staffing and space requirements to determine the overall scope and budget considerations for a new police facility. The assessment developed a space program identifying the optimal size and configuration of the project and included projected space needs, preliminary project cost estimates, and a proposed project schedule. The project budget encompassed anticipated building and site construction costs, design fees, furniture, fixtures, and equipment (FFE), and recommended contingencies.

The assessment also evaluated the feasibility of renovating and/or expanding the existing police facility as an alternative option.

PROJECT SCHEDULE (if applicable): N/A

City of Lockhart, Texas

Council Agenda Item Cover Sheet

FISCAL NOTE (if applicable):

PREVIOUS COUNCIL ACTION: N/A

COMMITTEE/BOARD/COMMISSION ACTION: N/A

STAFF RECOMMENDATION/REQUESTED MOTION: N/A

LIST OF SUPPORTING DOCUMENTS: Lockhart Needs Assessment Council 01202026,
Lockhart Police Department Needs Assessment Fee Proposal

CITY OF LOCKHART POLICE NEEDS ASSESSMENT

COUNCIL PRESENTATION | JANUARY 20, 2026

PGAL



METHODOLOGY

Below are the steps taken, with an explanation, to create this Facility Needs Assessment.

DOCUMENT EXISTING BUILDING

An important part of validating the City's space needs was to fully understand the City's existing building's condition, layout, usage, and square footage. This report includes floor plans of existing building at 214 Bufkin Lane. The floor plans label the use of every space.

DOCUMENT EXISTING STAFF & SUPPORT SPACE

Similar to documenting existing buildings (see above), an initial step was to document the current staff and their associated support space of every department. The police sub-departments studied in this Program include the following: Administration, Records, Patrol, Criminal Investigations, Evidence & Property, Victim's Assistance, and Communication Division. The documentation of the existing staff (and soon to be hired) can be found in the "16,000" column in the needs assessment spreadsheet.

SPACE STANDARDS

This program proposes a menu of office and workstation sizes that are assigned to each staff member. The assignment of an office or workstation to each staff member is catered to providing the space needed for each position to perform their job and to work with position/title hierarchy. The total number of a given staff position multiplied by the assigned space standard's square footage yields the total needed square footage for that given position.

PROJECT STAFF GROWTH

One of the most important steps in determining the overall facility square footage needs is the projection of how City staff will need to grow along with the City's population. This is a challenging exercise because the forecasting potentially extends out 30 years. It is intuitive that City staff will grow along with the population so that level of service to citizens can be maintained, but typically staff growth trajectory does not directly match/correlate to population growth. The staff growth at future population benchmarks and the percentage growth in relation to population percentage growth is chronicled in each department's spreadsheet.

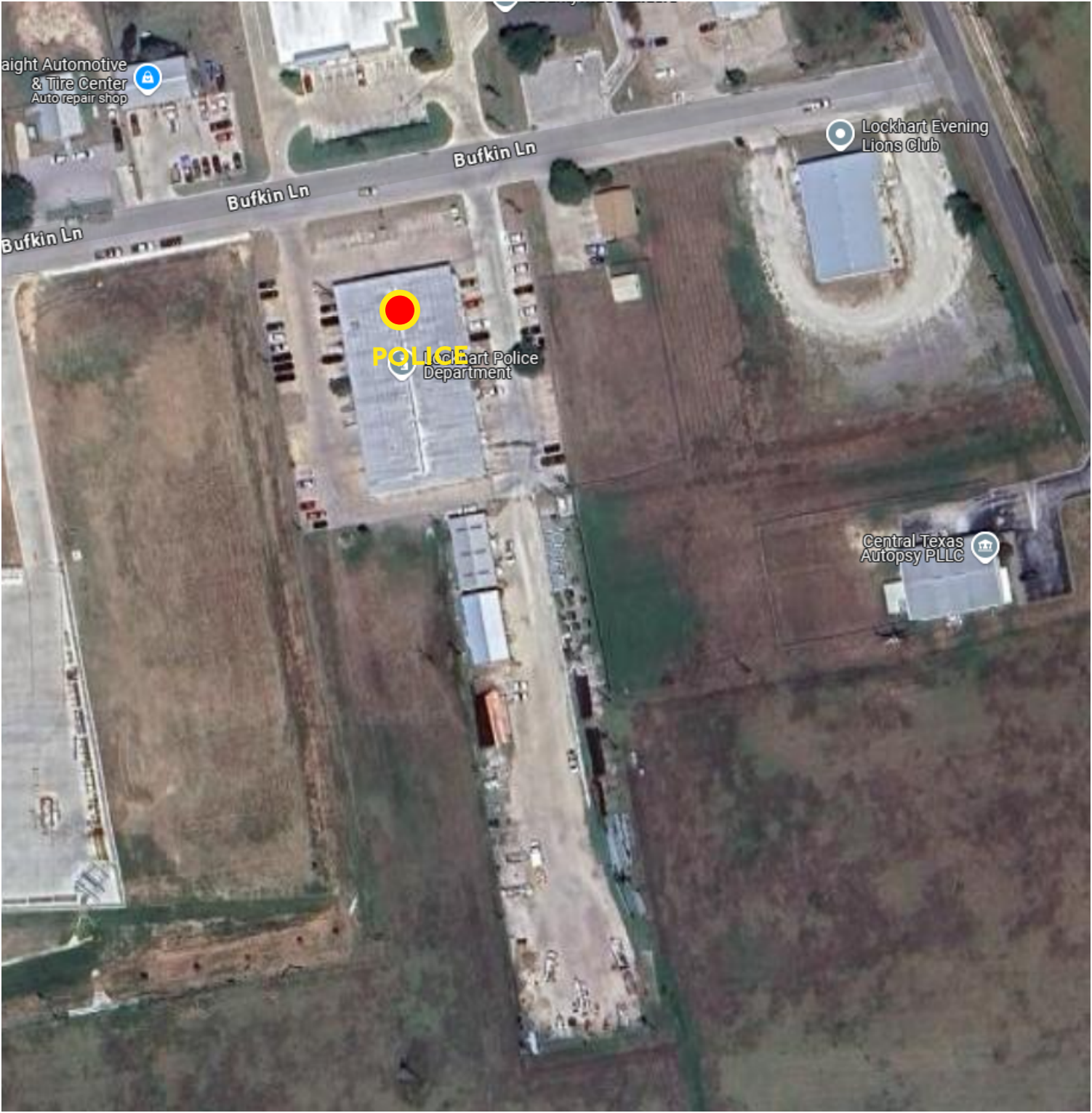
PROJECT SUPPORT SPACE GROWTH

Along with staffs' dedicated work space (office or workstation), support spaces are an important part of a department's ability to provide City services. Support spaces for departments include copy/file rooms, break rooms, training rooms, and conference rooms. This report catalogs existing support space, identifies lacking support spaces, and forecasts the growth of support spaces.

FINALIZE PROGRAM (TOTAL SF NEEDS)

The final Program is the mathematical culmination of the forecasting done in each departmental spreadsheet. Each sub-department's staff and support space square footage needs are totaled at each population benchmark. Then, all the departments space needs are added together to yield the total Police facility square footage requirements.

EXISTING FACILITY

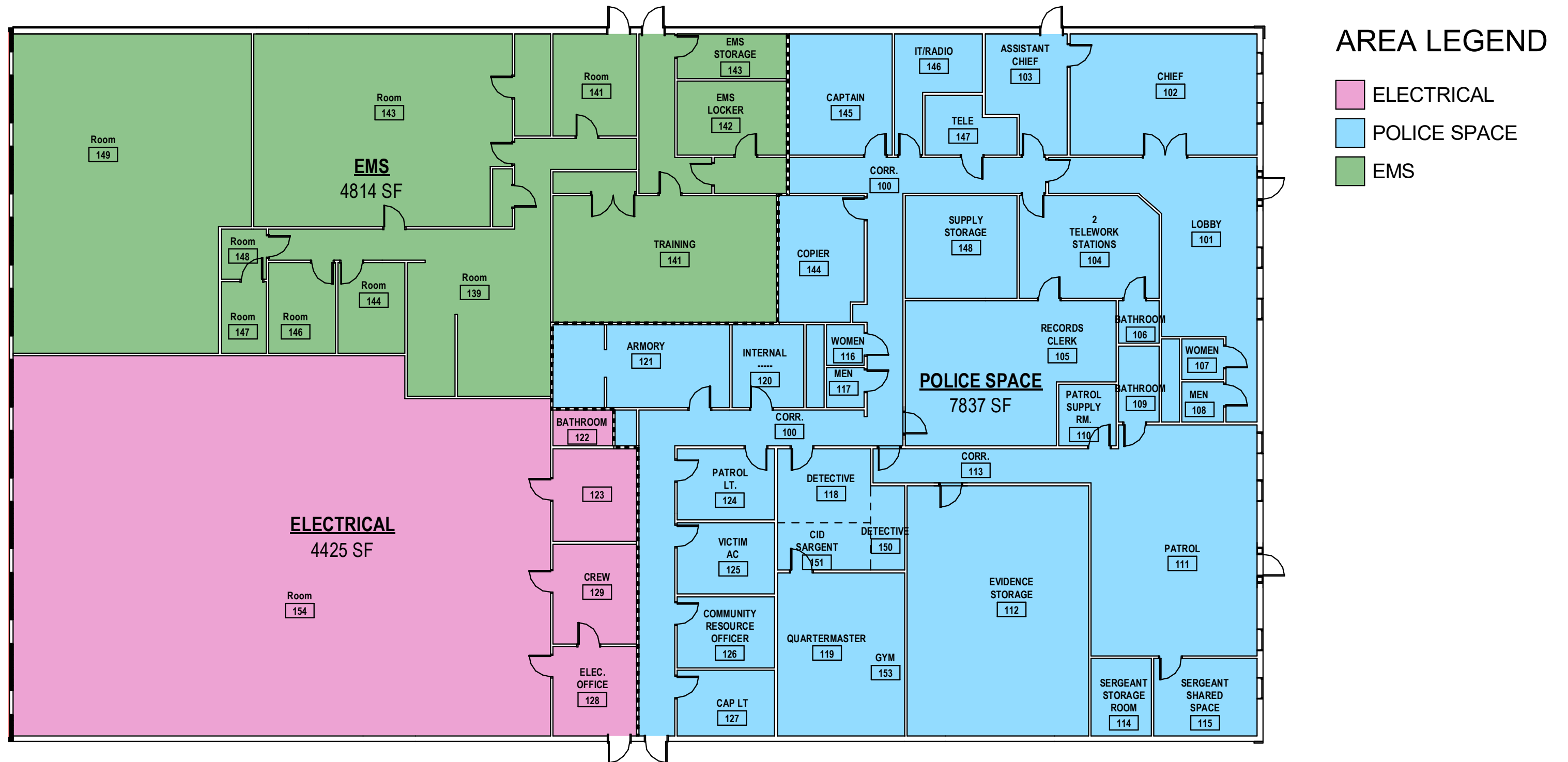


The map above shows the locations of the existing building at 214 Bufkin Lane. The next page shows a floor plan of the building with each department color coded.

EXISTING BUILDING:	17,500 square feet
POLICE DEPARTMENT:	8,750 square feet
EMS:	4,500 square feet
ELECTRICAL:	4,250 square feet



PHOTO OF EXISTING BUILDING



214 BUFKIN LANE FLOOR PLAN

POPULATION BENCHMARKS

City staff and PGAL discussed the City’s growth to determine appropriate future population benchmarks based on population projections from Lockhart’s November 7, 2024 Comprehensive Plan. For this needs assessment, 56,000 is being used as the final population benchmark. We then selected two benchmarks between the current population and the 56,000 population.

In the space needs spreadsheets, the benchmarks always reference the population benchmark and do not specify a year with the reality that no one knows the exact year a population will be reached. So, the idea is this: the projected space needs will be required/triggered when the population is reached whether that is fast or slow based on economic, social, and resource dynamics.

