REGULAR MEETING
LOCKHART CITY COUNCIL OCTOBER 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

Council absent:
Mayor Pro-Tem Angie Gonzales-Sanchez

Staff present:
Steve Lewis, City Manager
Joseph Resendez, Assistant City Manager
Holly Malish, Economic Development Director
Andrew Devaney, Building Official
Tatiana Salazar, Public Information Officer
Keeli Michna, Finance Director
Brad Bullock, City Attorney
Julie Bowermon, City Secretary
Sean Kelley, Public Works Director
Will Wachel, City Engineer
Gary Williamson, Police Chief
Douglas Patrick, Registered Sanitarian

Citizens/Visitors Addressing the Council: Representatives of Lockhart Animal Foundation; Rachel Saltillo of the Texas Workforce Commission; representatives of Texas Monthly; Chancellor Dr. Russell-Lowery Hart and Vice Chancellor Dr. Chris Cervini of Austin Community College; Will Wachel of TRC; and Citizens: Terrance Gahan and Gerald Herrera.

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

B. RECOGNITION OF DONATION FROM THE LOCKHART ANIMAL FOUNDATION OF EQUIPMENT AND SUPPLIES VALUED AT APPROXIMATELY $15,000 TO DEVELOP A SURGICAL SUITE AT THE CITY OF LOCKHART / CALDWELL COUNTY ANIMAL SHELTER.
Mayor White accepted the donation on behalf of the City of Lockhart.

A. PRESENTATION OF A PROCLAMATION DECLARING OCTOBER 2024 AS MANUFACTURING MONTH.
Mayor White presented the proclamation to Rachel Saltillo of the Texas Workforce Commission.

C. PRESENTATION BY TEXAS MONTHLY REGARDING THE UPCOMING 2024 BBQ WORLD'S FAIR EVENT TO BE HELD ON NOVEMBER 2-3, 2024.
Mr. Kelley stated that since 2009, Texas Monthly BBQ Fest has brought together BBQ enthusiasts. In 2022, Texas Monthly held its first BBQ World's Fair in the BBQ Capital of Texas. This event is scheduled for November 2-3, 2024 to be held on the Historic Courthouse Square and City Park.

Representatives of Texas Monthly provided an update about the event that will be open to the public free of charge, ticketing services, music, planning, event lineup and other notable details of the event. Each food vendor will charge for their meals. There was discussion.

D. PRESENTATION BY AUSTIN COMMUNITY COLLEGE REGARDING THE BALLOT INITIATIVE TO ANNEX LOCKHART ISD TERRITORY.

Chancellor Dr. Russell-Lowery Hart and Vice Chancellor Dr. Chris Cervini of Austin Community College (ACC) provided an overview of the upcoming ballot initiative concerning the annexation of Lockhart Independent School District (ISD) territory. This initiative will be included in the ballot for the November 5, 2024 election.

The presentation consisted of and there was discussion regarding the following topics:

- Lockhart Territory service plan
  - Facility (Phases 1, 2 and 3)
  - Programs offered by ACC
- In District vs Out of District
  - Tuition and fees (2024-2025)
  - Tuition and fees comparison of other colleges and universities
  - ACC Free Tuition Pilot Program
- Innovative Programs

E. PRESENTATION BY TRC AND DISCUSSION REGARDING ADOPTING THE WATER/WASTEWATER MASTER PLAN.

Mr. Kelley stated that the presentation will review highlights from Lockhart's first Water and Wastewater Master Plan. This plan began in April 2023, as an outcome of the Growth Planning Meetings to keep up with the growing demands of the water and wastewater systems. The Water and Wastewater Master Plan evaluates the existing water and wastewater conditions and is a forward-looking study that aims to anticipate system constraints by addressing them before they occur. The plan will also serve as a planning tool for capacity assurance for the next 20 years of anticipated growth by using Planning Horizons and Trigger/Milestones to determine the need for capital improvements. The Planning Horizons are fixed points that look at Near-Term (2023-2028, 5-year planning), Intermediate-Term (2029-2033, 10-year planning), and Long-Term (2034-2043, 20-year planning). The plan also identifies Project Triggers which are included to identify needed improvements related to the demands and capacities of the system.

