

**PUBLIC NOTICE**  
**AGENDA**  
**LOCKHART CITY COUNCIL**  
**March 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 March 31, 2026 as Cesar Chavez Day. **5-5**
- B. Discuss entering into a proposed three-year sponsorship agreement with Texas Monthly for the 2026-2028 BBQ World's Fair Events. **6-14**
- C. Discussion regarding a Fund Distribution Agreement with Community Action, Inc. of Central Texas for administration of the City's Good Neighbor utility assistance program. **15-17**
- D. Discuss Resolution 2026-13 authorizing an economic development performance agreement with Gloria Group Partners, LP for a Business Improvement & Growth (BIG) Grant. **18-33**
- E. Discuss Resolution 2026-14 regarding selection of a sole finalist for solid waste collection services as recommended by the City Council Solid Waste-subcommittee and authorize the City Manager to enter into negotiations for a service agreement. **34-54**
- F. Discussion regarding the preliminary design and funding plan for the proposed Aquatics Facility at 1019 Center Street and authorize staff and Halff Associates to proceed with final design and bidding. **55-63**
- G. Discussion regarding nomination of Julia Haug to the Planning and Zoning Commission by Councilmember Taylor Burge for a term to expire in November 2028. **64-69**
- H. Discussion regarding nomination of Philip Ruiz to the Planning and Zoning Commission by Councilmember John Castillo for a term to expire in November 2028. **70-72**

## **7:30 P.M. REGULAR MEETING**

### **1. CALL TO ORDER**

Mayor Lew White

### **2. INVOCATION, PLEDGE OF ALLEGIANCE**

Invocation. Pledge of Allegiance to the United States and Texas flags.

### **3. PUBLIC COMMENT**

The purpose of this item is to allow the public an opportunity to address the City Council on issues that are or are not on the agenda. No discussion can be carried out on the citizen/visitor comment about items not on the agenda. Comments are limited to three minutes per speaker.

### **4. PUBLIC HEARING/COUNCIL ACTION**

A. Hold a PUBLIC HEARING regarding application ZC-26-01 by Ron **73-88** Faulstich and Holly Sparkman of Stich Interests LLC and discussion and/or action to consider Ordinance 2026-11 for a ZONING CHANGE from *CLB Commercial Low Business District* to *CMB Commercial Medium Business District* on a total of 1.164 acres, described as Five Nineteen Addn, Block 1, Lot 1, located at 519 West San Antonio Street.

B. Hold a PUBLIC HEARING regarding application ZC-26-02, by **89-104** Anthony Goode on behalf of CSW Lockhart LP, and discussion and/or action to consider Ordinance 2026-12 for a ZONING CHANGE from *IL Light Industrial District* to *CHB Commercial Heavy Business District* on a total of 1.806 acres described as Lockhart Industrial Park II, Block 1, Lot 4B, Resubdivision 2, located at 221 East MLK Industrial Boulevard.

C. Hold a PUBLIC HEARING and discussion and/or action on **105-114** Ordinance 2026-13 amending Chapter 64, "Zoning" of the Lockhart Code of Ordinances as follows:

Amend Article VII, "Zoning Districts and Standards," Section 64-196, "Establishment of zoning districts," by *replacing Subsection (q) "Uses by Zoning District Table" with a new Subsection (q) titled "Entrance Corridor Overlay District (ECOD),"* consisting of new texts; *and* renumbering the former Subsection (q) "Uses by Zoning District Table" as Subsection (r).

### **5. DISCUSSION/ACTION ITEMS**

A. Discussion and/or action regarding a proposed three-year **115-123** sponsorship agreement with Texas Monthly for the 2026-2028 BBQ World's Fair Events.



- B. Discussion and consideration of a Fund Distribution Agreement with Community Action, Inc. of Central Texas for administration of the City's Good Neighbor utility assistance program. **124-126**
- C. Discussion and/or action regarding Resolution 2026-13 authorizing an economic development performance agreement with Gloria Group Partners, LP for a Business Improvement & Growth (BIG) Grant. **127-142**
- D. Discussion and/or action to consider Resolution 2026-14 regarding selection of a sole finalist for solid waste collection services as recommended by the City Council Solid Waste-subcommittee and authorize the City Manager to enter into negotiations for a service agreement. **143-163**
- E. Discussion and/or action to approve the preliminary design and funding plan for the proposed Aquatics Facility at 1019 Center Street and authorize staff and Halff Associates to proceed with final design and bidding. **164-172**
- F. Discussion and/or action regarding nomination of Julia Haug to the Planning and Zoning Commission by Councilmember Taylor Burge for a term to expire in November 2028. **173-178**
- G. Discussion and/or action regarding nomination of Philip Ruiz to the Planning and Zoning Commission by Councilmember John Castillo for a term to expire in November 2028. **179-181**

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

- Splash Pads opened March 7th.
- First 2026 Courthouse Nights event set for Friday, April 17.
- Update on the Animal Shelter Improvement Project.
- Reminder: Citywide Spring Clean Up Program on Saturday, March 21.

**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 March 11, 2026 at 4:00 p.m.

# Proclamation

**WHEREAS,** Cesar E. Chavez was a Mexican-American farm worker who became a great force for social change and justice through non-violence as a union leader, civil rights leader, environmentalist and humanitarian; and,

**WHEREAS,** the strength of his vision, power of his leadership, and his insistence on non-violent tactics stood in stark contrast to the bitterness and brutality used in resistance enabling him to take his struggle directly to the American people; and,

**WHEREAS,** he focused our Nation's attention on the economic and social plight of migrant farm workers and, in the process, taught us how injustice anywhere affects us everywhere; and,

**WHEREAS,** Americans throughout the country will honor the life, work, and values of Cesar E. Chavez by serving their communities; and,

**WHEREAS,** in honor of Cesar Chavez Day, on March 20, 2012, the Lockhart City Council officially named the SH-130 Frontage Road within the city limits as "Cesar Chavez Parkway".

**NOW, THEREFORE,** I, Lew White, by the authority vested in me as Mayor of the City of Lockhart, Texas, do hereby proclaim

**March 31, 2026**  
**as**  
***"Cesar Chavez Day"***

**IN TESTIMONY WHEREOF,** I have hereto set my hand caused to be affixed the Seal of the City of Lockhart, Texas, this the 17th day of March, 2026.

ATTEST:

\_\_\_\_\_  
Julie Bowermon  
City Secretary



**CITY OF LOCKHART**

\_\_\_\_\_  
Lew White  
Mayor

# ***City of Lockhart, Texas***

## **Council Agenda Item Cover Sheet**

**COUNCIL MEETING DATE:** March 17, 2026

**AGENDA ITEM CAPTION:** Discuss entering into a proposed three-year sponsorship agreement with Texas Monthly for the 2026-2028 BBQ World's Fair Events.

**ORIGINATING DEPARTMENT AND CONTACT:** Public Works - Sean Kelley

**ACTION REQUESTED:** Agreement

**BACKGROUND/SUMMARY/DISCUSSION:** 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 and is seeking to return to Lockhart for the next three years.

The event is slated for the first Saturday and Sunday of November, to be held in the Historic Courthouse Square and City Park. Texas Monthly will provide the planning, production, staffing, event lineup, marketing, ticketing services and sponsorships. Other notable details in the agreement include:

- City contribution of \$35,000 of in-kind support (permit assistance, street closures, police and first responder staff, secure shuttle parking area and event locations). This is an increase of \$10,000 from previous years.
- An increase in monetary sponsorship for digital promotion to \$24,100 and a \$9,600 payment for (1) full page brand ad in Texas Monthly Magazine (Total annual monetary contribution of \$33,700). This is an increase of \$5,000 from previous years.
- City logo to be placed on the promotional signage
- Minimum general liability insurance requirements

Texas Monthly has representatives to answer any questions regarding the extended Event Sponsorship Agreement.

**PROJECT SCHEDULE (if applicable):**

**AMOUNT & SOURCE OF FUNDING:**

**Funds Required:** \$33,700

**Account Number:** 100-5101-795-00

**Funds Available:** \$30,000

**Account Name:** Downtown Promotions

**FISCAL NOTE (if applicable):**

**PREVIOUS COUNCIL ACTION:** Council previously approved annual sponsorship agreements between 2022-2025.

# ***City of Lockhart, Texas***

## **Council Agenda Item Cover Sheet**

### **COMMITTEE/BOARD/COMMISSION ACTION:**

**STAFF RECOMMENDATION/REQUESTED MOTION:** Staff respectfully requests consensus from City Council to approve the agreement as presented or provide direction on proposed revisions.

**LIST OF SUPPORTING DOCUMENTS:** City of Lockhart BBQ Fest 2026-2028 (Final), 2026 thru 2028 City of Lockhart Contract Exhibit A

## TEXAS MONTHLY BBQ FEST EVENT SPONSORSHIP AGREEMENT

This Event Sponsorship Agreement (“Agreement”) is entered into by and between Texas Monthly LLC, a Texas limited liability company (“Texas Monthly”), and the City of Lockhart, Texas, a municipality of the State of Texas (“Client”), and governs the terms of Texas Monthly’s presentation of its annual BBQ Fest event at the Lockhart venues described in this Agreement (the “Event”) and Client’s sponsorship thereof, in each case on the terms provided in this Agreement.

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

### 1. Events.

- **Event Description.** This 2-day Event comprises (i) a “BBQ World’s Fair” - an open-to-the-public street festival, showcasing barbecue, metalworks, marketplace vendors, and live music, and (ii) the “Top 50 Picnic” – the classic, ticketed BBQ celebration that features pitmasters from Texas Monthly’s latest quadrennial list of the Top Fifty barbecue joints in Texas.
- **Sponsorship Fee.** In consideration of Texas Monthly’s presentation of the Event, annually during the Term, Client shall pay Texas Monthly a sponsorship fee of \$68,700, comprising the following (i) \$35,000 of in-kind support as described below, (ii) a \$24,100 cash payment for additional Event promotions and sponsorship benefits, as described on Exhibit A attached hereto and made a part hereof, and (iii) a \$9,600 cash payment in respect of one (1) full page brand ad in *Texas Monthly* magazine all per Exhibit A. 50% of the cash amount is due and payable the first week of April in each of 2026, 2027 and 2028, with the remaining 50% payable annually no later than ten (10) business days prior to each annual Event.
- **Event Details –**
  - Day 1 – *BBQ World’s Fair*. This part of the Event will be held in downtown Lockhart, Texas on the first Saturday in November from 12 p.m. -7 p.m. This is a public event, with an estimated 7,000-10,000 attendees.
  - Day 2 - *Top 50 Picnic*. This part of the Event will be held at City Park in Lockhart, Texas on the first Sunday in November (that follows the first Saturday) from 12 p.m. – 4 p.m. This is a ticketed, public event, with an estimated 4,500 attendees.
  - Client will provide the above venues, and emergency services (police and fire) for each, at no cost to Texas Monthly, as part of its in-kind consideration payable under this Agreement.
- **Artist/Presenter lineup and Event content.** Texas Monthly shall be responsible for curating and engaging the line-up of artists/presenters for the Event and shall have sole decision-making authority for the content and curation of the Event.
- **In-Kind Support.** The in-kind support to be provided by Client includes the following:
  - All city permitting (street, fire, police, sound, building, parking, etc.) and assistance with all other permitting requirements for the Event. Street closures for downtown Lockhart will be mutually agreed upon by Texas Monthly and Client. Texas Monthly requests access to City Park for Event setup starting at 8am on the Wednesday before the first full weekend in November through the Sunday of that weekend with exclusive use of the City Park started at 5pm on



Friday through 5pm on Sunday. All Event material equipment to be removed from City Park grounds by 5pm on the following Tuesday.

- Staffing: police officers/cars for closure and security; Right-of-way and utility teams to assist with other production needs; fire watch, if needed. Texas Monthly to work with Client's safety teams to ensure the necessary personnel is onsite.
- Venues: securing access to utilities and necessary maintenance of venues leading up to the Event (i.e; watering grass, ensuring lawns are accessible, etc.)
- Transportation: provision of sufficient parking locations with reasonable Event access; creation of ride share locations; facilitation of any TxDOT meetings that may be required. Texas Monthly is envisioning using the High School as the main parking lot.
- Business Relations: The Client will provide communication support to the downtown and local businesses regarding street closures and other permitting/licensing decisions that might impact businesses (i.e; TABC regulations)

- **Texas Monthly Services.** Trash will be managed by Texas Monthly hired cleaning staff, who will also supply receptacles. Texas Monthly will supply portable restrooms at both venues. Texas Monthly is responsible for arranging and/or compensating security and safety personnel that extend beyond the City's capabilities, including third party security, county EMS, and off-duty LPD.

2. **Term.** The term of this Agreement will commence on the date of the last signature below (the "Effective Date") and, unless earlier terminated as provided herein, will continue in full force and effect until December 31, 2028.

3. **Cancellation.** Either party may terminate this Agreement for any or no reason with not less than one hundred twenty (120) days prior written notice before Day 1 of the Event, with no further obligations, except that the terminating party shall be obligated to pay or promptly reimburse the other party for any unavoidable costs incurred by the non-terminating party as a consequence of such termination (e.g., guaranteed artist fees). Texas Monthly also retains the right to cancel any portion of or all of the Event at any time for cause, including, without limitation, safety concerns, Client's non-compliance with this Agreement, or for other reasons as set forth herein, after advance notice and opportunity to cure as follows: (a) more than two weeks prior to Day 1 of the Event, the notice and cure period shall be 72 hours; and (b) for the two weeks prior, the notice and cure period shall be 24 hours. Upon termination of this Agreement, all rights granted to Client under this Agreement, including any trademark rights, shall immediately cease. Client acknowledges that failure to comply with its trademark obligations under this Agreement will result in immediate and irreparable harm to Texas Monthly, entitling it to injunctive and any and all other appropriate relief.

4. **Event Revenues.** Texas Monthly shall be entitled to 100% of the proceeds of any third-party sponsorships it procures for the Event.

5. **Event Marketing.** Texas Monthly, at a minimum, will provide (i) five (5) full page print ads promoting the event and one full page print recap ad in *Texas Monthly* magazine, as well as TexasMonthly.com, promoting the Event and including logos of all Event sponsors; (ii) social media and email marketing consisting of four (4) Facebook posts, four (4) Instagram posts, four (4) twitter posts, and four (4) email blasts promoting the Event; (iv) a dedicated Facebook Event page; (v) an Event page on texasmonthly.com; and (vii) an Event program that includes Event sponsor logos for each day of the Event.

6. **Content Capture.** Texas Monthly shall have the sole and unlimited right to and permit others the right to record, stream, photograph or otherwise reproduce or distribute any audio, video or photographs of the Event. Except to the extent otherwise expressly approved in writing by Texas Monthly, Client shall not record, reproduce, or transmit any portion of the Event in any manner or by any means whatsoever, nor permit or cause others to do so; provided, however, that Client may take photographs solely for use on its website, social media platforms, e-newsletters and



year-end reporting, so long as no images of artists or performers at the Event are captured within such photography.

7. **Texas Monthly Trademarks.** Texas Monthly authorizes Client to use Texas Monthly's name and logo in connection with, and solely for purposes of, the promotion of the Event. Such use shall strictly comply with any use guidelines provided by Texas Monthly to Client. All rights not licensed herein are explicitly reserved by Texas Monthly.

8. **Compliance with Laws.** Client acknowledges that Texas Monthly reserves the right to impose rules and requirements applicable to the Event and/or the activities of Client in connection with the Event, and Client shall promptly take such corrective action as Texas Monthly may reasonably require in order to maintain and/or conform to any such rules or requirements. Client acknowledges that local, state and federal entities have rules and regulations which may impact activities and promotions during the Event. Each party shall ensure that its activities under this Agreement comply with all federal, state and local laws, ordinances, codes, rules, and regulations.

9. **Insurance.**

(a) Client will procure and maintain, at its own expense, Commercial General Liability ("CGL") insurance with a combined single limit of not less than \$1 million per occurrence and \$2 million in the aggregate, which policy must be in full force and effect for the Event and any associated load-in and load-out times before and after the Event. This policy must be taken out in the name of the Client and must specifically identify Texas Monthly LLC, and its officers, employees and agents as additional insureds. No later than thirty (30) days prior to the Event, Client shall provide Texas Monthly with proof of such insurance.

(b) Failure of Client to provide proof of liability insurance is grounds for termination of this Agreement by Texas Monthly but does not waive any other rights Texas Monthly has hereunder or otherwise.

(c) CLIENT WAIVES ALL RIGHTS OF SUBROGATION AGAINST TEXAS MONTHLY, ITS OFFICERS, DIRECTORS, SHAREHOLDERS OR EMPLOYEES AND REPRESENTATIVES TO THE EXTENT OF ALL LOSSES OR DAMAGE COVERED BY ANY POLICY OF INSURANCE. CLIENT AGREES TO ADVISE ITS INSURER OF SUCH WAIVER, AND OBTAIN ALL ENDORSEMENTS REQUIRED FOR SUCH WAIVER TO BE EFFECTIVE.

(d) Texas Monthly will procure and maintain, at its own expense, CGL insurance at the same coverage required of Client above.

10. **General Release.** Client expressly releases and discharges Texas Monthly from any and all liabilities for any loss, injury, or damages to any and all person(s) or property that may be sustained by reasons of Client's or its representatives' occupancy of the Event venues.

11. **Indemnification.** Client assumes full responsibility for and, to the extent allowed by law, shall indemnify, defend and hold harmless Texas Monthly and its successors, assigns, parents and subsidiaries, and the officers, directors and employees of each of them, from and against any and all claims, losses, actions, damages, expenses and all other liabilities, including, without limitation, costs and reasonable attorneys' fees arising out of or in connection with (a) any acts or omissions of Client or any of its agents, assigns, contractors or their employees; (b) any of the foregoing parties' unauthorized use of intellectual property, including without limitation, trademarks owned by Texas Monthly, or (c) Client's breach of any obligation, representation or warranty contained in this Agreement. This obligation to indemnify will survive the expiration or termination of this Agreement.

12. **Damages Waiver.** EXCEPT WITH RESPECT TO CLIENT'S INDEMNIFICATION OBLIGATIONS HEREUNDER, OR INFRINGEMENT OF TEXAS MONTHLY'S INTELLECTUAL PROPERTY, AND NOTWITHSTANDING ANY PROVISION OF THIS AGREEMENT TO THE CONTRARY, IN NO EVENT WILL

EITHER PARTY BE LIABLE TO THE OTHER PARTY FOR ANY CONSEQUENTIAL, INCIDENTAL, SPECIAL, PUNITIVE, OR SIMILAR DAMAGES, WHETHER BASED ON CONTRACT, TORT, WARRANTY, OR OTHER LEGAL OR EQUITABLE GROUNDS, INCLUDING, WITHOUT LIMITATION, DAMAGES FOR LOSS OF BUSINESS PROFITS OR OTHER PECUNIARY LOSS, ARISING OUT OF THIS AGREEMENT OR THE SERVICES, EVEN IF THE OTHER PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES AND EVEN IF CAUSED BY THE NEGLIGENCE OF THE OTHER PARTY.

13. **“As Is” Nature.** EXCEPT AS MAY BE EXPRESSLY SET FORTH IN THIS AGREEMENT, ANY PRODUCTS SERVICES, OR PROPERTY PROVIDED OR TO BE PROVIDED BY TEXAS MONTHLY HEREUNDER ARE PROVIDED "AS IS" WITHOUT ANY WARRANTY OF ANY KIND, AND NO OTHER WARRANTIES, WHETHER EXPRESS, IMPLIED, OR OTHERWISE, ARE MADE WITH RESPECT TO THE SAME, INCLUDING ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

14. **Representations and Warranties.** Each party represents and warrants to the other party that: (a) it has the full power and authority to enter into this Agreement and to carry out the provisions thereof; (b) the person executing this Agreement on behalf of such party is authorized to do so; (c) the rights granted hereunder shall not violate any law or infringe upon the rights of any third parties; and (d) such party shall comply with all laws, ordinances, or governmental rules or regulations and order applicable to presentation of the Event.

15. **Notices.** All notices hereunder shall be given in writing and delivered by hand, email, mail, or overnight courier (e.g., FedEx, UPS or DHL) to the other party hereto. Notices so given and addressed shall be deemed to have been given and effective as follows: (i) if by hand, when personally delivered; (ii) if by email, on date of computer record, provided no rejection notice is issued by the sender’s email server; (iii) if by mail, five (5) calendar days after dispatch by the sending party, or (iv) if by overnight courier, on the next business day after dispatch by the sending party. Notwithstanding the foregoing, if the day or time of transmission by email is not during the normal business hours of a business day, then such notice shall be conclusively deemed to have been received during the next business day. All notices shall be given to Texas Monthly and to Client, respectively, at the address below and shall be in writing, postage or delivery charges prepaid. The addresses for notices (until notice of a change thereof is provided in writing pursuant to the terms hereof) shall be as set forth below. Either party may change the address at which it is to receive notice by giving notice thereof to the other Party.

If to **CLIENT:**

City of Lockhart

Attn: Mayor (Lew White)

Address: 308 W. San Antonio Street

Lockhart, Texas 78644

Email: [lwhite@lockhart-tx.org](mailto:lwhite@lockhart-tx.org)

If to **TEXAS MONTHLY**

Texas Monthly LLC

Attention: Caitlyn Perry, Chief Revenue Officer

816 Congress Ave., Suite 1700

Austin, Texas 78701

Email: [cperry@texasmonthly.com](mailto:cperry@texasmonthly.com)

with a copy, which shall not constitute notice, to Charlie San Miguel, General Counsel, at [csanmiguel@eprod.com](mailto:csanmiguel@eprod.com)

16. **General Provisions.** Nothing contained in this Agreement establishes a partnership or joint venture with Texas Monthly. This Agreement shall be governed by the laws of the State of Texas and exclusive venue for all disputes arising under or related to it shall lie in a court of proper jurisdiction in Harris County, Texas. The obligations

set forth herein relating to indemnification, limitations of liability, governing law and venue, and general provisions shall survive the expiration or earlier termination of this Agreement. If one or more provisions of this Agreement are held to be unenforceable under applicable law, such provisions shall be excluded from this Agreement and the balance of the Agreement shall be interpreted as if such provisions were so excluded and shall be enforceable in accordance with its terms. This document represents the entire agreement of the parties with respect to the subject matter hereof and cannot be amended except by a writing signed by both parties. Headings are included for convenience only and will not be used to construe this Agreement. This Agreement may be executed in counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument. Further, this Agreement may be executed by facsimile, email, electronic signature or other electronic means, and so executed shall have the full force and legal effect as an original. The language of this Agreement shall be construed simply and according to its fair meaning and shall not be construed for or against any party as a result of the source of draftsmanship.

**IN WITNESS WHEREOF**, the parties hereto have caused this Agreement to be executed as of the Effective Date.

**ACCEPTED AND AGREED TO:**

**CITY OF LOCKHART**

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**TEXAS MONTHLY LLC**

Signature: \_\_\_\_\_

Printed Name: Caitlyn Perry

Title: Chief Sales Officer

Date: \_\_\_\_\_

## High-Impact Print Campaign

Share your message within the pages of *Texas Monthly* alongside content that aligns with your brand.

*Texas Monthly* recommends the following issue:

June 2026: Tacos

- Additional Content—City Guide: Austin, San Antonio & Hill Country

### INCLUDES:

1. One (1) full-page, four-color brand ad

**Investment: \$9,600 NET**  
**Est. Impressions: 3MM+**





## Event Sponsorship Benefits— 2026 BBQ Fest

- Hosting rights + Weekend Sponsor Billing (i.e. Logo inclusion for website, signage, and all digital opportunities and print promotions) (\$50K Value)
- Logo inclusion in official event recap video; exclusive along with Title Sponsor (\$10K value)
- Promotional sweepstakes (\$7.5K value)
  - Note: City of Lockhart to contribute to a “Visit Lockhart” prize package; Texas Monthly will contribute one (1) pair of VIP tickets and will manage the campaign to generate email leads to be shared with City of Lockhart
- Complimentary tickets, parking, and swag
  - Twenty (20) VIP tickets (\$4K value)
  - Forty (40) GA tickets (\$6K value)
  - 25 parking passes (\$500 value)
  - 25 swag items i.e. trays and posters (\$2K value)



# ***City of Lockhart, Texas***

## **Council Agenda Item Cover Sheet**

**COUNCIL MEETING DATE:** March 17, 2026

**AGENDA ITEM CAPTION:** Discussion regarding a Fund Distribution Agreement with Community Action, Inc. of Central Texas for administration of the City's Good Neighbor utility assistance program.

**ORIGINATING DEPARTMENT AND CONTACT:** Finance - Keeli Michna

**ACTION REQUESTED:** Agreement

**BACKGROUND/SUMMARY/DISCUSSION:** Discussion and/or action regarding a Funds Distribution Agreement with Community Action, Inc. of Central Texas to disburse Good Neighbor Funds collected by the City of Lockhart. The Good Neighbor Fund was created in 2018 in which utility customers can voluntarily donate money on their utility bill to help other City utility customers that need assistance. Community Action will administer the funds and use their criteria guide to determine who receives assistance.

**PROJECT SCHEDULE (if applicable):**

**AMOUNT & SOURCE OF FUNDING:**

**Funds Required:**

**Account Number:**

**Funds Available:**

**Account Name:**

**FISCAL NOTE (if applicable):**

**PREVIOUS COUNCIL ACTION:**

**COMMITTEE/BOARD/COMMISSION ACTION:**

**STAFF RECOMMENDATION/REQUESTED MOTION:** Staff recommends approval of the Fund Distribution Agreement as presented.

**LIST OF SUPPORTING DOCUMENTS:** 2026 Fund Distribution Agreement



## Fund Distribution Agreement

This agreement is between the **City of Lockhart** (City), 308 W. San Antonio St., Lockhart, Texas 78644 and **Community Action, Inc. of Central Texas** (CAI), 215 S. Reimer Ave., San Marcos, Texas 78666 (PO Box 748, San Marcos, Texas 78667-0748), for the purpose of distributing funds allocated by the City to qualified customers through the **Good Neighbor Fund**.

In consideration of the mutual covenants herein contained and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and CAI agree as follows:

1. The City will be responsible for:
  - The City is responsible for receiving Good Neighbor donations and remitting to the CAI the amount of \$5,000 when the fund has reached the designated level.
  - Verifying appropriations and distribution to customers of the City of Lockhart utility services. The distribution will be for electric utility customers and water/wastewater utility customers.
  - The City staff will apply the payment to the customer's account, when approved **Utility Assistance Pledge** form is received from CAI on behalf of the customer.
2. CAI will be responsible for:
  - Reviewing and approving CAI applications for assistance.
  - Issuing **Utility Assistance Pledge** forms to the City on behalf of the approved customers as needed.
  - Monitoring the approved distribution of the funds for customer's utility bills.
  - Providing a monthly report to the City of the approved transactions during the current month and year to date.
3. Distribution of Funds:
  - Funds will be used to assist the City utility services with payment of their utility bill.
  - City funds will not be utilized to assist customers with deposits to establish service.
  - Customers will receive assistance one time a year.
  - Assistance may be provided for a current billing period, and the arrears amount due not to exceed 60 days of outstanding bills and delinquent fees.
  - All other fees will not be paid through utility assistance funds. (tampering fees, after-hour connection fees, connection fees, etc).
4. Qualification criteria:

Customer must be considered low-income (200% of the federal poverty level) families and meet one or more of the following:

  - a. Elderly
  - b. Disabled
  - c. Veteran
  - d. Have children in the household age 5 or younger.
5. Terms of Agreement
  - The term of this agreement is for an initial one-year period and included 2 one-year options to renew that will renew automatically unless either party terminates prior to the beginning of the City's fiscal year (October 1<sup>st</sup>).
  - This agreement may be terminated by either party, with 30 days prior written notice.

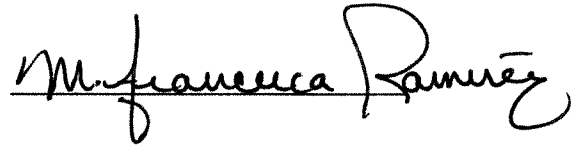
- This agreement may be terminated immediately if either party fails to perform in accordance with the terms of this agreement.
- In the event this agreement is terminated by either party, CAI must provide, to the City, a report of all funds utilized to date and refund any amount of funds which has not been provided to customers, within 30 days of termination.

This Agreement will be effective for a period starting April 1, 2026 through March 31, 2027.

City of Lockhart

Community Action, Inc.  
Of Central Texas

\_\_\_\_\_  
Lew White, Mayor

  
\_\_\_\_\_  
M. Francesca Ramirez  
Print or type name

# ***City of Lockhart, Texas***

## **Council Agenda Item Cover Sheet**

**COUNCIL MEETING DATE:** March 17, 2026

**AGENDA ITEM CAPTION:** Discuss Resolution 2026-13 authorizing an economic development performance agreement with Gloria Group Partners, LP for a Business Improvement & Growth (BIG) Grant.

**ORIGINATING DEPARTMENT AND CONTACT:** Economic Development - Holly Malish

**ACTION REQUESTED:** Resolution

**BACKGROUND/SUMMARY/DISCUSSION:** The City of Lockhart's 2024 Comprehensive Plan places strong emphasis on being a City that celebrates and embraces its long and rich history by reinvesting in neighborhoods, preserving areas and buildings of historic significance, and maintaining the Central Business District as an economically viable and lively activity center.

The BIG Grant Program is designed to impact properties in need of revitalization, resulting in improved exterior visibility and presentation of a property, as well as enhanced occupant safety. The BIG Grant Program is not designed to subsidize corrections to building code violations that prolong the life of a commercial property. The BIG Grant Program strives to increase sales and/or revenue for the property owner or tenant.

Gloria Group Partners, LP, operating as Hugo at the Masur, inquired about additional assistance to upgrade the building at 119 W. San Antonio Street utilizing the BIG Grant program. The assistance will help reimburse the building owner for the new windows and awning at the building.

**PROJECT SCHEDULE (if applicable):**

**AMOUNT & SOURCE OF FUNDING:**

**Funds Required:**

**Account Number:**

**Funds Available:**

**Account Name:**

**FISCAL NOTE (if applicable):**

**PREVIOUS COUNCIL ACTION:**

**COMMITTEE/BOARD/COMMISSION ACTION:** The LEDC board approved the BIG Grant on 03/09/26 after a public hearing and second reading.

**STAFF RECOMMENDATION/REQUESTED MOTION:** Staff recommends approving

# ***City of Lockhart, Texas***

## **Council Agenda Item Cover Sheet**

Resolution 2026-13.

**LIST OF SUPPORTING DOCUMENTS:** City Council Resolution 2026-13 - EDPA Gloria Group, EXH. A - City Council Resolution 2026-13 - EDPA Gloria Group, LEDC Resolution 2026-02 - EDPA Gloria Group

## **RESOLUTION NO. 2026-13**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOCKHART, TEXAS, AUTHORIZING AN ECONOMIC DEVELOPMENT PERFORMANCE AGREEMENT WITH GLORIA GROUP PARTNERS,LP FOR A BUSINESS IMPROVEMENT & GROWTH PROGRAM GRANT AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Lockhart (“City”) seeks to improve the appearance of commercial areas and spur private development; and

**WHEREAS**, Gloria Group Partners, LP applied to the Lockhart Economic Development Corporation (LEDC) for a grant pursuant to the LEDC’s Business Improvement & Growth Program in order to make improvements to and expand its existing facility located at 119 W. San Antonio St, Lockhart TX 78644 in an estimated cost of \$3,100,000 (the "Project"); and

**WHEREAS**, the City finds that the project will promote new or expanded business development in the City of Lockhart and the surrounding area and that it qualifies as a project pursuant to Chapters 501 and 505, Texas Local Government Code; and

**WHEREAS**, the City is of the opinion that approving an Economic Development Performance Agreement (“EDPA”) for the project and providing financial incentives for its implementation is in the best interests of the LEDC and the City of Lockhart; and

**WHEREAS**, the City has reviewed the proposed EDPA between LEDC and GLORIA GROUP PARTNERS, LP, which provides for a grant in an amount not to exceed Twenty Thousand Dollars (\$20,000.00) under LEDC’s Business Improvement & Growth ("BIG") Program in exchange for the completion of certain building improvements and continued operations within the City; and

**WHEREAS**, the EDPA contains appropriate performance obligations, documentation requirements, and recapture provisions to protect the public purpose of LEDC funds;

**WHEREAS**, the City Council of the City of Lockhart (“City Council”) further finds that all applicable statutory requirements, including public notice and the opportunity for a public hearing pursuant to Section 505.159 of the Texas Local Government Code, have been or will be satisfied prior to the expenditure of LEDC funds.

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



**Section 1.** All of the above premises are hereby found to true and correct legislative findings of the City Council of the City of Lockhart and are hereby adopted and incorporated in the body of this Resolution for all purposes.

**Section 2.** The City hereby approves the Economic Development Performance Agreement between the Lockhart Economic Development Corporation and GLORIA GROUP PARTNERS, LP, substantially in the form attached to hereto as Exhibit A and incorporated herein.

**Section 3.** The City finds that the Project described in the EDPA serves a valid public purpose and constitutes an Authorized Project under the Texas Local Government Code.

**Section 4.** The President of the Board or his designee is hereby authorized to execute the Economic Development Performance Agreement on behalf of the LEDC, together with any non-substantive changes or related documents necessary to carry out the intent of this Resolution.

**Section 5.** The Executive Director is authorized to administer the Agreement in accordance with its terms, including verification of performance requirements and processing of grant payments.

**Section 6.** This Resolution shall take effect immediately upon its adoption.

**PASSED AND APPROVED** by the City Council of the City of Lockhart, Texas the 17<sup>th</sup> day of March, 2026.

**CITY OF LOCKHART**

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**Lew White**  
**Mayor**

**ATTEST:**

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**Julie Bowermon**  
**City Secretary**

**APPROVED AS TO FORM:**

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**Brad Bullock**  
**City Attorney**

## **Exhibit A**

### **ECONOMIC DEVELOPMENT PERFORMANCE AGREEMENT**

This Economic Development Performance Agreement (“EDPA” or “Agreement”) is made and entered into by and between THE LOCKHART ECONOMIC DEVELOPMENT CORPORATION OF LOCKHART, TEXAS (“LEDC”), a Type B Economic Development Corporation, and GLORIA GROUP PARTNERS, LP (“GLORIA GROUP”)

#### **RECITALS**

**WHEREAS**, GLORIA GROUP is an existing business in the City of Lockhart located at 106-108 S. Commerce Street, the owner of which desires to make repairs and improvements, expand its operations to the City of Lockhart, Texas (“City”), and retain primary jobs (“the Improvements”); and

**WHEREAS**, GLORIA GROUP intends to invest approximately \$3,100,000 in the Improvements; and

**WHEREAS**, the LEDC is a Texas Type B economic development corporation located in a city with a population of less than 20,000, operating pursuant to the applicable provisions of the Texas Local Government Code, as amended, and the Texas Non-Profit Corporation Act, as amended; and

**WHEREAS**, the LEDC desires to assist GLORIA GROUP and offer financial incentives as part of LEDC’s Business Improvement & Growth (“BIG”) Economic Development Program in the City; and

**WHEREAS**, the LEDC Board finds that the Project as herein described and carried out will promote new or expanded business development and is an “Authorized Project” as that term is defined in Chapters 501 and 505 of the Texas Local Government Code, as amended; and

**WHEREAS**, the LEDC Board will hold at least one public hearing on the Project prior to spending funds in accordance with Sections 505.159(a) of the Texas Local Government Code, as amended; and

**WHEREAS**, the LEDC Board finds that this EDPA is conditional in the event the City of Lockhart, Texas (City) receives a petition no later than the 60th day after the date notice of the Project was published, which is duly certified and accepted by the City Council, from more than 10% of the registered voters of the City of Lockhart, Texas, requesting that an election be held before the Project is undertaken in accordance with Section 505.160 of the Texas Local Government Code, as amended; and,

**NOW THEREFORE**, in consideration of the foregoing and the covenants, agreements, representations, and warranties hereinafter set forth and for other good and

valuable consideration, the receipt and sufficiency of which are hereby acknowledged, LEDC and GLORIA GROUP agree as follows:

## **AGREEMENTS**

### **Section 1. Recitals**

The recitals set forth above are incorporated herein by reference as if fully set forth in their entirety.

### **Section 2: Term**

In the event GLORIA GROUP discontinues operations for a period exceeding one hundred eighty (180) consecutive days, or sells or otherwise transfers the property during the term of this Agreement, the obligation to repay the TWENTY THOUSAND DOLLARS (\$20,000) grant shall automatically accrue. The grant shall be forgiven at a rate of TEN THOUSAND DOLLARS (\$10,000) per year for each full year of continuous operation following the Effective Date of this Agreement. In the event of discontinuation or sale prior to the completion of two (2) full years of continuous operation, GLORIA GROUP shall repay the unforgiven balance of the grant within thirty (30) days of the date the one hundred eighty (180) day discontinuation period is reached or the date of closing of the sale or transfer of the property, whichever occurs first.

### **Section 3. GLORIA GROUP Performance Requirements**

In consideration of LEDC agreeing to provide the Grant described below in Section 4, GLORIA GROUP agrees to perform the following:

- (a) To make the improvements and repairs described in the BIG Program Application filed by the owners of GLORIA GROUP, which is attached hereto as Exhibit "A" and incorporated herein for all purposes ("the Improvements).
- (b) GLORIA GROUP shall provide LEDC with proof of making the Improvements by submitting copies of receipts for expenditures satisfactory to LEDC, which shall be provided within thirty (30) days of completion of the Improvements.
- (c) Keep current in the payment of taxes owed for the facility to any taxing jurisdiction in which the Property is located unless such taxes are being legally contested by GLORIA GROUP.

### **Section 4. LEDC Requirements**

In consideration of GLORIA GROUP's agreement to locate its business within the City and to perform the other acts hereinafter described, LEDC agrees it will:

- (a) Provide a Grant to GLORIA GROUP of not more than twenty thousand dollars (\$20,000.00) of the cost of making the Improvements.



- (b) Provide the Grant to GLORIA GROUP within sixty (60) days of receiving satisfactory proof of GLORIA GROUP's completion of construction of the Improvements and payment of GLORIA GROUP's payment to its architect, contractor, and vendors in full.

#### Section 5. Termination and Recapture

- (a) In the event that GLORIA GROUP discontinues operations for a period of more than one hundred eighty (180) days during the duration of this Agreement, then in such event GLORIA GROUP shall be required to repay to LEDC any monies expended by LEDC under Section 4 of this Agreement within thirty (30) days of written demand from LEDC therefore following the expiration of such period; provided however that GLORIA GROUP shall not be required to repay such monies if such discontinuation of operations is caused by force majeure.

For the purposes of this Agreement, "force majeure" shall be defined as fire, explosion, natural disaster or other act of God, war, pandemic, or civil unrest, taking under eminent domain, regulatory restrictions or action of any applicable governmental entity, or other event or action that makes the conduct of the GLORIA GROUP illegal or economically unsustainable is beyond the reasonable control of GLORIA GROUP. GLORIA GROUP shall not be required to repay such amounts so long as it is, in the opinion of the LEDC, diligently taking action(s) to renew or continue operations.

- (b) In the event, that GLORIA GROUP shall fail to repay LEDC within thirty (30) days of the date such repayment is due according to the written demand from LEDC, GLORIA GROUP hereby agrees that LEDC may enforce all of its rights and remedies available at law and in equity against GLORIA GROUP.

#### Section 6. Entire Agreement

This Agreement, when executed, contains the entire agreement between LEDC and GLORIA GROUP with respect to the transactions contemplated herein. This Agreement may be amended, altered, or revoked only by written instrument signed by LEDC and GLORIA GROUP.

#### Section 7. Successors and Assigns

Neither party shall assign its rights, obligations, or interest in this Agreement without the prior written consent of the other party. In the event of consent to such assignment or in the event of legal succession of GLORIA GROUP's interest in this Agreement by operation of law, this Agreement shall be binding on and inure to the benefit of such assign or successor.

## Section 8. Notices

Any notice and/or statement required and permitted to be delivered shall be deemed delivered by depositing same in the United States mail, certified with return receipt requested, postage prepaid, addressed to the appropriate party at the following addresses or at such addresses provided by the parties in writing hereafter:

GLORIA GROUP:

GLORIA GROUP  
Attn: Charlie Tames  
PO Box 302634  
Austin, TX 78703

Lockhart Economic Development Corporation:

Lockhart Economic Development Corporation  
Attn: Executive Director  
215 E. Market St  
Lockhart, TX 78644

## Section 9. Interpretation

Regardless of the actual drafter of this Agreement, this Agreement shall in the event of dispute over its meaning or application, be interpreted fairly and reasonably, and neither more strongly for nor against either party.

## Section 10. Severability

In the event that any provision of this Agreement is illegal, invalid, or unenforceable under present or future laws, then and in that event it is the intention of the parties hereto that the remainder of this Agreement shall not be affected thereby, and it is also the intention of the parties to this Agreement that in lieu of each clause or provision that is found to be illegal, invalid, or unenforceable, a provision be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid, or unenforceable.

## Section 11. Mutual Assistance

LEDC and GLORIA GROUP agree to do all things reasonably necessary and appropriate to carry out the terms and provisions of this Agreement and to aid and assist each other in carrying out such terms and provisions.

## Section 12. Representations and Warranties of LEDC.

LEDC hereby represents, warrants, and covenants that:

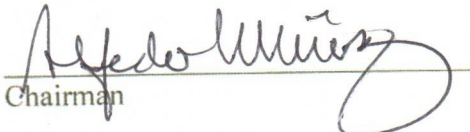
- (a) It is a Type B Economic Development Corporation, duly organized and validly existing under the laws of the State, particularly Sections 501 and 505 of the Texas Local Government Code.
- (b) The facility constitutes a "project" as defined in Sections 501.101 and 505.155 of the Texas Local Government Code.
- (c) All requirements related to public notice of the project, particularly those included in Section 505.160 of the Texas Local Government Code, have been satisfied.
- (d) The person executing this Agreement on behalf of the LEDC is fully authorized to do so.

Section 13. Representations and Warranties of GLORIA GROUP.

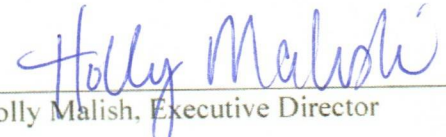
- (a) It is a duly incorporated business entity with full authority to enter into this Agreement.
- (b) The person executing this Agreement on behalf of GLORIA GROUP is fully authorized to do so.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the 9th day of MARCH, 2026.

**LOCKHART ECONOMIC DEVELOPMENT CORPORATION:**

  
Chairman

ATTEST:

  
Holly Malish, Executive Director

GLORIA GROUP PARTNERS, LP  
  
Charlie Tames



**RESOLUTION No. 2026-02**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE  
LOCKHART ECONOMIC DEVELOPMENT CORPORATION  
APPROVING AN ECONOMIC DEVELOPMENT PERFORMANCE  
AGREEMENT WITH FOR A BUSINESS IMPROVEMENT & GROWTH  
PROGRAM GRANT AND AUTHORIZING THE EXECUTION  
THEREOF**

**WHEREAS**, the Lockhart Economic Development Corporation ("LEDC") is a Texas Type B economic development corporation organized and operating pursuant to Sections 501 and 505 of the Texas Local Government Code; and

**WHEREAS**, has applied to LEDC for a grant pursuant to the LEDC's Business Improvement & Growth Program in order to make improvements to and expand its existing facility located at 119 W. San Antonio St, Lockhart TX 78644 in an estimated cost of \$3,100,000 (the "Project"); and

**WHEREAS**, the Board of Directors finds that the project will promote new or expanded business development in the City of Lockhart and the surrounding area and that it qualifies as a project pursuant to Chapters 501 and 505, Texas Local Government Code; and

**WHEREAS**, the Board of Directors is of the opinion that approving an Economic Development Performance Agreement ("EDPA") for the project and providing financial incentives for its implementation is in the best interests of the LEDC and the City of Lockhart; and

**WHEREAS**, the LEDC Board of Directors has reviewed the proposed EDPA between LEDC and GLORIA GROUP PARTNERS, LP, which provides for a grant in an amount not to exceed Twenty Thousand Dollars (\$20,000.00) under LEDC's Business Improvement & Growth ("BIG") Program in exchange for the completion of certain building improvements and continued operations within the City; and

**WHEREAS**, the LEDC Board further finds that all applicable statutory requirements, including public notice and the opportunity for a public hearing pursuant to Section 505.159 of the Texas Local Government Code, have been or will be satisfied prior to the expenditure of LEDC funds; and

**WHEREAS**, the EDPA contains appropriate performance obligations, documentation requirements, and recapture provisions to protect the public purpose of LEDC funds;

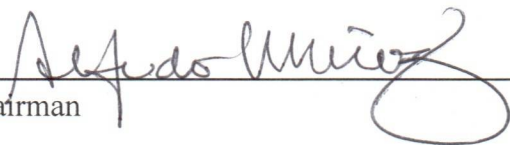
**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE LOCKHART ECONOMIC DEVELOPMENT CORPORATION THAT:**

1. The forgoing recitals adopted and incorporated herein for all purposes.

2. The Board hereby approves the Economic Development Performance Agreement between the Lockhart Economic Development Corporation and GLORIA GROUP PARTNERS, LP, substantially in the form presented to the Board and attached to hereto as Exhibit A and incorporated herein.
3. The Board finds that the Project described in the EDPA serves a valid public purpose and constitutes an Authorized Project under the Texas Local Government Code.
4. The Chairman of the Board or his designee is hereby authorized to execute the Economic Development Performance Agreement on behalf of the LEDC, together with any non-substantive changes or related documents necessary to carry out the intent of this Resolution.
5. The Executive Director is authorized to administer the Agreement in accordance with its terms, including verification of performance requirements and processing of grant payments.
6. This Resolution shall take effect immediately upon its adoption.

