

**REGULAR MEETING
LOCKHART CITY COUNCIL**

SEPTEMBER 3, 2024

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
Randy Jenkins, Fire Chief
Keeli Michna, Finance Director

Holly Malish, Economic Development Director
Julie Bowermon, City Secretary
Sean Kelley, Public Works Director
Robin Cross, City Attorney
Tatiana Salazar, Public Information Officer

Citizens/Visitors Addressing the Council: Danny Garza with Rise Broadband; Justin Rasor of Raftelis; and Brett Corwin, Developer.

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 BY PUBLIC WORKS AND DISCUSSION REGARDING UPDATES ON RISE BROADBAND FIBER INSTALLATION.

Mr. Kelley stated that on May 21, 2024, City Council heard a presentation regarding the future residential and non-residential installation of fiber internet services by Rise Broadband. Following that meeting, staff finalized installation protocols and issued the attached ROW permit dated June 14, 2024. On July 8th, Rise Broadband began installing components of their fiber network. Public Works presentation tonight includes updates on the progress of Rise's installation and will address a number of operational disruptions.

Mr. Kelley provided information and there was discussion regarding the following:

- Rise's fiber installation sections.
- Progress of the installations.
- Challenges with installing utilities city-wide.
- City of Lockhart maintenance responsibilities.
- Water and Wastewater Department are dedicated to restoring utility services promptly to minimize disruptions.
- Moving forward
 - Continue utilizing and abiding by the protocols in the permit.
 - Maintaining effective level of communication between the City and the Contractors.
 - Promptly identifying issues with contractors so they can be corrected with the project manager.

Danny Garza of Rise Broadband provided information and there was discussion about the fiber installation process, maintenance, and working with the city during the construction phase.

B. PRESENTATION AND DISCUSSION OF RAFTELIS WATER AND WASTEWATER RATE STUDY AND FINANCIAL PLAN UPDATE.

Justin Rasor of Raftelis provided information and there was discussion regarding the following:

- Rate study process
- Financial Plan Assumptions
- Utility Financial Plan
- Cost of Service results
- Rate and typical bill comparison
- Next Steps – Council to consider utility rates at a future meeting

Council requested that utility customers be informed prior to implementation of the utility rate increases.

C. DISCUSS CITY COUNCIL MINUTES OF THE NOVEMBER 21, 2023 AND DECEMBER 3, 2023 MEETINGS.

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

D. DISCUSSION REGARDING RESOLUTION 2024-21 ACCEPTING A PETITION FOR AND CALLING A PUBLIC HEARING ON THE ADVISABILITY OF PUBLIC IMPROVEMENTS AND CREATION OF SEAWILLOW PUBLIC IMPROVEMENT DISTRICT PURSUANT TO CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE.

Mr. Lewis stated that the City previously approved the Seawillow Development Agreement, which provides that the City will take steps to authorize the creation of a public improvement district ("PID"), created pursuant to Chapter 372 of the Texas Local Government Code. Chapter 372 sets forth the steps necessary to establish the creation of a PID, and this resolution is one of the first required steps. The purpose of a PID is to allow development to pay for itself and reimburse a developer for funding certain approved costs related to infrastructure and similar items that benefit the new development. This resolution is required to be approved so that the PID may continue in the creation process and thereafter be formed and an assessment may be levied against the development for the eventual reimbursement of approved costs. The attached Resolution 2024-21 accepts the petition submitted by the developer for the PID, calls for a public hearing (required by law) and makes findings that its creation is advisable. A second resolution authorizing the creation of the PID will be presented to Council for consideration at a future meeting after publication of the required public hearing notices. Resolution 2024-21 supersedes Resolution 2024-19, which was approved at the August 6, 2024 Council meeting. Resolution 2024-19 had the incorrect location for the public hearing. This new resolution corrects the location and sets a new public hearing date.

E. DISCUSS THE ANNUAL SERVICE AGREEMENT WITH MOTOROLA SOLUTIONS, INC. AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE SERVICE AGREEMENT FOR FY 2024-2025.