Will Wachel of TRC provided information and there was discussion regarding the following:

- What is a Master Plan?
  - A master plan is a strategic plan that addresses both immediate and long-term needs and goals.
    - Final document should:
      - 1. Provide capital improvement projects & associated cost
      - 2. Provide methodology and reasoning to determine projects
      - 3. Enable the City to plan resources allocation to best fit their needs/goal
- What is involved in the Master Plan?
  - Task 1 – Project Coordination
  - Task 2 – Water Distribution Modeling and Evaluation
  - Task 3 – Wastewater Collection Modeling and Evaluation
  - Task 4 – W/WW Facilities Evaluation
  - Task 5 – Capital Improvements Plan
- Water Distribution Hydraulic Model

- Water Distribution Evaluations
- Summary of Water Improvement Projects
- Elevated Storage and High Service Pump (HSP) Requirements by Texas Commission on Environmental Quality (TCEQ)
- TCEQ's Elevated Storage Capacity Requirement using the Variance Request
- TCEQ's Elevated Storage Capacity Requirement – Recommended Improvements
- TCEQ's High Service Capacity Requirement – Recommended Improvements
- Wastewater Distribution Hydraulic Model
- Sewer Distribution Evaluations
- Summary of Wastewater Improvement Projects
- Water/Wastewater Facilities Evaluation
- Breakdown of Wastewater Facility Costs
- TCEQ 75/90 Rule for Wastewater Treatment Plants
- Capacity Improvements to Wastewater Treatment Plants
- Breakdown of Water Facility Costs
- TCEQ's Well Capacity Requirements
- Recommended Firm Well Capacity Improvements throughout Planning Horizons
- Cost Breakdown – Summary
- Cost Breakdown – Engineering vs Construction
- Cost Breakdown – Cost over 20-year study period

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 8:10 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.

Terrance Gahan, 205 N. Blanco Street, requested that an agenda item be added to the next Council meeting to enforce zoning and code enforcement for property across the street from his house. He stated that the property is being used as industrial, not commercial as currently zoned, and that the traffic at the property is dangerous.

Gerald Herrera, 1821 Redchinned Drive, expressed concern about the lack of transportation by CARTS in the new subdivision. He requested that the city consider adding extra amenities of a new subdivision such as public transportation and adding new addresses to google mapping to avoid wait time for residents.

ITEM 4. CONSENT AGENDA.

4A: APPROVE WASTEWATER DISCHARGE PERMIT APPLICATIONS FOR SUBMITTAL TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND AUTHORIZING THE MAYOR TO SIGN ALL APPLICATION DOCUMENTS.

Mr. Kelley stated that the Texas Commission on Environmental Quality (TCEQ) requires wastewater discharge permits to be renewed every five years. The City's current permits for Lockhart – Larremore expire in April 2025 and Lockhart FM20 expire in July 2025. Wastewater permit applications need to be submitted to TCEQ a minimum of 6 months prior to expiration to ensure ample time for review. The Guadalupe-Blanco River Authority (GBRA) will submit permit applications simultaneously for both Lockhart wastewater plants as indicated in their current contract. The applications reflect no changes to the discharge parameters. No additional treatment costs are expected to be incurred when the new permits are issued because the discharge effluent parameters will remain the same.

4B: APPROVE ORDINANCE 2024-30 TO REVISE RULES AND REQUIREMENTS FOR THE CURRENT LOCKHART ON-SITE SEWAGE FACILITIES ORDINANCE.

Mr. Devaney stated that the purpose of this ordinance is to provide a method for property owners to construct On-Site Sewage Facilities (OSSF) within the City when/where appropriate and to ensure the health and safety of residents of the City and its waterways. An OSSF, also known as a septic system, is a private wastewater treatment and disposal system that is typically used on properties where public sewer systems are not available. Applications for OSSF installations are infrequent. The City receives OSSF applications at a rate of approximately one per year. This agenda item would repeal and replace the current Lockhart OSSF Ordinance. The Texas Commission on Environmental Quality (TCEQ) has required revisions to a previously adopted OSSF ordinance that was approved August 15, 2023. The major change from the previous ordinance is determining who can maintain OSSF systems. The ordinance revision would require a TCEQ licensed maintenance provider or TCEQ licensed maintenance technician as the individuals who would be allowed to maintain OSSF systems. This ensures that the OSSF system is maintained by individuals that possess the knowledge needed to safely maintain such systems. TCEQ has strict requirements for governing bodies, and the proposed ordinance went through a rigorous review process that was approved in September of this year.

4C: ACCEPT APPOINTMENTS OF ELECTION JUDGES FOR THE UPCOMING NOVEMBER 5, 2024 ELECTION.