**PASSED AND APPROVED on this SECOND READING by the Board of Directors of the Lockhart Economic Development Corporation on the 9th day of March 2026.**

**LOCKHART ECONOMIC DEVELOPMENT  
CORPORATION**

  
Chairman

Attest:

  
Executive Director

Approved as to form:

\_\_\_\_\_  
LEDC Board Attorney



## Exhibit A

### ECONOMIC DEVELOPMENT PERFORMANCE AGREEMENT

This Economic Development Performance Agreement ("EDPA" or "Agreement") is made and entered into by and between THE LOCKHART ECONOMIC DEVELOPMENT CORPORATION OF LOCKHART, TEXAS ("LEDC"), a Type B Economic Development Corporation, and GLORIA GROUP PARTNERS, LP ("GLORIA GROUP")

#### **RECITALS**

**WHEREAS**, GLORIA GROUP is an existing business in the City of Lockhart located at 106-108 S. Commerce Street, the owner of which desires to make repairs and improvements, expand its operations to the City of Lockhart, Texas ("City"), and retain primary jobs ("the Improvements"); and

**WHEREAS**, GLORIA GROUP intends to invest approximately \$3,100,000 in the Improvements; and

**WHEREAS**, the LEDC is a Texas Type B economic development corporation located in a city with a population of less than 20,000, operating pursuant to the applicable provisions of the Texas Local Government Code, as amended, and the Texas Non-Profit Corporation Act, as amended; and

**WHEREAS**, the LEDC desires to assist GLORIA GROUP and offer financial incentives as part of LEDC's Business Improvement & Growth ("BIG") Economic Development Program in the City; and

**WHEREAS**, the LEDC Board finds that the Project as herein described and carried out will promote new or expanded business development and is an "Authorized Project" as that term is defined in Chapters 501 and 505 of the Texas Local Government Code, as amended; and

**WHEREAS**, the LEDC Board will hold at least one public hearing on the Project prior to spending funds in accordance with Sections 505.159(a) of the Texas Local Government Code, as amended; and

**WHEREAS**, the LEDC Board finds that this EDPA is conditional in the event the City of Lockhart, Texas (City) receives a petition no later than the 60th day after the date notice of the Project was published, which is duly certified and accepted by the City Council, from more than 10% of the registered voters of the City of Lockhart, Texas, requesting that an election be held before the Project is undertaken in accordance with Section 505.160 of the Texas Local Government Code, as amended; and,

**NOW THEREFORE**, in consideration of the foregoing and the covenants, agreements, representations, and warranties hereinafter set forth and for other good and

valuable consideration, the receipt and sufficiency of which are hereby acknowledged, LEDC and GLORIA GROUP agree as follows:

## **AGREEMENTS**

### **Section 1. Recitals**

The recitals set forth above are incorporated herein by reference as if fully set forth in their entirety.

### **Section 2: Term**

In the event GLORIA GROUP discontinues operations for a period exceeding one hundred eighty (180) consecutive days, or sells or otherwise transfers the property during the term of this Agreement, the obligation to repay the TWENTY THOUSAND DOLLARS (\$20,000) grant shall automatically accrue. The grant shall be forgiven at a rate of TEN THOUSAND DOLLARS (\$10,000) per year for each full year of continuous operation following the Effective Date of this Agreement. In the event of discontinuation or sale prior to the completion of two (2) full years of continuous operation, GLORIA GROUP shall repay the unforgiven balance of the grant within thirty (30) days of the date the one hundred eighty (180) day discontinuation period is reached or the date of closing of the sale or transfer of the property, whichever occurs first.

### **Section 3. GLORIA GROUP Performance Requirements**

In consideration of LEDC agreeing to provide the Grant described below in Section 4, GLORIA GROUP agrees to perform the following:

- (a) To make the improvements and repairs described in the BIG Program Application filed by the owners of GLORIA GROUP, which is attached hereto as Exhibit "A" and incorporated herein for all purposes ("the Improvements).
- (b) GLORIA GROUP shall provide LEDC with proof of making the Improvements by submitting copies of receipts for expenditures satisfactory to LEDC, which shall be provided within thirty (30) days of completion of the Improvements.
- (c) Keep current in the payment of taxes owed for the facility to any taxing jurisdiction in which the Property is located unless such taxes are being legally contested by GLORIA GROUP.

### **Section 4. LEDC Requirements**

In consideration of GLORIA GROUP's agreement to locate its business within the City and to perform the other acts hereinafter described, LEDC agrees it will:

- (a) Provide a Grant to GLORIA GROUP of not more than twenty thousand dollars (\$20,000.00) of the cost of making the Improvements.



- (b) Provide the Grant to GLORIA GROUP within sixty (60) days of receiving satisfactory proof of GLORIA GROUP's completion of construction of the Improvements and payment of GLORIA GROUP's payment to its architect, contractor, and vendors in full.

#### Section 5. Termination and Recapture

- (a) In the event that GLORIA GROUP discontinues operations for a period of more than one hundred eighty (180) days during the duration of this Agreement, then in such event GLORIA GROUP shall be required to repay to LEDC any monies expended by LEDC under Section 4 of this Agreement within thirty (30) days of written demand from LEDC therefore following the expiration of such period; provided however that GLORIA GROUP shall not be required to repay such monies if such discontinuation of operations is caused by force majeure.

For the purposes of this Agreement, "force majeure" shall be defined as fire, explosion, natural disaster or other act of God, war, pandemic, or civil unrest, taking under eminent domain, regulatory restrictions or action of any applicable governmental entity, or other event or action that makes the conduct of the GLORIA GROUP illegal or economically unsustainable is beyond the reasonable control of GLORIA GROUP. GLORIA GROUP shall not be required to repay such amounts so long as it is, in the opinion of the LEDC, diligently taking action(s) to renew or continue operations.

- (b) In the event, that GLORIA GROUP shall fail to repay LEDC within thirty (30) days of the date such repayment is due according to the written demand from LEDC, GLORIA GROUP hereby agrees that LEDC may enforce all of its rights and remedies available at law and in equity against GLORIA GROUP.

#### Section 6. Entire Agreement

This Agreement, when executed, contains the entire agreement between LEDC and GLORIA GROUP with respect to the transactions contemplated herein. This Agreement may be amended, altered, or revoked only by written instrument signed by LEDC and GLORIA GROUP.

#### Section 7. Successors and Assigns

Neither party shall assign its rights, obligations, or interest in this Agreement without the prior written consent of the other party. In the event of consent to such assignment or in the event of legal succession of GLORIA GROUP's interest in this Agreement by operation of law, this Agreement shall be binding on and inure to the benefit of such assign or successor.



## Section 8. Notices

Any notice and/or statement required and permitted to be delivered shall be deemed delivered by depositing same in the United States mail, certified with return receipt requested, postage prepaid, addressed to the appropriate party at the following addresses or at such addresses provided by the parties in writing hereafter:

GLORIA GROUP:

GLORIA GROUP  
Attn: Charlie Tames  
PO Box 302634  
Austin, TX 78703

Lockhart Economic Development Corporation:

Lockhart Economic Development Corporation  
Attn: Executive Director  
215 E. Market St  
Lockhart, TX 78644

## Section 9. Interpretation

Regardless of the actual drafter of this Agreement, this Agreement shall in the event of dispute over its meaning or application, be interpreted fairly and reasonably, and neither more strongly for nor against either party.

## Section 10. Severability

In the event that any provision of this Agreement is illegal, invalid, or unenforceable under present or future laws, then and in that event it is the intention of the parties hereto that the remainder of this Agreement shall not be affected thereby, and it is also the intention of the parties to this Agreement that in lieu of each clause or provision that is found to be illegal, invalid, or unenforceable, a provision be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid, or unenforceable.

## Section 11. Mutual Assistance

LEDC and GLORIA GROUP agree to do all things reasonably necessary and appropriate to carry out the terms and provisions of this Agreement and to aid and assist each other in carrying out such terms and provisions.

## Section 12. Representations and Warranties of LEDC.

LEDC hereby represents, warrants, and covenants that:

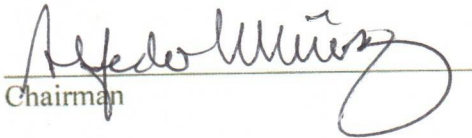
- (a) It is a Type B Economic Development Corporation, duly organized and validly existing under the laws of the State, particularly Sections 501 and 505 of the Texas Local Government Code.
- (b) The facility constitutes a "project" as defined in Sections 501.101 and 505.155 of the Texas Local Government Code.
- (c) All requirements related to public notice of the project, particularly those included in Section 505.160 of the Texas Local Government Code, have been satisfied.
- (d) The person executing this Agreement on behalf of the LEDC is fully authorized to do so.

Section 13. Representations and Warranties of GLORIA GROUP.

- (a) It is a duly incorporated business entity with full authority to enter into this Agreement.
- (b) The person executing this Agreement on behalf of GLORIA GROUP is fully authorized to do so.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the 9th day of MARCH, 2026.

**LOCKHART ECONOMIC DEVELOPMENT CORPORATION:**

  
Chairman

ATTEST:

  
Holly Malish, Executive Director

GLORIA GROUP PARTNERS, LP  
  
Charlie Tames

# ***City of Lockhart, Texas***

## **Council Agenda Item Cover Sheet**

**COUNCIL MEETING DATE:** March 17, 2026

**AGENDA ITEM CAPTION:** Discuss Resolution 2026-14 regarding selection of a sole finalist for solid waste collection services as recommended by the City Council Solid Waste-subcommittee and authorize the City Manager to enter into negotiations for a service agreement.

**ORIGINATING DEPARTMENT AND CONTACT:** Public Works - Sean Kelley

**ACTION REQUESTED:** Other

**BACKGROUND/SUMMARY/DISCUSSION:** The City of Lockhart has been working with Burns & McDonnell to conduct a competitive procurement process and assist the City in selecting a new solid waste and recycling collection services contract in anticipation of the expiration of the City's current agreement on June 1, 2026. The City's existing provider, Republic Services (previously Central Texas Refuse – CTR), has served Lockhart since 2004, with the most recent agreement approved in 2021.

On January 15, 2026, the City Council appointed a Solid Waste Subcommittee to assist staff and the consultant team in reviewing proposals and evaluating service options. The Request for Proposals (RFP) was released on November 10, 2025, with proposals due December 19, 2025 and opened on December 22, 2025. Interviews and evaluation of proposers occurred in January and February 2026.

Following review of the proposals and evaluation of the firms based on the criteria established in the RFP, the subcommittee recommends the selection of Republic Services as the sole finalist to enter into negotiations for a new solid waste collection services agreement.

Prior to consideration of a final agreement, City Council will review and provide direction on several policy considerations related to the solid waste program, including whether recycling service will be offered on an opt-in or universal basis and the potential impacts to solid waste rates and operations at the City's recycling center. Following those policy discussions, staff will finalize contract terms and return a negotiated agreement to City Council for review and approval prior to the June 1, 2026 service commencement date.

**PROJECT SCHEDULE (if applicable):** June 1, 2026 - Current Solid Waste Contract expires

**AMOUNT & SOURCE OF FUNDING:**

**Funds Required:**

**Account Number:**

**Funds Available:**

**Account Name:**

# ***City of Lockhart, Texas***

## **Council Agenda Item Cover Sheet**

### **FISCAL NOTE (if applicable):**

**PREVIOUS COUNCIL ACTION:** January 15, 2026 - Solid Waste Subcommittee was selected to assist staff with proposal evaluations.

### **COMMITTEE/BOARD/COMMISSION ACTION:**

**STAFF RECOMMENDATION/REQUESTED MOTION:** Staff seeks consensus.

**LIST OF SUPPORTING DOCUMENTS:** Resolution No 2026-14 , Lockhart City Council  
Presentation 3-17-26



## **RESOLUTION NO. 2026-14**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOCKHART, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO NEGOTIATIONS WITH THE HIGHEST-RANKED PROPOSER FOR SOLID WASTE COLLECTION SERVICES; AND PROVIDING AN EFFECTIVE DATE.**

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**WHEREAS**, the City issued Request for Proposals (RFP No. 2025-04) for solid waste collection services in accordance with applicable state law and the City's procurement policies; and

**WHEREAS**, proposals were received and evaluated by a City Council Solid Waste subcommittee based on the criteria set forth in the RFP; and

**WHEREAS**, following evaluation and ranking, Republic Services was determined to be the highest-ranked proposer; and

**WHEREAS**, the City Council desires to authorize the City Manager to negotiate a final agreement for solid waste collection services, subject to subsequent City Council approval.

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

**Section 1.** The City Manager, or designee, is hereby authorized to enter into negotiations with Republic Services, the highest-ranked proposer, for solid waste collection services consistent with the scope identified in RFP No. 2025-04.

**Section 2.** The City Manager is authorized to negotiate pricing, service levels, performance standards, transition requirements, customer service provisions, and all other contractual terms necessary to protect the City's interests.

**Section 3.** If negotiations do not result in a contract determined to be fair, reasonable, and in the best interest of the City, the City Manager is authorized to terminate negotiations and proceed, in accordance with the RFP and applicable law, with the next highest-ranked proposer.

**Section 4.** Any negotiated agreement shall be presented to the City Council for final approval prior to execution.

**Section 5.** This Resolution shall take effect immediately upon its passage.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**CITY OF LOCKHART**

\_\_\_\_\_  
Lew White  
Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Julie Bowermon  
City Secretary

\_\_\_\_\_  
Brad Bullock  
City Attorney

# Summary of Solid Waste Collection Services RFP Process

CITY OF LOCKHART, RFP # 2025-04

03.17.2026



# Agenda

01 // PROCUREMENT PROCESS OVERVIEW

02 // PROPOSAL EVALUATION CRITERIA

03 // PROPOSAL SHORTLISTING

04 // EVALUATION COMMITTEE SCORING

05 // SELECTED PROPOSER BENEFITS

06 // NEXT STEPS





# 01

## PROCUREMENT PROCESS OVERVIEW

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# Procurement Process Overview



# 02

## PROPOSAL EVALUATION CRITERIA

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| Proposal Evaluation Criteria  |                       |
|-------------------------------|-----------------------|
| <i>Criteria</i>               | <i>Maximum Points</i> |
| Minimum Requirements          | Pass/Fail             |
| Financial Proposal            | 40                    |
| Proposed Approach             | 35                    |
| Experience and Qualifications | 20                    |
| Financial Capacity            | 5                     |
| <b>Total</b>                  | <b>100</b>            |

# 03

## PROPOSAL SHORTLISTING

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- Five Proposals Submitted (listed in alphabetical order)
  - Frontier Waste Solutions
  - Republic Services
  - Texas Disposal Systems
  - Waste Connections
  - Waste Management
- Three Companies Shortlisted for Interviews
  - Based on financial and technical proposals
  - In addition to interviews, additional requests for information were made to shortlisted companies
    - Frontier Waste Solutions
    - Republic Services
    - Waste Connections

# 04

## EVALUATION COMMITTEE SCORING

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## Evaluation Committee Scoring

| Evaluation Criteria           | Republic Services | Waste Connections | Frontier Waste Solutions | TDS         | WM          |
|-------------------------------|-------------------|-------------------|--------------------------|-------------|-------------|
| Minimum Requirements          | Pass              | Pass              | Pass                     | Pass        | Pass        |
| Financial Proposal            | 40.0              | 39.2              | 37.2                     | 32.8        | 31.4        |
| Proposed Approach             | 33.0              | 30.0              | 27.0                     | 30.0        | 30.0        |
| Experience and Qualifications | 20.0              | 20.0              | 20.0                     | 20.0        | 20.0        |
| Financial Capacity            | 5.0               | 5.0               | 5.0                      | 5.0         | 5.0         |
| <b>Total</b>                  | <b>98.0</b>       | <b>94.2</b>       | <b>89.2</b>              | <b>87.8</b> | <b>86.4</b> |

# 05

## SELECTED PROPOSER BENEFITS

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1. Lowest cost proposal
2. Current vendor familiar with the city provides operational benefit
3. Current vendor affords minimal transition concerns
4. Closest landfill disposal location provides logistical benefit
5. Vendor will provide new carts and refurbished commercial containers at no additional cost to the City
6. Vendor purchasing new vehicles to service the City



# 06

## NEXT STEPS

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## Next Steps

- Council workshop on deciding between opt-in or universal recycling
- Contract negotiations
- Council review of final agreement

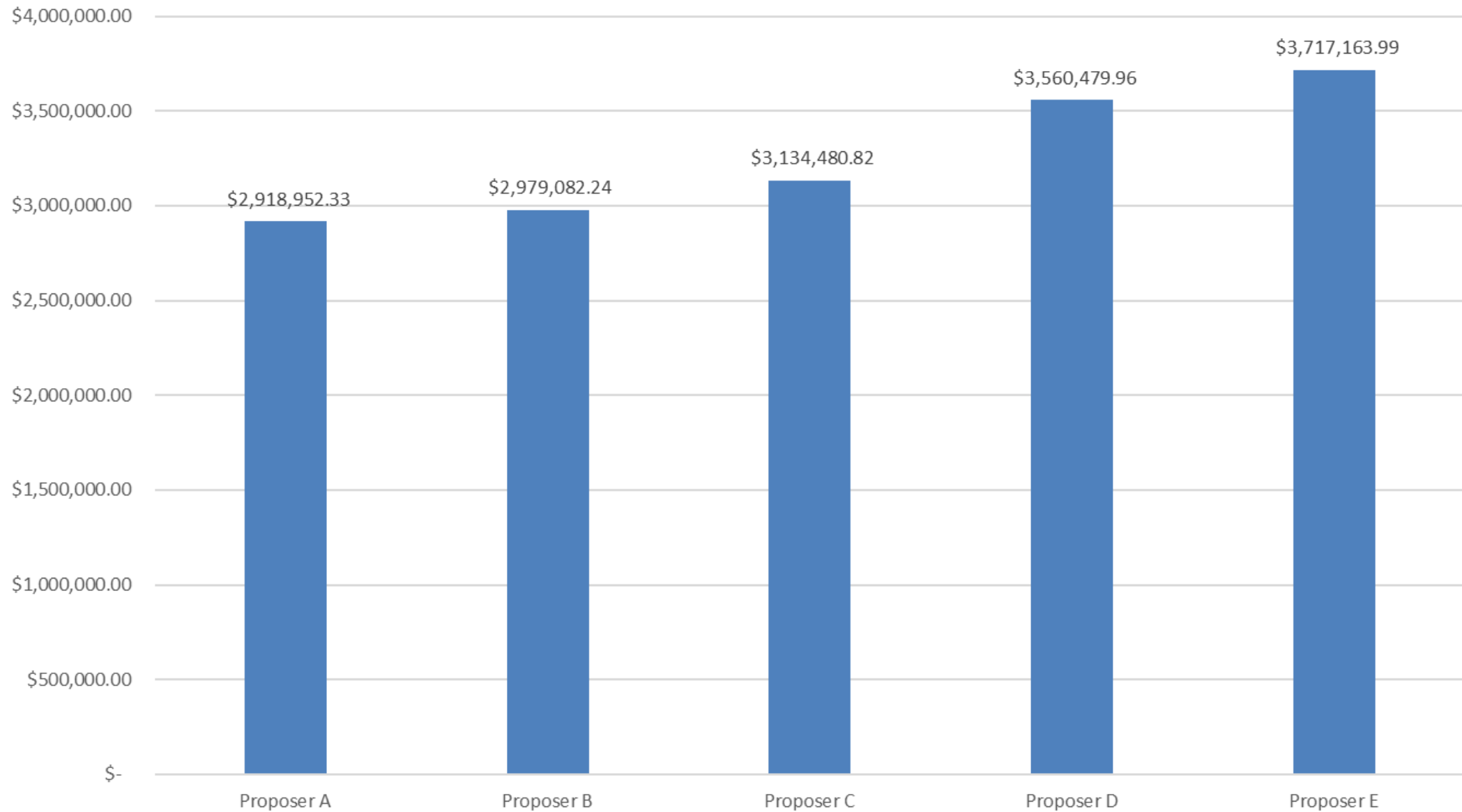




# Thank You

# Backup

## Proposals Annualized Cost to City





# ***City of Lockhart, Texas***

## **Council Agenda Item Cover Sheet**

**COUNCIL MEETING DATE:** March 17, 2026

**AGENDA ITEM CAPTION:** Discussion regarding the preliminary design and funding plan for the proposed Aquatics Facility at 1019 Center Street and authorize staff and Halff Associates to proceed with final design and bidding.

**ORIGINATING DEPARTMENT AND CONTACT:** Parks & Recreation - Travis Hughes

**ACTION REQUESTED:** Direction

**BACKGROUND/SUMMARY/DISCUSSION:** In May 2025, the City contracted with Halff Associates for architectural and design services to advance the project design and manage the construction process for the proposed Aquatics Facility.

The attached presentation includes the preliminary design (30% schematic level) and associated budget options prepared by Halff Associates.

Staff will also provide a presentation on funding options for the construction of the Aquatics Facility, including the use of 2025 Certificate of Obligation funds as primary funding and potential supplemental funding sources such as General Fund balance.

Approval of this item will authorize staff and the project design team to proceed with final design and preparation of construction documents. Staff will provide periodic updates to City Council as the project advances through final design and the bidding process and will return to Council for consideration of a construction contract award prior to the start of construction.

The proposed Aquatics Facility includes three pools: a leisure pool, competition pool, and teaching pool. The competition and teaching pools will be heated and enclosed within a retractable structure to allow for year-round use, while the leisure pool will operate seasonally. The leisure pool will include a zero-depth entry and recreational amenities such as fountains, sprays, basketball goals, and seating areas. The pool deck will provide shaded seating and space for small gatherings and party rentals. The competition pool will include six 25-yard lanes and a deep end with a diving board to support competitive swimming. The teaching pool will support learn-to-swim classes, aquatic fitness programs, and water therapy activities.

### **History:**

The planning and development of a new Aquatics Facility began in November 2022 when City Council directed staff to establish a citizen Aquatics Committee to evaluate the feasibility, design, and cost of a new facility. The City subsequently contracted with Halff Associates and Water Technology Inc. to work with the committee to develop conceptual designs and cost estimates. The consultant team presented preliminary design concepts and cost projections to City Council in October 2023.

# ***City of Lockhart, Texas***

## **Council Agenda Item Cover Sheet**

On July 16, 2024, City Council approved Resolution 2024-18 authorizing staff to apply for a \$750,000 Texas Parks and Wildlife Department grant to support construction of the project. The grant was awarded to the City of Lockhart in January 2025. Council also approved an Interlocal Agreement and Memorandum of Ground Lease with Lockhart ISD for approximately eight acres of property adjacent to Navarro Elementary School to serve as the site for the new Aquatics Facility.

**PROJECT SCHEDULE (if applicable):** Anticipated completion is Summer 2027. This is a tentative schedule and may change based on potential revisions to the 30% schematic design and normal project coordination as the design and construction planning process moves forward.

**AMOUNT & SOURCE OF FUNDING:**

**Funds Required:**

**Account Number:**

**Funds Available:**

**Account Name:**

**FISCAL NOTE (if applicable):**

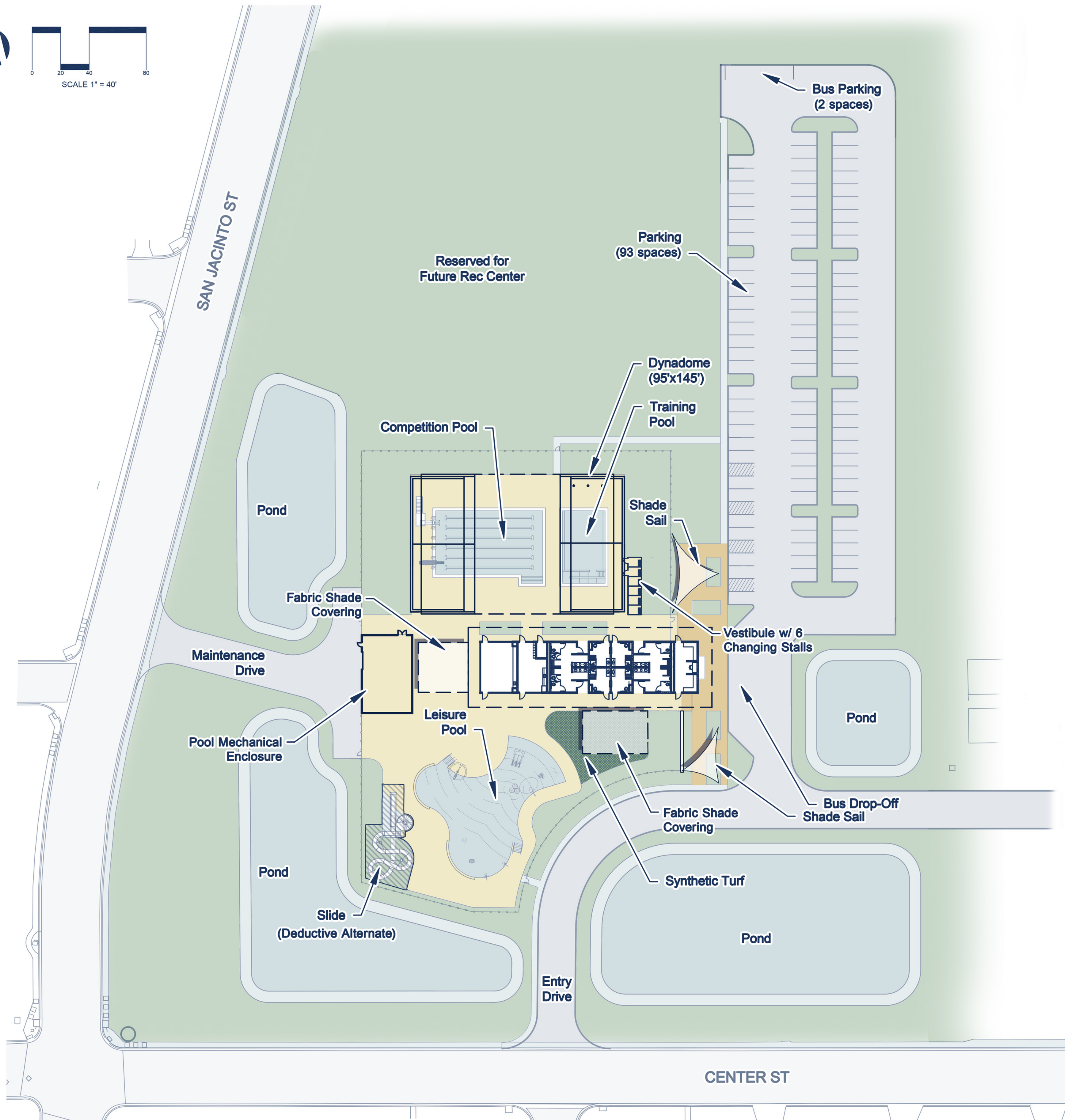
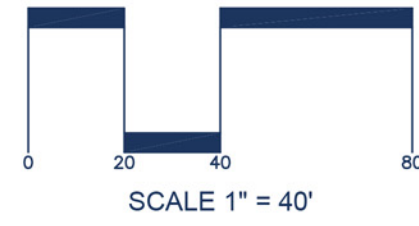
**PREVIOUS COUNCIL ACTION:**

**COMMITTEE/BOARD/COMMISSION ACTION:** On 9/28/2023, the Aquatics Committee approved a conceptual design for an Aquatics Facility. On 10/26/2023, the Parks Advisory Board approved a conceptual design for an Aquatics Facility.

**STAFF RECOMMENDATION/REQUESTED MOTION:** Approve preliminary design and funding for the construction of an Aquatics Facility.

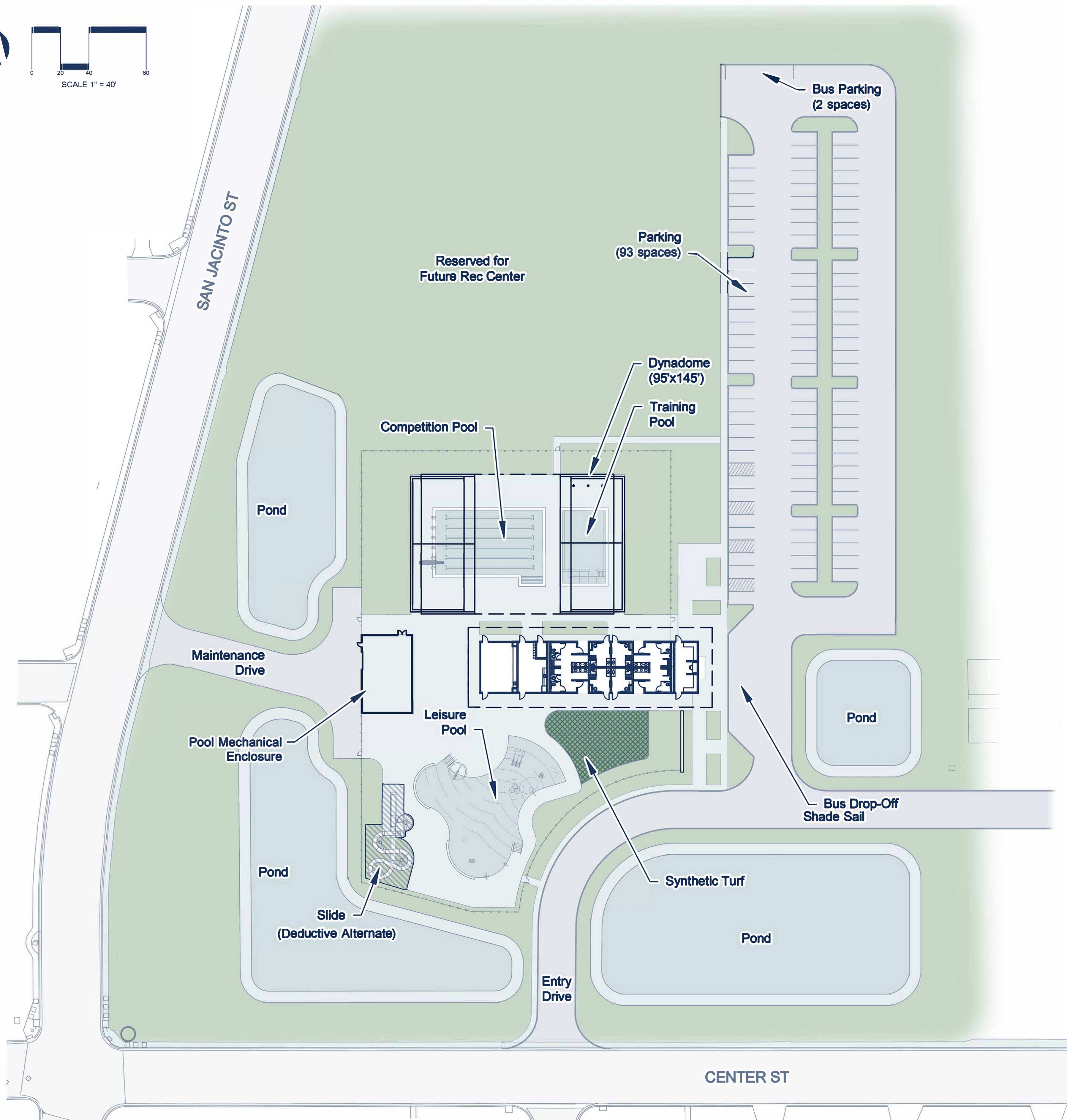
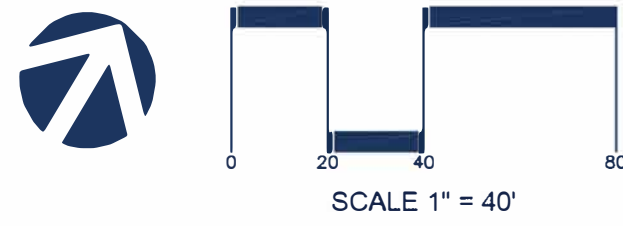
**LIST OF SUPPORTING DOCUMENTS:** Aquatics Facility - 30% Schematic Design and Budget Options





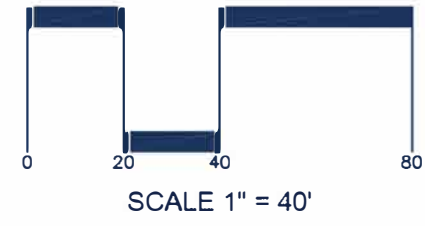
\*OPCC: Opinion of Probable Construction Cost





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\*OPCC: Opinion of Probable Construction Cost

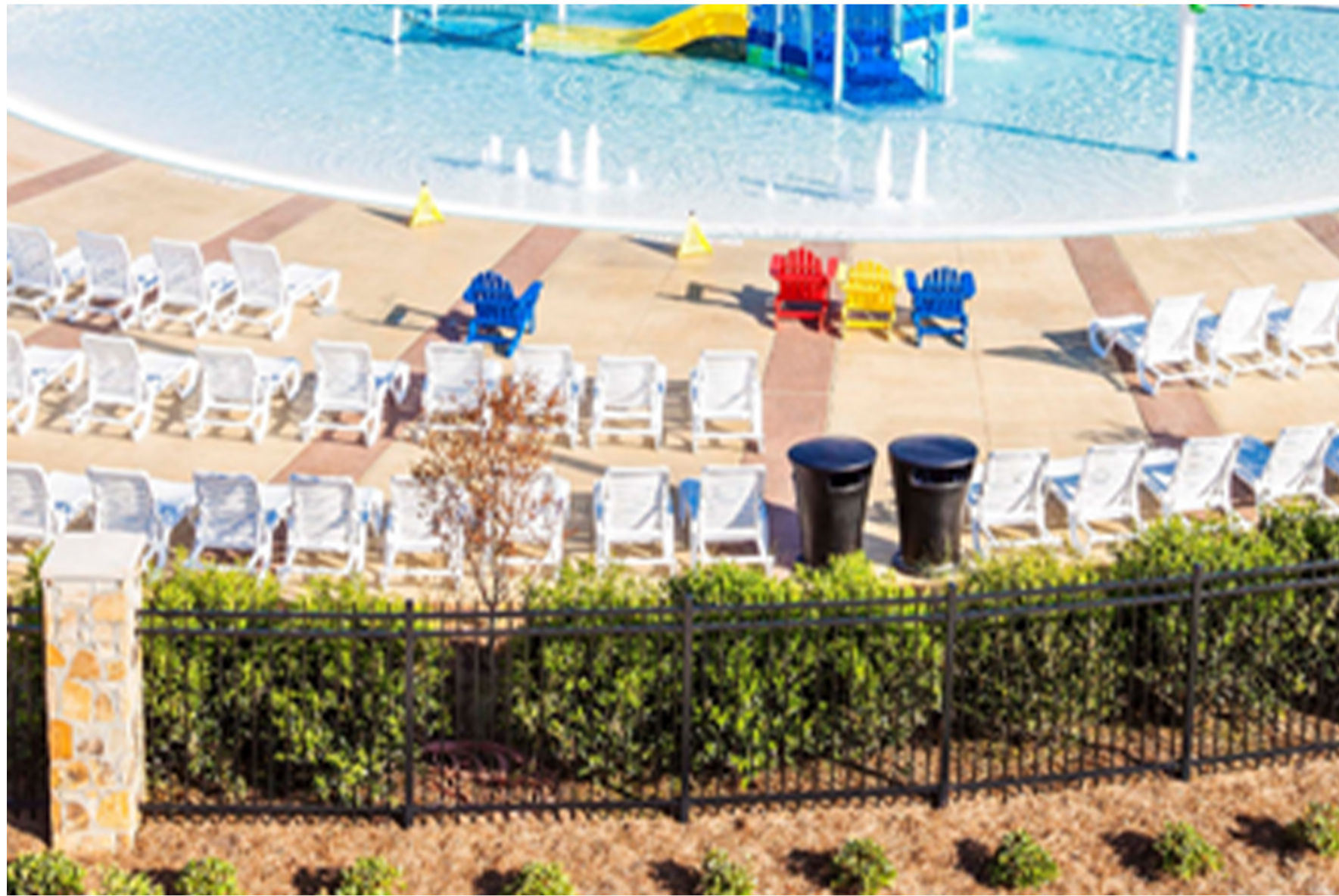


|                 | <div><div>Lockhart Aquatics Facility</div><div>30% Schematic Design Documents - Opinion of Probable Construction Costs - <b>OPTION 3A</b></div></div> <div><div><div><div><div></div><div>Lockhart</div><div>TEXAS</div></div><div>March-26</div></div><div><div><div></div><div>half</div></div></div></div></div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |          |      |                 |                 |                      |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|-----------------|-----------------|----------------------|
| Plan / Item No. | Description (with unit price in words)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Quantity | Unit | Unit Price      | Amount          | Item Sub-Total       |
|                 | SCHEDULE 100 - GENERAL SITE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |          |      |                 |                 | \$186,520.00         |
|                 | MISC. SITE WORK / DEMOLITION / UTILITIES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |          |      |                 |                 | \$24,210.00          |
| 100.01          | Site Prep, Clearing, and Grubbing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 8        | AC   | \$ 2,500.00     | \$ 20,250.00    |                      |
| 100.02          | Removal of Concrete Curb And Gutter                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 230      | LF   | \$ 11.00        | \$ 2,530.00     |                      |
| 100.03          | Removal of Existing Sidewalk                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 130      | SY   | \$ 11.00        | \$ 1,430.00     |                      |
|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |          |      |                 |                 |                      |
|                 | EROSION CONTROL & TREE PROTECTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |          |      |                 |                 | \$11,810.00          |
| 100.04          | Silt Fence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 2,362    | LF   | \$ 5.00         | \$ 11,810.00    |                      |
|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |          |      |                 |                 |                      |
|                 | EARTHWORK                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |          |      |                 |                 | \$150,500.00         |
| 100.05          | Site Grading (Balanced Excavation & Fill)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 15,050   | CY   | \$ 10.00        | \$ 150,500.00   |                      |
|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |          |      |                 |                 |                      |
|                 | PARKING / ROADWAY IMPROVEMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |          |      |                 |                 | \$994,955.00         |
|                 | PARKING LOT IMPROVEMENTS (129 SPACES)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |          |      |                 |                 | \$994,955.00         |
| 100.06          | 14" Flex Base                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 8,328    | SY   | \$ 40.00        | \$ 333,120.00   |                      |
| 100.07          | 3" Asphalt Pavement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 8,328    | SY   | \$ 60.00        | \$ 499,680.00   |                      |
| 100.08          | 6" Curb and Gutter                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 3,903    | LF   | \$ 35.00        | \$ 136,605.00   |                      |
| 100.09          | Signage and Barricades                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 1        | LS   | \$ 1,600.00     | \$ 1,600.00     |                      |
| 100.10          | Wheel Stops                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 93       | EA   | \$ 150.00       | \$ 13,950.00    |                      |
| 100.11          | Vehicle Gate Allowance (2-way - 15-FT Leaf, 30-FT Width, 1 at Drive to Existing School)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 1        | EA   | \$ 10,000.00    | \$ 10,000.00    |                      |
|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |          |      |                 |                 |                      |
|                 | WET UTILITIES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |          |      |                 |                 | \$501,695.00         |
|                 | STORMWATER INFRASTRUCTURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |          |      |                 |                 | \$254,700.00         |
| 100.12          | 24" RCP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 180      | LF   | \$ 60.00        | \$ 10,800.00    |                      |
| 100.13          | 36" RCP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 345      | LF   | \$ 120.00       | \$ 41,400.00    |                      |
| 100.14          | 4' x 2' Box Culvert                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 315      | LF   | \$ 500.00       | \$ 157,500.00   |                      |
| 100.15          | Headwalls                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 6        | EA   | \$ 5,000.00     | \$ 30,000.00    |                      |
| 100.16          | Inlets / Structures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 3        | EA   | \$ 5,000.00     | \$ 15,000.00    |                      |
|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |          |      |                 |                 |                      |
|                 | WATER INFRASTRUCTURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |          |      |                 |                 | \$106,825.00         |
| 100.17          | 6" C900 PVC Waterline                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 930      | LF   | \$ 37.00        | \$ 34,410.00    |                      |
| 100.18          | 6" Gate Valve                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 4        | EA   | \$ 2,900.00     | \$ 11,600.00    |                      |
| 100.19          | Connection to Existing Line                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 3        | EA   | \$ 8,500.00     | \$ 25,500.00    |                      |
| 100.20          | Fire Hydrant Assembly                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 2        | EA   | \$ 7,500.00     | \$ 15,000.00    |                      |
| 100.21          | Domestic Water Meter/BFP And Vault                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 2        | EA   | \$ 1,550.00     | \$ 3,100.00     |                      |
| 100.22          | Fire Backflow Preventer And Vault                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 1        | EA   | \$ 17,215.00    | \$ 17,215.00    |                      |
|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |          |      |                 |                 |                      |
|                 | WASTEWATER INFRASTRUCTURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |          |      |                 |                 | \$140,170.00         |
| 100.23          | 8" SDR 26                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 705      | LF   | \$ 76.00        | \$ 53,580.00    |                      |
| 100.24          | 4' Manholes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 2        | EA   | \$ 15,000.00    | \$ 30,000.00    |                      |
| 100.25          | Cleanouts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 2        | EA   | \$ 680.00       | \$ 1,360.00     |                      |
| 100.26          | Pavment Patch                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 215      | SY   | \$ 58.00        | \$ 12,470.00    |                      |
| 100.27          | Trench                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 480      | LF   | \$ 85.00        | \$ 40,800.00    |                      |
| 100.28          | Exiting Manhole Connection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1        | EA   | \$ 1,960.00     | \$ 1,960.00     |                      |
|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |          |      |                 |                 |                      |
|                 | SITE ELECTRICAL UTILITIES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |          |      |                 |                 | \$735,000.00         |
| 100.29          | Primary Electric Allowance (Coordination with power provider for primary service to site, including conduit, wiring, transformer pad, and trenching as required. Excludes secondary distribution and off-site utility extensions.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 1        | LS   | \$ 50,000.00    | \$ 50,000.00    |                      |
| 100.30          | Mechanical Costs (Dynadome heating only DOAS system, one on each end plus controls and grills)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 1        | LS   | \$ 200,000.00   | \$ 200,000.00   |                      |
| 100.31          | Electrical - Electrical Service Entrance & Site Lighting                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 1        | LS   | \$ 410,000.00   | \$ 410,000.00   |                      |
| 100.32          | Electrical - Gear                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 1        | LS   | \$ 75,000.00    | \$ 75,000.00    |                      |
|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |          |      |                 |                 |                      |
|                 | SCHEDULE 200 - MISCELLEANOUS PARK AMENITIES / STRUCTURES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |          |      |                 |                 |                      |
|                 | MISCELLEANOUS PARK AMENITIES / STRUCTURES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |          |      |                 |                 | \$10,905,180.00      |
|                 | AQUATICS IMPROVEMENTS (BY OTHERS)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |          |      |                 |                 | \$5,165,800.00       |
| 200.01          | 6-Lane Pool                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 3,496    | SF   | \$ 470.00       | \$ 1,643,120.00 |                      |
| 200.02          | Program Pool                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 1,494    | SF   | \$ 470.00       | \$ 702,180.00   |                      |
| 200.03          | Leisure Pool                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 4,900    | SF   | \$ 425.00       | \$ 2,082,500.00 |                      |
| 200.04          | Deck Equipment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 1        | LS   | \$ 78,000.00    | \$ 78,000.00    |                      |
| 200.05          | Competition Equipment (blocks, lane lines, flags, etc)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 1        | LS   | \$ 45,000.00    | \$ 45,000.00    |                      |
| 200.06          | Safety and maintenance Equipment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 1        | LS   | \$ 20,000.00    | \$ 20,000.00    |                      |
| 200.07          | Diving boards and stands                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 1        | EA   | \$ 27,000.00    | \$ 27,000.00    |                      |
| 200.08          | Drop slide                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1        | LS   | \$ 135,000.00   | \$ 135,000.00   |                      |
| 200.09          | Waterslide with run out (deduct alternate)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1        | EA   | \$ 335,000.00   | \$ 335,000.00   |                      |
| 200.10          | Basketball goals                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 2        | EA   | \$ 12,000.00    | \$ 24,000.00    |                      |
| 200.11          | Floatables                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 2        | EA   | \$ 11,000.00    | \$ 22,000.00    |                      |
| 200.12          | Interactive play features                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 1        | LS   | \$ 52,000.00    | \$ 52,000.00    |                      |
|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |          |      |                 |                 |                      |
|                 | ARCHITECTURE IMPROVEMENTS (BY OTHERS)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |          |      |                 |                 | \$4,532,000.00       |
| 200.13          | Bathhouse Building - Stone Wainscot & Metal Siding (Admin, Locker Rms, Family Changing Rms, Guard Office, Party Rms)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 2,840    | SF   | \$ 620.00       | \$ 1,761,000.00 |                      |
| 200.14          | Dynadome                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 1        | LS   | \$ 2,200,000.00 | \$ 2,310,000.00 | (with 5% escalation) |
| 200.15          | Vestibule (covered walkway) to Dynadome and (6) changing stalls                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 746      | SF   | \$ 200.00       | \$ 150,000.00   |                      |
| 200.16          | Pool Mechanical Enclosure (covered enclosure on slab, no storage room)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 2,070    | SF   | \$ 150.00       | \$ 311,000.00   |                      |
|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |          |      |                 |                 |                      |
|                 | MISCELLEANOUS PARK AMENITIES / STRUCTURES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |          |      |                 |                 | \$954,550.00         |
| 200.17          | Pool Deck - Integral Color Concrete (4 IN Depth at pool deck   includes sub-grade)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 26,850   | SF   | \$ 18.00        | \$ 483,300.00   |                      |
| 200.18          | Concrete Walkway (4 IN Depth, from Center St & San Jacinto St & Adjacent to Parking   includes sub-grade)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 5,370    | SF   | \$ 10.00        | \$ 53,700.00    |                      |
| 200.19          | Speciality Concrete Walkway (stamped, integral color concrete, adjacent to parking   includes sub-grade prep)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 3,050    | SF   | \$ 25.00        | \$ 76,250.00    |                      |
| 200.20          | Pool Fence - 6-FT (Height), Steel                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 840      | LF   | \$ 80.00        | \$ 67,200.00    |                      |
| 200.21          | Pool Fence Gate with Key Fob - 6-FT (Height), 4-FT Leaf, Metal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 5        | EA   | \$ 750.00       | \$ 3,750.00     |                      |
| 200.22          | Sliding Gate, Steel - 12-FT Width (inludes motorized gate opener)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 1        | EA   | \$ 14,000.00    | \$ 14,000.00    |                      |
| 200.23          | Pool Emergency Call Box                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 1        | EA   | \$ 500.00       | \$ 500.00       |                      |
| 200.24          | Seatwall (18 IN HT   at planting areas)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 185      | LF   | \$ 110.00       | \$ 20,350.00    |                      |
| 200.25          | Synthetic Turf (Syn Turf, aggregate, & subgrade)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 2,250    | SF   | \$ 18.00        | \$ 40,500.00    |                      |
| 200.26          | Fabric Shade Sail System (1,100 SF) - Common Area / Synthetic Lawn Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 2        | LS   | \$ 85,000.00    | \$ 170,000.00   |                      |
| 200.27          | String Lighting (at Gathering Area   includes poles, cable, commercial string lights, conduit,wire, control)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 1        | LS   | \$ 25,000.00    | \$ 25,000.00    |                      |
|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |          |      |                 |                 |                      |
|                 | PLANTING / IRRIGATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |          |      |                 |                 | \$252,830.00         |
| 200.28          | Shade Trees Allowance (30 trees   includes installation, soil, stakes & warranty)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 30       | EA   | \$ 1,000.00     | \$ 30,000.00    |                      |
| 200.29          | Ornamental Trees Allowance (38 trees   includes installation, soil, stakes & warranty)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 38       | EA   | \$ 700.00       | \$ 26,600.00    |                      |
| 200.30          | Tree Bubblers (two per tree / includes main line, lateral pipes, & valves)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 68       | EA   | \$ 120.00       | \$ 8,160.00     |                      |
| 200.31          | Landscape Beds / Bioremediation Plantings Allowance (plant mix, plants - 17,000 SF)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 1,890    | SY   | \$ 35.00        | \$ 66,150.00    |                      |
| 200.32          | Drip Irrigation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 1,890    | SY   | \$ 18.00        | \$ 34,020.00    |                      |
| 200.33          | Bermuda Grass Sod (Roll Sod)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 1,400    | SY   | \$ 5.00         | \$ 7,000.00     |                      |
| 200.34          | 3 IN Topsoil                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 1,400    | SY   | \$ 3.00         | \$ 4,200.00     |                      |
| 200.35          | Full Coverage Irrigation (Spray for Sod Areas)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 1,400    | SY   | \$ 3.50         | \$ 4,900.00     |                      |
| 200.36          | Miscellaneous Irrigation Appurtenances Allowance (Controlllers, master valves, backflow preventers, etc.   3% of total)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 1        | LS   | \$ 6,000.00     | \$ 6,000.00     |                      |
| 200.37          | Revegetation Allowance (includes native seed mix, & watering/establishment)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 18,800   | SY   | \$ 3.50         | \$ 65,800.00    |                      |
|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |          |      |                 |                 |                      |
|                 | SCHEDULE 300 - OTHER PROJECT COSTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |      |                 |                 |                      |
|                 | OTHER PROJECT COSTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |          |      |                 |                 | \$3,149,600.00       |
| 300.01          | Mobilization/De-Mob/General Requirements of Contract/SWPPP (6% Total Const. Cost)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |          |      | \$ 863,400.00   | \$ 863,400.00   |                      |
| 300.02          | Construction Site Development Contingency (8%)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |          |      | \$ 1,065,900.00 | \$ 1,065,900.00 |                      |
| 300.03          | Owner's Construction Contingency (8%)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |          |      | \$ 1,220,300.00 | \$ 1,220,300.00 |                      |
|                 | TOTAL (SCHEDULES NO. 100 THROUGH 300 (Construction Costs):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |          |      |                 |                 | \$16,472,950.00      |
|                 | TOTAL PROJECT COST                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |      |                 |                 | \$16,472,950.00      |
|                 | <div>Assumptions/Disclaimers:</div> <div><div>1) All Opinion of Probable Construction Costs(OPCC) represent the Consultant and their Sub-Consultant(s) best judgement as professionals, familiar with the construction industry and current available unit pricing; Consultant/Sub-Consultant(s) do not guarantee that proposals, bids or actual project costs will not vary from its Opinion of Probable Construction Costs. Quantities are estimates only and the actual amount of work and/or materials are contingent upon final design of these facilities.</div><div>2) Unit pricing is based on average cost statewide and do not account for any site specific determinates that would effect costs of construction (i.e.- unknown subsurface conditions, etc.). Unit pricing based on today's dollars and valid for 90 days.</div><div>3) 10% Construction Site Development Contingency included to cover unknown site development costs due to current schematic level of detail (unclassified earthwork, utilities, permanent reveg/BMPs, etc., unless otherwise noted).</div><div>4) 10% Owner's Construction Contingency included to cover unknown/unforseen site development conditions during construction.</div><div>5) This OPCC does not include utility adjustments/relocations/extensions/services for storm sewer, domestic water, sanitary sewer, gas, electric or communication utility lines off site.</div><div>6) This OPCC does not include property and/or easement acquisition.</div><div>7) Environmental and regulatory review, permitting, and fess are not included in this OPCC.</div><div>8) Soft costs (12% of total construction cost for: design, design survey, geotechnical, permitting, testing, owner fee's, etc..).</div><div>9) OPCC numbers provided by other sub-consultants</div></div> |          |      |                 |                 |                      |



|                 | <div><div>Lockhart Aquatics Facility</div><div>30% Schematic Design Documents - Opinion of Probable Construction Costs - <b>OPTION 3B</b></div></div> <div><div><div><div><div></div><div>Lockhart</div><div>TEXAS</div></div><div><div>March-26</div></div></div><div><div><div></div><div>half</div></div></div></div></div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |          |      |                 |                 |                      |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|-----------------|-----------------|----------------------|
| Plan / Item No. | Description (with unit price in words)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Quantity | Unit | Unit Price      | Amount          | Item Sub-Total       |
|                 | SCHEDULE 100 - GENERAL SITE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |          |      |                 |                 | \$186,520.00         |
|                 | MISC. SITE WORK / DEMOLITION / UTILITIES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |          |      |                 |                 | \$24,210.00          |
| 100.01          | Site Prep, Clearing, and Grubbing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 8        | AC   | \$ 2,500.00     | \$ 20,250.00    |                      |
| 100.02          | Removal of Concrete Curb And Gutter                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 230      | LF   | \$ 11.00        | \$ 2,530.00     |                      |
| 100.03          | Removal of Existing Sidewalk                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 130      | SY   | \$ 11.00        | \$ 1,430.00     |                      |
|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |      |                 |                 |                      |
|                 | EROSION CONTROL & TREE PROTECTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |          |      |                 |                 | \$11,810.00          |
| 100.04          | Silt Fence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 2,362    | LF   | \$ 5.00         | \$ 11,810.00    |                      |
|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |      |                 |                 |                      |
|                 | EARTHWORK                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |          |      |                 |                 | \$150,500.00         |
| 100.05          | Site Grading (Balanced Excavation & Fill)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 15,050   | CY   | \$ 10.00        | \$ 150,500.00   |                      |
|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |      |                 |                 |                      |
|                 | PARKING / ROADWAY IMPROVEMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |          |      |                 |                 | \$994,955.00         |
|                 | PARKING LOT IMPROVEMENTS (129 SPACES)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |          |      |                 |                 | \$994,955.00         |
| 100.06          | 14" Flex Base                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 8,328    | SY   | \$ 40.00        | \$ 333,120.00   |                      |
| 100.07          | 3" Asphalt Pavement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 8,328    | SY   | \$ 60.00        | \$ 499,680.00   |                      |
| 100.08          | 6" Curb and Gutter                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 3,903    | LF   | \$ 35.00        | \$ 136,605.00   |                      |
| 100.09          | Signage and Barricades                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 1        | LS   | \$ 1,600.00     | \$ 1,600.00     |                      |
| 100.10          | Wheel Stops                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 93       | EA   | \$ 150.00       | \$ 13,950.00    |                      |
| 100.11          | Vehicle Gate Allowance (2-way - 15-FT Leaf, 30-FT Width, 1 at Drive to Existing School)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1        | EA   | \$ 10,000.00    | \$ 10,000.00    |                      |
|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |      |                 |                 |                      |
|                 | WET UTILITIES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |          |      |                 |                 | \$501,695.00         |
|                 | STORMWATER INFRASTRUCTURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |          |      |                 |                 | \$254,700.00         |
| 100.12          | 24" RCP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 180      | LF   | \$ 60.00        | \$ 10,800.00    |                      |
| 100.13          | 36" RCP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 345      | LF   | \$ 120.00       | \$ 41,400.00    |                      |
| 100.14          | 4' x 2' Box Culvert                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 315      | LF   | \$ 500.00       | \$ 157,500.00   |                      |
| 100.15          | Headwalls                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 6        | EA   | \$ 5,000.00     | \$ 30,000.00    |                      |
| 100.16          | Inlets / Structures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 3        | EA   | \$ 5,000.00     | \$ 15,000.00    |                      |
|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |      |                 |                 |                      |
|                 | WATER INFRASTRUCTURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |          |      |                 |                 | \$106,825.00         |
| 100.17          | 6" C900 PVC Waterline                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 930      | LF   | \$ 37.00        | \$ 34,410.00    |                      |
| 100.18          | 6" Gate Valve                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 4        | EA   | \$ 2,900.00     | \$ 11,600.00    |                      |
| 100.19          | Connection to Existing Line                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 3        | EA   | \$ 8,500.00     | \$ 25,500.00    |                      |
| 100.20          | Fire Hydrant Assembly                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 2        | EA   | \$ 7,500.00     | \$ 15,000.00    |                      |
| 100.21          | Domestic Water Meter/BFP And Vault                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 2        | EA   | \$ 1,550.00     | \$ 3,100.00     |                      |
| 100.22          | Fire Backflow Preventer And Vault                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 1        | EA   | \$ 17,215.00    | \$ 17,215.00    |                      |
|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |      |                 |                 |                      |
|                 | WASTEWATER INFRASTRUCTURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |          |      |                 |                 | \$140,170.00         |
| 100.23          | 8" SDR 26                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 705      | LF   | \$ 76.00        | \$ 53,580.00    |                      |
| 100.24          | 4' Manholes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 2        | EA   | \$ 15,000.00    | \$ 30,000.00    |                      |
| 100.25          | Cleanouts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 2        | EA   | \$ 680.00       | \$ 1,360.00     |                      |
| 100.26          | Pavment Patch                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 215      | SY   | \$ 58.00        | \$ 12,470.00    |                      |
| 100.27          | Trench                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 480      | LF   | \$ 85.00        | \$ 40,800.00    |                      |
| 100.28          | Exiting Manhole Connection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 1        | EA   | \$ 1,960.00     | \$ 1,960.00     |                      |
|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |      |                 |                 |                      |
|                 | SITE ELECTRICAL UTILITIES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |          |      |                 |                 | \$735,000.00         |
| 100.29          | Primary Electric Allowance (Coordination with power provider for primary service to site, including conduit, wiring, transformer pad, and trenching as required. Excludes secondary distribution and off-site utility extensions.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 1        | LS   | \$ 50,000.00    | \$ 50,000.00    |                      |
| 100.30          | Mechanical Costs (Dynadome heating only DOAS system, one on each end plus controls and grills)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 1        | LS   | \$ 200,000.00   | \$ 200,000.00   |                      |
| 100.31          | Electrical - Electrical Service Entrance & Site Lighting                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 1        | LS   | \$ 410,000.00   | \$ 410,000.00   |                      |
| 100.32          | Electrical - Gear                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 1        | LS   | \$ 75,000.00    | \$ 75,000.00    |                      |
|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |      |                 |                 |                      |
|                 | SCHEDULE 200 - MISCELLANEOUS PARK AMENITIES / STRUCTURES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |          |      |                 |                 |                      |
|                 | MISCELLANEOUS PARK AMENITIES / STRUCTURES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |          |      |                 |                 | \$10,079,630.00      |
|                 | AQUATICS IMPROVEMENTS (BY OTHERS)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |          |      |                 |                 | \$5,030,800.00       |
| 200.01          | 6-Lane Pool                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 3,496    | SF   | \$ 470.00       | \$ 1,643,120.00 |                      |
| 200.02          | Program Pool                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 1,494    | SF   | \$ 470.00       | \$ 702,180.00   |                      |
| 200.03          | Leisure Pool                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 4,900    | SF   | \$ 425.00       | \$ 2,082,500.00 |                      |
| 200.04          | Deck Equipment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 1        | LS   | \$ 78,000.00    | \$ 78,000.00    |                      |
| 200.05          | Competition Equipment (blocks, lane lines, flags, etc)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 1        | LS   | \$ 45,000.00    | \$ 45,000.00    |                      |
| 200.06          | Safety and maintenance Equipment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 1        | LS   | \$ 20,000.00    | \$ 20,000.00    |                      |
| 200.07          | Diving boards and stands                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 1        | EA   | \$ 27,000.00    | \$ 27,000.00    |                      |
| 200.08          | Waterslide with run out (Deduct Alternate)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 1        | EA   | \$ 335,000.00   | \$ 335,000.00   |                      |
| 200.09          | Basketball goals                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 2        | EA   | \$ 12,000.00    | \$ 24,000.00    |                      |
| 200.10          | Floatables                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 2        | EA   | \$ 11,000.00    | \$ 22,000.00    |                      |
| 200.11          | Interactive play features                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 1        | LS   | \$ 52,000.00    | \$ 52,000.00    |                      |
|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |      |                 |                 |                      |
|                 | ARCHITECTURE IMPROVEMENTS (BY OTHERS)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |          |      |                 |                 | \$4,297,000.00       |
| 200.12          | Bathhouse Building - Split Face CMU (Admin, Locker Rms, Family Changing Rms, Guard Office, Party Rms)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 2,840    | SF   | \$ 590.00       | \$ 1,676,000.00 | (with 5% escalation) |
| 200.13          | Dynadome                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 1        | LS   | \$ 2,200,000.00 | \$ 2,310,000.00 |                      |
| 200.14          | Pool Mechanical Enclosure (covered enclosure on slab, no storage room)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 2,070    | SF   | \$ 150.00       | \$ 311,000.00   |                      |
|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |      |                 |                 |                      |
|                 | MISCELLANEOUS PARK AMENITIES / STRUCTURES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |          |      |                 |                 | \$499,000.00         |
| 200.15          | Pool Deck - Concrete (4 IN Depth at pool deck   includes sub-grade)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 26,850   | SF   | \$ 10.00        | \$ 268,500.00   |                      |
| 200.16          | Concrete Walkway (4 IN Depth, from Center St & San Jacinto St & Adjacent to Parking   includes sub-grade)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 8,420    | SF   | \$ 10.00        | \$ 84,200.00    |                      |
| 200.17          | Pool Fence - 6-FT (Height), Steel                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 840      | LF   | \$ 80.00        | \$ 67,200.00    |                      |
| 200.18          | Pool Fence Gate with Key Fob - 6-FT (Height), 4-FT Leaf, Metal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 5        | EA   | \$ 750.00       | \$ 3,750.00     |                      |
| 200.19          | Sliding Gate, Steel - 12-FT Width (includes motorized gate opener)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 1        | EA   | \$ 14,000.00    | \$ 14,000.00    |                      |
| 200.20          | Pool Emergency Call Box                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1        | EA   | \$ 500.00       | \$ 500.00       |                      |
| 200.21          | Seatwall (18 IN HT   at planting areas)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 185      | LF   | \$ 110.00       | \$ 20,350.00    |                      |
| 200.22          | Synthetic Turf (Syn Turf, aggregate, & subgrade)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 2,250    | SF   | \$ 18.00        | \$ 40,500.00    |                      |
|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |      |                 |                 |                      |
|                 | PLANTING / IRRIGATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |          |      |                 |                 | \$252,830.00         |
| 200.23          | Shade Trees Allowance (30 trees   includes installation, soil, stakes & warranty)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 30       | EA   | \$ 1,000.00     | \$ 30,000.00    |                      |
| 200.24          | Ornamental Trees Allowance (38 trees   includes installation, soil, stakes & warranty)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 38       | EA   | \$ 700.00       | \$ 26,600.00    |                      |
| 200.25          | Tree Bubblers (two per tree / includes main line, lateral pipes, & valves)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 68       | EA   | \$ 120.00       | \$ 8,160.00     |                      |
| 200.26          | Landscape Beds / Bioremediation Plantings Allowance (plant mix, plants - 17,000 SF)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 1,890    | SY   | \$ 35.00        | \$ 66,150.00    |                      |
| 200.27          | Drip Irrigation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 1,890    | SY   | \$ 18.00        | \$ 34,020.00    |                      |
| 200.28          | Bermuda Grass Sod (Roll Sod)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 1,400    | SY   | \$ 5.00         | \$ 7,000.00     |                      |
| 200.29          | 3 IN Topsoil                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 1,400    | SY   | \$ 3.00         | \$ 4,200.00     |                      |
| 200.30          | Full Coverage Irrigation (Spray for Sod Areas)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 1,400    | SY   | \$ 3.50         | \$ 4,900.00     |                      |
| 200.31          | Miscellaneous Irrigation Appurtenances Allowance (Controllers, master valves, backflow preventers, etc.   3% of total)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 1        | LS   | \$ 6,000.00     | \$ 6,000.00     |                      |
| 200.32          | Revegetation Allowance (includes native seed mix, & watering/establishment)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 18,800   | SY   | \$ 3.50         | \$ 65,800.00    |                      |
|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |      |                 |                 |                      |
|                 | SCHEDULE 300 - OTHER PROJECT COSTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |          |      |                 |                 |                      |
|                 | OTHER PROJECT COSTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |          |      |                 |                 | \$2,954,400.00       |
| 300.01          | Mobilization/De-Mob/General Requirements of Contract/SWPPP (6% Total Const. Cost)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |          |      | \$ 809,900.00   | \$ 809,900.00   |                      |
| 300.02          | Construction Site Development Contingency (8%)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |          |      | \$ 999,900.00   | \$ 999,900.00   |                      |
| 300.03          | Owner's Construction Contingency (8%)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |          |      | \$ 1,144,600.00 | \$ 1,144,600.00 |                      |
|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |      |                 |                 |                      |
|                 | TOTAL (SCHEDULES NO. 100 THROUGH 300 (Construction Costs):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |          |      |                 |                 | \$15,452,200.00      |
|                 | TOTAL PROJECT COST                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |          |      |                 |                 | \$15,452,200.00      |
|                 | <p><b>Assumptions/Disclaimers:</b></p> <p>1) All Opinion of Probable Construction Costs(OPCC) represent the Consultant and their Sub-Consultant(s) best judgement as professionals, familiar with the construction industry and current available unit pricing; Consultant/Sub-Consultant(s) do not guarantee that proposals, bids or actual project costs will not vary from its Opinion of Probable Construction Costs. Quantities are estimates only and the actual amount of work and/or materials are contingent upon final design of these facilities.</p> <p>2) Unit pricing is based on average cost statewide and do not account for any site specific determinates that would effect costs of constuction (i.e.- unknown subsurface conditions, etc.). Unit pricing based on today's dollars and valid for 90 days.</p> <p>3) 10% Construction Site Development Contingency included to cover unknown site development costs due to current schematic level of detail (unclassified earthwork, utilities, permantent reveg/BMPs, etc... unless otherwise noted).</p> <p>4) 10% Owner's Construction Contingency included to cover unknown/unforseen site development conditions during construction.</p> <p>5) This OPCC does not include utility adjustments/relocations/extensions/services for storm sewer, domestic water, sanitary sewer, gas, electric or communication utility lines off site.</p> <p>6) This OPCC does not include property and/or easement acquisition.</p> <p>7) Environmental and regulatory review, permitting, and fess are not included in this OPCC.</p> <p>8) Soft costs (12% of total construction cost for: design, design survey, geotechnical, permitting, testing, owner fee's, etc..).</p> <p>9) OPCC numbers provided by other sub-consultants</p> |          |      |                 |                 |                      |







# WHAT'S NEXT...

- Update plans and submit 60% set **Mid / Late April 2026**
- Update plans and submit 90% set **Mid / Late May 2026**
- Update plans and submit 100% set **Late June 2026**
- City advertise for bid **July 2026**
- Open for 2027 swim season

**Note:** This is a tentative schedule and may change based on potential revisions to the 30% schematic design and normal project coordination as the design and construction planning process moves forward.



# ***City of Lockhart, Texas***

## **Council Agenda Item Cover Sheet**

**COUNCIL MEETING DATE:** March 17, 2026

**AGENDA ITEM CAPTION:** Discussion regarding nomination of Julia Haug to the Planning and Zoning Commission by Councilmember Taylor Burge for a term to expire in November 2028.

**ORIGINATING DEPARTMENT AND CONTACT:** Council - Taylor Burge

**ACTION REQUESTED:** Other

**BACKGROUND/SUMMARY/DISCUSSION:** Councilmember Juan Mendoza recently changed his appointment to the Planning and Zoning Commission from Juila Haug to Erica Saucedo. Councilmember Taylor Burge has nominated Julia Haug to be appointed to the Planning and Zoning Commission as her appointment for a term to expire November 2028.

As a current member of the Planning and Zoning Board, Ms. Haug meets the qualifications to serve on a city board.

Resolution 2024-02 was adopted in 2024 establishing administrative procedures for the nomination of board and commission members to include a 2-step process. First, the nomination is to be placed on the agenda as "announcement of nomination" followed by a notice on a subsequent agenda as "discussion and/or action on the nomination."

The announcement of nomination occurred during the March 3, 2026 Council meeting.

Action to appoint, should Council move to appoint Ms. Haug to the commission, will occur during the March 17, 2026 Council meeting.

**PROJECT SCHEDULE (if applicable):** N/A

**FISCAL NOTE (if applicable):** N/A

**PREVIOUS COUNCIL ACTION:** Annoucement of nomination occurred during the March 3, 2026 Council meeting.

**COMMITTEE/BOARD/COMMISSION ACTION:** N/A

**STAFF RECOMMENDATION/REQUESTED MOTION:** None. Discretion of the Council.

**LIST OF SUPPORTING DOCUMENTS:** Julia Haug board application, P & Z roster

APPLICANT'S NAME: Julia HaugBOARD NAME(S): Planning and Zoning Commission

The qualifications for members of boards and commissions, except special qualifications for service on a particular board or commission, are as follows:

- Appointees must each be a resident of the State of Texas and a resident of the City of Lockhart for at least twelve (12) consecutive months preceding their appointment unless a particular board's or commission's composition or state law allows for membership by a non-resident of the City.

Date of residency in Lockhart: 2017

- Appointees shall be qualified voters in the City of Lockhart or, if not a resident of the City, of Caldwell County.

Date qualified voter in Lockhart: 2017

- Appointees shall not have been removed from another city board or commission because of failure to attend meetings or for cause within the last three years.

Removed from another board? YES or NO NO

If yes, date \_\_\_\_\_ and board \_\_\_\_\_

- No member of any appointed body shall serve on more than one quasi-judicial or advisory board or commission.

Serves on another board? YES or NO NO

If yes, board currently serving: \_\_\_\_\_

**BOARD SPECIFIC QUALIFICATIONS:**Planning & Zoning CommissionY or N City Resident? If no, applicant does not qualify.

**Planning and Zoning Commission** meets on the second and fourth Wednesday at 7:00 p.m. each month. The Commission's duties are to review applications for zoning changes, hear public comments, and make recommendations to the council regarding such applications; review applications for specific use permits, hear public comments, and grant, grant with modification, or deny such applications; review proposed preliminary subdivision plats, engineering plans, requested plat and plan variances, and proposed restrictive covenants and make recommendations to the council pertaining to each; review proposed plats and plans for mobile home parks and for such other developments as may be required by ordinance and make recommendations to the council pertaining to such; recommend to the council for amendments, extensions, and additions to the comprehensive master plan of the city, including the land use plan and the thoroughfare plan; recommend to the council for changes to the official zoning map of the city; when appropriate, make a determination of appropriate zoning or use; and perform such other duties as may be duly delegated to them from time to time by the council. All members must reside within the city limits. The Board consists of seven members that serve a three-year term. The City Planner is the staff liaison.

## CITY SECRETARY'S DETERMINATION OF APPLICANT'S QUALIFICATION:

Is Applicant Qualified?

YES

NO

DISCRETION OF THE COUNCIL

NOTES: \_\_\_\_\_



In order to be considered for an appointment to a Lockhart Board or Commission, please complete the following application. You may also attach a current resume and letter of interest if you choose.

**1. PERSONAL INFORMATION**

|                                            |  |                           |           |
|--------------------------------------------|--|---------------------------|-----------|
| Full Legal Name Julia Ann Biggerstaff Haug |  | Preferred Name Julia Haug |           |
| Physical Home Address 603 Trinity Street   |  |                           |           |
| Mailing Address (if different)             |  |                           |           |
| City Lockhart                              |  | State Texas               | Zip 78644 |
| Home Phone                                 |  | Work Phone                |           |
| Mobile Phone                               |  |                           |           |
| Email Address                              |  |                           |           |
| Date of Birth                              |  |                           |           |

**2. AREAS OF INTEREST**

Please indicate the position(s) of interest to you.

|                                                                         |                                                                  |
|-------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Airport Advisory Board                         | <input type="checkbox"/> Historical Preservation Commission      |
| <input type="checkbox"/> Zoning Board of Adjustment & Appeals           | <input type="checkbox"/> Hotel Occupancy Tax Advisory Board      |
| <input type="checkbox"/> Charter Review Commission                      | <input type="checkbox"/> Library Advisory Board                  |
| <input type="checkbox"/> Construction Board of Appeals                  | <input type="checkbox"/> Parks & Recreation Advisory Board       |
| <input type="checkbox"/> Economic Development Corp (1/2 Cent Sales Tax) | <input checked="" type="checkbox"/> Planning & Zoning Commission |
| <input type="checkbox"/> Electric Board                                 |                                                                  |

In the space below, please explain your interest in the position(s) selected above. Also, please explain any experience you have related to your selection(s).

I'm familiar with its present lack of gender equity and representation of city residents east of Hwy 183 on the current P&Z Commission. This first sparked my interest in serving on it. Observing the increased interest in Lockhart on the part of developers, both commercial and residential, over the last five years has deepened my interest and my belief that the commission needs a greater diversity of perspectives and experience. That Lockhart will grow and change is inevitable. That it will grow in ways beneficial to its current constituents and reflective of its treasures and values is not. I would be honored to play a role in ensuring that the city grows in ways that preserve what we esteem while making room for more to appreciate about calling Lockhart home. I've been in education for 26 years. While in K-12, I held leadership positions for 10 years: team lead, campus mentor, and ultimately Chair over ~24 dent colleagues.

### 3. BOARD MEMBER QUALIFICATIONS

The following are qualifications as outlined in Section 2-209 of the Lockhart Code of Ordinances to serve on a Board/Commission:

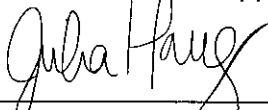
| YES                                 | NO                                  | Please answer the following questions about Board/Commission qualifications:                                                                |
|-------------------------------------|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Have you been a resident of the State of Texas/City of Lockhart for at least twelve (12) consecutive months preceding appointment?          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Are you a registered voter?                                                                                                                 |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Have you been removed from another city board or commission because of failure to attend meetings or for cause within the last three years? |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Do you serve on any other City of Lockhart board/commission/committee at this time?<br>If yes, please list: _____                           |

For your reference, the following additional qualifications apply to appointed Board/Commission members:

- A member who is required to be a resident of the city (or county when applicable) when appointed and who thereafter moves his or her primary residence outside of the corporate limits of Lockhart (or county when applicable) vacates his or her position on a board of commission on the date the residency changes.
- The City Council shall have the right, but not the duty, to appoint up to two members who are not city residents but who are residents of Caldwell County to the Lockhart Airport Advisory Board, the Eugene Clark Library Board, and the Construction Board of Appeals.
- Any member of a board or commission who is absent from three consecutive regular meetings, or any four non-consecutive regular meetings of the board or commission during any twelve-month period, shall forfeit his or her position and the vacancy occurring shall be declared and filled by the Council.
- Members must maintain their qualifications while serving on a board or commission.
- No member of any appointed body shall serve on more than one quasi-judicial or advisory board or commission.
- No appointed body shall deviate from its charge, deliberate items not on its agendas, or speak for the council or City of Lockhart without council authorization.
- Members appointed serve without compensation.

#### **Certification of Applicant**

I hereby certify that the foregoing and any attached statements are true, accurate and complete. I also understand that this application is subject to disclosure under the Texas Public Information Act.



**Applicant's Signature**

04/18/2023

**Date**

Completed application, resume and letter of interest may be submitted in person, email, or by mail to:

City of Lockhart  
City Secretary's Office  
308 W. San Antonio Street / PO Box 239  
Lockhart, TX 78644

Phone: 512.398.3461  
[jbowermon@lockhart-tx.org](mailto:jbowermon@lockhart-tx.org)



Because I'm an acquaintance or friend of several members of the current P&Z Commission, I'm familiar with its present lack of gender equity and representation of city residents east of Hwy 183. This was the initial source of my interest in serving on the committee. Observing the increased interest in Lockhart on the part of developers, both commercial and residential, over the last five years has only deepened my willingness to serve and belief that the commission would benefit from a greater diversity of perspectives and experience. That Lockhart will grow and change is inevitable. That it will grow in ways beneficial to its constituents who've established homes, families, and/or businesses here and reflective of its treasures and values--the very qualities that draw others to it--is not. I would be honored to play a small role in ensuring that the city grows in ways that preserve what we esteem and makes room for new people and possibilities that provide us all with more to appreciate about calling Lockhart home.

To substantiate my ability to commit, I'd offer my work and volunteer history. I've been in education for 26 years. While in K-12 for 16 years, I held leadership positions for 10 years, serving as team lead, campus mentor, and ultimately Dept Chair over ~24 colleagues. Throughout my leadership commitments, I taught and assessed the work of ~125 high school students. I've now been at the university level for 10 years and have served as Associate Director of my program for the last three of those. In this capacity, I've become much more familiar with legal code in connection with my field. Beyond my employed positions, I've served as a volunteer for several nonprofit organizations (one for ~15 years) and was a Director on two of these organizations' Boards. I held office twice in this capacity. During my tenure as a Director then Officer on the Board of the Old Settler's Music Festival, I also conducted a fair amount of research and learned to navigate legal code beyond my field. With all this in mind, I'm confident that I can learn and follow the city ordinances pertinent to the commission and be an effective, contributing member.

## PLANNING & ZONING COMMISSION

Sec. 8.03 Charter

Three-year staggered term

| First Name                                                  | Last Name |  |  |  |  | Council Member    |
|-------------------------------------------------------------|-----------|--|--|--|--|-------------------|
| Philip                                                      | McBride   |  |  |  |  | John Lairsen      |
| Philip                                                      | Ruiz      |  |  |  |  | Angie Sanchez     |
| Bradley                                                     | Lingvai   |  |  |  |  | Brad Westmoreland |
| Julia                                                       | Haug      |  |  |  |  | Juan Mendoza      |
| Dr. Ronald                                                  | Peterson  |  |  |  |  | Mayor White       |
| Manuel                                                      | Oliva     |  |  |  |  | David Bryant      |
| Rick                                                        | Arnic     |  |  |  |  | Jeffry Michelson  |
| IMPACT FEE ADVISORY COMMITTEE - COUNTY RESIDENT APPOINTMENT |           |  |  |  |  |                   |
| Larry                                                       | Metzler   |  |  |  |  | Mayor White       |

City Planner - staff liaison



# ***City of Lockhart, Texas***

## **Council Agenda Item Cover Sheet**

**COUNCIL MEETING DATE:** March 17, 2026

**AGENDA ITEM CAPTION:** Discussion regarding nomination of Philip Ruiz to the Planning and Zoning Commission by Councilmember John Castillo for a term to expire in November 2028.

**ORIGINATING DEPARTMENT AND CONTACT:** Council - John Castillo

**ACTION REQUESTED:** Other

**BACKGROUND/SUMMARY/DISCUSSION:** Councilmember Taylor Burge has announced her nomination to change her appointment to the Planning and Zoning Commission from Philip Ruiz to Juila Haug. Councilmember John Castillo has nominated Philip Ruiz to be appointed to the Planning and Zoning Commission as his appointment for a term to expire November 2028.

As a current member of the Planning and Zoning Board, Mr. Ruiz meets the qualifications to serve on a city board.

Resolution 2024-02 was adopted in 2024 establishing administrative procedures for the nomination of board and commission members to include a 2-step process. First, the nomination is to be placed on the agenda as "announcement of nomination" followed by a notice on a subsequent agenda as "discussion and/or action on the nomination."

The announcement of nomination occurred during the March 3, 2026 Council meeting.

Action to appoint, should Council move to appoint Mr. Ruiz to the commission, will occur during the March 17, 2026 Council meeting.

**PROJECT SCHEDULE (if applicable):** N/A

**FISCAL NOTE (if applicable):** N/A

**PREVIOUS COUNCIL ACTION:** The announcement of nomination occurred during the March 3, 2026 Council meeting.

**COMMITTEE/BOARD/COMMISSION ACTION:** N/A

**STAFF RECOMMENDATION/REQUESTED MOTION:** None. Discretion of the Council.

**LIST OF SUPPORTING DOCUMENTS:** P. Ruiz, P & Z roster

**APPLICANT'S NAME:** Philip Ruiz

**BOARD NAME(S):** Planning and Zoning Commission

The qualifications for members of boards and commissions, except special qualifications for service on a particular board or commission, are as follows:

- Appointees must each be a resident of the State of Texas and a resident of the City of Lockhart for at least twelve (12) consecutive months preceding their appointment unless a particular board's or commission's composition or state law allows for membership by a non-resident of the City.

Date of residency in Lockhart: APPROX 1953

- Appointees shall be qualified voters in the City of Lockhart or, if not a resident of the City, of Caldwell County.

Date qualified voter in Lockhart: APPROX 1976

- Appointees shall not have been removed from another city board or commission because of failure to attend meetings or for cause within the last three years.

Removed from another board? YES OR NO

If yes, date \_\_\_\_\_ and board \_\_\_\_\_

- No member of any appointed body shall serve on more than one quasi-judicial or advisory board or commission.

Serves on another board? YES OR NO

If yes, board currently serving: \_\_\_\_\_

### BOARD SPECIFIC QUALIFICATIONS:

#### Planning & Zoning Commission

Y or N City Resident? If no, applicant does not qualify.

**Planning and Zoning Commission** meets on the second and fourth Wednesday at 7:00 p.m. each month. The Commission's duties are to review applications for zoning changes, hear public comments, and make recommendations to the council regarding such applications; review applications for specific use permits, hear public comments, and grant, grant with modification, or deny such applications; review proposed preliminary subdivision plats, engineering plans, requested plat and plan variances, and proposed restrictive covenants and make recommendations to the council pertaining to each; review proposed plats and plans for mobile home parks and for such other developments as may be required by ordinance and make recommendations to the council pertaining to such; recommend to the council for amendments, extensions, and additions to the comprehensive master plan of the city, including the land use plan and the thoroughfare plan; recommend to the council for changes to the official zoning map of the city; when appropriate, make a determination of appropriate zoning or use; and perform such other duties as may be duly delegated to them from time to time by the council. All members must reside within the city limits. The Board consists of seven members that serve a three-year term. The City Planner is the staff liaison.

#### CITY SECRETARY'S DETERMINATION OF APPLICANT'S QUALIFICATION:

Is Applicant Qualified?

YES

NO

DISCRETION OF THE COUNCIL

NOTES:

HAS SERVED AS A MEMBER OF THE PLANNING AND ZONING COMMISSION SINCE AT LEAST 1995



## PLANNING & ZONING COMMISSION

Sec. 8.03 Charter  
Three-year staggered term

| First Name                                                         | Last Name |  |  |  |  | Council Member    |
|--------------------------------------------------------------------|-----------|--|--|--|--|-------------------|
| Philip                                                             | McBride   |  |  |  |  | John Lairsen      |
| Philip                                                             | Ruiz      |  |  |  |  | Angie Sanchez     |
| Bradley                                                            | Lingvai   |  |  |  |  | Brad Westmoreland |
| Julia                                                              | Haug      |  |  |  |  | Juan Mendoza      |
| Dr. Ronald                                                         | Peterson  |  |  |  |  | Mayor White       |
| Manuel                                                             | Oliva     |  |  |  |  | David Bryant      |
| Rick                                                               | Arnic     |  |  |  |  | Jeffry Michelson  |
| <b>IMPACT FEE ADVISORY COMMITTEE - COUNTY RESIDENT APPOINTMENT</b> |           |  |  |  |  |                   |
| Larry                                                              | Metzler   |  |  |  |  | Mayor White       |

City Planner - staff liaison

# City of Lockhart, Texas

## Council Agenda Item Cover Sheet

**COUNCIL MEETING DATE:** March 17, 2026

**AGENDA ITEM CAPTION:** Hold a PUBLIC HEARING regarding application ZC-26-01 by Ron Faulstich and Holly Sparkman of Stich Interests LLC and discussion and/or action to consider Ordinance 2026-11 for a ZONING CHANGE from *CLB Commercial Low Business District* to *CMB Commercial Medium Business District* on a total of 1.164 acres, described as Five Nineteen Addn, Block 1, Lot 1, located at 519 West San Antonio Street.

**ORIGINATING DEPARTMENT AND CONTACT:** Development Services - David Fowler

**ACTION REQUESTED:** Ordinance

**BACKGROUND/SUMMARY/DISCUSSION:** The proposed zoning change requests to reclassify the subject property from CLB Commercial Light Business District to CMB Commercial Medium Business District. The purpose of the zoning change is to allow for a wider range of potential commercial uses, including the applicant's print shop retail store, on the property. The proposed rezoning is consistent with the Lockhart Looking Forward Comprehensive Plan and should not create any conflicts with surrounding properties. The water and wastewater infrastructure is adequate for the proposed use. City planning staff has received two letters of support for the proposed zoning change.

**PROJECT SCHEDULE (if applicable):** None

**AMOUNT & SOURCE OF FUNDING:**

Funds Required:

Account Number:

Funds Available:

Account Name:

**FISCAL NOTE (if applicable):** None

**PREVIOUS COUNCIL ACTION:** None

**COMMITTEE/BOARD/COMMISSION ACTION:** The Planning and Zoning Commission recommended approval of the requested zoning change at its February 25, 2026 meeting.

**STAFF RECOMMENDATION/REQUESTED MOTION:** Approval of Ordinance 2026-11 changing the zoning of 519 West San Antonio Street from Commercial Light Business to Commercial Medium Business.

**LIST OF SUPPORTING DOCUMENTS:** ZC-26-01 Ordinance 2026-11, Ordinance 2026-11

# ***City of Lockhart, Texas***

## **Council Agenda Item Cover Sheet**

Exhibit A, ZC-26-01 staff report, ZC2601 case map, ZC2601 aerial, ZC2601 zoning, ZC2601  
flu thoroughfares, ZC 26-01 Application, ZC-26-01 Letters of Support



## **ORDINANCE 2026-11**

**AN ORDINANCE OF THE CITY OF LOCKHART, TEXAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LOCKHART, TEXAS, TO RECLASSIFY THE PROPERTY KNOWN AS FIVE NINETEEN ADDN, BLOCK 1, LOT 1, LOCATED AT 519 W SAN ANTONIO STREET, FROM CLB COMMERCIAL LIGHT BUSINESS TO CMB COMMERCIAL MEDIUM BUSINESS DISTRICT.**

**WHEREAS**, on February 25, 2026, the Planning and Zoning Commission held a public hearing and voted to recommend approval of a zoning change to CMB Commercial Medium Business District; and,

**WHEREAS**, the City Council desires to amend the zoning map as provided in Section 64-128 of the Code of Ordinances; and,

**WHEREAS**, a public hearing was held in conformance with applicable law;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOCKHART, TEXAS, THAT:**

I. The foregoing recitals are approved and adopted herein for all purposes.

II. The above-referenced property described in Zoning Change request ZC-26-01, known as Five Nineteen Addn, Block 1, Lot 1 and more particularly described in Exhibit A and located at 519 W San Antonio Street, will be reclassified from CLB Commercial Light Business District to CMB Commercial Medium Business District.

III. Severability: If any provision, section, clause, sentence, or phrase of this ordinance is for any reason held to be unconstitutional, void, invalid, or unenforced, the validity of the remainder of this ordinance or its application shall not be affected, it being the intent of the City Council in adopting and of the Mayor in approving this ordinance that no portion, provision, or regulation contained herein shall become inoperative or fail by way of reasons of any unconstitutionality or invalidity of any other portion, provision or regulation.

IV. Repealer: That all other ordinances, sections, or parts of ordinances heretofore adopted by the City of Lockhart in conflict with the provisions set out above in this ordinance are hereby repealed or amended as indicated.

V. Publication: That the City Secretary is directed to cause this ordinance caption to be published in a newspaper of general circulation according to law.

VI. Effective Date: That this ordinance shall become effective and be in full force immediately upon and from the date of its passage.