CURRENT ESTIMATED POPULATION IN 2025:
16,000

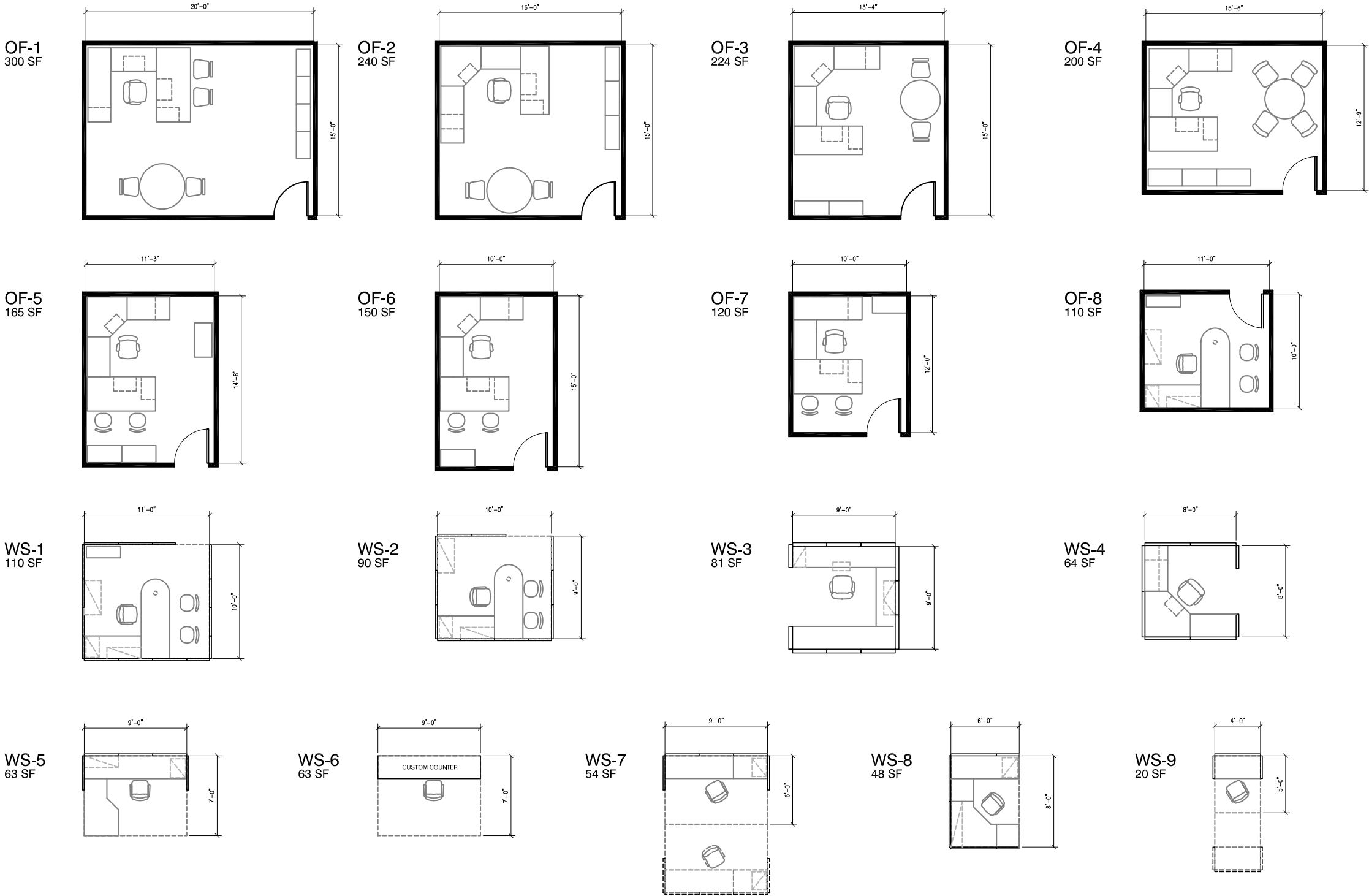
- SELECTED FOR BENCHMARKS:**
- 16,000: CURRENT ESTIMATED POPULATION
 - 24,000: 50% POPULATION INCREASE
 - 40,000: 150% POPULATION INCREASE
 - 56,000: 250% POPULATION INCREASE

Table 3. City of Lockhart Growth Scenarios 2023-2060

Year	2.5% CAGR	3.5% CAGR	5% CAGR	6% CAGR
2024	17,146	17,146	17,146	17,146
2025	17,575	17,746	18,003	18,175
2030	19,884	21,077	22,977	24,322
2035	22,497	25,033	29,325	32,548
2040	25,453	29,731	37,428	43,557
2045	28,798	35,311	47,768	58,289
2050	32,582	41,938	60,966	78,004
2055	36,864	49,810	77,809	104,387
2060	41,708	59,158	99,306	139,693

TABLE FROM COMPREHENSIVE PLAN

SPACE STANDARDS



SPACE NEEDS PROJECTION

The following page is the programming spreadsheets that defined the ultimate space needs for the Police department. PGAL and Police staff worked together to catalogue all existing staff and existing space (office and support space) and then project the growth of staff at future populations.

The sample spreadsheet to the right has notes to help understand the information.

department staff titles

department staff counts

current population

future populations

current staff member space

assigned space standard

square footage need for each staff member as a product of staff count multiplied by space standard

percentage comparison of population growth with staff growth

POSITION / SPACE	DEPT	STAFF				EXISTING SF		SPACE STND		AREA				NOTES
		20,000	40,000	70,000	100,000	TYPE	SF	TYPE	SF	20,000	40,000	70,000	100,000	
Population Growth Percentage			100%	250%	400%									
Administration														
Public Works Director		1	1	1	1	OF	112	OF-4	200	200	200	200	200	
Administrative Assistant		1	1	1	1	OF	97	WS-3	81	81	81	81	81	
Receptionist / Records Clerk		1	2	2	2	OF	98	WS-3	81	81	162	162	162	
Assistant Public Works Director		1	1	1	1			OF-7	120	120	120	120	120	No staff member currently
Emergency Management Coordinator/Specialist			1	1	1			OF-7	120	0	120	120	120	
Office Manager		1	1	1	1			OF-7	120	120	120	120	120	No staff member currently
Shop Manager (Inventory)			1	1	1			OF-7	120	0	120	120	120	
Transit Manager				1	1			OF-7	120	0	0	120	120	
Subtotal: Staff		5	8	9	9									
Staff % Growth			60	80	80									
Personnel Space										602	923	1043	1043	
Departmental Circulation (40%)										241	369	417	417	
Projected Total Departmental SF										843	1,292	1,460	1,460	

POLICE DEPARTMENT NEEDS ASSESSMENT SPREADSHEET

POSITION / SPACE	SWORN/ UNSWORN	LEVEL	STAFF				EXISTING SF		SPACE STND		AREA				NOTES
			16,000	24,000	40,000	56,000	TYPE	SF	TYPE	SF	16,000	24,000	40,000	56,000	
Population Growth Percentage				50	150	250						50	150	250	
Personnel Space															
Administration															
Police Chief	S		1	1	1	1	OF		OF	240	240	240	240	240	
Assistant Chief	S		0	1	1	1			OF	224	0	224	224	224	Currently unfilled
Captain	S		1	1	2	3			OF	165	165	165	330	495	
Admin Lieutenant	S				1	2			OF	165	0	0	165	330	
Administrative Assistant	U		1	1	1	1			WS	81	81	81	81	81	
Records															
Records Clerk	U		1	1	2	3			WS	81	81	81	162	243	Currently unfilled
Patrol															
Patrol Lieutenant	S		1	1	2	3			OF	165	165	165	330	495	
Sergeant	S		4	6	8	10			OF	120	480	720	960	1200	
Officer	S		12	20	48	68					0	0	0	0	See Patrol Support space for bullpen area
SRO Sergeant	S		1	1	1	1					0	0	0	0	office and operate out of schools
SRO	S		2	3	3	4					0	0	0	0	office and operate out of schools; summer work in main PD; summer work in main PD
K9 Officer	S		1	1	1	2			OF	120	120	120	120	240	Currently unfilled
Warrant Officer	S		1	1	1	2			OF	120	120	120	120	240	
Criminal Investigation Division															
CID/Support Lieutenant	S		1	1	1	2			OF	165	165	165	165	330	
CID Sergeant	S		1	2	2	3			OF	120	120	240	240	360	
Detective	S		3	5	7	9			OF	120	360	600	840	1080	
Community Resource Officer	S		1	1	1	2			OF	120	120	120	120	240	Currently unfilled
Evidence & Property															
Evidence Technician	U		1	1	2	2			WS	81	81	81	162	162	
Victim's Assistance															
Victim's Assistance Coordinator	U		1	1	1	2			OF	120	120	120	120	240	
Communications Division															
Lead Telecommunicator	U		1	1	1	1			OF	165	165	165	165	165	
Telecommunicator	U		8	12	12	16					0	0	0	0	CURRENT: 2 PER SHIFT; 4 SHIFTS; SEE SUPPORT SPACE
												0	0	0	
Subtotal A: Personnel Space			43	62	99	138					2583	3407	4544	6365	
Staff % Growth				44	130	221									
SWORN VERSUS UNSWORN STAFF															
Sworn			30	45	79	111									
Sworn % Growth				50	163	270									
Sworn Staff per 1,000 population			1.88	1.88	1.98	1.98									
Un-Sworn			15	19	21	27									
Un-Sworn % Growth				27	41	81									

SPREADSHEET CONTINUED ON NEXT PAGE



POLICE DEPARTMENT NEEDS ASSESSMENT SPREADSHEET

SPREADSHEET CONTINUATION FROM PRIOR PAGE

POSITION / SPACE	SWORN/ UNSWORN	LEVEL	STAFF				EXISTING SF		SPACE STND		AREA				NOTES
			16,000	24,000	40,000	56,000	TYPE	SF	TYPE	SF	16,000	24,000	40,000	56,000	
Population Growth Percentage				50	150	250						50	150	250	
Support Space:															
LOBBY															
Lobby											500	500	500	500	
Entry Vestibule											100	100	100	100	
Community Room											500	600	700	800	
Community Room Storage											80	80	80	80	
Cater Kitchen for Comm. Room											80	80	80	80	
Public Restrooms			4	6	6	8				75	300	450	450	600	Will also serve Training Room
ADMINISTRATION															
Small Conference Room											120	120	120	120	
Copy/Work Area											80	80	80	80	
RECORDS															
Front Counter											80	80	80	80	
Copy/Print											80	80	80	80	
Records Active Storage											250	300	350	400	
PATROL															
Briefing Room											600	700	800	900	
Report Writing Area											250	300	350	400	
Patrol Bullpen Area			4	7	16	23			WS	81	324	567	1296	1863	1 workstation per 3 patrol officers
Patrol Storage Closet											150	150	200	250	
Patrol Gear Locker Room			30	45	79	111				15	450	675	1185	1665	Number of Gear Lockers matches sworn staff; 15 sf/locker; Unisex Locker Room
Locker Room Showers			2	3	4	5				80	160	240	320	400	Unisex shower rooms adjacent to Locker Room
Quartermaster											200	250	300	350	
Armory / Gun Cleaning											200	250	300	350	
Radio Room											125	125	125	125	
K-9 Wash Room											50	50	50	50	
K-9 Kennel											150	150	150	150	2 Kennels with work area
Drone Storage/Work Area											120	120	120	120	
Bike Storage Room											125	125	175	175	
Uniform/Equipment Storage Room											150	150	250	250	
Simulation Room											150	150	250	250	
CRIMINAL INVESTIGATIONS															
Interview Rooms			1	2	2	3				120	120	240	240	360	
Juvenile Interview Room			1	1	1	1				120	120	120	120	120	
Interogation Rooms			1	1	2	2				120	120	120	240	240	
Storage Room											100	100	100	100	
Holding Room			1	1	1	1				120	120	120	120	120	

SPREADSHEET CONTINUED ON NEXT PAGE

POLICE DEPARTMENT NEEDS ASSESSMENT SPREADSHEET

SPREADSHEET CONTINUATION FROM PRIOR PAGE

POSITION / SPACE	SWORN/ UNSWORN	LEVEL	STAFF				EXISTING SF		SPACE STND		AREA				NOTES
			16,000	24,000	40,000	56,000	TYPE	SF	TYPE	SF	16,000	24,000	40,000	56,000	
Population Growth Percentage				50	150	250						50	150	250	
EVIDENCE & PROPERTY															
Evidence Storage											800	900	1000	1100	Recommend: High density storage
Vehicle Examination Bay											750	750	750	750	Needs high volume space
Large Property Room											100	100	150	200	
Drug Storage											100	100	100	150	
Secure Weapons Storage											100	100	150	150	
Evidence Processing/Work Area											250	250	350	350	
Evidence Lockers and Patrol Work Area											150	150	200	250	
Drying Cabinet											70	70	70	70	
Janitors Closet											70	70	70	70	
VICTIM'S ASSISTANCE															
Victim Services Room											120	120	120	120	Private and comforting space for interviews
COMMUNICATIONS DIVISION															
Dedicated Restroom			1	1	1	1				75	75	75	75	75	
Locker Room											80	80	80	80	
Break Area											100	100	100	100	
Supply Closet											100	100	100	100	
Decompression Room											80	80	80	80	
Dispatch Room (Consoles)			2	3	3	4				150	300	450	450	600	
Server Room											75	75	75	75	
GENERAL BUILDING															
Kitchen / Break Room											400	500	600	800	
Coffee Bars			1	2	2	4				20	20	40	40	80	
Copy/Supply			1	2	2	2				100	100	200	200	200	
Restrooms			4	6	8	10				75	300	450	600	750	
Mechanical/Electrical											800	1000	1200	1400	
Sprinkler Room											40	40	40	40	
Mothers Room											100	100	100	100	
Decompression Room											80	80	80	80	
Janitor											70	70	70	70	
Elevator & Equipment Room															Only needed is 2 story
Stairs															Only needed is 2 story
Telecom closet on Second Floor															Only needed is 2 story
Training Room											1500	1500	1750	2000	35 sf per person for a chair with table; 15 sf per person for chair only
Training Room Storage											250	250	350	350	Storage of Tables and Training Equipment
Training Room AV/IT Room											80	80	80	80	
Laundry Room											100	100	100	100	
Main IT Room											200	200	200	200	
Video Monitoring Center											200	200	200	200	
Gym											800	1000	1200	1400	
Subtotal B: Support Space								0			14314	16552	20091	23328	
Subtotal C: Personnel Space + Support Space								0			16897	19959	24635	29693	Subtotal A + B
Departmental Circulation (40%)								0			6759	7984	9854	11877	Subtotal C * 0.40
Projected Total Departmental SF								0			23,656	27,943	34,489	41,570	

Space:



PROPOSED PROJECT

With the space needs for each department established, the next step in the Facility Needs Assessment was to determine potential project solutions to meet the needs.

On the subsequent slides there is an overview for each potential project that includes a text description, a graphic representation of the square footage, and a concept site plan.