Ms. Bowermon stated that the Caldwell County Elections Administrator (County EA) is conducting elections on November 5, 2024. The City of Lockhart will hold a special election for a proposed charter amendment. Since 2012, in the interest of a public purpose, the City of Lockhart has contracted with the County EA to conduct City Elections to enable all propositions and public official positions to be on one ballot for voters within Caldwell County. On August 20, 2024, the City Council approved the contract for election services with the County EA to conduct the City of Lockhart's Special Election on November 5, 2024. However, at that time, the Caldwell County Commissioners Court had not yet considered/completed the appointment of Central Count, Early Voting Ballot Board, and Election Day Judges. During the presentation of the elections service contract, it was noted that Attachment 'C' of the election services contract was blank regarding election workers and after appointments were made by the County, an item would be placed on a future City Council agenda to consider acknowledging the appointments. The County completed the appointments during the September 10, 2024 Commissioners Court meeting. Therefore, the list of election judges, also referred to as election workers, is now available for the City Council to consider and accept.

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

ITEM 5-A. PRESENTATION BY TRC AND CONSIDER ADOPTING THE WATER/WASTEWATER MASTER PLAN.

Councilmember Lairsen made a motion to approve adoption of the Water/Wastewater Master Plan, as presented. Councilmember Mendoza seconded. The motion passed by a vote of 6-0.

ITEM 5-B. DISCUSSION AND/OR ACTION REGARDING CONSIDERATION OF HANGAR LEASE EXTENSION RENEWAL WITH MR. PHILLIP CLINE AND NEW RATES FOR THE HANGAR STRUCTURE LOCATED AT THE LOCKHART MUNICIPAL AIRPORT, AND APPOINTING THE MAYOR TO SIGN THE AGREEMENT IF APPROVED.

Mr. Kelley stated that the permanent hangar structure located at 205 Airport Drive was originally constructed as part of a 25-year ground lease by Ted Jones in 1994. The ground lease was set to expire on September 16, 2019. Prior to the expiration in 2018, there was the desire by the lease to transfer the ground lease to Phillip Cline, along with extending the lease for another 5 years until September 16, 2024. At the time of the original lease expiration, the structure became the property of the City of Lockhart. Leases for this property have now been converted to a hangar structure lease, previously a ground lease. The airport was receiving$1,989.06 for the hangar annually. These funds are used to fund projects at the airport and contribute to the maintenance costs of the airport. Under the new extension of the lease, the tenant will pay $3.00 per square for the hangar, which is $7,440.00 annually. A payment of $620.00 will be due at the first of each month. The new square foot rate is similar to the other hangar rates located at the Lockhart Airport and comparable to hangars found at other municipal airports. Mr. Cline has been involved at the Lockhart Municipal Airport for many years. The hangar known as the "Plane Talk" Hangar has accomplished building many project planes, including a new ultra-light plane project that is currently under construction. There was discussion.

Councilmember Michelson made a motion to approve the hangar lease extension renewal with Phillip Cline and new rates for the hangar structure located at the Lockhart Municipal Airport, as presented. Councilmember Castillo seconded. The motion passed by a vote of 6-0.

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

- Update regarding final preparations for the new Fire Department ladder truck.
- Recap of the 2024 National Night Out events.
- Public hearing and possible action regarding the Lockhart Looking Forward Comprehensive Plan on October 15, 2024.
- Coffee with a Cop Event to be held October 22, 2024 from 8:30 am – 10 am at the Randolf Brooks Federal Credit Union in Lockhart.
- Update regarding recent vandalism at City Park facilities.

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

Councilmember Mendoza thanked all that participated in National Night Out events.

Councilmember Lairsen thanked all that participated in National Night Out events. He invited everyone to First Friday events.

Councilmember Castillo expressed condolences to the Villareal family for their loss. He stated that October is Cancer Awareness month and he encouraged everyone to stay healthy and to get screened for cancer. He thanked all involved with the National Night Out events.

Councilmember Michelson thanked all involved in National Night Out events.

Mayor White also thanked all involved in National Night Out events. He expressed condolences to the Craven family for their loss. He stated that Council will be attending the Texas Municipal League conference next week.

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; AND SECTION 551.071 PRIVATE CONSULTATION WITH ITS ATTORNEY TO SEEK ADVICE ABOUT PENDING OR CONTEMPLATED LITIGATION, SETTLEMENT OFFER, OR LEGAL MATTERS SUBJECT TO ATTORNEY CLIENT PRIVILEGE. DISCUSSION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS WITH PROJECT VERANDA SKY.
Mayor White announced that the Council would enter Executive Session at 8:42 p.m.

ITEM 9. OPEN SESSION. DISCUSSION AND/OR ACTION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS WITH PROJECT VERANDA SKY.
Mayor White announced that the Council will enter Open Session at 9:20 p.m.

There was no action.

ITEM 10. 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 9:21 p.m.

PASSED and APPROVED this the 19th day of August, 2025.

CITY OF LOCKHART

Lew White, Mayor

ATTEST:

Julie Bowermon
City Secretary