**PASSED, APPROVED, AND ADOPTED AT A REGULAR MEETING OF THE LOCKHART CITY COUNCIL ON THIS THE 17TH DAY OF MARCH 2026.**

CITY OF LOCKHART

---

Lew White, Mayor

ATTEST:

APPROVED AS TO FORM:

---

Julie Bowermon, City Secretary

---

Brad Bullock, City Attorney

## LEGAL DESCRIPTION

All of a certain tract or parcel of land situated in the City of Lockhart, Caldwell County, Texas and being a part of Lot 2 in Block 48 of the Original Town of Lockhart according to the map or plat thereof recorded in Volume Q Page 507 of the Deed Records of Caldwell County, Texas and also being also a part of a tract of land called 1.175 acres and conveyed to Stich Interests, LLC by deed recorded in Instrument #2016-005375 of the Official Public Records of Caldwell County, Texas and being more particularly described as follows:

**BEGINNING** at a capped 1/2" iron pin set (stamped "HINKLE SURVEYORS") in the East line of the above mentioned 1.175 acre tract and the apparent West line of a tract of land designated as First Tract called 0.49 acres and conveyed to Westwood Limited by deed recorded in Volume 518 Page 622 of the said Deed Records and in the newly dedicated North line of W. San Antonio Street for the SE corner this tract and from which point a 1/2" iron pin found used for basis of bearing marking the SE corner of the above mentioned 1.175 acre tract and the apparent SW corner of the said 0.49 acre tract bears S 10°44'39" E 2.50 feet and from said 1/2" iron pin found a second 1/2" iron pin found used for basis of bearing marking the intersection of the West line of Nueces Street and the North line of West San Antonio Street bears N 80 degrees 00 minutes 00 seconds E 193.98 feet.

**THENCE** S 80 degrees 00 minutes 00 seconds W over and across the said 1.175 acre tract and the newly dedicated North line of West San Antonio Street 183.45 feet to a capped 1/2" iron pin set (stamped "HINKLE SURVEYORS") in the West line of the said 1.175 acre tract and the apparent East line of a tract of land called 0.4665 acres and conveyed to Anitbal Chumil Hospitality, LLC by deed recorded in Volume 517 Page 846 of the said Official Public Records for the SW corner this tract.

**THENCE** with the West line of the said 1.175 acre tract and the apparent East lines of the above mentioned 0.4665 acre tract and a tract of land called 0.172 acres and conveyed to Roger Williams by deed recorded in Volume 243 Page 866 of the said Official Public Records for the following Two (2) courses:

1) N 10 degrees 14 minutes 11 seconds W 198.87 feet to a 1/2" iron pin found in the apparent NE corner of the said 0.4665 acre tract and the apparent SE corner of the above mentioned 0.172 acre tract for an angle point this tract.

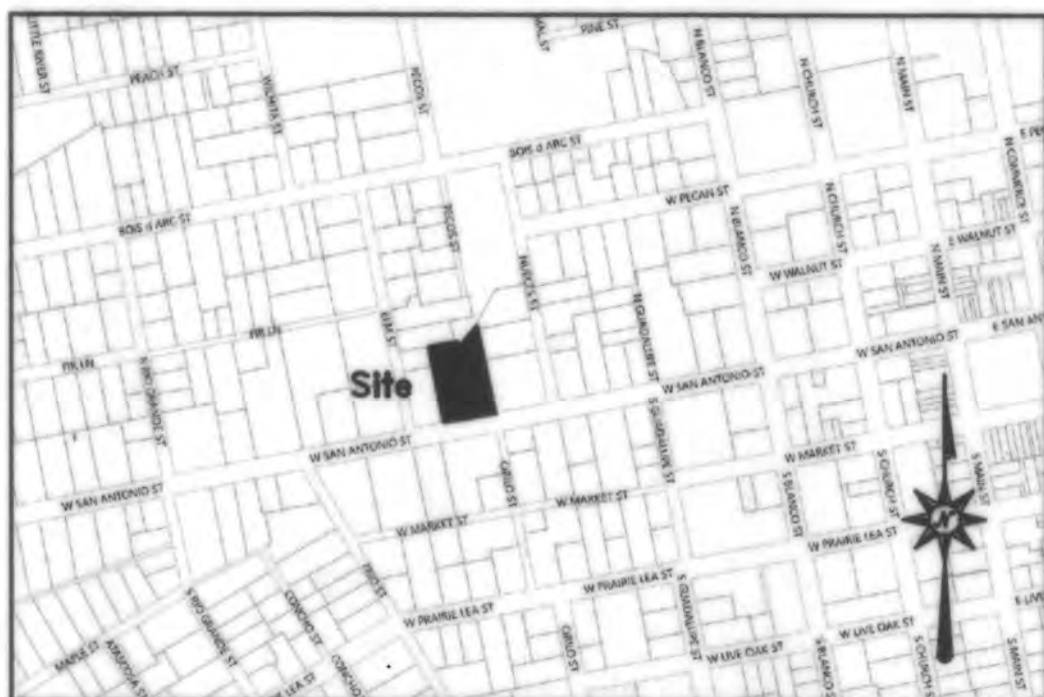
2) N 10 degrees 09 minutes 38 seconds W 75.00 feet to a 1/2" iron pin found in the NW corner of the said 1.175 acre tract and the apparent South line of a tract of land called 0.3378 acres and conveyed to Roger Williams by deed recorded in Volume 229 Page 575 of the said Official Public Records for the NW corner this tract.

**THENCE** N 79 degrees 50 minutes 22 seconds E with the North line of the said 1.175 acre tract and the apparent South line of the above mentioned 0.3378 acre tract 100.91 feet to a capped iron pin found (stamped "HINKLE SURVEYORS") in an ell corner of the said 1.175 acre and the apparent West line of a tract of land called 0.117 acres and conveyed to City of Lockhart by deed recorded in Volume 29 Page 382 of the said Official Public Records for an ell corner this tract.

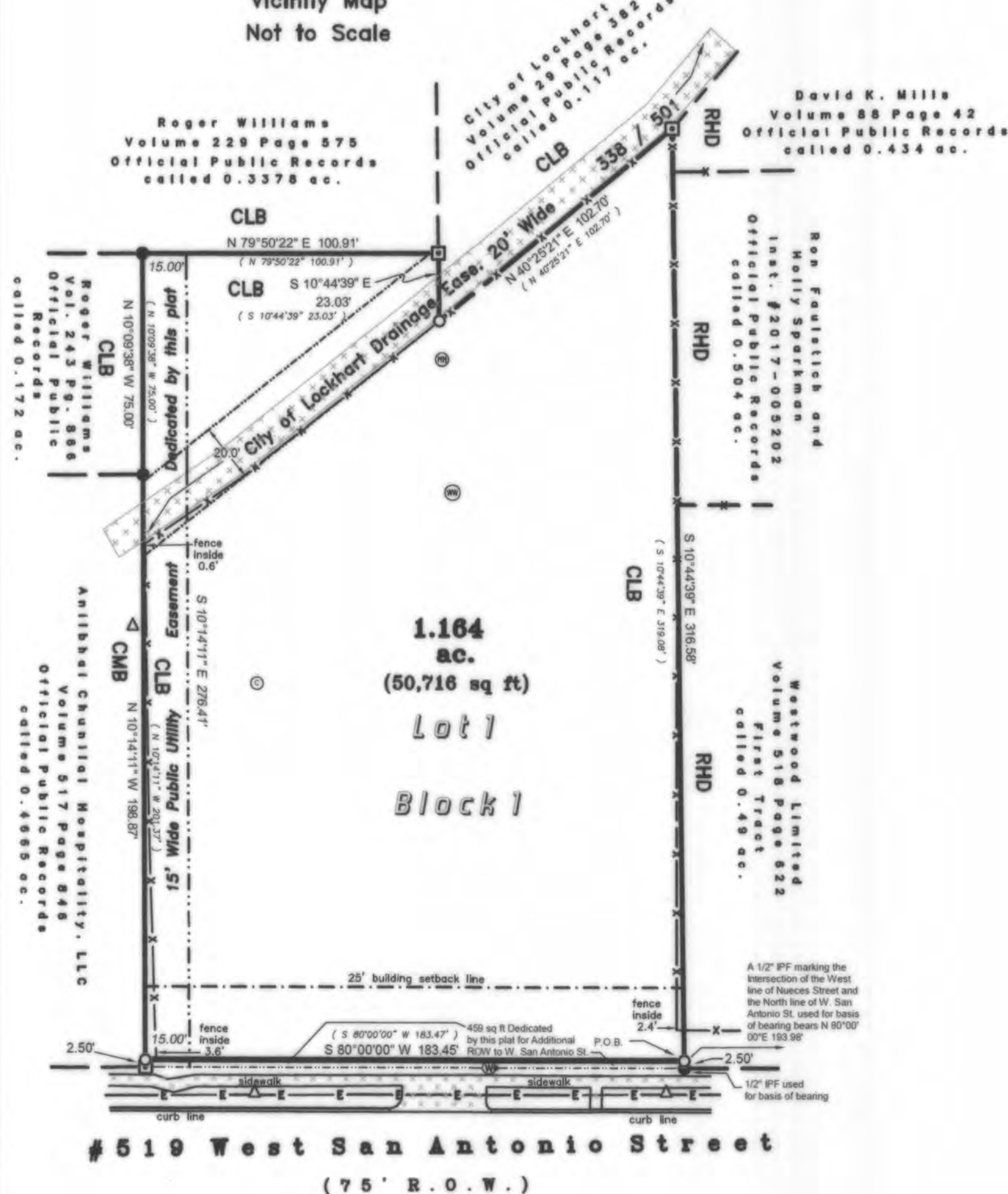
**THENCE** S 10 degrees 44 minutes 39 seconds E with the apparent West line of the above mentioned 0.117 acre tract 23.03 feet to a capped 1/2" iron pin set (stamped "HINKLE SURVEYORS") in an interior corner of the said 1.175 acre tract and the apparent South corner of the said 0.117 acres for an interior corner this tract.

**THENCE** N 40 degrees 25 minutes 21 seconds E with the apparent South line of the said 0.117 acre tract 102.70 feet to a capped 1/2" iron pin set (stamped "HINKLE SURVEYORS") in the NE corner of the said 1.175 acre tract and the apparent West line of a tract of land called 0.434 acres and conveyed to David K. Mills by deed recorded in Volume 88 Page 42 of the said Official Public Records for the NE corner this tract.

**THENCE** S 10 degrees 44 minutes 39 seconds E with the East lines of the said 1.175 acre tract and the apparent West lines of the above mentioned 0.434 acre tract and a tract of land called 0.504 acres and conveyed to Ron Faulstich and Holly Sparkman by deed recorded in Instrument #2017-005202 of the said Official Public Records and the above mentioned 0.49 acre tract 316.58 feet to the place of beginning containing 1.164 acres of land more or less.



Vicinity Map  
Not to Scale



| Legend                                                |
|-------------------------------------------------------|
| ☐ CAPPED IRON PIN FOUND<br>STAMPED "HINKLE SURVEYORS" |
| ● 1/2" IRON PIN FOUND                                 |
| ⊙ MARKER COVER                                        |
| ⊙ WATER METER                                         |
| ⊙ WATER WELL                                          |
| △ EL. POLE                                            |
| ◇ SPANISH OAK                                         |
| ◇ ELM TREE                                            |
| ◇ LIVE OAK                                            |
| ◇ PECAN                                               |
| ◇ HACKBERRY                                           |
| ◇ CLEAHOOT                                            |
| (.....) ORIGINAL DEEDED CALLS                         |
| -X- FENCES MEANDER                                    |
| -E- OVERHEAD ELECTRIC LINE                            |
| ☐ CONCRETE                                            |
| UNLESS OTHERWISE NOTED                                |

STATE OF TEXAS  
COUNTY OF CALDWELL

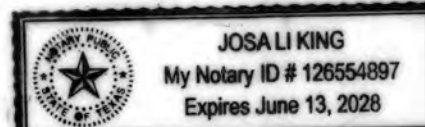
That, Stich Interests, LLC, owners of the land shown on this plat and described in Instrument #2016-005375 of the Official Records of Caldwell County, Texas and to be known as FIVE NINETEEN ADDITION, LOT 1 IN BLOCK 1 and being a part of Lot 2 in Block 48 of the Original Town of Lockhart, according to the map or plat recorded in Volume Q Page 507 of the Deed Records of Caldwell County, Texas and do hereby dedicate to the use of the public forever, the streets and alleys shown hereon, and further reserves to the public all easements for the mutual use of all public utilities desiring to use the same; that any public utility shall have the right to remove and keep removed all or any part of any growth or construction for maintenance or efficient use of its respective system in such easements, and further shall have full and uninterrupted access along such easements.

July 30 2024  
DATE

STICH INTERESTS, LLC  
519 W. SAN ANTONIO STREET  
LOCKHART, TEXAS 78644

STATE OF  
COUNTY OF

This instrument was acknowledged before me on July 30 2024 by Ron Faulstich, Representative for Stich Interests, LLC.



Josali King  
Notary Public in and for the State of Texas

STATE OF TEXAS  
COUNTY OF CALDWELL

I, Steve Lewis, City Manager of the City of Lockhart, do hereby certify that this plat was approved by the City of Lockhart, Caldwell County, Texas, on the 30th day of July, 2024.

STEVE LEWIS  
CITY MANAGER

STATE OF TEXAS  
COUNTY OF CALDWELL

I, Jerry L. Hinkle, registered professional land surveyor, State of Texas, hereby certify that this plat is a true and correct representation of a survey made on the ground under my direct supervision and is true and correct to the best of my knowledge.

IN WITNESS THEREOF, my hand and seal, this 27th day of July, 2024.



## SURVEYORS NOTES:

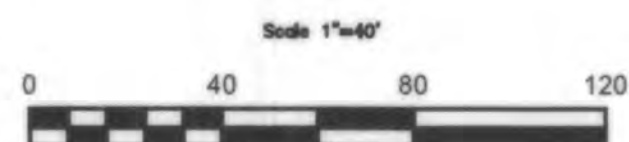
- The Lots shown lie in Flood Zone "X". The City of Lockhart has adopted Zone "X" to be no special flood hazard, according to FEMA Panel #48055C0120E effective date June 19, 2012.
- Lot 1 in Block 1 is zoned CLB (Commercial Light Business). Surrounding properties are zoned and labeled RHD (Residential Heavy Density), Commercial Medium Business (CMB), Commercial Light Business (CLB).
- RECORD OWNERS OF LAND: Stich Interests, LLC  
DESIGNER OF PLAT: Hinkle Surveyors, PO Box 1027, Lockhart TX 78644 (512) 398-2000  
DATE OF PREPARATION: May 2024  
SURVEYOR: Jerry L. Hinkle, R.P.L.S. #5459 PO Box 1027, Lockhart TX 78644 (512) 398-2000
- Building setback lines shall be in accordance with the City of Lockhart Zoning Ordinance.
- Boundary and Lot Closure- 1' in 478239'

STATE OF TEXAS  
COUNTY OF CALDWELL

I, Teresa Rodriguez, County Clerk in and for Caldwell County, Texas do hereby certify that the foregoing instrument with its certificates of authentication was filed for record in my office the 30 day of July, 2024, at 2:59 o'clock P. M. and duly recorded on the 30 day of July, 2024, in the Plat Records of Caldwell County, Texas in Plat Cabinet E at Slide 12.

Teresa Rodriguez  
Teresa Rodriguez  
County Clerk, Caldwell County, Texas

Sandra Guerra  
Deputy Clerk



|                          |                               |
|--------------------------|-------------------------------|
| Field Book: d.c.         | Drawn By: J.L.H.              |
| Job No. 20162551-subplot | Drawing: 20162551-subplot.dwg |
| Date: May 2024           | Word Disk: Begin 05012023     |
| Surveyed By: J.L.H.      | Autocad Disk: Begin 05012023  |

**HINKLE SURVEYORS**  
P.O. Box 1027 1109 S. Main Street Lockhart, TX 78644  
Ph: (512) 398-2000 Fax: (512) 398-7683 Email: contact@hinklesurveyors.com Firm Registration No. 100886-00



## CASE SUMMARY

STAFF: Fatema Akter, Planner  
 REPORT DATE: February 18, 2026  
 PLANNING AND ZONING COMMISSION HEARING DATE: February 25, 2026  
 CITY COUNCIL HEARING DATE: March 17, 2026  
 REQUESTED CHANGE: CLB to CMB  
 STAFF RECOMMENDATION: **Approval**  
 PLANNING AND ZONING COMMISSION RECOMMENDATION: **Approval**

CASE NUMBER: ZC-26-01

## BACKGROUND DATA

APPLICANT: Stich Interests LLC  
 OWNER: Ronald Faulstich & Holly Sparkman  
 SITE LOCATION: 519 W San Antonio Street  
 LEGAL DESCRIPTION: FIVE NINETEEN ADDN, BLOCK 1, LOT 1  
 SIZE OF PROPERTY: 1.164 acres  
 EXISTING USE OF PROPERTY: Vacant land  
 LAND USE PLAN DESIGNATION: Mid-Density Infill

## ANALYSIS OF ISSUES

### REASON FOR REQUESTED ZONING CHANGE:

The purpose of the zoning change is to revise the allowed development on the 1.164-acre property located on the north side of West San Antonio Street. The proposed rezoning is requested to permit a multi-tenant commercial development, allowing a range of retail uses that are not currently permitted under the site's existing Commercial Light Business (CLB) zoning classification. The site consists of vacant land containing several trees and a 20-foot-wide City of Lockhart drainage easement. A house that had stood on the site has been removed. No portion of the property is located within a designated floodplain, according to the FEMA Flood Map.

### AREA CHARACTERISTICS:

| Surroundings of the property | Existing Use | Zoning | Future Land Use Plan<br>(Adopted in Comprehensive plan 2024) |
|------------------------------|--------------|--------|--------------------------------------------------------------|
| North                        | Vacant Land  | CLB    | Mid-Density Infill                                           |
| East                         | Residential  | RHD    | Mid-Density Infill                                           |
| South                        | Commercial   | CMB    | Mid-Density Infill                                           |
| West                         | Commercial   | CMB    | Mid-Density Infill                                           |

\* Mid-Density Infill: A "complete" neighborhood that supports a variety of housing options (such as missing middle) in a traditional neighborhood pattern and provides easy walking or bicycling access to small-scale, complementary commercial uses in select locations. Appropriate for application in existing neighborhoods to allow for infill residential and non-residential uses.

### **TRANSITION OF ZONING DISTRICTS:**

The subject property is located along West San Antonio Street, with commercial uses directly across the street to the south, including an ACE Hardware store. Adjacent properties include a Chevron gas station to the west and a multifamily development to the east and a single-family dwelling abutting the property to the northeast. The immediate area is a mix of commercial and residential uses, while the broader surrounding area is primarily residential. The site is approximately 0.4 miles from Downtown Lockhart and 0.2 miles from City Hall. The subject property previously contained a residential structure that constituted a legal nonconforming use under the existing CLB zoning district. The primary purpose of the rezoning is to allow for a multi-tenant commercial development, including the relocation of the existing “Printing Solutions” business currently operating in the Downtown Commercial (CCB) zoning district as well as other retail uses.

### **ADEQUACY OF INFRASTRUCTURE:**

Vehicular access to the site will be provided from West San Antonio Street, as discussed. West San Antonio Street is also included in the Caldwell County bond-funded corridor study for future transportation improvements. In addition, an upcoming downtown redevelopment project may include a traffic study that could evaluate conditions along West San Antonio Street. A 4-inch public water line is located along West San Antonio Street. A newly installed 8-inch wastewater line is also present and runs through the west portion of the property. The existing 4-inch water line and 8-inch wastewater line are generally sufficient to serve neighborhood and community-scale commercial use permitted under CMB, subject to review at site plan and permitting stages.

### **POTENTIAL NEIGHBORHOOD IMPACT:**

The subject property is located near a proposed downtown redevelopment project approximately 0.3 miles east of the site. This redevelopment area may be influenced by the proposed retail uses and other uses permitted by right under the requested zoning. However, given that the surrounding properties are primarily commercial in nature and that one of the primary objectives of the rezoning is to relocate the existing Printing Solutions business from downtown, the proposed development is expected to provide convenient services for residents and businesses. While the proposed multi-tenant development may generate additional traffic as future tenants occupy the site, the surrounding roadway network is anticipated to accommodate typical commercial traffic levels.

### **CONSISTENCY WITH COMPREHENSIVE PLAN:**

The proposed Commercial Medium Business (CMB) zoning classification is consistent with the “Mid-Density Infill” designation shown on the Future Land Use Map. The Mid-Density Infill land use category envisions a mix of residential and nonresidential uses in a traditional neighborhood pattern that supports walkability and bicycle access to small-scale commercial uses. Additionally, the adopted 2024 Lockhart Comprehensive Plan, *Looking Forward*, identifies retail uses as appropriate within the Central District, in which the subject property is located.

**ALTERNATIVE CLASSIFICATIONS:** None

**RESPONSE TO NOTIFICATION:** Staff received two letters stating support for the zoning change and one interested party spoke in favor of the application at the Planning and Zoning Commission hearing.

**STAFF RECOMMENDATION:** Approval



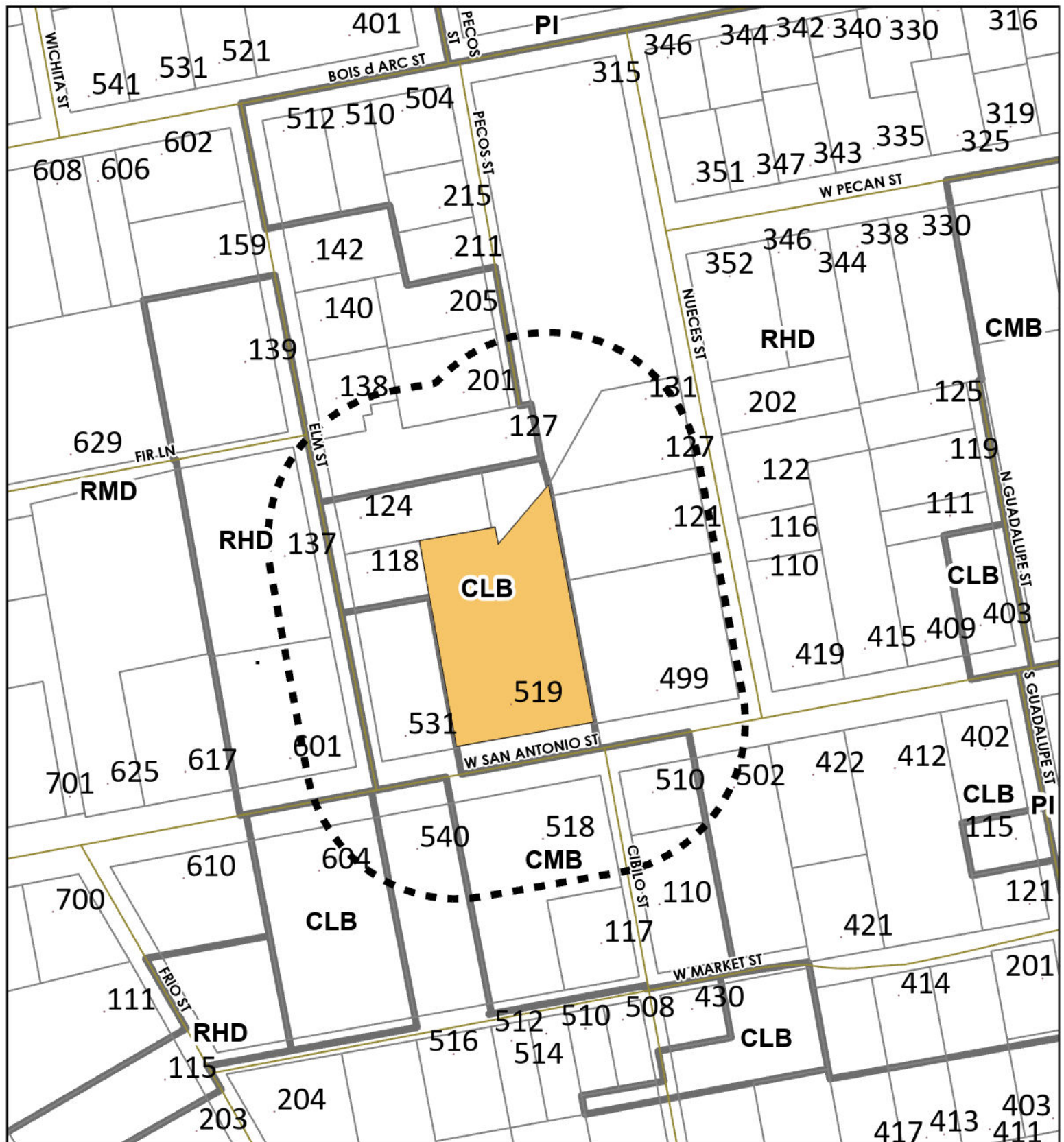


Exhibit A  
**ZC-26-01**

CLB TO CMB

519 W SAN ANTONIO ST



Scale 1" = 200'



**SUBJECT PROPERTY**



**ZONING BOUNDARY**



**200 FT BUFFER**







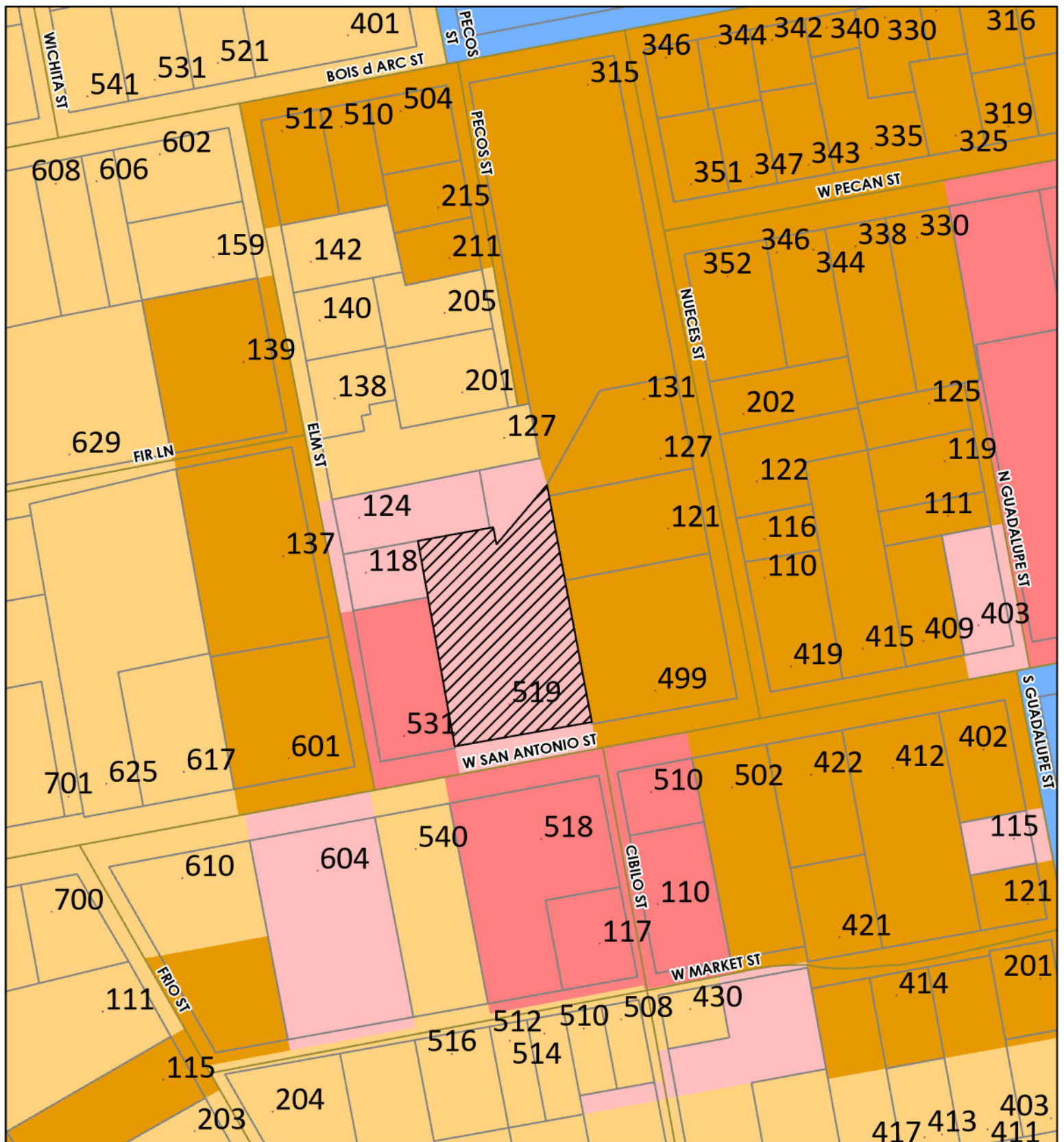


Exhibit C  
**ZC-26-01**

CLB TO CMB

519 W SAN ANTONIO ST

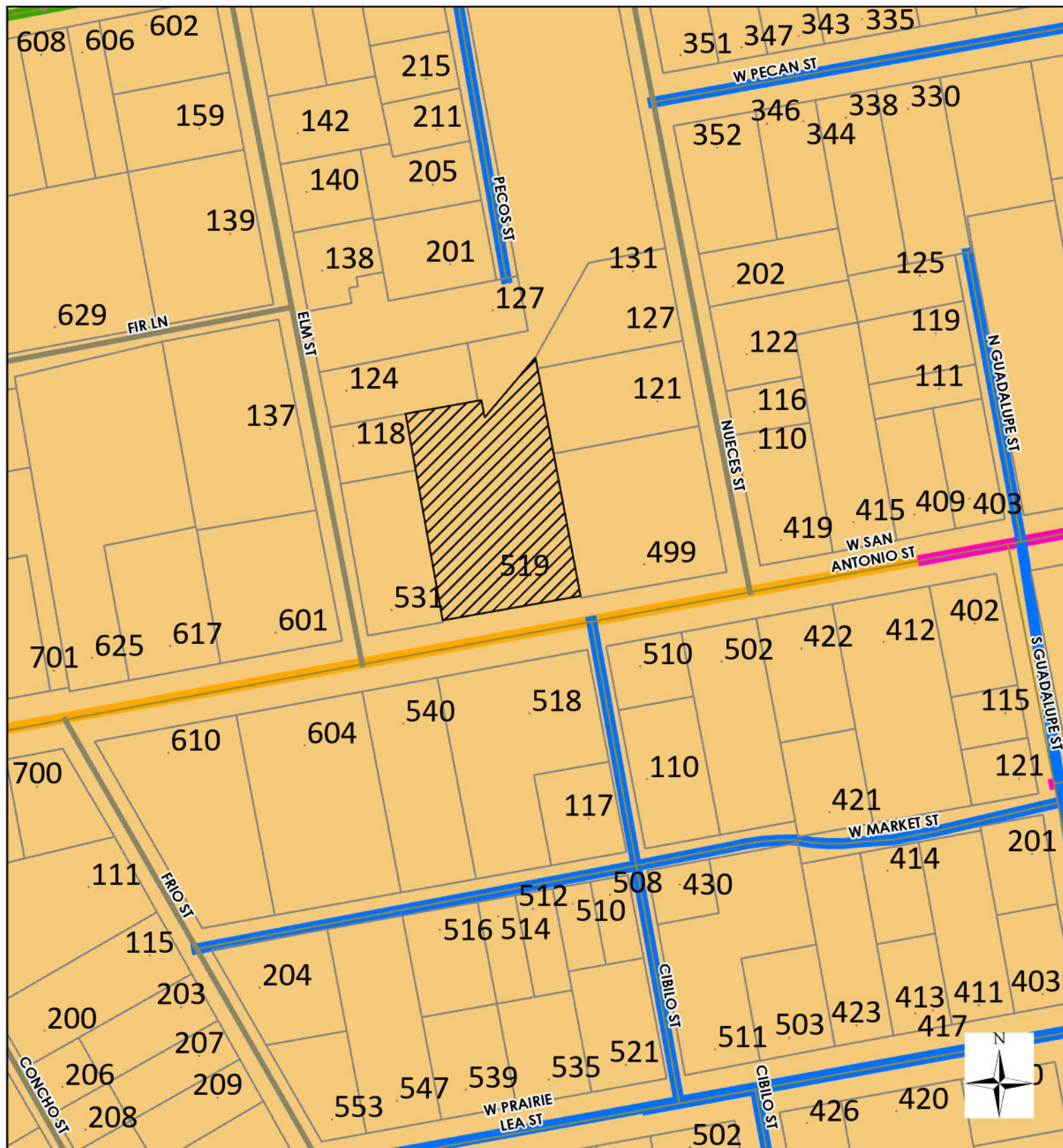


Scale 1" = 200'

**ZONING**

|                                                                                                                           |     |
|---------------------------------------------------------------------------------------------------------------------------|-----|
| <span style="display:inline-block; width:15px; height:15px; background-color:lightpink; border:1px solid black;"></span>  | CLB |
| <span style="display:inline-block; width:15px; height:15px; background-color:mediumpink; border:1px solid black;"></span> | CMB |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span>  | PI  |
| <span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span>     | RHD |
| <span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span>     | RMD |





## Exhibit D

### FUTURE LANDUSE & THOROUGHFARES

CLB TO CMB

519 W SAN ANTONIO ST

#### Future Land Use

- Low Density Residential
- Mid-Density Infill
- Mixed Use - Regional
- Mixed Use - Local
- Regional Corridor

- Local Corridor
- Employment
- Industrial
- Unplanned Area

#### Thoroughfares

- Major Arterial
- Minor Arterial
- Collector

- Urban Downtown Local
- Mixed-use Street
- Local
- Proposed Major arterial
- Proposed Minor arterial

- Proposed Collector
- Proposed Urban Downtown Local
- Proposed Mixed-use Street
- Proposed Local



CITY OF

# Lockhart

TEXAS

## ZONING CHANGE APPLICATION

(512) 398-3461 • FAX (512) 398-3833  
P.O. Box 239 • Lockhart, Texas 78644  
308 West San Antonio Street

### APPLICANT/OWNER

APPLICANT NAME Stich Interests LLC ADDRESS 113 E San Antonio St

DAY-TIME TELEPHONE 512-785-4331 Lockhart, TX

E-MAIL ron@pslockhart.com

OWNER NAME Ron Fustich / Holly Sparkman ADDRESS 121 Nueces St

DAY-TIME TELEPHONE 512 785-4331 Lockhart, TX

E-MAIL ron@pslockhart.com

### PROPERTY

ADDRESS OR GENERAL LOCATION 519 W San Antonio St

LEGAL DESCRIPTION (IF PLATTED) Five NINETEEN Addition Lot 2 Block 2

SIZE 1.164 ACRE(S) LAND USE PLAN DESIGNATION part of 2 § 48

EXISTING USE OF LAND AND/OR BUILDING(S) Vacant

PROPOSED NEW USE, IF ANY Commercial multi tenant Building

### REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION CLB

TO PROPOSED ZONING CLASSIFICATION CMB

REASON FOR REQUEST moving Printing Solutions, increase flexibility for future tenants

## SUBMITTAL REQUIREMENTS

IF THE APPLICANT IS NOT THE OWNER, A LETTER SIGNED AND DATED BY THE OWNER CERTIFYING THEIR OWNERSHIP OF THE PROPERTY AND AUTHORIZING THE APPLICANT TO REPRESENT THE PERSON, ORGANIZATION, OR BUSINESS THAT OWNS THE PROPERTY.

NAME(S) AND ADDRESS(ES) OF PROPERTY LIEN-HOLDER(S), IF ANY.

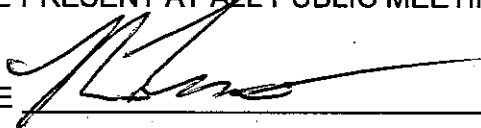
IF NOT PLATTED, A METES AND BOUNDS LEGAL DESCRIPTION OF THE PROPERTY.

APPLICATION FEE OF \$250, PLUS \$150 PER ACRE, MAXIMUM OF \$10,000, PLUS ADDITIONAL \$1,000 FOR PLANNED DEVELOPMENT DISTRICT.

APPLICATION FEE OF \$ 424.60 PAYABLE TO THE CITY OF LOCKHART.

TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS ARE COMPLETE AND CORRECT, AND IT IS UNDERSTOOD THAT I OR ANOTHER REPRESENTATIVE SHOULD BE PRESENT AT ALL PUBLIC MEETINGS CONCERNING THIS APPLICATION.

SIGNATURE



DATE

2/3/26

## OFFICE USE ONLY

ACCEPTED BY

D. Fowler

RECEIPT NUMBER

R01433332

DATE SUBMITTED

2/3/2026

CASE NUMBER ZC -

26 - 01

DATE NOTICES MAILED

02/05/26

DATE NOTICE PUBLISHED

02/6/26

PLANNING AND ZONING COMMISSION MEETING DATE

2/25/2026

PLANNING AND ZONING COMMISSION RECOMMENDATION

Approval

CITY COUNCIL MEETING DATE

3/17/2026

DECISION



Kara Bliss McGregor

604 W. San Antonio St · Lockhart, TX 78644  
(512) 944-5272 · karabmcgregor@gmail.com

Feb. 25, 2026

To Whom It May Concern,

I am writing in support of Ron Faulstich's application for a zoning change at 519 W. San Antonio. I live on the south side of San Antonio, ½ block west of this property. I think Ron's vision for the development has integrity and respect for Lockhart's character, and he is planning for parking and other accommodations to minimize disruption for residential neighbors.

I'm happy to answer any questions. Feel free to contact me at karabmcgregor@gmail.com.

Sincerely,

A handwritten signature in black ink that reads "Kara McGregor". The signature is written in a cursive, flowing style.

Kara McGregor



Texas Society of  
Certified Public Accountants  
CPE Foundation, Inc.

2/25/2026

RE: ZC-26-01

STICH INTERESTS, LLC

I AM IN FAVOR OF THIS  
ZONING CHANGE.

Terry Black

WTD

540 W. SAN ANTONIO ST.

TERRY W. BLACK-TRUSTEE

# City of Lockhart, Texas

## Council Agenda Item Cover Sheet

**COUNCIL MEETING DATE:** March 17, 2026

**AGENDA ITEM CAPTION:** Hold a PUBLIC HEARING regarding application ZC-26-02, by Anthony Goode on behalf of CSW Lockhart LP, and discussion and/or action to consider Ordinance 2026-12 for a ZONING CHANGE from *IL Light Industrial District* to *CHB Commercial Heavy Business District* on a total of 1.806 acres described as Lockhart Industrial Park II, Block 1, Lot 4B, Resubdivision 2, located at 221 East MLK Industrial Boulevard.

**ORIGINATING DEPARTMENT AND CONTACT:** Development Services - David Fowler

**ACTION REQUESTED:** Ordinance

**BACKGROUND/SUMMARY/DISCUSSION:** The proposed zoning change would rezone the subject property, which is located in Lockhart Industrial Park II, from Industrial Light (IL) to Commercial Heavy Business (CHB). The applicant has requested the zoning change in order to allow retail commercial uses on the property. While the zoning change would be consistent with long-range plans for the area, the zoning change could raise concern due to the loss of industrial-zoned land in Industrial Park II. A factor in favor of the proposed rezoning is that being located at the corner of FM 1322 and E. MLK Jr. Industrial Boulevard, the property could serve as a transition between the industrial park and the commercial and residentially-zoned areas to the east. The property has adequate water and wastewater service, and access to both FM 1322 and East MLK Industrial Boulevard.

One adjacent owner of an IL-zoned property spoke in opposition to the proposed zoning change at the Planning and Zoning Commission meeting held February 25, 2026. The Lockhart EDC also approved a resolution in opposition of the zoning change request and request the property remain as Industrial Light (IL).

**PROJECT SCHEDULE (if applicable):** None

**AMOUNT & SOURCE OF FUNDING:**

**Funds Required:**

**Account Number:**

**Funds Available:**

**Account Name:**

**FISCAL NOTE (if applicable):** None

**PREVIOUS COUNCIL ACTION:** None

**COMMITTEE/BOARD/COMMISSION ACTION:** The Planning and Zoning recommended approval of the requested zoning change by a vote of 6-1 at tis February 25, 2026 meeting.



# ***City of Lockhart, Texas***

## **Council Agenda Item Cover Sheet**

**STAFF RECOMMENDATION/REQUESTED MOTION:** Approval of Ordinance 2026-12, changing the zoning from Industrial Light to Commercial Heavy Business. There is also an alternative classification of the property remaining in IL zoning, which would also be acceptable.

**LIST OF SUPPORTING DOCUMENTS:** ZC-26-02 Ordinance 2026-12, Ordinance 2026-12 Exhibit A, ZC-26-02 staff report, ZC2602 case map, ZC2602 aerial, ZC2602 zoning, ZC2602 flu thoroughfares, ZC-26-02 Application, Lockhart EDC - Resolution 2026-06

## **ORDINANCE 2026-12**

**AN ORDINANCE OF THE CITY OF LOCKHART, TEXAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LOCKHART, TEXAS, TO RECLASSIFY THE PROPERTY KNOWN AS LOCKHART INDUSTRIAL PARK II, BLOCK 1, LOT 4B, RE-SUBDIVISION 2, LOCATED AT 221 EAST MLK JR. INDUSTRIAL BLVD., FROM IL INDUSTRIAL LIGHT DISTRICT TO CHB COMMERCIAL HEAVY BUSINESS DISTRICT.**

**WHEREAS**, on February 25, 2026, the Planning and Zoning Commission held a public hearing and voted to recommend approval of a zoning change to CHB Commercial Heavy Business District; and,

**WHEREAS**, the City Council desires to amend the zoning map as provided in Section 64-128 of the Code of Ordinances; and,

**WHEREAS**, a public hearing was held in conformance with applicable law;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOCKHART, TEXAS, THAT:**

I. The foregoing recitals are approved and adopted herein for all purposes.

II. The above-referenced property described in Zoning Change request ZC-26-02, known as Lockhart Industrial Park II, Block 1, Lot 4B, Resubdivision 2, and more particularly described in Exhibit A and located at 221 East MLK Jr. Industrial Blvd, will be reclassified from IL Industrial Light District to CHB Commercial Heavy Business District.

III. Severability: If any provision, section, clause, sentence, or phrase of this ordinance is for any reason held to be unconstitutional, void, invalid, or unenforced, the validity of the remainder of this ordinance or its application shall not be affected, it being the intent of the City Council in adopting and of the Mayor in approving this ordinance that no portion, provision, or regulation contained herein shall become inoperative or fail by way of reasons of any unconstitutionality or invalidity of any other portion, provision or regulation.

IV. Repealer: That all other ordinances, sections, or parts of ordinances heretofore adopted by the City of Lockhart in conflict with the provisions set out above in this ordinance are hereby repealed or amended as indicated.

V. Publication: That the City Secretary is directed to cause this ordinance caption to be published in a newspaper of general circulation according to law.

VI. Effective Date: That this ordinance shall become effective and be in full force immediately upon and from the date of its passage.