Chief Jenkins stated that the City of Lockhart and Caldwell County are currently on the Greater Austin-Travis Regional Radio System (GATRRS). The City of Lockhart annually reviews and renews a service agreement with Motorola Solutions, Inc. for the maintenance and repair of the 700/800 MHz radio system (GATRRS) infrastructure which supports emergency radio communications for the City of Lockhart, Caldwell County, City of Luling, and the City of Martindale. According to an existing interlocal

agreement with each entity, the City of Lockhart is responsible for billing each entity quarterly according to the number of radio units owned and in operation on the radio system. The current total number of radios on the system is 799, of which the City of Lockhart owns 208 radios (26.03%) and our share of the service agreement for FY 2024-2025 would be approximately \$42,362. The attached service agreement is for the fiscal year from October 1, 2024, through September 30, 2025, and is the same cost as last year's agreement. Due to the county wide transition to a new Lower Colorado River Authority (LCRA) voice radio communication system estimated to be completed in early 2025, the service agreement with Motorola Solutions, Inc. will be a month-to-month agreement and will be terminated upon successful transition to the new LCRA system. The maintenance of the LCRA system will be achieved through an interlocal agreement with LCRA and a monthly fee per radio.

F. DISCUSS AGREEMENT ORDER FROM THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REGARDING DOCKET NUMBER 2023-1209-PST-E INVOLVING UNDERGROUND STORAGE TANK (UST) TESTING AND AUTHORIZING THE CITY MANAGER TO SIGN THE AGREEMENT ORDER.

Mr. Kelley stated that on April 3, 2023, the Texas Commission on Environmental Quality conducted a routine inspection of the City of Lockhart Public Works and Airport underground fuel storage tanks. During the routine inspection, the inspector notified the City that during the COVID-19 pandemic timeframe, they failed to order release detention testing for the tanks based on the triennial requirement of October 10, 2021, along with the newly implemented spill bucket testing due every three years. Although the City has a long history of compliance with TCEQ testing requirements and the City's tanks are regularly maintained, resulting in no leakage or negative environmental impact, the mandatory tank testing was not completed during the pandemic. After the inspection, staff immediately obtained all required testing, came into compliance within three days of the inspection and submitted all required passing tests to TCEQ on April 6, 2023, prior to notice of enforcement. However, TCEQ sent notice of an Agreement Order to expedite enforcement action by way of an administrative penalty of \$3,001 on July 29, 2024. Currently, all testing for the underground storage tanks is in compliance with testing requirements and inventory history is up-to-date. Staff has implemented new testing protocols with a single testing company to ensure compliance. The new company offers automatic reminders prior to expiration of tests and submits documentation on behalf of entities. Staff have also internally made adjustments to align the testing schedule to coincide with the multiple site testing requirements. There was discussion.

G. DISCUSSION REGARDING ORDINANCE 2024-23 ADOPTING THE CITY OF LOCKHART'S ANNUAL OPERATING BUDGET FOR FISCAL YEAR 2024-2025 AND APPROPRIATING RESOURCES, BEGINNING OCTOBER 1, 2024, ENDING SEPTEMBER 30, 2025, FOR THE CITY OF LOCKHART, CALDWELL COUNTY, TEXAS AND THE LOCKHART ECONOMIC DEVELOPMENT CORPORATION AND ADOPTING THE CITY'S INVESTMENT POLICY, FINANCIAL POLICY, AND FUND BALANCE - STABILIZATION AND EXCESS OF RESERVES POLICIES.

Mr. Resendez provided details about highlights of the proposed budget.

H. DISCUSSION REGARDING ORDINANCE 2024-24 LEVYING MAINTENANCE AND OPERATIONS PROPERTY TAXES FOR THE USE AND SUPPORT OF THE CITY OF LOCKHART, TEXAS AND INTEREST AND SINKING PROPERTY TAXES FOR THE DEBT SERVICE OBLIGATIONS OF THE CITY OF LOCKHART, CALDWELL COUNTY, TEXAS FOR FISCAL YEAR 2025, BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025.

Mr. Resendez stated that the proposed tax rate is \$0.5093 per \$100 of assessed value. The Ordinance describes the two required components of the tax rate; Maintenance and Operations (M&O) and Interest and Sinking (I&S). State law requires a statement regarding the amount by which taxes for maintenance and operations on a \$100,000 home will be raised. Based on the proposed tax rate, the maintenance and operations portion of the rate will be \$0.4067 per \$100 assessed value compared to last year's maintenance and operations rate of \$0.4136 per \$100 assessed value, resulting in a decrease of \$0.0069 or 1.7%. The interest and sinking portion of the tax rate decreased from \$0.1212 to \$0.1026 per \$100 assessed value, resulting in a decrease of \$0.0186 or 15.3%. Therefore, there will be no increase in the maintenance and operations tax due on a \$100,000 home. The City of Lockhart's portion of a homeowner's property tax bill is 26% of their total bill based on current tax rates. The remaining 74% of the tax bill is for property taxes charged by the other taxing jurisdictions, including the Lockhart Independent School District (46%), Caldwell County (22%), ESD #5 (4.8%), Plum Creek Conservation District and Groundwater tax (1.4%), and Farm-to-Market (0.005%). Property taxes paid to the City of Lockhart make up approximately 36% of the City's General Fund revenues. Sales tax revenue makes up another 19%, while other fees and services cover the remaining 45%. The revenues from the General Fund provide maintenance and operational support for streets, drainage, parks, infrastructure, police and fire protection. The verbiage contained within this ordinance is in compliance with requirements of Section 26.05(b)(1)(B) of the Texas Tax Code.

I. DISCUSSION REGARDING ORDINANCE 2024-25 REPEALING UNCODIFIED ORDINANCE 2023-19 IN ITS ENTIRETY AND ADOPTING THIS ORDINANCE REGARDING THE CITY PERSONNEL POLICY MANUAL; REMOVING PERFORMANCE OR MERIT PAY FOR POLICE AND FIRE PERSONNEL AND ADOPTING A STEP PAY PLAN FOR POLICE AND FIRE DEPARTMENTS UNDER CIVIL SERVICE.

Ms. Bowermon stated that the FY 24-25 Budget includes a 4% pay increase for all full-time and part-time regular City of Lockhart employees. It also includes an additional 1% pay increase to the civil service pay step plans for police officers and fire fighters, for a total of a 5% increase for these two departments. In compliance with Civil Service, classified police and fire positions are paid per a step pay plan, which is set by ordinance. The proposed ordinance reflects increasing the step plans as included in the budget. Agencies in central Texas continue to experience unremitting vacancies in public safety positions. Consequently, this 5% adjustment is being proposed to enhance Lockhart's ability to recruit and retain qualified police officers and fire fighters. The City will continue to offer the \$10,000 hiring incentive to police officers as well as the lateral entry pay program. Staff is currently exploring the possibility of proposing a lateral entry pay program for fire fighters in the future.

J. DISCUSSION REGARDING ORDINANCE 2024-26 REPEALING UN-CODIFIED ORDINANCE 2018-23 AND ADOPTING THIS ORDINANCE REGARDING ESTABLISHING THE CLASSIFICATIONS WITHIN THE FIRE DEPARTMENT AND AUTHORIZING THE NUMBER OF EMPLOYEES IN EACH CLASSIFICATION.

Ms. Bowermon stated that in compliance with civil service, the number of classified police and fire positions are set by an ordinance, which is referred to as the "Strength of Force." Proposed Ordinance 2024-26 reflects reducing the number of firefighters by one (from 7 to 6) and increasing the number of fire engineers (apparatus operators) from 3 to 6. In the FY 23-24 Budget this change in staffing was approved to start around mid-April 2024. The increase in staffing, specifically fire engineers, was desired due to the purchase of an aerial apparatus (ladder truck) and the growth within the community. Fire engineers have additional training to safely and efficiently operate complex fire suppression systems on

equipment such as ladder trucks. The ladder truck is anticipated to arrive by the end of 2024, therefore it is now the appropriate time to finalize the staffing changes authorized in the FY 23-24 Budget.

K. DISCUSS RESOLUTION 2024-22, DENYING TEXAS GAS SERVICE COMPANY'S REQUESTED RATE INCREASE; REQUIRING THE COMPANY TO REIMBURSE THE CITY'S REASONABLE RATEMAKING EXPENSES; AND, REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND THE CITY'S LEGAL COUNSEL.

Mr. Lewis stated that on June 3, 2024, Texas Gas Service Company ("TGS" or "Company"), a Division of ONE Gas, Inc., pursuant to Gas Utility Regulatory Act § 104.102, filed its Statement of Intent to change gas rates at the Railroad Commission of Texas ("RRC") and in all municipalities exercising original jurisdiction within the incorporated areas of the Central-Gulf Service Area ("CGSA"), effective July 8, 2024. In a prior City action, TGS's rate request was suspended from taking effect for 90 days, the fullest extent permissible under the law, until October 4, 2024. This time period has permitted the City, through its participation in a coalition of similarly situated cities ("TGS Cities"), to determine that the proposed rate increase is unreasonable. Consistent with the recommendations of experts engaged by TGS Cities, TGS's request for a rate increase should be denied.

Accordingly, the purpose of the Resolution is to deny the rate change application proposed by TGS.

RECESS: Mayor White announced that the Council would recess for a break at 7:50 p.m.

ITEM 1. CALL TO ORDER.

Mayor Lew White called the meeting to order at 8:05 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. There were none.

ITEM 4-A. HOLD A PUBLIC HEARING AND DISCUSSION REGARDING APPLICATION ZC -24-06 BY THE MARILYN RIDDLE TRUST, AND DISCUSSION AND/OR ACTION TO CONSIDER ORDINANCE 2024-22 FOR A ZONING CHANGE FROM AO AGRICULTURAL-OPEN SPACE DISTRICT TO 27.9955 ACRES OF CMB COMMERCIAL MEDIUM BUSINESS DISTRICT, 17.7206 ACRES OF RHD RESIDENTIAL HIGH DENSITY DISTRICT AND 132.0719 ACRES OF RMD RESIDENTIAL MEDIUM DENSITY DISTRICT ON 177.78 ACRES IN THE JAMES GEORGE SURVEY, ABSTRACT NUMBER 9, LOCATED IN THE 1500, 1600, AND 1700 BLOCKS OF SOUTH COMMERCE STREET.

Mayor White opened the public hearing at 8:10 p.m. and requested the staff background report.

Mr. Fowler stated that this zoning change request proposes to change the zoning for a 177.78-acre parcel from its current AO Agricultural-Open Space zoning to a mix of three different zoning districts. The proposed zoning would include CMB Commercial Medium Density zoning along South Commerce Street

VOL 35 PG 014

with Residential High Density to the east of the commercial zoning proposed along South Commerce Street and Residential Medium Density taking up most of the remainder of the site. To avoid placing single-family homes in an area abutting the Coleman Unit prison, an additional area of Commercial Medium Business zoning has been proposed for the area immediately south of the prison. The future land use map shows both East Martin Luther King Jr. Industrial Boulevard (MLK) and Bufkin Lane continuing through the property, meeting south of the current section of MLK that terminates south of Blackjack Street. The proposed zoning district boundaries have been designed to carry these streets through the site. The site is mostly flat with a slight downward grade to the south and east. There are no areas of floodplain on the site. The site is crossed by several utility and pipeline easements, which may present a challenge in designing a subdivision on the property. Staff received a letter from the owners of the concrete plant to the north of the site expressing concern regarding the impact of potential residential development near their site. However, a representative of the batch plant has said that the location of commercial zoning adjacent to their property has at least partially addressed their concerns. Mr. Fowler stated that staff and the Planning and Zoning Commission recommend approval. There was discussion.

Mayor White requested the applicant to address the Council.

Brett Corwin, Developer, stated that they would consider providing access to existing roads, such as Commerce Street and East MLK with assistance from the city. There was discussion.

Mayor White requested citizens to address the Council. There were none. He closed the public hearing at 8:28 p.m.

Councilmember Mendoza made a motion to approve Ordinance 2024-22, as presented. Councilmember Lairsen seconded. The motion passed by a vote of 7-0.

ITEM 4-B. HOLD A PUBLIC HEARING FOR THE CITY OF LOCKHART AND THE LOCKHART ECONOMIC DEVELOPMENT CORPORATION FISCAL YEAR 2024-2025 BUDGET.

Mayor White opened the public hearing at 8:29 p.m. and requested the staff background report.

Mr. Resendez stated that the City Charter requires that the City Council hold one public hearing for the City of Lockhart Budget to allow for public comments. It was staff's recommendation to hold two hearings to allow citizens an additional opportunity to comment on the proposed budget. This is the final public hearing.

Mayor White requested citizens to address the Council. There were none. He closed the public hearing at 8:30 p.m.

ITEM 6-B. DISCUSSION AND/OR ACTION REGARDING ORDINANCE 2024-23 ADOPTING THE CITY OF LOCKHART'S ANNUAL OPERATING BUDGET FOR FISCAL YEAR 2024-2025 AND APPROPRIATING RESOURCES, BEGINNING OCTOBER 1, 2024, ENDING SEPTEMBER 30, 2025, FOR THE CITY OF LOCKHART, CALDWELL COUNTY, TEXAS AND THE LOCKHART ECONOMIC DEVELOPMENT CORPORATION AND ADOPTING THE CITY'S INVESTMENT POLICY, FINANCIAL POLICY, AND FUND BALANCE - STABILIZATION AND EXCESS OF RESERVES POLICIES.

Mayor Pro-Tem Sanchez made a motion to approve Ordinance 2024-23, as presented. Councilmember Westmoreland seconded.

The record vote is as follows:

Councilmember Brad Westmoreland – yes
 Councilmember Juan Mendoza – yes
 Mayor Pro-Tem Angie Gonzales-Sanchez – yes
 Councilmember John Lairsen – yes
 Councilmember John Castillo – yes
 Councilmember Jeffry Michelson – yes
 Mayor Lew White – yes

The motion passed by a vote of 7-0.

ITEM 4-C. HOLD PUBLIC HEARING ON PROPOSED TAX RATE FOR 2024.

Mayor White opened the public hearing at 8:33 p.m. and requested the staff background report.

Mr. Resendez stated that the City Council is required to hold a public hearing on the proposal to increase the tax revenues if the proposed tax rate exceeds the No-New-Revenue rate calculated by the Caldwell County Appraisal District. This public hearing is required by the Truth-in-Taxation laws of the State of Texas.

ITEM 6-C. DISCUSSION AND/OR ACTION REGARDING ORDINANCE 2024-24 LEVYING MAINTENANCE AND OPERATIONS PROPERTY TAXES FOR THE USE AND SUPPORT OF THE CITY OF LOCKHART, TEXAS AND INTEREST AND SINKING PROPERTY TAXES FOR THE DEBT SERVICE OBLIGATIONS OF THE CITY OF LOCKHART, CALDWELL COUNTY, TEXAS FOR FISCAL YEAR 2025, BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025.

Mayor White made the motion that the maintenance and operations rate be adopted at \$0.4067 per \$100 of assessed value as indicated/listed in Ordinance 2024-24, thereby adopting said ordinance. Councilmember Castillo seconded.

The record vote is as follows:

Councilmember Brad Westmoreland – yes
 Councilmember Juan Mendoza – yes
 Mayor Pro-Tem Angie Gonzales-Sanchez – yes
 Councilmember John Lairsen – yes
 Councilmember John Castillo – yes
 Councilmember Jeffry Michelson – yes
 Mayor Lew White – yes

The motion passed by a vote of 7-0.

Mayor White made a motion that the interest and sinking rate be adopted at \$0.1026 per \$100 of assessed value as indicated/listed in Ordinance 2024-24, thereby adopting said ordinance. Councilmember Lairsen seconded.

The record vote is as follows:

Councilmember Brad Westmoreland – yes
 Councilmember Juan Mendoza – yes

VOL 35 PG 016

Mayor Pro-Tem Angie Gonzales-Sanchez – yes
Councilmember John Lairsen – yes
Councilmember John Castillo – yes
Councilmember Jeffrey Michelson – yes
Mayor Lew White – yes

The motion passed by a vote of 7-0.

ITEM 5. CONSENT AGENDA.

Councilmember Michelson made a motion to approve consent agenda items 5A, 5B, 5C and 5D.
Councilmember Castillo seconded. The motion passed by a vote of 7-0.

The following item were approved:

- 5A: Approve City Council minutes of the November 21, 2023 and December 3, 2023 meetings.
- 5B: Approve Resolution 2024-21 accepting a petition for and calling a public hearing on the advisability of public improvements and creation of Seawillow Public Improvement District pursuant to Chapter 372 of the Texas Local Government Code.
- 5C: Approve the Annual Service Agreement with Motorola Solutions, Inc. and authorize the City Manager to execute the Service Agreement for FY 2024-2025.
- 5D: Approve Resolution 2024-22, denying Texas Gas Service Company's requested rate increase; requiring the company to reimburse the City's reasonable ratemaking expenses; and, requiring notice of this resolution to the company and the City's legal counsel.

ITEM 6-A. DISCUSSION AND/OR ACTION REGARDING AGREEMENT ORDER FROM THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REGARDING DOCKET NUMBER 2023-1209-PST-E INVOLVING UNDERGROUND STORAGE TANK (UST) TESTING AND AUTHORIZING THE CITY MANAGER TO SIGN THE AGREEMENT ORDER.

Mayor Pro-Tem Sanchez made a motion to approve the Agreement Order from TCEQ, as presented.
Councilmember Lairsen seconded. The motion passed by a vote of 7-0.

ITEM 6-D. DISCUSSION AND/OR ACTION REGARDING ORDINANCE 2024-25 REPEALING UNCODIFIED ORDINANCE 2023-19 IN ITS ENTIRETY AND ADOPTING THIS ORDINANCE REGARDING THE CITY PERSONNEL POLICY MANUAL; REMOVING PERFORMANCE OR MERIT PAY FOR POLICE AND FIRE PERSONNEL AND ADOPTING A STEP PAY PLAN FOR POLICE AND FIRE DEPARTMENTS UNDER CIVIL SERVICE.

Councilmember Michelson made a motion to approve Ordinance 2024-25, as presented. Councilmember Westmoreland seconded. The motion passed by a vote of 7-0.

ITEM 6-E. DISCUSSION AND/OR ACTION REGARDING ORDINANCE 2024-26 REPEALING UN-CODIFIED ORDINANCE 2018-23 AND ADOPTING THIS ORDINANCE REGARDING ESTABLISHING THE CLASSIFICATIONS WITHIN THE FIRE DEPARTMENT AND AUTHORIZING THE NUMBER OF EMPLOYEES IN EACH CLASSIFICATION.

Councilmember Lairsen made a motion to approve Ordinance 2024-26, as presented. Councilmember Michelson seconded. The motion passed by a vote of 7-0.

ITEM 6-F. DISCUSSION AND/OR ACTION REGARDING THE TEXAS MUNICIPAL LEAGUE INTERGOVERNMENTAL RISK POOL BOARD OF TRUSTEES ELECTION FOR PLACES 11 - 14.

Mayor White provided an update about the election process and stated that the current members of places 11-14 are commendably serving their position on the Board. He requested recommendations for other appointments. There were none.

Mayor White recommended that the Lockhart City Council cast a vote for each of the following:

Randy Criswell (incumbent), Place 11
 Allison Heyward (incumbent), Place 12
 Harlan Jefferson (incumbent), Place 13
 Mike Land (incumbent), Place 14

Mayor White made a motion to cast a vote for each incumbent in Places 11-14 of the Texas Municipal League Intergovernmental Risk Pool Board of Trustees, as listed above, and to authorize the Mayor to execute the necessary documents. Councilmember Michelson seconded. The motion passed by a vote of 7-0.

ITEM 6-G. DISCUSSION AND POSSIBLE DIRECTION TO STAFF REGARDING CREATING ZONING OVERLAYS TO REGULATE DESIGN STANDARDS IN THE ENTRANCE CORRIDORS ALONG HIGHWAY ENTRANCES INTO LOCKHART, AS REQUESTED BY MAYOR WHITE.

Mr. Fowler stated that Mayor White has suggested the City look into creating zoning overlays to protect the appearance and character of the entrance corridors in order to protect selected areas from possible negative effects of future development along those corridors. Typically, corridor zoning overlays involve additional regulations for a defined area in order to approve the appearance of new development, define allowable uses, and create additional regulations designed to refine the character of development within the overlay district. In addition to restricting uses, overlays will often have enhanced setback requirements, height or density limits, architectural standards, signage restrictions, landscaping requirements, site design standards, screening requirements, and site layout requirements. In order to craft a successful corridor zoning overlay, a city should determine the areas in which the overlay should be applied, the character of that area that is desired to be created or preserved, and the additional regulations that should be applied to the area to achieve the desired effects. If City Council expresses interest in creating corridor overlays, staff will work to craft a list of elements that could potentially be incorporated into overlays of each of the areas for which interest in creating an overlay is expressed. The resulting product would be one or more zoning overlay districts that would create additional regulations to which affected properties would be subject. To provide some background to the practice of applying zoning overlays to corridors, an introductory document defining overlay districts is attached, as is an example of an overlay ordinance from San Antonio.

After discussion, the consensus of the Council was to conduct a workshop with the City Planner to further discuss the zoning overlays.

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

- Construction for the Downtown Revitalization Project is beginning this week in the areas North of W. San Antonio St., between Hwy 183 and S. Main St., and some areas of Church St.
- Update regarding final draft of the Comprehensive Plan.
- Update regarding campaign to educate the community about illegal discharge of firearms.
- National Night Out is scheduled for October 1st.
- City Pool closed for the season on September 1st.
- Splash pads are currently still open, scheduled to closed October 27th.

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

Councilmember Mendoza stated that District 1 will hold a meeting during National Night Out. He thanked all involved with the public input meeting about the proposition on the ballot.

Mayor Pro-Tem Sanchez thanked the Lockhart Police Department for keeping Lockhart safe. She encouraged citizens to report crime. She wished the student athletes good luck during upcoming sporting events.

Councilmember Lairsen thanked staff for their work on the budget.

Councilmember Castillo thanked staff for their work on the budget. He thanked the Lockhart Police Department for keeping Lockhart safe.

Councilmember Michelson requested citizens to be patient during the Downtown Revitalization project.

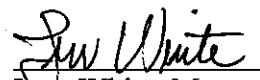
Mayor White congratulated the football and running sports for their accomplishments. He also requested that citizens be patient during the Downtown Revitalization project. He provided information about an upcoming fly-in event at the Lockhart Airport.

ITEM 9. ADJOURNMENT

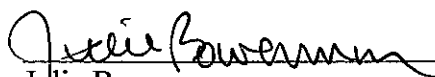
Mayor Pro-Tem Sanchez made a motion to adjourn the meeting. Councilmember Mendoza seconded. The motion passed by a vote of 7-0. The meeting was adjourned at 9:13 p.m.

PASSED and APPROVED this the 5th day of August, 2025.

CITY OF LOCKHART


Lew White, Mayor

ATTEST:


Julie Bowermon
City Secretary