POTENTIAL PROJECT SOLUTIONS: DO ONE OF THE FOLLOWING

NEW POLICE HEADQUARTERS ON NEW SITE

RENOVATION/EXPANSION OF EXISTING PD

NEW POLICE HEADQUARTERS: 24K POPULATION PROJECT

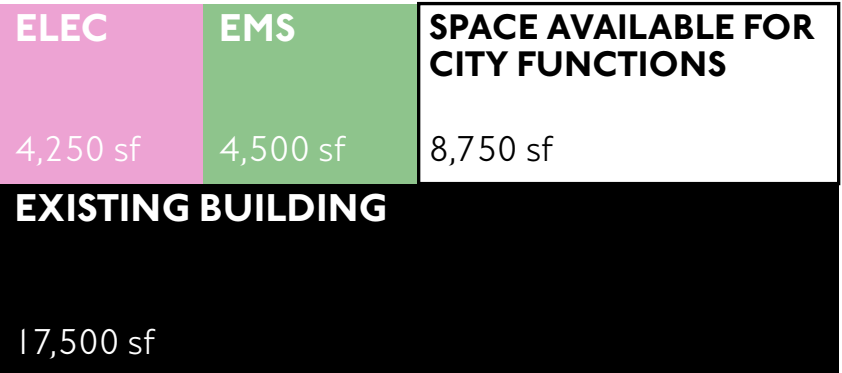
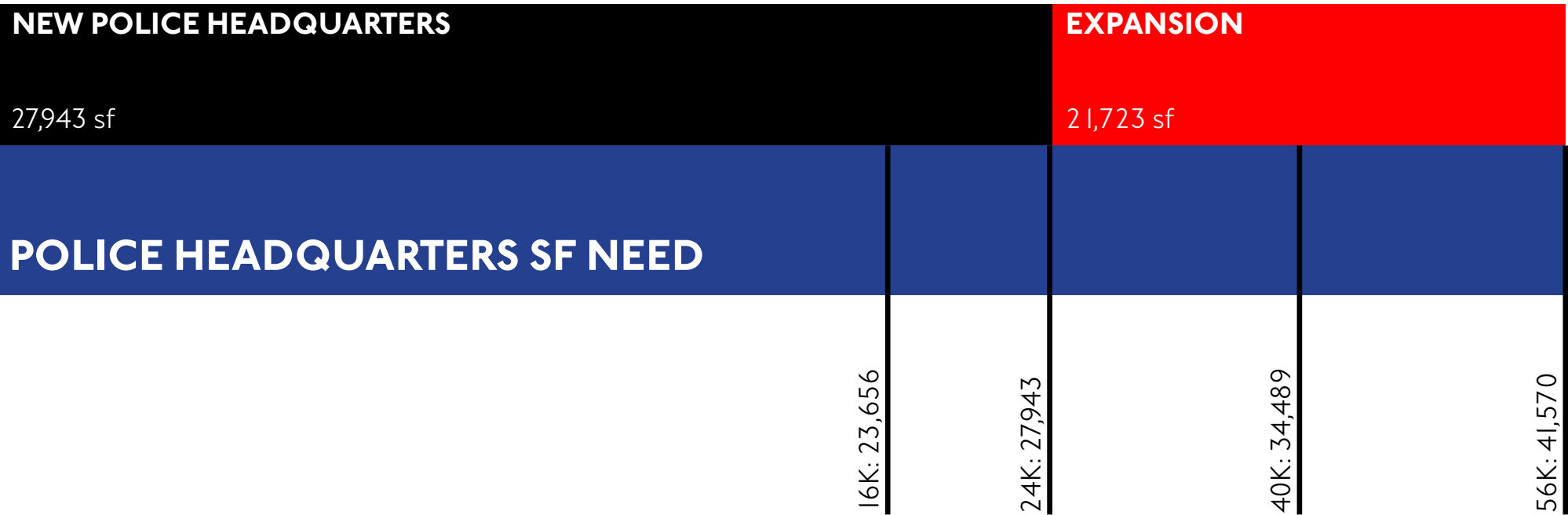
New Police Headquarters Program Overview:

The proposed new project is envisioned to be a ground up, new purpose designed facility on a new property or city owned property.

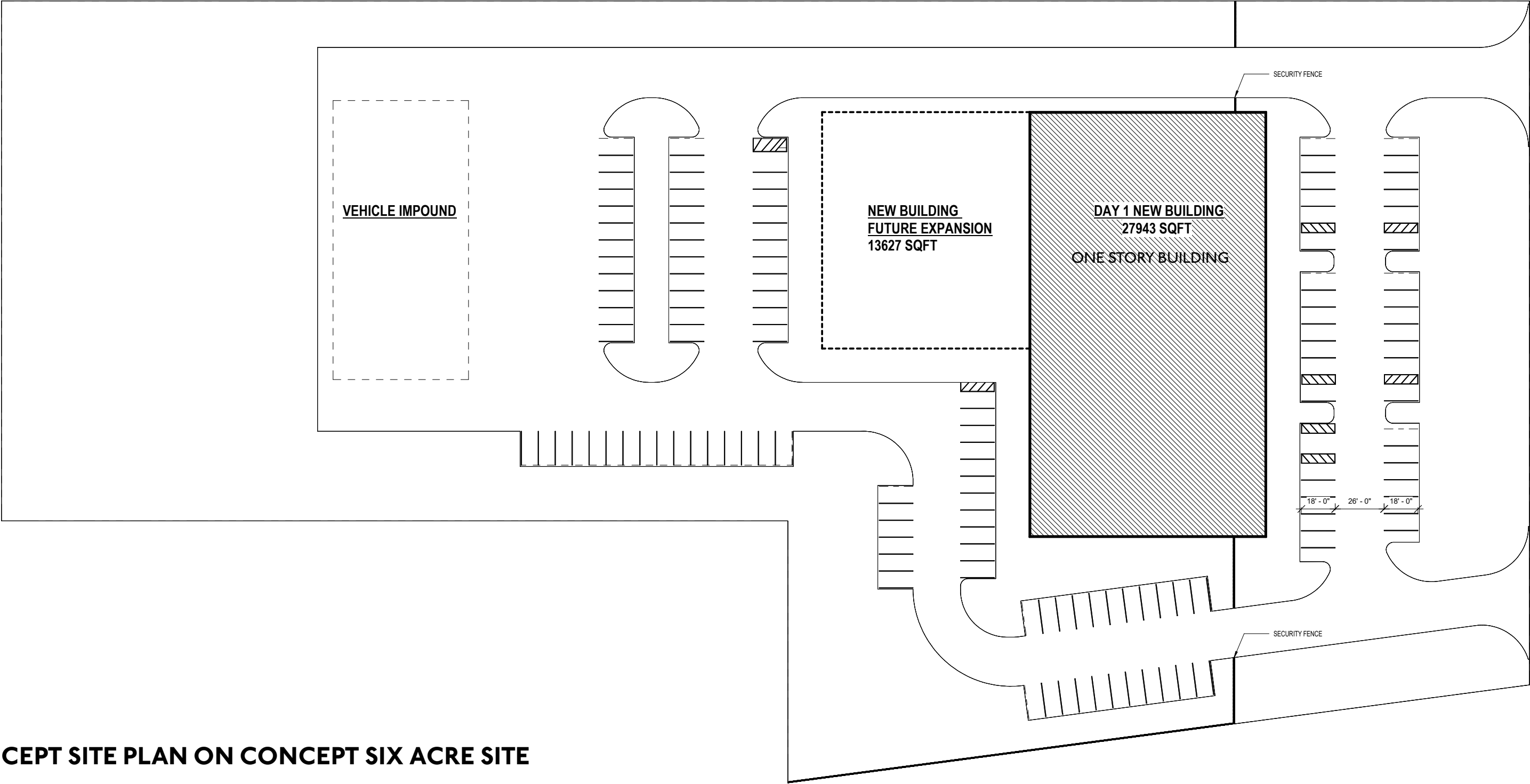
The proposed size for the initial project is 27,943 square feet which is the space need identified as needed at a population of 24,000. After the initial construction, the additional square footage needed at 56,000 population would be an expansion.

With the Police departing the space at 214 Bufkin Lane, 8,750 square feet would be available for other City functions.

The graphic below is a ‘to scale’ representation of the square footage needs



NEW POLICE HEADQUARTERS: 24K POPULATION PROJECT



CONCEPT SITE PLAN ON CONCEPT SIX ACRE SITE

NEW POLICE HEADQUARTERS: 24K POPULATION BUDGET

City of Lockhart Police Department New Building: Conceptual Project Budget for 24K Population

Notes:

- The base costs are listed in 2025 Dollars that should be escalated to mid point of construction
- Assumes City owned property
- Assumes all utilities are located on site
- Assumes no detention is required.

Projected Budget

	Square Feet	Low Range Construction		Mid Range Construction		High Range Construction		Highest Range Construction	
		Cost/SF	Subtotal	Cost/SF	Subtotal	Cost/SF	Subtotal	Cost/SF	Subtotal
Sitework	120,000	\$ 8.00	\$ 960,000.00	\$ 9.00	\$ 1,080,000.00	\$ 10.00	\$ 1,200,000.00	\$ 12.00	\$ 1,440,000.00
Offsite Work	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
New Police Building	27,943	\$ 400.00	\$ 11,177,200.00	\$ 425.00	\$ 11,875,775.00	\$ 475.00	\$ 13,272,925.00	\$ 540.00	\$ 15,089,220.00
	<u>27,943</u>		\$ -		\$ -		\$ -		\$ -
Design Contingency (5%)			\$ 606,860.00		\$ 647,788.75		\$ 723,646.25		\$ 826,461.00
Subtotal			\$ 12,744,060.00		\$ 13,603,563.75		\$ 15,196,571.25		\$ 17,355,681.00
Sanitary Connection Fee		\$	-	\$	-	\$	-	\$	-
Water Connection Fee		\$	-	\$	-	\$	-	\$	-
All Permit Fees		\$	-	\$	-	\$	-	\$	-
Construction Subtotal			\$ 12,744,060.00		\$ 13,603,563.75		\$ 15,196,571.25		\$ 17,355,681.00
GC General Conditions (4.5%)		\$	446,042.10	\$	476,124.73	\$	531,879.99	\$	607,448.84
GC Fees (6.5%)		\$	725,455.62	\$	774,382.87	\$	865,064.82	\$	987,972.14
Construction Total			\$ 13,915,557.72	\$ 498.00	\$ 14,854,071.35	\$ 531.58	\$ 16,593,516.06	\$ 593.83	\$ 18,951,101.98
Total Construction Cost per Square Foot									
Soft Cost (10%)		\$	1,391,555.77	\$	1,485,407.13	\$	1,659,351.61	\$	1,895,110.20
Contingency (10%)		\$	1,391,555.77	\$	1,485,407.13	\$	1,659,351.61	\$	1,895,110.20
Furniture, Fixtures and Equipment Costs (10%)		\$	1,391,555.77	\$	1,485,407.13	\$	1,659,351.61	\$	1,895,110.20
Land Costs		\$	-	\$	-	\$	-	\$	-
2025 Project Budget			\$ 18,090,225.03		\$ 19,310,292.75		\$ 21,571,570.88		\$ 24,636,432.57
2026 Inflation (4%)			\$ 723,609.00		\$ 772,411.71		\$ 862,862.84		\$ 985,457.30
2026 Project Budget			\$ 18,813,834.03		\$ 20,082,704.46		\$ 22,434,433.72		\$ 25,621,889.87



NEW POLICE HEADQUARTERS: 56K POPULATION BUDGET

City of Lockhart Police Department New Building: Conceptual Project Budget for 56K Population

Notes:

- The base costs are listed in 2025 Dollars that should be escalated to mid point of construction
- Assumes City owned property
- Assumes all utilities are located on site
- Assumes no detention is required.

Projected Budget

	Square Feet	Low Range Construction		Mid Range Construction		High Range Construction		Highest Range Construction	
		Cost/SF	Subtotal	Cost/SF	Subtotal	Cost/SF	Subtotal	Cost/SF	Subtotal
Sitework	120,000	\$ 8.00	\$ 960,000.00	\$ 9.00	\$ 1,080,000.00	\$ 10.00	\$ 1,200,000.00	\$ 12.00	\$ 1,440,000.00
Offsite Work	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
New Police Building	41,570	\$ 400.00	\$ 16,628,000.00	\$ 425.00	\$ 17,667,250.00	\$ 475.00	\$ 19,745,750.00	\$ 540.00	\$ 22,447,800.00
			\$ -		\$ -		\$ -		\$ -
	41,570								
Design Contingency (5%)			\$ 879,400.00		\$ 937,362.50		\$ 1,047,287.50		\$ 1,194,390.00
Subtotal			\$ 18,467,400.00		\$ 19,684,612.50		\$ 21,993,037.50		\$ 25,082,190.00
Sanitary Connection Fee			\$ -		\$ -		\$ -		\$ -
Water Connection Fee			\$ -		\$ -		\$ -		\$ -
All Permit Fees			\$ -		\$ -		\$ -		\$ -
Construction Subtotal			\$ 18,467,400.00		\$ 19,684,612.50		\$ 21,993,037.50		\$ 25,082,190.00
GC General Conditions (4.5%)			\$ 646,359.00		\$ 688,961.44		\$ 769,756.31		\$ 877,876.65
GC Fees (6.5%)			\$ 1,051,256.75		\$ 1,120,546.57		\$ 1,251,953.66		\$ 1,427,803.67
Construction Total			\$ 20,165,015.75	\$ 485.09	\$ 21,494,120.50	\$ 517.06	\$ 24,014,747.47	\$ 577.69	\$ 27,387,870.32
Total Construction Cost per Square Foot									
Soft Cost (10%)			\$ 2,016,501.57		\$ 2,149,412.05		\$ 2,401,474.75		\$ 2,738,787.03
Contingency (10%)			\$ 2,016,501.57		\$ 2,149,412.05		\$ 2,401,474.75		\$ 2,738,787.03
Furniture, Fixtures and Equipment Costs (10%)			\$ 2,016,501.57		\$ 2,149,412.05		\$ 2,401,474.75		\$ 2,738,787.03
Land Costs			\$ -		\$ -		\$ -		\$ -
2025 Project Budget			\$ 26,214,520.47		\$ 27,942,356.66		\$ 31,219,171.71		\$ 35,604,231.41
2026 Inflation (4%)			\$ 1,048,580.82		\$ 1,117,694.27		\$ 1,248,766.87		\$ 1,424,169.26
2026 Project Budget			\$ 27,263,101.29		\$ 29,060,050.92		\$ 32,467,938.58		\$ 37,028,400.67



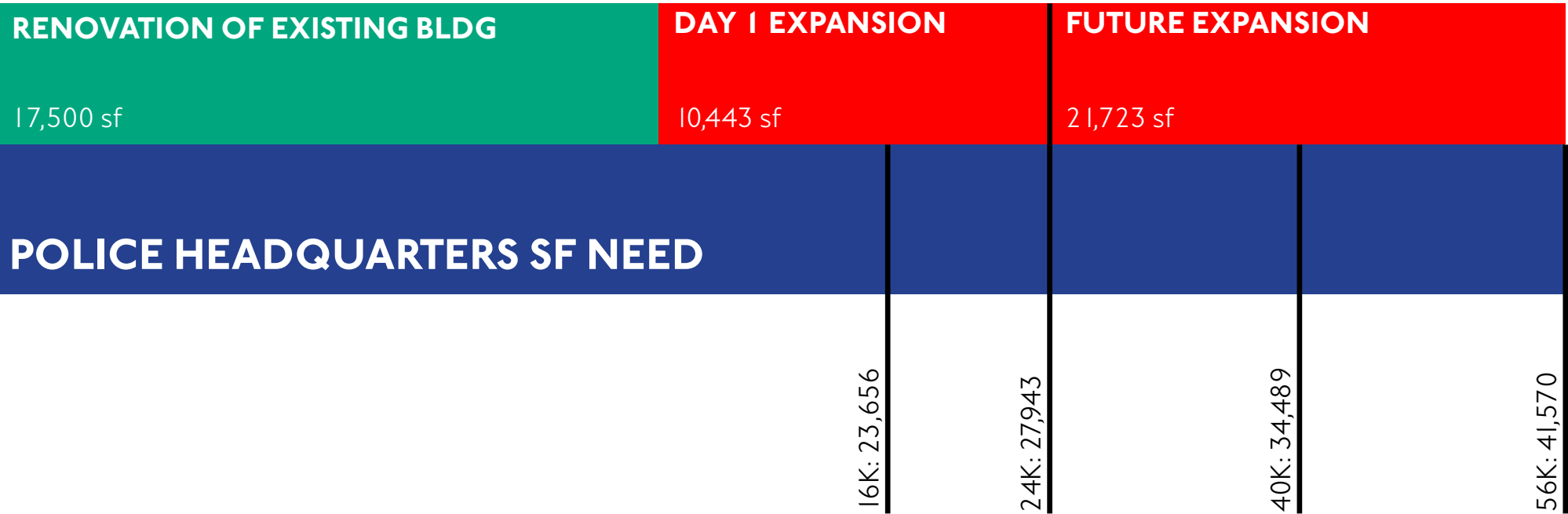
RENOVATE/EXPAND EXISTING PD BUILDING: 24K POPULATION BUDGET

Renovate and Expand existing building at 214 Bufkin Lane:

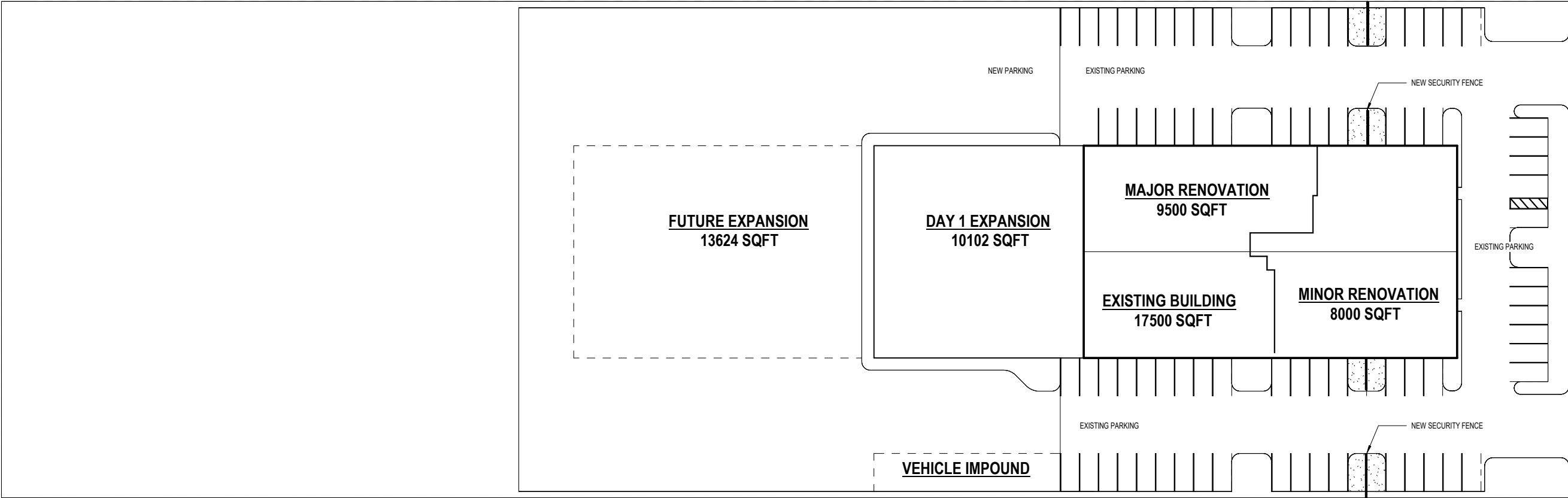
This proposed option is to move EMS and Electrical Department move out of the building, reconfigure the existing Police space, renovate and expand into vacated EMS/Electrical space, and do a 10,443 square feet expansion by extending the rear of the building. Being a renovation of an existing building, the resulting layout will likely be less efficient than ground up design and construction.

The proposed size for the initial project is a total of 27,943square feet which is the space need identified as needed at a population of 24,000. After the initial construction, the additional square footage needed at 56,000 population would be an expansion.

The graphic below is a ‘to scale’ representation of the square footage needs



RENOVATE/EXPAND EXISTING PD BUILDING: 24K POPULATION BUDGET



CONCEPT SITE PLAN OF 214 BUFKIN LANE PROPERTY

RENOVATE/EXPAND EXISTING PD BUILDING

City of Lockhart Police Department Existing Building Renovation/Expansion: Conceptual Project Budget for 24K Population

Notes:

- The base costs are listed in 2025 Dollars that should be escalated to mid point of construction
- Assumes City owned property
- Assumes all utilities are located on site
- Assumes no detention is required.

Projected Budget

		Low Range Construction		Mid Range Construction		High Range Construction		Highest Range Construction		
	Square Feet	Cost/SF	Subtotal	Cost/SF	Subtotal	Cost/SF	Subtotal	Cost/SF	Subtotal	
Sitework	40,000	\$ 7.00	\$ 280,000.00	\$ 7.00	\$ 280,000.00	\$ 7.00	\$ 280,000.00	\$ 7.00	\$ 280,000.00	
Offsite Work	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Renovate Existing Police Space	8,750	\$ 50.00	\$ 437,500.00	\$ 75.00	\$ 656,250.00	\$ 100.00	\$ 875,000.00	\$ 100.00	\$ 875,000.00	
Renovate EMS/Electrical Space	8,750	\$ 100.00	\$ 875,000.00	\$ 125.00	\$ 1,093,750.00	\$ 150.00	\$ 1,312,500.00	\$ 150.00	\$ 1,312,500.00	
Building Expansion	10,443	\$ 400.00	\$ 4,177,200.00	\$ 425.00	\$ 4,438,275.00	\$ 475.00	\$ 4,960,425.00	\$ 540.00	\$ 5,639,220.00	
			\$ -		\$ -		\$ -		\$ -	
	27,943									
Design Contingency (5%)			\$ 35,875.00		\$ 46,812.50		\$ 57,750.00		\$ 57,750.00	
Subtotal			\$ 5,805,575.00		\$ 6,515,087.50		\$ 7,485,675.00		\$ 8,164,470.00	
Sanitary Connection Fee			\$ -		\$ -		\$ -		\$ -	
Water Connection Fee			\$ -		\$ -		\$ -		\$ -	
All Permit Fees			\$ -		\$ -		\$ -		\$ -	
Construction Subtotal			\$ 5,805,575.00		\$ 6,515,087.50		\$ 7,485,675.00		\$ 8,164,470.00	
GC General Conditions (4.5%)			\$ 203,195.13		\$ 228,028.06		\$ 261,998.63		\$ 285,756.45	
GC Fees (6.5%)			\$ 330,482.36		\$ 370,871.36		\$ 426,122.05		\$ 464,762.45	
Construction Total			\$ 6,339,252.48	\$ 226.86	\$ 7,113,986.92	\$ 254.59	\$ 8,173,795.67	\$ 292.52	\$ 8,914,988.90	\$ 319.04
Total Construction Cost per Square Foot										
Soft Cost (10%)			\$ 633,925.25		\$ 711,398.69		\$ 817,379.57		\$ 891,498.89	
Contingency (10%)			\$ 633,925.25		\$ 711,398.69		\$ 817,379.57		\$ 891,498.89	
Furniture, Fixtures and Equipment Costs (10%)			\$ 633,925.25		\$ 711,398.69		\$ 817,379.57		\$ 891,498.89	
Land Costs			\$ -		\$ -		\$ -		\$ -	
2025 Project Budget			\$ 8,241,028.23		\$ 9,248,182.99		\$ 10,625,934.38		\$ 11,589,485.58	
2026 Inflation (4%)			\$ 329,641.13		\$ 369,927.32		\$ 425,037.38		\$ 463,579.42	
2026 Project Budget			\$ 8,570,669.36		\$ 9,618,110.31		\$ 11,050,971.75		\$ 12,053,065.00	

NEXT STEPS

DECIDE ON PROJECT SOLUTION: NEW BUILDING OR 214 BUFKIN RENOVATION

DECIDE ON POPULATION BENCHMARK SQUARE FOOTAGE

EXPLORE LAND ACQUISITION IN NEW BUILDING SCENARIO

FINALIZE PROJECT BUDGET

EXPLORE FINANCING OPTIONS WITH POTENTIAL BOND ELECTION

THANK YOU

24 April 2025

Gary Williamson
Chief of Police
City of Lockhart
214 Bufkin Lane
Lockhart, Texas 78644

ALEXANDRIA
ATLANTA
AUSTIN
BOCA RATON
CHICAGO
DALLAS
HOBOKEN
HOUSTON
LAS VEGAS
LOS ANGELES

Re: Fee Proposal for Design Services
Lockhart Police Department Needs Assessment

Dear Chief Williamson,

After careful review of your project criteria, PGAL is pleased to submit this Fee Proposal to provide Architectural Design Services for preparing a Needs Assessment for your Police Department in order to develop a project budget for a new facility in Lockhart, Texas. The scope of services and fees required to perform these services are based on the information provided by the City.

PROJECT UNDERSTANDING

The existing Police Department is co-located with EMS and Electrical department in an approximately 18,000 SF one story pre-engineered metal building located at 214 Bufkin Lane that no longer serves the City of Lockhart. The City has property near the City Airport that may be used for a new facility.

The existing Police Department has 31 officers and 13 support staff. The Needs Assessment will project what future needs are for staff as well as other spaces to determine an overall project budget to construct a new facility. We will work with you to determine the optimum planning window for the assessment. We expect it to be at least for 20 years.

The City wishes to ensure the proper size of the project and related project budget is determined prior to gaining approval for the project. PGAL will provide programming with space projections, project cost budgeting and project scheduling services for this project as part of the Needs Assessment.

We have assumed the basis of the contract will be the standard City of Lockhart Professional Services agreement or a purchase order.

DESIGN SERVICES

Design services will include Needs Assessment services only. During the Needs Assessment Phase, we will develop a space program to determine the optimal size of the project. We will use this information to develop a project budget that will include all proposed project costs that will include building and site construction costs, design costs, FFE and recommended contingencies.

If the site is determined while we are doing the assessment, we will include any site specific costs that we can determine from an initial evaluation. We expect to present the Needs Assessment to the City staff and to the City Council in a workshop(s) for approval.

PGAL will utilize our architectural staff only to do the Needs Assessment. We will benchmark your projected space needs against the other similar Texas Police Departments we have worked on.

COMPENSATION

Basic Services: We propose to perform the Basic Services for a Needs Assessment for a Lump Sum of \$5,000.00. This fee includes architectural design services only. Deliverables include a space program, project budget and project schedule.

Reimbursable Costs: PGAL expects to be reimbursed for any out-of-pocket expenses we incur on behalf of the project such as cost of reproduction, plotting, special handling or delivery and mileage. Reimbursable expenses will be billed at our cost, plus a 10% service charge. We recommend a budget of \$500.00 be established for reimbursable expenses.

Additional Services: If services other than those described as Basic Services are requested by the City, they will be billed in addition to the above compensation in accordance with the attached rate schedule. Additional Services include but are not limited to the following:

- Professional renderings, models and computer animations
- Any design consultants other than those specifically included
- Concept Design studies
- Schematic Design, Design Development, Construction Documents, Bidding and Construction Administration services
- Topographic Survey
- Geotechnical Study
- Environmental Survey

SCHEDULE

We are prepared to complete this project in compliance with your requirements. We have staff available to begin immediately.

Thank you for the opportunity to serve the City of Lockhart. Please do not hesitate to call should you have any questions regarding this proposal.

Sincerely,
PGAL

Jeffrey P. Gerber, AIA
Chief Executive Officer

Approved

Date

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: January 20, 2026

AGENDA ITEM CAPTION: Discussion and/or action to consider renewal of the Cemetery Maintenance Agreement with Maintenance Management, LLC.

ORIGINATING DEPARTMENT AND CONTACT: Parks & Recreation - Travis Hughes

ACTION REQUESTED: Agreement

BACKGROUND/SUMMARY/DISCUSSION: City staff are requesting approval of a short-term renewal of the Cemetery Maintenance Agreement with Mr. Gene Bagwell d/b/a Maintenance Management. The renewal term would run from January 1 through April 30, 2026. The contract amount has been prorated to reflect the shorter renewal term, based on the approved 2025 contract pricing.

Under the agreement, the contractor will provide mowing, tree trimming, and general maintenance services for the City Burial Park and Hooks Cemetery. The service area encompasses approximately 35.6 acres, which are to be mowed and trimmed 22–24 times per year in accordance with contract standards.

This short-term renewal will provide continuity of cemetery maintenance services while staff develops and releases a new Request for Proposals (RFP). The forthcoming RFP is intended to expand the scope of services to include both cemetery maintenance and cemetery operations, with the goal of securing a contractor capable of managing all aspects of cemetery services under a single agreement.

PROJECT SCHEDULE (if applicable): January 1 through April 30, 2026

AMOUNT & SOURCE OF FUNDING:

Funds Required: 24,233

Account Number: 100-5632-208-00

Funds Available: 24,233

Account Name: Grounds & Landscaping

FISCAL NOTE (if applicable): Cemetery Maintenance Contract funds are already allotted in the current fiscal year budget.

PREVIOUS COUNCIL ACTION: City Council previously directed staff to secure proposals for a new cemetery maintenance contract.

COMMITTEE/BOARD/COMMISSION ACTION: N/A

City of Lockhart, Texas

Council Agenda Item Cover Sheet

STAFF RECOMMENDATION/REQUESTED MOTION: Approve the short-term renewal of the Cemetery Maintenance Agreement with Maintenance Management, LLC.

LIST OF SUPPORTING DOCUMENTS: Cemetery maintenance CONTRACT RENEWAL
NOTICE Jan-Apr 2026

STATE OF TEXAS
CALDWELL COUNTY

)
)
)

CITY OF LOCKHART

CONTRACT RENEWAL

**Mr. Gene Bagwell d/b/a Maintenance Management
625 Pioneer Trail
San Marcos, Texas 78666**

Re: Eighth Renewal of Lockhart Cemeteries Maintenance Contract Agreement

Initial Term: January 1, 2010 through December 31, 2014
First Renewal Term: January 1, 2015 through December 31, 2019
Second Renewal Term: January 1, 2020 through December 31, 2020
Third Renewal Term: January 1, 2021 through December 31, 2021
Fourth Renewal Term: January 1, 2022 through December 31, 2022
Fifth Renewal Term: January 1, 2023 through December 31, 2023
Sixth Renewal Term: January 1, 2024 through December 31, 2024
Seventh Renewal Term: January 1, 2025 through December 31, 2025
Eighth Renewal Term: January 1, 2026 through April 30, 2026

Date: January 9, 2025

The Cemeteries Maintenance Contract described above was awarded to you on November 10, 2009. We have determined that you have performed in accordance with the requirements of the Contract.

Therefore, the City is exercising its option to renew the Contract for a four (4) month term effective from January 1, 2026 through April 30, 2026. This renewal period is governed by the specifications, pricing, terms and conditions set forth in the Cemeteries Maintenance Contract. Also, this Contract Renewal reflects the understanding of you and the City when the original Agreement was entered into, and rectifies the renewal language on page 8, section 1 of the Contract Agreement, that the first renewal term of the Lockhart Cemeteries Maintenance Contract Agreement is for five (5) additional years and thereafter at the City's discretion.

The Contract amount price set forth in this Renewal will be in the amount of \$24,232.64 and includes the mowing and maintenance of all grounds within Lockhart Burial Park as well as Hooks Cemetery. This Contract amount is based on a prorated amount using the contract price for contract year 2025.

I hereby acknowledge acceptance of this Contract Renewal, and I agree to be bound by all requirements, terms, and conditions as set forth in the Lockhart Cemeteries Maintenance Contract Agreement and this Contract Renewal.

CONTRACTOR

Mr. Gene Bagwell d/b/a Maintenance Management

Date

CITY OF LOCKHART

Lew White, Mayor

Date

Attest:

Julie Bowermon, City Secretary

Date

City C: folder
Gene Bagwell

CITY OF LOCKHART

REQUEST FOR PROPOSALS and CONTRACT

The City of Lockhart is soliciting proposals with a base bid for maintenance of portions of the City of Lockhart Memorial Burial Park.

The intent of this RFP is to establish an agreement with a qualified contractor with at least three (3) years of verifiable experience with references in providing general mowing and grass edging services for cemeteries.

Designate on the front, lower, left hand corner of your response envelope, the following:

Proposal Reference Number: Cemetery 10-07-09

Subject: Cemetery Maintenance Proposal

Deadline for Submittal of Proposal: Wednesday, October 7, 2009, at 2 pm

Proposal Packet Non-Refundable Deposit

A non-refundable deposit of \$ 100.00 will be required for each numbered Request of Proposals Packet.

Mandatory Pre-bid Meeting

There will be mandatory pre-bid meeting answer questions and clarify any issues regarding the request for proposals. Interested contractors must have obtained a proposal packet. Bids will not be accepted from contractors who do not attend this meeting.

Where: City Hall, 308 W. San Antonio, Lockhart, Texas 78644

When: Thursday, October 1, 2009, at 2 pm

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INSTRUCTIONS TO PROPOSERS

1. PROPOSAL SUBMISSION ADDRESS AND DEADLINE

Completed proposals will be received in the Office of the City Secretary, City Hall, 308 W San Antonio Street, Lockhart, Texas 78644 or mailed to P O Box 239 until the proposal submission deadline on Wednesday, October 7, 2009, 2:00 pm, as stated on the cover page. Proposal responses received after the closing time and date will be returned to the sender unopened.

If you do not wish to respond at this time, but wish to remain on the proposers list for this service or commodity, please submit a "No Proposal" by the same time and date at the same location as stated for proposals. If you wish to be removed from the proposers list, or changed to a list for another service or commodity, please advise us in writing.

2. SIGNATURES

All proposal responses are required to be signed by an authorized representative of the proposing entity. See Authority to Quote section. Proposal responses received unsigned will not be considered.

3. ALTERING PROPOSALS

Proposals cannot be altered, amended or withdrawn by the proposer after the submission deadline. Any interlineations, alterations, or erasure made before this deadline, must be initialed by the signer of the proposal, guaranteeing authenticity.

4. PROPOSAL WITHDRAWAL OR REJECTION

The City reserves the right to withdraw the request for proposals for any reason or to reject any or all proposals or parts of all of any specific proposal or proposals. The City further reserves the right to accept part of all of any specific proposal or proposals.

5. LATE PROPOSALS

The City of Lockhart is not responsible for lateness of non-delivery of mail, carrier, etc. to the City, and the time and date recorded in the City Secretary's Office shall be the official time of receipt.

6. PRICES HELD FIRM

All prices quoted by the proposer will remain firm for a minimum of 90 days from the date of the opening unless otherwise specified by the City or the proposer.

7. IDENTICAL PROPOSALS

In the event of two or more identical proposals, the contract will be awarded as prescribed by Chapter 271, Subchapter Z, Section 271.901 of Vernon's Texas Codes Annotated.

8. DEVIATION FROM SPECIFICATIONS

Any deviations from specifications and alternate proposals must be clearly shown with complete information provided by the proposer. They may or may not be considered by the City.

9. WARRANTY

Guarantees and warranties (if applicable) should be attached as a part of the proposal as they may be a consideration in awarding the contract.

10. DURATION OF CONTRACT

The successful proposer will be awarded a contract effective January 1, 2010, for five (5) years. Negotiated contract prices must be firm for the entire contract period as specified. At the City's option, the contract may be renewed for up to (5) additional twelve (12) month periods and thereafter year to year at the City's discretion.

11. CONTRACT PRICE ADJUSTMENTS

The base cost of services under this contract may be subject to price adjustments (Not to exceed 3% for increases and decreases) at beginning of each City fiscal year (October 1) based on the "June" Consumer Price Index (CPI) as published by the U.S. Department of Labor, Bureau of Labor Statistics. Any such adjustments may not increase more than 3% or decrease more than 3%. Should funds for this contract at any time not be available for the City's forthcoming fiscal year, then the contract will terminate at the end of that current fiscal year with the City providing thirty (30) days written notice. The contractor may ninety (90) days before October of each year of the contract period request in writing a contract adjustment increase due to fuel cost increases. If such an increase is granted by the Council, the effective day would be October 1 of that year. The City may also adjust the contract due to lower fuel costs with the same notice requirements to the contractor.

12. TERMINATION OF CONTRACT

The City may terminate this agreement by giving the contractor thirty (30) days written notice. Upon delivery of such notice by the City to the Contractor, the Contractor shall discontinue all services in connection with the performance of **this agreement** and shall proceed to cancel promptly all existing orders and contracts insofar as such orders of contracts are chargeable to this agreement. As soon as practicable after receipt of notice of termination, the contractor shall submit a statement, showing in detail the services satisfactorily performed under this agreement to the date of termination. The City shall then pay the Contractor that portion of the **prescribed charges**.

13. ASSIGNMENT

The successful proposer's rights and duties awarded by the contract may not be assigned to another without written consent of the City signed by the City's authorized agent. Such consent shall not relieve the assigner of the liability in the event of default by the assignee.

14. PROPOSAL AMBIGUITY

Any ambiguity in the proposal as a result of omission, error, lack of clarity or non compliance by the proposer with specifications, instructions, and all conditions of proposing shall be construed in the favor of the City.

15. CHANGE ORDERS

No oral statement of any person shall modify or otherwise change, or affect the terms, conditions, or specifications stated in the resulting contract. All change orders to the contract will be made in writing and shall not be effective unless signed by an authorized officer of the City.

16. MODIFICATIONS AND AMENDMENTS

The City shall have the right to modify the specifications prior to the proposal submission deadline and will endeavor to notify all potential proposers that have received a copy of the proposal specifications, but failure to notify shall impose no obligation of liability on the City.

17. LIENS

The successful proposer agrees to and shall indemnify and save harmless the City against any and all liens and encumbrances for all labor, goods and services which may be provided under the City's request, by seller or seller's vendor(s) and if the City requests, a proper release of all liens or satisfactory evidence of freedom from liens shall be delivered to the City.

18. PATENT INDEMNITY

The successful proposer hereby warrants that the use or sale of the products and materials delivered hereunder will not infringe on the rights of any patent, copyright, or registered trademark, covering such materials and the successful proposer agrees to indemnify and hold harmless the City for any and all costs, expenses, judgments and damages which the City may have to pay or incur.

19. GRATUITIES/BRIBES

The City may, by written notice to the successful proposer, cancel this contract without liability to the proposer if it is determined by the City that gratuities or bribes in the form of entertainment, gifts, or

otherwise, were offered or given by the successful proposer, or its agent or representative to any City officer, employee or elected representative with respect to the performance of the contract. In addition,

the successful proposer may be subject to penalties stated in Title 8 of the Texas Penal Code.

20. RESPONSE FORM TO BE USED

The proposal quote must be submitted on the form provided.

21. PAYMENT

Payment to the successful proposer will be as after satisfactory completion of the services ordered by the City or scheduled in the specifications and receipt or the invoice or other billing instrument used by the successful proposer. The City is exempt from Federal Excise and State Sales Tax; therefore, tax will not be included in the negotiated fees. Negotiated fees shall include all charges and conditions.

22. MATERIAL SAFETY DATA SHEETS

Material Safety Data Sheets shall be provided to the City by the successful proposer for all materials and chemicals used.

23. REFERENCES

Each proposer is to provide a minimum of three (3) verifiable references in which the proposer has provided a similar service, particularly cemeteries maintenance. List references in Attachment I section of this document.

24. STANDARD FORM OF AGREEMENT

Each proposer may submit their contract for services for the City evaluation. At the City's option, the successful proposer's form may be used as submitted or edited to meet the needs of the City and successful proposer; the City may choose to use a standard form of agreement.

Clarification, questions, or conferences may be directed through the City Manager office (512-398-3461).

INSURANCE AND INDEMNITY

INSURANCE.

The successful proposer shall meet the minimum insurance requirements as defined in Attachment II.

NOTE: Each proposal must be accompanied by a City of Lockhart Insurance Requirement Affidavit completed by the proposer's insurance agent/broker(s). See Attachment III.

INDEMNITY

The successful proposer agrees to defend, indemnify, and hold the City and all of its officers, agents, employees, and elected officials whole and harmless against any and all claims for damages, costs, and expenses of persons or property that may arise out of, or be occasioned by, or from any negligent act, or omission of the successful proposer, or any agent, servant, or employee of the successful proposer in

the execution of performance of this contractor, without regard to whether such persons are under the direction of City agents of employees.

EXPERIENCE PREFERRED FOR PROPOSALS

Preference will be given to contractors with a minimum of three (3) years of recent verifiable experience in cemeteries maintenance and operations prior to proposal closing date.

SPECIFICATIONS

SERVICES TO BE PROVIDED:

A. Pursuant to this Agreement, the Contractor agrees to provide general clean up, mowing, grass edging services a minimum of sixteen (16) times annually plus two (2) annual cleanups of the cemetery, tree and plant trimmings as needed. Removal of trees is not included. Mowing services shall be performed within seven (7) days before Mother's Day, Father's Day, Memorial Day, Veteran's Day, Christmas Day, and Easter Sunday unless approved by the City.

B. The Contractor shall provide all the labor, materials, superintendence, technical personnel, apparatus, machinery, insurance, equipment, supplies, incidentals, and services to maintain in superior condition all turf areas, approximately twenty-six (26) acres in scope including the road right of ways out side the fenced areas on US Hwy 183 and FM 672 for the length of the Cemetery property. These areas shall be maintained and mown to be neat in appearance and as otherwise described herein.

All turf areas indicated shall receive no less than the following:

1. MOWING HEIGHTS - The height shall be no less than three (3) inches for all general turf areas in cemeteries covered by these specifications and standards of the proposal. Mowing height may be no greater than three and one-half (3.5) inches. Mower adjustment must be made and measured on a flat, paved surface.

2. USE OF HERBICIDES - If the Contractor uses herbicides for trim work specified herein, the Contractor shall only use a herbicide containing a glyphosphate salt product equal to or better than "Round-Up" or "Kleen-Up."

3. EDGING OF SIDEWALKS AND OTHER PAVED AREAS - All sidewalk-turf edges shall be edged either with herbicides or machinery, to insure a clean appearance and shall be maintained level with the height of the surrounding turf. This standard also applies to all paved areas such as drives, walkways, and other hard-surfaced areas.

4. EDGING OF GRAVE HEADSTONES - All headstone areas are to be trimmed with either herbicides or trimmers to maintain the height of the surrounding turf.

5. OTHER EDGING - All other turf edge areas such as shrub beds, tree bases, curbs, etc., shall be maintained with either herbicides or mechanical trimmers to be the required height. Fences are to be kept free of trees and brush as needed to prevent damage to the fences.

6. WEED REMOVAL - Weeds in gravel on gravesites shall be destroyed by the use of herbicides. Weed height shall not exceed three (3) inches.

7. BRUSH REMOVAL - Any brush cut by Contractor shall be piled up at a City designated site within the Cemetery until it can be removed by the City. Brush piles shall be removed entirely from the cemetery by the City.

8. GENERAL CLEANUP- Prior to the beginning of mowing, all sticks, branches, paper and debris shall be removed, containerized and placed at a City designated site within the Cemetery,

9. The Contractor is responsible for any and all damages done to headstones, curbing, fencing, trees, etc., caused by the operation of the equipment or personnel under the Contractor's employment.

10. The Contractor is responsible for reporting all vandalism or damage at the cemetery to the City.

PAYMENT OF COMPENSATION

The total annual consideration to be paid the Contractor shall be prorated and paid in equal monthly installments less five (5%) percent retainage each month during the term of the contract beginning January 1, 2010.. Each monthly installment shall be paid to the Contractor by the City on or about the 10th day of each month after receipt of the Contractor's invoice. The five percent (5%) retainage is to be held by the City in order to insure substantial compliance and completion of the contract by the Contractor. The accumulated retainage will be paid to the Contractor by the City in September of each year of the contract period upon the Contractor's satisfactory completion of the contractual terms to that date. In the event the City terminates the contract based upon violation of the agreement the Contractor; then the Contractor forfeits any and all of the amount retained.

STANDARD CONTRACTUAL TERMS TO BE INCLUDED IN THE CONTRACT AGREEMENT BETWEEN THE CONTRACTOR AND THE CITY OF LOCKHART

1. The successful proposer will be awarded a contract effective January 1, 2010, for five (5) years. At the City's option, the contract may be renewed for (5) additional twelve (12) month periods and thereafter year to year at the City's discretion.
2. The contract will be in effect year around.
3. The proposer may be an individual, partnership, or corporation. If the proposer is a corporation, the City reserves the right to require the principal officer or director of the corporation to personally guarantee the obligations of the proposer underneath the contract.
4. The contract will contain a "hold-harmless" agreement.

5. The Contractor will be required to maintain the premises in accordance with written standards established by the City within this document or as mutually amended from time to time.
6. Liability insurance must be obtained from a recognized, responsible insurance carrier in the policy amounts required and approved by the City of Lockhart.

AUTHORITY TO SUBMIT

PROPOSER/COMPANY NAME: Gene Bagwell dba Maintenance Management

AUTHORIZED REPRESENTATIVE: Gene Bagwell

SIGNED: Gene Bagwell

TITLE: Owner

ADDRESS: 625 Pioneer Trail

CITY, STATE & ZIP: San Marcos, Tx 78666

BUSINESS TELEPHONE: 512-396-4960 CELL PHONE 512-517-3542

DATE: 10/6/09

EQUIPMENT

COMPLETE THE FOLLOWING LIST AND ATTACH TO THIS PROPOSAL OF CURRENTLY OWNED OR LEASED MOWING AND TRIMMING EQUIPMENT OPERATED BY YOUR COMPANY AND ANY NEW EQUIPMENT THAT WILL BE PURCHASED OR LEASED IF YOUR COMPANY SUBMITS THE SUCCESSFUL PROPOSAL

mower/tractor make/model cutting width type of mower

FINANCIAL INFORMATION

A. Are current quarterly financial statements available?

☒ Yes or No

B. Is a certified public audit available for the preceding fiscal year?

Yes or ☒ No

SUPERVISORY PERSONNEL

List the names and brief description of the cemetery maintenance and supervisory personnel of your company who will manage and supervise this contract.

#1 NAME: Gene Bague

EXPERIENCE: 25+ yrs operations + maintenance of cemeteries and (below)

#2 NAME: Ruben Caudillo

EXPERIENCE: 20 years crew foreman - cemetery maintenance crew

#3 NAME: Robert Sanchez

EXPERIENCE: 15+ years Lead-hand cemetery maintenance crew

Continued:

#1 burial services. Turn-Key operational capabilities with uninterrupted service history with multiple municipalities and other governmental entities for 20+ years. Established long-term relationships with local & regional funeral homes. Ten years experience with Lockhart City Cemetery and its citizens. We have a deep resource pool of trained & experienced staff always available for back-up. I operate and/or maintain 20 cemeteries regionally and service more than 100 cemeteries in a 75 mile radius of Austin. I dedicate sufficient equipment and manpower to complete the maintenance cycle in Lockhart in ONE day in all but the rarest of occasions. I maintain a consistent line of communication between myself and Lockhart City staff and promote the same open communications between my staff and City workers.

ATTACHMENT I

REFERENCES

Each proposer is to provide a minimum of three (3) verifiable references in which the proposer has provided cemetery maintenance services.

#1 Company Name or Contracting Entity: City of San Marcos
Address: 630 East Hopkins, San Marcos Tx 78666
Contact Person: Rodney Cobb - Director of Parks & Recreation
Telephone: (512) 393-8400
Date of Service and Number of Years: 1980 to the present
Amount of Contract: \$ ~ \$100,000/yr Acreage: ~ 45

#2 Company Name or Contracting Entity: City of Austin
Address: P.O. Box 1088 Austin Tx 78767
Contact Person: Joe Washington - contract administrator
Telephone: (512) 974-6759
Date of Service and Number of Years: 1990 to present
Amount of Contract: \$ ~ \$1,000,000/yr Acreage: ~ 200

#3 Company Name or Contracting Entity: State of Texas - Texas Veterans Land Board
Address: P.O. Box 12873 Austin Tx 78711-2873
Contact Person: Jack Slayton - Program Director
Telephone: (512) 463-5977
Date of Service and Number of Years: ~ 2005 to present
Amount of Contract: \$ ~ \$2,000,000/yr Acreage: ~ 300

ATTACHMENT II

INSURANCE

SECTION A. Prior to the approval of this contract by the City, CONTRACTOR shall furnish a completed Insurance Certificate to the City, which shall be **completed by an agent** authorized to bind the named underwriter(s) to the coverage, limits, and termination provisions shown thereon, and which shall furnish and contain all required information referenced or indicated thereon. CITY SHALL HAVE NO DUTY TO PAY OR PERFORM UNDER THIS CONTRACT UNTIL SUCH CERTIFICATE SHALL HAVE BEEN DELIVERED TO THE CITY, and no officer or employee of the City shall have authority to waive this requirement.

INSURANCE COVERAGE REQUIRED

SECTION B. CITY reserves the right to review the insurance requirements of this section during the effective period of the contract and to require adjustment of insurance coverage and their limits when deemed necessary and prudent by CITY based upon changes in statutory law, court decisions, or the claims history of the industry as well as the CONTRACTOR.

SECTION C. Subject to CONTRACTOR'S right to maintain reasonable deductibles in such amounts as are approved by CITY, CONTRACTOR shall obtain and maintain in full force and effect for the duration of this contract, and any extension hereof, at CONTRACTOR'S sole expense, insurance coverage written by companies approved by the State of Texas and acceptable to CITY, in the following type(s) and amount(s);

<u>TYPE</u>	<u>AMOUNT</u>
1. Worker's Compensation And Employers Liability	Statutory \$500,000/500,000/500,000
2. Commercial General (public) Liability insurance including coverage for the following:	
a. Premises operations	Combined single limit for bodily injury and property damage of \$500,000 per occurrence or its equivalent operations
b. Independent contractors	
c. Products/completed	
d. Personal injury	
e. Advertising injury	
f. Contractual liability	
g. Medical payments	
Comprehensive Automobile Liability insurance, including coverage for loading and unloading hazards, for:	Combined single limit for bodily injury and property damage of \$500,000 per occurrence or its equivalent.
a. Owned/leased vehicles	
b. Non-owned vehicles	
c. Hired vehicles	

ADDITIONAL POLICY ENDORSEMENTS

CITY shall be entitled, upon request, and without expense, to receive copies of the policies and all endorsements thereto and may make any reasonable request for deletion, revision, or modification of particular policy terms, conditions, limitations, or exclusions (except where policy provisions are established by law or regulation binding upon either of the parties hereto or the underwriter of any of such policies). Upon such request by CITY, CONTRACTOR shall exercise reasonable efforts to accomplish such changes in policy coverage, and shall pay the cost thereof.

REQUIRED PROVISIONS

CONTRACTOR agrees that with respect to the **above required insurance**, all insurance contracts and certificate(s) of insurance will contain and state, in writing, on the certificate or its attachment, the following required provisions:

a. Name the City of Lockhart and its officers, employees, and elected representatives as additional insured, (as the interest of each insured may appear) as to all applicable coverage;

b. Provide for 30 days notice to CITY for cancellation, non-renewal, or material change;

Remove all language on the certificate of insurance indicating that the insurance company or agent/broker will endeavor to notify CITY but failure to do so shall impose no obligation or liability of any kind upon the company, its agents, or representatives.

c. Provide for notice to CITY at the address shown below by registered mail

City of Lockhart- Attention: City Manager- P O Box 239- Lockhart, Texas 78644

City of Lockhart- Attention: City Secretary- P O Box 239- Lockhart, Texas 78644

d. Provide for an endorsement that the "other insurance" clause shall not apply to the City of Lockhart;

e. CONTRACTOR agrees to waive subrogation against the City of Lockhart its officers, employees, and elected representatives for injuries, including death, property damage, or any other loss to the extent same may be covered by the **proceeds of insurance**;

f. Provide that all provisions of this agreement concerning liability, duty, and standard of care together with the indemnification provision, shall be underwritten by contractual liability coverage sufficient to include such Obligations within applicable policies;

g. All copies of the Certificates of Insurance shall reference the project name or proposal number for which the insurance is being supplied.

NOTICES OF CHANGE

CONTRACTOR shall notify CITY in the event of any change in coverage and shall give such notices not less than 30 days prior to the change, which notice must be accompanied by a replacement CERTIFICATE OF INSURANCE.

All notices shall be given to CITY at the following two addresses:

City Manager
City of Lockhart
P O Box 239
Lockhart, TX 78644

City Secretary
City of Lockhart
P O Box 239
Lockhart, TX 78644

SECTION D. Approval, disapproval, or failure to act by CITY regarding any insurance supplied by CONTRACTOR shall not relieve CONTRACIOR of full responsibility or liability for damages and accidents as set forth in the contract documents. Neither shall the bankruptcy, insolvency, or denial of liability by the insurance company exonerate CONTRACTOR from liability.

ATTACHMENT III

CITY OF LOCKHART
INSURANCE REQUIREMENT AFFIDAVIT

To Be Completed By Appropriate Insurance Agent/Broker

I, the undersigned Agent/Broker, certify; that the insurance requirements contained in this proposal document have been reviewed by me with the below identified Contractor. If the below identified Contractor is awarded this contract by the City of Lockhart, I will be able to, within ten (10) days after being notified of such award, furnish a valid insurance certificate to the City meeting all of the requirements defined in this proposal.

Agent (Signature) Agent (Print)

James H. Fite
JAMES H. FITE

Name of Agent/Broker:

Insurance Agency of San Marcos

Address of Agent/Broker:

400 W. Hopkins / #204, San Marcos,

City/State/Zip:

Texas, 78666

Agent/Broker Telephone #:

512 396-8290

Date:

10/6/09

CONTRACTORS' NAME

Gene Bequell aka Maintenance Mgt
(Print or Type)

NOTE TO AGENT/BROKER

If this time requirement is not met, the City has the right to reject this proposal and award the contract to another. If you have any questions concerning these requirements, please contact the City Manager for the City of Lockhart at (512) 398-3461.

ATTACHMENT IV

BASE BID

BID SHEET FOR CEMETERIES MAINTENANCE PROPOSAL

TOTAL BID PRICE:

The providing of general maintenance services to include all labor, materials, superintendence, technical personnel, machinery, apparatus, insurance, supplies, and other incidentals to provide general mowing maintenance services at least sixteen (16) times per year as herein described in the approved contractual period.

For an annual fee of \$ # 52,200 . 00
(numbers clearly written in dollars and cents)

For an annual rate of \$ fifty two thousand & two hundred Dollars and zero cents
(write in dollars and cents)

The base cost of services under this contract may be subject to price adjustments (increase or decrease) at the beginning of each City fiscal year (October 1) based on the "June" Employment Cost Index for the industry category as published by the U.S. Department of Labor, Bureau of Labor Statistics. Any proposed price adjustment must be presented to the City in writing at least 90 days prior to October 1 of each year. Should funds for this contract not be available for the City's next fiscal year, then the contract will terminate at the end of that current fiscal year with the City providing proper notice

Proposal Submitted by : Gene Bagwell dba Maintenance Management
Company Name

Representative: Gene Bagwell Gene Bagwell 10/6/09
Printed or Typed Name Signature Date

ATTACHMENT V

CONTRACT AGREEMENT FOR SELECTED PROPOSAL

CONTRACTOR

I, Gene Bagwell, an authorized representative of Maintenance Mt
(PRINTED OR TYPED REPRESENTATIVE NAME) (PRINTED OR TYPED COMPANY NAME)

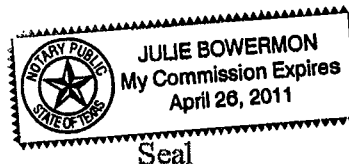
do hereby agree to all the terms as presented in this document.

Gene Bagwell
Signature of Authorized Representative

11/10/09
Date

The above person appeared before me in person on this the 10th day of NOVEMBER, 2009, and
affixed his/her signature to this page of this document.

Julie Bowermon
Notary Signature



My commission expires on APRIL 26, 2011.

Seal

CITY OF LOCKHART

[Signature]
Mayor James Bertram

4 Nov 2009
Date

Attest:

Connie Ortiz

Connie Ortiz, TRMC, City Secretary

11-4-2009
Date

Maintenance Management – Equipment List: Routine Service

2 Scag 61" Sabertooth Frontline Zero Turn Hydrostatic Commercial Lawnmowers

2 Scag 72" Sabertooth Frontline Zero Turn Hydrostatic Commercial Lawnmowers

6 Echo SRM 311 Commercial Weedeaters

4 Echo PB 400 Commercial Airblowers

3 Echo Commercial Chainsaws

3 Echo Commercial Hedgeclippers

2006 GMC 2500HD 4WD Crewcab Truck

22 ft. Commercial Utility Trailer

Assorted Handtools

Special Needs Equipment:

One-ton Flatbed Setting Truck w/ 7000lb. Monument Crane and Monument lifting accessories. Experienced monument setting staff(20+ years)

Cemetery related heavy equipment: Bobcat 331 Mini-excavators, Bobcat Skidsteer Loaders, Terex Heavy material Dumpers

Gene Bagwell 10/6/09

From: Vance Rodgers
Sent: Friday, October 02, 2009 10:19 AM
To: 'Gene Bagwell (bagwellg@asutin.rr.com)'; 'James Amaya (lawnservicebyjames@sbcglobal.net)'; 'Universal Landscape Services (universallandscapeservices@yahoo.com)'
Cc: Bernie Rangel
Subject: Addendum #1 to Cemetery Maintenance Request for Proposal

Importance: High
Gentlemen:

As discussed the following items are considered as **Addendum # 1**:

1. Page 7, Specifications (A) , the number of mowing cycles is change to 22-24 per year.

Page 7, Specifications (B), the following sentence is "added" to the paragraph:
Once the contractor starts a mowing cycle under contract, sufficient personnel and equipment must be utilized to complete the mowing cycle within three (3) workdays unless verifiable weather conditions prohibit.

2. Page 16, Base Bid, "For an annual rate of" is changed to "For an annual fee of"

(write in dollars and cents) is changed to "write in words the dollars and cents"

Should you have questions, please contact me.

Vance Rodgers
City Manager
(512) 398-3461, ext 224
Cell (512) 376-8149
Fax (512) 398-5103

The information transmitted in this message is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. If the reader of this message is not the intended recipient, you are hereby notified that your access is unauthorized, and any review, dissemination, distribution or copying of this message including any attachments is strictly prohibited. If you are not the intended recipient, please contact the sender and delete the material from any computer.

From: Vance Rodgers
Sent: Monday, October 05, 2009 11:16 AM
To: 'James Amaya (lawnservicebyjames@sbcglobal.net)'; 'Universal Landscape Services (universallandscapeservices@yahoo.com)'; 'Gene Bagwell (bagwellg@austin.rr.com)'
Cc: Bernie Rangel
Subject: FW: Addendum #2 to Cemetery Maintenance Request for Proposal

Importance: High
 Gentlemen:

Addendum # 2:

Page 7, Under SERVICES TO BE PROVIDED. B. ...the term "approximately 26 acres in scope" is changed to "approximately 28 acres in scope". This includes the sloped area to the right when coming through the main gate down to the City Park entrance road **which was not included in the current contract by Maintenance Management.**

Page 8, Under STANDARD CONTRACTUAL TERMS TO BE INCLUDED IN THE CONTRACT AGREEMENT BETWEEN THE CONTRACTOR AND THE CITY OF LOCKHART, Section 1. **is hereby amended to read :** The successful proposer will be awarded a contract effective January 1, 2010, for five (5) years, or as negotiated. At the City's option, the contract may be renewed for five (5) additional twelve (12) month periods and thereafter year to year at the City's discretion.

Page 16, Under Total Bid price description, the term "maintenance services at least sixteen (16) times per year" **is hereby changed to** "maintenance services at least 22-24 times per year". I overlooked this in Addendum # 1.

Page 16, the term "The base cost of services may be subject to price adjustments" **is hereby changed to** "The base cost of services as negotiated in accordance with Section 10 DURATION OF CONTRACT may be subject to price adjustments".

Should you have questions, please contact me.

Thanks,

Vance Rodgers
 City Manager
 (512) 398-3461, ext 224
 Cell (512) 376-8149
 Fax (512) 398-5103

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From: Vance Rodgers
Sent: Friday, October 02, 2009 10:19 AM
To: 'Gene Bagwell (bagwellg@asutin.rr.com)'; 'James Amaya (lawnservicebyjames@sbcglobal.net)'; 'Universal Landscape Services (universallandscapeservices@yahoo.com)'
Cc: Bernie Rangel
Subject: Addendum #1 to Cemetery Maintenance Request for Proposal
Importance: High

Gentlemen:

As discussed the following items are considered as **Addendum # 1:**

1. Page 7, Specifications (A) , the number of mowing cycles is change to 22-24 per year.

Page 7, Specifications (B), the following sentence is "added" to the paragraph:

Once the contractor starts a mowing cycle under contract, sufficient personnel and equipment must be utilized to complete the mowing cycle within three (3) workdays unless verifiable weather conditions prohibit.

2. Page 16, Base Bid, "For an annual rate of" is changed to "For an annual fee of"

(write in dollars and cents) is changed to "write in words the dollars and cents"

Should you have questions, please contact me.

Vance Rodgers
City Manager
(512) 398-3461, ext 224
Cell (512) 376-8149
Fax (512) 398-5103

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City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: January 20, 2026

AGENDA ITEM CAPTION: Discussion and/or action regarding an agreement with Techline Construction, LLC for Section 1 of 2 for the Project No. 7 - LK20 Copper Replacement as part of the City of Lockhart's five-year System Study and Capital Plan as prepared by the Lower Colorado River Authority (LCRA).

ORIGINATING DEPARTMENT AND CONTACT: Electric - Bobby Leos

ACTION REQUESTED: Agreement

BACKGROUND/SUMMARY/DISCUSSION: Techline Construction is LCRA's preferred contractor for projects because they are experienced with high-voltage line repairs. Techline has conducted the majority of Lower Colorado River Authority (LCRA) projects for the City of Lockhart since 1995.

Project #7 is a "System Rehabilitation" project and part of the LCRA's five-year system study that will replace single-strand copper conductors. These conductors have been shown to become brittle and break with age, causing outages. Project #7 will rebuild approximately 6,000 ft. of three-phase power line on circuit LK20, along E Live Oak, Neches, San Saba, and Sabine streets.

Section 1 of 2 for Project No. 7 is anticipated to begin in the first quarter of 2026 (January–March) and be completed by the third quarter of 2026 (July–September). Labor for Section 1 of 2 for Project No. 7 is an estimated total of \$321,700, not to exceed \$334,700.

Section 2 of 2 for Project 7 will be scheduled for the FY 2026-2027 budget year. Staff will return to Council at a later date to approve the Section 2 construction agreement.

PROJECT SCHEDULE (if applicable):

AMOUNT & SOURCE OF FUNDING:

Funds Required: 334,700

Account Number: 500-5745-911

Funds Available: 334,700

Account Name: Construction/Project Improvement

FISCAL NOTE (if applicable):

PREVIOUS COUNCIL ACTION:

COMMITTEE/BOARD/COMMISSION ACTION:

City of Lockhart, Texas

Council Agenda Item Cover Sheet

STAFF RECOMMENDATION/REQUESTED MOTION: Electric Superintendent recommends approval.

LIST OF SUPPORTING DOCUMENTS: Proj. 7 ELEC. DIST. CONST. AGREEMENT

ELECTRICAL DISTRIBUTION CONSTRUCTION AGREEMENT

This **ELECTRICAL DISTRIBUTION CONSTRUCTION AGREEMENT** (“**Agreement**”) is entered into by and between the City of Lockhart, Texas (“**Owner**”) and Techline Construction, LLC (“**Contractor**”) and is effective as of the date of the signature of the last party to sign below (the “**Effective Date**”).

1. Contract Documents. This Agreement includes the following Contract Documents which shall be construed in the order of precedence in which they are listed:

1. This Agreement;
2. Exhibit A – M&S Engineering Construction Drawings (complete title), Project 7 – LK20 Copper Replacement;
3. Exhibit B – Contract No. 6779 Distribution Construction Services between the Lower Colorado River Authority and Techline Construction, LLC, dated May 6, 2025; and
4. Exhibit C – Proposal by Techline Construction, LLC to the City of Lockhart dated December 24, 2025 containing the estimate for the total cost of labor and equipment to complete Section 1 of 2 for the LK20 Copper Replacement project.

Exhibits A, B, and C which are attached hereto and incorporated herein, are made a part of this Agreement for all purposes. Contractor agrees to provide Owner with the services included in Exhibits pursuant to the terms and conditions of this Agreement, including all exhibits thereto.

2. Scope. Contractor shall furnish all labor, construction equipment, transportation, subcontracting, and other required services, other than engineering services, to complete the work described in the Contract Documents, specifications, and Construction Drawings (the “**Work**”). Contractor agrees to perform the Work under the same terms and conditions and pricing contained in the Contract Documents. Contractor agrees, no hot work shall be performed without foreman on site. All orders and payments for the Work will be issued directly from Owner to Contractor, and Contractor will provide the services and associated invoices directly to Owner. Contractor shall not provide any additional items or services or bill for expenses incurred for Owner not specified by this Agreement unless Owner requests and approves in writing the additional costs for such services. Owner shall not be liable for any additional expenses of Contractor not specified by this Agreement unless Owner first approves such expenses in writing.

3. Compensation. Owner agrees to pay the Contractor in accordance with the prices listed in the proposal attached to the Contract Documents, estimated to be \$321,700.00 and not to exceed \$334,700.00, and in any change orders executed by the parties.

4. Term. The term of this Agreement shall be for one year beginning on the Effective Date and ending one calendar year thereafter. Owner shall be able to renew this agreement for two one-year renewal options by written agreement of the parties.

5. Independent Contractor. This Agreement shall not be construed to create a partnership, joint venture, nor other agency relationship between the parties, who are independent of one

another. The relationship of the Contractor to Owner is and shall continue to be that of an independent contractor, and no liability or benefits such as workers' compensation, pension rights or liabilities, insurance rights or liabilities, arising out of or related to an employer/employee relationship, shall arise, or accrue to either party or either party's agent, subcontractor or employee, as a result of this Agreement or its performance. No relationship, other than that of independent contractor, shall be implied between the parties or between either party and the other party's agent, employee, or subcontractor, and the Contractor hereby agrees to hold Owner harmless from any such claims by it or its associates, and any cost or expense related thereto.

6. LCRA. LCRA is not a party to, and will in no way be responsible to either Owner or Contractor for, such orders, including without limitation any payments, performance, costs, expenses, losses or damages arising from such transactions between Contractor and Owner. Owner and Contractor releases LCRA from any liability associated with Owner's transactions under the Agreement.

7. Notices. Notices required pursuant to the provisions of this Agreement shall be conclusively determined to have been delivered when (1) hand-delivered to the other party, its agents, employees, servants or representatives, (2) delivered by facsimile with electronic confirmation of the transmission, or (3) received by the other party by United States Mail, registered, return receipt requested, addressed as follows:

City of Lockhart
Attn: City Manager
308 W. San Antonio St.
Lockhart, TX 78644

Techline
Attn: President
9609 Beck Circle
Austin, TX 78758

8. Default. In the event of a failure by Contractor to satisfactorily perform the services specified herein and/or a default by Contractor in abiding by the other terms and conditions of this Agreement, Owner may terminate the Agreement on written notice to Contractor and Contractor shall be liable for all damages, costs, and expenses (including attorney fees) incurred by Owner related to this default.

9. Alternative Dispute Resolution. The dispute resolution process provided for in Chapter 154 of the Texas Civil Practice and Remedies Code may be used, by Owner and Contractor to attempt to resolve any claim for breach of contract made by Contractor, to the extent it is applicable to the Agreement and not preempted by other law. Except as otherwise provided by law, nothing herein is a waiver by Owner of the right to seek redress in a court of law.

10. Assignment. The parties recognize that this contract is based upon the skill and expertise of the parties and therefore agree that the contract and the obligations thereunder may not be assigned

or delegated without the written consent of the other party, except as expressly allowed by this contract.

11. Compliance with Law. Contractor shall certify that he/she or it is in compliance with all applicable state and federal laws, including non-discrimination laws as it relates to the terms and conditions of the agreement.

12. Non-Appropriations. To the extent this contract constitutes public debt in connection with Article 11, Sec. 5 of the Texas Constitution, Contractor understands that Owner is a governmental entity, and should the Owner fail to provide funding for any period during the term of this contract, Owner shall be excused for all liability for payment. Owner is required to give Contractor written notice within thirty (30) days after learning that the funds will not be available. Upon receiving written notice from Owner, this contract will automatically terminate.

13. Governing Law/Venue/Statute of Limitations. The validity of this Agreement and the interpretation of its terms and the applicable statute of limitations for any cause of action brought by or against Owner pursuant to the Agreement shall be governed by the laws of the State of Texas. Jurisdiction for any legal proceedings incident to this agreement shall lie in Caldwell County, Texas or a United States District Court within the county.

14. Force Majeure. In the event of Force Majeure, Owner may terminate this agreement by written notice following such casualty and Owner shall not be responsible for any damages sustained by Contractor. Force Majeure shall mean fire, earthquake, flood, tornado, act of God, strikes or other labor disturbances, riots or civil commotion, litigation, terrorism, war or other acts of any foreign nation, power of government or government agency or authority, or any other cause like or unlike any cause above-mentioned which is beyond the control or authority of Owner.

15. Confidentiality. Subject to the Texas Public Information Act and any similar legal requirements, neither Party shall disclose any confidential information obtained from the other Party without such Party's prior written approval.

16. INDEMNIFICATION. CONTRACTOR SHALL INDEMNIFY, HOLD HARMLESS, AND DEFEND THE OWNER, ITS OFFICERS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, LOSSES, DAMAGES, CAUSES OF ACTION, SUITS, DEMANDS, PROCEEDINGS, COSTS, AND LIABILITIES OF EVERY KIND, INCLUDING WITHOUT LIMITATION ALL EXPENSES OF LITIGATION, COURT COSTS, AND ATTORNEYS' FEES, FOR INJURY TO OR DEATH OF ANY PERSON OR FOR DAMAGE TO ANY PROPERTY ARISING OUT OF, CONNECTED WITH, OR RESULTING FROM ANY ACTS OR OMISSIONS OF CONTRACTOR OR ANY AGENT, EMPLOYEE, SUBCONTRACTOR, OR SUPPLIER OF CONTRACTOR IN THE EXECUTION OR PERFORMANCE OF THIS CONTRACT. SUCH INDEMNITY SHALL APPLY REGARDLESS OF WHETHER THE CLAIMS, LOSSES, DAMAGES, CAUSES OF ACTION, SUITS OR LIABILITY ARISE IN WHOLE OR IN PART FROM THE NEGLIGENCE OF THE OWNER, ANY OTHER PARTY INDEMNIFIED HEREUNDER, THE CONTRACTOR, OR ANY THIRD PARTY.

17. Insurance. For the entire term of the Agreement (“Term”), Contractor shall maintain at his/her sole cost, at all times while performing work hereunder, the insurance and bond coverage set forth below with companies satisfactory to the Owner with full policy limits applying, but not less than stated. A certificate of insurance evidencing the required insurance and specifically citing the indemnification provision set forth in the Agreement shall be delivered to the Owner prior to the start of work.

- (1) Worker’s Compensation Insurance as required by laws and regulations applicable to and covering employees of Contract engaged in the performance of the work under this agreement with a limit of not less than \$1,000,000.00;
- (2) Employers Liability Insurance protecting contractor against common law liability, in the absence of statutory liability, for employee bodily injury arising out of the master-servant relationship with a limit of not less than \$1,000,000.00.
- (3) Comprehensive General Liability Insurance including products/completed operation with limits of liability of not less than: Bodily Injury \$1,000,000.00 per each person, \$1,000,000.00 per each occurrence/\$2,000,000.00 aggregate; Property Damage \$1,000,000.00 per each occurrence;
- (4) Excess Liability Insurance Comprehensive General Liability, Comprehensive Automobile Liability and coverages afforded by the policies above, with the minimum limits of \$2,000,000.00 excess of specified limits;

All policies must contain a waiver of subrogation against Owner. Comprehensive General Liability and Commercial Automobile Liability policies must name Owner as Additional Insured. Contractor shall pay all insurance deductibles and deductibles must not exceed \$10,000 unless approved in advance by Owner. Contractor shall provide Owner Certificates of Insurance evidencing these insurance requirements prior to the start of work.

18. Audit; Independent Audits; Right to Audit; Retention; Supporting Documents. The Contractor agrees and authorizes Owner and/or the Owner’s Auditor (collectively, “Auditor”) to conduct audits or investigations in connection with this Agreement. Contractor agrees to cooperate with Auditors conducting such audits or Investigations and to provide all information and documents reasonably requested.

19. Limitations. The Parties are aware that there are constitutional and statutory limitations on the authority of Owner to enter into certain terms and conditions of the Agreement, including, but not limited to, those terms and conditions relating to liens on Owner’s property; disclaimers and limitations of warranties; disclaimers and limitations of liability for damages; waivers, disclaimers and limitations of legal rights, remedies, requirements and processes; limitations of periods to bring legal action; granting control of litigation or settlement to another party; liability for acts or omissions of third parties; payment of attorneys’ fees; dispute resolution; indemnities; and confidentiality (collectively, the “Limitations”), and terms and conditions related to the Limitations will not be binding on Owner except to the extent authorized by the laws and Constitution of the State of Texas.

20. Sovereign Immunity. Except as otherwise provided by Texas law, neither the execution of the Agreement by Owner nor any other conduct, action or inaction of any Owner representative relating to the Agreement is a waiver of sovereign immunity by Owner.

21. Representations by Contractor. Contractor represents and warrants that it will obtain and maintain in effect, and pay the cost of all licenses, permits or certifications that may be necessary for Contractor's performance of this Agreement other than approval to cross state or interstate highways and railroads, which shall be the responsibility of Owner. If Contractor is a business entity, Contractor warrants, represents, covenants, and agrees that it is duly organized, validly existing and in good standing under the laws of the state of its incorporation; and is duly authorized and in good standing to conduct business in the State of Texas, that it has all necessary power and has received all necessary approvals to execute and deliver the Agreement and is authorized to execute this Agreement according to its terms on behalf of Contractor.

22. Eligibility to Receive Payment. Contractor certifies that, as a matter of State law, it is not ineligible to receive the Agreement and payments pursuant to the Agreement and acknowledges that the Agreement may be terminated, and payment withheld if this representation is inaccurate.

23. Risk of Loss. All work performed by Contractor pursuant to the Agreement will be at Contractor's exclusive risk until final and complete acceptance of the work by Owner. In the case of any loss or damage to the work prior to Owner's acceptance, such loss or damage will be Contractor's responsibility.

24. Legal Construction/Severability. In the event that any one or more of the provisions contained in this contract shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision, and this contract shall be construed as if such invalid, illegal or unenforceable provisions had never been contained in it. To this end, the provisions of this contract are declared to be severable. The Parties may mutually agree to renegotiate the contract to cure such illegality/invalidity or unconstitutionality if such may be reasonably accomplished.

25. Non-Waiver. No covenant or condition of this Agreement may be waived except by written consent of the waiving party. Forbearance or indulgence by one party in any regard whatsoever shall not constitute a waiver of the covenant or condition to be performed by the other party.

26. Entire Agreement. The Contract Documents constitutes the entire agreement and supersedes all prior or contemporaneous agreements, whether written or oral, between the parties. Verbal representations not contained herein shall not be binding on the parties unless acknowledged by them in writing.

27. Authority. The person signing below on behalf of Owner and Contractor warrants that he/she has the authority to execute this contract according to its terms.

28. Amendment. This Agreement may be changed, amended, modified, extended or assigned only by mutual consent of the parties provided that consent shall be in writing and executed by the parties hereto prior to the time such change shall take effect.

29. Binding Agreement. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF, City and Contractor, by and through their duly authorized officers and Representatives, have executed this Agreement as of the date first above written.

CITY OF LOCKHART

TECHLINE CONSTRUCTION, LLC

Lew White, Mayor

Date:_____

Don Lawyer, President

Date:_____

Attest:

Julie Bowermon, City Secretary

Date:_____

EXHIBIT B



9609 BECK CIRCLE
AUSTIN, TEXAS 78758
DON LAWYER (903) 603-6260

December 24, 2025

City of Lockhart
Attn: Bobby Leos

RE: Section 1 of 2 on Project 7

Dear Bobby,

Thank you for giving Techline Construction, LLC the opportunity to quote on the First Section of Project 7. The estimated total for this project is \$321,700.00 not to exceed \$334,700.00. This total includes labor, equipment, and travel.

Thank you,

Vance Thurmon
Techline Construction, LLC

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: January 20, 2026

AGENDA ITEM CAPTION: Discussion and/or action regarding Downtown Revitalization Project Change Order #15 for the project, and authorizing the City Manager to sign the change order if approved.

ORIGINATING DEPARTMENT AND CONTACT: Public Works - Sean Kelley

ACTION REQUESTED: Change Order

BACKGROUND/SUMMARY/DISCUSSION: The Lockhart Downtown Revitalization Project is nearing completion. On January 6th, City Council was updated on the status of the project, approved Change Order #14 regarding necessary landscaping improvements, and briefed on Change Order #15. Change Order #15 consists of subgrade and paving overages collectively from the 9-block project. The overages were a result of inadequate subgrade discovered below the existing pavement surface and extra quantities of material needed to get an acceptable final pavement result. The cumulative overage costs in Change Order #15 are \$155,324.00. At this time, this is the last major change order for the project expected, bringing the projected Downtown Revitalization Project total to \$10,754,204.85.

PROJECT SCHEDULE (if applicable):

AMOUNT & SOURCE OF FUNDING:

Funds Required:

Account Number:

Funds Available:

Account Name:

FISCAL NOTE (if applicable):

- Original Contract Price = \$10,829,910
- Cost Approved (minus deducts) = \$10,178,175
- Change Orders To Date(#2 - #14)= \$420,705.85
- Current Contract Amount = \$10,598,880.85
- Proposed Subgrade and Paving Overruns Change Order #15 = \$155,324
- Projected Downtown Total = \$10,754,204.85

PREVIOUS COUNCIL ACTION: January 6, 2026- Received project update and approved Change Order #14.

COMMITTEE/BOARD/COMMISSION ACTION:

City of Lockhart, Texas

Council Agenda Item Cover Sheet

STAFF RECOMMENDATION/REQUESTED MOTION: Staff respectfully recommends approval of Change Order # 15.

LIST OF SUPPORTING DOCUMENTS: Change Order No. 15 - Lockhart Downtown Revitalization Project, .



505 East Huntland Drive
Suite 250
Austin, Texas 78752

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

January 13, 2026

Paul T. DeNucci, President
DeNucci Constructors, LLC
P.O. Box 201268
Austin, Texas 78720

**Re: Downtown Revitalization Project
Change Order No. 15**

Dear Mr. DeNucci:

Attached please find Change Order No. 15 for the above-referenced project. This change order includes the additional paving required to complete all paving within the project scope, to include the addition of 4,450 SY of 1" Tom C asphalt for San Antonio Street and 1,651 SY of 2" Type D asphalt for the remainder of the asphalt roadways and alleys.

This change order has been approved by this office and will increase the current contract amount by \$155,324.00 for a new current contract to \$10,754,204.85. Please execute and forward a digital copy to TRC at wwachel@trccompanies.com.

If you have any questions or need additional information, please feel free to contact this office.

Sincerely,

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

William Wachel, P.E.
Regional Vice President
Central Region

Enclosures

**CONTRACT CHANGE ORDER NO. 15
DOWNTOWN REVITALIZATION PROJECT**

OWNER:

City of Lockhart, Texas

CONTRACTOR:

DeNucci Constructors, LLC.

ORIGINAL CONTRACT AMOUNT:

\$10,829,910.00

PREVIOUSLY APPROVED CHANGE ORDER AMOUNT:

(\$231,029.15)

CURRENT CONTRACT AMOUNT:

\$10,598,880.85

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.70	1" HMAC TOM C	4,450	SY	\$26.00	\$115,700.00
P.71	2" HMAC Type D	1,651	SY	\$24.00	\$39,624.00
TOTAL COST OF THIS CHANGE ORDER:					<u>\$155,324.00</u>

PROPOSED CHANGE ORDER AMOUNT (THIS CHANGE ORDER):

\$155,324.00

REVISED CONTRACT AMOUNT:

\$10,754,204.85

NET CHANGE IN CONTRACT TIME (DAYS):

0

REVISED CONTRACT TIME (DAYS):

0

REVISED SUBSTANTIAL COMPLETION DATE:

REVISED FINAL COMPLETION DATE:

THIS WILL BECOME A SUPPLEMENT TO THE CONTRACT AND ALL PROVISIONS WILL APPLY HERETO.

Joseph Resendez, City Manager
City of Lockhart

Date



William Wachel, P.E., Vice President - DMS Central
TRC Engineers, Inc.

1/13/2026

Date

Paul T. DeNucci, President
DeNucci Constructors, LLC

Date

CHANGE ORDER PROPOSAL

Contractor: DeNucci Constructors, LLC.

Project Name: Downtown Lockhart Revitalization

Change Order Proposal Number: 29 REV 1 Date: 12/29/2025

Description:

COP for P.70 1" HMAC TOM C overage and P.71 2" HMAC Ty D for the remaining overages & alleys on the job.

Labor:	Quantity	RT Hrs	OT Hrs	RT Rate	OT Rate	Total
Subtotal						\$0.00

Material	Description	Quantity	Unit	Rate	Total
					\$0.00
					\$0.00
					\$0.00
	Subtotal				\$0.00

Subcontractors	Description	Total
Subtotal		\$0.00

Unit Pricing	Description	Quantity	Unit	Price	Total
	P.70 1" HMAC TOM C (5520 SY Measured - 1070 SY In Bid)	4450	SY	\$26.00	\$115,700.00
	P.71 2" HMAC Ty D	1,651	SY	\$24.00	\$39,624.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
	Subtotal				\$155,324.00

Equipment:	Description	Quantity	Unit	Operating Cost/Day	FHWA Rate	Total
						\$0.00
	Subtotal					\$0.00

				Subtotal	
Labor					\$0.00
Labor Burden	55%				\$0.00
Labor P&O	25%				\$0.00
Material	25%				\$0.00
Material P&O					\$0.00
Subcontractor					\$0.00
Subcontractor P&O	20%				\$0.00
Unit Price Item					\$155,324.00
Equipment					\$0.00
Bond	1%				\$0.00
TOTAL					<u>\$155,324.00</u>

Additional days requested: 0



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:

