

PUBLIC NOTICE
AGENDA
LOCKHART CITY COUNCIL
February 17, 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 of a proclamation declaring February 2026 as Dating Violence Awareness and Prevention Month.
- B. Presentation of a proclamation proclaiming February 1-28, 2026 as Career and Technical Education Month in Lockhart.
- C. Introduction of new Police Officer, Derek McDaniel.
- D. Presentation of the 2025 Racial Profiling Report.
- E. Discussion regarding the 2026 Courthouse Nights season.
- F. Discussion regarding Resolution No. 2026-12 authorizing an economic development agreement with Gloria Group Partners, LP.
- G. Discussion regarding the purchase of a Weis Quick Attack fire apparatus built on a 2026 Ford-F550 Chassis Super Cab and manufactured by Weis Fire & Safety Equipment, LLC in Salina, Kansas utilizing the Houston Galveston Area Council (HGAC) Purchasing Cooperative. The total purchase price of \$264,036 includes a Texas A&M Forest Service Rural Volunteer Fire Department Assistance Program cost-share reimbursement grant in the amount of \$165,000 for a small brush truck.
- H. Discussion regarding the purchase of a new service vehicle for Public Works using allocated American Rescue Plan Act funds.
- I. Discuss Ordinance 2026-04 vacating and abandoning approximately 0.171 acres of unused public right-of-way consisting of an alley approximately 20 feet in width extending westward from the 700 block of South Blanco Street towards the 700 block of South Guadalupe Street.

- J. Discussion regarding Resolution 2026-10, to approve the form and authorizing the distribution of a Preliminary Limited Offering Memorandum for City of Lockhart, Texas Special Revenue Bonds, Series 2026—Seawillow Ranch Public Improvement District Area #1.
- K. Discussion regarding Resolution 2026-11, to approve the form and authorizing the distribution of a Preliminary Limited Offering Memorandum for City of Lockhart, Texas Special Revenue Bonds, Series 2026—Seawillow Ranch Public Improvement District, Major Improvement Area.
- L. Discuss the First Amended and Restated Subdivision Improvement Agreement with RODG DT Seawillow Prop LLC for the Seawillow Ranch Subdivision and authorize the City Manager to execute the agreement.
- M. Discussion regarding approval of a Master Services Agreement with P3Works, LLC for Public Improvement District (PID) and Tax Increment Reinvestment Zone (TIRZ) creation and administration services, including execution of a related Project Agreement for the Seawillow PID/TIRZ.
- N. Discussion regarding nomination of Levi Garrett to the Zoning Board of Adjustment and Appeals by Councilmember Taylor Burge for a term to expire in November 2028.
- O. Discussion regarding nomination of Rebekah Troche to the Library Advisory Board by Councilmember Taylor Burge for a term to expire in November 2028.
- P. Discussion regarding nomination of Paul Rockwood to the Parks & Recreation Advisory Board by Councilmember Taylor Burge for a term to expire in November 2028.
- Q. Announcement of nomination of Patricia Belote to the Animal Shelter Advisory Board by Mayor Lew White for a term to expire in November 2026.
- R. Announcement of nomination of Maxwell Yancy to the Planning and Zoning Commission by Councilmember Taylor Burge for a term to expire in November 2028.
- S. Announcement of nomination of Erica Saucedo to the Planning and Zoning Commission by Councilmember Juan Mendoza for a term to expire in November 2028.

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. Acknowledgment of receipt of the 2025 Racial Profiling Report.
- B. Approve the purchase of a Weis Quick Attack fire apparatus built on a 2026 Ford-F550 Chassis Super Cab and manufactured by Weis Fire & Safety Equipment, LLC in Salina, Kansas utilizing the Houston Galveston Area Council (HGAC) Purchasing Cooperative. The total purchase price of \$264,036 includes a Texas A&M Forest Service Rural Volunteer Fire Department Assistance Program cost-share reimbursement grant in the amount of \$165,000 for a small brush truck.
- C. Approve the purchase of a new service vehicle for Public Works using allocated American Rescue Plan Act funds.
- D. Approve the Master Services Agreement with P3Works, LLC for Public Improvement District (PID) and Tax Increment Reinvestment Zone (TIRZ) creation and administration services, including execution of a related Project Agreement for the Seawillow PID/TIRZ.

5. DISCUSSION/ACTION ITEMS

- A. Discussion and/or action to approve Resolution No. 2026-12 authorizing an economic development agreement with Gloria Group Partners, LP
- B. Discussion and/or action regarding Ordinance 2026-04 vacating and abandoning approximately 0.171 acres of unused public right-of-way consisting of an alley approximately 20 feet in width extending westward from the 700 block of South Blanco Street towards the 700 block of South Guadalupe Street.

- C. Discussion and/or action regarding Resolution 2026-10, to approve the form and authorizing the distribution of a Preliminary Limited Offering Memorandum for City of Lockhart, Texas Special Revenue Bonds, Series 2026—Seawillow Ranch Public Improvement District Area #1.
- D. Discussion and/or action regarding Resolution 2026-11, to approve the form and authorizing the distribution of a Preliminary Limited Offering Memorandum for City of Lockhart, Texas Special Revenue Bonds, Series 2026—Seawillow Ranch Public Improvement District, Major Improvement Area.
- E. Discussion and/or action to approve the First Amended and Restated Subdivision Improvement Agreement with RODG DT Seawillow Prop LLC for the Seawillow Ranch Subdivision and authorize the City Manager to execute the agreement.
- F. Discussion and/or action regarding nomination of Levi Garrett to the Zoning Board of Adjustment and Appeals by Councilmember Taylor Burge for a term to expire in November 2028.
- G. Discussion and/or action regarding nomination of Rebekah Troche to the Library Advisory Board by Councilmember Taylor Burge for a term to expire in November 2028.
- H. Discussion and/or action regarding nomination of Paul Rockwood to the Parks & Recreation Advisory Board by Councilmember Taylor Burge for a term to expire in November 2028.

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

- Updates on the Downtown Revitalization Project.
- KidFish at City Park on Saturday, March 14th.
- Update regarding Citywide Spring Clean Up Program for Spring 2026.

7. COUNCIL AND STAFF COMMENTS - ITEMS OF COMMUNITY INTEREST

8. EXECUTIVE SESSION ACCORDANCE WITH THE PROVISIONS OF THE GOVERNMENT CODE, TITLE 5, SUBCHAPTER D, SECTION 551.087 TO DELIBERATE OR FOR DISCUSSION REGARDING COMMERCIAL OR FINANCIAL INFORMATION THAT THE GOVERNMENTAL BODY HAS RECEIVED FROM BUSINESS PROSPECT(S) THAT THE GOVERNMENTAL BODY SEEKS TO HAVE LOCATE, STAY, OR EXPAND IN OR NEAR THE TERRITORY OF THE GOVERNMENTAL BODY AND WITH WHICH THE GOVERNMENTAL BODY IS CONDUCTING ECONOMIC DEVELOPMENT NEGOTIATIONS;

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

- A. Discussion regarding proposed Development Agreement with Spencewood, Inc., Denise Melde, and Delan Decker for Hillwood Enterprise's proposed master planned community on approximately 1,110 acres to be located east of U.S. 183 and west of Dry Creek Road.

9. OPEN SESSION

- A. Discussion and/or action regarding proposed Development Agreement with Spencewood, Inc., Denise Melde, and Delan Decker for Hillwood Enterprise's proposed master planned community on approximately 1,110 acres to be located east of U.S. 183 and west of Dry Creek Road.

10. 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 February 10, 2026 at 5:00 p.m.