**PASSED, APPROVED, AND ADOPTED AT A REGULAR MEETING OF THE LOCKHART CITY COUNCIL ON THIS THE 17TH DAY OF MARCH 2026.**

CITY OF LOCKHART

---

Lew White, Mayor

ATTEST:

APPROVED AS TO FORM:

---

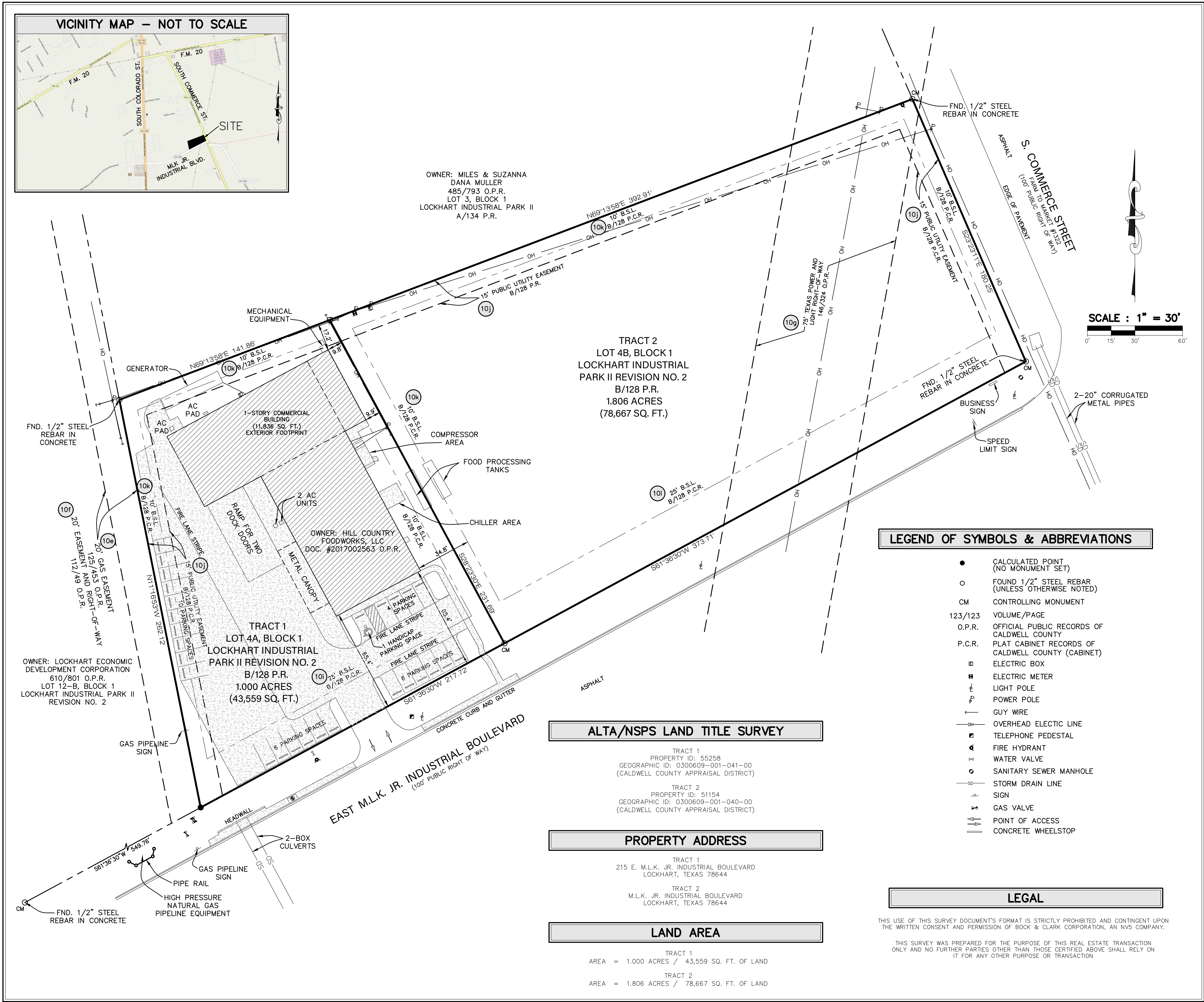
Julie Bowermon, City Secretary

---

Brad Bullock, City Attorney



EXHIBIT "A"



RECORD DESCRIPTION

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT GF NO. AUT-60-661-AUT210150440, Dated September 26, 2021, and all easements covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site, or otherwise known have been plotted hereon or otherwise noted as to their effect on the subject property.

ITEMS CORRESPONDING TO SCHEDULE B

10e RIGHT(S) OF WAY, AS PROVIDED THEREIN, RECORDED IN VOLUME 125, PAGE 453, DEED RECORDS, CALDWELL COUNTY, TEXAS, AND AS SHOWN ON PLAT RECORDED IN CABINET B, SLIDE 71, PLAT RECORDS OF CALDWELL COUNTY, TEXAS. (APPLIES TO SUBJECT PROPERTY AND SHOWN HEREON)

10f RIGHT(S) OF WAY, AS PROVIDED THEREIN, RECORDED IN VOLUME 112, PAGE 49, DEED RECORDS, CALDWELL COUNTY, TEXAS, AND AS SHOWN ON PLAT RECORDED IN CABINET B, SLIDE 128, PLAT RECORDS OF CALDWELL COUNTY, TEXAS. (APPLIES TO SUBJECT PROPERTY AND SHOWN HEREON)

10g RIGHT(S) OF WAY, AS PROVIDED THEREIN, RECORDED IN VOLUME 146, PAGE 324, DEED RECORDS, CALDWELL COUNTY, TEXAS, AND AS SHOWN ON PLAT RECORDED IN CABINET B, SLIDE 128, PLAT RECORDS OF CALDWELL COUNTY, TEXAS. (APPLIES TO LOT 4B ONLY AND SHOWN HEREON)

10h EASEMENT(S), AS PROVIDED THEREIN, GRANTED IN VOLUME 379, PAGE 596, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS. (DOES NOT APPLY TO SUBJECT PROPERTY)

10i 25 FOOT BUILDING SETBACK LINE(S) AS SHOWN ON PLAT RECORDED IN CABINET B, SLIDE 128, PLAT RECORDS, CALDWELL COUNTY, TEXAS. (APPLIES TO SUBJECT PROPERTY AND SHOWN HEREON)

10j 15 FOOT PUBLIC UTILITY EASEMENT(S) AS SHOWN ON PLAT RECORDED IN CABINET B, SLIDE 128, PLAT RECORDS, CALDWELL COUNTY, TEXAS. (APPLIES TO SUBJECT PROPERTY AND SHOWN HEREON)

10k 10 FOOT BUILDING SETBACK LINE(S) AS SHOWN ON SURVEY ATTACHED TO SPECIAL WARRANTY DEED RECORDED AT DOCUMENT NO. 2018-004844, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS. (APPLIES TO LOT 4B ONLY AND SHOWN HEREON)

SURVEY PREPARED BY:

DYE ENTERPRISES ENGINEERS • SURVEYORS • PLANNERS

ALTA/NSPS LAND TITLE SURVEY

215 E. MLK Jr Industrial Blvd NV5 PROJECT NO. 2021106281, 001 215 E. MLK Jr Industrial Blvd, Lockhart, Tx 78644

based upon Title Commitment No. AUT21015044 of Chicago Title Insurance Company bearing an effective date of September 26, 2021 at 8:00 AM

Surveyor's Certification

To: CSW Lockhart, LP; Chicago Title Insurance Company; and Bock & Clark Corporation, an NV5 Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1 (except those States exempt), 2, 3, 4, 6a, 6b, 7c, 7b1, 7c, 8, 9, 10, 13, 14, 16, 17, and 19 of Table A thereof. The field work was completed on OCTOBER 28, 2021.

"PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT"

D. SCOTT DYE REGISTRATION NO. 5315 IN THE STATE OF TEXAS DATE OF SURVEY: OCTOBER 28, 2021 DATE OF LAST REVISION: N/A NETWORK PROJECT NO. 202106281-001 CMP

SHEET 1 OF 2

Bock & Clark Corporation an NV5 Company

NV5

Transaction Services 1-800-SURVEYS (787-8397) 3550 W. Market Street, Suite 200, Akron, Ohio 44333 www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT



MISCELLANEOUS NOTES

- MN1** BEARINGS FOR THIS SURVEY ARE BASED ON THE RESUBDIVISION PLAT OF LOT 4, BLOCK 1, AND LOTS 6, 7, AND 15, BLOCK 2, LOCKHART INDUSTRIAL PARK II REVISION NO. 2.
- MN2** SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- MN3** DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO ON ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- MN4** TRACT 1 HAS DIRECT PHYSICAL ACCESS TO EAST M.L.K. JR. INDUSTRIAL BOULEVARD, A DEDICATED PUBLIC STREET. TRACT 2 HAS NO DIRECT PHYSICAL ACCESS VIA DRIVEWAYS TO EAST M.L.K. JR. INDUSTRIAL BOULEVARD AND S. COMMERCE STREET (F.M. 1322), DEDICATED PUBLIC STREETS.
- MN5** AT THE TIME OF THE ALTA/NSPS SURVEY THERE WAS NO DESIGNATION PF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES.
- MN6** AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- MN7** AT THE TIME OF THE ALTA/NSPS SURVEY THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION OR OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.
- MN8** AT THE TIME OF THE ALTA/NSPS SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SUBSTANTIAL REFUSE.
- MN9** THE SURVEYOR WAS NOT PROVIDED ANY DOCUMENTATION, WAS NOT MADE AWARE AND DID NOT OBSERVE ANY GROUND MARKINGS ON THE SUBJECT PROPERTY WITH REGARDS TO WETLANDS ON THE SURVEYED PROPERTY.
- MN10** AT THE TIME OF THE ALTA/NSPS SURVEY THERE WERE NO EVIDENCE OF A CEMETERY OR BURIAL GROUNDS.

ZONING INFORMATION

THE SURVEYOR WAS NOT PROVIDED WITH A ZONING REPORT OR LETTER PURSUANT TO TABLE A ITEM 6(A).

UTILITY NOTE

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY WERE DETERMINED BY OBSERVED EVIDENCE ONLY. THERE ARE NO ABOVE GROUND UTILITIES TO THE BEST OF OUR KNOWLEDGE, UNLESS OTHERWISE NOTED ON THE SURVEY.

STATEMENT OF ENCROACHMENTS

TRACT 1  
THE BUILDING ENCROACHES 0.1' AND 0.2' INSIDE THE 10' BUILDING SETBACK LINE ALONG THE EAST PROPERTY LINE.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48055C0235E, WHICH BEARS AN EFFECTIVE DATE OF JUNE 19, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT TIME OF SURVEY.

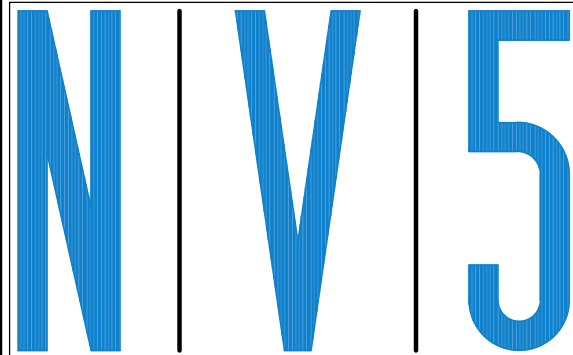
PARKING TABULATION

EXISTING PARKING TABULATION  
REGULAR PARKING SPACES = 26  
HANDICAP PARKING SPACES = 1  
TOTAL PARKING SPACES = 27

PROJECT REVISION RECORD

| DATE                 | DESCRIPTION | DATE            | DESCRIPTION | DATE               | DESCRIPTION |
|----------------------|-------------|-----------------|-------------|--------------------|-------------|
| 07/27/21             | FIRST DRAFT |                 |             |                    |             |
|                      |             |                 |             |                    |             |
| FIELD WORK: 10/28/21 |             | DRAFTED: J.R.C. |             | CHECKED BY: D.S.D. |             |

SURVEY PREPARED BY:



ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR

NV5 Project No. 202106281, 001

DATE OF FIELD SURVEY: SEPTEMBER 28, 2021

NETWORK PROJECT NUMBER: 202106281, 001

1-(800)-SURVEYS (787-8397)

TRANSACTION SERVICES

www.bockandclark.com maywehelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

CASE SUMMARY

STAFF: Fatema Akter, Planner

REPORT DATE: March 2, 2026

PLANNING AND ZONING COMMISSION HEARING DATE: February 25, 2026

CITY COUNCIL HEARING DATE: March 17, 2026

REQUESTED CHANGE: IL to CHB

STAFF RECOMMENDATION: **Approval, or recommendation of alternate classification**

PLANNING AND ZONING COMMISSION RECOMMENDATION: **Approval**

CASE NUMBER: ZC-26-02

BACKGROUND DATA

APPLICANT: Anthony Goode  
OWNER: CSW LOCKHART LP  
SITE LOCATION: 221 East MLK Jr. Industrial Blvd  
LEGAL DESCRIPTION: Lockhart Industrial Park II, Block 1, Lot 4B, Re-subdivision 2  
SIZE OF PROPERTY: 1.806 acres  
EXISTING USE OF PROPERTY: Vacant land  
LAND USE PLAN DESIGNATION: Local Corridor

ANALYSIS OF ISSUES

REASON FOR REQUESTED ZONING CHANGE:

The purpose of the zoning change is to allow commercial development on the 1.806-acre property located at the northwest corner of East Martin Luther King Industrial Boulevard and South Commerce Street (FM 1322). The proposed rezoning is requested to permit retail uses that are not allowed under the site’s current Industrial Light (IL) zoning classification. The site consists of vacant land containing one (1) food processing tank and a second partial food processing tank, both of which appear to be associated with the adjoining property. No portion of the subject property is located within a designated floodplain according to the FEMA Flood Map.

AREA CHARACTERISTICS:

| Surroundings of the property | Existing Use | Zoning  | Future Land Use Plan<br>(Adopted in Comprehensive plan 2024) |
|------------------------------|--------------|---------|--------------------------------------------------------------|
| North                        | Vacant Land  | IL      | Local Corridor                                               |
| East                         | Vacant Land  | CMB     | Local Corridor                                               |
| South                        | Vacant land  | CHB, IL | Local Corridor                                               |
| West                         | Industrial   | IL      | Local Corridor                                               |

*\* Local Corridor: Primarily commercial and entertainment uses providing access to goods and services along major vehicular thoroughfares. Can be regional or local in scale. Regional Corridors serve regional retail such as big box stores while Local Corridors focus on neighborhood scale and serving businesses (Source: Comprehensive plan 2024).*



## **TRANSITION OF ZONING DISTRICTS:**

The subject property is located along portions of the East MLK and South Commerce corridors, where zoning is predominantly Industrial on the northwest and southwest sides of the site, with Commercial zoning on nearby properties on the other sides. The area south of the site across MLK Industrial Boulevard was rezoned to Commercial Heavy Business (CHB) in 2024; however, these properties have not yet developed. The primary intent of this rezoning was to permit higher-intensity retail uses, including gas stations, convenience stores, and general retail establishments.

## **ADEQUACY OF INFRASTRUCTURE:**

Vehicular access will be from both East MLK and South Commerce Street as discussed. There are traffic intersection improvements planned at the intersection that are related to upcoming residential and mixed-use developments near that area. A 12-inch public water line is located along South Commerce Street, with a portion extending along East MLK Street. A 12-inch wastewater line is also present along East MLK Industrial Boulevard and is adequate to serve the subject property.

## **POTENTIAL NEIGHBORHOOD IMPACT:**

The subject property is in an area near potential upcoming residential and mixed-use developments approximately 1.1 miles south of the site, known as Seawillow Ranch or Moxie. An existing residential development, Summerside, is also located nearby. In addition, a proposed single-family residential and commercial development east of FM 1322 was rezoned to multiple districts in 2024 but has never produced subdivision applications. This upcoming development could benefit from the proposed retail use. However, as noted earlier, the immediately adjacent southern property, which was rezoned for similar commercial uses, may also have future impacts if developed. As the proposed use includes a convenience store with gas canopy, it may increase traffic on nearby streets, and TxDOT may require a traffic-related review or study. One significant impact of the proposed rezoning is the reduction of industrially-zoned land in Lockhart Industrial Park II. The City's Economic Development Corporation has expressed concern regarding loss of industrially zoned land in Industrial Park II and may produce a letter of opposition for the City Council meeting.

## **CONSISTENCY WITH COMPREHENSIVE PLAN:**

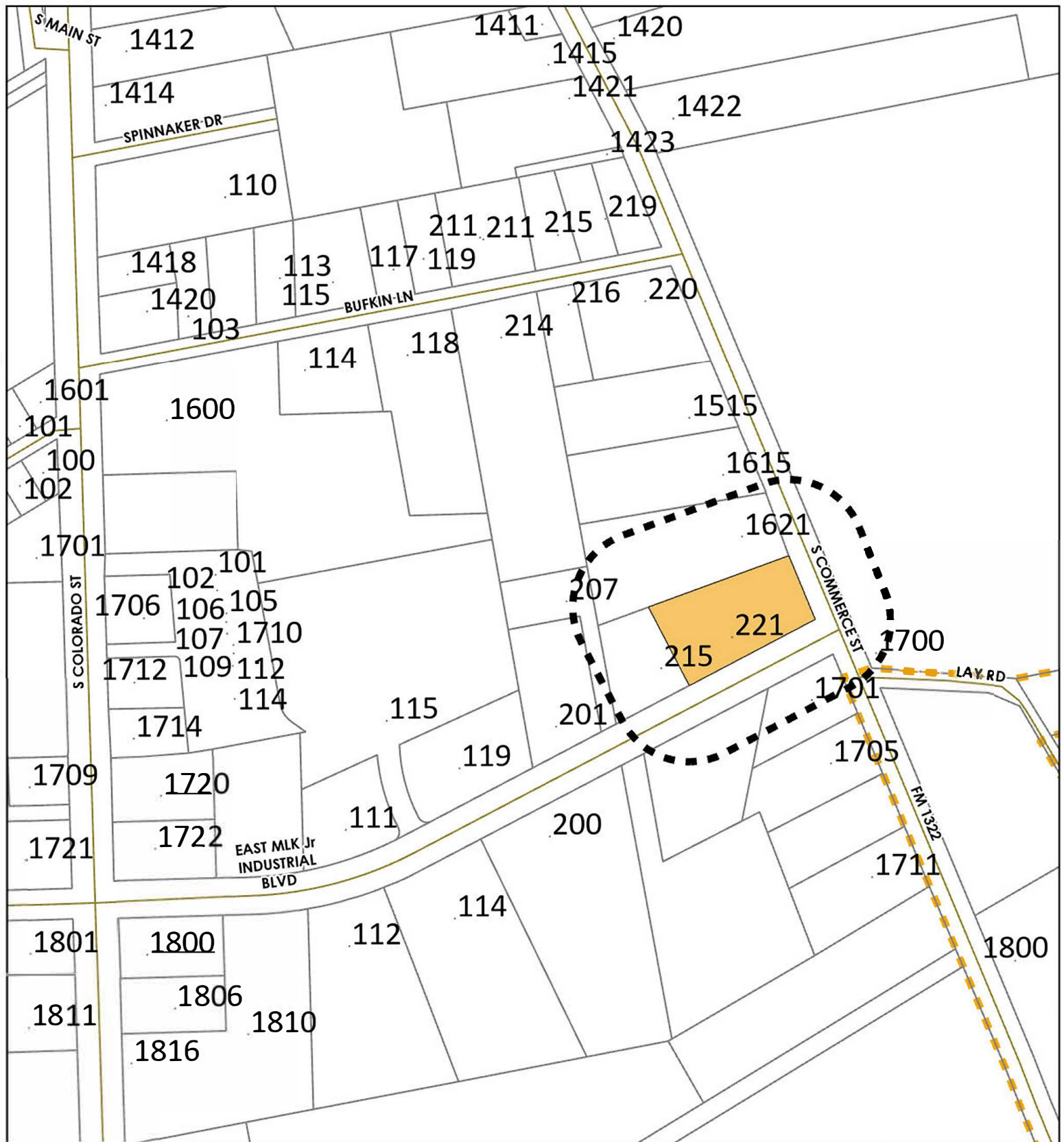
The proposed Commercial Heavy Business (CHB) zoning classification is consistent with the 'Local Corridor' designation shown on the Future Land Use Map. The Local Corridor Land uses category visions commercial and entertainment use that provide access to goods and services along major vehicular thoroughfares. Additionally, the adopted 2024 Lockhart Comprehensive Plan, *Looking Forward*, identifies retail uses as appropriate within the Seawillow District, in which the subject property is located.

## **ALTERNATIVE CLASSIFICATIONS:**

Leaving the property in its current Industrial Light (IL) zoning.

**RESPONSE TO NOTIFICATION:** One neighboring property owner spoke in opposition to the zoning change at the Planning and Zoning Commission meeting.

**STAFF RECOMMENDATION:** Approval of request as submitted, or approval of alternate classification.



**ZC-26-02**

IL TO CHB

221 E MLK JR INDUSTRIAL BLVD



Scale 1" = 400'



**SUBJECT PROPERTY**



**ZONING BOUNDARY**

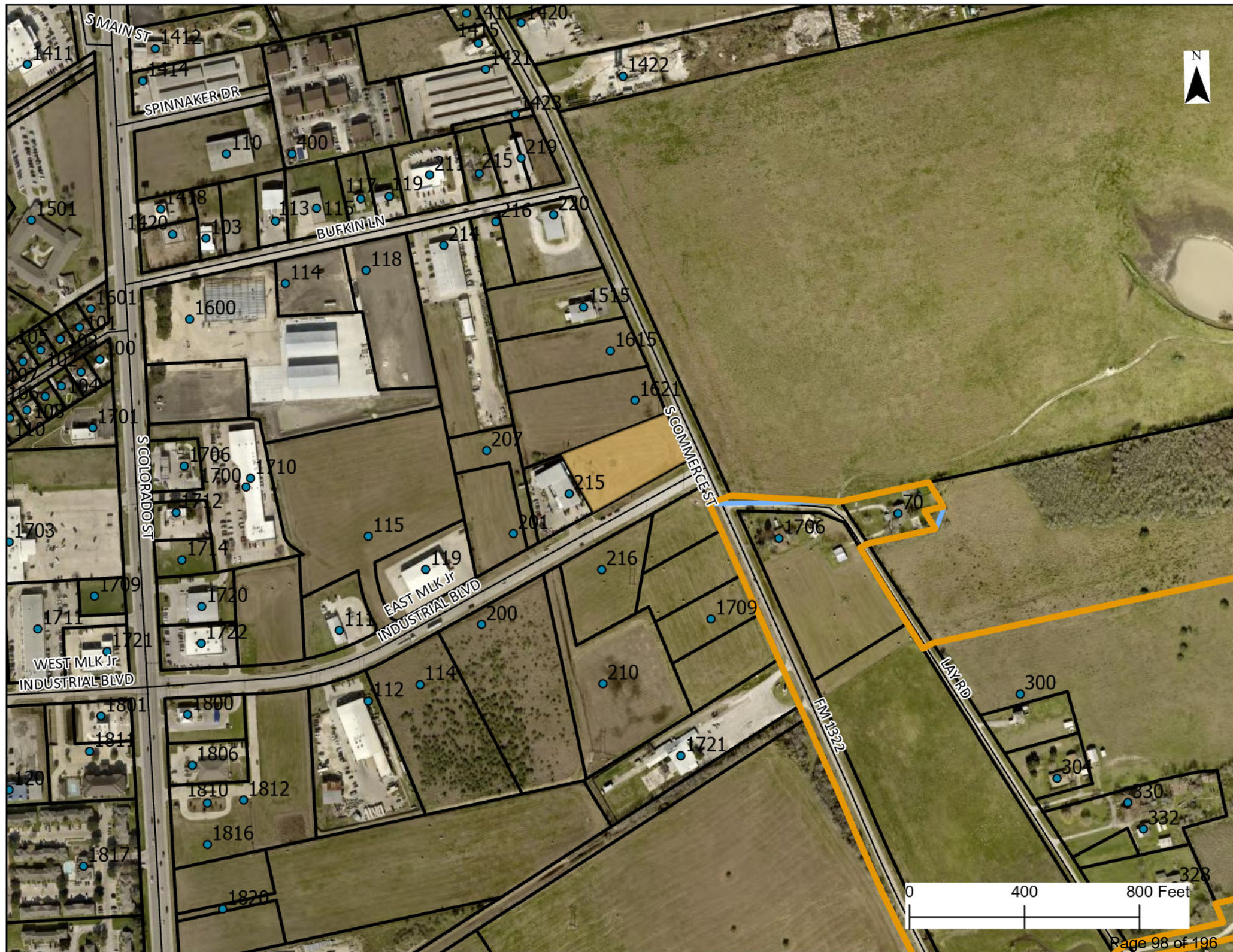


**LOCKHART CITY LIMITS**

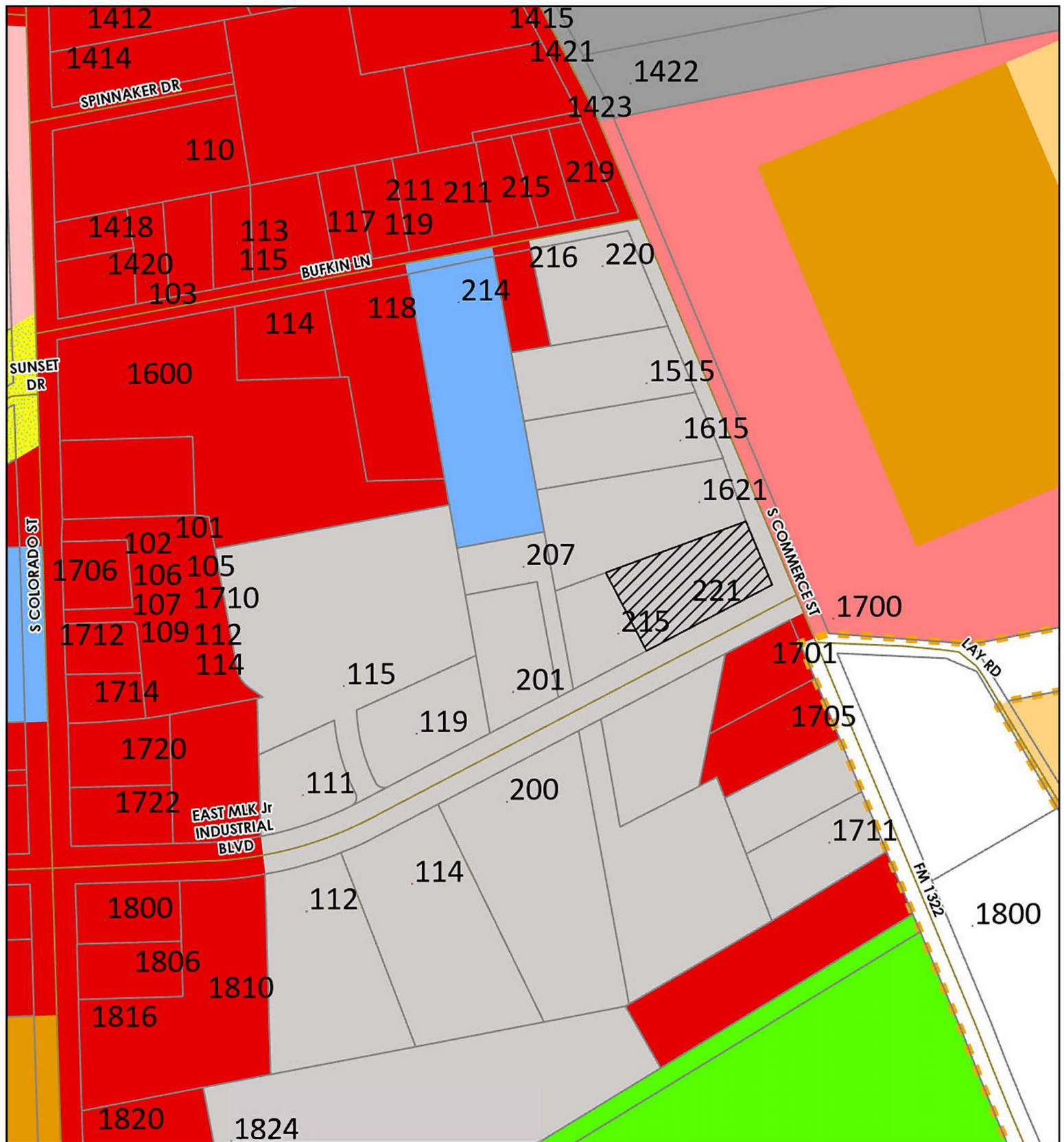


**200 FT BUFFER**









## ZC-26-02

IL TO CHB

221 E MLK JR INDUSTRIAL BLVD

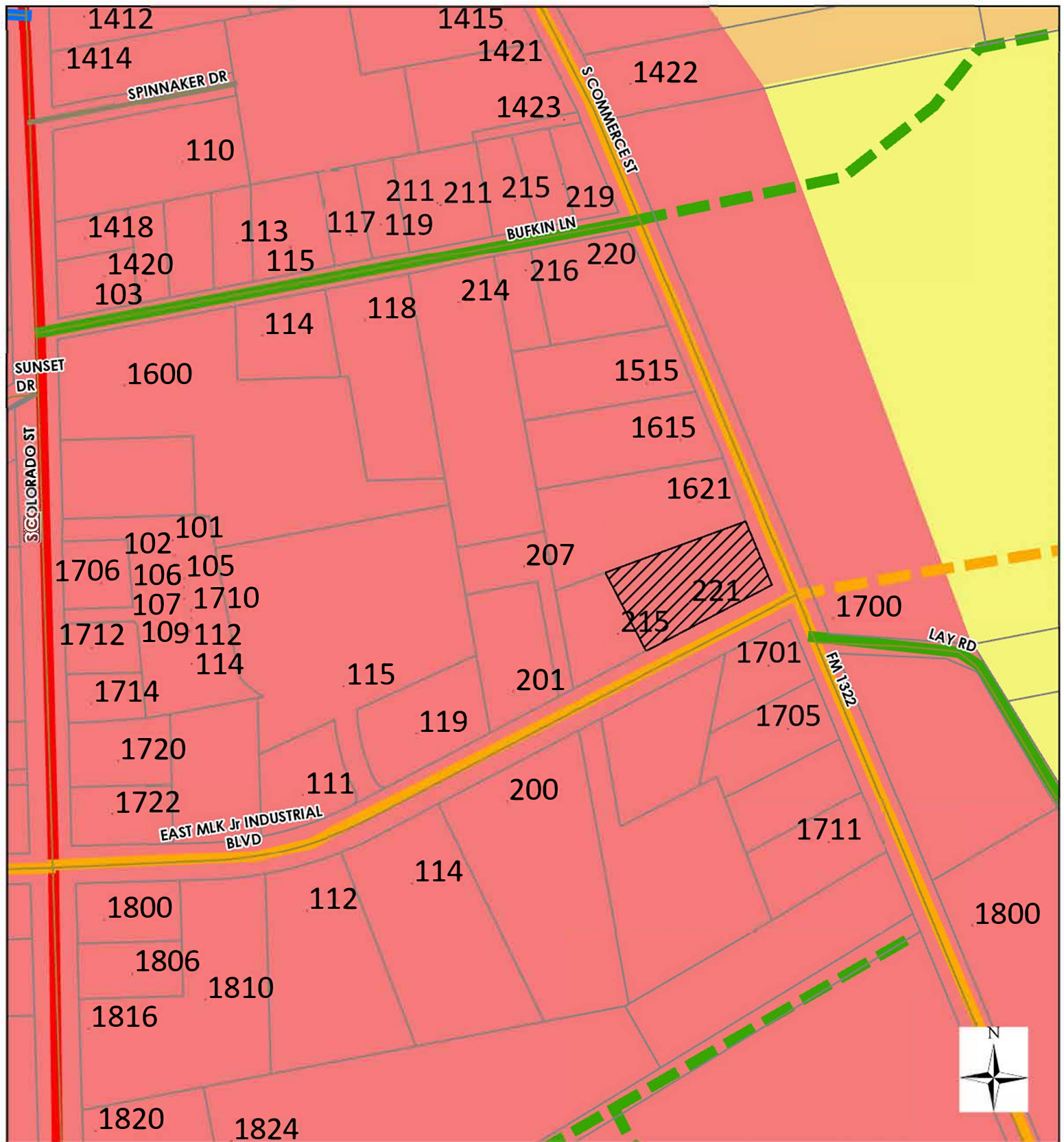


Scale 1" = 400'

### ZONING

- AO
- CHB
- CLB
- CMB
- IH

- IL
- PI
- RHD
- RLD
- RMD



## FUTURE LANDUSE & THOROUGHFARES

IL TO CHB

221 E MLK JR INDUSTRIAL BLVD

### Future Land Use

- Low Density Residential
- Mid-Density Infill
- Mixed Use - Regional
- Mixed Use - Local
- Regional Corridor

- Local Corridor
  - Employment
  - Industrial
  - Unplanned Area
- Thoroughfares**
- Major Arterial
  - Minor Arterial
  - Collector

- Urban Downtown Local
- Mixed-use Street
- Local
- Proposed Major arterial
- Proposed Minor arterial

- Proposed Collector
- Proposed Urban Downtown Local
- Proposed Mixed-use Street
- Proposed Local





**ZONING CHANGE APPLICATION**

(512) 398-3461 • FAX (512) 398-3833  
P.O. Box 239 • Lockhart, Texas 78644  
308 West San Antonio Street

**APPLICANT/OWNER**

APPLICANT NAME Anthony Goode  
DAY-TIME TELEPHONE 972.822.1682  
E-MAIL anthony@goodefaitheng.com

ADDRESS 1620 LA JAITA DR  
STE 300  
CEDAR PARK, TX 78613

OWNER NAME CSW LOCKHART LP  
DAY-TIME TELEPHONE 512-861-3550  
E-MAIL khunter@cswdevelopment.com

ADDRESS 1703 W 5TH ST  
STE 850  
AUSTIN, TX 78703

**PROPERTY**

221 E. MLK Jr Industrial Blvd

ADDRESS OR GENERAL LOCATION NW corner of S Commerce St and E MLK Jr. Industrial Blvd, Lockhart TX 78644

LEGAL DESCRIPTION (IF PLATTED) LOCKHART INDUSTRIAL PARK II, BLOCK 1, LOT 4B, RESUB 2, ACRES 1.806

SIZE 1.806 ACRE(S) LAND USE PLAN DESIGNATION Agricultural / Open Space

EXISTING USE OF LAND AND/OR BUILDING(S) Vacant Land

PROPOSED NEW USE, IF ANY Convenience Store with gas canopy

**REQUESTED CHANGE**

FROM CURRENT ZONING CLASSIFICATION IL - Industrial Light

TO PROPOSED ZONING CLASSIFICATION CHB - Commercial Heavy Business

REASON FOR REQUEST The applicant seeks to develop the property for a use not allowed in the Industrial Light zoning district. The CHB zoning designation better suits the applicants proposed use.



## SUBMITTAL REQUIREMENTS

IF THE APPLICANT IS NOT THE OWNER, A LETTER SIGNED AND DATED BY THE OWNER CERTIFYING THEIR OWNERSHIP OF THE PROPERTY AND AUTHORIZING THE APPLICANT TO REPRESENT THE PERSON, ORGANIZATION, OR BUSINESS THAT OWNS THE PROPERTY.

NAME(S) AND ADDRESS(ES) OF PROPERTY LIEN-HOLDER(S), IF ANY.

IF NOT PLATTED, A METES AND BOUNDS LEGAL DESCRIPTION OF THE PROPERTY.

APPLICATION FEE OF \$250, PLUS \$150 PER ACRE, MAXIMUM OF \$10,000, PLUS ADDITIONAL \$1,000 FOR PLANNED DEVELOPMENT DISTRICT.

APPLICATION FEE OF \$ 520.90 PAYABLE TO THE CITY OF LOCKHART.

TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS ARE COMPLETE AND CORRECT, AND IT IS UNDERSTOOD THAT I OR ANOTHER REPRESENTATIVE SHOULD BE PRESENT AT ALL PUBLIC MEETINGS CONCERNING THIS APPLICATION.

SIGNATURE



DATE 01/15/2026

## OFFICE USE ONLY

ACCEPTED BY Fatema Akter

RECEIPT NUMBER R014 33382

DATE SUBMITTED 02/03/2026

CASE NUMBER ZC - 26 - 02

DATE NOTICES MAILED 02/05/26

DATE NOTICE PUBLISHED 02/6/26

PLANNING AND ZONING COMMISSION MEETING DATE 02/25/2026

PLANNING AND ZONING COMMISSION RECOMMENDATION Approval

CITY COUNCIL MEETING DATE 03/17/2026

DECISION \_\_\_\_\_

**RESOLUTION NO. 2026-06**

**A RESOLUTION OF THE LOCKHART ECONOMIC  
DEVELOPMENT CORPORATION RECOMMENDING DENIAL OF  
THE APPLICATION REQUESTING TO REZONE PROPERTY  
LOCATED AT 221 E MLK INDUSTRIAL BLVD; AND PROVIDING  
AN EFFECTIVE DATE.**

WHEREAS, an application was submitted to the City of Lockhart Planning and Zoning Commission ( the “P&Z Commission”) to rezone property located at 221 E MLK Industrial Blvd from Light Industrial to Commercial Heavy Business district; and

WHEREAS, the P&Z Commission considered the request on February 25, 2026, and voted to recommend approval of the proposed rezoning; and

WHEREAS, the Lockhart Economic Development Corporation (the “LEDC”) has reviewed the application for rezoning, recommendation of the P&Z Commission, and public testimony presented at duly posted meetings; and

WHEREAS, the LEDC finds that the proposed rezoning is not consistent with the goals and policies of the 2023 LEDC Targeted Business Strategy Refresh and 2024 City of Lockhart Comprehensive Plan and is not in the best interest of the business and industrial community; and

WHEREAS, the LEDC determines that maintaining the existing zoning classification better supports the long-term vision and orderly development of the City; and

WHEREAS, the LEDC recommends that the City Council of the City Lockhart deny the rezoning request

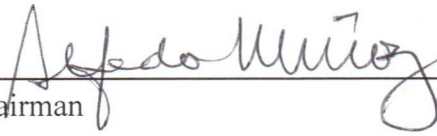
**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF  
THE LOCKHART ECONOMIC DEVELOPMENT CORPORATION THAT:**

Section 1. The LEDC recommends denial of the rezoning of property located at 221 E MLK, Lockhart TX from Light Industrial to Commercial Heavy Business.

Section 2. This Resolution shall take effect immediately upon its passage and approval.

**PASSED AND APPROVED this 9<sup>th</sup> day of March 2026, by the Board of Directors of the  
Lockhart Economic Development Corporation.**

**LOCKHART ECONOMIC DEVELOPMENT  
CORPORATION**

  
Chairman

Attest:

Approved as to form:

  
Holly Malish, Executive Director

\_\_\_\_\_  
Board Attorney



# City of Lockhart, Texas

## Council Agenda Item Cover Sheet

**COUNCIL MEETING DATE:** March 17, 2026

**AGENDA ITEM CAPTION:** Hold a PUBLIC HEARING and discussion and/or action on Ordinance 2026-13 amending Chapter 64, "Zoning" of the Lockhart Code of Ordinances as follows:

Amend Article VII, "Zoning Districts and Standards," Section 64-196, "Establishment of zoning districts," by *replacing Subsection (q) "Uses by Zoning District Table" with a new Subsection (q) titled "Entrance Corridor Overlay District (ECOD),"* consisting of new texts; *and* renumbering the former Subsection (q) "Uses by Zoning District Table" as Subsection (r).

**ORIGINATING DEPARTMENT AND CONTACT:** Development Services - David Fowler

**ACTION REQUESTED:** Ordinance

**BACKGROUND/SUMMARY/DISCUSSION:** The proposed zoning text amendment would create a new Entrance Corridor Overlay District (ECOD) which is intended to enhance the appearance of future development along key entrance corridors into Lockhart by creating enhanced development standards in those areas. The ordinance elevates standards in the areas of land uses, building height, setbacks, building design, parking design/location, sidewalks, signage, lighting, and landscaping in order to improve the overall appearance and generate a positive impression as one enters the city.

The proposed ordinance is only an amendment to Chapter 64, Zoning. It will not apply the ECOD to any areas of the City. In order to apply the ECOD to the areas discussed in prior meetings, a separate city-initiated zoning map amendment (rezoning) will need to be completed. This rezoning would include mailed notification of all affected parcels as well as all property owners within 200 feet of the affected areas. The rezoning would also be advertised in the Lockhart Post-Register as well as zoning change signs being posted along the affected corridors.

**PROJECT SCHEDULE (if applicable):** None

**AMOUNT & SOURCE OF FUNDING:**

**Funds Required:**

**Account Number:**

**Funds Available:**

**Account Name:**

**FISCAL NOTE (if applicable):** None

**PREVIOUS COUNCIL ACTION:** City Council directed staff to draft the ordinance and other

# ***City of Lockhart, Texas***

## **Council Agenda Item Cover Sheet**

related text amendments at the January 26, 2026 meeting.

**COMMITTEE/BOARD/COMMISSION ACTION:** The Planning and Zoning Commission unanimously recommended approval with the condition of moving Auto Repair Garages, Warehousing, and Self Storage uses from the list of uses requiring a Specific Use Permit within the overlay district to the list of prohibited uses within the overlay district.

**STAFF RECOMMENDATION/REQUESTED MOTION:** Approval of Ordinance 2026-13, amending Chapter 64 "Zoning" to create the Entrance Corridor Overlay District.

**LIST OF SUPPORTING DOCUMENTS:** Ordinance 2026-13 Entrance Corridor Overlay District, Corridor Overlay memo to Council 3-10-26

## ORDINANCE 2026-13

**AN ORDINANCE OF THE CITY OF LOCKHART, TEXAS, AMENDING CHAPTER 64 “ZONING” OF THE CODE OF ORDINANCES, ARTICLE VII “ZONING DISTRICTS AND STANDARDS,” SECTION 64-196 “ESTABLISHMENT OF ZONING DISTRICTS,” BY REPLACING SUBSECTION (Q) “USES BY ZONING DISTRICT TABLE” WITH A NEW SUBSECTION (Q) TITLED “ENTRANCE CORRIDOR OVERLAY DISTRICT (ECOD),” CONSISTING OF NEW TEXTS; AND RENUMBERING THE FORMER SUBSECTION (Q) “USES BY ZONING DISTRICT TABLE” AS SUBSECTION (R) ; PROVIDING FOR SEVERABILITY; PROVIDING A REPEALER; PROVIDING FOR PENALTY; PROVIDING FOR PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, Chapter 64 “Zoning”, section 64-196 “Establishment of Zoning Districts”, of the Lockhart Code of Ordinance establishes the uses that are allowed by right, allowed with the approval of a Specific Use Permit and not allowed within each zoning district; and

**WHEREAS**, the City desires to establish an Entrance Corridor Overlay District (ECOD) to apply additional development standards along designated entrance corridors into the City; and

**WHEREAS**, the Entrance Corridor Overlay District shall (ECOD) function as an overlay zoning district applied in addition to the underlying base zoning district; and

**WHEREAS**, the specific entrance corridors subject to the ECOD shall be designated by separate action of the City Council; and

**WHEREAS**, City staff has developed proposed zoning standards to be applied within the ECOD, including but not limited to land use regulations (permitted and prohibited uses), maximum building height limitations, building orientation requirements toward the corridor, enhanced setback standards, improved parking design and placement criteria, strengthened landscaping requirements, corridor design standards, signage regulations, sidewalk and pedestrian connectivity requirements, fencing and screening standards where necessary, and lighting standards; and

**WHEREAS**, the Lockhart Planning and Zoning Commission held a public hearing on February 25, 2026, to consider proposed amendments to the applicable sections of Chapter 64 “Zoning”, and voted to recommend approval of the proposed amendments with the modification that Auto Repair Garage, Warehousing, and Self-Storage Facility uses be moved from uses requiring a Specific Use Permit to the list of prohibited uses within the proposed Entrance Corridor Overlay District under Subsection (q); and

**WHEREAS**, the City Council has determined that such amendments serve public purpose and desires to amend the Code of Ordinances accordingly.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOCKHART, TEXAS, THAT:**

- I. The foregoing recitals are approved and adopted herein for all purposes.



II. Chapter 64 “Zoning”, Section 64-196, are hereby amended as follows, with all existing provisions not shown remaining unchanged:

### **Sec. 64-196. Establishment of zoning Districts**

**(q) Entrance Corridor Overlay District (ECOD).** The intent of this district is to ensure high-quality, consistent development along key city entrances and create a welcoming sense of arrival into Lockhart. Overlay Zoning is an additional layer of zoning regulations augmenting base zoning to protect and enhance the entirety and uniqueness of the City of Lockhart.

The Entrance Corridor Overlay District (ECOD) applies to commercial, industrial, and multifamily developments within designated entrance corridors shown on the City of Lockhart official zoning map. All new development, redevelopment, and major site modifications within the ECOD must comply with both the underlying zoning standards and the additional overlay requirements. In the event of a conflict between the standards of the underlying zoning district and the provisions of this overlay district, the more restrictive or applicable overlay standards shall apply.

### **Exemptions**

Existing developed properties are not subject to ECOD requirements unless redevelopment, site modifications, building additions, or zoning changes to commercial, industrial and multifamily uses are made within the district.

(1) Land use standards. In addition to the base land use standards in each district, the following restrictions apply:

a. The following uses are prohibited in all zoning districts within the overlay district:

1. Recreational Vehicle (RV) Parks.
2. High-impact wireless communication towers.
3. Sexually oriented businesses.
4. Truck stops or travel plazas.
5. Outdoor vehicle storage.
6. Feed stores
7. Food processing plants.
8. Manufactured home sales.
9. Fabrication or limited manufacturing uses.
10. Lumber and building material sales.
11. Welding or machine shops.
12. Heavy equipment or shipping container sales.
13. Wireless antennas
14. Auto repair garages.
15. Warehousing.
16. Self-storage facilities.

b. The following uses require a specific use permit within the corridor:

1. Auto sales or auctions.
2. Gas stations or convenience stores.
3. Auto parts stores.

(2) Building Height.

- a. Building height within the Entrance Corridor Overlay District (ECOD) shall not exceed three (3) stories or 35 feet for multifamily buildings. All nonresidential buildings are limited to 35 feet in height within 100 feet of the corridor street.

(3) Building Setbacks.

- a. Front setback: 50 feet for all properties with frontage on corridor streets
- b. A minimum interior side yard setback of ten (10) feet shall be required.
- c. In mixed-use developments, building separation shall be provided in proportion to building height as follows:
  1. A minimum of ten (10) feet between buildings or structures when both are two (2) stories or less in height.
  2. A minimum of fifteen (15) feet between buildings or structures when one (1) of the buildings or structures exceeds two (2) stories in height; and
  3. A minimum of twenty (20) feet between buildings or structures when one (1) or more of the buildings or structures exceeds four (4) stories in height.

(4) Building Orientation.

- a. Buildings on the corridor must have front entrances facing the primary corridor street. No blank walls or backs of buildings may be visible from the corridor.
- b. Primary Entrance design shall be proportional to the building's overall height, scale, and form, and consistent with the architectural style of the structure.
- c. At least one primary building entrance shall open directly onto a connecting walkway that provides pedestrian frontage and safe, convenient access from public sidewalks, shared pathways, or internal pedestrian routes.

(5) Parking Standards.

- a. Location of Parking:

Parking areas shall be limited to one aisle-loaded double row of parking spaces located between corridor streets and the front of a building. All remaining parking spaces shall be located to the side or rear of the primary building, behind the front facade line, to minimize visual impact from the corridor.
- b. Covered Parking:

All covered or structured parking shall be located behind the primary building or building entrance and shall not be visible from any designated highway corridor or public street within the ECOD.

(6) Landscaping.

- a. Landscaping Buffer Requirement: A minimum fifteen feet (15-ft) landscaping buffer shall be provided along all corridor street frontages within the ECOD, located between the sidewalk and any other developed area. This area shall include native species trees at maximum 40-foot spacing, native grasses, shrubs, flowers, and other plant materials that contribute to a visually appealing streetscape. No parking areas, loading areas, or accessory structures shall be permitted within the required landscaping buffer, except for approved signage.
- b. Landscaping Bonus Feature Requirements:  
Landscaping within the Entrance Corridor Overlay District (ECOD) shall include landscaping that meets the requirements of 64-203 (6) l., m., and n.
- c. Trees greater than eight (8) inches in caliper within the list of protected species, the in Chapter 60, Article II, shall be preserved. No trees meeting these requirements, other than dead, dangerous, or diseased trees, shall be removed from any lot except through submission to City Council as detailed in Section 60-27

(7) Design Standards.

- a. Building Color and Appearance:  
Building colors shall be selected to convey a solid and durable appearance. High-quality, muted shades of greens, blues, tans, and other earth-toned finishes shall be used to maintain visual harmony along the corridor. Bright colors shall be limited to accent elements only and shall not exceed twenty percent (20%) of the total exterior building façade area.
- b. Garage Bays and Service Areas:  
Garage bays, loading docks, or service entrances shall not be visible from any public roadway or designated corridor. Such features shall be located at the side or rear of buildings and screened with landscaping or architectural walls.
- c. Four-Sided Architectural Design:  
All buildings shall incorporate a four-sided architectural treatment with consistent design elements, materials, and colors on all facades. Each wall visible from the corridor streets shall include windows and other architectural relief elements to avoid blank facades.
- d. Architectural Emphasis:  
Building designs shall emphasize architectural articulation, including variation in wall planes, rooflines, and materials and patterns to enhance visual interest and reduce the appearance of mass.
- e. Roof Design:  
Rooflines shall incorporate a variety of architectural features appropriate to the scale of the structure, such as parapets, gables, dormers, cornices, overhangs, or variations in roof pitch. Larger buildings over 20,000 square feet must include five (5) or more distinct roofline elements to create visual interest and reduce perceived mass.
- f. Other Architectural regulations:



1. Building façades facing entrance corridors shall provide visible and clearly defined customer entrances. Each required entrance shall incorporate a minimum of three (3) of the following architectural elements: canopies or porticos; overhangs; recesses or projections; arcades; raised cornice parapets over entrance doors; distinctive roof forms; arches; outdoor patios or plazas; display windows; or integral planters.
2. Roof materials shall not consist of any reflective surfaces.
3. All exterior building materials and finishes visible from a public street shall be of high quality, non-reflective, and compatible with the surrounding development and corridor character, as determined during site plan review.
4. Steel roll-down doors or curtains shall not be visible from the public street.
5. Metal or temporary awnings, are not permitted within the district.
6. Dumpsters shall not be visible from the public street, shall not be placed in the 50-foot front setback, and shall be fenced or screened so as not to be visible from any adjoining residential district.
7. Fabric and canvas awnings and all other building materials must be of durable quality and shall be compatible with materials used in adjoining buildings.

(8) Signage.

a. General Sign Standards for ECOD:

1. Monument signs shall be permitted within the ECOD.
2. Electrical or internally illuminated signs or illumination that are not static, roof signs, and portable signs are prohibited.
3. Wall-mounted signs shall be integrated into the architectural design of the building facade and shall not project above the roofline.
4. For all lots (1) freestanding on-premises monument sign shall be permitted per street frontage, provided that such sign does not exceed twelve (12) feet in height and forty-eight (48) square feet per sign face.
5. Where two freestanding signs are permitted on adjacent lots, a minimum separation of fifty (50) feet shall be maintained between signs.
6. Off-premises signs and billboards are prohibited.
7. Signs shall use a minimal number of colors. Bright or highly saturated colors shall be permitted only as accent elements and shall not exceed twenty percent (20%) of the total sign area.
8. Sign lighting shall be designed to provide adequate illumination for the corridor while minimizing light pollution, glare, and light spillover onto adjacent properties and the night sky.

(9) Sidewalks.

- a. Sidewalks shall be constructed along all public street frontages within the ECOD. The minimum sidewalk width shall be eight (8) feet, exclusive of the curb.
- b. Sidewalks shall be separated from the corridor roadways by a minimum 3-foot-wide strip planted with either turf grass or native grasses.

- c. Maintenance of sidewalks and ornamental elements shall be the responsibility of the property owner or developer, subject to City inspection and approval.
- d. Sidewalks and pedestrian walkways should incorporate curvilinear or meandering alignments where feasible to enhance visual interest, preserve existing trees, and improve the aesthetic quality of the corridor.

(10) Fences.

- a. Front yard fences shall be limited to decorative split rail wooden fences, or wrought iron-style fences
- b. Chain link and wood fences shall not be visible from corridor streets.
- c. Fences are not allowed in visibility triangle.

(11) Lighting Standards.

- a. All exterior lighting shall be designed as pedestrian-scale, downward-directed, and shielded to prevent glare, light spillover, or skyglow.
- b. Lighting fixtures shall complement the architectural style of adjacent development and maintain consistency throughout the corridor.
- c. All light poles, fixtures, and brackets shall be of decorative or ornamental design, using a black, bronze, or dark neutral finish consistent with corridor character.
- d. Lighting poles shall not exceed 16 feet in height within pedestrian areas and 20 feet in parking or roadway areas within ECOD.
- e. Landscape and accent lighting may be used to highlight trees, public art, or key features, provided fixtures are low-mounted and fully shielded.
- f. Pedestrian-scale lighting shall be spaced no more than three times the height of each pedestrian lighting pole sidewalks or pedestrian paths.

(r) Uses by Zoning District Table

IV. Severability: If any provision, section, clause, sentence, or phrase of this ordinance is for any reason held to be unconstitutional, void, invalid, or un-enforced, the validity of the remainder of this ordinance or its application shall not be affected, it being the intent of the City Council in adopting and of the Mayor in approving this ordinance that no portion, provision, or regulation contained herein shall become inoperative or fail by way of reasons of any unconstitutionality or invalidity of any other portion, provision or regulation.

V. Repealer: That all other ordinances, sections, or parts of ordinances heretofore adopted by the City of Lockhart in conflict with the provisions set out above in this ordinance are hereby repealed or amended as indicated.

VI. Penalty: Any person who violates any provision of this ordinance shall be guilty of a misdemeanor, and upon conviction shall be fined as provided in Section 1-8 of the City Code.

VII. Publication: That the City Secretary is directed to cause the caption of this ordinance to be published in a newspaper of general circulation according to law.

VIII. Effective Date. That this ordinance shall become effective and be in full force ten days from the date of its passage.

**PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF LOCKHART, TEXAS, ON THIS, THE 17<sup>th</sup> DAY OF MARCH 2026.**

CITY OF LOCKHART

\_\_\_\_\_  
Lew White  
Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Julie Bowermon  
City Secretary

\_\_\_\_\_  
Brad Bullock  
City Attorney



**TO:** Planning and Zoning Commission

**FROM:** David Fowler, AICP, Planning Director

**SUBJECT:** Proposed text amendment relating to Entrance Corridor Overlay District

**DATE:** March 10, 2026

Following presentations to the Planning and Zoning Commission and City Council in January 2026, the first of the planned city code amendments would establish an Entrance Corridor Overlay District under Chapter 64 (Zoning). Visual quality is an important consideration for tourism and economic development, and as the Barbecue Capital of Texas, Lockhart attracts visitors year-round. Many surrounding communities have established strong entrance corridor standards along major highways that create a welcoming sense of arrival, while limiting undesirable land uses and visual clutter. To achieve improved visual appearance along these corridors without imposing unnecessary regulations citywide, the proposed Entrance Corridor Overlay District would create higher land use and 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 proposed text amendment includes enhanced development standards affecting multifamily and non-commercial development covering the following aspects: Land use, building height, setbacks, building design, parking design and location, sidewalks, signage, and lighting. Combined with the base zoning requirements, the overlay should improve the appearance of these important entrances to Lockhart while also keeping less desirable land uses from negatively affecting the perception of the community as one enters.

The Planning and Zoning Commission unanimously recommended approval of the proposed Entrance Corridor Overlay District at its February 25, 2026 meeting. This recommendation was subject to a revision that moved three land uses from the category requiring Specific Use Permits for approval to the status of being prohibited within the Overlay District.

The proposed text amendment does not have the effect of applying the Entrance Corridor Overlay District to any particular parcels of land. A separate zoning change action will be required, including mailed notification to all affected property owners as well as those within 200 feet of the affected properties.

# ***City of Lockhart, Texas***

## **Council Agenda Item Cover Sheet**

**COUNCIL MEETING DATE:** March 17, 2026

**AGENDA ITEM CAPTION:** Discussion and/or action regarding a proposed three-year sponsorship agreement with Texas Monthly for the 2026-2028 BBQ World's Fair Events.

**ORIGINATING DEPARTMENT AND CONTACT:** Public Works - Sean Kelley

**ACTION REQUESTED:** Agreement

**BACKGROUND/SUMMARY/DISCUSSION:** 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 and is seeking to return to Lockhart for the next three years.

The event is slated for the first Saturday and Sunday of November, to be held in the Historic Courthouse Square and City Park. Texas Monthly will provide the planning, production, staffing, event lineup, marketing, ticketing services and sponsorships. Other notable details in the agreement include:

- City contribution of \$35,000 of in-kind support (permit assistance, street closures, police and first responder staff, secure shuttle parking area and event locations). This is an increase of \$10,000 from previous years.
- An increase in monetary sponsorship for digital promotion to \$24,100 and a \$9,600 payment for (1) full page brand ad in Texas Monthly Magazine (Total annual monetary contribution of \$33,700). This is an increase of \$5,000 from previous years.
- City logo to be placed on the promotional signage
- Minimum general liability insurance requirements

Texas Monthly has representatives to answer any questions regarding the extended Event Sponsorship Agreement.

**PROJECT SCHEDULE (if applicable):**

**AMOUNT & SOURCE OF FUNDING:**

**Funds Required:** \$33,700

**Account Number:** 100-5101-795-00

**Funds Available:** \$30,000

**Account Name:** Downtown Promotions

**FISCAL NOTE (if applicable):**

**PREVIOUS COUNCIL ACTION:** Council previously approved annual sponsorship agreements between 2022-2025.

# ***City of Lockhart, Texas***

## **Council Agenda Item Cover Sheet**

### **COMMITTEE/BOARD/COMMISSION ACTION:**

**STAFF RECOMMENDATION/REQUESTED MOTION:** Staff respectfully requests consensus from City Council to approve the agreement as presented or provide direction on proposed revisions.

**LIST OF SUPPORTING DOCUMENTS:** City of Lockhart BBQ Fest 2026-2028 (Final), 2026 thru 2028 City of Lockhart Contract Exhibit A



## TEXAS MONTHLY BBQ FEST EVENT SPONSORSHIP AGREEMENT

This Event Sponsorship Agreement (“Agreement”) is entered into by and between Texas Monthly LLC, a Texas limited liability company (“Texas Monthly”), and the City of Lockhart, Texas, a municipality of the State of Texas (“Client”), and governs the terms of Texas Monthly’s presentation of its annual BBQ Fest event at the Lockhart venues described in this Agreement (the “Event”) and Client’s sponsorship thereof, in each case on the terms provided in this Agreement.

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

### 1. Events.

- **Event Description.** This 2-day Event comprises (i) a “BBQ World’s Fair” - an open-to-the-public street festival, showcasing barbecue, metalworks, marketplace vendors, and live music, and (ii) the “Top 50 Picnic” – the classic, ticketed BBQ celebration that features pitmasters from Texas Monthly’s latest quadrennial list of the Top Fifty barbecue joints in Texas.
- **Sponsorship Fee.** In consideration of Texas Monthly’s presentation of the Event, annually during the Term, Client shall pay Texas Monthly a sponsorship fee of \$68,700, comprising the following (i) \$35,000 of in-kind support as described below, (ii) a \$24,100 cash payment for additional Event promotions and sponsorship benefits, as described on Exhibit A attached hereto and made a part hereof, and (iii) a \$9,600 cash payment in respect of one (1) full page brand ad in *Texas Monthly* magazine all per Exhibit A. 50% of the cash amount is due and payable the first week of April in each of 2026, 2027 and 2028, with the remaining 50% payable annually no later than ten (10) business days prior to each annual Event.
- **Event Details –**
  - Day 1 – *BBQ World’s Fair*. This part of the Event will be held in downtown Lockhart, Texas on the first Saturday in November from 12 p.m. - 7 p.m. This is a public event, with an estimated 7,000-10,000 attendees.
  - Day 2 - *Top 50 Picnic*. This part of the Event will be held at City Park in Lockhart, Texas on the first Sunday in November (that follows the first Saturday) from 12 p.m. – 4 p.m. This is a ticketed, public event, with an estimated 4,500 attendees.
  - Client will provide the above venues, and emergency services (police and fire) for each, at no cost to Texas Monthly, as part of its in-kind consideration payable under this Agreement.
- **Artist/Presenter lineup and Event content.** Texas Monthly shall be responsible for curating and engaging the line-up of artists/presenters for the Event and shall have sole decision-making authority for the content and curation of the Event.
- **In-Kind Support.** The in-kind support to be provided by Client includes the following:
  - All city permitting (street, fire, police, sound, building, parking, etc.) and assistance with all other permitting requirements for the Event. Street closures for downtown Lockhart will be mutually agreed upon by Texas Monthly and Client. Texas Monthly requests access to City Park for Event setup starting at 8am on the Wednesday before the first full weekend in November through the Sunday of that weekend with exclusive use of the City Park started at 5pm on

Friday through 5pm on Sunday. All Event material equipment to be removed from City Park grounds by 5pm on the following Tuesday.

- Staffing: police officers/cars for closure and security; Right-of-way and utility teams to assist with other production needs; fire watch, if needed. Texas Monthly to work with Client's safety teams to ensure the necessary personnel is onsite.
- Venues: securing access to utilities and necessary maintenance of venues leading up to the Event (i.e; watering grass, ensuring lawns are accessible, etc.)
- Transportation: provision of sufficient parking locations with reasonable Event access; creation of ride share locations; facilitation of any TxDOT meetings that may be required. Texas Monthly is envisioning using the High School as the main parking lot.
- Business Relations: The Client will provide communication support to the downtown and local businesses regarding street closures and other permitting/licensing decisions that might impact businesses (i.e; TABC regulations)

- **Texas Monthly Services.** Trash will be managed by Texas Monthly hired cleaning staff, who will also supply receptacles. Texas Monthly will supply portable restrooms at both venues. Texas Monthly is responsible for arranging and/or compensating security and safety personnel that extend beyond the City's capabilities, including third party security, county EMS, and off-duty LPD.

2. **Term.** The term of this Agreement will commence on the date of the last signature below (the "Effective Date") and, unless earlier terminated as provided herein, will continue in full force and effect until December 31, 2028.

3. **Cancellation.** Either party may terminate this Agreement for any or no reason with not less than one hundred twenty (120) days prior written notice before Day 1 of the Event, with no further obligations, except that the terminating party shall be obligated to pay or promptly reimburse the other party for any unavoidable costs incurred by the non-terminating party as a consequence of such termination (e.g., guaranteed artist fees). Texas Monthly also retains the right to cancel any portion of or all of the Event at any time for cause, including, without limitation, safety concerns, Client's non-compliance with this Agreement, or for other reasons as set forth herein, after advance notice and opportunity to cure as follows: (a) more than two weeks prior to Day 1 of the Event, the notice and cure period shall be 72 hours; and (b) for the two weeks prior, the notice and cure period shall be 24 hours. Upon termination of this Agreement, all rights granted to Client under this Agreement, including any trademark rights, shall immediately cease. Client acknowledges that failure to comply with its trademark obligations under this Agreement will result in immediate and irreparable harm to Texas Monthly, entitling it to injunctive and any and all other appropriate relief.

4. **Event Revenues.** Texas Monthly shall be entitled to 100% of the proceeds of any third-party sponsorships it procures for the Event.

5. **Event Marketing.** Texas Monthly, at a minimum, will provide (i) five (5) full page print ads promoting the event and one full page print recap ad in *Texas Monthly* magazine, as well as TexasMonthly.com, promoting the Event and including logos of all Event sponsors; (ii) social media and email marketing consisting of four (4) Facebook posts, four (4) Instagram posts, four (4) twitter posts, and four (4) email blasts promoting the Event; (iv) a dedicated Facebook Event page; (v) an Event page on texasmonthly.com; and (vii) an Event program that includes Event sponsor logos for each day of the Event.

6. **Content Capture.** Texas Monthly shall have the sole and unlimited right to and permit others the right to record, stream, photograph or otherwise reproduce or distribute any audio, video or photographs of the Event. Except to the extent otherwise expressly approved in writing by Texas Monthly, Client shall not record, reproduce, or transmit any portion of the Event in any manner or by any means whatsoever, nor permit or cause others to do so; provided, however, that Client may take photographs solely for use on its website, social media platforms, e-newsletters and

year-end reporting, so long as no images of artists or performers at the Event are captured within such photography.

7. **Texas Monthly Trademarks.** Texas Monthly authorizes Client to use Texas Monthly's name and logo in connection with, and solely for purposes of, the promotion of the Event. Such use shall strictly comply with any use guidelines provided by Texas Monthly to Client. All rights not licensed herein are explicitly reserved by Texas Monthly.

8. **Compliance with Laws.** Client acknowledges that Texas Monthly reserves the right to impose rules and requirements applicable to the Event and/or the activities of Client in connection with the Event, and Client shall promptly take such corrective action as Texas Monthly may reasonably require in order to maintain and/or conform to any such rules or requirements. Client acknowledges that local, state and federal entities have rules and regulations which may impact activities and promotions during the Event. Each party shall ensure that its activities under this Agreement comply with all federal, state and local laws, ordinances, codes, rules, and regulations.

9. **Insurance.**

(a) Client will procure and maintain, at its own expense, Commercial General Liability ("CGL") insurance with a combined single limit of not less than \$1 million per occurrence and \$2 million in the aggregate, which policy must be in full force and effect for the Event and any associated load-in and load-out times before and after the Event. This policy must be taken out in the name of the Client and must specifically identify Texas Monthly LLC, and its officers, employees and agents as additional insureds. No later than thirty (30) days prior to the Event, Client shall provide Texas Monthly with proof of such insurance.

(b) Failure of Client to provide proof of liability insurance is grounds for termination of this Agreement by Texas Monthly but does not waive any other rights Texas Monthly has hereunder or otherwise.

(c) CLIENT WAIVES ALL RIGHTS OF SUBROGATION AGAINST TEXAS MONTHLY, ITS OFFICERS, DIRECTORS, SHAREHOLDERS OR EMPLOYEES AND REPRESENTATIVES TO THE EXTENT OF ALL LOSSES OR DAMAGE COVERED BY ANY POLICY OF INSURANCE. CLIENT AGREES TO ADVISE ITS INSURER OF SUCH WAIVER, AND OBTAIN ALL ENDORSEMENTS REQUIRED FOR SUCH WAIVER TO BE EFFECTIVE.

(d) Texas Monthly will procure and maintain, at its own expense, CGL insurance at the same coverage required of Client above.

10. **General Release.** Client expressly releases and discharges Texas Monthly from any and all liabilities for any loss, injury, or damages to any and all person(s) or property that may be sustained by reasons of Client's or its representatives' occupancy of the Event venues.

11. **Indemnification.** Client assumes full responsibility for and, to the extent allowed by law, shall indemnify, defend and hold harmless Texas Monthly and its successors, assigns, parents and subsidiaries, and the officers, directors and employees of each of them, from and against any and all claims, losses, actions, damages, expenses and all other liabilities, including, without limitation, costs and reasonable attorneys' fees arising out of or in connection with (a) any acts or omissions of Client or any of its agents, assigns, contractors or their employees; (b) any of the foregoing parties' unauthorized use of intellectual property, including without limitation, trademarks owned by Texas Monthly, or (c) Client's breach of any obligation, representation or warranty contained in this Agreement. This obligation to indemnify will survive the expiration or termination of this Agreement.

12. **Damages Waiver.** EXCEPT WITH RESPECT TO CLIENT'S INDEMNIFICATION OBLIGATIONS HEREUNDER, OR INFRINGEMENT OF TEXAS MONTHLY'S INTELLECTUAL PROPERTY, AND NOTWITHSTANDING ANY PROVISION OF THIS AGREEMENT TO THE CONTRARY, IN NO EVENT WILL



EITHER PARTY BE LIABLE TO THE OTHER PARTY FOR ANY CONSEQUENTIAL, INCIDENTAL, SPECIAL, PUNITIVE, OR SIMILAR DAMAGES, WHETHER BASED ON CONTRACT, TORT, WARRANTY, OR OTHER LEGAL OR EQUITABLE GROUNDS, INCLUDING, WITHOUT LIMITATION, DAMAGES FOR LOSS OF BUSINESS PROFITS OR OTHER PECUNIARY LOSS, ARISING OUT OF THIS AGREEMENT OR THE SERVICES, EVEN IF THE OTHER PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES AND EVEN IF CAUSED BY THE NEGLIGENCE OF THE OTHER PARTY.

13. **“As Is” Nature.** EXCEPT AS MAY BE EXPRESSLY SET FORTH IN THIS AGREEMENT, ANY PRODUCTS SERVICES, OR PROPERTY PROVIDED OR TO BE PROVIDED BY TEXAS MONTHLY HEREUNDER ARE PROVIDED "AS IS" WITHOUT ANY WARRANTY OF ANY KIND, AND NO OTHER WARRANTIES, WHETHER EXPRESS, IMPLIED, OR OTHERWISE, ARE MADE WITH RESPECT TO THE SAME, INCLUDING ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

14. **Representations and Warranties.** Each party represents and warrants to the other party that: (a) it has the full power and authority to enter into this Agreement and to carry out the provisions thereof; (b) the person executing this Agreement on behalf of such party is authorized to do so; (c) the rights granted hereunder shall not violate any law or infringe upon the rights of any third parties; and (d) such party shall comply with all laws, ordinances, or governmental rules or regulations and order applicable to presentation of the Event.

15. **Notices.** All notices hereunder shall be given in writing and delivered by hand, email, mail, or overnight courier (e.g., FedEx, UPS or DHL) to the other party hereto. Notices so given and addressed shall be deemed to have been given and effective as follows: (i) if by hand, when personally delivered; (ii) if by email, on date of computer record, provided no rejection notice is issued by the sender’s email server; (iii) if by mail, five (5) calendar days after dispatch by the sending party, or (iv) if by overnight courier, on the next business day after dispatch by the sending party. Notwithstanding the foregoing, if the day or time of transmission by email is not during the normal business hours of a business day, then such notice shall be conclusively deemed to have been received during the next business day. All notices shall be given to Texas Monthly and to Client, respectively, at the address below and shall be in writing, postage or delivery charges prepaid. The addresses for notices (until notice of a change thereof is provided in writing pursuant to the terms hereof) shall be as set forth below. Either party may change the address at which it is to receive notice by giving notice thereof to the other Party.

If to **CLIENT:**

City of Lockhart

Attn: Mayor (Lew White)

Address: 308 W. San Antonio Street

Lockhart, Texas 78644

Email: [lwhite@lockhart-tx.org](mailto:lwhite@lockhart-tx.org)

If to **TEXAS MONTHLY**

Texas Monthly LLC

Attention: Caitlyn Perry, Chief Revenue Officer

816 Congress Ave., Suite 1700

Austin, Texas 78701

Email: [cperry@texasmonthly.com](mailto:cperry@texasmonthly.com)

with a copy, which shall not constitute notice, to Charlie San Miguel, General Counsel, at [csanmiguel@eprod.com](mailto:csanmiguel@eprod.com)

16. **General Provisions.** Nothing contained in this Agreement establishes a partnership or joint venture with Texas Monthly. This Agreement shall be governed by the laws of the State of Texas and exclusive venue for all disputes arising under or related to it shall lie in a court of proper jurisdiction in Harris County, Texas. The obligations

set forth herein relating to indemnification, limitations of liability, governing law and venue, and general provisions shall survive the expiration or earlier termination of this Agreement. If one or more provisions of this Agreement are held to be unenforceable under applicable law, such provisions shall be excluded from this Agreement and the balance of the Agreement shall be interpreted as if such provisions were so excluded and shall be enforceable in accordance with its terms. This document represents the entire agreement of the parties with respect to the subject matter hereof and cannot be amended except by a writing signed by both parties. Headings are included for convenience only and will not be used to construe this Agreement. This Agreement may be executed in counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument. Further, this Agreement may be executed by facsimile, email, electronic signature or other electronic means, and so executed shall have the full force and legal effect as an original. The language of this Agreement shall be construed simply and according to its fair meaning and shall not be construed for or against any party as a result of the source of draftsmanship.

**IN WITNESS WHEREOF**, the parties hereto have caused this Agreement to be executed as of the Effective Date.

**ACCEPTED AND AGREED TO:**

**CITY OF LOCKHART**

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**TEXAS MONTHLY LLC**

Signature: \_\_\_\_\_

Printed Name: Caitlyn Perry

Title: Chief Sales Officer

Date: \_\_\_\_\_

## High-Impact Print Campaign

Share your message within the pages of *Texas Monthly* alongside content that aligns with your brand.

*Texas Monthly* recommends the following issue:

June 2026: Tacos

- Additional Content—City Guide: Austin, San Antonio & Hill Country

### INCLUDES:

1. One (1) full-page, four-color brand ad

**Investment: \$9,600 NET**  
**Est. Impressions: 3MM+**





## Event Sponsorship Benefits— 2026 BBQ Fest

- Hosting rights + Weekend Sponsor Billing (i.e. Logo inclusion for website, signage, and all digital opportunities and print promotions) (\$50K Value)
- Logo inclusion in official event recap video; exclusive along with Title Sponsor (\$10K value)
- Promotional sweepstakes (\$7.5K value)
  - Note: City of Lockhart to contribute to a “Visit Lockhart” prize package; Texas Monthly will contribute one (1) pair of VIP tickets and will manage the campaign to generate email leads to be shared with City of Lockhart
- Complimentary tickets, parking, and swag
  - Twenty (20) VIP tickets (\$4K value)
  - Forty (40) GA tickets (\$6K value)
  - 25 parking passes (\$500 value)
  - 25 swag items i.e. trays and posters (\$2K value)



# ***City of Lockhart, Texas***

## **Council Agenda Item Cover Sheet**

**COUNCIL MEETING DATE:** March 17, 2026

**AGENDA ITEM CAPTION:** Discussion and consideration of a Fund Distribution Agreement with Community Action, Inc. of Central Texas for administration of the City's Good Neighbor utility assistance program.

**ORIGINATING DEPARTMENT AND CONTACT:** Finance - Keeli Michna

**ACTION REQUESTED:** Agreement

**BACKGROUND/SUMMARY/DISCUSSION:** Discussion and/or action regarding a Funds Distribution Agreement with Community Action, Inc. of Central Texas to disburse Good Neighbor Funds collected by the City of Lockhart. The Good Neighbor Fund was created in 2018 in which utility customers can voluntarily donate money on their utility bill to help other City utility customers that need assistance. Community Action will administer the funds and use their criteria guide to determine who receives assistance.

**PROJECT SCHEDULE (if applicable):**

**AMOUNT & SOURCE OF FUNDING:**

**Funds Required:**

**Account Number:**

**Funds Available:**

**Account Name:**

**FISCAL NOTE (if applicable):**

**PREVIOUS COUNCIL ACTION:**

**COMMITTEE/BOARD/COMMISSION ACTION:**

**STAFF RECOMMENDATION/REQUESTED MOTION:** Staff recommends approval of the Fund Distribution Agreement as presented.

**LIST OF SUPPORTING DOCUMENTS:** 2026 Fund Distribution Agreement

## Fund Distribution Agreement

This agreement is between the **City of Lockhart (City)**, 308 W. San Antonio St., Lockhart, Texas 78644 and **Community Action, Inc. of Central Texas (CAI)**, 215 S. Reimer Ave., San Marcos, Texas 78666 (PO Box 748, San Marcos, Texas 78667-0748), for the purpose of distributing funds allocated by the City to qualified customers through the **Good Neighbor Fund**.

In consideration of the mutual covenants herein contained and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and CAI agree as follows:

1. The City will be responsible for:
  - The City is responsible for receiving Good Neighbor donations and remitting to the CAI the amount of \$5,000 when the fund has reached the designated level.
  - Verifying appropriations and distribution to customers of the City of Lockhart utility services. The distribution will be for electric utility customers and water/wastewater utility customers.
  - The City staff will apply the payment to the customer's account, when approved **Utility Assistance Pledge** form is received from CAI on behalf of the customer.
2. CAI will be responsible for:
  - Reviewing and approving CAI applications for assistance.
  - Issuing **Utility Assistance Pledge** forms to the City on behalf of the approved customers as needed.
  - Monitoring the approved distribution of the funds for customer's utility bills.
  - Providing a monthly report to the City of the approved transactions during the current month and year to date.
3. Distribution of Funds:
  - Funds will be used to assist the City utility services with payment of their utility bill.
  - City funds will not be utilized to assist customers with deposits to establish service.
  - Customers will receive assistance one time a year.
  - Assistance may be provided for a current billing period, and the arrears amount due not to exceed 60 days of outstanding bills and delinquent fees.
  - All other fees will not be paid through utility assistance funds. (tampering fees, after-hour connection fees, connection fees, etc).
4. Qualification criteria:

Customer must be considered low-income (200% of the federal poverty level) families and meet one or more of the following:

  - a. Elderly
  - b. Disabled
  - c. Veteran
  - d. Have children in the household age 5 or younger.
5. Terms of Agreement
  - The term of this agreement is for an initial one-year period and included 2 one-year options to renew that will renew automatically unless either party terminates prior to the beginning of the City's fiscal year (October 1<sup>st</sup>).
  - This agreement may be terminated by either party, with 30 days prior written notice.



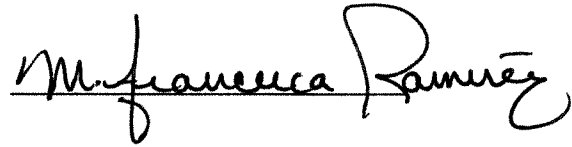
- This agreement may be terminated immediately if either party fails to perform in accordance with the terms of this agreement.
- In the event this agreement is terminated by either party, CAI must provide, to the City, a report of all funds utilized to date and refund any amount of funds which has not been provided to customers, within 30 days of termination.

This Agreement will be effective for a period starting April 1, 2026 through March 31, 2027.

City of Lockhart

Community Action, Inc.  
Of Central Texas

\_\_\_\_\_  
Lew White, Mayor

  
\_\_\_\_\_  
M. Francesca Ramirez  
Print or type name

# ***City of Lockhart, Texas***

## **Council Agenda Item Cover Sheet**

**COUNCIL MEETING DATE:** March 17, 2026

**AGENDA ITEM CAPTION:** Discussion and/or action regarding Resolution 2026-13 authorizing an economic development performance agreement with Gloria Group Partners, LP for a Business Improvement & Growth (BIG) Grant.

**ORIGINATING DEPARTMENT AND CONTACT:** Economic Development - Holly Malish

**ACTION REQUESTED:** Resolution

**BACKGROUND/SUMMARY/DISCUSSION:** The City of Lockhart's 2024 Comprehensive Plan places strong emphasis on being a City that celebrates and embraces its long and rich history by reinvesting in neighborhoods, preserving areas and buildings of historic significance, and maintaining the Central Business District as an economically viable and lively activity center.

The BIG Grant Program is designed to impact properties in need of revitalization, resulting in improved exterior visibility and presentation of a property, as well as enhanced occupant safety. The BIG Grant Program is not designed to subsidize corrections to building code violations that prolong the life of a commercial property. The BIG Grant Program strives to increase sales and/or revenue for the property owner or tenant.

Gloria Group Partners, LP, operating as Hugo at the Masur, inquired about additional assistance to upgrade the building at 119 W. San Antonio Street utilizing the BIG Grant program. The assistance will help reimburse the building owner for the new windows and awning at the building.

**PROJECT SCHEDULE (if applicable):**

**AMOUNT & SOURCE OF FUNDING:**

**Funds Required:**

**Account Number:**

**Funds Available:**

**Account Name:**

**FISCAL NOTE (if applicable):**

**PREVIOUS COUNCIL ACTION:**

**COMMITTEE/BOARD/COMMISSION ACTION:** The LEDC board approved the BIG Grant on 03/09/26 after a public hearing and second reading.

**STAFF RECOMMENDATION/REQUESTED MOTION:** Staff recommends approving

# ***City of Lockhart, Texas***

## **Council Agenda Item Cover Sheet**

Resolution 2026-13.

**LIST OF SUPPORTING DOCUMENTS:** City Council Resolution 2026-13 - EDPA Gloria Group, EXH. A - City Council Resolution 2026-13 - EDPA Gloria Group, LEDC Resolution 2026-02 - EDPA Gloria Group



## **RESOLUTION NO. 2026-13**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOCKHART, TEXAS, AUTHORIZING AN ECONOMIC DEVELOPMENT PERFORMANCE AGREEMENT WITH GLORIA GROUP PARTNERS,LP FOR A BUSINESS IMPROVEMENT & GROWTH PROGRAM GRANT AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Lockhart (“City”) seeks to improve the appearance of commercial areas and spur private development; and

**WHEREAS**, Gloria Group Partners, LP applied to the Lockhart Economic Development Corporation (LEDC) for a grant pursuant to the LEDC’s Business Improvement & Growth Program in order to make improvements to and expand its existing facility located at 119 W. San Antonio St, Lockhart TX 78644 in an estimated cost of \$3,100,000 (the "Project"); and

**WHEREAS**, the City finds that the project will promote new or expanded business development in the City of Lockhart and the surrounding area and that it qualifies as a project pursuant to Chapters 501 and 505, Texas Local Government Code; and

**WHEREAS**, the City is of the opinion that approving an Economic Development Performance Agreement (“EDPA”) for the project and providing financial incentives for its implementation is in the best interests of the LEDC and the City of Lockhart; and

**WHEREAS**, the City has reviewed the proposed EDPA between LEDC and GLORIA GROUP PARTNERS, LP, which provides for a grant in an amount not to exceed Twenty Thousand Dollars (\$20,000.00) under LEDC’s Business Improvement & Growth ("BIG") Program in exchange for the completion of certain building improvements and continued operations within the City; and

**WHEREAS**, the EDPA contains appropriate performance obligations, documentation requirements, and recapture provisions to protect the public purpose of LEDC funds;

**WHEREAS**, the City Council of the City of Lockhart (“City Council”) further finds that all applicable statutory requirements, including public notice and the opportunity for a public hearing pursuant to Section 505.159 of the Texas Local Government Code, have been or will be satisfied prior to the expenditure of LEDC funds.

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

**Section 1.** All of the above premises are hereby found to true and correct legislative findings of the City Council of the City of Lockhart and are hereby adopted and incorporated in the body of this Resolution for all purposes.

**Section 2.** The City hereby approves the Economic Development Performance Agreement between the Lockhart Economic Development Corporation and GLORIA GROUP PARTNERS, LP, substantially in the form attached to hereto as Exhibit A and incorporated herein.

**Section 3.** The City finds that the Project described in the EDPA serves a valid public purpose and constitutes an Authorized Project under the Texas Local Government Code.

**Section 4.** The President of the Board or his designee is hereby authorized to execute the Economic Development Performance Agreement on behalf of the LEDC, together with any non-substantive changes or related documents necessary to carry out the intent of this Resolution.

**Section 5.** The Executive Director is authorized to administer the Agreement in accordance with its terms, including verification of performance requirements and processing of grant payments.

**Section 6.** This Resolution shall take effect immediately upon its adoption.

**PASSED AND APPROVED** by the City Council of the City of Lockhart, Texas the 17<sup>th</sup> day of March, 2026.

**CITY OF LOCKHART**

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**Lew White**  
**Mayor**

**ATTEST:**

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**Julie Bowermon**  
**City Secretary**

**APPROVED AS TO FORM:**

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**Brad Bullock**  
**City Attorney**

## Exhibit A

### ECONOMIC DEVELOPMENT PERFORMANCE AGREEMENT

This Economic Development Performance Agreement ("EDPA" or "Agreement") is made and entered into by and between THE LOCKHART ECONOMIC DEVELOPMENT CORPORATION OF LOCKHART, TEXAS ("LEDC"), a Type B Economic Development Corporation, and GLORIA GROUP PARTNERS, LP ("GLORIA GROUP")

#### **RECITALS**

**WHEREAS**, GLORIA GROUP is an existing business in the City of Lockhart located at 106-108 S. Commerce Street, the owner of which desires to make repairs and improvements, expand its operations to the City of Lockhart, Texas ("City"), and retain primary jobs ("the Improvements"); and

**WHEREAS**, GLORIA GROUP intends to invest approximately \$3,100,000 in the Improvements; and

**WHEREAS**, the LEDC is a Texas Type B economic development corporation located in a city with a population of less than 20,000, operating pursuant to the applicable provisions of the Texas Local Government Code, as amended, and the Texas Non-Profit Corporation Act, as amended; and

**WHEREAS**, the LEDC desires to assist GLORIA GROUP and offer financial incentives as part of LEDC's Business Improvement & Growth ("BIG") Economic Development Program in the City; and

**WHEREAS**, the LEDC Board finds that the Project as herein described and carried out will promote new or expanded business development and is an "Authorized Project" as that term is defined in Chapters 501 and 505 of the Texas Local Government Code, as amended; and

**WHEREAS**, the LEDC Board will hold at least one public hearing on the Project prior to spending funds in accordance with Sections 505.159(a) of the Texas Local Government Code, as amended; and

**WHEREAS**, the LEDC Board finds that this EDPA is conditional in the event the City of Lockhart, Texas (City) receives a petition no later than the 60th day after the date notice of the Project was published, which is duly certified and accepted by the City Council, from more than 10% of the registered voters of the City of Lockhart, Texas, requesting that an election be held before the Project is undertaken in accordance with Section 505.160 of the Texas Local Government Code, as amended; and,

**NOW THEREFORE**, in consideration of the foregoing and the covenants, agreements, representations, and warranties hereinafter set forth and for other good and



valuable consideration, the receipt and sufficiency of which are hereby acknowledged, LEDC and GLORIA GROUP agree as follows:

## **AGREEMENTS**

### **Section 1. Recitals**

The recitals set forth above are incorporated herein by reference as if fully set forth in their entirety.

### **Section 2: Term**

In the event GLORIA GROUP discontinues operations for a period exceeding one hundred eighty (180) consecutive days, or sells or otherwise transfers the property during the term of this Agreement, the obligation to repay the TWENTY THOUSAND DOLLARS (\$20,000) grant shall automatically accrue. The grant shall be forgiven at a rate of TEN THOUSAND DOLLARS (\$10,000) per year for each full year of continuous operation following the Effective Date of this Agreement. In the event of discontinuation or sale prior to the completion of two (2) full years of continuous operation, GLORIA GROUP shall repay the unforgiven balance of the grant within thirty (30) days of the date the one hundred eighty (180) day discontinuation period is reached or the date of closing of the sale or transfer of the property, whichever occurs first.

### **Section 3. GLORIA GROUP Performance Requirements**

In consideration of LEDC agreeing to provide the Grant described below in Section 4, GLORIA GROUP agrees to perform the following:

- (a) To make the improvements and repairs described in the BIG Program Application filed by the owners of GLORIA GROUP, which is attached hereto as Exhibit "A" and incorporated herein for all purposes ("the Improvements).
- (b) GLORIA GROUP shall provide LEDC with proof of making the Improvements by submitting copies of receipts for expenditures satisfactory to LEDC, which shall be provided within thirty (30) days of completion of the Improvements.
- (c) Keep current in the payment of taxes owed for the facility to any taxing jurisdiction in which the Property is located unless such taxes are being legally contested by GLORIA GROUP.

### **Section 4. LEDC Requirements**

In consideration of GLORIA GROUP's agreement to locate its business within the City and to perform the other acts hereinafter described, LEDC agrees it will:

- (a) Provide a Grant to GLORIA GROUP of not more than twenty thousand dollars (\$20,000.00) of the cost of making the Improvements.

- (b) Provide the Grant to GLORIA GROUP within sixty (60) days of receiving satisfactory proof of GLORIA GROUP's completion of construction of the Improvements and payment of GLORIA GROUP's payment to its architect, contractor, and vendors in full.

#### Section 5. Termination and Recapture

- (a) In the event that GLORIA GROUP discontinues operations for a period of more than one hundred eighty (180) days during the duration of this Agreement, then in such event GLORIA GROUP shall be required to repay to LEDC any monies expended by LEDC under Section 4 of this Agreement within thirty (30) days of written demand from LEDC therefore following the expiration of such period; provided however that GLORIA GROUP shall not be required to repay such monies if such discontinuation of operations is caused by force majeure.

For the purposes of this Agreement, "force majeure" shall be defined as fire, explosion, natural disaster or other act of God, war, pandemic, or civil unrest, taking under eminent domain, regulatory restrictions or action of any applicable governmental entity, or other event or action that makes the conduct of the GLORIA GROUP illegal or economically unsustainable is beyond the reasonable control of GLORIA GROUP. GLORIA GROUP shall not be required to repay such amounts so long as it is, in the opinion of the LEDC, diligently taking action(s) to renew or continue operations.

- (b) In the event, that GLORIA GROUP shall fail to repay LEDC within thirty (30) days of the date such repayment is due according to the written demand from LEDC, GLORIA GROUP hereby agrees that LEDC may enforce all of its rights and remedies available at law and in equity against GLORIA GROUP.

#### Section 6. Entire Agreement

This Agreement, when executed, contains the entire agreement between LEDC and GLORIA GROUP with respect to the transactions contemplated herein. This Agreement may be amended, altered, or revoked only by written instrument signed by LEDC and GLORIA GROUP.

#### Section 7. Successors and Assigns

Neither party shall assign its rights, obligations, or interest in this Agreement without the prior written consent of the other party. In the event of consent to such assignment or in the event of legal succession of GLORIA GROUP's interest in this Agreement by operation of law, this Agreement shall be binding on and inure to the benefit of such assign or successor.



## Section 8. Notices

Any notice and/or statement required and permitted to be delivered shall be deemed delivered by depositing same in the United States mail, certified with return receipt requested, postage prepaid, addressed to the appropriate party at the following addresses or at such addresses provided by the parties in writing hereafter:

GLORIA GROUP:                      GLORIA GROUP  
Attn: Charlie Tames  
PO Box 302634  
Austin, TX 78703

Lockhart Economic Development Corporation:

Lockhart Economic Development Corporation  
Attn: Executive Director  
215 E. Market St  
Lockhart, TX 78644

## Section 9. Interpretation

Regardless of the actual drafter of this Agreement, this Agreement shall in the event of dispute over its meaning or application, be interpreted fairly and reasonably, and neither more strongly for nor against either party.

## Section 10. Severability

In the event that any provision of this Agreement is illegal, invalid, or unenforceable under present or future laws, then and in that event it is the intention of the parties hereto that the remainder of this Agreement shall not be affected thereby, and it is also the intention of the parties to this Agreement that in lieu of each clause or provision that is found to be illegal, invalid, or unenforceable, a provision be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid, or unenforceable.

## Section 11. Mutual Assistance

LEDC and GLORIA GROUP agree to do all things reasonably necessary and appropriate to carry out the terms and provisions of this Agreement and to aid and assist each other in carrying out such terms and provisions.

## Section 12. Representations and Warranties of LEDC.

LEDC hereby represents, warrants, and covenants that:



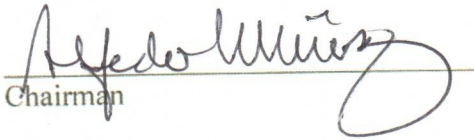
- (a) It is a Type B Economic Development Corporation, duly organized and validly existing under the laws of the State, particularly Sections 501 and 505 of the Texas Local Government Code.
- (b) The facility constitutes a "project" as defined in Sections 501.101 and 505.155 of the Texas Local Government Code.
- (c) All requirements related to public notice of the project, particularly those included in Section 505.160 of the Texas Local Government Code, have been satisfied.
- (d) The person executing this Agreement on behalf of the LEDC is fully authorized to do so.

Section 13. Representations and Warranties of GLORIA GROUP.

- (a) It is a duly incorporated business entity with full authority to enter into this Agreement.
- (b) The person executing this Agreement on behalf of GLORIA GROUP is fully authorized to do so.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the 9th day of MARCH, 2026.

**LOCKHART ECONOMIC DEVELOPMENT CORPORATION:**

  
Chairman

ATTEST:

  
Holly Malish, Executive Director

GLORIA GROUP PARTNERS, LP  
  
Charlie Tames

## **RESOLUTION No. 2026-02**

### **A RESOLUTION OF THE BOARD OF DIRECTORS OF THE LOCKHART ECONOMIC DEVELOPMENT CORPORATION APPROVING AN ECONOMIC DEVELOPMENT PERFORMANCE AGREEMENT WITH FOR A BUSINESS IMPROVEMENT & GROWTH PROGRAM GRANT AND AUTHORIZING THE EXECUTION THEREOF**

**WHEREAS**, the Lockhart Economic Development Corporation ("LEDC") is a Texas Type B economic development corporation organized and operating pursuant to Sections 501 and 505 of the Texas Local Government Code; and

**WHEREAS**, has applied to LEDC for a grant pursuant to the LEDC's Business Improvement & Growth Program in order to make improvements to and expand its existing facility located at 119 W. San Antonio St, Lockhart TX 78644 in an estimated cost of \$3,100,000 (the "Project"); and

**WHEREAS**, the Board of Directors finds that the project will promote new or expanded business development in the City of Lockhart and the surrounding area and that it qualifies as a project pursuant to Chapters 501 and 505, Texas Local Government Code; and

**WHEREAS**, the Board of Directors is of the opinion that approving an Economic Development Performance Agreement ("EDPA") for the project and providing financial incentives for its implementation is in the best interests of the LEDC and the City of Lockhart; and

**WHEREAS**, the LEDC Board of Directors has reviewed the proposed EDPA between LEDC and GLORIA GROUP PARTNERS, LP, which provides for a grant in an amount not to exceed Twenty Thousand Dollars (\$20,000.00) under LEDC's Business Improvement & Growth ("BIG") Program in exchange for the completion of certain building improvements and continued operations within the City; and

**WHEREAS**, the LEDC Board further finds that all applicable statutory requirements, including public notice and the opportunity for a public hearing pursuant to Section 505.159 of the Texas Local Government Code, have been or will be satisfied prior to the expenditure of LEDC funds; and

**WHEREAS**, the EDPA contains appropriate performance obligations, documentation requirements, and recapture provisions to protect the public purpose of LEDC funds;

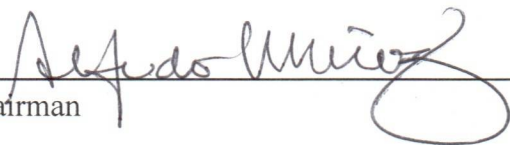
**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE LOCKHART ECONOMIC DEVELOPMENT CORPORATION THAT:**

1. The forgoing recitals adopted and incorporated herein for all purposes.

2. The Board hereby approves the Economic Development Performance Agreement between the Lockhart Economic Development Corporation and GLORIA GROUP PARTNERS, LP, substantially in the form presented to the Board and attached to hereto as Exhibit A and incorporated herein.
3. The Board finds that the Project described in the EDPA serves a valid public purpose and constitutes an Authorized Project under the Texas Local Government Code.
4. The Chairman of the Board or his designee is hereby authorized to execute the Economic Development Performance Agreement on behalf of the LEDC, together with any non-substantive changes or related documents necessary to carry out the intent of this Resolution.
5. The Executive Director is authorized to administer the Agreement in accordance with its terms, including verification of performance requirements and processing of grant payments.
6. This Resolution shall take effect immediately upon its adoption.

**PASSED AND APPROVED on this SECOND READING by the Board of Directors of the Lockhart Economic Development Corporation on the 9th day of March 2026.**

**LOCKHART ECONOMIC DEVELOPMENT  
CORPORATION**

  
Chairman

Attest:

  
Executive Director

Approved as to form:

\_\_\_\_\_  
LEDC Board Attorney



## Exhibit A

### ECONOMIC DEVELOPMENT PERFORMANCE AGREEMENT

This Economic Development Performance Agreement ("EDPA" or "Agreement") is made and entered into by and between THE LOCKHART ECONOMIC DEVELOPMENT CORPORATION OF LOCKHART, TEXAS ("LEDC"), a Type B Economic Development Corporation, and GLORIA GROUP PARTNERS, LP ("GLORIA GROUP")

#### **RECITALS**

**WHEREAS**, GLORIA GROUP is an existing business in the City of Lockhart located at 106-108 S. Commerce Street, the owner of which desires to make repairs and improvements, expand its operations to the City of Lockhart, Texas ("City"), and retain primary jobs ("the Improvements"); and

**WHEREAS**, GLORIA GROUP intends to invest approximately \$3,100,000 in the Improvements; and

**WHEREAS**, the LEDC is a Texas Type B economic development corporation located in a city with a population of less than 20,000, operating pursuant to the applicable provisions of the Texas Local Government Code, as amended, and the Texas Non-Profit Corporation Act, as amended; and

**WHEREAS**, the LEDC desires to assist GLORIA GROUP and offer financial incentives as part of LEDC's Business Improvement & Growth ("BIG") Economic Development Program in the City; and

**WHEREAS**, the LEDC Board finds that the Project as herein described and carried out will promote new or expanded business development and is an "Authorized Project" as that term is defined in Chapters 501 and 505 of the Texas Local Government Code, as amended; and

**WHEREAS**, the LEDC Board will hold at least one public hearing on the Project prior to spending funds in accordance with Sections 505.159(a) of the Texas Local Government Code, as amended; and

**WHEREAS**, the LEDC Board finds that this EDPA is conditional in the event the City of Lockhart, Texas (City) receives a petition no later than the 60th day after the date notice of the Project was published, which is duly certified and accepted by the City Council, from more than 10% of the registered voters of the City of Lockhart, Texas, requesting that an election be held before the Project is undertaken in accordance with Section 505.160 of the Texas Local Government Code, as amended; and,

**NOW THEREFORE**, in consideration of the foregoing and the covenants, agreements, representations, and warranties hereinafter set forth and for other good and

valuable consideration, the receipt and sufficiency of which are hereby acknowledged, LEDC and GLORIA GROUP agree as follows:

## **AGREEMENTS**

### **Section 1. Recitals**

The recitals set forth above are incorporated herein by reference as if fully set forth in their entirety.

### **Section 2: Term**

In the event GLORIA GROUP discontinues operations for a period exceeding one hundred eighty (180) consecutive days, or sells or otherwise transfers the property during the term of this Agreement, the obligation to repay the TWENTY THOUSAND DOLLARS (\$20,000) grant shall automatically accrue. The grant shall be forgiven at a rate of TEN THOUSAND DOLLARS (\$10,000) per year for each full year of continuous operation following the Effective Date of this Agreement. In the event of discontinuation or sale prior to the completion of two (2) full years of continuous operation, GLORIA GROUP shall repay the unforgiven balance of the grant within thirty (30) days of the date the one hundred eighty (180) day discontinuation period is reached or the date of closing of the sale or transfer of the property, whichever occurs first.

### **Section 3. GLORIA GROUP Performance Requirements**

In consideration of LEDC agreeing to provide the Grant described below in Section 4, GLORIA GROUP agrees to perform the following:

- (a) To make the improvements and repairs described in the BIG Program Application filed by the owners of GLORIA GROUP, which is attached hereto as Exhibit "A" and incorporated herein for all purposes ("the Improvements).
- (b) GLORIA GROUP shall provide LEDC with proof of making the Improvements by submitting copies of receipts for expenditures satisfactory to LEDC, which shall be provided within thirty (30) days of completion of the Improvements.
- (c) Keep current in the payment of taxes owed for the facility to any taxing jurisdiction in which the Property is located unless such taxes are being legally contested by GLORIA GROUP.

### **Section 4. LEDC Requirements**

In consideration of GLORIA GROUP's agreement to locate its business within the City and to perform the other acts hereinafter described, LEDC agrees it will:

- (a) Provide a Grant to GLORIA GROUP of not more than twenty thousand dollars (\$20,000.00) of the cost of making the Improvements.



- (b) Provide the Grant to GLORIA GROUP within sixty (60) days of receiving satisfactory proof of GLORIA GROUP's completion of construction of the Improvements and payment of GLORIA GROUP's payment to its architect, contractor, and vendors in full.

#### Section 5. Termination and Recapture

- (a) In the event that GLORIA GROUP discontinues operations for a period of more than one hundred eighty (180) days during the duration of this Agreement, then in such event GLORIA GROUP shall be required to repay to LEDC any monies expended by LEDC under Section 4 of this Agreement within thirty (30) days of written demand from LEDC therefore following the expiration of such period; provided however that GLORIA GROUP shall not be required to repay such monies if such discontinuation of operations is caused by force majeure.

For the purposes of this Agreement, "force majeure" shall be defined as fire, explosion, natural disaster or other act of God, war, pandemic, or civil unrest, taking under eminent domain, regulatory restrictions or action of any applicable governmental entity, or other event or action that makes the conduct of the GLORIA GROUP illegal or economically unsustainable is beyond the reasonable control of GLORIA GROUP. GLORIA GROUP shall not be required to repay such amounts so long as it is, in the opinion of the LEDC, diligently taking action(s) to renew or continue operations.

- (b) In the event, that GLORIA GROUP shall fail to repay LEDC within thirty (30) days of the date such repayment is due according to the written demand from LEDC, GLORIA GROUP hereby agrees that LEDC may enforce all of its rights and remedies available at law and in equity against GLORIA GROUP.

#### Section 6. Entire Agreement

This Agreement, when executed, contains the entire agreement between LEDC and GLORIA GROUP with respect to the transactions contemplated herein. This Agreement may be amended, altered, or revoked only by written instrument signed by LEDC and GLORIA GROUP.

#### Section 7. Successors and Assigns

Neither party shall assign its rights, obligations, or interest in this Agreement without the prior written consent of the other party. In the event of consent to such assignment or in the event of legal succession of GLORIA GROUP's interest in this Agreement by operation of law, this Agreement shall be binding on and inure to the benefit of such assign or successor.



## Section 8. Notices

Any notice and/or statement required and permitted to be delivered shall be deemed delivered by depositing same in the United States mail, certified with return receipt requested, postage prepaid, addressed to the appropriate party at the following addresses or at such addresses provided by the parties in writing hereafter:

GLORIA GROUP:

GLORIA GROUP  
Attn: Charlie Tames  
PO Box 302634  
Austin, TX 78703

Lockhart Economic Development Corporation:

Lockhart Economic Development Corporation  
Attn: Executive Director  
215 E. Market St  
Lockhart, TX 78644

## Section 9. Interpretation

Regardless of the actual drafter of this Agreement, this Agreement shall in the event of dispute over its meaning or application, be interpreted fairly and reasonably, and neither more strongly for nor against either party.

## Section 10. Severability

In the event that any provision of this Agreement is illegal, invalid, or unenforceable under present or future laws, then and in that event it is the intention of the parties hereto that the remainder of this Agreement shall not be affected thereby, and it is also the intention of the parties to this Agreement that in lieu of each clause or provision that is found to be illegal, invalid, or unenforceable, a provision be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid, or unenforceable.

## Section 11. Mutual Assistance

LEDC and GLORIA GROUP agree to do all things reasonably necessary and appropriate to carry out the terms and provisions of this Agreement and to aid and assist each other in carrying out such terms and provisions.

## Section 12. Representations and Warranties of LEDC.

LEDC hereby represents, warrants, and covenants that:

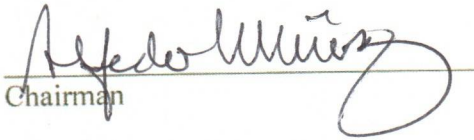
- (a) It is a Type B Economic Development Corporation, duly organized and validly existing under the laws of the State, particularly Sections 501 and 505 of the Texas Local Government Code.
- (b) The facility constitutes a "project" as defined in Sections 501.101 and 505.155 of the Texas Local Government Code.
- (c) All requirements related to public notice of the project, particularly those included in Section 505.160 of the Texas Local Government Code, have been satisfied.
- (d) The person executing this Agreement on behalf of the LEDC is fully authorized to do so.

Section 13. Representations and Warranties of GLORIA GROUP.

- (a) It is a duly incorporated business entity with full authority to enter into this Agreement.
- (b) The person executing this Agreement on behalf of GLORIA GROUP is fully authorized to do so.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the 9th day of MARCH, 2026.

**LOCKHART ECONOMIC DEVELOPMENT CORPORATION:**

  
Chairman

ATTEST:

  
Holly Malish, Executive Director

GLORIA GROUP PARTNERS, LP  
  
Charlie Tames

# ***City of Lockhart, Texas***

## **Council Agenda Item Cover Sheet**

**COUNCIL MEETING DATE:** March 17, 2026

**AGENDA ITEM CAPTION:** Discussion and/or action to consider Resolution 2026-14 regarding selection of a sole finalist for solid waste collection services as recommended by the City Council Solid Waste-subcommittee and authorize the City Manager to enter into negotiations for a service agreement.

**ORIGINATING DEPARTMENT AND CONTACT:** Public Works - Sean Kelley

**ACTION REQUESTED:** Other

**BACKGROUND/SUMMARY/DISCUSSION:** The City of Lockhart has been working with Burns & McDonnell to conduct a competitive procurement process and assist the City in selecting a new solid waste and recycling collection services contract in anticipation of the expiration of the City's current agreement on June 1, 2026. The City's existing provider, Republic Services (previously Central Texas Refuse – CTR), has served Lockhart since 2004, with the most recent agreement approved in 2021.

On January 15, 2026, the City Council appointed a Solid Waste Subcommittee to assist staff and the consultant team in reviewing proposals and evaluating service options. The Request for Proposals (RFP) was released on November 10, 2025, with proposals due December 19, 2025 and opened on December 22, 2025. Interviews and evaluation of proposers occurred in January and February 2026.

Following review of the proposals and evaluation of the firms based on the criteria established in the RFP, the subcommittee recommends the selection of Republic Services as the sole finalist to enter into negotiations for a new solid waste collection services agreement.

Prior to consideration of a final agreement, City Council will review and provide direction on several policy considerations related to the solid waste program, including whether recycling service will be offered on an opt-in or universal basis and the potential impacts to solid waste rates and operations at the City's recycling center. Following those policy discussions, staff will finalize contract terms and return a negotiated agreement to City Council for review and approval prior to the June 1, 2026 service commencement date.

**PROJECT SCHEDULE (if applicable):** June 1, 2026 - Current Solid Waste Contract expires

**AMOUNT & SOURCE OF FUNDING:**

**Funds Required:**

**Account Number:**

**Funds Available:**

**Account Name:**



# ***City of Lockhart, Texas***

## **Council Agenda Item Cover Sheet**

### **FISCAL NOTE (if applicable):**

**PREVIOUS COUNCIL ACTION:** January 15, 2026 - Solid Waste Subcommittee was selected to assist staff with proposal evaluations.

### **COMMITTEE/BOARD/COMMISSION ACTION:**

**STAFF RECOMMENDATION/REQUESTED MOTION:** Staff seeks consensus.

**LIST OF SUPPORTING DOCUMENTS:** Resolution No 2026-14 , Lockhart City Council  
Presentation 3-17-26

## **RESOLUTION NO. 2026-14**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOCKHART, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO NEGOTIATIONS WITH THE HIGHEST-RANKED PROPOSER FOR SOLID WASTE COLLECTION SERVICES; AND PROVIDING AN EFFECTIVE DATE.**

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**WHEREAS**, the City issued Request for Proposals (RFP No. 2025-04) for solid waste collection services in accordance with applicable state law and the City's procurement policies; and

**WHEREAS**, proposals were received and evaluated by a City Council Solid Waste subcommittee based on the criteria set forth in the RFP; and

**WHEREAS**, following evaluation and ranking, Republic Services was determined to be the highest-ranked proposer; and

**WHEREAS**, the City Council desires to authorize the City Manager to negotiate a final agreement for solid waste collection services, subject to subsequent City Council approval.

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

**Section 1.** The City Manager, or designee, is hereby authorized to enter into negotiations with Republic Services, the highest-ranked proposer, for solid waste collection services consistent with the scope identified in RFP No. 2025-04.

**Section 2.** The City Manager is authorized to negotiate pricing, service levels, performance standards, transition requirements, customer service provisions, and all other contractual terms necessary to protect the City's interests.

**Section 3.** If negotiations do not result in a contract determined to be fair, reasonable, and in the best interest of the City, the City Manager is authorized to terminate negotiations and proceed, in accordance with the RFP and applicable law, with the next highest-ranked proposer.

**Section 4.** Any negotiated agreement shall be presented to the City Council for final approval prior to execution.

**Section 5.** This Resolution shall take effect immediately upon its passage.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**CITY OF LOCKHART**

\_\_\_\_\_  
Lew White  
Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Julie Bowermon  
City Secretary

\_\_\_\_\_  
Brad Bullock  
City Attorney



# Summary of Solid Waste Collection Services RFP Process

CITY OF LOCKHART, RFP # 2025-04

03.17.2026



# Agenda

01 // PROCUREMENT PROCESS OVERVIEW

02 // PROPOSAL EVALUATION CRITERIA

03 // PROPOSAL SHORTLISTING

04 // EVALUATION COMMITTEE SCORING

05 // SELECTED PROPOSER BENEFITS

06 // NEXT STEPS



# 01

## PROCUREMENT PROCESS OVERVIEW

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# Procurement Process Overview



# 02

## PROPOSAL EVALUATION CRITERIA

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| Proposal Evaluation Criteria  |                       |
|-------------------------------|-----------------------|
| <i>Criteria</i>               | <i>Maximum Points</i> |
| Minimum Requirements          | Pass/Fail             |
| Financial Proposal            | 40                    |
| Proposed Approach             | 35                    |
| Experience and Qualifications | 20                    |
| Financial Capacity            | 5                     |
| <b>Total</b>                  | <b>100</b>            |



# 03

## PROPOSAL SHORTLISTING

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- Five Proposals Submitted (listed in alphabetical order)
  - Frontier Waste Solutions
  - Republic Services
  - Texas Disposal Systems
  - Waste Connections
  - Waste Management
- Three Companies Shortlisted for Interviews
  - Based on financial and technical proposals
  - In addition to interviews, additional requests for information were made to shortlisted companies
    - Frontier Waste Solutions
    - Republic Services
    - Waste Connections

# 04

## EVALUATION COMMITTEE SCORING

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## Evaluation Committee Scoring

| Evaluation Criteria           | Republic Services | Waste Connections | Frontier Waste Solutions | TDS         | WM          |
|-------------------------------|-------------------|-------------------|--------------------------|-------------|-------------|
| Minimum Requirements          | Pass              | Pass              | Pass                     | Pass        | Pass        |
| Financial Proposal            | 40.0              | 39.2              | 37.2                     | 32.8        | 31.4        |
| Proposed Approach             | 33.0              | 30.0              | 27.0                     | 30.0        | 30.0        |
| Experience and Qualifications | 20.0              | 20.0              | 20.0                     | 20.0        | 20.0        |
| Financial Capacity            | 5.0               | 5.0               | 5.0                      | 5.0         | 5.0         |
| <b>Total</b>                  | <b>98.0</b>       | <b>94.2</b>       | <b>89.2</b>              | <b>87.8</b> | <b>86.4</b> |

# 05

## SELECTED PROPOSER BENEFITS

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1. Lowest cost proposal
2. Current vendor familiar with the city provides operational benefit
3. Current vendor affords minimal transition concerns
4. Closest landfill disposal location provides logistical benefit
5. Vendor will provide new carts and refurbished commercial containers at no additional cost to the City
6. Vendor purchasing new vehicles to service the City



# 06

## NEXT STEPS

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## Next Steps

- Council workshop on deciding between opt-in or universal recycling
- Contract negotiations
- Council review of final agreement





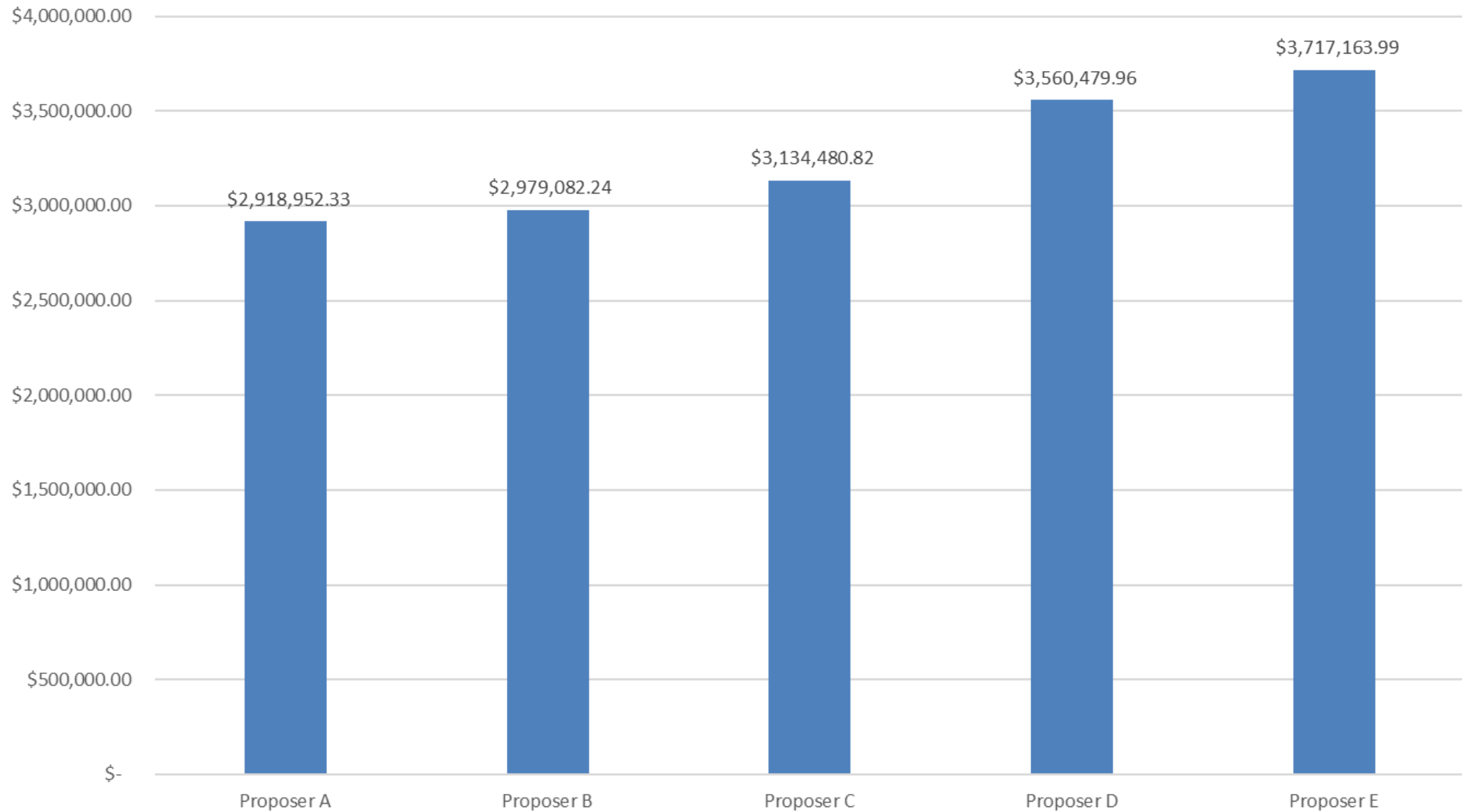
# Thank You



# Backup



## Proposals Annualized Cost to City



# ***City of Lockhart, Texas***

## **Council Agenda Item Cover Sheet**

**COUNCIL MEETING DATE:** March 17, 2026

**AGENDA ITEM CAPTION:** Discussion and/or action to approve the preliminary design and funding plan for the proposed Aquatics Facility at 1019 Center Street and authorize staff and Halff Associates to proceed with final design and bidding.

**ORIGINATING DEPARTMENT AND CONTACT:** Parks & Recreation - Travis Hughes

**ACTION REQUESTED:** Direction

**BACKGROUND/SUMMARY/DISCUSSION:** In May 2025, the City contracted with Halff Associates for architectural and design services to advance the project design and manage the construction process for the proposed Aquatics Facility.

The attached presentation includes the preliminary design (30% schematic level) and associated budget options prepared by Halff Associates.

Staff will also provide a presentation on funding options for the construction of the Aquatics Facility, including the use of 2025 Certificate of Obligation funds as primary funding and potential supplemental funding sources such as General Fund balance.

Approval of this item will authorize staff and the project design team to proceed with final design and preparation of construction documents. Staff will provide periodic updates to City Council as the project advances through final design and the bidding process and will return to Council for consideration of a construction contract award prior to the start of construction.

The proposed Aquatics Facility includes three pools: a leisure pool, competition pool, and teaching pool. The competition and teaching pools will be heated and enclosed within a retractable structure to allow for year-round use, while the leisure pool will operate seasonally. The leisure pool will include a zero-depth entry and recreational amenities such as fountains, sprays, basketball goals, and seating areas. The pool deck will provide shaded seating and space for small gatherings and party rentals. The competition pool will include six 25-yard lanes and a deep end with a diving board to support competitive swimming. The teaching pool will support learn-to-swim classes, aquatic fitness programs, and water therapy activities.

### **History:**

The planning and development of a new Aquatics Facility began in November 2022 when City Council directed staff to establish a citizen Aquatics Committee to evaluate the feasibility, design, and cost of a new facility. The City subsequently contracted with Halff Associates and Water Technology Inc. to work with the committee to develop conceptual designs and cost estimates. The consultant team presented preliminary design concepts and cost projections to City Council in October 2023.



# ***City of Lockhart, Texas***

## **Council Agenda Item Cover Sheet**

On July 16, 2024, City Council approved Resolution 2024-18 authorizing staff to apply for a \$750,000 Texas Parks and Wildlife Department grant to support construction of the project. The grant was awarded to the City of Lockhart in January 2025. Council also approved an Interlocal Agreement and Memorandum of Ground Lease with Lockhart ISD for approximately eight acres of property adjacent to Navarro Elementary School to serve as the site for the new Aquatics Facility.

**PROJECT SCHEDULE (if applicable):** Anticipated completion is Summer 2027. This is a tentative schedule and may change based on potential revisions to the 30% schematic design and normal project coordination as the design and construction planning process moves forward.

**AMOUNT & SOURCE OF FUNDING:**

**Funds Required:**

**Account Number:**

**Funds Available:**

**Account Name:**

**FISCAL NOTE (if applicable):**

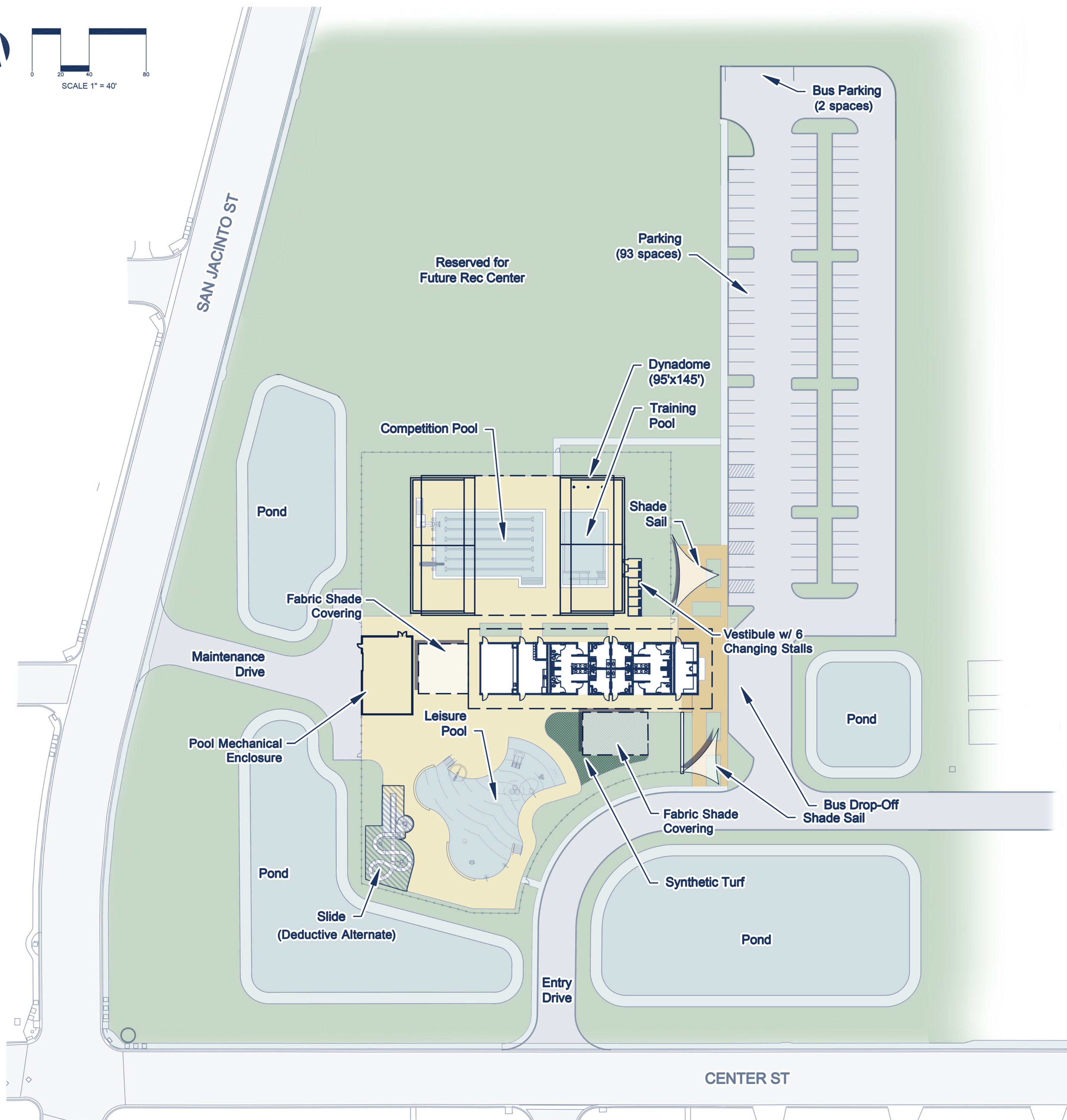
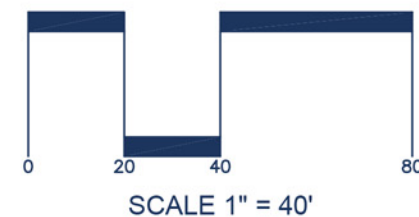
**PREVIOUS COUNCIL ACTION:**

**COMMITTEE/BOARD/COMMISSION ACTION:** On 9/28/2023, the Aquatics Committee approved a conceptual design for an Aquatics Facility. On 10/26/2023, the Parks Advisory Board approved a conceptual design for an Aquatics Facility.

**STAFF RECOMMENDATION/REQUESTED MOTION:** Approve preliminary design and funding for the construction of an Aquatics Facility.

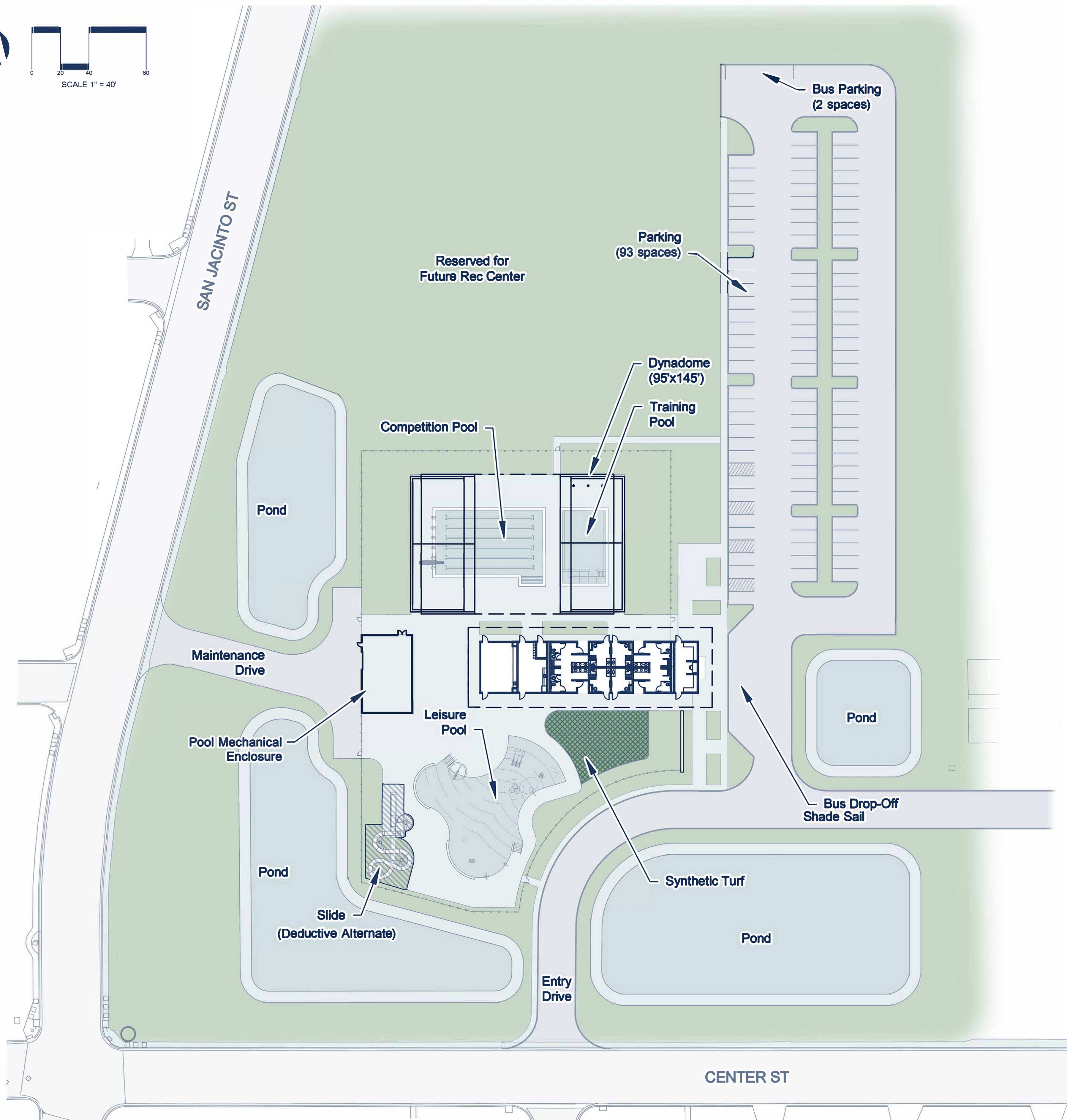
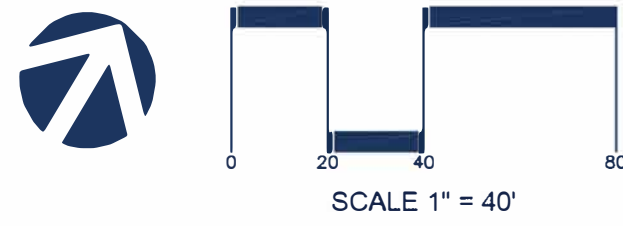
**LIST OF SUPPORTING DOCUMENTS:** Aquatics Facility - 30% Schematic Design and Budget Options





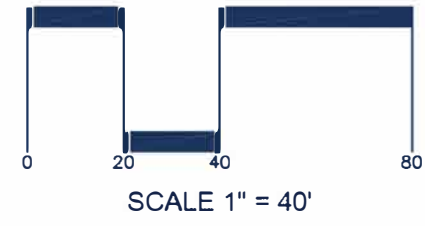
\*OPCC: Opinion of Probable Construction Cost





\*OPCC: Opinion of Probable Construction Cost





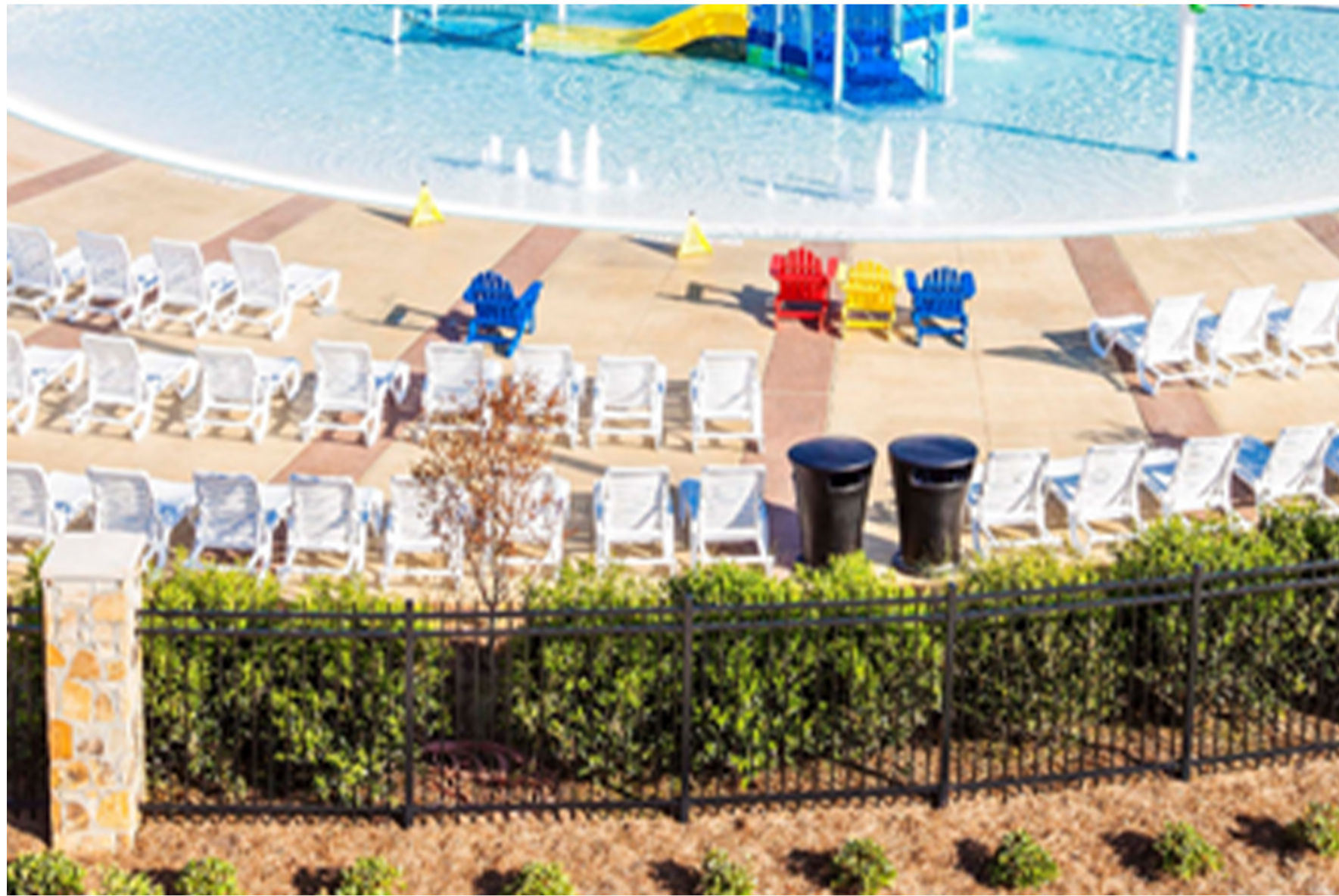
\*OPCC: Opinion of Probable Construction Cost



|                 | <div><div>Lockhart Aquatics Facility</div><div>30% Schematic Design Documents - Opinion of Probable Construction Costs - <b>OPTION 3A</b></div></div> <div><div><div><div><div></div><div>Lockhart</div><div>TEXAS</div></div><div>March-26</div></div><div><div><div></div><div>half</div><div>ff</div></div></div></div></div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |          |      |                 |                 |                      |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|-----------------|-----------------|----------------------|
| Plan / Item No. | Description (with unit price in words)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Quantity | Unit | Unit Price      | Amount          | Item Sub-Total       |
|                 | SCHEDULE 100 - GENERAL SITE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |          |      |                 |                 | \$186,520.00         |
|                 | MISC. SITE WORK / DEMOLITION / UTILITIES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |          |      |                 |                 | \$24,210.00          |
| 100.01          | Site Prep, Clearing, and Grubbing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 8        | AC   | \$ 2,500.00     | \$ 20,250.00    |                      |
| 100.02          | Removal of Concrete Curb And Gutter                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 230      | LF   | \$ 11.00        | \$ 2,530.00     |                      |
| 100.03          | Removal of Existing Sidewalk                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 130      | SY   | \$ 11.00        | \$ 1,430.00     |                      |
|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |          |      |                 |                 |                      |
|                 | EROSION CONTROL & TREE PROTECTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |      |                 |                 | \$11,810.00          |
| 100.04          | Silt Fence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 2,362    | LF   | \$ 5.00         | \$ 11,810.00    |                      |
|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |          |      |                 |                 |                      |
|                 | EARTHWORK                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |          |      |                 |                 | \$150,500.00         |
| 100.05          | Site Grading (Balanced Excavation & Fill)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 15,050   | CY   | \$ 10.00        | \$ 150,500.00   |                      |
|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |          |      |                 |                 |                      |
|                 | PARKING / ROADWAY IMPROVEMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |          |      |                 |                 | \$994,955.00         |
|                 | PARKING LOT IMPROVEMENTS (129 SPACES)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |          |      |                 |                 | \$994,955.00         |
| 100.06          | 14" Flex Base                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 8,328    | SY   | \$ 40.00        | \$ 333,120.00   |                      |
| 100.07          | 3" Asphalt Pavement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 8,328    | SY   | \$ 60.00        | \$ 499,680.00   |                      |
| 100.08          | 6" Curb and Gutter                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 3,903    | LF   | \$ 35.00        | \$ 136,605.00   |                      |
| 100.09          | Signage and Barricades                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 1        | LS   | \$ 1,600.00     | \$ 1,600.00     |                      |
| 100.10          | Wheel Stops                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 93       | EA   | \$ 150.00       | \$ 13,950.00    |                      |
| 100.11          | Vehicle Gate Allowance (2-way - 15-FT Leaf, 30-FT Width, 1 at Drive to Existing School)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 1        | EA   | \$ 10,000.00    | \$ 10,000.00    |                      |
|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |          |      |                 |                 |                      |
|                 | WET UTILITIES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |          |      |                 |                 | \$501,695.00         |
|                 | STORMWATER INFRASTRUCTURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |          |      |                 |                 | \$254,700.00         |
| 100.12          | 24" RCP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 180      | LF   | \$ 60.00        | \$ 10,800.00    |                      |
| 100.13          | 36" RCP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 345      | LF   | \$ 120.00       | \$ 41,400.00    |                      |
| 100.14          | 4' x 2' Box Culvert                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 315      | LF   | \$ 500.00       | \$ 157,500.00   |                      |
| 100.15          | Headwalls                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 6        | EA   | \$ 5,000.00     | \$ 30,000.00    |                      |
| 100.16          | Inlets / Structures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 3        | EA   | \$ 5,000.00     | \$ 15,000.00    |                      |
|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |          |      |                 |                 |                      |
|                 | WATER INFRASTRUCTURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |          |      |                 |                 | \$106,825.00         |
| 100.17          | 6" C900 PVC Waterline                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 930      | LF   | \$ 37.00        | \$ 34,410.00    |                      |
| 100.18          | 6" Gate Valve                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 4        | EA   | \$ 2,900.00     | \$ 11,600.00    |                      |
| 100.19          | Connection to Existing Line                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 3        | EA   | \$ 8,500.00     | \$ 25,500.00    |                      |
| 100.20          | Fire Hydrant Assembly                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 2        | EA   | \$ 7,500.00     | \$ 15,000.00    |                      |
| 100.21          | Domestic Water Meter/BFP And Vault                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 2        | EA   | \$ 1,550.00     | \$ 3,100.00     |                      |
| 100.22          | Fire Backflow Preventer And Vault                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 1        | EA   | \$ 17,215.00    | \$ 17,215.00    |                      |
|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |          |      |                 |                 |                      |
|                 | WASTEWATER INFRASTRUCTURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |          |      |                 |                 | \$140,170.00         |
| 100.23          | 8" SDR 26                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 705      | LF   | \$ 76.00        | \$ 53,580.00    |                      |
| 100.24          | 4' Manholes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 2        | EA   | \$ 15,000.00    | \$ 30,000.00    |                      |
| 100.25          | Cleanouts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 2        | EA   | \$ 680.00       | \$ 1,360.00     |                      |
| 100.26          | Pavment Patch                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 215      | SY   | \$ 58.00        | \$ 12,470.00    |                      |
| 100.27          | Trench                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 480      | LF   | \$ 85.00        | \$ 40,800.00    |                      |
| 100.28          | Exiting Manhole Connection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 1        | EA   | \$ 1,960.00     | \$ 1,960.00     |                      |
|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |          |      |                 |                 |                      |
|                 | SITE ELECTRICAL UTILITIES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |          |      |                 |                 | \$735,000.00         |
| 100.29          | Primary Electric Allowance (Coordination with power provider for primary service to site, including conduit, wiring, transformer pad, and trenching as required. Excludes secondary distribution and off-site utility extensions.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 1        | LS   | \$ 50,000.00    | \$ 50,000.00    |                      |
| 100.30          | Mechanical Costs (Dynadome heating only DOAS system, one on each end plus controls and grills)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 1        | LS   | \$ 200,000.00   | \$ 200,000.00   |                      |
| 100.31          | Electrical - Electrical Service Entrance & Site Lighting                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 1        | LS   | \$ 410,000.00   | \$ 410,000.00   |                      |
| 100.32          | Electrical - Gear                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 1        | LS   | \$ 75,000.00    | \$ 75,000.00    |                      |
|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |          |      |                 |                 |                      |
|                 | SCHEDULE 200 - MISCELLEANOUS PARK AMENITIES / STRUCTURES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |          |      |                 |                 |                      |
|                 | MISCELLEANOUS PARK AMENITIES / STRUCTURES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |          |      |                 |                 | \$10,905,180.00      |
|                 | AQUATICS IMPROVEMENTS (BY OTHERS)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |      |                 |                 | \$5,165,800.00       |
| 200.01          | 6-Lane Pool                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 3,496    | SF   | \$ 470.00       | \$ 1,643,120.00 |                      |
| 200.02          | Program Pool                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 1,494    | SF   | \$ 470.00       | \$ 702,180.00   |                      |
| 200.03          | Leisure Pool                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 4,900    | SF   | \$ 425.00       | \$ 2,082,500.00 |                      |
| 200.04          | Deck Equipment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 1        | LS   | \$ 78,000.00    | \$ 78,000.00    |                      |
| 200.05          | Competition Equipment (blocks, lane lines, flags, etc)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 1        | LS   | \$ 45,000.00    | \$ 45,000.00    |                      |
| 200.06          | Safety and maintenance Equipment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 1        | LS   | \$ 20,000.00    | \$ 20,000.00    |                      |
| 200.07          | Diving boards and stands                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 1        | EA   | \$ 27,000.00    | \$ 27,000.00    |                      |
| 200.08          | Drop slide                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 1        | LS   | \$ 135,000.00   | \$ 135,000.00   |                      |
| 200.09          | Waterslide with run out (deduct alternate)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 1        | EA   | \$ 335,000.00   | \$ 335,000.00   |                      |
| 200.10          | Basketball goals                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 2        | EA   | \$ 12,000.00    | \$ 24,000.00    |                      |
| 200.11          | Floatables                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 2        | EA   | \$ 11,000.00    | \$ 22,000.00    |                      |
| 200.12          | Interactive play features                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1        | LS   | \$ 52,000.00    | \$ 52,000.00    |                      |
|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |          |      |                 |                 |                      |
|                 | ARCHITECTURE IMPROVEMENTS (BY OTHERS)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |          |      |                 |                 | \$4,532,000.00       |
| 200.13          | Bathhouse Building - Stone Wainscot & Metal Siding (Admin, Locker Rms, Family Changing Rms, Guard Office, Party Rms)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 2,840    | SF   | \$ 620.00       | \$ 1,761,000.00 |                      |
| 200.14          | Dynadome                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 1        | LS   | \$ 2,200,000.00 | \$ 2,310,000.00 | (with 5% escalation) |
| 200.15          | Vestibule (covered walkway) to Dynadome and (6) changing stalls                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 746      | SF   | \$ 200.00       | \$ 150,000.00   |                      |
| 200.16          | Pool Mechanical Enclosure (covered enclosure on slab, no storage room)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 2,070    | SF   | \$ 150.00       | \$ 311,000.00   |                      |
|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |          |      |                 |                 |                      |
|                 | MISCELLEANOUS PARK AMENITIES / STRUCTURES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |          |      |                 |                 | \$954,550.00         |
| 200.17          | Pool Deck - Integral Color Concrete (4 IN Depth at pool deck   includes sub-grade)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 26,850   | SF   | \$ 18.00        | \$ 483,300.00   |                      |
| 200.18          | Concrete Walkway (4 IN Depth, from Center St & San Jacinto St & Adjacent to Parking   includes sub-grade)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 5,370    | SF   | \$ 10.00        | \$ 53,700.00    |                      |
| 200.19          | Speciality Concrete Walkway (stamped, integral color concrete, adjacent to parking   includes sub-grade prep)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 3,050    | SF   | \$ 25.00        | \$ 76,250.00    |                      |
| 200.20          | Pool Fence - 6-FT (Height), Steel                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 840      | LF   | \$ 80.00        | \$ 67,200.00    |                      |
| 200.21          | Pool Fence Gate with Key Fob - 6-FT (Height), 4-FT Leaf, Metal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 5        | EA   | \$ 750.00       | \$ 3,750.00     |                      |
| 200.22          | Sliding Gate, Steel - 12-FT Width (inludes motorized gate opener)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 1        | EA   | \$ 14,000.00    | \$ 14,000.00    |                      |
| 200.23          | Pool Emergency Call Box                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 1        | EA   | \$ 500.00       | \$ 500.00       |                      |
| 200.24          | Seatwall (18 IN HT   at planting areas)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 185      | LF   | \$ 110.00       | \$ 20,350.00    |                      |
| 200.25          | Synthetic Turf (Syn Turf, aggregate, & subgrade)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 2,250    | SF   | \$ 18.00        | \$ 40,500.00    |                      |
| 200.26          | Fabric Shade Sail System (1,100 SF) - Common Area / Synthetic Lawn Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 2        | LS   | \$ 85,000.00    | \$ 170,000.00   |                      |
| 200.27          | String Lighting (at Gathering Area   includes poles, cable, commercial string lights, conduit,wire, control)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 1        | LS   | \$ 25,000.00    | \$ 25,000.00    |                      |
|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |          |      |                 |                 |                      |
|                 | PLANTING / IRRIGATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |          |      |                 |                 | \$252,830.00         |
| 200.28          | Shade Trees Allowance (30 trees   includes installation, soil, stakes & warranty)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 30       | EA   | \$ 1,000.00     | \$ 30,000.00    |                      |
| 200.29          | Ornamental Trees Allowance (38 trees   includes installation, soil, stakes & warranty)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 38       | EA   | \$ 700.00       | \$ 26,600.00    |                      |
| 200.30          | Tree Bubblers (two per tree / includes main line, lateral pipes, & valves)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 68       | EA   | \$ 120.00       | \$ 8,160.00     |                      |
| 200.31          | Landscape Beds / Bioremediation Plantings Allowance (plant mix, plants - 17,000 SF)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 1,890    | SY   | \$ 35.00        | \$ 66,150.00    |                      |
| 200.32          | Drip Irrigation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 1,890    | SY   | \$ 18.00        | \$ 34,020.00    |                      |
| 200.33          | Bermuda Grass Sod (Roll Sod)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 1,400    | SY   | \$ 5.00         | \$ 7,000.00     |                      |
| 200.34          | 3 IN Topsoil                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 1,400    | SY   | \$ 3.00         | \$ 4,200.00     |                      |
| 200.35          | Full Coverage Irrigation (Spray for Sod Areas)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 1,400    | SY   | \$ 3.50         | \$ 4,900.00     |                      |
| 200.36          | Miscellaneous Irrigation Appurtenances Allowance (Controlllers, master valves, backflow preventers, etc.   3% of total)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 1        | LS   | \$ 6,000.00     | \$ 6,000.00     |                      |
| 200.37          | Revegetation Allowance (includes native seed mix, & watering/establishment)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 18,800   | SY   | \$ 3.50         | \$ 65,800.00    |                      |
|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |          |      |                 |                 |                      |
|                 | SCHEDULE 300 - OTHER PROJECT COSTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |          |      |                 |                 |                      |
|                 | OTHER PROJECT COSTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |          |      |                 |                 | \$3,149,600.00       |
| 300.01          | Mobilization/De-Mob/General Requirements of Contract/SWPPP (6% Total Const. Cost)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |      | \$ 863,400.00   | \$ 863,400.00   |                      |
| 300.02          | Construction Site Development Contingency (8%)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |          |      | \$ 1,065,900.00 | \$ 1,065,900.00 |                      |
| 300.03          | Owner's Construction Contingency (8%)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |          |      | \$ 1,220,300.00 | \$ 1,220,300.00 |                      |
|                 | TOTAL (SCHEDULES NO. 100 THROUGH 300 (Construction Costs):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |          |      |                 |                 | \$16,472,950.00      |
|                 | TOTAL PROJECT COST                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |          |      |                 |                 | \$16,472,950.00      |
|                 | <div>Assumptions/Disclaimers:</div> <div><div>1) All Opinion of Probable Construction Costs(OPCC) represent the Consultant and their Sub-Consultant(s) best judgement as professionals, familiar with the construction industry and current available unit pricing; Consultant/Sub-Consultant(s) do not guarantee that proposals, bids or actual project costs will not vary from its Opinion of Probable Construction Costs. Quantities are estimates only and the actual amount of work and/or materials are contingent upon final design of these facilities.</div><div>2) Unit pricing is based on average cost statewide and do not account for any site specific determinates that would effect costs of construction (i.e.- unknown subsurface conditions, etc.). Unit pricing based on today's dollars and valid for 90 days.</div><div>3) 10% Construction Site Development Contingency included to cover unknown site development costs due to current schematic level of detail (unclassified earthwork, utilities, permanent reveg/BMPs, etc., unless otherwise noted).</div><div>4) 10% Owner's Construction Contingency included to cover unknown/unforseen site development conditions during construction.</div><div>5) This OPCC does not include utility adjustments/relocations/extensions/services for storm sewer, domestic water, sanitary sewer, gas, electric or communication utility lines off site.</div><div>6) This OPCC does not include property and/or easement acquisition.</div><div>7) Environmental and regulatory review, permitting, and fess are not included in this OPCC.</div><div>8) Soft costs (12% of total construction cost for: design, design survey, geotechnical, permitting, testing, owner fee's, etc.).</div><div>9) OPCC numbers provided by other sub-consultants</div></div> |          |      |                 |                 |                      |

|                 | <div><div>Lockhart Aquatics Facility</div><div>30% Schematic Design Documents - Opinion of Probable Construction Costs - <b>OPTION 3B</b></div></div> <div><div><div><div><div><div></div></div><div>Lockhart</div><div>TEXAS</div></div><div><div>March-26</div></div></div><div><div><div>half</div></div></div></div></div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |          |      |                 |                 |                        |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|-----------------|-----------------|------------------------|
| Plan / Item No. | Description (with unit price in words)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Quantity | Unit | Unit Price      | Amount          | Item Sub-Total         |
|                 | <b>SCHEDULE 100 - GENERAL SITE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |          |      |                 |                 | \$186,520.00           |
|                 | <b>MISC. SITE WORK / DEMOLITION / UTILITIES</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |      |                 |                 | \$24,210.00            |
| 100.01          | Site Prep, Clearing, and Grubbing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 8        | AC   | \$ 2,500.00     | \$ 20,250.00    |                        |
| 100.02          | Removal of Concrete Curb And Gutter                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 230      | LF   | \$ 11.00        | \$ 2,530.00     |                        |
| 100.03          | Removal of Existing Sidewalk                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 130      | SY   | \$ 11.00        | \$ 1,430.00     |                        |
|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |      |                 |                 |                        |
|                 | <b>EROSION CONTROL &amp; TREE PROTECTION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |          |      |                 |                 | \$11,810.00            |
| 100.04          | Silt Fence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 2,362    | LF   | \$ 5.00         | \$ 11,810.00    |                        |
|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |      |                 |                 |                        |
|                 | <b>EARTHWORK</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |          |      |                 |                 | \$150,500.00           |
| 100.05          | Site Grading (Balanced Excavation & Fill)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 15,050   | CY   | \$ 10.00        | \$ 150,500.00   |                        |
|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |      |                 |                 |                        |
|                 | <b>PARKING / ROADWAY IMPROVEMENTS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |          |      |                 |                 | \$994,955.00           |
|                 | <b>PARKING LOT IMPROVEMENTS (129 SPACES)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |          |      |                 |                 | \$994,955.00           |
| 100.06          | 14" Flex Base                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 8,328    | SY   | \$ 40.00        | \$ 333,120.00   |                        |
| 100.07          | 3" Asphalt Pavement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 8,328    | SY   | \$ 60.00        | \$ 499,680.00   |                        |
| 100.08          | 6" Curb and Gutter                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 3,903    | LF   | \$ 35.00        | \$ 136,605.00   |                        |
| 100.09          | Signage and Barricades                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 1        | LS   | \$ 1,600.00     | \$ 1,600.00     |                        |
| 100.10          | Wheel Stops                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 93       | EA   | \$ 150.00       | \$ 13,950.00    |                        |
| 100.11          | Vehicle Gate Allowance (2-way - 15-FT Leaf, 30-FT Width, 1 at Drive to Existing School)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1        | EA   | \$ 10,000.00    | \$ 10,000.00    |                        |
|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |      |                 |                 |                        |
|                 | <b>WET UTILITIES</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |          |      |                 |                 | \$501,695.00           |
|                 | <b>STORMWATER INFRASTRUCTURE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |          |      |                 |                 | \$254,700.00           |
| 100.12          | 24" RCP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 180      | LF   | \$ 60.00        | \$ 10,800.00    |                        |
| 100.13          | 36" RCP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 345      | LF   | \$ 120.00       | \$ 41,400.00    |                        |
| 100.14          | 4' x 2' Box Culvert                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 315      | LF   | \$ 500.00       | \$ 157,500.00   |                        |
| 100.15          | Headwalls                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 6        | EA   | \$ 5,000.00     | \$ 30,000.00    |                        |
| 100.16          | Inlets / Structures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 3        | EA   | \$ 5,000.00     | \$ 15,000.00    |                        |
|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |      |                 |                 |                        |
|                 | <b>WATER INFRASTRUCTURE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |          |      |                 |                 | \$106,825.00           |
| 100.17          | 6" C900 PVC Waterline                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 930      | LF   | \$ 37.00        | \$ 34,410.00    |                        |
| 100.18          | 6" Gate Valve                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 4        | EA   | \$ 2,900.00     | \$ 11,600.00    |                        |
| 100.19          | Connection to Existing Line                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 3        | EA   | \$ 8,500.00     | \$ 25,500.00    |                        |
| 100.20          | Fire Hydrant Assembly                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 2        | EA   | \$ 7,500.00     | \$ 15,000.00    |                        |
| 100.21          | Domestic Water Meter/BFP And Vault                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 2        | EA   | \$ 1,550.00     | \$ 3,100.00     |                        |
| 100.22          | Fire Backflow Preventer And Vault                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 1        | EA   | \$ 17,215.00    | \$ 17,215.00    |                        |
|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |      |                 |                 |                        |
|                 | <b>WASTEWATER INFRASTRUCTURE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |          |      |                 |                 | \$140,170.00           |
| 100.23          | 8" SDR 26                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 705      | LF   | \$ 76.00        | \$ 53,580.00    |                        |
| 100.24          | 4' Manholes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 2        | EA   | \$ 15,000.00    | \$ 30,000.00    |                        |
| 100.25          | Cleanouts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 2        | EA   | \$ 680.00       | \$ 1,360.00     |                        |
| 100.26          | Pavment Patch                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 215      | SY   | \$ 58.00        | \$ 12,470.00    |                        |
| 100.27          | Trench                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 480      | LF   | \$ 85.00        | \$ 40,800.00    |                        |
| 100.28          | Exiting Manhole Connection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 1        | EA   | \$ 1,960.00     | \$ 1,960.00     |                        |
|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |      |                 |                 |                        |
|                 | <b>SITE ELECTRICAL UTILITIES</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |          |      |                 |                 | \$735,000.00           |
| 100.29          | Primary Electric Allowance (Coordination with power provider for primary service to site, including conduit, wiring, transformer pad, and trenching as required. Excludes secondary distribution and off-site utility extensions.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 1        | LS   | \$ 50,000.00    | \$ 50,000.00    |                        |
| 100.30          | Mechanical Costs (Dynadome heating only DOAS system, one on each end plus controls and grills)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 1        | LS   | \$ 200,000.00   | \$ 200,000.00   |                        |
| 100.31          | Electrical - Electrical Service Entrance & Site Lighting                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 1        | LS   | \$ 410,000.00   | \$ 410,000.00   |                        |
| 100.32          | Electrical - Gear                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 1        | LS   | \$ 75,000.00    | \$ 75,000.00    |                        |
|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |      |                 |                 |                        |
|                 | <b>SCHEDULE 200 - MISCELLANEOUS PARK AMENITIES / STRUCTURES</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |      |                 |                 |                        |
|                 | <b>MISCELLANEOUS PARK AMENITIES / STRUCTURES</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |          |      |                 |                 | \$10,079,630.00        |
|                 | <b>9AQUATICS IMPROVEMENTS (BY OTHERS)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |          |      |                 |                 | \$5,030,800.00         |
| 200.01          | 6-Lane Pool                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 3,496    | SF   | \$ 470.00       | \$ 1,643,120.00 |                        |
| 200.02          | Program Pool                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 1,494    | SF   | \$ 470.00       | \$ 702,180.00   |                        |
| 200.03          | Leisure Pool                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 4,900    | SF   | \$ 425.00       | \$ 2,082,500.00 |                        |
| 200.04          | Deck Equipment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 1        | LS   | \$ 78,000.00    | \$ 78,000.00    |                        |
| 200.05          | Competition Equipment (blocks, lane lines, flags, etc)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 1        | LS   | \$ 45,000.00    | \$ 45,000.00    |                        |
| 200.06          | Safety and maintenance Equipment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 1        | LS   | \$ 20,000.00    | \$ 20,000.00    |                        |
| 200.07          | Diving boards and stands                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 1        | EA   | \$ 27,000.00    | \$ 27,000.00    |                        |
| 200.08          | Waterslide with run out (Deduct Alternate)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 1        | EA   | \$ 335,000.00   | \$ 335,000.00   |                        |
| 200.09          | Basketball goals                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 2        | EA   | \$ 12,000.00    | \$ 24,000.00    |                        |
| 200.10          | Floatables                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 2        | EA   | \$ 11,000.00    | \$ 22,000.00    |                        |
| 200.11          | Interactive play features                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 1        | LS   | \$ 52,000.00    | \$ 52,000.00    |                        |
|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |      |                 |                 |                        |
|                 | <b>9ARCHITECTURE IMPROVEMENTS (BY OTHERS)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |          |      |                 |                 | \$4,297,000.00         |
| 200.12          | Bathhouse Building - Split Face CMU (Admin, Locker Rms, Family Changing Rms, Guard Office, Party Rms)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 2,840    | SF   | \$ 590.00       | \$ 1,676,000.00 | (with 5% escalation)   |
| 200.13          | Dynadome                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 1        | LS   | \$ 2,200,000.00 | \$ 2,310,000.00 |                        |
| 200.14          | Pool Mechanical Enclosure (covered enclosure on slab, no storage room)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 2,070    | SF   | \$ 150.00       | \$ 311,000.00   |                        |
|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |      |                 |                 |                        |
|                 | <b>MISCELLANEOUS PARK AMENITIES / STRUCTURES</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |          |      |                 |                 | \$499,000.00           |
| 200.15          | Pool Deck - Concrete (4 IN Depth at pool deck   includes sub-grade)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 26,850   | SF   | \$ 10.00        | \$ 268,500.00   |                        |
| 200.16          | Concrete Walkway (4 IN Depth, from Center St & San Jacinto St & Adjacent to Parking   includes sub-grade)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 8,420    | SF   | \$ 10.00        | \$ 84,200.00    |                        |
| 200.17          | Pool Fence - 6-FT (Height), Steel                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 840      | LF   | \$ 80.00        | \$ 67,200.00    |                        |
| 200.18          | Pool Fence Gate with Key Fob - 6-FT (Height), 4-FT Leaf, Metal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 5        | EA   | \$ 750.00       | \$ 3,750.00     |                        |
| 200.19          | Sliding Gate, Steel - 12-FT Width (includes motorized gate opener)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 1        | EA   | \$ 14,000.00    | \$ 14,000.00    |                        |
| 200.20          | Pool Emergency Call Box                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1        | EA   | \$ 500.00       | \$ 500.00       |                        |
| 200.21          | Seatwall (18 IN HT   at planting areas)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 185      | LF   | \$ 110.00       | \$ 20,350.00    |                        |
| 200.22          | Synthetic Turf (Syn Turf, aggregate, & subgrade)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 2,250    | SF   | \$ 18.00        | \$ 40,500.00    |                        |
|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |      |                 |                 |                        |
|                 | <b>PLANTING / IRRIGATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |          |      |                 |                 | \$252,830.00           |
| 200.23          | Shade Trees Allowance (30 trees   includes installation, soil, stakes & warranty)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 30       | EA   | \$ 1,000.00     | \$ 30,000.00    |                        |
| 200.24          | Ornamental Trees Allowance (38 trees   includes installation, soil, stakes & warranty)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 38       | EA   | \$ 700.00       | \$ 26,600.00    |                        |
| 200.25          | Tree Bubblers (two per tree / includes main line, lateral pipes, & valves)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 68       | EA   | \$ 120.00       | \$ 8,160.00     |                        |
| 200.26          | Landscape Beds / Bioremediation Plantings Allowance (plant mix, plants - 17,000 SF)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 1,890    | SY   | \$ 35.00        | \$ 66,150.00    |                        |
| 200.27          | Drip Irrigation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 1,890    | SY   | \$ 18.00        | \$ 34,020.00    |                        |
| 200.28          | Bermuda Grass Sod (Roll Sod)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 1,400    | SY   | \$ 5.00         | \$ 7,000.00     |                        |
| 200.29          | 3 IN Topsoil                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 1,400    | SY   | \$ 3.00         | \$ 4,200.00     |                        |
| 200.30          | Full Coverage Irrigation (Spray for Sod Areas)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 1,400    | SY   | \$ 3.50         | \$ 4,900.00     |                        |
| 200.31          | Miscellaneous Irrigation Appurtenances Allowance (Controllers, master valves, backflow preventers, etc.   3% of total)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 1        | LS   | \$ 6,000.00     | \$ 6,000.00     |                        |
| 200.32          | Revegetation Allowance (includes native seed mix, & watering/establishment)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 18,800   | SY   | \$ 3.50         | \$ 65,800.00    |                        |
|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |      |                 |                 |                        |
|                 | <b>SCHEDULE 300 - OTHER PROJECT COSTS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |          |      |                 |                 |                        |
|                 | <b>OTHER PROJECT COSTS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |          |      |                 |                 | \$2,954,400.00         |
| 300.01          | Mobilization/De-Mob/General Requirements of Contract/SWPPP (6% Total Const. Cost)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |          |      | \$ 809,900.00   | \$ 809,900.00   |                        |
| 300.02          | 9Construction Site Development Contingency (8%)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |      | \$ 999,900.00   | \$ 999,900.00   |                        |
| 300.03          | 9Owner's Construction Contingency (8%)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |          |      | \$ 1,144,600.00 | \$ 1,144,600.00 |                        |
|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |      |                 |                 |                        |
|                 | <b>TOTAL (SCHEDULES NO. 100 THROUGH 300 (Construction Costs):</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |          |      |                 |                 | <b>\$15,452,200.00</b> |
|                 | <b>TOTAL PROJECT COST</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |          |      |                 |                 | <b>\$15,452,200.00</b> |
|                 | <p><b>Assumptions/Disclaimers:</b></p> <p>1) All Opinion of Probable Construction Costs(OPCC) represent the Consultant and their Sub-Consultant(s) best judgement as professionals, familiar with the construction industry and current available unit pricing; Consultant/Sub-Consultant(s) do not guarantee that proposals, bids or actual project costs will not vary from its Opinion of Probable Construction Costs. Quantities are estimates only and the actual amount of work and/or materials are contingent upon final design of these facilities.</p> <p>2) Unit pricing is based on average cost statewide and do not account for any site specific determinates that would effect costs of constuction (i.e.- unknown subsurface conditions, etc.). Unit pricing based on today's dollars and valid for 90 days.</p> <p>3) 10% Construction Site Development Contingency included to cover unknown site development costs due to current schematic level of detail (unclassified earthwork, utilities, permantent reveg/BMPs, etc... unless otherwise noted).</p> <p>4) 10% Owner's Construction Contingency included to cover unknown/unforseen site development conditions during construction.</p> <p>5) This OPCC does not include utility adjustments/relocations/extensions/services for storm sewer, domestic water, sanitary sewer, gas, electric or communication utility lines off site.</p> <p>6) This OPCC does not include property and/or easement acquisition.</p> <p>7) Environmental and regulatory review, permitting, and fess are not included in this OPCC.</p> <p>8) Soft costs (12% of total construction cost for: design, design survey, geotechnical, permitting, testing, owner fee's, etc..).</p> <p>9) OPCC numbers provided by other sub-consultants</p> |          |      |                 |                 |                        |







# WHAT'S NEXT...

- Update plans and submit 60% set **Mid / Late April 2026**
- Update plans and submit 90% set **Mid / Late May 2026**
- Update plans and submit 100% set **Late June 2026**
- City advertise for bid **July 2026**
- Open for 2027 swim season

**Note:** This is a tentative schedule and may change based on potential revisions to the 30% schematic design and normal project coordination as the design and construction planning process moves forward.

# ***City of Lockhart, Texas***

## **Council Agenda Item Cover Sheet**

**COUNCIL MEETING DATE:** March 17, 2026

**AGENDA ITEM CAPTION:** Discussion and/or action regarding nomination of Julia Haug to the Planning and Zoning Commission by Councilmember Taylor Burge for a term to expire in November 2028.

**ORIGINATING DEPARTMENT AND CONTACT:** Council - Taylor Burge

**ACTION REQUESTED:** Other

**BACKGROUND/SUMMARY/DISCUSSION:** Councilmember Juan Mendoza recently changed his appointment to the Planning and Zoning Commission from Juila Haug to Erica Saucedo. Councilmember Taylor Burge has nominated Julia Haug to be appointed to the Planning and Zoning Commission as her appointment for a term to expire November 2028.

As a current member of the Planning and Zoning Board, Ms. Haug meets the qualifications to serve on a city board.

Resolution 2024-02 was adopted in 2024 establishing administrative procedures for the nomination of board and commission members to include a 2-step process. First, the nomination is to be placed on the agenda as "announcement of nomination" followed by a notice on a subsequent agenda as "discussion and/or action on the nomination."

The announcement of nomination occurred during the March 3, 2026 Council meeting.

Action to appoint, should Council move to appoint Ms. Haug to the commission, will occur during the March 17, 2026 Council meeting.

**PROJECT SCHEDULE (if applicable):** N/A

**FISCAL NOTE (if applicable):** N/A

**PREVIOUS COUNCIL ACTION:** Annoucement of nomination occurred during the March 3, 2026 Council meeting.

**COMMITTEE/BOARD/COMMISSION ACTION:** N/A

**STAFF RECOMMENDATION/REQUESTED MOTION:** None. Discretion of the Council.

**LIST OF SUPPORTING DOCUMENTS:** Julia Haug board application, P & Z roster

APPLICANT'S NAME: Julia HaugBOARD NAME(S): Planning and Zoning Commission

The qualifications for members of boards and commissions, except special qualifications for service on a particular board or commission, are as follows:

- Appointees must each be a resident of the State of Texas and a resident of the City of Lockhart for at least twelve (12) consecutive months preceding their appointment unless a particular board's or commission's composition or state law allows for membership by a non-resident of the City.

Date of residency in Lockhart: 2017

- Appointees shall be qualified voters in the City of Lockhart or, if not a resident of the City, of Caldwell County.

Date qualified voter in Lockhart: 2017

- Appointees shall not have been removed from another city board or commission because of failure to attend meetings or for cause within the last three years.

Removed from another board? YES or NO NO

If yes, date \_\_\_\_\_ and board \_\_\_\_\_

- No member of any appointed body shall serve on more than one quasi-judicial or advisory board or commission.

Serves on another board? YES or NO NO

If yes, board currently serving: \_\_\_\_\_

**BOARD SPECIFIC QUALIFICATIONS:**Planning & Zoning CommissionY or N City Resident? If no, applicant does not qualify.

**Planning and Zoning Commission** meets on the second and fourth Wednesday at 7:00 p.m. each month. The Commission's duties are to review applications for zoning changes, hear public comments, and make recommendations to the council regarding such applications; review applications for specific use permits, hear public comments, and grant, grant with modification, or deny such applications; review proposed preliminary subdivision plats, engineering plans, requested plat and plan variances, and proposed restrictive covenants and make recommendations to the council pertaining to each; review proposed plats and plans for mobile home parks and for such other developments as may be required by ordinance and make recommendations to the council pertaining to such; recommend to the council for amendments, extensions, and additions to the comprehensive master plan of the city, including the land use plan and the thoroughfare plan; recommend to the council for changes to the official zoning map of the city; when appropriate, make a determination of appropriate zoning or use; and perform such other duties as may be duly delegated to them from time to time by the council. All members must reside within the city limits. The Board consists of seven members that serve a three-year term. The City Planner is the staff liaison.

## CITY SECRETARY'S DETERMINATION OF APPLICANT'S QUALIFICATION:

Is Applicant Qualified?

YES

NO

DISCRETION OF THE COUNCIL

NOTES: \_\_\_\_\_



In order to be considered for an appointment to a Lockhart Board or Commission, please complete the following application. You may also attach a current resume and letter of interest if you choose.

**1. PERSONAL INFORMATION**

|                                            |  |                           |           |
|--------------------------------------------|--|---------------------------|-----------|
| Full Legal Name Julia Ann Biggerstaff Haug |  | Preferred Name Julia Haug |           |
| Physical Home Address 603 Trinity Street   |  |                           |           |
| Mailing Address (if different)             |  |                           |           |
| City Lockhart                              |  | State Texas               | Zip 78644 |
| Home Phone                                 |  | Work Phone                |           |
| Mobile Phone                               |  |                           |           |
| Email Address                              |  |                           |           |
| Date of Birth                              |  |                           |           |

**2. AREAS OF INTEREST**

Please indicate the position(s) of interest to you.

|                                                                         |                                                                  |
|-------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Airport Advisory Board                         | <input type="checkbox"/> Historical Preservation Commission      |
| <input type="checkbox"/> Zoning Board of Adjustment & Appeals           | <input type="checkbox"/> Hotel Occupancy Tax Advisory Board      |
| <input type="checkbox"/> Charter Review Commission                      | <input type="checkbox"/> Library Advisory Board                  |
| <input type="checkbox"/> Construction Board of Appeals                  | <input type="checkbox"/> Parks & Recreation Advisory Board       |
| <input type="checkbox"/> Economic Development Corp (1/2 Cent Sales Tax) | <input checked="" type="checkbox"/> Planning & Zoning Commission |
| <input type="checkbox"/> Electric Board                                 |                                                                  |

In the space below, please explain your interest in the position(s) selected above. Also, please explain any experience you have related to your selection(s).

I'm familiar with its present lack of gender equity and representation of city residents east of Hwy 183 on the current P&Z Commission. This first sparked my interest in serving on it. Observing the increased interest in Lockhart on the part of developers, both commercial and residential, over the last five years has deepened my interest and my belief that the commission needs a greater diversity of perspectives and experience. That Lockhart will grow and change is inevitable. That it will grow in ways beneficial to its current constituents and reflective of its treasures and values is not. I would be honored to play a role in ensuring that the city grows in ways that preserve what we esteem while making room for more to appreciate about calling Lockhart home. I've been in education for 26 years. While in K-12, I held leadership positions for 10 years: team lead, campus mentor, and ultimately Chair over ~24 dent colleagues.

### 3. BOARD MEMBER QUALIFICATIONS

The following are qualifications as outlined in Section 2-209 of the Lockhart Code of Ordinances to serve on a Board/Commission:

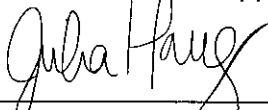
| YES                                 | NO                                  | Please answer the following questions about Board/Commission qualifications:                                                                |
|-------------------------------------|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Have you been a resident of the State of Texas/City of Lockhart for at least twelve (12) consecutive months preceding appointment?          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Are you a registered voter?                                                                                                                 |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Have you been removed from another city board or commission because of failure to attend meetings or for cause within the last three years? |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Do you serve on any other City of Lockhart board/commission/committee at this time?<br>If yes, please list: _____                           |

For your reference, the following additional qualifications apply to appointed Board/Commission members:

- A member who is required to be a resident of the city (or county when applicable) when appointed and who thereafter moves his or her primary residence outside of the corporate limits of Lockhart (or county when applicable) vacates his or her position on a board of commission on the date the residency changes.
- The City Council shall have the right, but not the duty, to appoint up to two members who are not city residents but who are residents of Caldwell County to the Lockhart Airport Advisory Board, the Eugene Clark Library Board, and the Construction Board of Appeals.
- Any member of a board or commission who is absent from three consecutive regular meetings, or any four non-consecutive regular meetings of the board or commission during any twelve-month period, shall forfeit his or her position and the vacancy occurring shall be declared and filled by the Council.
- Members must maintain their qualifications while serving on a board or commission.
- No member of any appointed body shall serve on more than one quasi-judicial or advisory board or commission.
- No appointed body shall deviate from its charge, deliberate items not on its agendas, or speak for the council or City of Lockhart without council authorization.
- Members appointed serve without compensation.

#### **Certification of Applicant**

I hereby certify that the foregoing and any attached statements are true, accurate and complete. I also understand that this application is subject to disclosure under the Texas Public Information Act.



**Applicant's Signature**

04/18/2023

**Date**

Completed application, resume and letter of interest may be submitted in person, email, or by mail to:

City of Lockhart  
City Secretary's Office  
308 W. San Antonio Street / PO Box 239  
Lockhart, TX 78644

Phone: 512.398.3461  
[jbowermon@lockhart-tx.org](mailto:jbowermon@lockhart-tx.org)

Because I'm an acquaintance or friend of several members of the current P&Z Commission, I'm familiar with its present lack of gender equity and representation of city residents east of Hwy 183. This was the initial source of my interest in serving on the committee. Observing the increased interest in Lockhart on the part of developers, both commercial and residential, over the last five years has only deepened my willingness to serve and belief that the commission would benefit from a greater diversity of perspectives and experience. That Lockhart will grow and change is inevitable. That it will grow in ways beneficial to its constituents who've established homes, families, and/or businesses here and reflective of its treasures and values--the very qualities that draw others to it--is not. I would be honored to play a small role in ensuring that the city grows in ways that preserve what we esteem and makes room for new people and possibilities that provide us all with more to appreciate about calling Lockhart home.

To substantiate my ability to commit, I'd offer my work and volunteer history. I've been in education for 26 years. While in K-12 for 16 years, I held leadership positions for 10 years, serving as team lead, campus mentor, and ultimately Dept Chair over ~24 colleagues. Throughout my leadership commitments, I taught and assessed the work of ~125 high school students. I've now been at the university level for 10 years and have served as Associate Director of my program for the last three of those. In this capacity, I've become much more familiar with legal code in connection with my field. Beyond my employed positions, I've served as a volunteer for several nonprofit organizations (one for ~15 years) and was a Director on two of these organizations' Boards. I held office twice in this capacity. During my tenure as a Director then Officer on the Board of the Old Settler's Music Festival, I also conducted a fair amount of research and learned to navigate legal code beyond my field. With all this in mind, I'm confident that I can learn and follow the city ordinances pertinent to the commission and be an effective, contributing member.



## PLANNING & ZONING COMMISSION

Sec. 8.03 Charter

Three-year staggered term

| First Name                                                         | Last Name |  |  |  |  | Council Member    |
|--------------------------------------------------------------------|-----------|--|--|--|--|-------------------|
| Philip                                                             | McBride   |  |  |  |  | John Lairsen      |
| Philip                                                             | Ruiz      |  |  |  |  | Angie Sanchez     |
| Bradley                                                            | Lingvai   |  |  |  |  | Brad Westmoreland |
| Julia                                                              | Haug      |  |  |  |  | Juan Mendoza      |
| Dr. Ronald                                                         | Peterson  |  |  |  |  | Mayor White       |
| Manuel                                                             | Oliva     |  |  |  |  | David Bryant      |
| Rick                                                               | Arnic     |  |  |  |  | Jeffry Michelson  |
| <b>IMPACT FEE ADVISORY COMMITTEE - COUNTY RESIDENT APPOINTMENT</b> |           |  |  |  |  |                   |
| Larry                                                              | Metzler   |  |  |  |  | Mayor White       |

City Planner - staff liaison

# ***City of Lockhart, Texas***

## **Council Agenda Item Cover Sheet**

**COUNCIL MEETING DATE:** March 17, 2026

**AGENDA ITEM CAPTION:** Discussion and/or action regarding nomination of Philip Ruiz to the Planning and Zoning Commission by Councilmember John Castillo for a term to expire in November 2028.

**ORIGINATING DEPARTMENT AND CONTACT:** Council - John Castillo

**ACTION REQUESTED:** Other

**BACKGROUND/SUMMARY/DISCUSSION:** Councilmember Taylor Burge has announced her nomination to change her appointment to the Planning and Zoning Commission from Philip Ruiz to Juila Haug. Councilmember John Castillo has nominated Philip Ruiz to be appointed to the Planning and Zoning Commission as his appointment for a term to expire November 2028.

As a current member of the Planning and Zoning Board, Mr. Ruiz meets the qualifications to serve on a city board.

Resolution 2024-02 was adopted in 2024 establishing administrative procedures for the nomination of board and commission members to include a 2-step process. First, the nomination is to be placed on the agenda as "announcement of nomination" followed by a notice on a subsequent agenda as "discussion and/or action on the nomination."

The announcement of nomination occurred during the March 3, 2026 Council meeting.

Action to appoint, should Council move to appoint Mr. Ruiz to the commission, will occur during the March 17, 2026 Council meeting.

**PROJECT SCHEDULE (if applicable):** N/A

**FISCAL NOTE (if applicable):** N/A

**PREVIOUS COUNCIL ACTION:** The announcement of nomination occurred during the March 3, 2026 Council meeting.

**COMMITTEE/BOARD/COMMISSION ACTION:** N/A

**STAFF RECOMMENDATION/REQUESTED MOTION:** None. Discretion of the Council.

**LIST OF SUPPORTING DOCUMENTS:** P. Ruiz, P & Z roster, .

**APPLICANT'S NAME:** Philip Ruiz

**BOARD NAME(S):** Planning and Zoning Commission

The qualifications for members of boards and commissions, except special qualifications for service on a particular board or commission, are as follows:

- Appointees must each be a resident of the State of Texas and a resident of the City of Lockhart for at least twelve (12) consecutive months preceding their appointment unless a particular board's or commission's composition or state law allows for membership by a non-resident of the City.  
Date of residency in Lockhart: APPROX 1953
- Appointees shall be qualified voters in the City of Lockhart or, if not a resident of the City, of Caldwell County.  
Date qualified voter in Lockhart: APPROX 1976
- Appointees shall not have been removed from another city board or commission because of failure to attend meetings or for cause within the last three years.  
Removed from another board? YES OR NO  
If yes, date \_\_\_\_\_ and board \_\_\_\_\_
- No member of any appointed body shall serve on more than one quasi-judicial or advisory board or commission.  
Serves on another board? YES OR NO  
If yes, board currently serving: \_\_\_\_\_

**BOARD SPECIFIC QUALIFICATIONS:**

Planning & Zoning Commission

Y or N City Resident? If no, applicant does not qualify.

**Planning and Zoning Commission** meets on the second and fourth Wednesday at 7:00 p.m. each month. The Commission's duties are to review applications for zoning changes, hear public comments, and make recommendations to the council regarding such applications; review applications for specific use permits, hear public comments, and grant, grant with modification, or deny such applications; review proposed preliminary subdivision plats, engineering plans, requested plat and plan variances, and proposed restrictive covenants and make recommendations to the council pertaining to each; review proposed plats and plans for mobile home parks and for such other developments as may be required by ordinance and make recommendations to the council pertaining to such; recommend to the council for amendments, extensions, and additions to the comprehensive master plan of the city, including the land use plan and the thoroughfare plan; recommend to the council for changes to the official zoning map of the city; when appropriate, make a determination of appropriate zoning or use; and perform such other duties as may be duly delegated to them from time to time by the council. All members must reside within the city limits. The Board consists of seven members that serve a three-year term. The City Planner is the staff liaison.

**CITY SECRETARY'S DETERMINATION OF APPLICANT'S QUALIFICATION:**

Is Applicant Qualified?

YES

NO

DISCRETION OF THE COUNCIL

NOTES:

HAS SERVED AS A MEMBER OF THE PLANNING AND ZONING COMMISSION SINCE AT LEAST 1995



## PLANNING & ZONING COMMISSION

Sec. 8.03 Charter

Three-year staggered term

| First Name                                                         | Last Name |  |  |  |  | Council Member    |
|--------------------------------------------------------------------|-----------|--|--|--|--|-------------------|
| Philip                                                             | McBride   |  |  |  |  | John Lairsen      |
| Philip                                                             | Ruiz      |  |  |  |  | Angie Sanchez     |
| Bradley                                                            | Lingvai   |  |  |  |  | Brad Westmoreland |
| Julia                                                              | Haug      |  |  |  |  | Juan Mendoza      |
| Dr. Ronald                                                         | Peterson  |  |  |  |  | Mayor White       |
| Manuel                                                             | Oliva     |  |  |  |  | David Bryant      |
| Rick                                                               | Arnic     |  |  |  |  | Jeffry Michelson  |
| <b>IMPACT FEE ADVISORY COMMITTEE - COUNTY RESIDENT APPOINTMENT</b> |           |  |  |  |  |                   |
| Larry                                                              | Metzler   |  |  |  |  | Mayor White       |

City Planner - staff liaison



# 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:

