

PUBLIC NOTICE
AGENDA
LOCKHART CITY COUNCIL
May 5, 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 May 4 - 8, 2026 as Air Quality Awareness Week. **4**
- B. Presentation of the Lockhart Economic Development Corporation FY 24-25 demographic and economic profile report. **5-12**
- C. Discussion regarding Ordinance 2026-21 amending the Code of Ordinances, Chapter 48 "Solid Waste" to allow Caldwell County residents use of the Recycling Center through September 30, 2026, and establishing a fee per trip. **13-22**
- D. Discuss Ordinance 2026-17 amending Section 56-192 "Maximum Speeds on FM 20", reducing the speed by 5 MPH from East MLK Blvd. to the east City Limits. **23-31**
- E. Discussion regarding Resolution 2026-19 to amend the adopted credit card fees charged by the City of Lockhart from 2% to 3.25% . **32-34**
- F. Discussion regarding authorizing Resolution 2026-20 directing publication of Notice of City's intent to issue Certificates of Obligation for certain capital projects, including the Indoor Recreation Center. **35-40**
- G. Discuss Resolution 2026-18 to grant Hillwood Communities a 90-day extension of the conditional consent to form the Lockhart Municipal Utility District (MUD) of Caldwell County and the inclusion into said district of 889.3 acres of land, 720.681 acres of which are in the City's ETJ. **41-58**
- H. Discuss the City Council minutes of the May 20, 2025, May 22, 2025 June 3, 2025, and June 5, 2025 meetings. **59-81**

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 and consider approval of Ordinance 2026-18 annexing 141.2 acres out of the John A. Neil Survey, Abstract Number 20, Caldwell County, Texas, located southeast of the intersection of FM 1322 and Seawillow Road. **82-102**
- B. Hold a PUBLIC HEARING and discussion and/or action on Ordinance 2026-19, for text amendments to Chapter 56, "Traffic & Vehicles" Article V, Section 56-313, "Residential Parking Permits," of the Lockhart Code of Ordinances to authorize creation of a residential parking permit area on Crockett Street from the intersection of Bowie Street to the intersection of Alamo Street between the hours of 8:00 a.m. and 5:00 p.m. on school days for Lockhart I.S.D. **103-106**
- C. Hold a PUBLIC HEARING and discussion and/or action on Ordinance 2026-20, for text amendments to Chapter 56, "Traffic & Vehicles" Article V, Section 56-313, "Residential Parking Permits," of the Lockhart Code of Ordinances to authorize creation of a residential parking permit area on Center Street from the intersection of S. Medina Street to the intersection of Lions Country Drive, including 807 & 809 Center Street residences, between the hours of 8:00 a.m. and 5:00 p.m. on school days for Lockhart I.S.D. **107-110**

5. CONSENT AGENDA

- A. Approve Resolution 2026-18 to grant Hillwood Communities a 90-day extension of the conditional consent to form the Lockhart Municipal Utility District (MUD) of Caldwell County and the inclusion into said district of 889.3 acres of land, 720.681 acres of which are in the City's ETJ. **111-128**
- B. Approve the City Council minutes of the May 20, 2025, May 22, 2025, June 3, 2025, and June 5, 2025 meetings. **129-151**

6. DISCUSSION/ACTION ITEMS

- A. Discussion and/or action regarding Ordinance 2026-21 amending the Code of Ordinances, Chapter 48 "Solid Waste" to allow Caldwell County residents use of the Recycling Center through September 30, 2026, and establishing a fee per trip. **152-161**
- B. Discussion and/or action to consider approval of Ordinance 2026-17 amending Section 56-192 "Maximum Speeds on FM 20", reducing the speed by 5 MPH from East MLK Blvd. to the east City Limits. **162-170**
- C. Discussion and/or action to consider Resolution 2026-19 to amend the adopted credit card fees charged by the City of Lockhart from 2% to 3.25% . **171-173**
- D. Discussion and/or action regarding Resolution 2026-20 directing publication of Notice of City's intent to issue Certificates of Obligation for certain capital projects, including the Indoor Recreation Center. **174-179**

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

- Summer Fan Program is now open to Lockhart residents.
- Update on CARTS Lockhart Transit Station.
- Lockhart State Park grows by 188 acres with new acquisition.
- LCRA Timmerman Power Plant is fully operational.

8. COUNCIL AND STAFF COMMENTS - ITEMS OF COMMUNITY INTEREST

9. 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 the April 29, 2026 at 4:00 p.m.

PROCLAMATION

WHEREAS, air quality can threaten our environment, economy, and the health of the residents of the City of Lockhart; and

WHEREAS, children, older adults, people with lung disease and people with heart disease are particularly affected by poor air quality, which make up half of all residents in Central Texas; and

WHEREAS, in 2025, air quality in the Austin-Round Rock-San Marcos Metropolitan Statistical Area (MSA) was moderated or worse according to the Air Quality Index (AQI) for 57% of days; and

WHEREAS, in 2025, the Austin-Round Rock-San Marcos MSA exceeded the federal 8-hour ozone standard which increases the region’s risk of being designated nonattainment; and

WHEREAS, in 2025, the Austin-Round Rock-San Marcos MSA exceeded the federal annual fine particulate matter (PM2.5) standard for a second year, which increases the region’s risk of being designated nonattainment; and

WHEREAS, remaining in compliance with the NAAQS is important not only for public health, but also, for the region’s economy and ability to conduct transportation planning; and

WHEREAS, the U.S. Environmental Protection Agency has designated May 4 – 8, 2026, as National Air Quality Awareness Week; and

WHEREAS, the goal of the Central Texas Clean Air Coalition (CAC) is to maintain compliance with federal air quality regulations and to reduce the impacts of air pollution on public health and welfare; and

WHEREAS, the City of Lockhart is committed to the efforts of the regional Central Texas CAC.

NOW THEREFORE, I, Lew White, by the authority vested in me as Mayor of the City of Lockhart, Texas, do hereby proclaim May 4 – 8, 2026 as

“Air Quality Awareness Week”

in the City of Lockhart and encourage residents and employees to take action to “Be Air Aware” and educate themselves about local air quality by visiting CAPCOG’s Air Central Texas website at AirCentralTexas.org and by promoting air quality awareness within our community.

INTESTIMONY WHEREOF, I have hereunto set my hand and caused to be affixed the Seal of Lockhart, Texas, this 5th day of May, 2026.

ATTEST:

Julie Bowermon
City Secretary



CITY OF LOCKHART

Lew White
Mayor

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: May 5, 2026

AGENDA ITEM CAPTION: Presentation of the Lockhart Economic Development Corporation FY 24-25 demographic and economic profile report.

ORIGINATING DEPARTMENT AND CONTACT: Economic Development - Holly Malish

ACTION REQUESTED: Other

BACKGROUND/SUMMARY/DISCUSSION:

An overview of key growth indicators shaping the county, including population trends, demographic shifts, property valuations, and broader market dynamics, providing context for how these changes impact small businesses. The presentation breaks down the story behind the numbers - who's moving in, how the community is changing, and what rising values mean for the local business landscape.

PROJECT SCHEDULE (if applicable):

FISCAL NOTE (if applicable):

PREVIOUS COUNCIL ACTION:

COMMITTEE/BOARD/COMMISSION ACTION:

STAFF RECOMMENDATION/REQUESTED MOTION:

LIST OF SUPPORTING DOCUMENTS: FY 24-25 Demographic and Economic Profile Report

CITY OF Lockhart

ECONOMIC DEVELOPMENT

GROWTH TRENDS & MARKET INSIGHTS OVERVIEW



215 E Market St.
Lockhart, TX 78644



512.668.4766



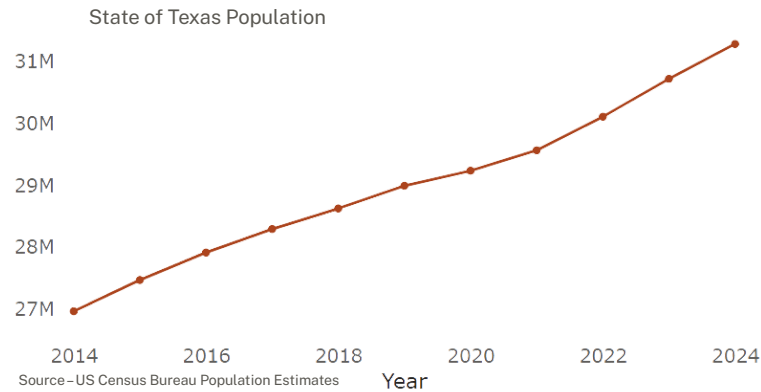
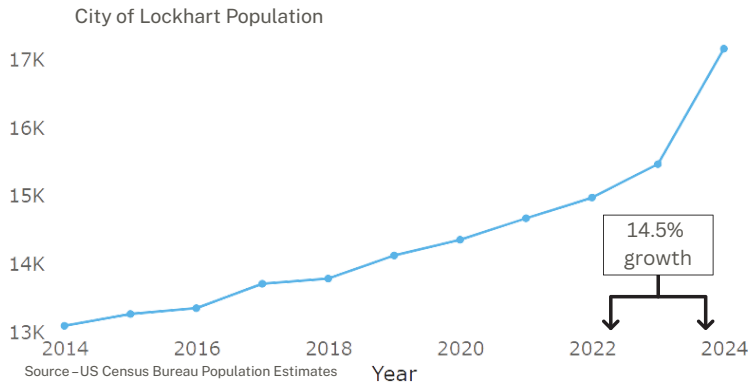
www.lockhartedc.com

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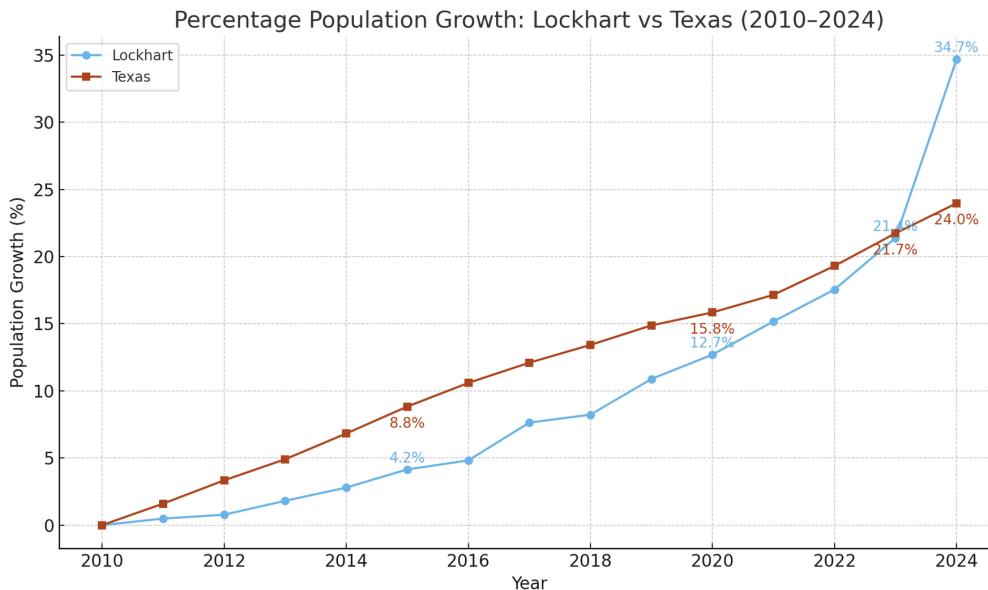
DEMOGRAPHICS

POPULATION

Lockhart, Texas has experienced steady and accelerating growth over the past decade, with a particularly sharp rise between 2023 and 2024. From 2010 to 2024, Lockhart's population grew from 12,746 to 17,166, a 34.7% increase. In contrast, Texas as a whole grew from 25.2 million to 31.3 million during the same period, a 23.9% increase.



The city's recent jump of nearly 1,700 new residents between 2023 and 2024 alone (+11%) suggests Lockhart is entering a new phase of growth, influenced by regional development pressure from Austin and San Antonio.



Lockhart's growth rate has now outpaced the state average, especially in the last two years, reflecting increased interest from residents and businesses drawn by affordability, location advantages, and development opportunities.

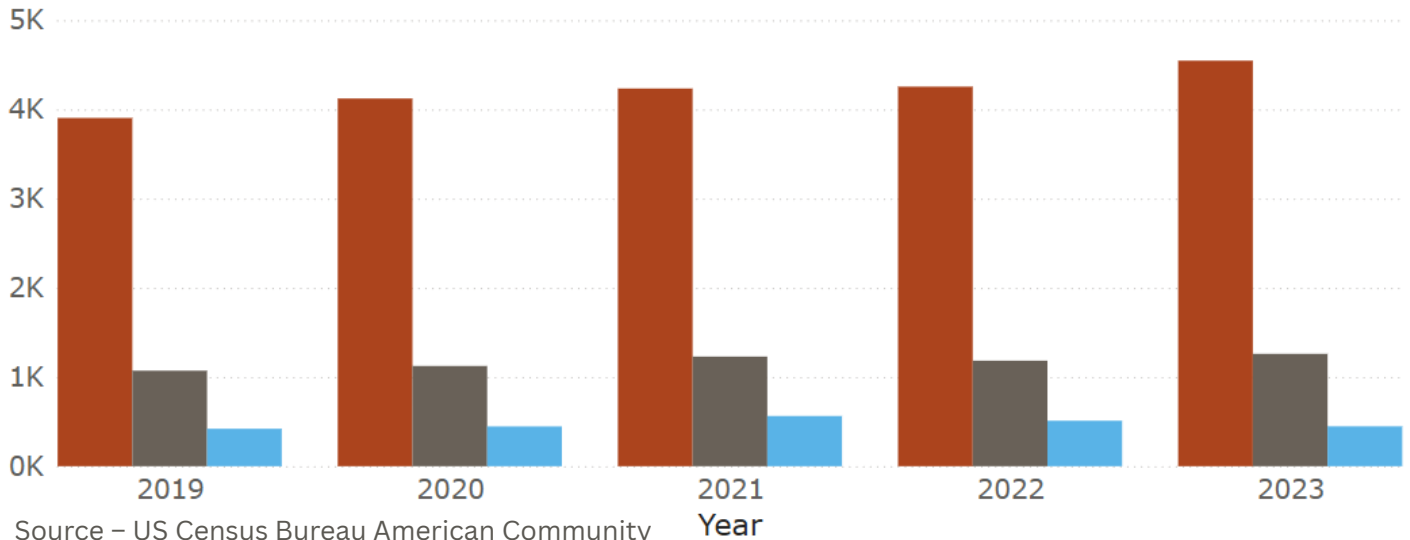
DEMOGRAPHICS

EDUCATIONAL ATTAINMENT

Lockhart's population is gradually becoming more educated, with the most notable growth seen among high school and bachelor's degree holders.

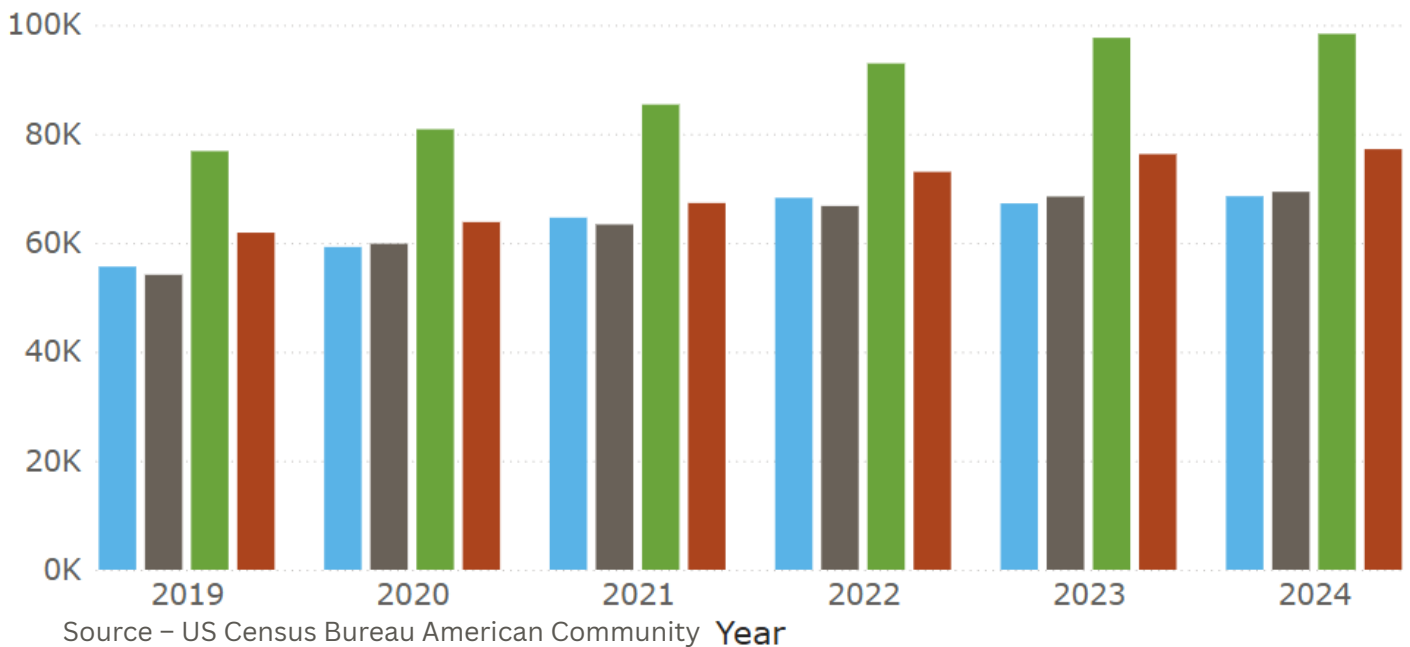
Educational Attainment, Lockhart

Degree Level • High School • Bachelor's • Graduate or Professional



MEDIAN HOUSEHOLD INCOME

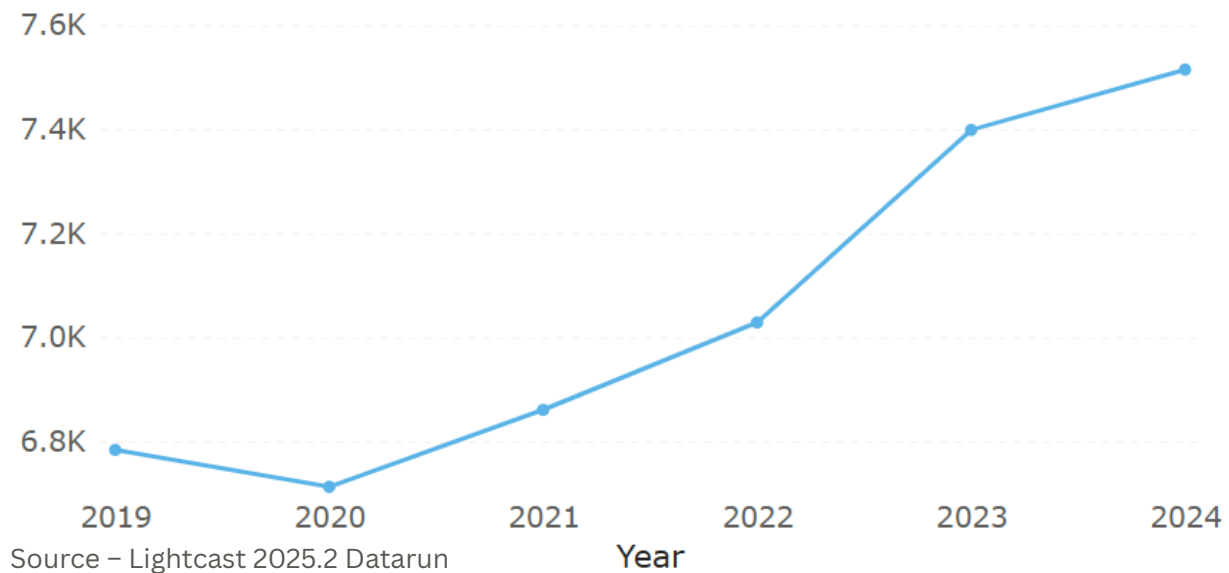
Location • Lockhart • Caldwell County • Austin Metro • Texas



Between 2019 and 2024, Lockhart and Caldwell County have experienced sustained, upward momentum in household income, signaling both economic resilience and a maturing local economy.

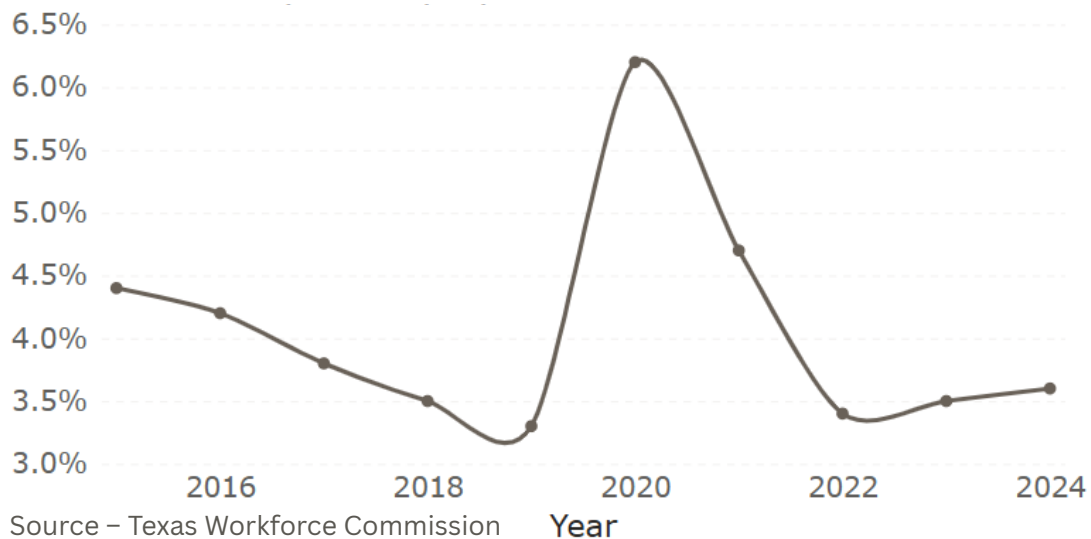
JOBS

EMPLOYMENT IN LOCKHART



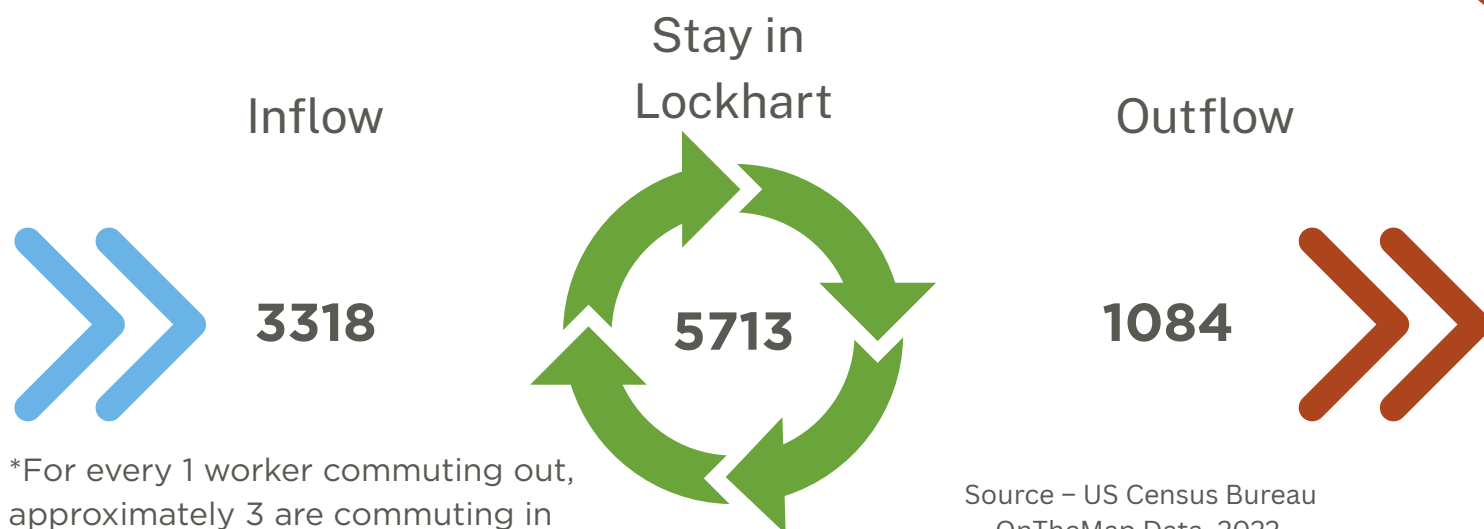
Between 2019 and 2024, Lockhart experienced a steady increase in total city jobs, growing from 6,784 to 7,515, an overall gain of 731 jobs or 10.8%. Nearly 500 of those jobs were added since 2022, underscoring the city’s accelerating economic momentum. With two new projects in 2025, RealCold and Ziegenfelder, expected to bring over 200 additional jobs, Lockhart is solidifying its position as a growing employment hub within the region.

CALDWELL COUNTY UNEMPLOYMENT

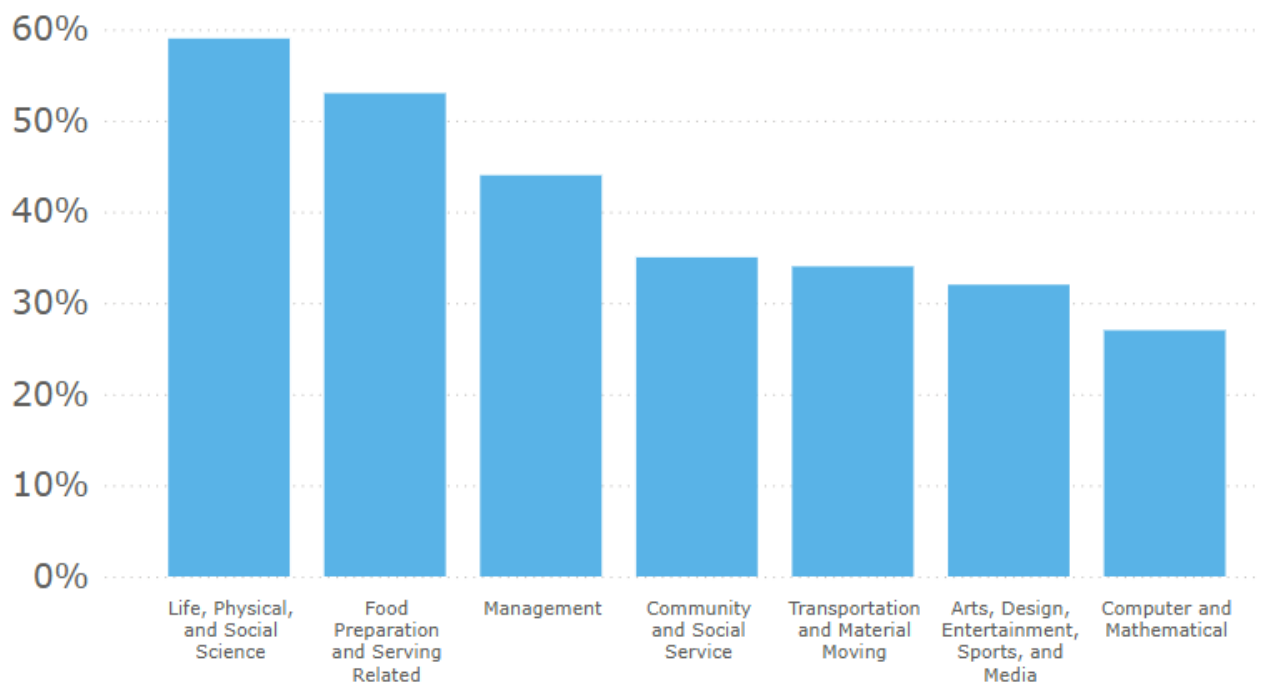


JOBS

COMMUTING DATA



FASTEST GROWING OCCUPATIONS IN LOCKHART

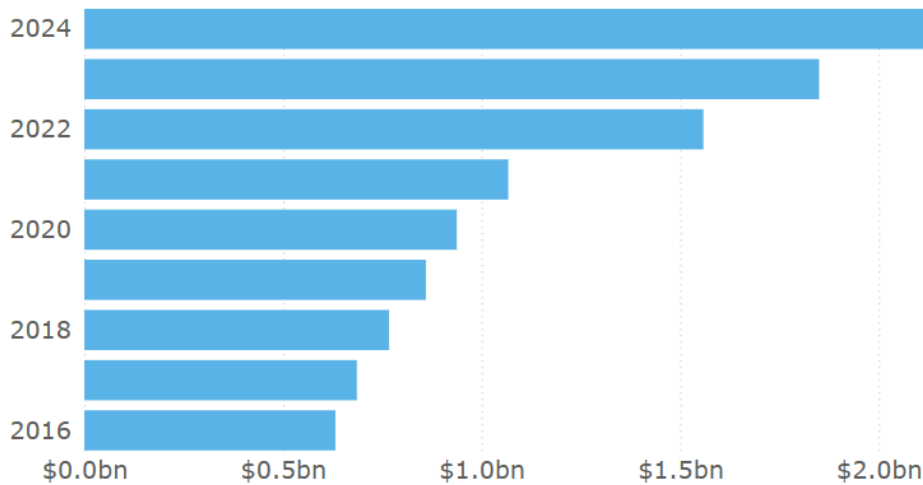


Source – Lightcast 2025.2 Datarun

Lockhart is seeing strong job growth not only in service-sector roles but also in professional and technical occupations. This blend reflects both the city's expanding business base and its appeal to a diverse labor force.

TAXES AND REVENUES

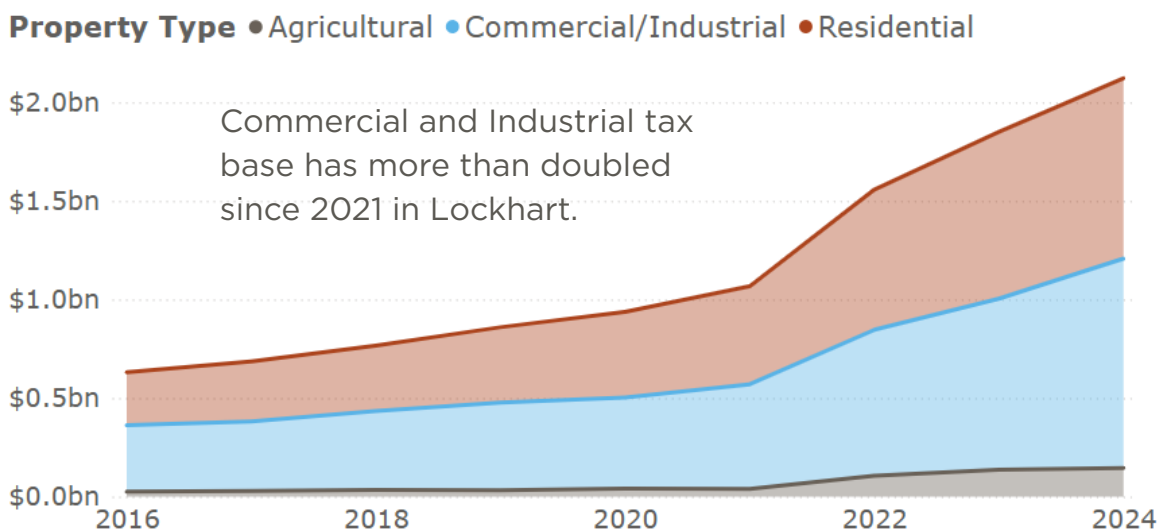
LOCKHART PROPERTY TAX VALUATIONS



Source – Caldwell County Appraisal District

Lockhart has experienced rapid and sustained growth in property valuation, more than tripling over the past eight years, from \$631.9 million in 2016 to over \$2.1 billion in 2024.

REAL PROPERTY VALUATION BREAKDOWN

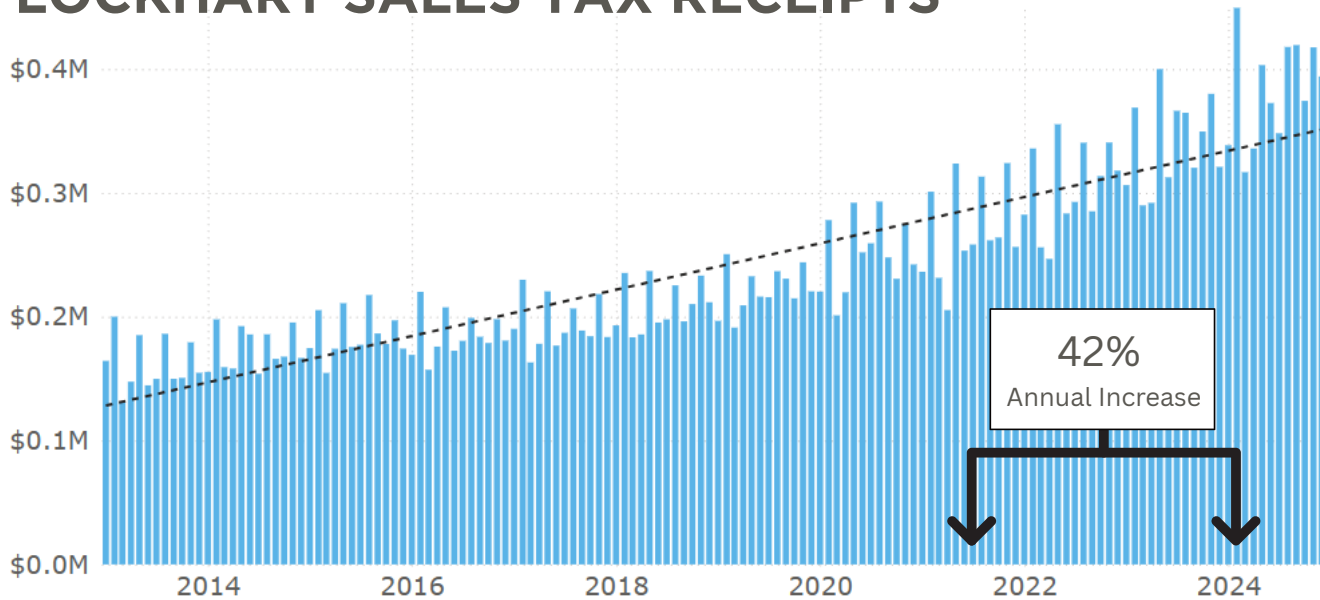


Source - Caldwell County Appraisal District

TAXES AND REVENUES

Over the past decade, the City of Lockhart has experienced significant growth in sales tax revenue, reflecting a strengthening local economy, increasing consumer activity, and the city's growing role as a regional commercial hub.

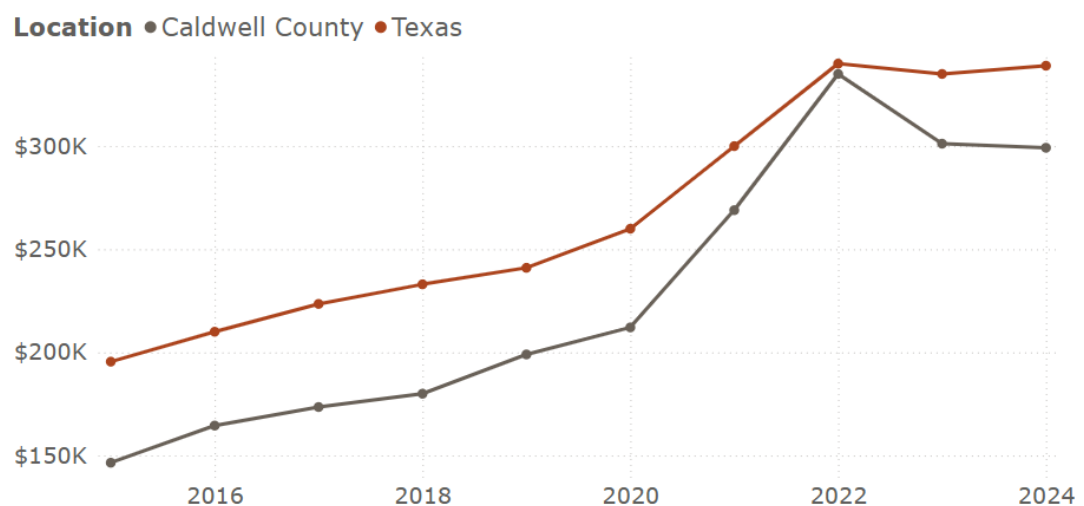
LOCKHART SALES TAX RECEIPTS



Source – Texas Comptroller's Office Sales Tax Distributions

MEDIAN HOME SALES PRICE IN CALDWELL COUNTY

From 2015 to 2024, Caldwell County's median home price more than doubled, rising from \$146,500 to \$299,210, a 104% increase that outpaced the statewide growth rate of 73%. This surge reflects strong regional demand, driven in part by spillover from the Austin metro and increased residential development.



Source – Texas A&M Real Estate Research Center

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: May 5, 2026

AGENDA ITEM CAPTION: Discussion regarding Ordinance 2026-21 amending the Code of Ordinances, Chapter 48 "Solid Waste" to allow Caldwell County residents use of the Recycling Center through September 30, 2026, and establishing a fee per trip.

ORIGINATING DEPARTMENT AND CONTACT: Public Works - Sean Kelley

ACTION REQUESTED: Ordinance

BACKGROUND/SUMMARY/DISCUSSION:

On April 14, 2026, the City Council held a workshop to discuss solid waste services, operation of the Recycling Center, and the associated cost of service to customers. Following discussion, Council voted to implement universal residential recycling, opt-in commercial recycling, and also approved closure of the Recycling Center effective October 1, 2026, to coincide with the end of the fiscal year budget. The closure was based on the determination that the Recycling Center would no longer be needed once universal residential recycling is available.

Since that action, representatives from Caldwell County have contacted the City of Lockhart to request that non-city residents who reside in the unincorporated areas of Caldwell County be allowed to use the Recycling Center for recycling services during the period leading up to the facility's closure.

To allow Caldwell County residents temporary use of the Recycling Center, code amendments would be required. Ordinance 2026-21 would authorize Caldwell County residents who live in unincorporated areas of the county to use the City of Lockhart Recycling Center through September 30, 2026. County residents would be required to show proof of residency, comply with applicable recycling regulations, and pay a per-visit fee for use of the facility.

Currently, the City of Lockhart Code of Ordinances provides that only current owners and/or occupants of residential and commercial/industrial properties located within the city may use the recycling site upon presentation of a current utility bill or valid driver's license, and that non-recycled materials or solid waste generated outside the city limits will not be accepted.

If adopted, the code would need to be amended again effective October 1, 2026, to repeal the temporary authorization for Caldwell County residents once the Recycling Center closes.

PROJECT SCHEDULE (if applicable):

AMOUNT & SOURCE OF FUNDING:

Funds Required:

City of Lockhart, Texas

Council Agenda Item Cover Sheet

Account Number:

Funds Available:

Account Name:

FISCAL NOTE (if applicable):

PREVIOUS COUNCIL ACTION:

Adoption of Ordinance 2015-01 — Amending Solid Waste definitions, and clarifying solid waste services.

April 14, 2026- Authorized closing the Recycling Center on Oct. 1, 2026

COMMITTEE/BOARD/COMMISSION ACTION:

STAFF RECOMMENDATION/REQUESTED MOTION:

LIST OF SUPPORTING DOCUMENTS: Ord. 2026-21 Lockhart Recycling Center Amendment, Ord 2015-01 (History)

ORDINANCE NO. 2026-21

AN ORDINANCE OF THE CITY OF LOCKHART, TEXAS, AMENDING THE CITY OF LOCKHART CODE OF ORDINANCES, CHAPTER 48 “SOLID WASTE” TO ALLOW CALDWELL COUNTY RESIDENTS USE OF THE RECYCLING CENTER THROUGH SEPTEMBER 30, 2026, AND ESTABLISHING A FEE PER TRIP; PROVIDING FOR SEVERABILITY; PROVIDING A REPEALER; PROVIDING FOR PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Lockhart City Council (the “City Council”) acknowledges the need to update solid waste collection ordinances from time to time to make collection services more efficient; and

WHEREAS, Caldwell County has requested that residents in the unincorporated areas be allowed temporary access to the City of Lockhart Recycling Center, located at 110 North Brazos Street, Lockhart, Texas through September 30, 2026; and

WHEREAS, the City Council finds that granting access to the recycling center, with appropriate verification and user fees, serves a public purpose by promoting recycling and supporting regional waste management efforts; and

WHEREAS, the City Council desires to amend Section 48-5 of the Code of Ordinances to authorize such access on a temporary basis and establish applicable user requirements.

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

SECTION 1. The foregoing recitals are approved and adopted herein for all purposes.

SECTION 2. Chapter 48 “Solid Waste” Section 48-5 “City disposal site rates” is hereby amended in part to add subsection (i) to read as follows:

- (i) Residents of the unincorporated areas of Caldwell County may utilize the City’s recycling center located at 110 North Brazos Street, Lockhart, Texas through September 30, 2026, provided that users present valid state-issued identification verifying residence in the unincorporated areas of Caldwell County, comply with all applicable provisions of Chapter 48 related to the proper separation, handling, and disposal of recyclable materials, and pay a fee of \$20 per visit for each use of the recycling center. The City Manager, or designee, is authorized to administer and implement procedures for fee collection.

SECTION 3. 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.

SECTION 4. 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.

SECTION 5. 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.

SECTION 6. 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.

SECTION 7. Effective Date: That this ordinance shall become effective and be in full force immediately upon its passage.

PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF LOCKHART, TEXAS, ON THE ____ DAY OF MAY 2026.

CITY OF LOCKHART, TEXAS

LEW WHITE, Mayor

ATTEST:

JULIE BOWERMON, City Secretary

APPROVED AS TO FORM:

BRADFORD E. BULLOCK, City Attorney

ORDINANCE 2015-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOCKHART, TEXAS, AMENDING CHAPTER 48 OF THE CODE OF ORDINANCES, CAPTIONED "SOLID WASTE," IN ORDER TO UPDATE DEFINITIONS, CLARIFY RECEPTACLE/BIN USE AND COLLECTION SERVICES, AND PROVIDE FOR COLLECTION RATES TO BE ESTABLISHED BY CITY COUNCIL RESOLUTION; PROVIDING FOR SEVERABILITY; PROVIDING A REPEALER; PROVIDING FOR PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Lockhart City Council acknowledges the need to update solid waste collection ordinances from time to time in order to make collection services more efficient and reflect contractual updates; and

WHEREAS, City staff has reviewed the current solid waste ordinance and has found that amendments are necessary to update and clarify solid waste services in the City; and

WHEREAS, the City Council has received recommended changes from City staff to the solid waste ordinances from City staff; and

WHEREAS, the City Council has found that the recommended City staff amendments are necessary and serve a public purpose by updating and clarifying the City's solid waste services for its citizens, and making such services more efficient.

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

1. Findings of Fact. The foregoing recitals are incorporated into this ordinance by reference, as if fully set out, as findings of fact.

2. Amendments. Sections 48-1, 48-3, 48-5, 48-37, 48-38, 48-39, 48-41, 48-42, 48-43, 48-47 and 48-47 of Chapter 48, captioned "Solid Waste," of the Code of Ordinances, City of Lockhart, Texas, are hereby amended to read as follows:

Sec. 48-1. Definitions.

City Council or Council: The legislative and governing body of the City of Lockhart.

Disabled Customer at the Door Service: Special service offered for collection of trash karts placed within 75 feet of street right of way with direct access for customers who have provided acceptable proof of disability.

Electronic Recycling: The collection of televisions, radios, computer items, monitors, cameras, telephones, cell phones, VCR or other recording devices, and related electronic items for recycling purposes.

Garbage: All household discarded food and trash except that waste that can be included in the definition of bulky waste, bundle waste, construction debris, dead animals, hazardous waste, rubbish, stable matter, or electronic recycling.

Garbage container: City-provided garbage cart with a capacity of not greater than 95 gallons, and not less than 35 gallons, constructed of plastic or fiberglass.

Receptacle: A garbage cart authorized according to the collection method chosen by the city to receive garbage, rubbish, or bundle waste from premises within the city.

Recycling, Curbside: Collection of designated recyclable items at the right of way at times determined by the City.

Residential unit: A dwelling within the corporate limits of the city occupied by a person or group of persons requiring solid waste collection. A residential unit shall be deemed occupied when either water or domestic light and power services are being supplied thereto. All single-family units or each of the units in a multifamily dwelling shall be considered residential dwelling units individually.

[All other Definitions remain unchanged.]

Sec. 48-3. Authorized use of receptacles.

It shall be unlawful for any person to place solid waste that is not generated on their premises within the City in a City-provided trash receptacle or any other receptacle for collection by the City. Only those persons who are city utility customers may place solid waste in a receptacle for collection by the City.

Sec. 48-5. City disposal site rates.

(a) Use of the city disposal site described in Subsection 48-4(a) shall be governed by the rates established by City Council resolution from time to time.

(b) Debris and waste from the demolition of any structure greater than 120 square feet will not be accepted at the city disposal site. The demolition contractor or owner must transport or contract for the transport of such material to a licensed landfill approved by the State.

(c) Tires will be accepted from city residents for disposal and will be subject to disposal fees, per rim size, as established by City Council resolution from time to time.

(d) Fees for the disposal of white goods (stoves, refrigerators and freezers without refrigerant, washers, dryers, and related appliances), furniture items, and electronic items shall be established by City Council resolution from time to time.

(e) All construction waste in amounts greater than the capacity of the largest vehicle for which a disposal fee is established by City Council resolution shall not be accepted at the city's disposal site.

(f) Current owners and/or occupants of residential and commercial/industrial units located in the city must present to the attendant at the city disposal site described in Subsection 48-4(a), a current utility bill for those premises he owns or occupies as well as a valid driver's license before permission to unload at this site will be given. Failure to provide this identification to the attendant shall result in the city refusing the use of the disposal site.

(g) Solid waste generated outside the city limits will not be accepted at the city's disposal site.

(h) The city reserves the right to reject solid waste at the city disposal site, where city staff reasonably believes that the solid waste violates this ordinance, state or federal law, does not meet the descriptions or standards of this ordinance, or poses a threat to health and safety. A customer

whose solid waste is rejected may request reconsideration by the City Manager or her/his designee.

Sec. 48-37. Authorized collector.

Collection of garbage and of other solid waste as determined by the city shall be performed only by the city and/or its designated agent operating under contractual agreement with the city, unless otherwise excepted by State law.

Sec. 48-38. Method of collection.

(a) Garbage and other solid waste as determined by the city shall be collected by garbage container or bin. Determinations concerning who receives hand collection by garbage container versus bin collection shall be made solely by the city manager or his designee. Generally, those hand-collected duplex and triplex residential multifamily units or commercial units with a weekly solid waste volume of more than 295 gallons (three 95 gallon trash carts maximum) shall receive bin collection except as provided for in Subsection (b) of this section.

(b) If a residential or commercial/industrial unit producing 295 gallons or less of solid waste weekly can reasonably be combined with another commercial/industrial unit so as to receive bin collection, the city may do so. If the city elects to do this, it shall not charge such residential or commercial/industrial unit producing 295 gallons or less of solid waste weekly more than the equivalent charge for hand collection service for each cart.

Sec. 48-39. Receptacles generally.

(b) All hand-collection receptacles shall be maintained by the customer in a manner so as not to become a nuisance or health hazard on the premises or in the neighborhood where it is placed.

(d) All owners and/or occupants of premises receiving hand collection shall place their receptacles at street side or curbside for collection except as otherwise provided herein. If street side hand collection is not feasible, the owner and/or occupant of such premises shall place the receptacle at a place most accessible for collection by the authorized collector. If receptacles are not reasonably accessible by the authorized collector, the contents thereof shall not be collected. However, the owner and/or occupant of the premises shall still be responsible for collection and disposal of the waste and shall pay the monthly collection fee.

(e) Bins set out for collection use shall not be overloaded, abused, or set on fire. Damage to bins is recoverable by the city or its authorized collector.

[All other subsections of Sec. 48-39 remain unchanged.]

Sec. 48-41. Collection frequency and bin size.

(a) Residential units and commercial/industrial units receiving hand collection service shall receive weekly collection service according to pickup times, days and routes determined by the city, except as otherwise required herein.

[Subsection (b) remains unchanged.]

(c) Food establishments shall pay for and receive collection services a minimum of three (3) times per week in the interest of public health and sanitation if they are open more than three (3) days per week.

Sec. 48-42. Collection fees.

Solid waste fees established by City Council resolution shall be assessed and collected through the city billing department for each residential dwelling unit and commercial/industrial unit within the city limits as follows:

(1) Residential units:

(a) A residential living unit shall be charged a collection fee as established by City Council resolution from time to time, for collection of garbage, one time per week with city-provided cart and receive disposal site use as described in Subsection 48-5(a). The fee shall apply to residential living units receiving either hand or bin collection services. Senior citizen utility customers (65 years or older) that are billed by the city directly for this utility service may apply to the city for a monthly rate reduction for this service as established from time to time by Council resolution. Qualified disabled customers may request "at the door" trash collection services at a fee established by City Council resolution.

Garbage and waste collections exceeding 295 gallons per week are subject to additional pro-rated charges based on volumes of trash and/or debris. Up to one-half cubic yard of extra qualifying residential waste may be placed with trash carts for pickup on the same day as regular service without additional special charges. Other special waste may be disposed of in the manner and at rates established from time to time by City Council resolution.

(b) Solid waste that consists of material that would otherwise be described as bundle waste (such as brush) that requires special handling or bulky waste, except that it is not properly prepared per the bundle and rubbish requirements of Section 48-1, may be collected by the city and a fee charged to that premises' utility account. However, should the city, at its discretion, elect not to collect this material, it is still the responsibility of the owner and/or occupant of the premises to properly collect and dispose of said material. Charges for the city's provision of this service are as established by City Council resolution from time to time.

(2) Commercial/industrial units:

(a) *Bin collection, stand-alone.* A stand-alone commercial/industrial unit used by a single customer with a weekly solid waste volume of more than 295 gallons shall receive solid waste bin collection service as determined by the city, and shall be charged a monthly collection fee by the city based on the current contract service fee charged by the authorized collector providing such bin collection services at fees established from time to time by City Council resolution.

(b) Bin collection, combo users.

(1) A commercial/industrial unit composed of multiple customers with a weekly solid waste volume of 295 gallons or less that is sharing usage of a bin for solid waste collection with other commercial/industrial units, shall be charged a minimum collection fee as from time to time established by City Council resolution.

(2) Collection fees for commercial/industrial units receiving shared bin solid waste service shall be based on the average volumes of trash and/or collection needs as determined by the city, with the minimum fee established by City Council resolution from time to time.

(3) Collection fees for combo bin collection users shall be determined by the city based on the required size of the bin container and the required frequency of service per week. The monthly fees for such service shall be divided among the number of users being served by a particular bin based on volumes determined by the city, and such individual fees shall be included in the monthly utility billing with applicable minimum rates. Such fees for

residential solid waste collection shall not be less than the fees as established by City Council resolution for each residential dwelling unit and for each business/industrial unit using the combo collection bin.

(c) *Hand collection.* Commercial/industrial units generating 295 gallons or less of containerized solid waste weekly that have been designated for hand collection by the city shall receive twice weekly garbage as designated by the city. The minimum collection fee for this service shall be as established by City Council resolution. No chemical, pesticide, paints, oils or other hazardous materials shall be accepted. Materials dumpster trash bin units shall be required when volumes exceed 295 gallons per week on a regular basis, as determined by the city. No concrete or rocks will be collected.

(3) *Commercial bin/single residential dwelling units.* Stand-alone bin customers whose single residential dwelling unit is located on the same premises as their commercial business shall be charged fees as established by City Council resolution from time to time.

Sec. 48-43. Special events.

Solid waste collection and disposal service for special events held within the city shall be performed in a manner established by the city manager or his/her designee, with the sponsor of the special event being responsible for payment of all fees for this service. Sponsors not having a current utility account with the city may be required to make payment for the service in advance. Fees for this service may not be waived except by approval of the City Manager or his/her designee. Hand collection fees for special events shall be established by the City Manager or his/her designee, while bin collection fees for special events will be assessed by the city according to its contract with its current agent performing this service.

Sec. 48-46. Tires.

No tires shall be placed in bins from premises within the city assigned to receive bin collection service. Owners and/or occupants of these premises shall dispose of tires at the disposal site described in Subsection 48-4(a), according to the schedule described in Subsection 48-5(c).

Sec. 48-47. Recycling, residential voluntary curbside collection service.

On a voluntary or subscription sign-up basis, the city shall offer to all residential utility customers, who are not on trash bin collection service, a weekly curbside collection service for single stream recyclables. The minimum service period and the applicable fee for this service shall be for one year from the initial sign up date. Items and conditions for this collection service shall be established in the solid waste service contract and may be amended from time to time with the approval of the City Council and agreement by the authorized collector. A 95 gallon recycling cart shall be provided to each subscriber. Service shall be every other Wednesday as designated by the City. Items must be placed at the property's trash collection location by 8:00 a.m. Fees for this service shall be established by resolution as approved by and changed from time to time by the City Council.

[All other Sections and Subsections of Chapter 48 remain unchanged.]

3. Severability. If any provision, section, clause, sentence, or phrase of this ordinance is for any reason held to be unconstitutional, void, invalid, or unenforceable, 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

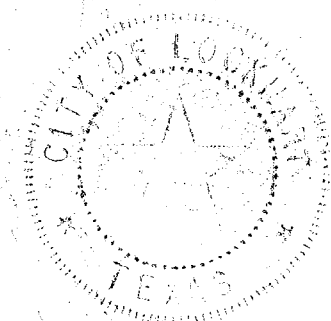
way of reasons of any unconstitutionality or invalidity of any other portion, provision, or regulation.

4. Repealer. 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.

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

6. Effective Date. That this ordinance shall become effective and be in full force immediately upon passage.

PASSED, APPROVED AND ADOPTED this the 20th day of January, 2015.



Attest:

Connie Constancio
Connie Constancio, TRMC
City Secretary

CITY OF LOCKHART

Lew White
Lew White
Mayor

Approved as to form:

Peter Gruning
Peter Gruning
City Attorney

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: May 5, 2026

AGENDA ITEM CAPTION: Discuss Ordinance 2026-17 amending Section 56-192 "Maximum Speeds on FM 20", reducing the speed by 5 MPH from East MLK Blvd. to the east City Limits.

ORIGINATING DEPARTMENT AND CONTACT: Public Works - Sean Kelley

ACTION REQUESTED: Ordinance

BACKGROUND/SUMMARY/DISCUSSION:

Ordinance 2026-17 amends Section 56-192 of the City Code to revise the posted speed limits along FM 20 from East Martin Luther King Jr. Boulevard to the eastern city limits. The proposed ordinance would lower the speed limits on this segment by 5 miles per hour to improve traffic safety and better reflect current roadway conditions. The speed limits on FM 20 between East Martin Luther King Jr. Boulevard and US 183 would remain unchanged.

The proposed changes are based on a speed study conducted by the Texas Department of Transportation following a severe accident in the area. As a result of that study, TxDOT recommended reducing speeds along portions of the corridor to enhance safety for the traveling public.

In addition to the speed limit revisions, the ordinance makes a technical correction to the directional references in the City Code by changing "northbound" and "southbound" to the correct designations of "eastbound" and "westbound" for FM 20.

Speed limits on FM 20 east of the city limits to FM 1854 are also proposed to be reduced as well. Because those sections is outside the city's jurisdiction, TxDOT will implement those changes separately through a Commission Minute Order.

PROJECT SCHEDULE (if applicable): If the ordinance is approved, TxDOT will purchase, schedule, and install the corrected speed limit signs to be placed at the designated locations.

AMOUNT & SOURCE OF FUNDING:

Funds Required:

Account Number:

Funds Available:

Account Name:

FISCAL NOTE (if applicable):

PREVIOUS COUNCIL ACTION:

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COMMITTEE/BOARD/COMMISSION ACTION:

STAFF RECOMMENDATION/REQUESTED MOTION: Staff respectfully recommends approval of Ordinance 2026-17 amending the speed limits on FM20 East.

LIST OF SUPPORTING DOCUMENTS: Ordinance 2026-17 Amending Speed Limits on FM20 East-Clean , Ordinance 2026-17 Amending Speed Limits on FM20 East-Redline, Blackjack Speed Limit Exhibit

ORDINANCE NO. 2026-17

AN ORDINANCE OF THE CITY OF LOCKHART, TEXAS, AMENDING THE CITY OF LOCKHART CODE OF ORDINANCES, CHAPTER 56 “TRAFFIC AND VEHICLES”, ARTICLE IV “GENERAL RULES OF VEHICLE OPERATION”, DIVISION 2 “SPEED AND RELATED MATTERS”, SECTION 56-192 “MAXIMUM SPEEDS ON FM 20” TO CHANGE THE PRIMA FACIE MAXIMUM SPEED LIMITS IN ACCORDANCE WITH RESULTS OF A TEXAS DEPARTMENT OF TRANSPORTATION ENGINEERING AND TRAFFIC STUDY AND AMEND THE DIRECTIONAL DESIGNATIONS; PROVIDING FOR SEVERABILITY; PROVIDING A REPEALER; PROVIDING FOR PENALTY; PROVIDING FOR PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, The City of Lockhart Code of Ordinances (the “Code of Ordinances”) was adopted on July 7, 1998 by Ordinance No. 98-16; and

WHEREAS, Texas Transportation Code, Section 545.356 grants authority to the governing body of a municipality to alter the prima facie speed limits on highways or parts of highways in the municipality, including a highway of the state highway system; and

WHEREAS, the Texas Department of Transportation (“TxDOT”) conducted an Engineering and Traffic Study (the “Study”) on FM 20 routed in the City of Lockhart (the “City”) and determined that the prima facie maximum speed limits should be amended; and

WHEREAS, the directional designations in the Code of Ordinances is incorrect as those directions have been determined by TxDOT; and

WHEREAS, the City Council has determined that amending Section 56-192 of the Code of Ordinances to comply with the results of the Study serves a public purpose and the City Council desires to amend the Code of Ordinances accordingly;

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

SECTION 1. The foregoing recitals are approved and adopted herein for all purposes.

SECTION 2. Chapter 56 “Traffic and Vehicles”, Article IV “General Rules of Vehicle Operation”, Division 2 “Speed and Related Matters”, Section 56-196 “Maximum Speed on FM 20” is hereby amended in part to read as follows:

- (a) The prima facie maximum speed limit on FM 20 (Control Section 0115-03) within the city limits of the City of Lockhart is hereinafter stated and shall be effective at all times and signs will be erected giving notice of the prima facie maximum speed limit so declared:

(1) *For eastbound traffic:*

a. From milepoint 0.000 (at US 183) to milepoint 0.200 (48 feet West of Trinity St.), a distance of 0.200 miles, there is a prima facie maximum speed limit of 35 miles per hour.

b. From milepoint 0.200 (48 feet West of Trinity St.) to milepoint 0.459 (95 feet East of Pancho St.), a distance of 0.259 miles, there is a prima facie maximum speed limit of 40 miles per hour.

c. From milepoint 0.459 (95 feet East of Pancho St.) to milepoint 0.853 (269 feet East of E. Martin Luther King Jr. Industrial Blvd.), a distance of 0.394 miles, there is a prima facie maximum speed limit of 45 miles per hour.

d. From milepoint 0.853 (269 feet East of E. Martin Luther King Jr. Industrial Blvd.) to milepoint 1.258 (190 feet East of Old Kelley Rd.), a distance of 0.405 miles, there is a prima facie maximum speed limit of 50 miles per hour.

e. From milepoint 1.258 (190 feet East of Old Kelley Rd.) to milepoint 2.094 (32 feet East of Sierra Vista Cove), a distance of 0.836 miles, there is a prima facie maximum speed limit of 55 miles per hour.

f. From milepoint 2.094 (32 feet East of Sierra Vista Cove) to milepoint 2.693 (Lockhart East City Limits – 2,233 feet East of Rio Vista Cove), a distance of 0.599 miles, there is a prima facie maximum speed limit of 60 miles per hour.

(2) *For westbound traffic:*

a.

a. From milepoint 2.693 (Lockhart East City Limits – 2,233 feet East of Rio Vista Cove) to milepoint 2.094 (32 feet East of Sierra Vista Cove), a distance of 0.599 miles, there is a prima facie maximum speed limit of 60 miles per hour.

b. From milepoint 2.094 (32 feet East of Sierra Vista Cove) to milepoint 1.258 (190 feet East of Old Kelley Rd.), a distance of 0.836 miles, there is a prima facie maximum speed limit of 55 miles per hour.

c. From milepoint 1.258 (190 feet East of Old Kelley Rd.) to milepoint 0.853 (269 feet East of E. Martin Luther King Jr. Industrial Blvd.), a distance of 0.405 miles, there is a prima facie maximum speed limit of 50 miles per hour.

d. From milepoint 0.853 (269 feet East of E. Martin Luther King Jr. Industrial Blvd.) to milepoint 0.459 (95 feet East of Pancho St.), a distance of 0.394 miles, there is a prima facie maximum speed limit of 45 miles per hour.

e. From milepoint 0.459 (95 feet East of Pancho St.) to milepoint 0.200 (48 feet West of Trinity St.), a distance of 0.259 miles, there is a prima facie maximum speed limit of 40 miles per hour.

f. From milepoint 0.200 (48 feet West of Trinity St.) to milepoint 0.000 (at US 183), a distance of 0.200 miles, there is a prima facie maximum speed limit of 35 miles per hour.

SECTION 3. 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.

SECTION 4. 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.

SECTION 5. 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.

SECTION 6. 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.

SECTION 7. Effective Date: That this ordinance shall become effective and be in full force immediately upon its passage.

PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF LOCKHART, TEXAS, ON THE ____ DAY OF MAY 2026.

CITY OF LOCKHART, TEXAS

LEW WHITE, Mayor

ATTEST:

JULIE BOWERMON, City Secretary

APPROVED AS TO FORM:

BRADFORD E. BULLOCK, City Attorney

ORDINANCE NO. 2026-17

AN ORDINANCE OF THE CITY OF LOCKHART, TEXAS, AMENDING THE CITY OF LOCKHART CODE OF ORDINANCES, CHAPTER 56 “TRAFFIC AND VEHICLES”, ARTICLE IV “GENERAL RULES OF VEHICLE OPERATION”, DIVISION 2 “SPEED AND RELATED MATTERS”, SECTION 56-192 “MAXIMUM SPEEDS ON FM 20” TO CHANGE THE PRIMA FACIE MAXIMUM SPEED LIMITS IN ACCORDANCE WITH RESULTS OF A TEXAS DEPARTMENT OF TRANSPORTATION ENGINEERING AND TRAFFIC STUDY AND AMEND THE DIRECTIONAL DESIGNATIONS; PROVIDING FOR SEVERABILITY; PROVIDING A REPEALER; PROVIDING FOR PENALTY; PROVIDING FOR PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, The City of Lockhart Code of Ordinances (the “Code of Ordinances”) was adopted on July 7, 1998 by Ordinance No. 98-16; and

WHEREAS, Texas Transportation Code, Section 545.356 grants authority to the governing body of a municipality to alter the prima facie speed limits on highways or parts of highways in the municipality, including a highway of the state highway system; and

WHEREAS, the Texas Department of Transportation (“TxDOT”) conducted an Engineering and Traffic Study (the “Study”) on FM 20 routed in the City of Lockhart (the “City”) and determined that the prima facie maximum speed limits should be amended; and

WHEREAS, the directional designations in the Code of Ordinances is incorrect as those directions have been determined by TxDOT; and

WHEREAS, the City Council has determined that amending Section 56-192 of the Code of Ordinances to comply with the results of the Study serves a public purpose and the City Council desires to amend the Code of Ordinances accordingly;

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

SECTION 1. The foregoing recitals are approved and adopted herein for all purposes.

SECTION 2. Chapter 56 “Traffic and Vehicles”, Article IV “General Rules of Vehicle Operation”, Division 2 “Speed and Related Matters”, Section 56-196 “Maximum Speed on FM 20” is hereby amended in part to read as follows:

- (a) The prima facie maximum speed limit on FM 20 (Control Section 0115-03) within the city limits of the City of Lockhart is hereinafter stated and shall be effective at all times and signs will be erected giving notice of the prima facie maximum speed limit so declared:
- (1) *For ~~northbound~~ eastbound traffic:*
 - a. ~~Beginning at the south city limit of Lockhart at milepoint 1.020 to milepoint 0.509, a distance of 0.511 mile, a prima facie maximum speed limit of 50 miles per hour.~~
 - b. ~~From milepoint 0.509 to U.S. 183 at milepoint 0.040, a distance of 0.469 mile, a prima facie maximum speed limit of 40 miles per hour.~~
 - c. ~~From U.S. 183 at milepoint 11.675 to milepoint 10.965, a distance of 0.710 mile, a prima facie maximum speed limit of 45 miles per hour.~~
 - d. ~~From milepoint 10.965 to the north city limit of Lockhart at milepoint 9.794, a distance of 1.171 miles, a prima facie maximum speed limit of 55 miles per hour.~~

- a. From milepoint 0.000 (at US 183) to milepoint 0.200 (48 feet West of Trinity St.), a distance of 0.200 miles, there is a prima facie maximum speed limit of 35 miles per hour.
- b. From milepoint 0.200 (48 feet West of Trinity St.) to milepoint 0.459 (95 feet East of Pancho St.), a distance of 0.259 miles, there is a prima facie maximum speed limit of 40 miles per hour.
- c. From milepoint 0.459 (95 feet East of Pancho St.) to milepoint 0.853 (269 feet East of E. Martin Luther King Jr. Industrial Blvd.), a distance of 0.394 miles, there is a prima facie maximum speed limit of 45 miles per hour.
- d. From milepoint 0.853 (269 feet East of E. Martin Luther King Jr. Industrial Blvd.) to milepoint 1.258 (190 feet East of Old Kelley Rd.), a distance of 0.405 miles, there is a prima facie maximum speed limit of 50 miles per hour.
- e. From milepoint 1.258 (190 feet East of Old Kelley Rd.) to milepoint 2.094 (32 feet East of Sierra Vista Cove), a distance of 0.836 miles, there is a prima facie maximum speed limit of 55 miles per hour.
- f. From milepoint 2.094 (32 feet East of Sierra Vista Cove) to milepoint 2.693 (Lockhart East City Limits – 2,233 feet East of Rio Vista Cove), a distance of 0.599 miles, there is a prima facie maximum speed limit of 60 miles per hour.

(2) *For ~~southbound-westbound~~ traffic:*

- a. ~~Beginning at the north city limit of Lockhart at milepoint 9.794 to milepoint 10.965, a distance of 1.171 miles, a prima facie maximum speed limit of 55 miles per hour.~~
- b. ~~From milepoint 10.965 to U.S. 183 at milepoint 11.675, a distance of 0.710 mile, a prima facie maximum speed limit of 45 miles per hour.~~
- e. ~~From U.S. 183 at milepoint 0.040 to milepoint 0.509, a distance of 0.469 mile, a prima facie maximum speed limit of 40 miles per hour.~~
- d. ~~From milepoint 0.509 to the south city limit of Lockhart at milepoint 1.020, a distance of 0.511 mile, a prima facie maximum speed limit of 50 miles per hour.~~
- a. From milepoint 2.693 (Lockhart East City Limits – 2,233 feet East of Rio Vista Cove) to milepoint 2.094 (32 feet East of Sierra Vista Cove), a distance of 0.599 miles, there is a prima facie maximum speed limit of 60 miles per hour.
- b. From milepoint 2.094 (32 feet East of Sierra Vista Cove) to milepoint 1.258 (190 feet East of Old Kelley Rd.), a distance of 0.836 miles, there is a prima facie maximum speed limit of 55 miles per hour.
- c. From milepoint 1.258 (190 feet East of Old Kelley Rd.) to milepoint 0.853 (269 feet East of E. Martin Luther King Jr. Industrial Blvd.), a distance of 0.405 miles, there is a prima facie maximum speed limit of 50 miles per hour.
- d. From milepoint 0.853 (269 feet East of E. Martin Luther King Jr. Industrial Blvd.) to milepoint 0.459 (95 feet East of Pancho St.), a distance of 0.394 miles, there is a prima facie maximum speed limit of 45 miles per hour.
- e. From milepoint 0.459 (95 feet East of Pancho St.) to milepoint 0.200 (48 feet West of Trinity St.), a distance of 0.259 miles, there is a prima facie maximum speed limit of 40 miles per hour.

f. From milepoint 0.200 (48 feet West of Trinity St.) to milepoint 0.000 (at US 183), a distance of 0.200 miles, there is a prima facie maximum speed limit of 35 miles per hour.

SECTION 3. 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.

SECTION 4. 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.

SECTION 5. 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.

SECTION 6. 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.

SECTION 7. Effective Date: That this ordinance shall become effective and be in full force immediately upon its passage.

PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF LOCKHART, TEXAS, ON THE ____ DAY OF MAY 2026.

CITY OF LOCKHART, TEXAS

LEW WHITE, Mayor

ATTEST:

JULIE BOWERMON, City Secretary

APPROVED AS TO FORM:

BRADFORD E. BULLOCK, City Attorney

Blackjack St. (FM 20 East)

TxDOT Speed Limit Changes

Legend

- Current Speed Limit 50 MPH
- Current Speed Limit 55 MPH
- Current Speed Limit 60 MPH
- New Speed Limit east & west bound

Old Kelley Road

Shady Lane

Blackjack St

45/50

50/55

55/60

60/60

E MLK Inds Blvd

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: May 5, 2026

AGENDA ITEM CAPTION: Discussion regarding Resolution 2026-19 to amend the adopted credit card fees charged by the City of Lockhart from 2% to 3.25% .

ORIGINATING DEPARTMENT AND CONTACT: Administration - Roque Salinas

ACTION REQUESTED: Ordinance

BACKGROUND/SUMMARY/DISCUSSION:

To facilitate credit card payments for City services, the City maintains a merchant services agreement for processing transactions. On April 7, 2026, City Council approved a three-year agreement with Global Payments Direct, Inc. under Resolution 2026-16, which established a negotiated processing rate averaging approximately 3.15% and significantly reduced the City's exposure to fluctuating market rates.

While the new agreement is projected to significantly reduce overall processing costs compared to prior variable rates, the current 2% convenience fee charged to customers does not fully recover the City's cost of processing credit card transactions.

Credit card processing fees are comprised of several components, including interchange fees charged by card-issuing banks, card network (e.g., Visa/Mastercard) assessment fees, and processor fees charged by the City's vendor (Global Payments Direct, Inc.), which include discount rates and per-transaction charges. Under the approved agreement, the blended effective rate for these combined components is estimated at approximately 3.15%.

As a result, maintaining the current 2% convenience fee would continue to require a City subsidy to cover the difference between fees collected and actual processing costs. In response to Council direction provided during the April 7, 2026 meeting, staff has evaluated adjusting the convenience fee to more closely align with actual costs.

The proposed increase to 3.25% is intended to function as a pass-through fee to users, better aligning with the City's actual cost of service while remaining within the allowable limit under state law. The last adjustment to the City's credit card fee occurred in July 2011.

PROJECT SCHEDULE (if applicable):

AMOUNT & SOURCE OF FUNDING:

Funds Required:

Account Number:

Funds Available:

City of Lockhart, Texas

Council Agenda Item Cover Sheet

Account Name:

FISCAL NOTE (if applicable):

PREVIOUS COUNCIL ACTION:

COMMITTEE/BOARD/COMMISSION ACTION:

STAFF RECOMMENDATION/REQUESTED MOTION:

LIST OF SUPPORTING DOCUMENTS: Resolution 2026-19

RESOLUTION NO. 2026-19

A RESOLUTION OF THE CITY OF LOCKHART, TEXAS AUTHORIZING AN INCREASE OF THE CREDIT CARD PROCESSING FEE; PROVIDING A SEVERABILITY CLAUSE, AND SETTING AN EFFECTIVE DATE

WHEREAS, Section 132.002(b)(1) of the Local Government Code of the State of Texas allows a municipality to accept payment by credit card of a fee, fine, court cost or other charges; and

WHEREAS, Section 132.002(b)(2) of the Local Government Code of the State of Texas allows a municipality to collect a fee for processing the payment by credit card; and

WHEREAS, Section 132.003(b)(2) of the Local Government Code of the State of Texas allows the governing body of a municipality to set the fee in an amount that is reasonably related to the expenses incurred by the municipal office in processing the payment by credit card; not to exceed five percent of the amount of the fee, fine, court cost, or other charges being paid; and

WHEREAS, the expense incurred by the City of Lockhart (the “City”) to process credit card payments has increased since 2011; and

WHEREAS, the credit card processing fee should be increased to an amount reasonably related to the expenses currently incurred by the City to process credit card payments.

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

Section 1. The City of Lockhart shall collect a fee for payment by credit card as follows: three and one quarter percent (3.25%) of each transaction amount.

Section 2. If any section, subsection, phrase, sentence or portion of the Resolution is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holdings shall not affect the validity of the remaining portions thereof.

Section 3. All resolutions or parts of resolutions, in conflict herewith are to the extent of such conflict hereby repealed. The balance of such resolution is hereby saved from repeal.

Section 4. The resolution shall be in full force and effect beginning June 1, 2026.

Passed, approved and adopted on this the 5th day of May 2026.

ATTEST:

Julie Bowermon, City Secretary

Lew White, Mayor

APPROVED AS TO FORM:

Brad Bullock, City Attorney

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: May 5, 2026

AGENDA ITEM CAPTION: Discussion regarding authorizing Resolution 2026-20 directing publication of Notice of City's intent to issue Certificates of Obligation for certain capital projects, including the Indoor Recreation Center.

ORIGINATING DEPARTMENT AND CONTACT: Finance - Keeli Michna

ACTION REQUESTED: Resolution

BACKGROUND/SUMMARY/DISCUSSION: Resolution 2026-20 authorizes proceeding with the issuance of Certificates of Obligation and further directing the publication of Notice of Intention to issue City of Lockhart, Texas combination tax and revenue certificates of obligation for certain capital projects. The issuance amount of \$15,000,000 in the resolution is an amount not to exceed. Council may authorize an issuance amount less than the \$15,000,000, depending on the scope of capital projects funded by the issuance.

The proposed projects to be funded by this issuance include the following:

- design and renovation/construction of an indoor recreation center, currently estimated at approximately \$12,000,000; and
- subject to available funding capacity and Council direction, upgrades to the existing City Hall; land acquisition and design for future police and/or fire facilities; improvements to existing City parks; and/or street and drainage improvements.

The final issuance amount would also include the costs of professional services, including fiscal and engineering fees, in connection to these projects and the costs of issuing the certificates of obligation. Based on guidance from the City's Financial Advisor, Council has until June 16, 2026, to make a final determination on the issuance amount, should it choose to authorize an amount less than the "not to exceed" threshold.

If the Resolution authorizing the Notice of Intent is approved, the City's Bond Counsel and Financial Advisor will proceed with publication of the required notices and begin preparation of the offering documents for the CO's. The Financial Advisor is expected to price the CO's through a competitive sale and present a recommendation for award at a future City Council meeting.

PROJECT SCHEDULE (if applicable):

AMOUNT & SOURCE OF FUNDING:

Funds Required:

Account Number:

Funds Available:

City of Lockhart, Texas

Council Agenda Item Cover Sheet

Account Name:

FISCAL NOTE (if applicable):

PREVIOUS COUNCIL ACTION:

COMMITTEE/BOARD/COMMISSION ACTION:

STAFF RECOMMENDATION/REQUESTED MOTION:

LIST OF SUPPORTING DOCUMENTS: Resolution 2026-20

RESOLUTION NO. 2026-20

RESOLUTION AUTHORIZING PROCEEDING WITH ISSUANCE OF CERTIFICATES OF OBLIGATION AND FURTHER DIRECTING THE PUBLICATION OF NOTICE OF INTENTION TO ISSUE CITY OF LOCKHART, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION FOR CERTAIN PROJECTS FOR IMPROVING, CONSTRUCTING, EQUIPPING, ACQUIRING, OR DESIGNING THE CITY'S: PARKS AND RECREATION FACILITIES, EXISTING ADMINISTRATION BUILDING, PUBLIC SAFETY FACILITIES, STREET AND DRAINAGE IMPROVEMENTS, AND THE PAYMENT OF PROFESSIONAL SERVICES IN CONNECTION THEREWITH INCLUDING FISCAL AND ENGINEERING FEES AND THE COSTS OF ISSUING THE CERTIFICATES OF OBLIGATION RELATED THERETO IN AN AMOUNT NOT TO EXCEED \$15,000,000.

WHEREAS, this City Council deems it advisable to give notice of intention to issue certificates of obligation of the City of Lockhart, Texas (the "City"), as hereinafter provided; and

WHEREAS, prior to the issuance of the Certificates, the City Council is required pursuant to the provisions of the Certificate of Obligation Act of 1971, Section 271.041 et seq., Local Government Code, as amended (the "Act"), to publish notice of its intention to issue the Certificates in a newspaper of general circulation in the City and continuously on the City's website, the notice stating: (i) the time and place tentatively set for the passage of the ordinance authorizing the issuance of the Certificates, (ii) the purpose of the Certificates to be authorized; and (iii) the manner in which the Certificates will be paid; (iv) the then-current principal of all outstanding debt obligations of the issuer; (v) the then-current combined principal and interest required to pay all outstanding debt obligations of the issuer on time and in full; (vi) the maximum principal amount of the certificates to be authorized; (vii) the estimated combined principal and interest required to pay the certificates to be authorized on time and in full; (viii) the estimated interest rate for the certificates to be authorized or that the maximum interest rate for the certificates may not exceed the maximum legal interest rate; and (ix) the maximum maturity date of the certificates to be authorized.

WHEREAS, it is officially found and determined that the meeting at which this resolution has been considered and acted upon was open to the public and public notice of the time, place and subject of said meeting was given, all as required by Chapter 551, Texas Government Code, as amended; Now, Therefore

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOCKHART:

Section 1. Form of Notice. Attached hereto is a form of "Notice of Intention to Issue Certificates of Obligation" the form and substance of which is hereby adopted and approved.

Section 2. Publication of Notice. Said Notice shall be published, in substantially the form attached hereto, in a newspaper, as defined in Texas Government Code Ann. §2051.044, of general

circulation in the area of said City, once a week for two consecutive weeks, the date of the first publication thereof to be at least 46 days before the date tentatively set for passage of the ordinance authorizing the issuance of the Certificates.

Section 3. City Website Posting of Notice. Further, said notice shall be continuously published in substantially the form attached hereto on the City's website for at least 45 days before the date tentatively set for passage of the ordinance authorizing the issuance of the Certificates.

Section 4. Effective Date. This Resolution shall become effective immediately upon adoption. The Mayor and City Clerk are hereby authorized and directed to execute this Resolution on behalf of the City and to do any and all things proper and necessary to carry out the intent of this Resolution.

Section 5. Attorney General Fee. The City Council hereby authorizes the disbursement of a fee equal to the lesser of (i) one-tenth of one percent of the principal amount of each series of obligations being issued or (ii) \$9,500 for each series, provided that such fee shall not be less than \$750, to the Attorney General of Texas Public Finance Division for payment of the examination fee charged by the State of Texas for the Attorney General's review and approval of public securities and credit agreements, as required by Section 1202.004 of the Texas Government Code. The appropriate member of the City's staff is hereby instructed to take the necessary measures to make this payment. The City is also authorized to reimburse the appropriate City funds for such payment from proceeds of the debt.

[Execution Page Follows]

PASSED, APPROVED AND EFFECTIVE this MAY 5, 2026.

Mayor, City of Lockhart, Texas

ATTEST:

City Secretary, City of Lockhart, Texas

[CITY SEAL]

NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION

NOTICE IS HEREBY GIVEN that the City Council of the City of Lockhart, Texas (the "City"), at its meeting to commence at 6:30 P.M. on July 7, 2026 (the "meeting"), at its regular meeting place in the Clark Library Annex-Council Chambers, 217 South Main Street, 3rd Floor, Lockhart, Texas, tentatively proposes to authorize the issuance of one or more series of interest bearing certificates of obligation for certain projects for improving, constructing, equipping, acquiring, or designing the City's: (1) parks and recreation facilities, to include a, recreation center and improving Lions Park; (2) public safety facilities, including the acquisition of land for police and fire facilities; (3) existing administration building; (4) street and drainage improvements; and (5) the payment of professional services in connection therewith including fiscal and engineering fees and the costs of issuing the certificates of obligation related thereto in an amount not to exceed \$15,000,000. The City presently proposes to provide for the payment of the certificates of obligation by the levy of ad valorem taxes, within the limits prescribed by law. The certificates of obligation will be additionally payable from a limited pledge of surplus revenues of the City's water and wastewater system not to exceed \$1,000.

The following information is required pursuant to Texas Local Government Code, Section 271.049(b)(4): As of May 5, 2026, principal of all outstanding debt obligations of the City is \$\$34,530,000. As of May 5, 2026, combined principal and interest required to pay all outstanding debt obligations, including debt obligations in the process of issuance, of the City on time and in full is \$\$48,563,447.25. The maximum principal amount of the Certificates to be authorized is \$15,000,000. The estimated combined principal and interest required to pay the Certificates to be authorized on time and in full is \$\$24,675,500. The maximum interest rate for the Certificates may not exceed the maximum legal interest rate. The maximum maturity date of the Certificates to be authorized is August 1, 2046.

Lew White
Mayor, City of Lockhart, Texas

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: May 5, 2026

AGENDA ITEM CAPTION: Discuss Resolution 2026-18 to grant Hillwood Communities a 90-day extension of the conditional consent to form the Lockhart Municipal Utility District (MUD) of Caldwell County and the inclusion into said district of 889.3 acres of land, 720.681 acres of which are in the City's ETJ.

ORIGINATING DEPARTMENT AND CONTACT: Development Services - David Fowler

ACTION REQUESTED: Resolution

BACKGROUND/SUMMARY/DISCUSSION: State law requires that a city consent to the inclusion of land in its ETJ in a municipal utility district ("MUD"). At a workshop on January 27, 2025, Hillwood Communities discussed the development of 889.3 acres of land ("Property"), 720.681 acres of which is in City's ETJ ("Property"). Hillwood Communities is continuing in its due diligence period for the purchase of the Property and has asked the City to extend the conditional consent to creation of the Lockhart Municipal Utility District of Caldwell County and the inclusion of the Property into said district. This consent was granted with the passage of Resolution 2025-08 on February 18, 2025. The consent agreement was renewed on August 5, 2025, November 18, 2025 and February 3, 2026. The third extension is nearing expiration, creating the need for another extension, as the Development Agreement between Hillwood and the City of Lockhart has not yet been approved. The subject agreement is conditioned in part on the ability of Hillwood Communities and the City to negotiate and enter into a development agreement and expires in 90 days on August 3 2026, and represents the fourth extension of the original 180-day consent agreement.

PROJECT SCHEDULE (if applicable): N/A

FISCAL NOTE (if applicable): None

PREVIOUS COUNCIL ACTION: City Council approved Resolution 2025-08, granting conditional consent to the creation of the MUD on the subject property on February 18, 2025, and renewed with Resolution 2025-24 on August 5, 2025 and Resolution 2026-03 on February 3, 2026..

COMMITTEE/BOARD/COMMISSION ACTION: None

STAFF RECOMMENDATION/REQUESTED MOTION: Approval of Resolution 2026-03, granting a 90-day extension to the conditional consent to create a MUD granted on February 18, 2025 and renewed August 5, 2025, November 18, 2025, and February 3, 2026.

LIST OF SUPPORTING DOCUMENTS: Hillwood MUD Consent Resolution 2026-18,

City of Lockhart, Texas

Council Agenda Item Cover Sheet

Resolution 2026-18 Exhibit A, Resolution 2026-18 Exhibit B

CITY OF LOCKHART, TEXAS

RESOLUTION NO. 2026-18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOCKHART, TEXAS, GRANTING EXTENSION OF ADDITIONAL 90 DAYS TO NEGOTIATE AND ENTER INTO A DEVELOPMENT AGREEMENT AND PROVIDING THAT THE CITY'S CONDITIONAL CONSENT TO THE CREATION OF THE SPENCEWOOD MUNICIPAL UTILITY DISTRICT OF CALDWELL COUNTY WILL EXPIRE UPON THE PASSAGE OF SUCH ADDITIONAL 90 DAYS.

WHEREAS, pursuant to Resolution No. 2025-08, the City of Lockhart, Texas (the "City"), a home-rule municipality created under the laws of the State of Texas, provided its conditional consent to the creation of the Spencewood Municipal Utility District of Caldwell County, at that time referred to as the Lockhart Municipal Utility District of Caldwell County (the "District") encompassing 889.3 acres ("Land"), as reflected in Exhibit A, attached hereto and incorporated by reference, approximately 720.681 acres of the Land being situated within the City's extraterritorial jurisdiction and the remainder situated within unincorporated Caldwell County; and

WHEREAS, Hillwood Enterprises, L.P., a Texas limited partnership, has entered into an earnest money contract to purchase an additional 148.5 acres (the "Additional Land") as more particularly described in Exhibit B, attached hereto and incorporated by reference;

WHEREAS, the City's conditional consent was conditioned on the City and the owners of the Land negotiating and entering into a development agreement (the "Development Agreement") concerning the Land, pursuant to Section 212.172 of the Texas Local Government Code, to the extent any portion of the District is located within the City's extraterritorial jurisdiction as reflected in Exhibit A; and

WHEREAS, Resolution No. 2025-08 provides for the expiration of the City's conditional consent upon the passage of one-hundred eighty (180) days after February 18, 2025, or August 17, 2025; and

WHEREAS, pursuant to Resolution No. 2025-24, the City granted an extension of an additional 90 days after August 17, 2025, or November 15, 2025, for the City and the owners of any portion of the Land and the Additional Land within the City's extraterritorial jurisdiction to negotiate and enter into a Development Agreement; and

WHEREAS, pursuant to Resolution Nos. 2025-40 and 2026-03, the City granted additional 90-day extensions through May 14, 2026, for the City and the owners of any portion of the Land and the Additional Land within the City's extraterritorial jurisdiction to negotiate and enter into a Development Agreement; and

WHEREAS, the City wishes to grant another extension of an additional 90 days after May 14, 2026, for the City and the owners of any portion of the Land and the Additional Land within the City's extraterritorial jurisdiction to negotiate and enter into a Development Agreement.

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 be true and correct legislative findings of the City Council of the City of Lockhart (the “City Council”), and they are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

Section 2. The City Council hereby extends for an additional 90 days its conditional support and consent for the creation of a district operating pursuant to Article XVI, Section 59 and Article III, Section 52, Texas Constitution and Chapter 54, Texas Water Code, as amended, to the extent any portion of the District is located within the City’s extraterritorial jurisdiction, as shown more fully in Exhibit A, and to the extent that the City and the owners of the Land and the Additional Land within the extraterritorial jurisdiction of the City are able to negotiate and enter into a Development Agreement. The City Council’s conditional consent applies to the Land and the Additional Land and expires 90 days after May 14, 2026, or August 12, 2026.

Section 3. The City Manager of the City is hereby authorized to execute any documents necessary to effectuate this Resolution.

Section 4. The City Council further states that it has not relinquished any rights, duties or powers relating to the inclusion of the District within its extraterritorial jurisdiction.

Section 5. The City Council further states that this Resolution is provided subject to and in reliance upon the terms of a Development Agreement, which may be entered into between the City and the landowners within the District. The District shall execute a joinder and become a party to the Development Agreement. The City does not consent to the organization of the District, election, or issuance of bonds from any revenue available to the District until the Development Agreement is executed.

Section 6. The City Council hereby finds and determines that sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted as a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting, as required by the Texas Open Meetings Act, contained in Chapter 551 of the Texas Government Code, as amended, and that this meeting was open to the public and the subject matter of this Resolution and its contents have been discussed, considered and formally acted upon by the City Council. Further, the City Council ratifies, approves and confirms such written notice and the contents and posting thereof, and the foregoing fully complied with all applicable law.

Section 7. If any part of this Resolution, of whatever size, is ever declared invalid or unenforceable for any reason, the remainder of this Resolution shall remain in full force and effect.

Section 8. This Resolution shall be effective from and after its passage by the City Council.

PASSED AND APPROVED by the City Council of the City of Lockhart, Texas, the 5th day of May 2026.

Lew White, Mayor

ATTEST:

Julie Bowermon, City Secretary

APPROVED AS TO FORM:

Brad Bullock, City Attorney

Exhibit A

CITY OF LOCKHART, TEXAS

RESOLUTION NO. 2025-08

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOCKHART, TEXAS, GRANTING CONDITIONAL CONSENT TO THE CREATION OF THE LOCKHART MUNICIPAL UTILITY DISTRICT OF CALDWELL COUNTY AND THE INCLUSION OF 889.3 ACRES OF LAND INTO SAID DISTRICT; MAKING FINDINGS RELATED THERETO; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Lockhart, Texas (the “City”), a home-rule municipality created under the laws of the State of Texas, received a request for consent from Spencewood, Inc., (“Owner”) to the creation of the Lockhart Municipal Utility District of Caldwell County (the “District”) encompassing 889.3 acres (“Land”) as more particularly described in Exhibit A, attached hereto and incorporated by reference, approximately 720.681 acres of the Land being situated within the City’s extraterritorial jurisdiction and the remainder situated within unincorporated Caldwell County; and

WHEREAS, the Land is not situated within the corporate limits or extraterritorial jurisdiction of any other municipality; and

WHEREAS, Section 54.016 of the Texas Water Code provides that land within a city or its extraterritorial jurisdiction may not be included within a municipal utility district without such city’s consent; and

WHEREAS, this Resolution is authorized by Section 54.016 of the Texas Water Code, Chapters 49 and 54 of the Texas Water Code, Section 42.042 of the Texas Local Government Code, and all applicable law; and

WHEREAS, the District will be created and organized pursuant to Article XVI, Section 59 and Article III, Section 52, of the Texas Constitution, and Chapters 49 and 54 of the Texas Water Code, as amended; and

WHEREAS, the City wishes to evidence its conditional support and consent for the creation of the District to the extent any portion of the District is located within the City’s extraterritorial jurisdiction, as evidenced by Exhibit A, subject to the terms of a Development Agreement to be negotiated between the City and the landowners (the “Development Agreement”) and the terms of this Resolution, subject to the expiration thereof upon the passage of one-hundred eighty (180) days,

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 be true and correct legislative findings of the City Council of the City of Lockhart (the “City Council”), and they are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

Section 2. The City Council hereby grants its conditional support and consent for the creation of a district operating pursuant to Article XVI, Section 59 and Article III, Section 52, Texas Constitution and Chapter 54, Texas Water Code, as amended, to the extent any portion of the District is located within its extraterritorial jurisdiction as shown more fully in Exhibit A and to the extent that the City and Owner and District are able to negotiate and enter into a Development Agreement, and the City Manager of the City is hereby authorized to execute any documents necessary to effectuate this Resolution. The City Council's conditional consent expires one hundred and eighty (180) days from the date of this Resolution.

Section 3. The City Council further states that it has not relinquished any rights, duties or powers relating to the inclusion of the District within its extraterritorial jurisdiction.

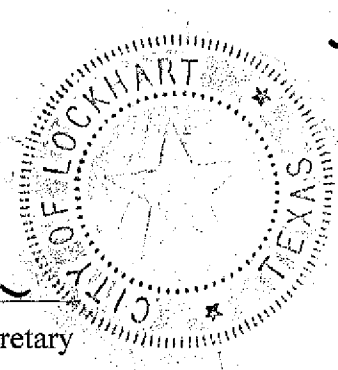
Section 4. The City Council further states that this Resolution is provided subject to and in reliance upon the terms of a Development Agreement, which may be entered into between the City and the landowners within the District. The District shall execute a joinder and become a party to the Development Agreement. The City does not consent to the organization of the District, election, or issuance of bonds from any revenue available to the District until the Development Agreement is executed.

Section 5. The City Council hereby finds and determines that sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted as a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting, as required by the Texas Open Meetings Act, contained in Chapter 551 of the Texas Government Code, as amended, and that this meeting was open to the public and the subject matter of this Resolution and its contents have been discussed, considered and formally acted upon by the City Council. Further, the City Council ratifies, approves and confirms such written notice and the contents and posting thereof, and the foregoing fully complied with all applicable law.

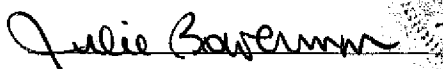
Section 6. If any part of this Resolution, of whatever size, is ever declared invalid or unenforceable for any reason, the remainder of this Resolution shall remain in full force and effect.

Section 7. This Resolution shall be effective from and after its passage by the City Council.

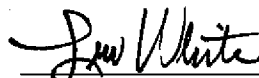
PASSED AND APPROVED by the City Council of the City of Lockhart, Texas the 18th day of February, 2025.



ATTEST:


Julie Bowermon, City Secretary

Resolution 2025-08



Lew White, Mayor

APPROVED AS TO FORM:


Bradford E. Bullock, City Attorney

Page 2 of 3

(Legal Description of Property to be included in the District)



DESCRIPTION OF AN 889.3 ACRE TRACT OF LAND
SITUATED IN THE JAMES M. BAKER SURVEY, ABSTRACT NO. 46
MILES G. DIKES SURVEY NO. 9, ABSTRACT NO. 6
CALDWELL COUNTY, TEXAS

BEING an 889.3 acre tract of land situated in the James M. Baker Survey, Abstract No. 46, and the Miles G. Dikes Survey No. 9, Abstract No. 6 of Caldwell County, Texas, being a portion of a called 691.822 acre tract of land described in an instrument to Spencewood, Inc. described in Volume 194, Page 893, Official Public Records of Caldwell County, Texas (O.P.R.C.C.T.), save and except a called 80.895 acre tract described in an instrument recorded in Volume 538, Page 333, O.P.R.C.C.T., and save and except a called 129.248 acre tract described in an instrument recorded in Volume 552, Page 399, O.P.R.C.C.T.; being all of a called 181.790 acre tract described in an instrument to Spencewood, Inc. recorded in Volume 503, Page 764, O.P.R.C.C.T.; being a portion of a called 57.315 acre tract of land described in an instrument to Spencewood, Inc. recorded in Volume 634, Page 543, O.P.R.C.C.T., save and except a called 0.339 acre tract recorded in Volume 579, Page 97, O.P.R.C.C.T.; said 889.3 acre tract of land described by metes and bounds as follows:

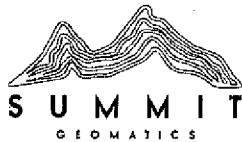
BEGINNING at a 1/2-inch iron rod found on the East right-of-way line of State Highway 130 a controlled access variable width right-of-way (right-of-way being dedicated in the following documents: Volume 579, Page 39, O.P.R.C.C.T., Volume 579, Page 47, O.P.R.C.C.T., Volume 579, Page 27, O.P.R.C.C.T., Volume 579, Page 55, O.P.R.C.C.T., Volume 579, Page 65, O.P.R.C.C.T., Volume 579, Page 73, O.P.R.C.C.T., Volume 579, Page 81, O.P.R.C.C.T., Volume 579, Page 89, O.P.R.C.C.T., Volume 579, Page 104, O.P.R.C.C.T., Volume 579, Pg. 112, O.P.R.C.C.T., Volume 579, Page 97, O.P.R.C.C.T., Volume 579, Page 120, O.P.R.C.C.T., Volume 579, Page 128, O.P.R.C.C.T., Volume 619, Page 659, O.P.R.C.C.T., Volume 619, Page 661, O.P.R.C.C.T., and Volume 579, Page 136, O.P.R.C.C.T.), being the Southwest corner of the remainder of a called 101.25 acre tract of land described in an instrument to Zanty Lynn Champion and wife Doris Bragg Champion recorded in Volume 356, Page 19, Deed Records of Caldwell County, Texas (D.R.C.C.T.) and being the Northwest corner of the remainder of said 691.822 acre tract of land;

THENCE, South 61° 53' 33" East, along and with the North line of said 691.822 acre tract and the South line of said 101.25 acre tract, a distance of 93.52 feet to a 5-inch cedar fence corner post found for an angle point;

THENCE, North 78° 52' 36" East, continuing along and with the North line of said 691.822 acre tract and the South line of said 101.25 acre tract, a distance of 348.06 feet to a 4-inch cedar fence post found for an angle point;

THENCE, North 78° 30' 19" East, continuing along and with the North line of said 691.822 acre tract and the South line of said 101.25 acre tract, a distance of 950.36 feet to a 5/8-inch iron rod with cap stamped "Summit Geomatics, Inc." set in the center of an old tree stump with wire;

THENCE, South 10° 40' 13" East, along and with an East line of said 691.822 acre tract and the West line of a called 70.83 acre tract (Tract II) and a called 70.83 acre tract (Tract I) described in an instrument to Delbert Decker recorded in Volume 435, Page 472, O.P.R.C.C.T., a distance of 2,008.96 feet to a 10-inch cedar fence post found for the Southwest corner of said 70.83 acre tract (Tract I) and being an interior corner of said 691.822 acre tract and the herein described tract;



THENCE, North 78° 21' 12" East, along and with the South line of said 70.83 acre tract (Tract I) and the North line of said 691.822 acre tract, and the North line of said 181.790 acre tract, a distance of 3,275.62 feet to a 3/8-inch iron rod found for the Southeast corner of said Tract I and being the Southwest corner of a called 118.357 acre tract of land described in an instrument to Bridge to One, Inc. recorded in Document No. 2021-009484, O.P.R.C.C.T. and being an angle point on the North line of said 181.790 acre tract;

THENCE, North 78° 03' 03" East, along and with the South line of said 118.357 acre tract and the North line of said 181.790 acre tract, a distance of 1,777.47 feet to a 7-inch cedar fence post found on the occupied West right-of-way line of Dry Creek Road (variable width right-of-way – no deed of record found) and being the occupied Northeast corner of said 181.790 acre tract, and an angle point on the South line of said 118.357 acre tract;

THENCE, along and with the East and South lines of said 181.790 acre tract same being the occupied West and North right-of-way lines of said Dry Creek Road, the following eight (8) bearings and distances:

- 1) South 36° 03' 44" East, a distance of 20.64 feet to a 5/8-inch iron rod with cap stamped "Summit Geomatics, Inc." set for an angle point;
- 2) South 11° 35' 37" East, a distance of 593.70 feet to a 5/8-inch iron rod with cap stamped "Summit Geomatics, Inc." set for an angle point;
- 3) South 12° 13' 42" East, a distance of 721.17 feet to a 5/8-inch iron rod with cap stamped "Summit Geomatics, Inc." set for an angle point;
- 4) South 11° 31' 51" East, a distance of 1,285.35 feet to an 8-inch cedar fence corner post found for corner;
- 5) South 00° 48' 15" East, a distance of 159.84 feet to a 6-inch cedar fence corner post found for corner;
- 6) South 39° 04' 45" West, a distance of 71.90 feet to an 8-inch cedar fence corner post found for corner;
- 7) South 78° 27' 46" West, a distance of 772.29 feet to a 6-inch cedar fence corner post found for corner;
- 8) South 79° 38' 55" West, a distance of 784.15 feet to a 7-inch cedar fence corner post found for the most Easterly Northeast corner of said 691.822 acre tract;

THENCE, along and with the East lines of said 691.822 acre tract same being the occupied West right-of-way line of said Dry Creek Road, the following seven (7) bearings and distances:

- 1) South 10° 03' 46" West, a distance of 75.84 feet to a 37-inch live oak tree;
- 2) South 13° 04' 38" East, a distance of 86.31 feet to a 7-inch cedar fence corner post;
- 3) South 26° 28' 01" East, a distance of 83.48 feet to an 8-inch cedar fence corner post;
- 4) South 21° 18' 42" East, a distance of 512.98 feet to a 5/8-inch iron rod with cap stamped "Summit Geomatics, Inc." set for an angle point;
- 5) South 21° 10' 59" East, a distance of 911.78 feet to a 5/8-inch iron rod with cap stamped "Summit Geomatics, Inc." set for an angle point;
- 6) South 25° 11' 46" East, a distance of 622.32 feet to a 5/8-inch iron rod with cap stamped "Summit Geomatics, Inc." set for an angle point;



- 7) South $21^{\circ} 52' 46''$ East, a distance of 608.22 feet to a 3-inch metal fence post found for the occupied Southeast corner of said 691.822 acre tract and the occupied Northeast corner of a called 100 acre tract of land described as Second Tract in an instrument to Barbara Lou Segler et al recorded in Volume 364, Page 54 of the D.R.C.C.T.;

THENCE, along and with the common line of said 100 acre tract and said 691.822 acre tract, the following four (4) bearings and distances:

- 1) South $78^{\circ} 19' 35''$ West, a distance of 1,848.63 feet to a 7-inch cedar fence post found for an angle point;
- 2) South $78^{\circ} 18' 17''$ West, a distance of 1,280.10 feet to a 4-inch metal fence post found for an angle point;
- 3) South $78^{\circ} 45' 38''$ West, a distance of 806.01 feet to a t-post found for an angle point;
- 4) South $77^{\circ} 54' 58''$ West, a distance of 885.98 feet to a calculated point in the approximate centerline of Plum Creek and being the East line of a called 204.145 acre tract of land described in an instrument to La Familia Partnership, LTD., recorded in Volume 228, Page 493, O.P.R.C.C.T., and being further described in Volume 416, Page 694, D.R.C.C.T., and being the common Westerly corner of said 100 acre tract and said 691.822 acre tract and marking the most Southerly Southwest corner of the herein described tract;

THENCE, along and with the approximate centerline of Plum Creek, same being the East line of said 204.145 acre tract and the West line of said 691.822 acre tract, the following forty-one (41) bearings and distances:

- 1) North $23^{\circ} 24' 09''$ East, a distance of 57.35 feet to a calculated point for corner;
- 2) North $11^{\circ} 15' 07''$ East, a distance of 99.02 feet to a calculated point for corner;
- 3) North $03^{\circ} 03' 49''$ West, a distance of 83.76 feet to a calculated point for corner;
- 4) North $40^{\circ} 07' 18''$ West, a distance of 54.71 feet to a calculated point for corner;
- 5) North $43^{\circ} 48' 44''$ West, a distance of 86.61 feet to a calculated point for corner;
- 6) North $76^{\circ} 38' 06''$ West, a distance of 59.52 feet to a calculated point for corner;
- 7) North $89^{\circ} 34' 23''$ West, a distance of 159.53 feet to a calculated point for corner;
- 8) North $45^{\circ} 43' 00''$ West, a distance of 237.39 feet to a calculated point for corner;
- 9) North $04^{\circ} 50' 50''$ West, a distance of 88.11 feet to a calculated point for corner;
- 10) North $38^{\circ} 24' 49''$ West, a distance of 112.95 feet to a calculated point for corner;
- 11) North $31^{\circ} 03' 49''$ West, a distance of 66.09 feet to a calculated point for corner;
- 12) North $48^{\circ} 41' 53''$ West, a distance of 69.74 feet to a calculated point for corner;
- 13) South $81^{\circ} 32' 05''$ West, a distance of 138.88 feet to a calculated point for corner;
- 14) South $84^{\circ} 47' 07''$ West, a distance of 45.19 feet to a calculated point for corner;
- 15) South $80^{\circ} 12' 18''$ West, a distance of 76.04 feet to a calculated point for corner;
- 16) South $75^{\circ} 16' 21''$ West, a distance of 22.49 feet to a calculated point for corner;
- 17) South $33^{\circ} 29' 16''$ West, a distance of 72.95 feet to a calculated point for corner;
- 18) South $66^{\circ} 38' 23''$ West, a distance of 113.82 feet to a calculated point for corner;
- 19) North $52^{\circ} 12' 37''$ West, a distance of 29.22 feet to a calculated point for corner;
- 20) North $51^{\circ} 00' 35''$ West, a distance of 100.62 feet to a calculated point for corner;
- 21) North $58^{\circ} 43' 21''$ West, a distance of 115.68 feet to a calculated point for corner;
- 22) South $89^{\circ} 41' 28''$ West, a distance of 84.87 feet to a calculated point for corner;
- 23) North $49^{\circ} 34' 03''$ West, a distance of 161.32 feet to a calculated point for corner;
- 24) North $10^{\circ} 20' 55''$ West, a distance of 146.23 feet to a calculated point for corner;
- 25) North $06^{\circ} 40' 43''$ East, a distance of 113.07 feet to a calculated point for corner;



- 26) North 02° 26' 01" West, a distance of 62.69 feet to a calculated point for corner;
- 27) North 06° 30' 09" East, a distance of 51.12 feet to a calculated point for corner;
- 28) North 12° 55' 26" East, a distance of 70.10 feet to a calculated point for corner;
- 29) North 15° 21' 21" East, a distance of 97.97 feet to a calculated point for corner;
- 30) North 10° 31' 47" East, a distance of 155.22 feet to a calculated point for corner;
- 31) North 24° 32' 11" East, a distance of 33.50 feet to a calculated point for corner;
- 32) North 11° 05' 46" East, a distance of 56.86 feet to a calculated point for corner;
- 33) North 19° 37' 09" East, a distance of 179.53 feet to a calculated point for corner;
- 34) North 33° 57' 25" East, a distance of 116.26 feet to a calculated point for corner;
- 35) North 42° 05' 09" East, a distance of 86.94 feet to a calculated point for corner;
- 36) North 59° 43' 10" East, a distance of 77.48 feet to a calculated point for corner;
- 37) North 52° 59' 09" East, a distance of 217.90 feet to a calculated point for corner;
- 38) North 54° 38' 09" East, a distance of 79.74 feet to a calculated point for corner;
- 39) North 34° 30' 50" East, a distance of 166.27 feet to a calculated point for corner;
- 40) North 11° 33' 43" East, a distance of 112.67 feet to a calculated point for corner;
- 41) North 04° 11' 35" West, a distance of 78.81 feet to a calculated point for the Northeast corner of said 204.145 acre tract and being the Southeast corner of said 57.315 acre tract;

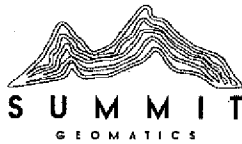
THENCE, South 78° 34' 00" West, along and with the occupied South line of said 57.315 acre tract and being the occupied North line of said 204.145 acre tract, a distance of 1,616.84 feet to a calculated point for corner;

THENCE, North 11° 27' 55" East, over and across said 57.315 acre tract, a distance of 55.71 feet to a 1/2-inch iron rod with cap stamped "Hinkle Surveying" found for the monumented Southeast corner of a called 9.988 acre tract of land described in an instrument to Spencewood, Inc. recorded in Volume 634, Page 601, O.P.R.C.C.T.;

THENCE, North 11° 09' 57" East, along and with the West line of said 57.315 acre tract same being the East line of said 9.998 acre tract, the East line of a called 9.484 acre tract described in an instrument to Spencewood, Inc. recorded in Volume 634, Page 551, O.P.R.C.C.T., the East line of a called 9.391 acre tract described in an instrument to Spencewood, Inc. recorded in Volume 634, Page 558, O.P.R.C.C.T., the East line of a called 9.329 acre tract described in an instrument to Spencewood, Inc. recorded in Volume 634, Page 565, O.P.R.C.C.T., the East line of a called 9.304 acre tract described in an instrument to Spencewood, Inc. recorded in Volume 634, Page 572, O.P.R.C.C.T., the East line of a called 9.198 acre tract described in an instrument to Spencewood, Inc. recorded in Volume 634, Page 536, O.P.R.C.C.T., and the East line of a called 36.934 acre tract described in an instrument to Spencewood, Inc. recorded in Volume 634, Page 528, O.P.R.C.C.T., at a distance of 2,444.22 feet passing a 1/2-inch iron rod (bent) and continuing for a total distance of 2,591.70 feet to a calculated point in the approximate centerline of Plum Creek and being the Northeast corner of said 36.934 acre tract;

THENCE, along and with the North line of said 36.934 acre tract, the following eight (8) bearings and distances:

- 1) North 31° 24' 31" West, a distance of 61.66 feet to a calculated point for corner;
- 2) North 08° 56' 21" West, a distance of 84.16 feet to a calculated point for corner;
- 3) North 40° 23' 15" West, a distance of 114.49 feet to a calculated point for corner;
- 4) North 43° 38' 39" West, a distance of 134.69 feet to a calculated point for corner;
- 5) North 19° 31' 20" West, a distance of 80.43 feet to a calculated point for corner;
- 6) North 37° 11' 55" West, a distance of 100.98 feet to a calculated point for corner;



- 7) North 45° 50' 12" West, a distance of 211.91 feet to a calculated point for corner;
- 8) North 68° 14' 45" West, a distance of 106.56 feet to a 60D nail found on the East right-of-way line of said S.H. 130;

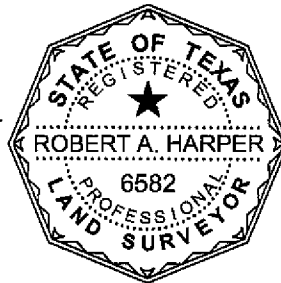
THENCE, North 11° 10' 57" East, along and with the East right-of-way line of said S.H. 130, a distance of 1,552.24 feet to a TxDOT Type II brass disc monument marking the beginning of a curve to the right;

THENCE, continuing along and with the East right-of-way line of said S.H. 130 and along said curve to the right through an angle of 02° 17' 59", having a radius of 12,000.00 feet, an arc length of 481.63 feet and whose long chord bears North 12° 19' 56" East, a distance of 481.60 feet to the **POINT OF BEGINNING** and containing 889.3 acres of land.

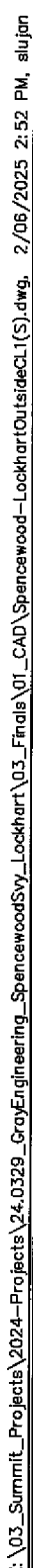
Notes:

- 1) Bearing orientation is based upon the Texas Coordinate System, South Central Zone 4204, North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.00. Distances shown hereon are in Surface. To convert distances to Divide by the Surface Adjustment Factor of 1.00013.
- 2) This M&B description was prepared in conjunction with a survey sketch of even date.

Robert A. Harper, RPLS No. 6582
Summit Geomatics, Inc.
4603 N Stahl Park Suite 103
San Antonio, Texas 78217
TBPELS Firm No. 10194657



\\03_Summit_Projects\2024-Projects\24.0329_GrayEngineering_SpencewoodSvy_Lockhart\01_Finals\03_Finals\01_CAD\Spencewood-Lockhart\OutsideCl1(S).dwg, 2/06/2025 2:52 PM, slujan



\\03_Summit_Projects\2024-Projects\24.0329_GrayEngineering_SpencewoodSvy_Lockhart\01_Finals\03_Finals\01_CAD\Spencewood-Lockhart\OutsideCl1(S).dwg, 2/06/2025 2:52 PM, slujan

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SCALE:	JOB NO.:	DATE:	SHEET:
1"=1,000'	24.0329	02/06/2025	1 OF 2

SKETCH TO ACCOMPANY M&B DESCRIPTION

LEGEND

DOC. DOCUMENT
FND. FOUND
I. IRON
NO. NUMBER
O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS
OF CALDWELL COUNTY, TEXAS
PG. PAGE
P.O.B. POINT OF BEGINNING
VOL. VOLUME

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 61°53'33" E	93.52'
L2	N 78°52'36" E	348.06'
L3	N 78°30'19" E	950.36'
L4	S 10°40'13" E	2,008.96'
L5	N 78°21'12" E	3,275.62'
L6	N 78°03'03" E	1,777.47'
L7	S 36°03'44" E	20.64'
L8	S 11°35'37" E	593.70'
L9	S 12°13'42" E	721.17'
L10	S 11°31'51" E	1,285.35'
L11	S 00°48'15" E	159.84'
L12	S 39°04'45" W	71.90'
L13	S 78°27'46" W	772.29'
L14	S 79°38'55" W	784.15'
L15	S 10°03'46" W	75.84'
L16	S 13°04'38" E	86.31'
L17	S 26°28'01" E	83.48'
L18	S 21°18'42" E	512.98'
L19	S 21°10'59" E	911.78'
L20	S 25°11'46" E	622.32'
L21	S 21°52'46" E	608.22'
L22	S 78°19'35" W	1,848.63'
L23	S 78°18'17" W	1,280.10'
L24	S 78°45'38" W	806.01'
L25	S 77°54'58" W	885.98'
L26	N 23°24'09" E	57.35'
L27	N 11°15'07" E	99.02'
L28	N 03°03'49" W	83.76'
L29	N 40°07'18" W	54.71'
L30	N 43°48'44" W	86.61'
L31	N 76°38'08" W	59.52'
L32	N 89°34'23" W	159.53'
L33	N 45°43'00" W	237.39'
L34	N 04°50'50" W	88.11'
L35	N 38°24'49" W	112.95'
L36	N 31°03'49" W	66.09'
L37	N 48°41'53" W	69.74'
L38	S 81°32'05" W	138.88'
L39	S 84°47'07" W	45.19'

LINE TABLE

NO.	BEARING	DISTANCE
L40	S 80°12'18" W	76.04'
L41	S 75°16'21" W	22.49'
L42	S 33°29'16" W	72.95'
L43	S 66°38'23" W	113.82'
L44	N 52°12'37" W	29.22'
L45	N 51°00'35" W	100.62'
L46	N 58°43'21" W	115.68'
L47	S 89°41'28" W	84.87'
L48	N 49°34'03" W	161.32'
L49	N 10°20'55" W	146.23'
L50	N 06°40'43" E	113.07'
L51	N 02°26'01" W	62.69'
L52	N 06°30'09" E	51.12'
L53	N 12°55'26" E	70.10'
L54	N 15°21'21" E	97.97'
L55	N 10°31'47" E	155.22'
L56	N 24°32'11" E	33.50'
L57	N 11°05'46" E	56.86'
L58	N 19°37'09" E	179.53'
L59	N 33°57'25" E	116.26'
L60	N 42°05'09" E	86.94'
L61	N 59°43'10" E	77.48'
L62	N 52°59'09" E	217.90'
L63	N 54°38'09" E	79.74'
L64	N 34°30'50" E	166.27'
L65	N 11°33'43" E	112.67'
L66	N 04°11'35" W	78.81'
L67	S 78°34'00" W	1,616.84'
L68	N 11°27'55" E	55.71'
L69	N 11°09'57" E	2,591.70'
L70	N 31°24'31" W	61.66'
L71	N 08°56'21" W	84.16'
L72	N 40°23'15" W	114.49'
L73	N 43°38'39" W	134.69'
L74	N 19°31'20" W	80.43'
L75	N 37°11'55" W	100.98'
L76	N 45°50'12" W	211.91'
L77	N 68°14'45" W	106.56'
L78	N 11°10'57" E	1,552.24'

A

REMAINDER OF A
CALLED 9.988 ACRES
SPENCEWOOD, INC.
VOL. 634, PG. 601, O.P.R.C.C.T.

B

REMAINDER OF A
CALLED 9.484 ACRES
SPENCEWOOD, INC.
VOL. 634, PG. 551, O.P.R.C.C.T.

C

REMAINDER OF A
CALLED 9.381 ACRES
SPENCEWOOD, INC.
VOL. 634, PG. 558, O.P.R.C.C.T.

D

REMAINDER OF A
CALLED 9.329 ACRES
SPENCEWOOD, INC.
VOL. 634, PG. 565, O.P.R.C.C.T.

E

REMAINDER OF A
CALLED 9.304 ACRES
SPENCEWOOD, INC.
VOL. 634, PG. 572, O.P.R.C.C.T.

F

REMAINDER OF A
CALLED 9.198 ACRES
SPENCEWOOD, INC.
VOL. 634, PG. 538, O.P.R.C.C.T.

G

REMAINDER OF A
CALLED 36.934 ACRES
SPENCEWOOD, INC.
VOL. 634, PG. 528, O.P.R.C.C.T.

CURVE TABLE

NO.	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	481.63'	12,000.00'	2°17'59"	N 12°19'56" E	481.60'



SUMMIT GEOMATICS, INC.
4603 N STAHL PARK SUITE 103
SAN ANTONIO, TEXAS 78217
Tel: 210-971-4870 | summit-geomatics.com
TBPELS FIRM NO. 10194657

**SKETCH OF
889.3 ACRES OF LAND
SITUATED IN THE
JAMES M. BAKER SURVEY, A-46
MILES G. DIKES SURVEY NO. 9, A-6
CALDWELL COUNTY, TEXAS**

SCALE:	JOB NO.:	DATE:	SHEET:
1"=1,000'	24.0329	02/06/2025	2 OF 2

DESCRIPTION OF A 148.5 ACRE TRACT OF LAND
SITUATED IN THE JAMES M. BAKER SURVEY, ABSTRACT NO. 46
CALDWELL COUNTY, TEXAS

BEING a 148.5 acre tract of land situated in the James M. Baker Survey, Abstract No. 46 of Caldwell County, Texas, being all of a called 70.83 acre tract of land described as Tract I and all of a called 70.83 acre tract of land described as Tract II recorded in Volume 435, Page 472, of the Official Public Records of Caldwell County, Texas (O.P.R.C.C.T.); said 148.5 acre tract of land described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod found on the East right-of-way line of State Highway 130 a controlled access variable width right-of-way (right-of-way being dedicated in the following documents: Volume 553, Page 255, O.P.R.C.C.T., Volume 579, Page 39, O.P.R.C.C.T., Volume 579, Page 47, O.P.R.C.C.T., Volume 579, Page 27, O.P.R.C.C.T., Volume 579, Page 55, O.P.R.C.C.T., Volume 579, Page 65, O.P.R.C.C.T., Volume 579, Page 73, O.P.R.C.C.T., Volume 579, Page 81, O.P.R.C.C.T., Volume 579, Page 89, O.P.R.C.C.T., Volume 579, Page 104, O.P.R.C.C.T., Volume 579, Pg. 112, O.P.R.C.C.T., Volume 579, Page 97, O.P.R.C.C.T., Volume 579, Page 120, O.P.R.C.C.T., Volume 579, Page 128, O.P.R.C.C.T., Volume 619, Page 659, O.P.R.C.C.T., Volume 619, Page 661, O.P.R.C.C.T., and Volume 579, Page 136, O.P.R.C.C.T.), being the Southwest corner of the remainder of a called 101-1/4 acre tract of land described in an instrument to Zanty Lynn Champion and wife Doris Bragg Champion recorded in Volume 356, Page 19, Deed Records of Caldwell County, Texas (D.R.C.C.T.) and being the Northwest corner of a called 691.822 acre tract of land described in an instrument recorded to Spencewood, Inc. recorded in Volume 194, Page 893, O.P.R.C.C.T.;

THENCE, South 61° 53' 33" East, along and with the North line of said 691.822 acre tract and the South line of said 101-1/4 acre tract, a distance of 93.52 feet to a 5-inch cedar fence corner post found for an angle point;

THENCE, North 78° 52' 36" East, continuing along and with the North line of said 691.822 acre tract and the South line of said 101-1/4 acre tract, a distance of 348.06 feet to a 4-inch cedar fence post found for an angle point;

THENCE, North 78° 30' 19" East, continuing along and with the North line of said 691.822 acre tract and the South line of said 101-1/4 acre tract, a distance of 950.36 feet to a 5/8-inch iron rod with cap stamped "Summit Geomatics, Inc." found in the center of an old tree stump with wire for the Northwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, North 79° 42' 13" East, along and with the North line of said 70.83 acre Tract II same being the South line of said 101-1/4 acre tract, and the South line of a called 78.962 acre tract of land described in an instrument to David L. Pittman recorded in Volume 35, Page 339, D.R.C.C.T., a distance of 3,290.86 feet to a 3/8-inch iron rod found on the West line of a called 118.357 acre tract of land described in an instrument to Bridge to One, Inc. recorded in Document No. 2021-009484, O.P.R.C.C.T., for the Southeast corner of said 78.962 acre tract, marking the Northeast corner of the herein described tract;

THENCE, South 10° 12' 23" East, along and with the West line of said 118.357 acre tract same being the East lines of said 70.83 acre Tracts I and II, a distance of 1,931.74 feet to a 3/8-inch iron rod found on the North line of a called 181.790 acre tract of land described as Tract 2 in an instrument to Spencewood Inc., recorded in Volume 503, Page 764, O.P.R.C.C.T., and marking the Southeast corner of said 70.83 acre Tract I and the herein described tract;

THENCE, South 78° 21' 12" West, along and with the South line of said 70.83 acre Tract I same being the North lines of said 181.790 acre tract and said 691.822 acre tract, a distance of 3,275.62 feet to a 10-inch Cedar Post found marking the Southwest corner of said 70.83 acre Tract I and the herein described tract;

THENCE, North 10° 40' 13" West, along and with an East line of said 691.822 acre tract and the West lines of said 70.83 acre Tracts I and II, a distance of 2,008.96 feet to **POINT OF BEGINNING** and containing 148.5 acres of land.

Notes:

- 1) Bearing orientation is based upon the Texas Coordinate System, South Central Zone 4204, North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.00. Distances shown hereon are in Surface. To convert distances to Divide by the Surface Adjustment Factor of 1.00013.
- 2) This M&B description was prepared in conjunction with a survey of even date.

Robert A. Harper, RPLS No. 6582

Summit Geomatics, Inc.
4603 N Stahl Park Suite 103
San Antonio, Texas 78217
TBPELS Firm No. 10194657

**REGULAR MEETING
LOCKHART CITY COUNCIL**

MAY 20, 2025

6:30 P.M.

CLARK LIBRARY ANNEX-COUNCIL CHAMBERS, 217 SOUTH MAIN STREET, 3RD FLOOR, LOCKHART, TEXAS

Council present:

Councilmember John Castillo
Councilmember Juan Mendoza
Councilmember Jeffry Michelson

Mayor Lew White
Councilmember Brad Westmoreland
Councilmember John Lairsen
Mayor Pro-Tem Angie Gonzales-Sanchez

Staff present:

Steve Lewis, City Manager
Joseph Resendez, Assistant City Manager
David Fowler, Planning Director
Holly Malish, Economic Development Director
Gary Williamson, Police Chief
Keeli Michna, Finance Director

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

Citizens/Visitors Addressing the Council: James Lovett and Jason Kirby of SH 130 Concessions; Jennifer Ridder and Jason Bart Fowler of McCall, Parkhurst & Horton; James Mannis of Halff Associates; Citizen: Pat Stroka, David Samuelson; David Harris, and Mario Gutierrez.

Work Session 6:30 p.m.

Mayor White opened the work session and advised the Council, staff and the audience that staff would provide information and explanations about the following items:

DISCUSSION ONLY

A. RECEIVE AN UPDATE FROM SH130 CONCESSIONS REGARDING TRAFFIC SIGNAL TIMING AT THE INTERSECTION OF WEST SAN ANTONIO STREET (SH142).

Mr. Kelley stated that on January 7, 2025, SH130 Concessions presented information to City Council regarding the congestion at the intersection of SH130 and SH142 and covered the following topics.

- Signal Warrant Analysis that triggered the signal activation
- The current Signal Timing Plan
- Min/Max Time Matrix
- Crash Statistics

SH130 recently conducted an engineering study of the intersection.

James Lovett and Jason Kirby of SH 130 Concessions provided an update and there was discussion about the recommended changes to alleviate congestion during peak times at the intersection and the timing of the scheduled traffic signal modifications.

B. DISCUSSION REGARDING AUTHORIZING RESOLUTION 2025-14 DESIGNATING THE LOCKHART ECONOMIC DEVELOPMENT CORPORATION AS THE CITY'S LIAISON FOR THE MUSIC FRIENDLY TEXAS PROGRAM, AUTHORIZING THE LOCKHART ECONOMIC DEVELOPMENT CORPORATION TO EXECUTE A MEMORANDUM OF UNDERSTANDING BETWEEN THE LOCKHART ECONOMIC DEVELOPMENT

CORPORATION AND THE TEXAS MUSIC OFFICE WITHIN THE OFFICE OF THE GOVERNOR FOR MAINTENANCE OF THE TEXAS MUSIC INDUSTRY DIRECTORY.

Ms. Malish stated that on December 20, 2024, The City of Lockhart was designated a "Music Friendly City" by the Texas Office of the Governor (OOG). Due to a backlog at the Texas OOG, the Memorandum of Understanding (MOU) for the certification has just now become available for approval. The proposed action presented to Lockhart City Council authorizes the Lockhart Economic Development Corporation to serve as liaison and maintain the local music industry database. A press release and certification presentation to Mayor White occurred January 3, 2025. Both State Senator Zaffirini and State House Representative Gerdes lauded the effort for fostering a vibrant music community and ongoing dedication to supporting local musical talent. The Music Friendly Texas program, the first in the nation since introduced by Texas Music Office in 2016, seeks to foster music business-related economic development and job creation in Texas cities and communities.

C. DISCUSSION REGARDING AUTHORIZING RESOLUTION 2025-15 DIRECTING PUBLICATION OF NOTICE OF CITY'S INTENT TO ISSUE CERTIFICATES OF OBLIGATION FOR CERTAIN CAPITAL PROJECTS AND RESOLUTION 2025-16 EXPRESSING OFFICIAL INTENT TO REIMBURSE CERTAIN EXPENDITURES INCURRED BY THE CITY RELATED TO THESE CAPITAL PROJECTS.

Mr. Resendez stated that Resolution 2025-15 authorizes proceeding with the issuance of Certificates of Obligation and further directing the publication of Notice of Intention to issue City of Lockhart, Texas combination tax and revenue certificates of obligation for certain capital projects. The issuance amount of \$20,000,000 in the resolution is an amount not to exceed. Council may authorize an issuance amount less than the \$20,000,000, depending on the scope of capital projects funded by the issuance.

The proposed projects to be funded by this issuance include the following:

- design and construction of the new aquatics facility;
- acquisition and renovation of an indoor recreation center;
- upgrades to the existing city hall;
- land acquisition for future police and/or fire facilities; and
- other improvements to existing City parks.

The final issuance amount would also include the costs of professional services, including engineering fees, in connection to these projects and the costs of issuing the certificates of obligation.

Mr. Resendez stated that Resolution 2025-16 expresses official intent to reimburse the City for certain expenditures. As discussed at the March 18, 2025 city council meeting, the issuance of the Certificate of Obligation (CO) will reimburse the General Fund for the acquisition of the property located at 120 W. MLK Industrial Boulevard for future use as an indoor recreation center.

If both resolutions are approved, the City's Bond Counsel and Financial Advisor will proceed with publication of the required notices and begin preparation of the offering documents for the CO's. Tentatively, the Financial Advisor would price the CO's through competitive sale and present the recommended underwriter(s) to Council for award at the July 15, 2025 Council meeting. Closing and proceeds received would occur in August 2025.

Jennifer Ridder and Jason Bart Fowler of McCall, Parkhurst & Horton provided information and there was discussion about the Certificates of Obligation process.

D. DISCUSS AWARDING A PROFESSIONAL SERVICES CONTRACT TO HALFF ASSOC. FOR ARCHITECTURAL AND ENGINEERING DESIGN SERVICES FOR AN AQUATICS FACILITY.

Mr. Hughes stated that staff published a Request for Qualifications (RFQ) for architectural and engineering design services to build a new aquatics facility on February 11, 2025. Staff received 12 Statements of Qualification in response to the RFQ. Four firms were selected for interviews: Dunaway, Halff Assoc., LJA Engineering, and Turner Ramirez Architects. Halff Assoc. (Halff) was selected as the finalist by the review committee on March 28, 2025. If the professional services contract with Halff is approved by City Council, Halff will begin work on the final design of the facility and oversee construction. Deliverables for the project include design, construction documents, bid documents, a proforma and operational planning. The project will be completed in two phases. The first phase will consist of the leisure pool component and support amenities such as a bath house, lifeguard office, mechanical room, landscaping, fencing, and parking lot/lighting. The second phase will consist of a competition pool and teaching pool enclosed with a retractable roof, allowing for year-round operation. Phase 1 is scheduled for completion in approximately 12 months. Phase 2 will commence immediately after Phase 1 and is scheduled to be completed 9 months later.

James Mannis of Halff Associates gave a presentation and there was discussion regarding Half Associates, Barker Rinker Seacat Architecture, P.C., Water Technology, Inc., and Beyond Engineering and Testing, LLC design recommendations to various aspects of the project including:

- Landscape Architecture / Site Design
- Architecture
- Mechanical, Electrical, Plumbing (MEP)
- Aquatics Design, and
- Civil Engineering

E. DISCUSS RESOLUTION 2025-17: (1) DETERMINING THAT A PUBLIC NECESSITY EXISTS FOR THE ACQUISITION OF PERMANENT UTILITY EASEMENTS LOCATED ON APPROXIMATELY EIGHT (8) SEPARATE TRACTS OF REAL PROPERTY WHICH ARE REQUIRED FOR THE CONSTRUCTION OF THE LOCKHART SQUARE UTILITY PROJECT TO RELOCATE EXISTING ELECTRIC UTILITY INFRASTRUCTURE; (2) AUTHORIZING THE CITY MANAGER TO MAKE OFFERS FOR THE ACQUISITION OF EASEMENTS REQUIRED FOR SAID PROJECT AND TO EXPEND AN AGGREGATE AMOUNT NOT TO EXCEED \$260,000.00 TO ACQUIRE SAID EASEMENTS; (3) ESTABLISHING CERTAIN PROCEDURES FOR ACQUISITION; AND (4) AUTHORIZING THE CITY MANAGER TO EXECUTE ANY DOCUMENTS IN CONNECTION THEREWITH.

Mr. Bullock stated that the City's existing electric utility infrastructure located on the southern block of the downtown Lockhart Square currently provides power to approximately ten properties and their respective commercial and residential uses. A portion of the existing line, because of its location within the property lines of an active mixed-use infill development project, requires the removal of an existing utility pole and the subsequent installation of three new utility poles and all necessary appurtenances (transformers, wires, service lines, etc) to maintain electric service to existing customers and provide electric service to the new mixed-use project. The seven utility easements identified during preliminary design of the electric utility relocation project involve approximately eight parcels for an estimated cumulative acquisition cost of \$260,000.00. Further, the acquisition of these permanent utility easements will permit the City access to maintain, operate, and replace existing and new electric, water, sewer, and/or drainage lines and facilities and other utilities, including but not limited to, telecommunication facilities, in the easement area. This resolution would authorize the City Manager to pay just compensation to each

Owner for the acquisition of an easement. The resolution establishes and defines “just compensation” to be an amount not to exceed the “Total Appraised Compensation” plus incremental amounts above the Total Appraised Compensation, as necessitated by the circumstances of each tract, for the acquisition of the easements from each Owner. If compensation for a single easement exceeds the City Manager's purchasing authority, then the acquisition of said easement will be brought back to City Council for separate approval. If an agreement cannot be reached on the acquisition of an easement, a request to initiate condemnation proceedings will be presented to the City Council.

F. DISCUSS AUTHORIZING RESOLUTION 2025-18 FINDING THAT FIVE UTILITY EASEMENTS LOCATED ON PROPERTIES ADDRESSED AS 215 S COMMERCE STREET, 111 E PRAIRIE STREET, 110 E MARKET STREET, 112 MARKET STREET, 114 E MARKET STREET, AND 116 E MARKET STREET, LOCKHART, CALDWELL COUNTY, TEXAS ARE NECESSARY FOR THE CONSTRUCTION OF THE LOCKHART SQUARE UTILITY PROJECT TO RELOCATE EXISTING ELECTRIC UTILITY INFRASTRUCTURE AND AUTHORIZING THE USE OF EMINENT DOMAIN TO CONDEMN THE EASEMENT INTERESTS PURSUANT TO GOVERNMENT CODE § 2206.053.

Mr. Bullock stated that the City has completed the design phase for the Lockhart Square Utility Project. The project’s design requires permanent utility easements from seven private property owners. Contract Land Staff (CLS) is the right of way services company assisting with this project. Appraisals for the easements have been conducted and offers have been made to each owner based on the appraisal report for each property. The City has reached agreements to acquire permanent utility easements from two property owners through purchase. Staff and CLS continue to negotiate with the remaining owners. The City has not been able to reach an agreement with five property owners for the remaining easement interests. Therefore, the City believes it is prudent to authorize the use of eminent domain for the easements located on the following properties:

1. 215 S COMMERCE ST/111 E PRAIRIE LEA ST, Lockhart, Texas, Caldwell County Tax Appraisal ID Nos. 45506 & 45508: A permanent utility easement, being a 0.023-acre tract of land, situated in the City of Lockhart, Caldwell County, Texas, being part of Lot 3 and Lot 5, Jack Pearce Subdivision, recorded in Cabinet B, Slide 31 of the Plat Records of Caldwell County, Texas, conveyed to Cynthia Alvares by Agreed Final Decree of Divorce recorded in Document No. 2017-005889 of the Official Public Records of Caldwell County, Texas (Exhibit A). Just compensation was determined by appraisal and the City, through CLS, made an initial offer on April 2, 2025, for the appraised amount. CLS was able to contact the property owner to discuss the offer. The property owner did not accept the initial offer and provided a counteroffer. However, despite good faith negotiations, an agreement could not be reached. A final offer was made on May 8, 2025.
2. 110 E MARKET ST, Lockhart, Texas, Caldwell County Tax Appraisal ID No. 16886: A permanent utility easement, being a 0.013-acre tract of land, situated in the City of Lockhart, Caldwell County, Texas, being part of Lot 2, Block 13 of the Original Town of Lockhart, conveyed to 110 Market, LLC by Deed recorded in Document No. 2017-006076 of the Official Public Records of Caldwell County, Texas (Exhibit B). Just compensation was determined by appraisal and the City, through CLS, made an initial offer on April 1st, 2025 for the appraised amount. CLS was able to contact the property owner to discuss the offer. The property owner did not accept the initial offer nor provide a counteroffer. However, despite good faith negotiations, an agreement could not be reached. A final offer was made on May 8, 2025.
3. 112 MARKET ST, Lockhart, Texas, Caldwell County Tax Appraisal ID No. 16885: A permanent utility easement, being a 0.012-acre tract of land, situated in the City of Lockhart, Caldwell County, Texas, being out of that part of Lot 2, in Block 13 of the Original Town of Lockhart, conveyed to Patrick Davis

by Deed recorded in Document No. 2018-000182 of the Official Public Records of Caldwell County, Texas (Exhibit C). Just compensation was determined by appraisal and the City, through CLS, made an initial offer on April 2, 2025, for the appraised amount. CLS was able to contact the property owner to discuss the offer. The property owner did not accept the initial offer nor provide a counteroffer. However, despite good faith negotiations, an agreement could not be reached. A final offer was made on May 8th, 2025.

4. 114 E MARKET ST, Lockhart, Texas, Caldwell County Tax Appraisal ID No. 16883: A permanent utility easement, being a 0.005-acre tract of land, situated in the City of Lockhart, Caldwell County, Texas, being part of Lot 2, Block 13 of the Original Town of Lockhart, conveyed to Ramon S. Mendez, Evangelina P. Mendez, Beatrice Ives Starks and Eric Jason Mendez, Co-Trustees of the Ramon and Evangeline Mendez Revocable Trust by Deed recorded in Document No. 2021-007261 of the Official Public Records of Caldwell County, Texas (Exhibit D). Just compensation was determined by appraisal and the City, through CLS, made an initial offer on April 2, 2025, for the appraised amount. CLS was able to contact the property owner to discuss the offer. The property owner did not accept the initial offer and provided a counteroffer. However, despite good faith negotiations, an agreement could not be reached. A final offer was made on May 8th, 2025.

5. 116 E MARKET ST, Lockhart, Texas, Caldwell County Tax Appraisal ID No. 16888: A permanent utility easement, being a 0.012-acre tract of land, situated in the City of Lockhart, Caldwell County, Texas, being part of Lot 3, Block 13 of the Original Town of Lockhart, conveyed to Robert Mendez, Sr. and Dora Mendez by Deed recorded in Document No. 2013-132022 of the Official Public Records of Caldwell County, Texas (Exhibit E). Just compensation was determined by appraisal and the City, through CLS, made an initial offer on April 2, 2025, for the appraised amount. CLS was able to contact the property owner to discuss the offer. The property owner did not accept the initial offer and provided a counteroffer. However, despite good faith negotiations, an agreement could not be reached. A final offer was made on May 8, 2025.

There was discussion.

G. PRESENTATION FROM POLICE CHIEF REGARDING DEVELOPING A CITY-WIDE NEIGHBORHOOD WATCH PROGRAM.

Chief Williamson stated that the Police Department is exploring the implementation of a city-wide Neighborhood Watch program to strengthen community partnerships and enhance public safety. Neighborhood Watch is a proven crime prevention strategy that encourages residents to take an active role in safeguarding their neighborhoods by working collaboratively with law enforcement. The Police Department plans to hold a community meeting for those interested in starting a neighborhood watch group for their neighborhood. He provided information about the purpose and benefits of a neighborhood watch program, the role of participants, the role of law enforcement, how to start a neighborhood watch group, crime prevention tips, and communication tools. This initiative aligns with the City's strategic goal of promoting safe and engaged communities. There was discussion.

H. DISCUSSION REGARDING ORDINANCE 2025-12 ESTABLISHING A BILINGUAL ASSIGNMENT PAY FOR POLICE OFFICERS AND FIREFIGHTERS.

Chief Williamson stated that the proposed ordinance establishes a Bilingual Assignment Pay program for classified civil service personnel in the Lockhart Police and Fire Departments, including probationary police officers and firefighters. This initiative recognizes and compensates these first responders who demonstrate verified proficiency in a non-English language and utilize their bilingual skills in the performance of official duties. The ordinance aligns with Texas Local Government Code §143.042, which

authorizes assignment pay for specialized functions for police officers and firefighters. Bilingual personnel, especially first responders, are instrumental in enhancing communication, emergency response, and public trust—particularly when serving residents with limited English proficiency. Under the ordinance, eligible employees who pass a standardized language proficiency exam and are assigned by their department chief will receive an additional \$0.75 per hour. The City will determine which languages qualify based on community needs, with Spanish included by default. The program will be administered by the Human Resources Department in coordination with department heads and includes provisions for retesting and documentation. This action supports equitable service delivery and strengthens community engagement across language barriers with first responders. In compliance with Texas Local Government Code, an ordinance is necessary to authorize a bilingual assignment pay for police officers and firefighters. City Management is currently reviewing internal departmental policies with the intent to enable 9-1-1 dispatchers, who are also first responders, to be able to utilize this same process as proposed in Ordinance 2025-12 to demonstrate proficient bilingual skills and be eligible for a bilingual pay designation. There was discussion.

I. ANNOUNCEMENT OF NOMINATION OF CURTIS HAWKINS TO THE PARKS AND RECREATION ADVISORY BOARD BY COUNCILMEMBER JUAN MENDOZA FOR A TERM TO EXPIRE IN NOVEMBER 2025.

Mayor White stated that the nomination acknowledgement will be considered during the regular meeting. Consideration of the appointment will be placed on the next Council meeting agenda.

Councilmember Juan Mendoza gave a brief history of Mr. Hawkins' interest in youth activities.

J. ANNOUNCEMENT OF NOMINATION OF JUSTIN WELLS TO THE LOCKHART ECONOMIC DEVELOPMENT CORPORATION BY COUNCILMEMBER JOHN LAIRSEN FOR A TERM TO EXPIRE IN NOVEMBER 2026.

Mayor White stated that the nomination acknowledgement will be considered during the regular meeting. Consideration of the appointment will be placed on the next Council meeting agenda.

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

ITEM 1. CALL TO ORDER.

Mayor Lew White called the meeting to order at 7:50 p.m.

ITEM 2. INVOCATION, PLEDGE OF ALLEGIANCE.

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

ITEM 3. PUBLIC COMMENT.

Mayor White requested citizens to address the Council.

Pat Stroka, 1204 Sierra Vista Cove, thanked the City Council and staff for their work on new activity amenities in the community. He expressed concern about large new homes being built in old neighborhoods where the property values of the surrounding houses increase, thereby increasing property taxes that eventually are unaffordable for the existing residents. He suggested that certain areas be designated as special districts to prohibit or decrease new builds in older neighborhoods.

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

ITEM 4-A. HOLD A PUBLIC HEARING ON APPLICATION ZC-25-01 A REQUEST BY CRAIG HARRIS AND DISCUSSION AND/OR ACTION ON ORDINANCE 2025-10 FOR A ZONING CHANGE FROM RMD RESIDENTIAL MEDIUM DENSITY DISTRICT TO CHB COMMERCIAL HEAVY BUSINESS DISTRICT ON 0.248 ACRES IN THE BYRD LOCKHART SURVEY, ABSTRACT NO. 17, LOCATED AT 729 SOUTH COLORADO STREET.

Mayor White opened the public hearing at 7:55 p.m.

Mr. Fowler stated that the proposed zoning change is for the purpose of removing the split zoning on a parcel with frontages on both South Colorado and South Commerce Streets. The commercially-zoned Colorado Street frontage is home to a honey business, while the residentially-zoned Commerce Street frontage is largely vacant. However, the zoning line encroaches the main building, leaving part of the commercial building in a residential zone. The applicant requested the zoning change to make the lot's zoning consistent and eliminate the zoning line that currently passes through the main building. The proposed rezoning is consistent with the recommendations of the Lockhart Looking Forward Comprehensive Plan. Water, wastewater, and road infrastructure is sufficient for allowed or permitted use in the CHB zoning district. The Planning and Zoning Commission and staff recommend approval.

Mayor White requested the applicant to address the Council.

Craig Harris, Old Lockhart Road, Creedmoor, requested approval to allow a commercial business to continue operating on the entire parcel of the property.

Mayor White requested citizens to address the Council. There were none. He closed the public hearing at 8:05 p.m.

Councilmember Michelson made a motion to approve Ordinance 2025-10, as presented. Councilmember Castillo seconded. The motion passed by a vote of 7-0.

ITEM 4-B. HOLD A PUBLIC HEARING ON APPLICATION ZC-25-02 AND CONSIDER A REQUEST BY DAVID SAMUELSON ON BEHALF OF MARIO GUTIERREZ WITH GUTIERREZ ORTEGA, LLC FOR AND DISCUSSION AND/OR ACTION ON ORDINANCE 2025-11 FOR A ZONING CHANGE FROM RMD RESIDENTIAL MEDIUM DENSITY DISTRICT TO CLB COMMERCIAL LIGHT BUSINESS DISTRICT ON LOT 19, BLOCK 1, TRINITY ADDITION REVISED, CONSISTING OF 0.197 ACRES, LOCATED AT 820 FIFTH STREET.

Mayor White opened the public hearing at 8:05 p.m.

Mr. Fowler stated that the proposed zoning change application would rezone a parcel abutting an existing commercial parcel from RMD Residential Medium Density to CLB Commercial Light Business. The applicant, who owns the existing commercial parcel, which is home to a restaurant, would like to expand the commercial zoning in order to build a small grocery/convenience store on the subject parcel. This store could potentially be built as either a freestanding building or an addition to the existing restaurant building. The retail store use would require a Specific Use Permit if the zoning change is approved. Depending upon the configuration of the lot, the site may need an amending plat to remove the lot lines between the parcels. The proposed zoning change is consistent with the Lockhart Looking Forward Comprehensive Plan. Water, wastewater and road infrastructure in the vicinity is sufficient for uses allowed or permitted in the CLB zoning district. The Planning and Zoning Commission and staff recommend approval. There was discussion.

Mayor White requested the applicant to address the Council.

David Samuelson, Luling, stated that he represents the applicant. He requested approval of the zoning change to enable construction of a small convenience store that they believe will benefit the neighborhood.

Mayor White requested citizens to address the Council.

Mario Gutierrez, Old Luling Road, applicant, requested approval of the zoning change. He stated that the convenience store will not have gas pumps and that their goal is to offer household necessities for the neighborhood in a small convenience store. Their hours of operation would be like the operating hours of Mario's Taco restaurant.

Mayor White requested additional citizens to address the Council. There were none. He closed the public hearing at 8:20 p.m.

Mayor Pro-Tem Sanchez made a motion to approve Ordinance 2025-11, as presented. Councilmember Lairsen seconded. The motion passed by a vote of 7-0.

ITEM 5-A. DISCUSSION AND/OR ACTION AUTHORIZING RESOLUTION 2025-14 DESIGNATING THE LOCKHART ECONOMIC DEVELOPMENT CORPORATION AS THE CITY'S LIAISON FOR THE MUSIC FRIENDLY TEXAS PROGRAM, AUTHORIZING THE LOCKHART ECONOMIC DEVELOPMENT CORPORATION TO EXECUTE A MEMORANDUM OF UNDERSTANDING BETWEEN THE LOCKHART ECONOMIC DEVELOPMENT CORPORATION AND THE TEXAS MUSIC OFFICE WITHIN THE OFFICE OF THE GOVERNOR FOR MAINTENANCE OF THE TEXAS MUSIC INDUSTRY DIRECTORY.

Councilmember Michelson made a motion to approve the Memorandum of Understanding, as presented. Councilmember Westmoreland seconded. The motion passed by a vote of 7-0.

ITEM 5-B. DISCUSSION AND/OR ACTION AUTHORIZING RESOLUTION 2025-15 DIRECTING PUBLICATION OF NOTICE OF CITY'S INTENT TO ISSUE CERTIFICATES OF OBLIGATION FOR CERTAIN CAPITAL PROJECTS AND RESOLUTION 2025-16 EXPRESSING OFFICIAL INTENT TO REIMBURSE CERTAIN EXPENDITURES INCURRED BY THE CITY RELATED TO THESE CAPITAL PROJECTS.

Mr. Resendez stated that there were questions as to whether the Resolutions about the certificates of obligation funds would cover a potential new building attached to the existing City Hall and renovations to City Hall. Bart Fowler clarified that the language of Resolutions 2025-15 and 2025-16 does allow the projects to be added to the certificates of obligation funding. There was discussion.

Mayor Pro-Tem Sanchez made a motion to approve Resolution 2025-15 and Resolution 2025-16, with the amendment to Resolution 2025-15 to add improvements to Lions Park. Councilmember Lairsen seconded. The motion passed by a vote of 7-0.

ITEM 5-C. DISCUSSION AND/OR ACTION TO CONSIDER AWARDING A PROFESSIONAL SERVICES CONTRACT TO HALFF ASSOC. FOR ARCHITECTURAL AND ENGINEERING DESIGN SERVICES FOR AN AQUATICS FACILITY.

Councilmember Michelson made a motion to approve a Professional Services contract to Halff Associates, as presented. Councilmember Westmoreland seconded. The motion passed by a vote of 7-0.

ITEM 5-D. DISCUSSION AND/OR ACTION AUTHORIZING RESOLUTION 2025-17: (1) DETERMINING THAT A PUBLIC NECESSITY EXISTS FOR THE ACQUISITION OF PERMANENT UTILITY EASEMENTS LOCATED ON APPROXIMATELY EIGHT (8) SEPARATE TRACTS OF REAL PROPERTY WHICH ARE REQUIRED FOR THE CONSTRUCTION OF THE LOCKHART SQUARE UTILITY PROJECT TO RELOCATE EXISTING ELECTRIC UTILITY INFRASTRUCTURE; (2) AUTHORIZING THE CITY MANAGER TO MAKE OFFERS FOR THE ACQUISITION OF EASEMENTS REQUIRED FOR SAID PROJECT AND TO EXPEND AN AGGREGATE AMOUNT NOT TO EXCEED \$260,000.00 TO ACQUIRE SAID EASEMENTS; (3) ESTABLISHING CERTAIN PROCEDURES FOR ACQUISITION; AND (4) AUTHORIZING THE CITY MANAGER TO EXECUTE ANY DOCUMENTS IN CONNECTION THEREWITH.

Councilmember Larisen made a motion to approve Resolution 2025-17, as presented. Councilmember Michelson seconded. The motion passed by a vote of 5-2, with Mayor Pro-Tem Sanchez and Councilmember Castillo opposing.

ITEM 5-E. DISCUSSION AND/OR ACTION AUTHORIZING RESOLUTION 2025-18 FINDING THAT FIVE UTILITY EASEMENTS LOCATED ON PROPERTIES ADDRESSED AS 215 S COMMERCE STREET, 111 E PRAIRIE STREET, 110 E MARKET STREET, 112 MARKET STREET, 114 E MARKET STREET, AND 116 E MARKET STREET, LOCKHART, CALDWELL COUNTY, TEXAS ARE NECESSARY FOR THE CONSTRUCTION OF THE LOCKHART SQUARE UTILITY PROJECT TO RELOCATE EXISTING ELECTRIC UTILITY INFRASTRUCTURE AND AUTHORIZING THE USE OF EMINENT DOMAIN TO CONDEMN THE EASEMENT INTERESTS PURSUANT TO GOVERNMENT CODE § 2206.053.

There was discussion.

Mayor White made a motion to approve Resolution 2025-18 and authorize the use of eminent domain to acquire five utility easements located on five properties all situated in Lockhart, Caldwell County, Texas necessary for the construction of the Lockhart square utility project. Those easements being described as follows:

1. 0.023-acre being part of Lot 3 and Lot 5, Jack Pearce Subdivision, recorded in Cabinet B, Slide 31 of the Plat Records of Caldwell County, Texas, conveyed to Cynthia Alvares by Agreed Final Decree of Divorce recorded in Document No. 2017-005889 of the Official Public Records of Caldwell County, Texas located at 215 S. Commerce St & 111 E. Prairie Lea St.
2. 0.013-acre being part of Lot 2, Block 13 of the Original Town of Lockhart, conveyed to 110 Market, LLC by Deed recorded in Document No. 2017-006076 of the Official Public Records of Caldwell County, Texas located at 110 E. Market St.
3. 0.012-acre being out of that part of Lot 2, in Block 13 of the Original Town of Lockhart, conveyed to Patrick Davis by Deed recorded in Document No. 2018-000182 of the Official Public Records of Caldwell County, Texas located at 112 Market St.

4. 0.005-acre being part of Lot 2, Block 13 of the Original Town of Lockhart, conveyed to Ramon S. Mendez, Evangelina P. Mendez, Beatrice Ives Starks and Eric Jason Mendez, Co-Trustees of the Ramon and Evangeline Mendez Revocable Trust by Deed recorded in Document No. 2021-007261 of the Official Public Records of Caldwell County, Texas located at 114 E. Market St.

5. 0.012-acre being part of Lot 3, Block 13 of the Original Town of Lockhart, conveyed to Robert Mendez, Sr. and Dora Mendez by Deed recorded in Document No. 2013-132022 of the Official Public Records of Caldwell County, Texas located at 116 E. Market St.

Councilmember Michelson seconded.

The record vote is as follows:

Councilmember Brad Westmoreland – yes
Councilmember Juan Mendoza – yes
Mayor Pro-Tem Angie Sanchez – no
Councilmember John Lairsen – yes
Councilmember John Castillo – no
Councilmember Jeffrey Michelson – yes
Mayor Lew White – yes

The motion passed by a vote of 5-2, with Mayor Pro-Tem Sanchez and Councilmember Castillo opposing.

ITEM 5-F. DISCUSSION AND/OR ACTION TO CONSIDER ORDINANCE 2025-12 ESTABLISHING A BILINGUAL ASSIGNMENT PAY FOR POLICE OFFICERS AND FIREFIGHTERS.

Mayor Pro-Tem Sanchez made a motion to approve Ordinance 2025-12, as presented. Councilmember Lairsen seconded. The motion passed by a vote of 7-0.

ITEM 5-G. ANNOUNCEMENT OF NOMINATION OF CURTIS HAWKINS TO THE PARKS AND RECREATION ADVISORY BOARD BY COUNCILMEMBER JUAN MENDOZA FOR A TERM TO EXPIRE IN NOVEMBER 2025.

Mayor White stated that the nomination will be on the next Council agenda for a vote.

ITEM 5-H. ANNOUNCEMENT OF NOMINATION OF JUSTIN WELLS TO THE LOCKHART ECONOMIC DEVELOPMENT CORPORATION BY COUNCILMEMBER JOHN LAIRSEN FOR A TERM TO EXPIRE IN NOVEMBER 2026.

Mayor White stated that the nomination will be on the next Council agenda for a vote.

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

- Update on Airport paving project at Lockhart Municipal Airport
- Update on Lockhart ISD's tentative plans for a second Middle School.
- Update on Interlocal Agreement with Lockhart ISD for the new Aquatic Center.
- Special Council workshop regarding the Visitor Center and Tourism efforts scheduled for Thursday, May 22 at 6 p.m.
- Balcones Real Estate has begun building construction on the corner of Cahill and Dewitt St.
- Recap on Ziegenfelder's grand opening on May 15.

- City pool to open for the season on Saturday, May 24.
- Summer Fan Program is now open to Lockhart residents.
- Household Hazardous Waste Collection event is scheduled for June 7 at City Park.
- City offices will be closed for Memorial Day on Monday, May 26.

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

Councilmember Mendoza congratulated the High School graduates.

Mayor Pro-Tem Sanchez expressed condolences to families that have lost a loved one. She congratulated the Gaslight-Baker Theatre and the Hays-Caldwell Women's Center for their successful events. She congratulated all students on their graduations.

Councilmember Lairsen congratulated all graduates. He congratulated the Gaslight-Baker Theatre for their successful event. He expressed interest in a water conservation project initiated by Lynn Gabbay and Donna Daniels. He toured the city cemetery with concerned residents about some improvements.

Councilmember Castillo congratulated the High School graduates. He expressed condolences to families that have lost a loved one. He also spoke with several residents about improvements at local cemeteries. Happy Memorial Day to all. He thanked Lynn and Donna for their efforts to generate water conservation methods. He thanked staff for their work.

Councilmember Michelson congratulated the High School graduates. He congratulated the Gaslight-Baker Theatre for their successful event. He thanked staff for their work.

Mayor White thanked Lynn and Donna for their water conservation efforts. He stated that staff have explored concerns about the city cemetery.

EXECUTIVE SESSION

Mayor White announced that the Council would not be discussing Executive Session items 8A, 8B or 9A.

ITEM 8. EXECUTIVE SESSION IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNMENT CODE, TITLE 5, SUBCHAPTER D, SECTION 551.072 - TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY IF DELIBERATION IN AN OPEN MEETING WOULD HAVE A DETRIMENTAL EFFECT ON THE POSITION OF THE GOVERNMENTAL BODY IN NEGOTIATIONS WITH A THIRD PERSON AND SECTION 551.071 – CONSULTATION WITH ATTORNEY TO DISCUSS LEGAL ISSUES RELATED THERETO.

- A. Discussion concerning Resolution 2025-17 related to the acquisition of permanent utility easement located on approximately eight (8) separate tracts of real property concerning the Lockhart square utility project.
- B. Discussion concerning Resolution 2025-18 finding that five utility easements located on properties addressed as 215 S. Commerce Street, 111 E. Prairie Street, 110 E Market Street, 112 Market Street, 114 E Market Street, and 116 E Market Street, Lockhart, Caldwell County, Texas are necessary for the construction of the Lockhart square utility project.

ITEM 9. EXECUTIVE SESSION IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNMENT CODE, TITLE 5, SUBCHAPTER D, SECTION 551.071 – PRIVATE

**CONSULTATION WITH ITS ATTORNEY TO SEEK ADVICE ABOUT LEGAL MATTERS
SUBJECT TO ATTORNEY/CLIENT PRIVILEGE.**

- A. Discussion concerning Resolution 2025-15 authorizes proceeding with the Issuance of Certificates of Obligation and further directing the publication of Notice of Intention to issue City of Lockhart, Texas combination tax and revenue certificates of obligation for certain capital projects.

Mayor White announced that the Council would enter Executive Session at 9:03 p.m. to discuss item 10-A.

ITEM 10. EXECUTIVE SESSION IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNMENT CODE, TITLE 5, SUBCHAPTER D, SECTION 551.074, PERSONNEL MATTERS, TO DELIBERATE THE APPOINTMENT, EMPLOYMENT, EVALUATION, REASSIGNMENT, DUTIES, DISCIPLINE, OR DISMISSAL OF A PUBLIC OFFICER OR EMPLOYEE.

- A. Executive staff duties, projects, and transition.

Mayor White announced that the Council would enter Open Session at 10:04 p.m.

OPEN SESSION

ITEM 11-A. DISCUSSION AND POSSIBLE ACTION CONCERNING RESOLUTION 2025-17 RELATED TO THE ACQUISITION OF PERMANENT UTILITY EASEMENT LOCATED ON APPROXIMATELY EIGHT (8) SEPARATE TRACTS OF REAL PROPERTY CONCERNING THE LOCKHART SQUARE UTILITY PROJECT.

No discussion or action.

ITEM 11-B. DISCUSSION AND POSSIBLE ACTION CONCERNING RESOLUTION 2025-18 FINDING THAT FIVE UTILITY EASEMENTS LOCATED ON PROPERTIES ADDRESSED AS 215 S COMMERCE STREET, 111 E PRAIRIE STREET, 110 E MARKET STREET, 112 MARKET STREET, 114 E MARKET STREET, AND 116 E MARKET STREET, LOCKHART, CALDWELL COUNTY, TEXAS ARE NECESSARY FOR THE CONSTRUCTION OF THE LOCKHART SQUARE UTILITY PROJECT.

No discussion or action.

ITEM 11-C. DISCUSSION AND POSSIBLE ACTION CONCERNING RESOLUTION 2025-15 AUTHORIZES PROCEEDING WITH THE ISSUANCE OF CERTIFICATES OF OBLIGATION AND FURTHER DIRECTING THE PUBLICATION OF NOTICE OF INTENTION TO ISSUE CITY OF LOCKHART, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION FOR CERTAIN CAPITAL PROJECTS.

No discussion or action.

ITEM 11-D. DISCUSSION AND/OR ACTION REGARDING EXECUTIVE STAFF DUTIES, PROJECTS, AND TRANSITION.

There was no action taken.

ITEM 12. ADJOURNMENT

Mayor Pro-Tem Sanchez made a motion to adjourn the meeting. Councilmember Mendoza seconded. The motion passed by a vote of 7-0. The meeting was adjourned at 10:05 p.m.

PASSED and APPROVED this the 5th day of May, 2026.

CITY OF LOCKHART

Lew White, Mayor

ATTEST:

Julie Bowermon
City Secretary

**SPECIAL MEETING
LOCKHART CITY COUNCIL**

MAY 22, 2025

6:00 P.M.

CLARK LIBRARY ANNEX-COUNCIL CHAMBERS, 217 SOUTH MAIN STREET, 3RD FLOOR, LOCKHART, TEXAS

Council present:

Councilmember John Castillo
Councilmember Juan Mendoza
Councilmember Jeffry Michelson

Mayor Lew White
Councilmember Brad Westmoreland
Councilmember John Lairsen
Mayor Pro-Tem Angie Gonzales-Sanchez

Staff present:

Steve Lewis, City Manager
Joseph Resendez, Assistant City Manager
Holly Malish, Economic Development Director

Keeli Michna, Finance Director
Julie Bowermon, City Secretary
Tatiana Salazar, Public Information Officer

Citizens/Visitors Addressing the Council: Megan Carvajal of the Lockhart Chamber of Commerce.

ITEM 1. CALL TO ORDER,

Mayor Lew White called the meeting to order at 6:00 p.m.

ITEM 2-A. DISCUSSION REGARDING THE VISITOR CENTER AND TOURISM EFFORTS WITHIN THE COMMUNITY.

Ms. Malish provided information and there was discussion about the following:

- Various types of tourism.
- Scenarios of whether the city or another organization manages a Visitor center.
- Visitor center hours of operation, expenses and staff, if the city were to manage the center.
- Various social media tourism marketing tools of a Visitor center.
- Volunteer recruitment.
- Location of a Visitor Center.
- Consider whether a center should be open on weekends.
- Board creation to assist with all aspects of tourism.

Ms. Carvajal stated that the Lockhart Chamber of Commerce would like to continue to be a part of the tourism industry for the community. She stated that she believes that a Visitor's Center should be in an ideal location and in a welcoming environment for tourists.

CONSENSUS: The consensus of the Council was to direct staff to begin with a transition plan to develop a tourism board, convention center office, visitor center location, and proposed budget for the city taking over the Visitor's Center.

There was discussion about continuing to fund the Lockhart Chamber of Commerce until the city officially takes over the Visitor's Center.

Ms. Malish stated that the Lockhart Economic Development Board of Directors will consider all aspects of the transition.

ITEM 3. ADJOURNMENT

Mayor Pro-Tem Sanchez made a motion to adjourn the meeting. Councilmember Mendoza seconded.
The motion passed by a vote of 7-0. The meeting was adjourned at 7:00 p.m.

PASSED and APPROVED this the 5th day of May, 2026.

CITY OF LOCKHART

Lew White, Mayor

ATTEST:

Julie Bowermon
City Secretary

**REGULAR MEETING
LOCKHART CITY COUNCIL**

JUNE 3, 2025

6:30 P.M.

CLARK LIBRARY ANNEX-COUNCIL CHAMBERS, 217 SOUTH MAIN STREET, 3RD FLOOR, LOCKHART, TEXAS

Council present:

Councilmember John Castillo
Councilmember Juan Mendoza
Councilmember Jeffry Michelson

Mayor Lew White
Councilmember Brad Westmoreland
Councilmember John Lairsen
Mayor Pro-Tem Angie Gonzales-Sanchez

Staff present:

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

Brad Bullock, City Attorney
Julie Bowermon, City Secretary
Sean Kelley, Public Works Director
Travis Hughes, Parks Director
Will Wachel, TRC/City Engineer

Citizens/Visitors Addressing the Council: Representatives of KLKT Radio; and Will Wachel of TRC.

Work Session 6:30 p.m.

Mayor White opened the work session and advised the Council, staff and the audience that staff would provide information and explanations about the following items:

DISCUSSION ONLY

Mayor White presented a proclamation to Representatives of KLKT Radio Station (FM 107.9) declaring June 1, 2025 as *KLKT Lockhart Radio Day*.

A. PRESENTATION AND DISCUSSION OF LOCKHART FREEDOM ACT SECOND QUARTERLY REPORT.

Chief Williamson stated that the Lockhart Police Department (LPD) continues to implement sections of the Lockhart Freedom Act that are not in conflict with state and federal law. These include evidence handling protocols (Section 12.06), codification of officer discretion in low-level marijuana cases (Section 12.10), and public transparency through quarterly reporting (Section 12.12). He provided information and there was discussion regarding updated data on LPD enforcement activity related to misdemeanor marijuana possession during the most recent reporting period as follows:

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

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

B. DISCUSS THE CITY COUNCIL MINUTES OF THE JUNE 11, 2024, JUNE 12, 2024, JUNE 18, 2024, AND JULY 2, 2024 MEETINGS.

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

C. DISCUSS THE PURCHASE OF REPLACEMENT IN-CAR LAPTOPS FOR THE POLICE DEPARTMENT.

Chief Williamson stated that the Lockhart Police Department is requesting approval to purchase twenty (20) Dell Pro Rugged laptops with Windows 11 operating systems to replace outdated and non-compliant in-car computers currently deployed in patrol vehicles. These replacement units are necessary to maintain operational effectiveness and ensure continued compliance with the federal Criminal Justice Information Services (CJIS) security requirements. The current fleet of in-car laptops has reached the end of its functional lifespan. The current laptops are no longer supported by the manufacturer and lack compatibility with modern software and security updates. The purchase of the laptops is through BlueLayer, which is a BuyBoard vendor. The total purchase cost is \$65,399.00 and will be 100% reimbursed through a grant provided by the Capital Area Council of Governments (CAPCOG) through a Justice Assistance Grant (JAG). This grant ensures that the city incurs no out-of-pocket expenses for this upgrade.

D. DISCUSS RESOLUTION 2025-19 TO APPROVE AN INTERLOCAL AGREEMENT WITH THE LOCKHART INDEPENDENT SCHOOL DISTRICT FOR THE LEASE OF A PORTION OF THE PROPERTY AT 715 S. MEDINA STREET FOR THE FUTURE AQUATICS FACILITY AND A POTENTIAL FUTURE RECREATION CENTER AND FOR THE OPERATION OF THE AQUATICS CENTER AND TO AUTHORIZE THE MAYOR TO EXECUTE SAID AGREEMENT AND ANY DOCUMENTS IN CONNECTION THEREWITH, INCLUDING A MEMORANDUM OF GROUND LEASE.

Mr. Hughes stated that Resolution 2025-19 and the proposed interlocal agreement (ILA) between the City of Lockhart and Lockhart ISD establishes a 40-year initial lease agreement, with the right to extend the lease for two (2) additional terms of twenty (20) years each, for approximately 8.1 acres of property for the construction of an Aquatics Facility and a potential future Recreation Center. The City of Lockhart has determined the existing municipal pool has exceeded its useful lifespan and needs to be replaced by a new, more functional facility that will serve the needs of the Lockhart community for many years to come. A citizen Aquatics Committee was formed to determine the most useful facility design, amenities, programs, and potential location. During this process, a potential agreement with Lockhart ISD emerged as a promising opportunity. Under this proposal, approximately eight acres of Lockhart ISD property would be made available for the construction of the new Aquatics Facility, as well as a potential future Recreation Center located adjacent to it. The City authorized an independent appraisal of the land provided by Lockhart ISD, which was valued at \$925,000, and will factor this contribution into the planning of programs and services for the School District during the term of the lease agreement. Lockhart ISD, in turn, recognizes the City's \$8 million investment in constructing the Aquatics Facility, including design features specifically intended to benefit students, such as competitive swimming, swim lessons, and water safety programs. General operation, maintenance, scheduling, and management of the facility shall be conducted by the City. However, utilization by the School District during school hours is a priority and should not negatively impact use by the general public, as typical utilization times by both groups have minimal overlap. The City shall assume all operating and staffing costs of the Aquatics Facility. However, costs associated with programming specifically provided for Lockhart ISD shall be financially supported by the School District at a mutually agreed-upon rate based upon actual expenditures to conduct said programs. Funding for these programs will be negotiated on an annual or semi-annual basis as determined by each party and defined in a renewable Memorandum of Understanding to this agreement. An interlocal agreement between the City of Lockhart and Lockhart ISD is necessary to authorize and memorialize the placement of this facility on the Navarro Elementary School property and to define the responsibilities of each entity regarding its management, utilization, and fiduciary obligations. It is also a requirement for completing the agreement to receive the \$750,000 awarded grant funding from Texas Parks & Wildlife. The interlocal agreement was presented to the Lockhart ISD School Board for

consideration during the April 28, 2025, Board meeting, which was followed by a unanimous vote to approve the interlocal agreement at the subsequent meeting on May 19, 2025. Upon the execution of Resolution 2025-19 and the interlocal agreement with Lockhart ISD, City staff will begin work with the contracted architectural firm (Halff), to finalize the design of the Aquatics Facility and begin construction. There was discussion.

E. DISCUSS A STATE GRANT AGREEMENT BETWEEN THE CITY OF LOCKHART AND THE TEXAS PARKS & WILDLIFE LOCAL PARK GRANT PROGRAM IN THE AMOUNT OF \$750,000 FOR AQUATICS FACILITY CONSTRUCTION FUNDING.

Mr. Hughes stated that the Texas Parks & Wildlife Local Park Grant Program was identified as a potential partial funding source for the future Aquatics Facility. With Council approval, City Staff submitted a grant application in July 2024, and the City was awarded the \$750,000 grant in January 2025. The approval of this State Grant Agreement will allow the City to submit reimbursement requests for design and construction costs for the new Aquatics Facility. Staff will submit a second application to the Texas Parks & Wildlife Local Park Grant Program for an additional \$750,000 in the next grant application cycle. The Program provides 50% matching grants on a reimbursement basis to eligible applicants. All grant-assisted sites must be dedicated as parkland in perpetuity, properly maintained and open to the public. Eligible applicants include political subdivisions of the State of Texas legally responsible for providing public recreation services to their citizens. There was discussion.

F. DISCUSS RESOLUTION 2025-20 IN SUPPORT OF THE CITY OF LOCKHART'S APPLICATION TO THE TEXAS DEPARTMENT OF TRANSPORTATION'S TRANSPORTATION ALTERNATIVES CALL FOR PROJECTS TO FUND EXPANSIONS TO THE CITY'S SIDEWALK NETWORK.

Mr. Fowler stated that this item is the required resolution of support from City Council authorizing City staff to apply to the Texas Department of Transportation's (TxDOT) Transportation Alternatives Call for projects. The project is designed to expand the City's sidewalk network. The primary locations for the expansions are areas immediately adjacent to the current downtown sidewalk network plus areas near Lockhart High School and the nearby Lockhart ISD property with two schools and the daycare center. The total proposed linear footage of sidewalks to be added under the proposal would be 14,064 feet, or 2.66 miles. The sidewalks will mostly be constructed within existing right-of-way to avoid project costs being used to cover right-of-way acquisition. New sidewalks will be required to be five feet in width, per discussion with TxDOT representatives. TxDOT specifying a wider minimum sidewalk width than City standards, which only require four-foot sidewalks on local and collector streets, has contributed to the project cost exceeding the City Engineer's initial estimate of 2 million dollars. City public works and engineering staff also believe that TxDOT's overall cost estimate guidelines are very generous and that the project can likely be done for less than the estimated \$3.4 amount with competitive bidding and bulk materials purchases. If the application is successful, the City will be responsible for a local match of twenty percent of total project cost. The total project cost is estimated at 3.461 million dollars. If the estimated \$692,256 match is more than City Council is willing to spend, City staff and engineers could create a paired-down network of improvements by either reducing the overall number of linear feet of sidewalks to be added or by eliminating the highest-cost projects within the planned sidewalks. On May 23, 2025, Tucker Ferguson, TxDOT's Austin District Engineer, issued a letter of no objection to the proposed sidewalk project application.

Will Wachel of TRC provided additional information about the grant process. There was discussion.

G. DISCUSSION REGARDING NOMINATION OF JUSTIN WELLS TO THE LOCKHART ECONOMIC DEVELOPMENT CORPORATION BY COUNCILMEMBER JOHN LAIRSEN FOR A TERM TO EXPIRE IN NOVEMBER 2026.

Councilmember Lairsen spoke in favor of Mr. Wells serving on the LEDC.

H. DISCUSSION REGARDING NOMINATION OF CURTIS HAWKINS TO THE PARKS AND RECREATION ADVISORY BOARD BY COUNCILMEMBER JUAN MENDOZA FOR A TERM TO EXPIRE IN NOVEMBER 2025.

Councilmember Mendoza spoke in favor of Mr. Hawkins serving on the Parks Advisory Board.

RECESS: Mayor White announced that the Council would recess for a break at 7:08 p.m.

ITEM 1. CALL TO ORDER.

Mayor Lew White called the meeting to order at 7:30 p.m.

ITEM 2. INVOCATION, PLEDGE OF ALLEGIANCE.

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

ITEM 3. PUBLIC COMMENT.

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

ITEM 4. CONSENT AGENDA.

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

The following are the consent agenda items that were approved:

4A: Receive the Lockhart Freedom Act second quarterly report.

4B: Approve the City Council minutes of the June 11, 2024, June 12, 2024, June 18, 2024, and July 2, 2024 meetings.

ITEM 5-A. CONSIDERATION AND/OR ACTION ON THE PURCHASE OF REPLACEMENT IN-CAR LAPTOPS FOR THE POLICE DEPARTMENT.

There was discussion.

Councilmember Castillo made a motion to approve the purchase of replacement in-car laptops for the Police Department. Mayor Pro-Tem Sanchez seconded. The motion passed by a vote of 7-0.

ITEM 5-B. DISCUSSION AND/OR ACTION TO CONSIDER RESOLUTION 2025-19 TO APPROVE AN INTERLOCAL AGREEMENT WITH THE LOCKHART INDEPENDENT SCHOOL DISTRICT FOR THE LEASE OF A PORTION OF THE PROPERTY AT 715 S. MEDINA STREET FOR THE FUTURE AQUATICS FACILITY AND A POTENTIAL FUTURE RECREATION CENTER AND FOR THE OPERATION OF THE AQUATICS CENTER AND TO AUTHORIZE THE MAYOR TO EXECUTE SAID AGREEMENT AND ANY DOCUMENTS IN CONNECTION THEREWITH, INCLUDING A MEMORANDUM OF GROUND LEASE.

Councilmember Michelson made a motion to approve Resolution 2025-19, as presented. Councilmember Lairsen seconded. The motion passed by a vote of 7-0.

ITEM 5-C. DISCUSSION AND/OR ACTION TO APPROVE A STATE GRANT AGREEMENT BETWEEN THE CITY OF LOCKHART AND THE TEXAS PARKS & WILDLIFE LOCAL PARK GRANT PROGRAM IN THE AMOUNT OF \$750,000 FOR AQUATICS FACILITY CONSTRUCTION FUNDING.

Mayor Pro-Tem Sanchez made a motion to approve a State Grant Agreement between the City of Lockhart and the Texas Parks & Wildlife Local Park Grant Program, as presented. Councilmember Westmoreland seconded. The motion passed by a vote of 7-0.

ITEM 5-D. DISCUSSION AND/OR ACTION REGARDING RESOLUTION 2025-20 IN SUPPORT OF THE CITY OF LOCKHART'S APPLICATION TO THE TEXAS DEPARTMENT OF TRANSPORTATION'S TRANSPORTATION ALTERNATIVES CALL FOR PROJECTS TO FUND EXPANSIONS TO THE CITY'S SIDEWALK NETWORK.

Councilmember Lairsen made a motion to approve Resolution 2025-20, as presented. Councilmember Michelson seconded. The motion passed by a vote of 7-0.

ITEM 5-E. DISCUSSION AND/OR ACTION REGARDING THE NOMINATION OF JUSTIN WELLS TO THE LOCKHART ECONOMIC DEVELOPMENT CORPORATION BY COUNCILMEMBER JOHN LAIRSEN FOR A TERM TO EXPIRE IN NOVEMBER 2026.

Councilmember Lairsen made a motion to appoint Justin Wells to the Lockhart Economic Development Corporation. Mayor Pro-Tem Sanchez seconded. The motion passed by a vote of 7-0.

ITEM 5-F. DISCUSSION AND/OR ACTION REGARDING THE NOMINATION OF CURTIS HAWKINS TO THE PARKS AND RECREATION ADVISORY BOARD BY COUNCILMEMBER JUAN MENDOZA FOR A TERM TO EXPIRE IN NOVEMBER 2025.

Councilmember Mendoza made a motion to appoint Curtis Hawkins to the Parks and Recreation Advisory Board. Councilmember Westmoreland seconded. The motion passed by a vote of 7-0.

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

- Progress update on the Downtown Revitalization Project.
- June 11 – FY 25-26 Budget workshop: General Fund
- June 12 – FY 25-26 Budget workshop: Utility and Special Revenue funds
- Progress update on Indoor Recreation Center project.
- Lockhart Police will host a city-wide Neighborhood Watch Organizational meeting on June 18.
- Chisholm Trail Roundup 2025 scheduled for June 12-14.
- City pool and City Park splash pad will be closed June 9 – 16 during Chisholm Trail Round Up events.
- Movies in the Park dates set for June 21, July 19, and August 16.

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

Councilmember Mendoza congratulated FM 107.9 radio station.

Mayor Pro-Tem Sanchez expressed condolences to the family of Felix Till for their loss. She expressed best wishes to the Lockhart Chamber on a successful Chisholm Trail Roundup next week. She congratulated the Lockhart High School graduating class of 2025.

Councilmember Lairsen expressed best wishes to the Lockhart Chamber on a successful Chisholm Trail Roundup next week.

Councilmember Castillo expressed condolences to families that have lost a loved one or have a sick family member. He expressed best wishes to the Lockhart Chamber on a successful Chisholm Trail Roundup next week. He spoke in support of PRIDE month. He stated that the city would work to follow new bills recently adopted by the Texas Legislature.

Councilmember Michelson congratulated the Lockhart High School 2025 graduating class. He expressed best wishes to the Lockhart Chamber for a successful Chisholm Trail Roundup next week. He thanked city employees for their work.

Mayor White expressed best wishes to the Lockhart Chamber for a successful Chisholm Trail Roundup. He thanked staff and the general contractor for their efforts with working with downtown business owners during the downtown renovation process.

EXECUTIVE SESSION

Mayor White announced that the Council would enter Executive Session to discuss items 8A and 9A at 7:45 p.m.

ITEM 8. EXECUTIVE SESSION IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNMENT CODE, TITLE 5, SUBCHAPTER D, SECTION 551.071, PRIVATE CONSULTATION WITH ITS ATTORNEY TO SEEK ADVICE ABOUT LEGAL MATTERS SUBJECT TO ATTORNEY/CLIENT PRIVILEGE AND 551.087 OF THE TEXAS GOVERNMENT CODE, DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS.

A. Discussion regarding the proposed Everly Development by Masonwood Development Corporation of approximately 159.25 acres of land located within the City's extraterritorial jurisdiction.

ITEM 9. EXECUTIVE SESSION IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNMENT CODE, TITLE 5, SUBCHAPTER D, SECTION 551.072 - TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY IF DELIBERATION IN AN OPEN MEETING WOULD HAVE A DETRIMENTAL EFFECT ON THE POSITION OF THE GOVERNMENTAL BODY IN NEGOTIATIONS WITH A THIRD PERSON AND SECTION 551.071 – CONSULTATION WITH ATTORNEY TO DISCUSS LEGAL ISSUES RELATED THERETO.

A. Discussion regarding five utility easements located on properties addressed as 215 S Commerce Street, 111 E Prairie Street, 110 E Market Street, 112 Market Street, and 116 E Market Street, Lockhart, Caldwell County, Texas are necessary for the construction of the Lockhart Square Utility Project.

OPEN SESSION

Mayor White announced that Council would enter Open Session at 8:40 p.m.

ITEM 10-A. DISCUSSION AND/OR ACTION REGARDING THE PROPOSED EVERLY DEVELOPMENT BY MASONWOOD DEVELOPMENT CORPORATION OF APPROXIMATELY 159.25 ACRES OF LAND LOCATED IN THE CITY'S EXTRATERRITORIAL JURISDICTION.

There was no action taken.

ITEM 10-B. DISCUSSION AND/OR ACTION REGARDING FIVE UTILITY EASEMENTS LOCATED ON PROPERTIES ADDRESSED AS 215 S COMMERCE STREET, 111 E PRAIRIE STREET, 110 E MARKET STREET, 112 MARKET STREET, AND 116 E. MARKET STREET, CALDWELL COUNTY, TEXAS ARE NECESSARY FOR THE CONSTRUCTION FOR THE LOCKHART SQUARE UTILITY PROJECT.

There was no action taken.

ITEM 11. ADJOURNMENT

Mayor Pro-Tem Sanchez made a motion to adjourn the meeting. Councilmember Mendoza seconded. The motion passed by a vote of 7-0. The meeting was adjourned at 8:40 p.m.

PASSED and APPROVED this the 5th day of May, 2026.

CITY OF LOCKHART

Lew White, Mayor

ATTEST:

Julie Bowermon
City Secretary

**SPECIAL MEETING
LOCKHART CITY COUNCIL**

JUNE 5, 2025

6:00 P.M.

CLARK LIBRARY ANNEX-COUNCIL CHAMBERS, 217 SOUTH MAIN STREET, 3RD FLOOR, LOCKHART, TEXAS

Council present:

Councilmember John Castillo
Councilmember Juan Mendoza
Councilmember Jeffry Michelson

Mayor Lew White
Councilmember Brad Westmoreland
Councilmember John Lairsen
Mayor Pro-Tem Angie Gonzales-Sanchez

Staff present:

Steve Lewis, City Manager
Joseph Resendez, Assistant City Manager

Julie Bowermon, City Secretary

ITEM 1. CALL TO ORDER.

Mayor Lew White called the meeting to order at 6:10 p.m.

Mayor White announced that the Council would enter Executive Session at 6:12 p.m. to discuss item 2, as listed below.

ITEM 2. EXECUTIVE SESSION IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNMENT CODE, TITLE 5, SUBCHAPTER D, SECTION 551.074- TO DELIBERATE THE APPOINTMENT, EMPLOYMENT, EVALUATION, REASSIGNMENT, DUTIES, DISCIPLINE, OR DISMISSAL OF A PUBLIC OFFICER OR EMPLOYEE.

A. Interview candidate for the anticipated City Manager vacancy.

Mayor White announced that the Council would enter Open Session at 8:10 p.m.

ITEM 3-A. DISCUSSION AND/OR ACTION REGARDING THE ANTICIPATED CITY MANAGER VACANCY.

Mayor White made a motion to enter into negotiations with Joseph Resendez for contract to be City Manager anticipated to begin September 5, 2025 following the retirement of City Manager Steve Lewis. Mayor Pro-Tem Sanchez seconded. The motion passed by a vote of 7-0.

ITEM 4. ADJOURNMENT

Mayor Pro-Tem Sanchez made a motion to adjourn the meeting. Councilmember Mendoza seconded. The motion passed by a vote of 7-0. The meeting was adjourned at 8:11 p.m.

PASSED and APPROVED this the 5th day of May, 2026.

CITY OF LOCKHART

Lew White, Mayor

ATTEST:

Julie Bowermon
City Secretary

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: May 5, 2026

AGENDA ITEM CAPTION: Hold a public hearing and consider approval of Ordinance 2026-18, annexing 141.2 acres out of the John A. Neil Survey, Abstract Number 20, Caldwell County, Texas, located southeast of the intersection of FM 1322 and Seawillow Road.

ORIGINATING DEPARTMENT AND CONTACT: Development Services - David Fowler

ACTION REQUESTED: Ordinance

BACKGROUND/SUMMARY/DISCUSSION: The proposed annexation includes areas that will encompass parts of phases 2 and 3 of the Seawillow development agreement area. Included in the area is the site of Seawillow Middle School, which has recently begun construction. The overall annexation area is the current extent of the Seawillow Development Agreement area that is either owned by the developer or has been transferred to Lockhart ISD. The annexation petition satisfied a condition in the first amendment to the Seawillow development agreement, which states that the "developer property" comprising the area to be annexed, must be included in a petition for annexation by November 30, 2026. There are approximately 350 acres in the development agreement area that the developer has not yet purchased. This acreage is required to be included in annexation petition(s) no later than September 30, 2030.

In addition to the petitions for annexation, both property owners have signed the Annexation Service Agreement. This service agreement describes the responsibilities that the City would assume upon annexation, including police, fire, solid waste collection, and other City services. Additionally, the agreement states that the City will maintain streets, and water and wastewater facilities built on the site.

As no zoning change application has been filed, the entire area will be zoned AO, Agricultural-Open Space District, upon annexation.

PROJECT SCHEDULE (if applicable): The resolution scheduling the public hearing was approved April 7, 2026. Mailed notifications were sent out April 14, 2026. The notification for the public hearing was placed on the city website and appeared in the Lockhart Post-Register on April 15, 2026.

AMOUNT & SOURCE OF FUNDING:

Funds Required:

Account Number:

Funds Available:

Account Name:

FISCAL NOTE (if applicable): The proposed annexation would bring the properties into the

City of Lockhart, Texas

Council Agenda Item Cover Sheet

city. The property other than the school site would be added to the City's property tax roll. Future development would bring increased taxable value into the City while also creating additional financial obligations to maintain infrastructure and provide city services in the area.

PREVIOUS COUNCIL ACTION: The resolution scheduling the public hearing date was approved April 7, 2026.

COMMITTEE/BOARD/COMMISSION ACTION: None

STAFF RECOMMENDATION/REQUESTED MOTION: Approval of Ordinance 2026-18, annexing 141.2 acres out of the John A. Neil Survey.

LIST OF SUPPORTING DOCUMENTS: Seawillow Phase 2 Annexation Ordinance 2026-18, Ordinance 2026-18 Exhibit A, Ordinance 2026-18 Exhibit B, Ordinance 2026-18 Exhibit C

ORDINANCE NO. 2026-18

AN ORDINANCE PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS OF THE CITY OF LOCKHART, TEXAS, BY ANNEXATION OF CERTAIN TERRITORY, BEING APPROXIMATELY 141.200 ACRES OF LAND LOCATED IN CALDWELL COUNTY, TEXAS, AS DESCRIBED AND AS DEPICTED IN EXHIBIT "B" , DESCRIBED AS 141.200 ACRES OF LAND, MORE OR LESS, OUT OF THE JOHN A. NEIL SURVEY, ABSTRACT NUMBER 20, CALDWELL COUNTY, TEXAS; DIRECTING THE CITY SECRETARY TO FILE A CERTIFIED COPY OF THIS ORDINANCE WITH CERTAIN AUTHORITIES; DIRECTING THAT THE MAP OF THE CITY BOUNDARIES AND EXTRATERRITORIAL JURISDICTION BE UPDATED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR APPROVAL OF THE ANNEXATION SERVICE AGREEMENT FOR THE ANNEXED PROPERTY; GRANTING TO SAID ANNEXED PROPERTY AND ALL FUTURE INHABITANTS ALL OF THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID FUTURE INHABITANTS BY ALL OF THE ACTS AND ORDINANCES OF SAID CITY; PROVIDING FOR SEVERABILITY; PROPER NOTICE AND MEETING; AND EFFECTIVE DATE.

WHEREAS, Section 43.0671 of the Texas Local Government Code additionally authorizes a City to annex an area if each owner of the land in the area requests the annexation; and

WHEREAS, in accordance with the Annexation Petition dated March 13, 2026, attached hereto as Exhibit "A", and incorporated herein for all purposes, the landowners of the property has voluntarily requested and consented to the annexation of the Property; and

WHEREAS, the Property is adjacent to and contiguous to the boundaries of the City; and

WHEREAS, an Annexation Service Agreement for the territory to be annexed has been negotiated and approved by the Landowner and is hereby approved by the City Council as required by Sec. 43.0672 of the Texas Local Government Code, a copy of which Service Agreement, is attached hereto as Exhibit "C"; and

WHEREAS, notices were provided and the public hearing was held in accordance with state law regarding the annexation of the subject Property at which time persons interested in the annexation were given the opportunity to be heard; and

WHEREAS, the territory is exempt from the municipal annexation plan requirements; and

WHEREAS, the Property is within the City's extraterritorial jurisdiction and the Property is not within the extraterritorial jurisdiction or corporate limits of any other city; and

WHEREAS, the City Council is of the opinion that annexing the subject Property is in the best interest of the City;

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

SECTION 1. PREAMBLE. All of the above premises are hereby found to be true and correct legislative and factual findings of the City of Lockhart and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. ANNEXATION. That the Property described as approximately 141.200 acres of land, Caldwell County, Texas, described and depicted in Exhibit "B " attached hereto, and incorporated herein for all purposes, is hereby annexed into the City of Lockhart, Caldwell County, Texas, and that the corporate limits of the City of Lockhart shall be and the same are hereby extended to include the Property within the territorial limits of said City, and said Property and the present and future inhabitants thereof shall hereafter be entitled to all rights and privileges of citizens of Lockhart, Texas, and shall be bound by the provisions of all ordinances and codification of ordinances of said City.

SECTION 3. ANNEXATION SERVICE AGREEMENT. An Annexation Service Agreement, attached hereto as Exhibit "C", and incorporated herein for all purposes, between the City and the Landowner for the Property is hereby approved and the Mayor is authorized to execute same.

SECTION 4. FILING OF ORDINANCE. That the City Secretary is hereby directed to file a certified copy of this Ordinance with the County Clerk of Caldwell County, Texas, the Voting Registrar of Caldwell County, the Caldwell County Appraisal District, the Secretary of the State of Texas, and the Comptroller of the State of Texas in the manner required by law.

SECTION 5. MAPS. That the Official Map showing the boundaries of the City and its extraterritorial jurisdiction shall be immediately updated to include the Annexed Property and the map shall be annotated to show the date of the annexation and the number of the annexation ordinance.

SECTION 6. SEVERABILITY. That if any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Ordinance would have been enacted without such invalid provision.

SECTION 7. REPEALER CLAUSE. The provisions of this Ordinance shall be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein, provided, however, that all prior ordinance or parts of ordinances inconsistent or in conflict with any of the provisions of this Ordinance are hereby expressly repealed to the extent that such inconsistency is apparent. This Ordinance shall not be construed to require or allow any act which is prohibited by any other ordinance.

SECTION 8. NOTICE AND MEETING CLAUSE. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Local Government Code.

SECTION 9. EFFECTIVE DATE. This Ordinance shall take effect immediately upon approval.

Passed and Approved: _____, 2026

CITY OF LOCKHART

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Lew White, Mayor

ATTEST:

Julie Bowermon, City Secretary

APPROVED AS TO FORM:

Bradford Bullock, City Attorney



2121 E. 6th St.

Austin, TX 78702

Phone: 512-779-9464

Viewpointengineering.com

RE: Annexation Application Letter of Intent

To Whom it May Concern,

On behalf of RODG DT PROPCO LLC, it is my sincere pleasure to present a voluntary annexation submittal for an approximately¹¹⁶ acre tract currently located within the City of Lockhart ETJ.

The developer intends to request a planned development zoning on this project. The property owner's signature is also provided with this letter to demonstrate that they have endorsed the proposed annexation. Please feel free to contact me directly at 512-779-9464.

Warm Regards,

A handwritten signature in black ink that reads "Luke Caraway". The signature is fluid and cursive.

Luke Caraway, P.E.
President, Viewpoint Land Solutions

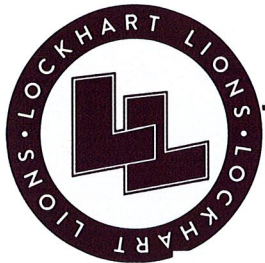
Tom Staub
CEO, RODG DT PROPCO LLC

DocuSigned by:

A handwritten signature in black ink that reads "Tom Staub". The signature is in a cursive style.

CB95E324FC124D5...

2/9/2026



LOCKHART INDEPENDENT SCHOOL DISTRICT

P.O Box 120 · Lockhart, Texas 78644 · phone: 512-398-0000 · fax: 512-398-0031
www.lockhartisd.org

RE: Annexation Application Letter of Intent To

Whom it May Concern,

On behalf of Lockhart ISD, it is my sincere pleasure to present a voluntary annexation submittal for an approximately 25.824-acre tract currently located within the City of Lockhart ETJ.

Please feel free to contact me at 512-357-0000.

Warm Regards,

Mark Estrada
Superintendent of Schools LISD

2/27/2026

EXHIBIT B

CALDWELL COUNTY, TEXAS

A 141.200 ACRE TRACT SITUATED IN THE JOHN A. NEILL SURVEY, ABSTRACT NO. 20
CALDWELL COUNTY, TEXAS

LEGAL DESCRIPTION

BEING a 141.200 acre tract of land situated in the JOHN A. NEILL SURVEY, ABSTRACT No. 20, Caldwell County, Texas, and being a portion of a called 160.00 acre tract of land described in deed to Leandro Acevedo as recorded in Volume 28, Page 146 of the Real Property Records, Caldwell County, Texas, SAVE & EXCEPT a called 3.007 acre tract of land described in deed to the Chris and Kimberly Chapman Revocable trust as recorded in Instrument Number 2023-006430, Real Property Records, Caldwell County, Texas, and SAVE & EXCEPT a 20.00 acre tract (currently not recorded) out of said 160.00 acres, said 141.200 acre tract also being a portion of a called 358.536 acre tract of land as described in deed to David V. Acevedo, et ux, as recorded in Volume 209, Page 425, Official Public Records, Caldwell County, Texas, said 141.200 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 60d Nail in a 6 inch wood fence corner post found for an interior angle point of a called 2.606 acre tract of land as described in deed to Ray C. Nash, et ux. as recorded in Volume 76, Page 743 of said Official Public Records, from which a 1 inch iron pipe found on the South Right-of-Way of County Road 205 (CR 205), a.k.a. Seawillow Road, a variable width Right-of-Way, being the Northern most corner of said 358.536 acres, same being the Northeast corner of said 2.606 acres, bears North 12°42'23" East, a distance of 100.55 feet;

THENCE North 76°28'07" East, a distance of 280.87 feet to a 1/2 inch capped iron rod found on the South Right-of-way line of said CR 205 and the North line of said 358.536 acres;

THENCE along the common line of said CR 205, said 160.00 acres and said 358.536 acres, the following bearings and distances:

North 79°02'20" East, a distance of 350.87 feet to a six (6) inch wood fence corner post found for the Northwest corner of the remainder of said 160.00 acres and the Northeast corner of said 358.536 acres;

North 78°34'18" East, a distance of 1963.89 feet to a 1/2 inch capped iron rod (DATAPOINT#10194585) found for an angle point;

South 64°47'06" East, a distance of 592.08 feet to a 1/2 inch capped iron rod found for an angle point in said common line and being the North corner of said 3.007 acre tract;

THENCE South 24°46'35" West, along the common line of said 3.007 acres and the remainder of said 160.00 acres, a distance of 182.85 feet to a point for corner;

THENCE over and across the remainder of said 160.00 acres the following courses and distances:

South 46°55'16" West, a distance of 180.37 feet to a point for corner;

South 65°00'46" West, a distance of 561.37 feet to a point for corner;

South 24°59'14" East, a distance of 833.22 feet to a point for corner;

North 65°00'46" East, a distance of 833.54 feet to a wood fence corner post found for an interior angle point of the remainder of said 160.00 acres and being the Northwest corner of said 20 acre tract (currently not recorded);

THENCE along the common line of said 20 acre tract and the remainder of said 160.00 acres the following bearings and distances:

South 24°59'14" East, a distance of 617.22 feet to a 1/2 inch capped iron rod (DATAPOINT#10194585) found for the South corner of said 20 acre tract;

North 82°35'38" East, a distance of 60.00 feet to a point for corner;

THENCE over and across the remainder of said 160.00 acres and said 358.536 acres the following courses and distances:

South 00°00'00" East, a distance of 75.92 feet to a point for corner;

South 60°26'26" West, a distance of 2641.90 feet to a point for corner on the West line of said 358.536 acres and the East line of a called 89.77 acre tract of land described in deed to ROED Prop Company, LLC, as recorded in Instrument No. 2021-006882 of said Official Public Records, from which a 1/2 inch capped iron rod (Hinkle Surveying), found for the Southeast corner of said 89.77 acres and the Northeast corner of called 85.00 acre tract of land as described in deed to Blackjack Block II, LLC as recorded in Instrument No. 2021-008619 of said Official Public Records bears South 29°54'41" East, a distance of 511.25 feet, and a 1 inch iron pipe found for the Southwest corner of said 358.536 acres bears South 29°54'41" East, a distance of 3044.42 feet;

THENCE North 29°54'41" West along the West line of said 358.536 acres, passing a 1/2 inch iron rod found at a distance of 2033.04 feet, for the Northeast corner of said 89.77 acres, same being the Southeast corner of a called 80.00 acre tract of land as described in deed to Vema Investments, LLC, as recorded in Instrument No. 2021-007855 of said Official Public Records, and continuing a distance of 917.25 feet to a 1/2 inch iron rod found for the Northeast corner of said 80.00 acres, same being the Southeast corner of said 2.606 acres, in all a total distance of 2989.29 feet to the POINT OF BEGINNING, containing an area of 6,150,672 Square Feet, and/or 141.200 Acres of land, more or less.



(MEASURED)		
LINE	BEARING	DISTANCE
L1	N 12°42'23" E	100.55'
L2	N 76°28'07" E	280.87'
L3	S 24°46'35" W	182.85'
L4	S 46°55'16" W	180.37'
L5	N 82°35'38" E	60.00'
L6	S 00°00'00" E	75.92'

(DEED)		
LINE	BEARING	DISTANCE
L1	N 14°32'21" E	100.08'

LEGEND

--- SUBJECT TRACT BOUNDARY
--- ADJOINER TRACT BOUNDARY
--- BUILDING SETBACK
--- EXISTING EASEMENT
--- CENTERLINE ROAD
--- RIGHT OF WAY (R.O.W.)
--- UG--- UNDER GROUND TELEPHONE
--- OHE--- OVERHEAD ELECTRIC
--- X--- BARBED WIRE FENCE
--- CHAIN LINK FENCE
--- PIPE FENCE
--- WOOD FENCE
--- CENTERLINE CREEK/DITCH

CM--- CONTROL MONUMENT
▲--- CALCULATED POINT
●--- FOUND MONUMENT
⊙--- FOUND FENCE POST
⊙--- SET 1/2" CAPPED IRON ROD STAMPED "DATAPOINT#10194585" UNLESS OTHERWISE NOTED

NOTE:
* LEGEND IS TYPICAL AND NOT ALL ITEMS OR SYMBOLS IN LEGEND APPEAR IN DRAWING.
* SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED OR REDUCED FOR CLARITY.

NOTES

- ALL DISTANCES CONTAINED HEREIN ARE GRID (US SURVEY FEET), BASED UPON AN ON THE GROUND SURVEY PERFORMED DURING JULY, 2023.
- ALL BEARINGS CONTAINED HEREIN GRID, BASED UPON THE TEXAS STATE PLANE COORDINATES SYSTEM, NORTH AMERICAN DATUM 83, SOUTH CENTRAL ZONE (4204), NAVD88.
- THIS EXHIBIT IS NOT INTENDED TO BE A LEGAL SUBDIVISION.
- THIS EXHIBIT DOES NOT IN ANY WAY CONSTITUTE A BOUNDARY SURVEY, NOR IS IT TO BE USED FOR THE CREATION OF NEW PARCELS/TRACTS OF LAND. THIS EXHIBIT IS FOR DISPLAY PURPOSES ONLY.

SURVEYOR'S CERTIFICATION

The undersigned hereby states that this exhibit is true and correct, was made on the ground under my supervision and all corners are marked as shown, shows all visible and apparent easements, encroachments and protrusions. I have examined the Flood Insurance Rate Map for Caldwell County, Texas and Incorporated Area Map No. 48055C0235E, Effective Date June 19, 2012 and it appears that the property lies within Zone X, and is **NOT** located within a 100-year flood zone. The Reference to the 100-year flood plain or flood hazard zones, are an estimate based on the data shown on the Flood Insurance Rate Map and should not be interpreted as a study or determination of the flooding propensities of this property.

Datapoint Surveying & Mapping

Tyler J. Willis
TYLER J. WILLIS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6877

August 21, 2024



TOM BLACKWELL FAMILY
PARTNERS LP, ET AL
CALLED 82.278 ACRES
INSTR. NO. 126410
O. P. R. C. C. T.

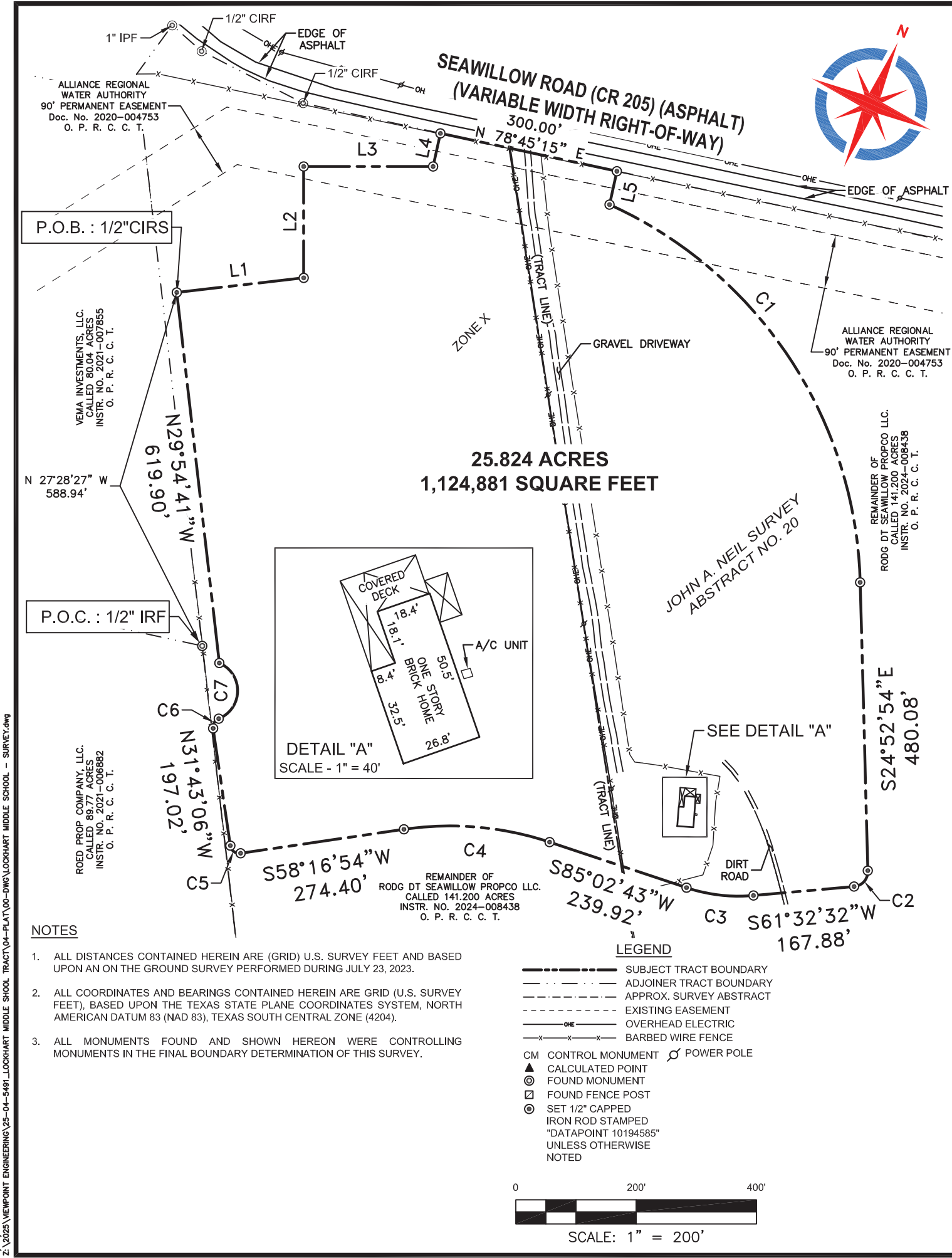
DATAPoint
SURVEYING AND MAPPING

12450 Network Blvd. - Suite 155
San Antonio, TX 78249
Phone: 726-777-4240
Firm No. 10194585

0' 400' 800'
SCALE: 1" = 400'

SURVEY EXHIBIT		
COUNTY ROAD 205 (SEAWILLOW ROAD)		
BEING a 141.200 acre tract of land situated in the JOHN A. NEILL SURVEY, ABSTRACT No. 20, Caldwell County, Texas, and being a portion of a called 160.00 acre tract of land described in deed to Leandro Acevedo as recorded in Volume 28, Page 146 of the Real Property Records, Caldwell County, Texas, SAVE & EXCEPT a called 3.007 acre tract of land described in deed to the Chris and Kimberly Chapman Revocable trust as recorded in Instrument Number 2023-006430, Real Property Records, Caldwell County, Texas, and SAVE & EXCEPT a 20.00 acre tract (currently not recorded) out of said 160.00 acres, said 141.200 acre tract also being a portion of a called 358.536 acre tract of land as described in deed to David V. Acevedo, et ux, as recorded in Volume 209, Page 425, Official Public Records, Caldwell County, Texas		
DRAWN BY: BKR	DATE: 08/21/2024	REV. 0
CHECKED BY: TJW	DATE: 08/21/2024	
AFE #	PAGE 1 OF 1	

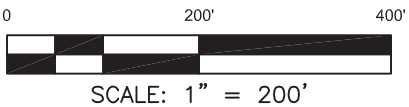
6/25/2025 1:54 PM BYRON Z:\2025\VIEWPOINT ENGINEERING\25-04-5491_LOOKHART MIDDLE SCHOOL - SURVEY.dwg



NOTES

- ALL DISTANCES CONTAINED HEREIN ARE (GRID) U.S. SURVEY FEET AND BASED UPON AN ON THE GROUND SURVEY PERFORMED DURING JULY 23, 2023.
- ALL COORDINATES AND BEARINGS CONTAINED HEREIN ARE GRID (U.S. SURVEY FEET), BASED UPON THE TEXAS STATE PLANE COORDINATES SYSTEM, NORTH AMERICAN DATUM 83 (NAD 83), TEXAS SOUTH CENTRAL ZONE (4204).
- ALL MONUMENTS FOUND AND SHOWN HEREON WERE CONTROLLING MONUMENTS IN THE FINAL BOUNDARY DETERMINATION OF THIS SURVEY.

- LEGEND
- SUBJECT TRACT BOUNDARY
 - ADJOINER TRACT BOUNDARY
 - APPROX. SURVEY ABSTRACT
 - EXISTING EASEMENT
 - OVERHEAD ELECTRIC
 - BARBED WIRE FENCE
 - CONTROL MONUMENT
 - CALCULATED POINT
 - FOUND MONUMENT
 - FOUND FENCE POST
 - SET 1/2" CAPPED IRON ROD STAMPED "DATAPOINT 10194585" UNLESS OTHERWISE NOTED
 - POWER POLE



LEGAL DESCRIPTION

BEING a 25.824 acre tract of land situated in the JOHN A NEIL SURVEY, ABSTRACT 20, Caldwell County, Texas, being a portion of the called 141.200 acre tract of land as described in a deed to RODG DT SEAWILLOW PROPCO LLC as recorded in Instrument No. 2024-008438 of the Official Public Records of Caldwell County, Texas (O.P.R.C.C.T.); said 25.824 acres being more particularly described by metes and bounds as follows:

Commencing at a 1/2 inch iron rod found for the Northeast corner of a called 89.77 acre tract of land described in a deed to ROED PROP COMPANY, LLC., recorded as Instrument Number 2021-006882, O.P.R.C.C.T., and the southeast corner of a called 80.04 acre tract of land described in a deed to VEMA Investments, LLC., recorded as Instrument Number 2021-007855, O.P.R.C.C.T.;

THENCE N 27°28'27" W, over and across said 141.200 acre tract, a distance of 588.94 feet to a 1/2 inch yellow capped iron rod set, marked "DATAPOINT 10194585" for the southwesterly northwest corner of the herein described tract and POINT OF BEGINNING;

THENCE over and across said 141.200 acre tract the following courses and distances:
N 60°05'19" E, a distance of 212.28 feet to a 1/2 inch yellow capped iron rod set, marked "DATAPOINT 10194585";
N 23°21'46" W, a distance of 185.14 feet to a 1/2 inch yellow capped iron rod set, marked "DATAPOINT 10194585";
N 66°38'14" E, a distance of 215.13 feet to a 1/2 inch yellow capped iron rod set, marked "DATAPOINT 10194585";
N 10°57'40" W, a distance of 56.39 feet to a 1/2 inch yellow capped iron rod set marked "DATAPOINT 10194585" on the South Right-of-Way line of Seawillow Road, also known as County Road 205 (CR205), a variable width right-of-way, same being a North line of said 141.200 acre remainder tract;

THENCE N 78°45'15" E, along said Right-of-way line a distance of 300.00 feet to a 1/2 inch capped iron rod set, marked "DATAPOINT 10194585";

THENCE S 10°57'40" E, crossing over said 141.200 acre remainder tract, a distance of 56.81 feet to a 1/2 yellow capped iron rod set marked "DATAPOINT 10194585" for the beginning of a non-tangent curve to the right having a radius of 710.00 feet;

THENCE along said curve to the right, through an arc length of 794.17 feet, with a chord bearing and distance of S 56°55'33" E, 753.41 feet, with a delta angle of 64°05'17" to a 1/2 inch yellow capped iron rod set, marked "DATAPOINT 10194585" for a point of tangency;

THENCE S 24°52'54" E, a distance of 480.08 feet to a 1/2 inch yellow capped iron rod set, marked "DATAPOINT 10194585" for the beginning of a curve to the right having a radius of 25.00 feet;

THENCE along said curve to the right, through an arc length of 37.74 feet, with a chord bearing and distance of S 18°18'03" W, 34.25 feet, with a delta angle of 86°28'58" to a 1/2 inch yellow capped iron rod set, marked "DATAPOINT 10194585" for a point of tangency;

THENCE S 61°32'32" W, a distance of 167.88 feet to a 1/2 inch yellow capped iron rod set, marked "DATAPOINT 10194585" for the beginning of a curve to the right, having a radius of 275.00 feet;

THENCE along said curve to the right, through an arc length of 112.81 feet, with a chord bearing and distance of S 73°17'38" W, 112.02 feet, with a delta angle of 23°30'11" to a 1/2 inch yellow capped iron rod set, marked "DATAPOINT 10194585" for a point of tangency;

THENCE S 85°02'43" W, a distance of 239.92 feet to a 1/2 inch yellow capped iron rod set, marked "DATAPOINT 10194585" for the beginning of a curve to the left, having a radius of 525.00 feet;

THENCE along said curve to the left, through an arc length of 245.23 feet, with a chord bearing and distance of S 71°39'49" W, 243.01 feet, with a delta angle of 26°45'49" to a 1/2 inch yellow capped iron rod set, marked "DATAPOINT 10194585" for a point of tangency;

THENCE S 58°16'54" W, a distance of 274.40 feet to a 1/2 inch yellow capped iron rod set, marked "DATAPOINT 10194585" for the beginning of a curve to the right, having a radius of 15.00 feet;

THENCE along said curve to the right, through an arc length of 23.56 feet, with a chord bearing and distance of N 76°43'06" W, 21.21 feet, with a delta angle of 90°00'00" to a 1/2 inch yellow capped iron rod set, marked "DATAPOINT 10194585" for a point of tangency;

THENCE N 31°43'06" W, a distance of 197.02 feet to a 1/2 inch yellow capped iron rod set, marked "DATAPOINT 10194585" for the beginning of a curve to the right, having a radius of 15.00 feet;

THENCE along said curve to the right, through an arc length of 20.07 feet, with a chord bearing and distance of N 06°36'38" E, 18.61 feet, with a delta angle of 76°39'27" to a 1/2 inch yellow capped iron rod set, marked "DATAPOINT 10194585" for the beginning of a reverse curve to the left with a radius of 50.00 feet;

THENCE along said curve to the left, through an arc length of 118.12 feet, with a chord bearing and distance of N 22°44'25" W, 92.51 feet, with a delta angle of 135°21'33" to a 1/2 inch yellow capped iron rod set, marked "DATAPOINT 10194585" for a point of tangency;

THENCE N 29°54'41" W, a distance of 619.90 feet to the POINT OF BEGINNING, containing an area of 1,124,881 Square Feet, and/or 25.824 acres of land, more or less.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	710.00'	794.17'	753.41'	S 56°55'33" E	64°05'17"
C2	25.00'	37.74'	34.25'	S 18°18'03" W	86°28'58"
C3	275.00'	112.81'	112.02'	S 73°17'38" W	23°30'11"
C4	525.00'	245.23'	243.01'	S 71°39'49" W	26°45'49"
C5	15.00'	23.56'	21.21'	N 76°43'06" W	90°00'00"
C6	15.00'	20.07'	18.61'	N 06°36'38" E	76°39'27"
C7	50.00'	118.12'	92.51'	N 22°44'25" W	135°21'33"

LAND TITLE SURVEY

LOCKHART MIDDLE SCHOOL

BEING a 25.824 acre tract of land situated in the JOHN A NEIL SURVEY, ABSTRACT 20, Caldwell County, Texas, being a portion of the called 141.200 acre tract of land as described in a deed to RODG DT SEAWILLOW PROPCO LLC, as recorded in Instrument No. 2024-008438 of the Official Public Records of Caldwell County, Texas.



12400 Network Blvd. - Suite 130
San Antonio, TX 78249
Phone: 726-777-4240
Firm No. 10194585

DRAWN BY: BKR/JS

CHECKED BY: TJW

PROJECT # 25-04-5491

DATE : 06/25/2025

DATE : 06/25/2025

REV.

3

SHEET 1 OF 1

ORDINANCE EXHIBIT "C"

CITY OF LOCKHART SERVICE AGREEMENT FOR SEAWILLOW RANCH ANNEXATION #2 - 2026

WHEREAS, the City of Lockhart, Texas (the "City") has instituted annexation proceedings for the land described in Exhibit "A", attached hereto (referred to herein as the "Annexed Property"); and,

WHEREAS, Chapter 43, Texas Local Government Code, (referred to herein as "TLGC") requires a service plan agreement between the Landowners and the City adopted with, or prior to, the annexation ordinance,

NOW, THEREFORE, by execution hereof, the City and the Landowner agree to the Annexation Services set out herein for the Annexed Property on the date of annexation:

1. Intent

As used in this Agreement, *providing services* includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City's infrastructure extension policies and Landowner participation in accordance with applicable City ordinances. Provided however, that nothing in this Service Plan Agreement shall require the City to provide a uniform level of full municipal services to each area of the City, including the Annexed Property, if different characteristics of topography, land use, and population density are considered a sufficient basis for providing different levels of service.

The City shall provide the Annexed Property or cause the Annexed Property to be provided with services in accordance with this Agreement. This may include, but is not limited to, causing or allowing private utilities, governmental entities, and other agencies to provide such services, in whole or in part. The parties acknowledge and agree that it is not the intent of this Agreement to create any vested rights to develop the Annexed Property, until such time that development of the Annexed Property is commenced as evidenced by the submittal of one or more complete development applications in accordance with the City's Code of Ordinances.

2. Police, EMS, and animal control

Immediately upon annexation, City of Lockhart Police will provide regular and routine patrols in the area as part of its overall patrol activities and will respond to any calls for assistance. Similarly, Emergency Medical Service and animal control services will be provided by the City. The Bufkin Lane EMS station is the closest to and has the most direct access to this annexation area. No additional personnel or equipment is anticipated as a result of this annexation.

3. Fire protection

Immediately upon annexation, the Lockhart Fire Department will provide fire suppression service from Fire Station No. 2, located at 1911 Borchert Loop. Fire Station No. 1, located at 201 W. Market St, is currently under construction and will not be able to provide service at this time. Upon completion of construction, Fire Station No. 1 will be able to provide service as it is the nearest station. Fire prevention activities, including subdivision/building plan review and fire inspections of structures, will be provided by the City, or a firm contracted by the City. Although no additional personnel or equipment is anticipated as a result of this annexation, the pace of future development will determine the need for a fire substation in the southeast part of the city.

4. Solid waste collection

Immediately upon annexation, refuse collection and voluntary household curbside recycling will be provided by the City in accordance with the rates and conditions of the Lockhart City Code. Recycling is also available at the City's voluntary drop-off center located at 110 N. Brazos St. No additional personnel or equipment is anticipated as a result of this annexation.

5. Water facilities

The closest City water mains are a 12-inch line along FM 1322 that is being connected to the Summerside Subdivision on the west side of FM 1322. The Annexed Property is adjacent to, but **not** within, the City's water service jurisdiction, but Aqua Water Supply Corporation has granted Lockhart the limited authority to serve the Annexed Property until a formal transfer of jurisdiction can be completed upon payment of a transfer fee, ultimately to be paid by a developer. Further water line extensions are the responsibility of the Landowner or developer desiring service, in accordance with the City's subdivision regulations, water facility construction standards, and utility extension policy. The City of Lockhart will maintain any new public water facilities that are not in the service area of another utility, in accordance with standard City maintenance procedures.

6. Wastewater facilities

Centralized sanitary wastewater service is not currently available to the Annexed Property. The cost of extending centralized wastewater service to the Annexed Property shall be at the Landowner's cost and in accordance with the City's utility extension ordinance and subdivision ordinance. If the Landowner chooses not to extend centralized wastewater service to the Annexed Property, the Landowner is authorized to serve the Annexed Property with on-site septic systems in lieu of a centralized wastewater service until such time as the City centralized wastewater service becomes available to the Annexed Property. The City of Lockhart will maintain any new centralized wastewater facilities serving the Annexed Property in accordance with standard City maintenance procedures.

7. Electric service and street lighting

The Annexed Property is not within the City's jurisdiction for electric service. Electric service is provided by Bluebonnet Electric Cooperative.

8. Streets and drainage

Access to the Annexed Property is currently provided by Seawillow Road. Immediately upon annexation, street and drainage facility and public rights-of-way maintenance will be performed by the Lockhart Public Works Department in accordance with standard City maintenance procedures for streets located within the subject area that are not under the jurisdiction of the State. Construction of new streets and drainage facilities is the responsibility of the Landowner or developer desiring them, in accordance with the City's subdivision regulations and street and drainage facility construction standards.

9. Traffic control

Immediately upon annexation, the City of Lockhart will maintain street name signs, traffic control devices, and other required traffic system design improvements for any new public streets in the Annexed Property.

10. Parks and recreation

Immediately upon annexation, Lockhart Parks and Recreation Department facilities and services, including the use of any and all public parks, will be available to residents of the Annexed Property. There are currently no City parks or recreation facilities in the subject Annexed Property. Dedication of land, or payment of a fee-in-lieu-of land dedication, for new parkland is the responsibility of the Landowner at the time of land development in accordance with the City's subdivision regulations. Construction of park improvements on the dedicated land, and maintenance thereafter, will be in accordance with the standards of the Lockhart subdivision regulations unless otherwise negotiated with the Landowner or developer.

11. Public Library

Immediately upon annexation, all residents of the subject Annexed Property will be eligible for library services available to Lockhart citizens at the Lockhart Public Library.

12. Planning and Zoning

Immediately upon annexation, the Annexed Property will be zoned "AO" Agricultural-Open Space District, in accordance with the City of Lockhart zoning ordinance. Any other zoning classification for specific parcels may be subsequently requested by individual property owners in accordance with the standard City application, notification, and public hearing procedures. The Lockhart Comprehensive Plan (2024) Land Use Map designates the Annexed Property primarily as Mixed-Use Local. A mixed-use local is "A mix of residential and commercial uses

that creates a hub of activity and commerce. Can be regional or local in scale. Regional MU serves as a regional hub while Local MU focuses on local needs and providing residents with access to goods, services, and jobs". An existing collector street traverses the northern portion of the property, and two proposed local streets within the boundaries of the annexed property are identified in the Thoroughfare Plan. All services of the Lockhart Planning Department will be available to residents and owners of annexed Property.

13. Building inspection and code enforcement

Immediately upon annexation, the City of Lockhart Building Inspection Division, or a firm contracted by the City, will enforce the adopted building and nuisance codes within the Annexed Property. This includes consultation with developers, plan review, and on-site inspections for construction activity, as well as investigation of complaints and prosecution of code violations related to buildings, property maintenance, and other health and safety hazards or nuisances.

14. Environmental health code services

Immediately upon annexation, the City of Lockhart Environmental Health Officer will enforce the City's food-handler and other adopted health regulations within the Annexed Property area. This includes regular inspections as well as investigation of complaints and prosecution of violations.

15. Floodplain management

Immediately upon annexation, floodplain management will be in accordance with FEMA and City of Lockhart flood hazard regulations. There are no identified 100-year floodplains in the Annexed Property.

16. Miscellaneous municipal facilities and services

Should any other municipal facilities, buildings, or services be constructed or located within the subject area subsequent to annexation, all required operation or maintenance will be provided by the appropriate City department.

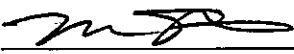
17. Term and Effective Date

This agreement shall be effective on the date the Annexed Property is annexed by the City. This Annexation Services Agreement shall be valid for a term of ten (10) years.

CITY OF LOCKHART

LANDOWNERS

Lew White, Mayor



By:

Date: _____

Date: 4/8/26

Exhibit "A"

ANNEXED PROPERTY DESCRIPTION

ORDINANCE EXHIBIT "C"

CITY OF LOCKHART SERVICE AGREEMENT FOR SEAWILLOW RANCH ANNEXATION #2 - 2026

WHEREAS, the City of Lockhart, Texas (the "City") has instituted annexation proceedings for the land described in Exhibit "A", attached hereto (referred to herein as the "Annexed Property"); and,

WHEREAS, Chapter 43, Texas Local Government Code, (referred to herein as "TLGC") requires a service plan agreement between the Landowners and the City adopted with, or prior to, the annexation ordinance,

NOW, THEREFORE, by execution hereof, the City and the Landowner agree to the Annexation Services set out herein for the Annexed Property on the date of annexation:

1. Intent

As used in this Agreement, *providing services* includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City's infrastructure extension policies and Landowner participation in accordance with applicable City ordinances. Provided however, that nothing in this Service Plan Agreement shall require the City to provide a uniform level of full municipal services to each area of the City, including the Annexed Property, if different characteristics of topography, land use, and population density are considered a sufficient basis for providing different levels of service.

The City shall provide the Annexed Property or cause the Annexed Property to be provided with services in accordance with this Agreement. This may include, but is not limited to, causing or allowing private utilities, governmental entities, and other agencies to provide such services, in whole or in part. The parties acknowledge and agree that it is not the intent of this Agreement to create any vested rights to develop the Annexed Property, until such time that development of the Annexed Property is commenced as evidenced by the submittal of one or more complete development applications in accordance with the City's Code of Ordinances.

2. Police, EMS, and animal control

Immediately upon annexation, City of Lockhart Police will provide regular and routine patrols in the area as part of its overall patrol activities and will respond to any calls for assistance. Similarly, Emergency Medical Service and animal control services will be provided by the City. The Bufkin Lane EMS station is the closest to and has the most direct access to this annexation area. No additional personnel or equipment is anticipated as a result of this annexation.

3. Fire protection

Immediately upon annexation, the Lockhart Fire Department will provide fire suppression service from Fire Station No. 2, located at 1911 Borchert Loop. Fire Station No. 1, located at 201 W. Market St, is currently under construction and will not be able to provide service at this time. Upon completion of construction, Fire Station No. 1 will be able to provide service as it is the nearest station. Fire prevention activities, including subdivision/building plan review and fire inspections of structures, will be provided by the City, or a firm contracted by the City. Although no additional personnel or equipment is anticipated as a result of this annexation, the pace of future development will determine the need for a fire substation in the southeast part of the city.

4. Solid waste collection

Immediately upon annexation, refuse collection and voluntary household curbside recycling will be provided by the City in accordance with the rates and conditions of the Lockhart City Code. Recycling is also available at the City's voluntary drop-off center located at 110 N. Brazos St. No additional personnel or equipment is anticipated as a result of this annexation.

5. Water facilities

The closest City water mains are a 12-inch line along FM 1322 that is being connected to the Summerside Subdivision on the west side of FM 1322. The Annexed Property is adjacent to, but  not within, the City's water service jurisdiction, but Aqua Water Supply Corporation has granted Lockhart the limited authority to serve the Annexed Property until a formal transfer of jurisdiction can be completed upon payment of a transfer fee, ultimately to be paid by a developer. Further water line extensions are the responsibility of the Landowner or developer desiring service, in accordance with the City's subdivision regulations, water facility construction standards, and utility extension policy. The City of Lockhart will maintain any new public water facilities that are not in the service area of another utility, in accordance with standard City maintenance procedures.

6. Wastewater facilities

Centralized sanitary wastewater service is not currently available to the Annexed Property. The cost of extending centralized wastewater service to the Annexed Property shall be at the Landowner's cost and in accordance with the City's utility extension ordinance and subdivision ordinance. If the Landowner chooses not to extend centralized wastewater service to the Annexed Property, the Landowner is authorized to serve the Annexed Property with on-site septic systems in lieu of a centralized wastewater service until such time as the City centralized wastewater service becomes available to the Annexed Property. The City of Lockhart will maintain any new centralized wastewater facilities serving the Annexed Property in accordance with standard City maintenance procedures.

7. Electric service and street lighting

The Annexed Property is not within the City's jurisdiction for electric service. Electric service is provided by Bluebonnet Electric Cooperative.

8. Streets and drainage

Access to the Annexed Property is currently provided by Seawillow Road. Immediately upon annexation, street and drainage facility and public rights-of-way maintenance will be performed by the Lockhart Public Works Department in accordance with standard City maintenance procedures for streets located within the subject area that are not under the jurisdiction of the State. Construction of new streets and drainage facilities is the responsibility of the Landowner or developer desiring them, in accordance with the City's subdivision regulations and street and drainage facility construction standards.

9. Traffic control

Immediately upon annexation, the City of Lockhart will maintain street name signs, traffic control devices, and other required traffic system design improvements for any new public streets in the Annexed Property.

10. Parks and recreation

Immediately upon annexation, Lockhart Parks and Recreation Department facilities and services, including the use of any and all public parks, will be available to residents of the Annexed Property. There are currently no City parks or recreation facilities in the subject Annexed Property. Dedication of land, or payment of a fee-in-lieu-of land dedication, for new parkland is the responsibility of the Landowner at the time of land development in accordance with the City's subdivision regulations. Construction of park improvements on the dedicated land, and maintenance thereafter, will be in accordance with the standards of the Lockhart subdivision regulations unless otherwise negotiated with the Landowner or developer.

11. Public Library

Immediately upon annexation, all residents of the subject Annexed Property will be eligible for library services available to Lockhart citizens at the Lockhart Public Library.

12. Planning and Zoning

Immediately upon annexation, the Annexed Property will be zoned "AO" Agricultural–Open Space District, in accordance with the City of Lockhart zoning ordinance. Any other zoning classification for specific parcels may be subsequently requested by individual property owners in accordance with the standard City application, notification, and public hearing procedures. The Lockhart Comprehensive Plan (2024) Land Use Map designates the Annexed Property primarily as Mixed-Use Local. A mixed-use local is "A mix of residential and commercial uses

that creates a hub of activity and commerce. Can be regional or local in scale. Regional MU serves as a regional hub while Local MU focuses on local needs and providing residents with access to goods, services, and jobs”. An existing collector street traverses the northern portion of the property, and two proposed local streets within the boundaries of the annexed property are identified in the Thoroughfare Plan. All services of the Lockhart Planning Department will be available to residents and owners of annexed Property.

13. Building inspection and code enforcement

Immediately upon annexation, the City of Lockhart Building Inspection Division, or a firm contracted by the City, will enforce the adopted building and nuisance codes within the Annexed Property. This includes consultation with developers, plan review, and on-site inspections for construction activity, as well as investigation of complaints and prosecution of code violations related to buildings, property maintenance, and other health and safety hazards or nuisances.

14. Environmental health code services

Immediately upon annexation, the City of Lockhart Environmental Health Officer will enforce the City’s food-handler and other adopted health regulations within the Annexed Property area. This includes regular inspections as well as investigation of complaints and prosecution of violations.

15. Floodplain management

Immediately upon annexation, floodplain management will be in accordance with FEMA and City of Lockhart flood hazard regulations. There are no identified 100-year floodplains in the Annexed Property.

16. Miscellaneous municipal facilities and services

Should any other municipal facilities, buildings, or services be constructed or located within the subject area subsequent to annexation, all required operation or maintenance will be provided by the appropriate City department.

17. Term and Effective Date

This agreement shall be effective on the date the Annexed Property is annexed by the City. This Annexation Services Agreement shall be valid for a term of ten (10) years.

CITY OF LOCKHART

LANDOWNERS

Lew White, Mayor

Date: _____

DocuSigned by:


CB95E324FC124D5...
By:

Date: April 8, 2026

Exhibit “A”

ANNEXED PROPERTY DESCRIPTION

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: May 5, 2026

AGENDA ITEM CAPTION: Hold a PUBLIC HEARING and discussion and/or action on Ordinance 2026-19, for text amendments to Chapter 56, "Traffic & Vehicles" Article V, Section 56-313, "Residential Parking Permits," of the Lockhart Code of Ordinances to authorize creation of a residential parking permit area on Crockett Street from the intersection of Bowie Street to the intersection of Alamo Street between the hours of 8:00 a.m. and 5:00 p.m. on school days for Lockhart I.S.D.

ORIGINATING DEPARTMENT AND CONTACT: Police - Gary Williamson

ACTION REQUESTED: Ordinance

BACKGROUND/SUMMARY/DISCUSSION: On September 2, 2025, Council approved Ordinance 2025-18 authorizing creation of the framework for a residential parking permit program, specifically regulating on-street parking in residential areas. The program does not automatically designate any parking restrictions. Instead, property owners would be required to petition the City Council for the creation of a residential permit parking area. Only upon council approval would a designated permit area be established.

On November 6, 2025, the first residential parking permit area was created after residents of Bowie Street petitioned the Council. Ordinance 2025-26 amended Ordinance 2025-18 to establish the residential parking area on Bowie Street.

On February 26, 2026, Ms. Dolores Peralez Juarez submitted a petition to the city with signatures representing over 60% of the residences on Crockett Street from the intersection of Bowie Street to the intersection of Alamo Street. The signatures have been verified. The parking restrictions for Crockett Street would be 8:00 a.m. to 5:00 p.m. on school days for Lockhart I.S.D. Ordinance 2026-19 amends ordinance 2025-18 to add Crockett Street from the intersection of Bowie Street to the intersection of Alamo Street to the parking permit area.

Public Works Director Sean Kelley has reviewed the application for compliance with applicable city ordinances as required by the ordinance.

Council may approve, reject or modify the request.

If approved, public works would erect signage indicating Crockett Street is a Residential Parking Permit area and residents would be issued parking permits.

PROJECT SCHEDULE (if applicable):

FISCAL NOTE (if applicable):

City of Lockhart, Texas

Council Agenda Item Cover Sheet

PREVIOUS COUNCIL ACTION: On September 2, 2025, Council approved Ordinance 2025-18 authorizing creation of the framework for a residential parking permit program, specifically regulating on-street parking in residential areas.

On November 6, 2025, the first residential parking permit area was created after residents of Bowie Street petitioned the Council. Ordinance 2025-26 amended Ordinance 2025-18 to establish the residential parking area on Bowie Street.

COMMITTEE/BOARD/COMMISSION ACTION:

STAFF RECOMMENDATION/REQUESTED MOTION: Staff recommends approval of the Crockett Street residential parking permit area.

LIST OF SUPPORTING DOCUMENTS: O2026-19 Amending Residential Parking Permit Ordinance - Crockett Street

ORDINANCE NO. 2026-19

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOCKHART, TEXAS, AMENDING ARTICLE V OF CHAPTER 56 OF THE CODE OF ORDINANCES CHAPTER 56 RESIDENTIAL PARKING PROGRAM, IS AMENDED TO ADD SECTION 56.313(b)(1) TO ADD DESIGNATED PARKING AREA A; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEALER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Lockhart, Texas (“City Council”) finds that regulation of residential parking is necessary to protect the health, safety, and welfare of residents; and

WHEREAS, the City Council has received an application for designated parking area located on both sides of the Crockett Street, beginning at its intersection with Bowie Street and ending at its intersection with Alamo Street and has conducted a public hearing on the matter; and

WHEREAS, the City Council finds it in the best interest of the City and its residents to adopt the following ordinance;

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

SECTION 1.

That the Code of Ordinances, City of Lockhart, Texas, is hereby amended by adding a section to be numbered Sec. 56.313(b)(1), which section reads as follows:

Sec. 56.313. Residential Parking Program

(b) Designated permit areas

No person shall park and leave standing any vehicle on a public roadway, whether attended or unattended, between the times listed and locations designated below without first having obtained a valid parking permit for the designated permit area from the city. Said designated permit area shall be designated as a tow-away zone. Appropriate signage shall be posted in accordance with Texas Transportation Code § 684.052 before enforcement or towing actions occur.

1. Area A, between the hours of 8:00 a.m. and 5:00 p.m. on regularly scheduled class days for Lockhart Independent School District as shown on the official student academic calendar.
 - a. On both sides of Bowie Street from its intersection with South Medina Street to the intersection with Travis Street.
 - b. On both sides of Crockett Street from its intersection with Bowie Street to the intersection with Alamo Street.

SECTION 2. SEVERABILITY

If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect the other provisions, sections, or applications of the ordinance that can be given effect without the invalid provision or application, and to this end, the provisions of this ordinance are declared to be severable.

SECTION 3. REPEALER

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of the conflict only.

SECTION 4. EFFECTIVE DATE

This ordinance shall take effect immediately upon its passage and publication as provided by law.

PASSED AND APPROVED on this ____ day of _____, 2026.

CITY OF LOCKHART, TEXAS

LEW WHITE, Mayor

ATTEST:

JULIE BOWERMON, City Secretary

APPROVED AS TO FORM:

BRADFORD E. BULLOCK, City Attorney

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: May 5, 2026

AGENDA ITEM CAPTION: Hold a PUBLIC HEARING and discussion and/or action on Ordinance 2026-20, for text amendments to Chapter 56, "Traffic & Vehicles" Article V, Section 56-313, "Residential Parking Permits," of the Lockhart Code of Ordinances to authorize creation of a residential parking permit area on Center Street from the intersection of S. Medina Street to the intersection of Lions Country Drive, including 807 & 809 Center Street residences, between the hours of 8:00 a.m. and 5:00 p.m. on school days for Lockhart I.S.D.

ORIGINATING DEPARTMENT AND CONTACT: Police - Gary Williamson

ACTION REQUESTED: Ordinance

BACKGROUND/SUMMARY/DISCUSSION: On September 2, 2025, Council approved Ordinance 2025-18 authorizing creation of the framework for a residential parking permit program, specifically regulating on-street parking in residential areas. The program does not automatically designate any parking restrictions. Instead, property owners would be required to petition the City Council for the creation of a residential permit parking area. Only upon council approval would a designated permit area be established.

On November 6, 2025, the first residential parking permit area was created after residents of Bowie Street petitioned the Council. Ordinance 2025-26 amended Ordinance 2025-18 to establish the residential parking area on Bowie Street.

On January 27, 2026, Mr. Patrick (Pat) Waldron submitted a petition to the city with signatures representing over 60% of the residences on Center Street from the intersection of S. Median Street to the intersection of Lions Country Drive, including 807 & 809 Center Street. The signatures have been verified. The parking restrictions for Center Street would be 8:00 a.m. to 5:00 p.m. on school days for Lockhart I.S.D. Ordinance 2026-20 amends ordinance 2025-18 to establish the parking permit area.

Public Works Director Sean Kelley has reviewed the application for compliance with applicable city ordinances as required by the ordinance.

Council may approve, reject or modify the request.

If approved, public works would erect signage indicating Crockett Street is a Residential Parking Permit area and residents would be issued parking permits.

PROJECT SCHEDULE (if applicable):

FISCAL NOTE (if applicable):

City of Lockhart, Texas

Council Agenda Item Cover Sheet

PREVIOUS COUNCIL ACTION: On September 2, 2025, Council approved Ordinance 2025-18 authorizing creation of the framework for a residential parking permit program, specifically regulating on-street parking in residential areas.

On November 6, 2025, the first residential parking permit area was created after residents of Bowie Street petitioned the Council. Ordinance 2025-26 amended Ordinance 2025-18 to establish the residential parking area on Bowie Street.

COMMITTEE/BOARD/COMMISSION ACTION:

STAFF RECOMMENDATION/REQUESTED MOTION: Staff recommends approval of the Center Street residential parking permit area.

LIST OF SUPPORTING DOCUMENTS: O2026-20Amending Residential Parking Permit Ordinance - Center Street

ORDINANCE NO. 2026-20

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOCKHART, TEXAS, AMENDING ARTICLE V OF CHAPTER 56 OF THE CODE OF ORDINANCES CHAPTER 56 RESIDENTIAL PARKING PROGRAM, IS AMENDED TO ADD SECTION 56.313(b)(2) TO ADD DESIGNATED PARKING AREA B; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEALER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Lockhart, Texas (“City Council”) finds that regulation of residential parking is necessary to protect the health, safety, and welfare of residents; and

WHEREAS, the City Council has received an application for designated parking area located on both sides of the Crockett Street, beginning at its intersection with Bowie Street and ending at its intersection with Alamo Street and has conducted a public hearing on the matter; and

WHEREAS, the City Council finds it in the best interest of the City and its residents to adopt the following ordinance;

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

SECTION 1.

That the Code of Ordinances, City of Lockhart, Texas, is hereby amended by adding a section to be numbered Sec. 56.313(b)(1), which section reads as follows:

Sec. 56.313. Residential Parking Program

(b) Designated permit areas

No person shall park and leave standing any vehicle on a public roadway, whether attended or unattended, between the times listed and locations designated below without first having obtained a valid parking permit for the designated permit area from the city. Said designated permit area shall be designated as a tow-away zone. Appropriate signage shall be posted in accordance with Texas Transportation Code § 684.052 before enforcement or towing actions occur.

2. Area B, between the hours of 8:00 a.m. and 5:00 p.m. on regularly scheduled class days for Lockhart Independent School District as shown on the official student academic calendar.
 - a. On the north side of Center Street from the intersection of South Medina Street to the intersection of Lions Country Drive, including the residences at 807 & 809 Center Street.

SECTION 2. SEVERABILITY

If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect the other provisions, sections, or applications of the ordinance that can be given effect without the invalid provision or application, and to this end, the provisions of this ordinance are declared to be severable.

SECTION 3. REPEALER

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of the conflict only.

SECTION 4. EFFECTIVE DATE

This ordinance shall take effect immediately upon its passage and publication as provided by law.

PASSED AND APPROVED on this ____ day of _____, 2026.

CITY OF LOCKHART, TEXAS

LEW WHITE, Mayor

ATTEST:

JULIE BOWERMON, City Secretary

APPROVED AS TO FORM:

BRADFORD E. BULLOCK, City Attorney

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: May 5, 2026

AGENDA ITEM CAPTION: Approve Resolution 2026-18 to grant Hillwood Communities a 90-day extension of the conditional consent to form the Lockhart Municipal Utility District (MUD) of Caldwell County and the inclusion into said district of 889.3 acres of land, 720.681 acres of which are in the City's ETJ.

ORIGINATING DEPARTMENT AND CONTACT: Development Services - David Fowler

ACTION REQUESTED: Resolution

BACKGROUND/SUMMARY/DISCUSSION: State law requires that a city consent to the inclusion of land in its ETJ in a municipal utility district ("MUD"). At a workshop on January 27, 2025, Hillwood Communities discussed the development of 889.3 acres of land ("Property"), 720.681 acres of which is in City's ETJ ("Property"). Hillwood Communities is continuing in its due diligence period for the purchase of the Property and has asked the City to extend the conditional consent to creation of the Lockhart Municipal Utility District of Caldwell County and the inclusion of the Property into said district. This consent was granted with the passage of Resolution 2025-08 on February 18, 2025. The consent agreement was renewed on August 5, 2025, November 18, 2025 and February 3, 2026. The third extension is nearing expiration, creating the need for another extension, as the Development Agreement between Hillwood and the City of Lockhart has not yet been approved. The subject agreement is conditioned in part on the ability of Hillwood Communities and the City to negotiate and enter into a development agreement and expires in 90 days on August 3 2026, and represents the fourth extension of the original 180-day consent agreement.

PROJECT SCHEDULE (if applicable): N/A

FISCAL NOTE (if applicable): None

PREVIOUS COUNCIL ACTION: City Council approved Resolution 2025-08, granting conditional consent to the creation of the MUD on the subject property on February 18, 2025, and renewed with Resolution 2025-24 on August 5, 2025 and Resolution 2026-03 on February 3, 2026..

COMMITTEE/BOARD/COMMISSION ACTION: None

STAFF RECOMMENDATION/REQUESTED MOTION: Approval of Resolution 2026-03, granting a 90-day extension to the conditional consent to create a MUD granted on February 18, 2025 and renewed August 5, 2025, November 18, 2025, and February 3, 2026.

LIST OF SUPPORTING DOCUMENTS: Hillwood MUD Consent Resolution 2026-18,

City of Lockhart, Texas

Council Agenda Item Cover Sheet

Resolution 2026-18 Exhibit A, Resolution 2026-18 Exhibit B

CITY OF LOCKHART, TEXAS

RESOLUTION NO. 2026-18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOCKHART, TEXAS, GRANTING EXTENSION OF ADDITIONAL 90 DAYS TO NEGOTIATE AND ENTER INTO A DEVELOPMENT AGREEMENT AND PROVIDING THAT THE CITY'S CONDITIONAL CONSENT TO THE CREATION OF THE SPENCEWOOD MUNICIPAL UTILITY DISTRICT OF CALDWELL COUNTY WILL EXPIRE UPON THE PASSAGE OF SUCH ADDITIONAL 90 DAYS.

WHEREAS, pursuant to Resolution No. 2025-08, the City of Lockhart, Texas (the "City"), a home-rule municipality created under the laws of the State of Texas, provided its conditional consent to the creation of the Spencewood Municipal Utility District of Caldwell County, at that time referred to as the Lockhart Municipal Utility District of Caldwell County (the "District") encompassing 889.3 acres ("Land"), as reflected in Exhibit A, attached hereto and incorporated by reference, approximately 720.681 acres of the Land being situated within the City's extraterritorial jurisdiction and the remainder situated within unincorporated Caldwell County; and

WHEREAS, Hillwood Enterprises, L.P., a Texas limited partnership, has entered into an earnest money contract to purchase an additional 148.5 acres (the "Additional Land") as more particularly described in Exhibit B, attached hereto and incorporated by reference;

WHEREAS, the City's conditional consent was conditioned on the City and the owners of the Land negotiating and entering into a development agreement (the "Development Agreement") concerning the Land, pursuant to Section 212.172 of the Texas Local Government Code, to the extent any portion of the District is located within the City's extraterritorial jurisdiction as reflected in Exhibit A; and

WHEREAS, Resolution No. 2025-08 provides for the expiration of the City's conditional consent upon the passage of one-hundred eighty (180) days after February 18, 2025, or August 17, 2025; and

WHEREAS, pursuant to Resolution No. 2025-24, the City granted an extension of an additional 90 days after August 17, 2025, or November 15, 2025, for the City and the owners of any portion of the Land and the Additional Land within the City's extraterritorial jurisdiction to negotiate and enter into a Development Agreement; and

WHEREAS, pursuant to Resolution Nos. 2025-40 and 2026-03, the City granted additional 90-day extensions through May 14, 2026, for the City and the owners of any portion of the Land and the Additional Land within the City's extraterritorial jurisdiction to negotiate and enter into a Development Agreement; and

WHEREAS, the City wishes to grant another extension of an additional 90 days after May 14, 2026, for the City and the owners of any portion of the Land and the Additional Land within the City's extraterritorial jurisdiction to negotiate and enter into a Development Agreement.

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 be true and correct legislative findings of the City Council of the City of Lockhart (the “City Council”), and they are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

Section 2. The City Council hereby extends for an additional 90 days its conditional support and consent for the creation of a district operating pursuant to Article XVI, Section 59 and Article III, Section 52, Texas Constitution and Chapter 54, Texas Water Code, as amended, to the extent any portion of the District is located within the City’s extraterritorial jurisdiction, as shown more fully in Exhibit A, and to the extent that the City and the owners of the Land and the Additional Land within the extraterritorial jurisdiction of the City are able to negotiate and enter into a Development Agreement. The City Council’s conditional consent applies to the Land and the Additional Land and expires 90 days after May 14, 2026, or August 12, 2026.

Section 3. The City Manager of the City is hereby authorized to execute any documents necessary to effectuate this Resolution.

Section 4. The City Council further states that it has not relinquished any rights, duties or powers relating to the inclusion of the District within its extraterritorial jurisdiction.

Section 5. The City Council further states that this Resolution is provided subject to and in reliance upon the terms of a Development Agreement, which may be entered into between the City and the landowners within the District. The District shall execute a joinder and become a party to the Development Agreement. The City does not consent to the organization of the District, election, or issuance of bonds from any revenue available to the District until the Development Agreement is executed.

Section 6. The City Council hereby finds and determines that sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted as a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting, as required by the Texas Open Meetings Act, contained in Chapter 551 of the Texas Government Code, as amended, and that this meeting was open to the public and the subject matter of this Resolution and its contents have been discussed, considered and formally acted upon by the City Council. Further, the City Council ratifies, approves and confirms such written notice and the contents and posting thereof, and the foregoing fully complied with all applicable law.

Section 7. If any part of this Resolution, of whatever size, is ever declared invalid or unenforceable for any reason, the remainder of this Resolution shall remain in full force and effect.

Section 8. This Resolution shall be effective from and after its passage by the City Council.

PASSED AND APPROVED by the City Council of the City of Lockhart, Texas, the 5th day of May 2026.

Lew White, Mayor

ATTEST:

Julie Bowermon, City Secretary

APPROVED AS TO FORM:

Brad Bullock, City Attorney

Exhibit A

CITY OF LOCKHART, TEXAS

RESOLUTION NO. 2025-08

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOCKHART, TEXAS, GRANTING CONDITIONAL CONSENT TO THE CREATION OF THE LOCKHART MUNICIPAL UTILITY DISTRICT OF CALDWELL COUNTY AND THE INCLUSION OF 889.3 ACRES OF LAND INTO SAID DISTRICT; MAKING FINDINGS RELATED THERETO; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Lockhart, Texas (the “City”), a home-rule municipality created under the laws of the State of Texas, received a request for consent from Spencewood, Inc., (“Owner”) to the creation of the Lockhart Municipal Utility District of Caldwell County (the “District”) encompassing 889.3 acres (“Land”) as more particularly described in Exhibit A, attached hereto and incorporated by reference, approximately 720.681 acres of the Land being situated within the City’s extraterritorial jurisdiction and the remainder situated within unincorporated Caldwell County; and

WHEREAS, the Land is not situated within the corporate limits or extraterritorial jurisdiction of any other municipality; and

WHEREAS, Section 54.016 of the Texas Water Code provides that land within a city or its extraterritorial jurisdiction may not be included within a municipal utility district without such city’s consent; and

WHEREAS, this Resolution is authorized by Section 54.016 of the Texas Water Code, Chapters 49 and 54 of the Texas Water Code, Section 42.042 of the Texas Local Government Code, and all applicable law; and

WHEREAS, the District will be created and organized pursuant to Article XVI, Section 59 and Article III, Section 52, of the Texas Constitution, and Chapters 49 and 54 of the Texas Water Code, as amended; and

WHEREAS, the City wishes to evidence its conditional support and consent for the creation of the District to the extent any portion of the District is located within the City’s extraterritorial jurisdiction, as evidenced by Exhibit A, subject to the terms of a Development Agreement to be negotiated between the City and the landowners (the “Development Agreement”) and the terms of this Resolution, subject to the expiration thereof upon the passage of one-hundred eighty (180) days,

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 be true and correct legislative findings of the City Council of the City of Lockhart (the “City Council”), and they are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

Section 2. The City Council hereby grants its conditional support and consent for the creation of a district operating pursuant to Article XVI, Section 59 and Article III, Section 52, Texas Constitution and Chapter 54, Texas Water Code, as amended, to the extent any portion of the District is located within its extraterritorial jurisdiction as shown more fully in Exhibit A and to the extent that the City and Owner and District are able to negotiate and enter into a Development Agreement, and the City Manager of the City is hereby authorized to execute any documents necessary to effectuate this Resolution. The City Council's conditional consent expires one hundred and eighty (180) days from the date of this Resolution.

Section 3. The City Council further states that it has not relinquished any rights, duties or powers relating to the inclusion of the District within its extraterritorial jurisdiction.

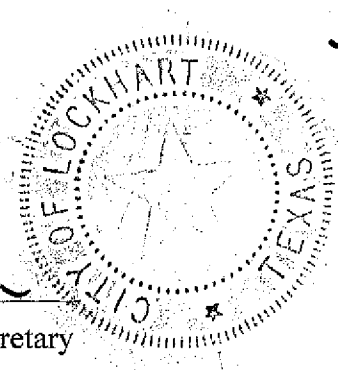
Section 4. The City Council further states that this Resolution is provided subject to and in reliance upon the terms of a Development Agreement, which may be entered into between the City and the landowners within the District. The District shall execute a joinder and become a party to the Development Agreement. The City does not consent to the organization of the District, election, or issuance of bonds from any revenue available to the District until the Development Agreement is executed.

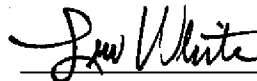
Section 5. The City Council hereby finds and determines that sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted as a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting, as required by the Texas Open Meetings Act, contained in Chapter 551 of the Texas Government Code, as amended, and that this meeting was open to the public and the subject matter of this Resolution and its contents have been discussed, considered and formally acted upon by the City Council. Further, the City Council ratifies, approves and confirms such written notice and the contents and posting thereof, and the foregoing fully complied with all applicable law.

Section 6. If any part of this Resolution, of whatever size, is ever declared invalid or unenforceable for any reason, the remainder of this Resolution shall remain in full force and effect.

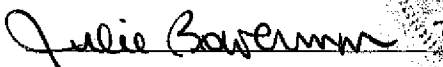
Section 7. This Resolution shall be effective from and after its passage by the City Council.

PASSED AND APPROVED by the City Council of the City of Lockhart, Texas the 18th day of February, 2025.

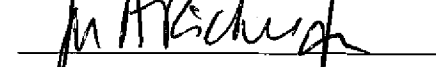



Lew White, Mayor

ATTEST:


Julie Bowermon, City Secretary

APPROVED AS TO FORM:


Bradford E. Bullock, City Attorney

(Legal Description of Property to be included in the District)



DESCRIPTION OF AN 889.3 ACRE TRACT OF LAND
SITUATED IN THE JAMES M. BAKER SURVEY, ABSTRACT NO. 46
MILES G. DIKES SURVEY NO. 9, ABSTRACT NO. 6
CALDWELL COUNTY, TEXAS

BEING an 889.3 acre tract of land situated in the James M. Baker Survey, Abstract No. 46, and the Miles G. Dikes Survey No. 9, Abstract No. 6 of Caldwell County, Texas, being a portion of a called 691.822 acre tract of land described in an instrument to Spencewood, Inc. described in Volume 194, Page 893, Official Public Records of Caldwell County, Texas (O.P.R.C.C.T.), save and except a called 80.895 acre tract described in an instrument recorded in Volume 538, Page 333, O.P.R.C.C.T., and save and except a called 129.248 acre tract described in an instrument recorded in Volume 552, Page 399, O.P.R.C.C.T.; being all of a called 181.790 acre tract described in an instrument to Spencewood, Inc. recorded in Volume 503, Page 764, O.P.R.C.C.T.; being a portion of a called 57.315 acre tract of land described in an instrument to Spencewood, Inc. recorded in Volume 634, Page 543, O.P.R.C.C.T., save and except a called 0.339 acre tract recorded in Volume 579, Page 97, O.P.R.C.C.T.; said 889.3 acre tract of land described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found on the East right-of-way line of State Highway 130 a controlled access variable width right-of-way (right-of-way being dedicated in the following documents: Volume 579, Page 39, O.P.R.C.C.T., Volume 579, Page 47, O.P.R.C.C.T., Volume 579, Page 27, O.P.R.C.C.T., Volume 579, Page 55, O.P.R.C.C.T., Volume 579, Page 65, O.P.R.C.C.T., Volume 579, Page 73, O.P.R.C.C.T., Volume 579, Page 81, O.P.R.C.C.T., Volume 579, Page 89, O.P.R.C.C.T., Volume 579, Page 104, O.P.R.C.C.T., Volume 579, Pg. 112, O.P.R.C.C.T., Volume 579, Page 97, O.P.R.C.C.T., Volume 579, Page 120, O.P.R.C.C.T., Volume 579, Page 128, O.P.R.C.C.T., Volume 619, Page 659, O.P.R.C.C.T., Volume 619, Page 661, O.P.R.C.C.T., and Volume 579, Page 136, O.P.R.C.C.T.), being the Southwest corner of the remainder of a called 101.25 acre tract of land described in an instrument to Zanty Lynn Champion and wife Doris Bragg Champion recorded in Volume 356, Page 19, Deed Records of Caldwell County, Texas (D.R.C.C.T.) and being the Northwest corner of the remainder of said 691.822 acre tract of land;

THENCE, South 61° 53' 33" East, along and with the North line of said 691.822 acre tract and the South line of said 101.25 acre tract, a distance of 93.52 feet to a 5-inch cedar fence corner post found for an angle point;

THENCE, North 78° 52' 36" East, continuing along and with the North line of said 691.822 acre tract and the South line of said 101.25 acre tract, a distance of 348.06 feet to a 4-inch cedar fence post found for an angle point;

THENCE, North 78° 30' 19" East, continuing along and with the North line of said 691.822 acre tract and the South line of said 101.25 acre tract, a distance of 950.36 feet to a 5/8-inch iron rod with cap stamped "Summit Geomatics, Inc." set in the center of an old tree stump with wire;

THENCE, South 10° 40' 13" East, along and with an East line of said 691.822 acre tract and the West line of a called 70.83 acre tract (Tract II) and a called 70.83 acre tract (Tract I) described in an instrument to Delbert Decker recorded in Volume 435, Page 472, O.P.R.C.C.T., a distance of 2,008.96 feet to a 10-inch cedar fence post found for the Southwest corner of said 70.83 acre tract (Tract I) and being an interior corner of said 691.822 acre tract and the herein described tract;



THENCE, North 78° 21' 12" East, along and with the South line of said 70.83 acre tract (Tract I) and the North line of said 691.822 acre tract, and the North line of said 181.790 acre tract, a distance of 3,275.62 feet to a 3/8-inch iron rod found for the Southeast corner of said Tract I and being the Southwest corner of a called 118.357 acre tract of land described in an instrument to Bridge to One, Inc. recorded in Document No. 2021-009484, O.P.R.C.C.T. and being an angle point on the North line of said 181.790 acre tract;

THENCE, North 78° 03' 03" East, along and with the South line of said 118.357 acre tract and the North line of said 181.790 acre tract, a distance of 1,777.47 feet to a 7-inch cedar fence post found on the occupied West right-of-way line of Dry Creek Road (variable width right-of-way – no deed of record found) and being the occupied Northeast corner of said 181.790 acre tract, and an angle point on the South line of said 118.357 acre tract;

THENCE, along and with the East and South lines of said 181.790 acre tract same being the occupied West and North right-of-way lines of said Dry Creek Road, the following eight (8) bearings and distances:

- 1) South 36° 03' 44" East, a distance of 20.64 feet to a 5/8-inch iron rod with cap stamped "Summit Geomatics, Inc." set for an angle point;
- 2) South 11° 35' 37" East, a distance of 593.70 feet to a 5/8-inch iron rod with cap stamped "Summit Geomatics, Inc." set for an angle point;
- 3) South 12° 13' 42" East, a distance of 721.17 feet to a 5/8-inch iron rod with cap stamped "Summit Geomatics, Inc." set for an angle point;
- 4) South 11° 31' 51" East, a distance of 1,285.35 feet to an 8-inch cedar fence corner post found for corner;
- 5) South 00° 48' 15" East, a distance of 159.84 feet to a 6-inch cedar fence corner post found for corner;
- 6) South 39° 04' 45" West, a distance of 71.90 feet to an 8-inch cedar fence corner post found for corner;
- 7) South 78° 27' 46" West, a distance of 772.29 feet to a 6-inch cedar fence corner post found for corner;
- 8) South 79° 38' 55" West, a distance of 784.15 feet to a 7-inch cedar fence corner post found for the most Easterly Northeast corner of said 691.822 acre tract;

THENCE, along and with the East lines of said 691.822 acre tract same being the occupied West right-of-way line of said Dry Creek Road, the following seven (7) bearings and distances:

- 1) South 10° 03' 46" West, a distance of 75.84 feet to a 37-inch live oak tree;
- 2) South 13° 04' 38" East, a distance of 86.31 feet to a 7-inch cedar fence corner post;
- 3) South 26° 28' 01" East, a distance of 83.48 feet to an 8-inch cedar fence corner post;
- 4) South 21° 18' 42" East, a distance of 512.98 feet to a 5/8-inch iron rod with cap stamped "Summit Geomatics, Inc." set for an angle point;
- 5) South 21° 10' 59" East, a distance of 911.78 feet to a 5/8-inch iron rod with cap stamped "Summit Geomatics, Inc." set for an angle point;
- 6) South 25° 11' 46" East, a distance of 622.32 feet to a 5/8-inch iron rod with cap stamped "Summit Geomatics, Inc." set for an angle point;



- 7) South $21^{\circ} 52' 46''$ East, a distance of 608.22 feet to a 3-inch metal fence post found for the occupied Southeast corner of said 691.822 acre tract and the occupied Northeast corner of a called 100 acre tract of land described as Second Tract in an instrument to Barbara Lou Segler et al recorded in Volume 364, Page 54 of the D.R.C.C.T.;

THENCE, along and with the common line of said 100 acre tract and said 691.822 acre tract, the following four (4) bearings and distances:

- 1) South $78^{\circ} 19' 35''$ West, a distance of 1,848.63 feet to a 7-inch cedar fence post found for an angle point;
- 2) South $78^{\circ} 18' 17''$ West, a distance of 1,280.10 feet to a 4-inch metal fence post found for an angle point;
- 3) South $78^{\circ} 45' 38''$ West, a distance of 806.01 feet to a t-post found for an angle point;
- 4) South $77^{\circ} 54' 58''$ West, a distance of 885.98 feet to a calculated point in the approximate centerline of Plum Creek and being the East line of a called 204.145 acre tract of land described in an instrument to La Familia Partnership, LTD., recorded in Volume 228, Page 493, O.P.R.C.C.T., and being further described in Volume 416, Page 694, D.R.C.C.T., and being the common Westerly corner of said 100 acre tract and said 691.822 acre tract and marking the most Southerly Southwest corner of the herein described tract;

THENCE, along and with the approximate centerline of Plum Creek, same being the East line of said 204.145 acre tract and the West line of said 691.822 acre tract, the following forty-one (41) bearings and distances:

- 1) North $23^{\circ} 24' 09''$ East, a distance of 57.35 feet to a calculated point for corner;
- 2) North $11^{\circ} 15' 07''$ East, a distance of 99.02 feet to a calculated point for corner;
- 3) North $03^{\circ} 03' 49''$ West, a distance of 83.76 feet to a calculated point for corner;
- 4) North $40^{\circ} 07' 18''$ West, a distance of 54.71 feet to a calculated point for corner;
- 5) North $43^{\circ} 48' 44''$ West, a distance of 86.61 feet to a calculated point for corner;
- 6) North $76^{\circ} 38' 06''$ West, a distance of 59.52 feet to a calculated point for corner;
- 7) North $89^{\circ} 34' 23''$ West, a distance of 159.53 feet to a calculated point for corner;
- 8) North $45^{\circ} 43' 00''$ West, a distance of 237.39 feet to a calculated point for corner;
- 9) North $04^{\circ} 50' 50''$ West, a distance of 88.11 feet to a calculated point for corner;
- 10) North $38^{\circ} 24' 49''$ West, a distance of 112.95 feet to a calculated point for corner;
- 11) North $31^{\circ} 03' 49''$ West, a distance of 66.09 feet to a calculated point for corner;
- 12) North $48^{\circ} 41' 53''$ West, a distance of 69.74 feet to a calculated point for corner;
- 13) South $81^{\circ} 32' 05''$ West, a distance of 138.88 feet to a calculated point for corner;
- 14) South $84^{\circ} 47' 07''$ West, a distance of 45.19 feet to a calculated point for corner;
- 15) South $80^{\circ} 12' 18''$ West, a distance of 76.04 feet to a calculated point for corner;
- 16) South $75^{\circ} 16' 21''$ West, a distance of 22.49 feet to a calculated point for corner;
- 17) South $33^{\circ} 29' 16''$ West, a distance of 72.95 feet to a calculated point for corner;
- 18) South $66^{\circ} 38' 23''$ West, a distance of 113.82 feet to a calculated point for corner;
- 19) North $52^{\circ} 12' 37''$ West, a distance of 29.22 feet to a calculated point for corner;
- 20) North $51^{\circ} 00' 35''$ West, a distance of 100.62 feet to a calculated point for corner;
- 21) North $58^{\circ} 43' 21''$ West, a distance of 115.68 feet to a calculated point for corner;
- 22) South $89^{\circ} 41' 28''$ West, a distance of 84.87 feet to a calculated point for corner;
- 23) North $49^{\circ} 34' 03''$ West, a distance of 161.32 feet to a calculated point for corner;
- 24) North $10^{\circ} 20' 55''$ West, a distance of 146.23 feet to a calculated point for corner;
- 25) North $06^{\circ} 40' 43''$ East, a distance of 113.07 feet to a calculated point for corner;



- 26) North 02° 26' 01" West, a distance of 62.69 feet to a calculated point for corner;
- 27) North 06° 30' 09" East, a distance of 51.12 feet to a calculated point for corner;
- 28) North 12° 55' 26" East, a distance of 70.10 feet to a calculated point for corner;
- 29) North 15° 21' 21" East, a distance of 97.97 feet to a calculated point for corner;
- 30) North 10° 31' 47" East, a distance of 155.22 feet to a calculated point for corner;
- 31) North 24° 32' 11" East, a distance of 33.50 feet to a calculated point for corner;
- 32) North 11° 05' 46" East, a distance of 56.86 feet to a calculated point for corner;
- 33) North 19° 37' 09" East, a distance of 179.53 feet to a calculated point for corner;
- 34) North 33° 57' 25" East, a distance of 116.26 feet to a calculated point for corner;
- 35) North 42° 05' 09" East, a distance of 86.94 feet to a calculated point for corner;
- 36) North 59° 43' 10" East, a distance of 77.48 feet to a calculated point for corner;
- 37) North 52° 59' 09" East, a distance of 217.90 feet to a calculated point for corner;
- 38) North 54° 38' 09" East, a distance of 79.74 feet to a calculated point for corner;
- 39) North 34° 30' 50" East, a distance of 166.27 feet to a calculated point for corner;
- 40) North 11° 33' 43" East, a distance of 112.67 feet to a calculated point for corner;
- 41) North 04° 11' 35" West, a distance of 78.81 feet to a calculated point for the Northeast corner of said 204.145 acre tract and being the Southeast corner of said 57.315 acre tract;

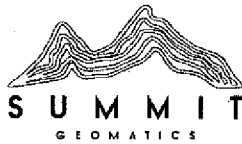
THENCE, South 78° 34' 00" West, along and with the occupied South line of said 57.315 acre tract and being the occupied North line of said 204.145 acre tract, a distance of 1,616.84 feet to a calculated point for corner;

THENCE, North 11° 27' 55" East, over and across said 57.315 acre tract, a distance of 55.71 feet to a 1/2-inch iron rod with cap stamped "Hinkle Surveying" found for the monumented Southeast corner of a called 9.988 acre tract of land described in an instrument to Spencewood, Inc. recorded in Volume 634, Page 601, O.P.R.C.C.T.;

THENCE, North 11° 09' 57" East, along and with the West line of said 57.315 acre tract same being the East line of said 9.998 acre tract, the East line of a called 9.484 acre tract described in an instrument to Spencewood, Inc. recorded in Volume 634, Page 551, O.P.R.C.C.T., the East line of a called 9.391 acre tract described in an instrument to Spencewood, Inc. recorded in Volume 634, Page 558, O.P.R.C.C.T., the East line of a called 9.329 acre tract described in an instrument to Spencewood, Inc. recorded in Volume 634, Page 565, O.P.R.C.C.T., the East line of a called 9.304 acre tract described in an instrument to Spencewood, Inc. recorded in Volume 634, Page 572, O.P.R.C.C.T., the East line of a called 9.198 acre tract described in an instrument to Spencewood, Inc. recorded in Volume 634, Page 536, O.P.R.C.C.T., and the East line of a called 36.934 acre tract described in an instrument to Spencewood, Inc. recorded in Volume 634, Page 528, O.P.R.C.C.T., at a distance of 2,444.22 feet passing a 1/2-inch iron rod (bent) and continuing for a total distance of 2,591.70 feet to a calculated point in the approximate centerline of Plum Creek and being the Northeast corner of said 36.934 acre tract;

THENCE, along and with the North line of said 36.934 acre tract, the following eight (8) bearings and distances:

- 1) North 31° 24' 31" West, a distance of 61.66 feet to a calculated point for corner;
- 2) North 08° 56' 21" West, a distance of 84.16 feet to a calculated point for corner;
- 3) North 40° 23' 15" West, a distance of 114.49 feet to a calculated point for corner;
- 4) North 43° 38' 39" West, a distance of 134.69 feet to a calculated point for corner;
- 5) North 19° 31' 20" West, a distance of 80.43 feet to a calculated point for corner;
- 6) North 37° 11' 55" West, a distance of 100.98 feet to a calculated point for corner;



- 7) North 45° 50' 12" West, a distance of 211.91 feet to a calculated point for corner;
- 8) North 68° 14' 45" West, a distance of 106.56 feet to a 60D nail found on the East right-of-way line of said S.H. 130;

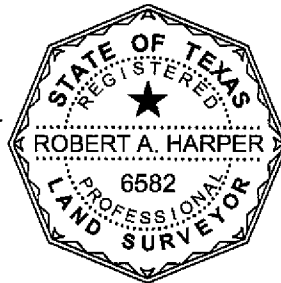
THENCE, North 11° 10' 57" East, along and with the East right-of-way line of said S.H. 130, a distance of 1,552.24 feet to a TxDOT Type II brass disc monument marking the beginning of a curve to the right;

THENCE, continuing along and with the East right-of-way line of said S.H. 130 and along said curve to the right through an angle of 02° 17' 59", having a radius of 12,000.00 feet, an arc length of 481.63 feet and whose long chord bears North 12° 19' 56" East, a distance of 481.60 feet to the **POINT OF BEGINNING** and containing 889.3 acres of land.

Notes:

- 1) Bearing orientation is based upon the Texas Coordinate System, South Central Zone 4204, North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.00. Distances shown hereon are in Surface. To convert distances to Divide by the Surface Adjustment Factor of 1.00013.
- 2) This M&B description was prepared in conjunction with a survey sketch of even date.

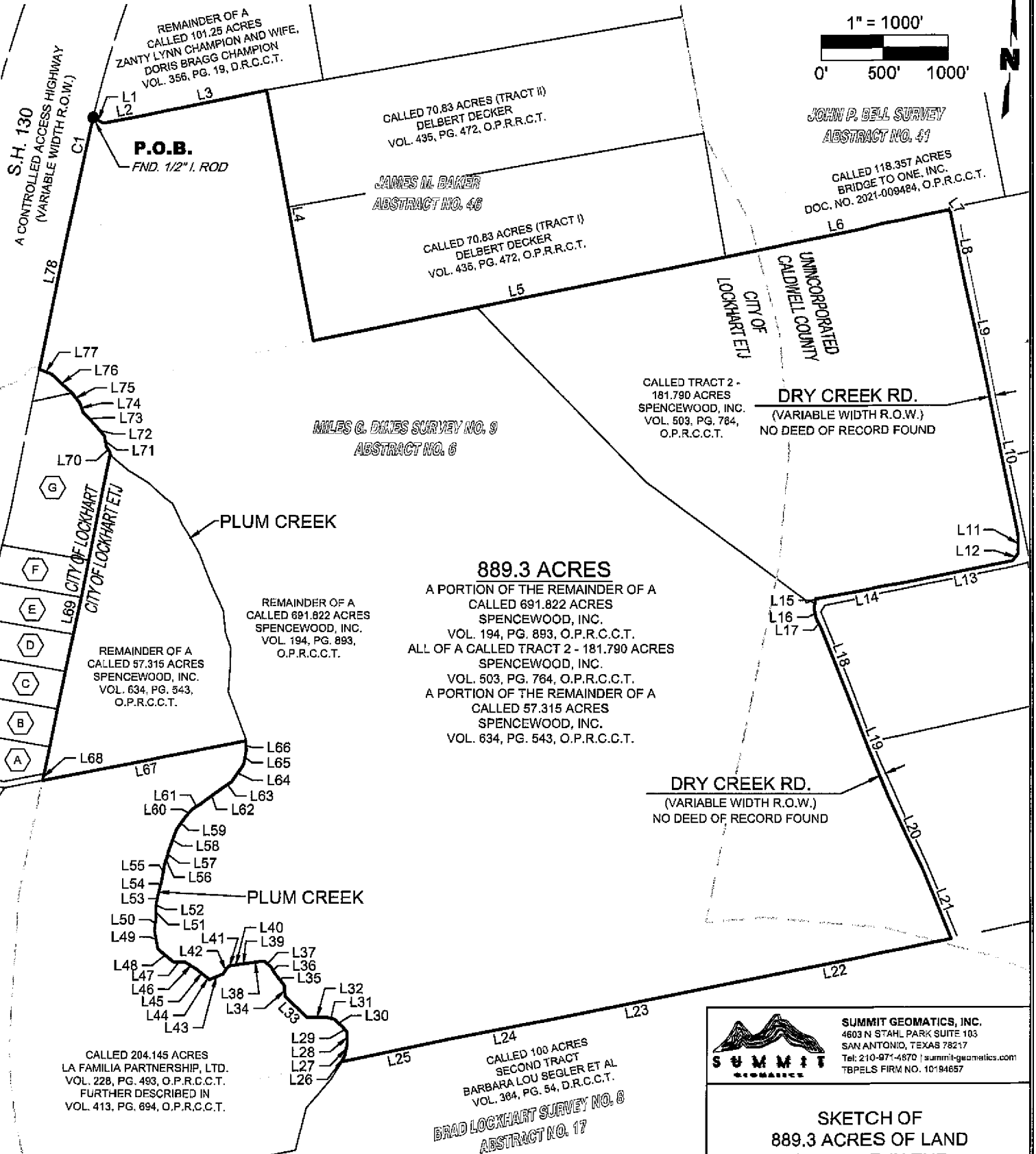
Robert A. Harper, RPLS No. 6582
Summit Geomatics, Inc.
4603 N Stahl Park Suite 103
San Antonio, Texas 78217
TBPELS Firm No. 10194657



SKETCH TO ACCOMPANY M&B DESCRIPTION

1" = 1000'

0' 500' 1000'



GENERAL NOTES:

1. BEARING ORIENTATION IS BASED UPON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, EPOCH 2010.00. MEASUREMENTS ARE IN U.S. SURVEY FEET. DISTANCES AND COORDINATES SHOWN HEREON ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY USING THE COMBINED ADJUSTMENT FACTOR OF 1.00013.
2. A METES AND BOUNDS DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS SKETCH.



SUMMIT GEOMATICS, INC.
4603 N STAHL PARK SUITE 103
SAN ANTONIO, TEXAS 78217
Tel: 210-971-4870 | summit-geomatics.com
TBPELS FIRM NO. 10194657

SKETCH OF
889.3 ACRES OF LAND
SITUATED IN THE
JAMES M. BAKER SURVEY, A-46
MILES G. DIKES SURVEY NO. 9, A-6
CALDWELL COUNTY, TEXAS

SCALE:	JOB NO.:	DATE:	SHEET:
1"=1,000'	24,0329	02/08/2025	1 OF 2

SKETCH TO ACCOMPANY M&B DESCRIPTION

LEGEND

DOC. DOCUMENT
FND. FOUND
I. IRON
NO. NUMBER
O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS
OF CALDWELL COUNTY, TEXAS
PG. PAGE
P.O.B. POINT OF BEGINNING
VOL. VOLUME

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 61°53'33" E	93.52'
L2	N 78°52'36" E	348.06'
L3	N 78°30'19" E	950.36'
L4	S 10°40'13" E	2,008.96'
L5	N 78°21'12" E	3,275.62'
L6	N 78°03'03" E	1,777.47'
L7	S 36°03'44" E	20.64'
L8	S 11°35'37" E	593.70'
L9	S 12°13'42" E	721.17'
L10	S 11°31'51" E	1,285.35'
L11	S 00°48'15" E	159.84'
L12	S 39°04'45" W	71.90'
L13	S 78°27'46" W	772.29'
L14	S 79°38'55" W	784.15'
L15	S 10°03'46" W	75.84'
L16	S 13°04'38" E	86.31'
L17	S 26°28'01" E	83.48'
L18	S 21°18'42" E	512.98'
L19	S 21°10'59" E	911.78'
L20	S 25°11'46" E	622.32'
L21	S 21°52'46" E	608.22'
L22	S 78°19'35" W	1,848.63'
L23	S 78°18'17" W	1,280.10'
L24	S 78°45'38" W	806.01'
L25	S 77°54'58" W	885.98'
L26	N 23°24'09" E	57.35'
L27	N 11°15'07" E	99.02'
L28	N 03°03'49" W	83.76'
L29	N 40°07'18" W	54.71'
L30	N 43°48'44" W	86.61'
L31	N 76°38'06" W	59.52'
L32	N 89°34'23" W	159.53'
L33	N 45°43'00" W	237.39'
L34	N 04°50'50" W	88.11'
L35	N 38°24'49" W	112.95'
L36	N 31°03'49" W	66.09'
L37	N 48°41'53" W	69.74'
L38	S 81°32'05" W	138.88'
L39	S 84°47'07" W	45.19'

LINE TABLE

NO.	BEARING	DISTANCE
L40	S 80°12'18" W	76.04'
L41	S 75°16'21" W	22.49'
L42	S 33°29'16" W	72.95'
L43	S 66°38'23" W	113.82'
L44	N 52°12'37" W	29.22'
L45	N 51°00'35" W	100.62'
L46	N 58°43'21" W	115.68'
L47	S 89°41'28" W	84.87'
L48	N 49°34'03" W	161.32'
L49	N 10°20'55" W	146.23'
L50	N 06°40'43" E	113.07'
L51	N 02°26'01" W	62.69'
L52	N 06°30'09" E	51.12'
L53	N 12°55'26" E	70.10'
L54	N 15°21'21" E	97.97'
L55	N 10°31'47" E	155.22'
L56	N 24°32'11" E	33.50'
L57	N 11°05'46" E	56.86'
L58	N 19°37'09" E	179.53'
L59	N 33°57'25" E	116.26'
L60	N 42°05'09" E	86.94'
L61	N 59°43'10" E	77.48'
L62	N 52°59'09" E	217.90'
L63	N 54°38'09" E	79.74'
L64	N 34°30'50" E	166.27'
L65	N 11°33'43" E	112.67'
L66	N 04°11'35" W	78.81'
L67	S 78°34'00" W	1,616.84'
L68	N 11°27'55" E	55.71'
L69	N 11°09'57" E	2,591.70'
L70	N 31°24'31" W	61.66'
L71	N 08°56'21" W	84.16'
L72	N 40°23'15" W	114.49'
L73	N 43°38'39" W	134.69'
L74	N 19°31'20" W	80.43'
L75	N 37°11'55" W	100.98'
L76	N 45°50'12" W	211.91'
L77	N 68°14'45" W	106.56'
L78	N 11°10'57" E	1,552.24'

A

REMAINDER OF A
CALLED 9.988 ACRES
SPENCEWOOD, INC.
VOL. 634, PG. 601, O.P.R.C.C.T.

B

REMAINDER OF A
CALLED 9.484 ACRES
SPENCEWOOD, INC.
VOL. 634, PG. 551, O.P.R.C.C.T.

C

REMAINDER OF A
CALLED 9.381 ACRES
SPENCEWOOD, INC.
VOL. 634, PG. 558, O.P.R.C.C.T.

D

REMAINDER OF A
CALLED 9.329 ACRES
SPENCEWOOD, INC.
VOL. 634, PG. 565, O.P.R.C.C.T.

E

REMAINDER OF A
CALLED 9.304 ACRES
SPENCEWOOD, INC.
VOL. 634, PG. 572, O.P.R.C.C.T.

F

REMAINDER OF A
CALLED 9.198 ACRES
SPENCEWOOD, INC.
VOL. 634, PG. 538, O.P.R.C.C.T.

G

REMAINDER OF A
CALLED 36.934 ACRES
SPENCEWOOD, INC.
VOL. 634, PG. 528, O.P.R.C.C.T.

CURVE TABLE

NO.	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	481.63'	12,000.00'	2°17'59"	N 12°19'56" E	481.60'



SUMMIT GEOMATICS, INC.
4603 N STAHL PARK SUITE 103
SAN ANTONIO, TEXAS 78217
Tel: 210-971-4870 | summit-geomatics.com
TBPELS FIRM NO. 10194657

**SKETCH OF
889.3 ACRES OF LAND
SITUATED IN THE
JAMES M. BAKER SURVEY, A-46
MILES G. DIKES SURVEY NO. 9, A-6
CALDWELL COUNTY, TEXAS**

SCALE:	JOB NO.:	DATE:	SHEET:
1"=1,000'	24.0329	02/06/2025	2 OF 2

DESCRIPTION OF A 148.5 ACRE TRACT OF LAND
SITUATED IN THE JAMES M. BAKER SURVEY, ABSTRACT NO. 46
CALDWELL COUNTY, TEXAS

BEING a 148.5 acre tract of land situated in the James M. Baker Survey, Abstract No. 46 of Caldwell County, Texas, being all of a called 70.83 acre tract of land described as Tract I and all of a called 70.83 acre tract of land described as Tract II recorded in Volume 435, Page 472, of the Official Public Records of Caldwell County, Texas (O.P.R.C.C.T.); said 148.5 acre tract of land described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod found on the East right-of-way line of State Highway 130 a controlled access variable width right-of-way (right-of-way being dedicated in the following documents: Volume 553, Page 255, O.P.R.C.C.T., Volume 579, Page 39, O.P.R.C.C.T., Volume 579, Page 47, O.P.R.C.C.T., Volume 579, Page 27, O.P.R.C.C.T., Volume 579, Page 55, O.P.R.C.C.T., Volume 579, Page 65, O.P.R.C.C.T., Volume 579, Page 73, O.P.R.C.C.T., Volume 579, Page 81, O.P.R.C.C.T., Volume 579, Page 89, O.P.R.C.C.T., Volume 579, Page 104, O.P.R.C.C.T., Volume 579, Pg. 112, O.P.R.C.C.T., Volume 579, Page 97, O.P.R.C.C.T., Volume 579, Page 120, O.P.R.C.C.T., Volume 579, Page 128, O.P.R.C.C.T., Volume 619, Page 659, O.P.R.C.C.T., Volume 619, Page 661, O.P.R.C.C.T., and Volume 579, Page 136, O.P.R.C.C.T.), being the Southwest corner of the remainder of a called 101-1/4 acre tract of land described in an instrument to Zanty Lynn Champion and wife Doris Bragg Champion recorded in Volume 356, Page 19, Deed Records of Caldwell County, Texas (D.R.C.C.T.) and being the Northwest corner of a called 691.822 acre tract of land described in an instrument recorded to Spencewood, Inc. recorded in Volume 194, Page 893, O.P.R.C.C.T.;

THENCE, South 61° 53' 33" East, along and with the North line of said 691.822 acre tract and the South line of said 101-1/4 acre tract, a distance of 93.52 feet to a 5-inch cedar fence corner post found for an angle point;

THENCE, North 78° 52' 36" East, continuing along and with the North line of said 691.822 acre tract and the South line of said 101-1/4 acre tract, a distance of 348.06 feet to a 4-inch cedar fence post found for an angle point;

THENCE, North 78° 30' 19" East, continuing along and with the North line of said 691.822 acre tract and the South line of said 101-1/4 acre tract, a distance of 950.36 feet to a 5/8-inch iron rod with cap stamped "Summit Geomatics, Inc." found in the center of an old tree stump with wire for the Northwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, North 79° 42' 13" East, along and with the North line of said 70.83 acre Tract II same being the South line of said 101-1/4 acre tract, and the South line of a called 78.962 acre tract of land described in an instrument to David L. Pittman recorded in Volume 35, Page 339, D.R.C.C.T., a distance of 3,290.86 feet to a 3/8-inch iron rod found on the West line of a called 118.357 acre tract of land described in an instrument to Bridge to One, Inc. recorded in Document No. 2021-009484, O.P.R.C.C.T., for the Southeast corner of said 78.962 acre tract, marking the Northeast corner of the herein described tract;

THENCE, South 10° 12' 23" East, along and with the West line of said 118.357 acre tract same being the East lines of said 70.83 acre Tracts I and II, a distance of 1,931.74 feet to a 3/8-inch iron rod found on the North line of a called 181.790 acre tract of land described as Tract 2 in an instrument to Spencewood Inc., recorded in Volume 503, Page 764, O.P.R.C.C.T., and marking the Southeast corner of said 70.83 acre Tract I and the herein described tract;

THENCE, South 78° 21' 12" West, along and with the South line of said 70.83 acre Tract I same being the North lines of said 181.790 acre tract and said 691.822 acre tract, a distance of 3,275.62 feet to a 10-inch Cedar Post found marking the Southwest corner of said 70.83 acre Tract I and the herein described tract;

THENCE, North 10° 40' 13" West, along and with an East line of said 691.822 acre tract and the West lines of said 70.83 acre Tracts I and II, a distance of 2,008.96 feet to **POINT OF BEGINNING** and containing 148.5 acres of land.

Notes:

- 1) Bearing orientation is based upon the Texas Coordinate System, South Central Zone 4204, North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.00. Distances shown hereon are in Surface. To convert distances to Divide by the Surface Adjustment Factor of 1.00013.
- 2) This M&B description was prepared in conjunction with a survey of even date.

Robert A. Harper, RPLS No. 6582

Summit Geomatics, Inc.
4603 N Stahl Park Suite 103
San Antonio, Texas 78217
TBPELS Firm No. 10194657

**REGULAR MEETING
LOCKHART CITY COUNCIL**

MAY 20, 2025

6:30 P.M.

CLARK LIBRARY ANNEX-COUNCIL CHAMBERS, 217 SOUTH MAIN STREET, 3RD FLOOR, LOCKHART, TEXAS

Council present:

Councilmember John Castillo
Councilmember Juan Mendoza
Councilmember Jeffry Michelson

Mayor Lew White
Councilmember Brad Westmoreland
Councilmember John Lairsen
Mayor Pro-Tem Angie Gonzales-Sanchez

Staff present:

Steve Lewis, City Manager
Joseph Resendez, Assistant City Manager
David Fowler, Planning Director
Holly Malish, Economic Development Director
Gary Williamson, Police Chief
Keeli Michna, Finance Director

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

Citizens/Visitors Addressing the Council: James Lovett and Jason Kirby of SH 130 Concessions; Jennifer Ridder and Jason Bart Fowler of McCall, Parkhurst & Horton; James Mannis of Halff Associates; Citizen: Pat Stroka, David Samuelson; David Harris, and Mario Gutierrez.

Work Session 6:30 p.m.

Mayor White opened the work session and advised the Council, staff and the audience that staff would provide information and explanations about the following items:

DISCUSSION ONLY

A. RECEIVE AN UPDATE FROM SH130 CONCESSIONS REGARDING TRAFFIC SIGNAL TIMING AT THE INTERSECTION OF WEST SAN ANTONIO STREET (SH142).

Mr. Kelley stated that on January 7, 2025, SH130 Concessions presented information to City Council regarding the congestion at the intersection of SH130 and SH142 and covered the following topics.

- Signal Warrant Analysis that triggered the signal activation
- The current Signal Timing Plan
- Min/Max Time Matrix
- Crash Statistics

SH130 recently conducted an engineering study of the intersection.

James Lovett and Jason Kirby of SH 130 Concessions provided an update and there was discussion about the recommended changes to alleviate congestion during peak times at the intersection and the timing of the scheduled traffic signal modifications.

B. DISCUSSION REGARDING AUTHORIZING RESOLUTION 2025-14 DESIGNATING THE LOCKHART ECONOMIC DEVELOPMENT CORPORATION AS THE CITY'S LIAISON FOR THE MUSIC FRIENDLY TEXAS PROGRAM, AUTHORIZING THE LOCKHART ECONOMIC DEVELOPMENT CORPORATION TO EXECUTE A MEMORANDUM OF UNDERSTANDING BETWEEN THE LOCKHART ECONOMIC DEVELOPMENT

CORPORATION AND THE TEXAS MUSIC OFFICE WITHIN THE OFFICE OF THE GOVERNOR FOR MAINTENANCE OF THE TEXAS MUSIC INDUSTRY DIRECTORY.

Ms. Malish stated that on December 20, 2024, The City of Lockhart was designated a "Music Friendly City" by the Texas Office of the Governor (OOG). Due to a backlog at the Texas OOG, the Memorandum of Understanding (MOU) for the certification has just now become available for approval. The proposed action presented to Lockhart City Council authorizes the Lockhart Economic Development Corporation to serve as liaison and maintain the local music industry database. A press release and certification presentation to Mayor White occurred January 3, 2025. Both State Senator Zaffirini and State House Representative Gerdes lauded the effort for fostering a vibrant music community and ongoing dedication to supporting local musical talent. The Music Friendly Texas program, the first in the nation since introduced by Texas Music Office in 2016, seeks to foster music business-related economic development and job creation in Texas cities and communities.

C. DISCUSSION REGARDING AUTHORIZING RESOLUTION 2025-15 DIRECTING PUBLICATION OF NOTICE OF CITY'S INTENT TO ISSUE CERTIFICATES OF OBLIGATION FOR CERTAIN CAPITAL PROJECTS AND RESOLUTION 2025-16 EXPRESSING OFFICIAL INTENT TO REIMBURSE CERTAIN EXPENDITURES INCURRED BY THE CITY RELATED TO THESE CAPITAL PROJECTS.

Mr. Resendez stated that Resolution 2025-15 authorizes proceeding with the issuance of Certificates of Obligation and further directing the publication of Notice of Intention to issue City of Lockhart, Texas combination tax and revenue certificates of obligation for certain capital projects. The issuance amount of \$20,000,000 in the resolution is an amount not to exceed. Council may authorize an issuance amount less than the \$20,000,000, depending on the scope of capital projects funded by the issuance.

The proposed projects to be funded by this issuance include the following:

- design and construction of the new aquatics facility;
- acquisition and renovation of an indoor recreation center;
- upgrades to the existing city hall;
- land acquisition for future police and/or fire facilities; and
- other improvements to existing City parks.

The final issuance amount would also include the costs of professional services, including engineering fees, in connection to these projects and the costs of issuing the certificates of obligation.

Mr. Resendez stated that Resolution 2025-16 expresses official intent to reimburse the City for certain expenditures. As discussed at the March 18, 2025 city council meeting, the issuance of the Certificate of Obligation (CO) will reimburse the General Fund for the acquisition of the property located at 120 W. MLK Industrial Boulevard for future use as an indoor recreation center.

If both resolutions are approved, the City's Bond Counsel and Financial Advisor will proceed with publication of the required notices and begin preparation of the offering documents for the CO's. Tentatively, the Financial Advisor would price the CO's through competitive sale and present the recommended underwriter(s) to Council for award at the July 15, 2025 Council meeting. Closing and proceeds received would occur in August 2025.

Jennifer Ridder and Jason Bart Fowler of McCall, Parkhurst & Horton provided information and there was discussion about the Certificates of Obligation process.

D. DISCUSS AWARDING A PROFESSIONAL SERVICES CONTRACT TO HALFF ASSOC. FOR ARCHITECTURAL AND ENGINEERING DESIGN SERVICES FOR AN AQUATICS FACILITY.

Mr. Hughes stated that staff published a Request for Qualifications (RFQ) for architectural and engineering design services to build a new aquatics facility on February 11, 2025. Staff received 12 Statements of Qualification in response to the RFQ. Four firms were selected for interviews: Dunaway, Halff Assoc., LJA Engineering, and Turner Ramirez Architects. Halff Assoc. (Halff) was selected as the finalist by the review committee on March 28, 2025. If the professional services contract with Halff is approved by City Council, Halff will begin work on the final design of the facility and oversee construction. Deliverables for the project include design, construction documents, bid documents, a proforma and operational planning. The project will be completed in two phases. The first phase will consist of the leisure pool component and support amenities such as a bath house, lifeguard office, mechanical room, landscaping, fencing, and parking lot/lighting. The second phase will consist of a competition pool and teaching pool enclosed with a retractable roof, allowing for year-round operation. Phase 1 is scheduled for completion in approximately 12 months. Phase 2 will commence immediately after Phase 1 and is scheduled to be completed 9 months later.

James Mannis of Halff Associates gave a presentation and there was discussion regarding Half Associates, Barker Rinker Seacat Architecture, P.C., Water Technology, Inc., and Beyond Engineering and Testing, LLC design recommendations to various aspects of the project including:

- Landscape Architecture / Site Design
- Architecture
- Mechanical, Electrical, Plumbing (MEP)
- Aquatics Design, and
- Civil Engineering

E. DISCUSS RESOLUTION 2025-17: (1) DETERMINING THAT A PUBLIC NECESSITY EXISTS FOR THE ACQUISITION OF PERMANENT UTILITY EASEMENTS LOCATED ON APPROXIMATELY EIGHT (8) SEPARATE TRACTS OF REAL PROPERTY WHICH ARE REQUIRED FOR THE CONSTRUCTION OF THE LOCKHART SQUARE UTILITY PROJECT TO RELOCATE EXISTING ELECTRIC UTILITY INFRASTRUCTURE; (2) AUTHORIZING THE CITY MANAGER TO MAKE OFFERS FOR THE ACQUISITION OF EASEMENTS REQUIRED FOR SAID PROJECT AND TO EXPEND AN AGGREGATE AMOUNT NOT TO EXCEED \$260,000.00 TO ACQUIRE SAID EASEMENTS; (3) ESTABLISHING CERTAIN PROCEDURES FOR ACQUISITION; AND (4) AUTHORIZING THE CITY MANAGER TO EXECUTE ANY DOCUMENTS IN CONNECTION THEREWITH.

Mr. Bullock stated that the City's existing electric utility infrastructure located on the southern block of the downtown Lockhart Square currently provides power to approximately ten properties and their respective commercial and residential uses. A portion of the existing line, because of its location within the property lines of an active mixed-use infill development project, requires the removal of an existing utility pole and the subsequent installation of three new utility poles and all necessary appurtenances (transformers, wires, service lines, etc) to maintain electric service to existing customers and provide electric service to the new mixed-use project. The seven utility easements identified during preliminary design of the electric utility relocation project involve approximately eight parcels for an estimated cumulative acquisition cost of \$260,000.00. Further, the acquisition of these permanent utility easements will permit the City access to maintain, operate, and replace existing and new electric, water, sewer, and/or drainage lines and facilities and other utilities, including but not limited to, telecommunication facilities, in the easement area. This resolution would authorize the City Manager to pay just compensation to each

Owner for the acquisition of an easement. The resolution establishes and defines “just compensation” to be an amount not to exceed the “Total Appraised Compensation” plus incremental amounts above the Total Appraised Compensation, as necessitated by the circumstances of each tract, for the acquisition of the easements from each Owner. If compensation for a single easement exceeds the City Manager's purchasing authority, then the acquisition of said easement will be brought back to City Council for separate approval. If an agreement cannot be reached on the acquisition of an easement, a request to initiate condemnation proceedings will be presented to the City Council.

F. DISCUSS AUTHORIZING RESOLUTION 2025-18 FINDING THAT FIVE UTILITY EASEMENTS LOCATED ON PROPERTIES ADDRESSED AS 215 S COMMERCE STREET, 111 E PRAIRIE STREET, 110 E MARKET STREET, 112 MARKET STREET, 114 E MARKET STREET, AND 116 E MARKET STREET, LOCKHART, CALDWELL COUNTY, TEXAS ARE NECESSARY FOR THE CONSTRUCTION OF THE LOCKHART SQUARE UTILITY PROJECT TO RELOCATE EXISTING ELECTRIC UTILITY INFRASTRUCTURE AND AUTHORIZING THE USE OF EMINENT DOMAIN TO CONDEMN THE EASEMENT INTERESTS PURSUANT TO GOVERNMENT CODE § 2206.053.

Mr. Bullock stated that the City has completed the design phase for the Lockhart Square Utility Project. The project’s design requires permanent utility easements from seven private property owners. Contract Land Staff (CLS) is the right of way services company assisting with this project. Appraisals for the easements have been conducted and offers have been made to each owner based on the appraisal report for each property. The City has reached agreements to acquire permanent utility easements from two property owners through purchase. Staff and CLS continue to negotiate with the remaining owners. The City has not been able to reach an agreement with five property owners for the remaining easement interests. Therefore, the City believes it is prudent to authorize the use of eminent domain for the easements located on the following properties:

1. 215 S COMMERCE ST/111 E PRAIRIE LEA ST, Lockhart, Texas, Caldwell County Tax Appraisal ID Nos. 45506 & 45508: A permanent utility easement, being a 0.023-acre tract of land, situated in the City of Lockhart, Caldwell County, Texas, being part of Lot 3 and Lot 5, Jack Pearce Subdivision, recorded in Cabinet B, Slide 31 of the Plat Records of Caldwell County, Texas, conveyed to Cynthia Alvares by Agreed Final Decree of Divorce recorded in Document No. 2017-005889 of the Official Public Records of Caldwell County, Texas (Exhibit A). Just compensation was determined by appraisal and the City, through CLS, made an initial offer on April 2, 2025, for the appraised amount. CLS was able to contact the property owner to discuss the offer. The property owner did not accept the initial offer and provided a counteroffer. However, despite good faith negotiations, an agreement could not be reached. A final offer was made on May 8, 2025.
2. 110 E MARKET ST, Lockhart, Texas, Caldwell County Tax Appraisal ID No. 16886: A permanent utility easement, being a 0.013-acre tract of land, situated in the City of Lockhart, Caldwell County, Texas, being part of Lot 2, Block 13 of the Original Town of Lockhart, conveyed to 110 Market, LLC by Deed recorded in Document No. 2017-006076 of the Official Public Records of Caldwell County, Texas (Exhibit B). Just compensation was determined by appraisal and the City, through CLS, made an initial offer on April 1st, 2025 for the appraised amount. CLS was able to contact the property owner to discuss the offer. The property owner did not accept the initial offer nor provide a counteroffer. However, despite good faith negotiations, an agreement could not be reached. A final offer was made on May 8, 2025.
3. 112 MARKET ST, Lockhart, Texas, Caldwell County Tax Appraisal ID No. 16885: A permanent utility easement, being a 0.012-acre tract of land, situated in the City of Lockhart, Caldwell County, Texas, being out of that part of Lot 2, in Block 13 of the Original Town of Lockhart, conveyed to Patrick Davis

by Deed recorded in Document No. 2018-000182 of the Official Public Records of Caldwell County, Texas (Exhibit C). Just compensation was determined by appraisal and the City, through CLS, made an initial offer on April 2, 2025, for the appraised amount. CLS was able to contact the property owner to discuss the offer. The property owner did not accept the initial offer nor provide a counteroffer. However, despite good faith negotiations, an agreement could not be reached. A final offer was made on May 8th, 2025.

4. 114 E MARKET ST, Lockhart, Texas, Caldwell County Tax Appraisal ID No. 16883: A permanent utility easement, being a 0.005-acre tract of land, situated in the City of Lockhart, Caldwell County, Texas, being part of Lot 2, Block 13 of the Original Town of Lockhart, conveyed to Ramon S. Mendez, Evangelina P. Mendez, Beatrice Ives Starks and Eric Jason Mendez, Co-Trustees of the Ramon and Evangeline Mendez Revocable Trust by Deed recorded in Document No. 2021-007261 of the Official Public Records of Caldwell County, Texas (Exhibit D). Just compensation was determined by appraisal and the City, through CLS, made an initial offer on April 2, 2025, for the appraised amount. CLS was able to contact the property owner to discuss the offer. The property owner did not accept the initial offer and provided a counteroffer. However, despite good faith negotiations, an agreement could not be reached. A final offer was made on May 8th, 2025.

5. 116 E MARKET ST, Lockhart, Texas, Caldwell County Tax Appraisal ID No. 16888: A permanent utility easement, being a 0.012-acre tract of land, situated in the City of Lockhart, Caldwell County, Texas, being part of Lot 3, Block 13 of the Original Town of Lockhart, conveyed to Robert Mendez, Sr. and Dora Mendez by Deed recorded in Document No. 2013-132022 of the Official Public Records of Caldwell County, Texas (Exhibit E). Just compensation was determined by appraisal and the City, through CLS, made an initial offer on April 2, 2025, for the appraised amount. CLS was able to contact the property owner to discuss the offer. The property owner did not accept the initial offer and provided a counteroffer. However, despite good faith negotiations, an agreement could not be reached. A final offer was made on May 8, 2025.

There was discussion.

G. PRESENTATION FROM POLICE CHIEF REGARDING DEVELOPING A CITY-WIDE NEIGHBORHOOD WATCH PROGRAM.

Chief Williamson stated that the Police Department is exploring the implementation of a city-wide Neighborhood Watch program to strengthen community partnerships and enhance public safety. Neighborhood Watch is a proven crime prevention strategy that encourages residents to take an active role in safeguarding their neighborhoods by working collaboratively with law enforcement. The Police Department plans to hold a community meeting for those interested in starting a neighborhood watch group for their neighborhood. He provided information about the purpose and benefits of a neighborhood watch program, the role of participants, the role of law enforcement, how to start a neighborhood watch group, crime prevention tips, and communication tools. This initiative aligns with the City's strategic goal of promoting safe and engaged communities. There was discussion.

H. DISCUSSION REGARDING ORDINANCE 2025-12 ESTABLISHING A BILINGUAL ASSIGNMENT PAY FOR POLICE OFFICERS AND FIREFIGHTERS.

Chief Williamson stated that the proposed ordinance establishes a Bilingual Assignment Pay program for classified civil service personnel in the Lockhart Police and Fire Departments, including probationary police officers and firefighters. This initiative recognizes and compensates these first responders who demonstrate verified proficiency in a non-English language and utilize their bilingual skills in the performance of official duties. The ordinance aligns with Texas Local Government Code §143.042, which

authorizes assignment pay for specialized functions for police officers and firefighters. Bilingual personnel, especially first responders, are instrumental in enhancing communication, emergency response, and public trust—particularly when serving residents with limited English proficiency. Under the ordinance, eligible employees who pass a standardized language proficiency exam and are assigned by their department chief will receive an additional \$0.75 per hour. The City will determine which languages qualify based on community needs, with Spanish included by default. The program will be administered by the Human Resources Department in coordination with department heads and includes provisions for retesting and documentation. This action supports equitable service delivery and strengthens community engagement across language barriers with first responders. In compliance with Texas Local Government Code, an ordinance is necessary to authorize a bilingual assignment pay for police officers and firefighters. City Management is currently reviewing internal departmental policies with the intent to enable 9-1-1 dispatchers, who are also first responders, to be able to utilize this same process as proposed in Ordinance 2025-12 to demonstrate proficient bilingual skills and be eligible for a bilingual pay designation. There was discussion.

I. ANNOUNCEMENT OF NOMINATION OF CURTIS HAWKINS TO THE PARKS AND RECREATION ADVISORY BOARD BY COUNCILMEMBER JUAN MENDOZA FOR A TERM TO EXPIRE IN NOVEMBER 2025.

Mayor White stated that the nomination acknowledgement will be considered during the regular meeting. Consideration of the appointment will be placed on the next Council meeting agenda.

Councilmember Juan Mendoza gave a brief history of Mr. Hawkins' interest in youth activities.

J. ANNOUNCEMENT OF NOMINATION OF JUSTIN WELLS TO THE LOCKHART ECONOMIC DEVELOPMENT CORPORATION BY COUNCILMEMBER JOHN LAIRSEN FOR A TERM TO EXPIRE IN NOVEMBER 2026.

Mayor White stated that the nomination acknowledgement will be considered during the regular meeting. Consideration of the appointment will be placed on the next Council meeting agenda.

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

ITEM 1. CALL TO ORDER,

Mayor Lew White called the meeting to order at 7:50 p.m.

ITEM 2. INVOCATION, PLEDGE OF ALLEGIANCE.

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

ITEM 3. PUBLIC COMMENT.

Mayor White requested citizens to address the Council.

Pat Stroka, 1204 Sierra Vista Cove, thanked the City Council and staff for their work on new activity amenities in the community. He expressed concern about large new homes being built in old neighborhoods where the property values of the surrounding houses increase, thereby increasing property taxes that eventually are unaffordable for the existing residents. He suggested that certain areas be designated as special districts to prohibit or decrease new builds in older neighborhoods.

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

ITEM 4-A. HOLD A PUBLIC HEARING ON APPLICATION ZC-25-01 A REQUEST BY CRAIG HARRIS AND DISCUSSION AND/OR ACTION ON ORDINANCE 2025-10 FOR A ZONING CHANGE FROM RMD RESIDENTIAL MEDIUM DENSITY DISTRICT TO CHB COMMERCIAL HEAVY BUSINESS DISTRICT ON 0.248 ACRES IN THE BYRD LOCKHART SURVEY, ABSTRACT NO. 17, LOCATED AT 729 SOUTH COLORADO STREET.

Mayor White opened the public hearing at 7:55 p.m.

Mr. Fowler stated that the proposed zoning change is for the purpose of removing the split zoning on a parcel with frontages on both South Colorado and South Commerce Streets. The commercially-zoned Colorado Street frontage is home to a honey business, while the residentially-zoned Commerce Street frontage is largely vacant. However, the zoning line encroaches the main building, leaving part of the commercial building in a residential zone. The applicant requested the zoning change to make the lot's zoning consistent and eliminate the zoning line that currently passes through the main building. The proposed rezoning is consistent with the recommendations of the Lockhart Looking Forward Comprehensive Plan. Water, wastewater, and road infrastructure is sufficient for allowed or permitted use in the CHB zoning district. The Planning and Zoning Commission and staff recommend approval.

Mayor White requested the applicant to address the Council.

Craig Harris, Old Lockhart Road, Creedmoor, requested approval to allow a commercial business to continue operating on the entire parcel of the property.

Mayor White requested citizens to address the Council. There were none. He closed the public hearing at 8:05 p.m.

Councilmember Michelson made a motion to approve Ordinance 2025-10, as presented. Councilmember Castillo seconded. The motion passed by a vote of 7-0.

ITEM 4-B. HOLD A PUBLIC HEARING ON APPLICATION ZC-25-02 AND CONSIDER A REQUEST BY DAVID SAMUELSON ON BEHALF OF MARIO GUTIERREZ WITH GUTIERREZ ORTEGA, LLC FOR AND DISCUSSION AND/OR ACTION ON ORDINANCE 2025-11 FOR A ZONING CHANGE FROM RMD RESIDENTIAL MEDIUM DENSITY DISTRICT TO CLB COMMERCIAL LIGHT BUSINESS DISTRICT ON LOT 19, BLOCK 1, TRINITY ADDITION REVISED, CONSISTING OF 0.197 ACRES, LOCATED AT 820 FIFTH STREET.

Mayor White opened the public hearing at 8:05 p.m.

Mr. Fowler stated that the proposed zoning change application would rezone a parcel abutting an existing commercial parcel from RMD Residential Medium Density to CLB Commercial Light Business. The applicant, who owns the existing commercial parcel, which is home to a restaurant, would like to expand the commercial zoning in order to build a small grocery/convenience store on the subject parcel. This store could potentially be built as either a freestanding building or an addition to the existing restaurant building. The retail store use would require a Specific Use Permit if the zoning change is approved. Depending upon the configuration of the lot, the site may need an amending plat to remove the lot lines between the parcels. The proposed zoning change is consistent with the Lockhart Looking Forward Comprehensive Plan. Water, wastewater and road infrastructure in the vicinity is sufficient for uses allowed or permitted in the CLB zoning district. The Planning and Zoning Commission and staff recommend approval. There was discussion.

Mayor White requested the applicant to address the Council.

David Samuelson, Luling, stated that he represents the applicant. He requested approval of the zoning change to enable construction of a small convenience store that they believe will benefit the neighborhood.

Mayor White requested citizens to address the Council.

Mario Gutierrez, Old Luling Road, applicant, requested approval of the zoning change. He stated that the convenience store will not have gas pumps and that their goal is to offer household necessities for the neighborhood in a small convenience store. Their hours of operation would be like the operating hours of Mario's Taco restaurant.

Mayor White requested additional citizens to address the Council. There were none. He closed the public hearing at 8:20 p.m.

Mayor Pro-Tem Sanchez made a motion to approve Ordinance 2025-11, as presented. Councilmember Lairsen seconded. The motion passed by a vote of 7-0.

ITEM 5-A. DISCUSSION AND/OR ACTION AUTHORIZING RESOLUTION 2025-14 DESIGNATING THE LOCKHART ECONOMIC DEVELOPMENT CORPORATION AS THE CITY'S LIAISON FOR THE MUSIC FRIENDLY TEXAS PROGRAM, AUTHORIZING THE LOCKHART ECONOMIC DEVELOPMENT CORPORATION TO EXECUTE A MEMORANDUM OF UNDERSTANDING BETWEEN THE LOCKHART ECONOMIC DEVELOPMENT CORPORATION AND THE TEXAS MUSIC OFFICE WITHIN THE OFFICE OF THE GOVERNOR FOR MAINTENANCE OF THE TEXAS MUSIC INDUSTRY DIRECTORY.

Councilmember Michelson made a motion to approve the Memorandum of Understanding, as presented. Councilmember Westmoreland seconded. The motion passed by a vote of 7-0.

ITEM 5-B. DISCUSSION AND/OR ACTION AUTHORIZING RESOLUTION 2025-15 DIRECTING PUBLICATION OF NOTICE OF CITY'S INTENT TO ISSUE CERTIFICATES OF OBLIGATION FOR CERTAIN CAPITAL PROJECTS AND RESOLUTION 2025-16 EXPRESSING OFFICIAL INTENT TO REIMBURSE CERTAIN EXPENDITURES INCURRED BY THE CITY RELATED TO THESE CAPITAL PROJECTS.

Mr. Resendez stated that there were questions as to whether the Resolutions about the certificates of obligation funds would cover a potential new building attached to the existing City Hall and renovations to City Hall. Bart Fowler clarified that the language of Resolutions 2025-15 and 2025-16 does allow the projects to be added to the certificates of obligation funding. There was discussion.

Mayor Pro-Tem Sanchez made a motion to approve Resolution 2025-15 and Resolution 2025-16, with the amendment to Resolution 2025-15 to add improvements to Lions Park. Councilmember Lairsen seconded. The motion passed by a vote of 7-0.

ITEM 5-C. DISCUSSION AND/OR ACTION TO CONSIDER AWARDING A PROFESSIONAL SERVICES CONTRACT TO HALFF ASSOC. FOR ARCHITECTURAL AND ENGINEERING DESIGN SERVICES FOR AN AQUATICS FACILITY.

Councilmember Michelson made a motion to approve a Professional Services contract to Halff Associates, as presented. Councilmember Westmoreland seconded. The motion passed by a vote of 7-0.

ITEM 5-D. DISCUSSION AND/OR ACTION AUTHORIZING RESOLUTION 2025-17: (1) DETERMINING THAT A PUBLIC NECESSITY EXISTS FOR THE ACQUISITION OF PERMANENT UTILITY EASEMENTS LOCATED ON APPROXIMATELY EIGHT (8) SEPARATE TRACTS OF REAL PROPERTY WHICH ARE REQUIRED FOR THE CONSTRUCTION OF THE LOCKHART SQUARE UTILITY PROJECT TO RELOCATE EXISTING ELECTRIC UTILITY INFRASTRUCTURE; (2) AUTHORIZING THE CITY MANAGER TO MAKE OFFERS FOR THE ACQUISITION OF EASEMENTS REQUIRED FOR SAID PROJECT AND TO EXPEND AN AGGREGATE AMOUNT NOT TO EXCEED \$260,000.00 TO ACQUIRE SAID EASEMENTS; (3) ESTABLISHING CERTAIN PROCEDURES FOR ACQUISITION; AND (4) AUTHORIZING THE CITY MANAGER TO EXECUTE ANY DOCUMENTS IN CONNECTION THEREWITH.

Councilmember Larisen made a motion to approve Resolution 2025-17, as presented. Councilmember Michelson seconded. The motion passed by a vote of 5-2, with Mayor Pro-Tem Sanchez and Councilmember Castillo opposing.

ITEM 5-E. DISCUSSION AND/OR ACTION AUTHORIZING RESOLUTION 2025-18 FINDING THAT FIVE UTILITY EASEMENTS LOCATED ON PROPERTIES ADDRESSED AS 215 S COMMERCE STREET, 111 E PRAIRIE STREET, 110 E MARKET STREET, 112 MARKET STREET, 114 E MARKET STREET, AND 116 E MARKET STREET, LOCKHART, CALDWELL COUNTY, TEXAS ARE NECESSARY FOR THE CONSTRUCTION OF THE LOCKHART SQUARE UTILITY PROJECT TO RELOCATE EXISTING ELECTRIC UTILITY INFRASTRUCTURE AND AUTHORIZING THE USE OF EMINENT DOMAIN TO CONDEMN THE EASEMENT INTERESTS PURSUANT TO GOVERNMENT CODE § 2206.053.

There was discussion.

Mayor White made a motion to approve Resolution 2025-18 and authorize the use of eminent domain to acquire five utility easements located on five properties all situated in Lockhart, Caldwell County, Texas necessary for the construction of the Lockhart square utility project. Those easements being described as follows:

1. 0.023-acre being part of Lot 3 and Lot 5, Jack Pearce Subdivision, recorded in Cabinet B, Slide 31 of the Plat Records of Caldwell County, Texas, conveyed to Cynthia Alvares by Agreed Final Decree of Divorce recorded in Document No. 2017-005889 of the Official Public Records of Caldwell County, Texas located at 215 S. Commerce St & 111 E. Prairie Lea St.
2. 0.013-acre being part of Lot 2, Block 13 of the Original Town of Lockhart, conveyed to 110 Market, LLC by Deed recorded in Document No. 2017-006076 of the Official Public Records of Caldwell County, Texas located at 110 E. Market St.
3. 0.012-acre being out of that part of Lot 2, in Block 13 of the Original Town of Lockhart, conveyed to Patrick Davis by Deed recorded in Document No. 2018-000182 of the Official Public Records of Caldwell County, Texas located at 112 Market St.

4. 0.005-acre being part of Lot 2, Block 13 of the Original Town of Lockhart, conveyed to Ramon S. Mendez, Evangelina P. Mendez, Beatrice Ives Starks and Eric Jason Mendez, Co-Trustees of the Ramon and Evangeline Mendez Revocable Trust by Deed recorded in Document No. 2021-007261 of the Official Public Records of Caldwell County, Texas located at 114 E. Market St.

5. 0.012-acre being part of Lot 3, Block 13 of the Original Town of Lockhart, conveyed to Robert Mendez, Sr. and Dora Mendez by Deed recorded in Document No. 2013-132022 of the Official Public Records of Caldwell County, Texas located at 116 E. Market St.

Councilmember Michelson seconded.

The record vote is as follows:

Councilmember Brad Westmoreland – yes
Councilmember Juan Mendoza – yes
Mayor Pro-Tem Angie Sanchez – no
Councilmember John Lairsen – yes
Councilmember John Castillo – no
Councilmember Jeffrey Michelson – yes
Mayor Lew White – yes

The motion passed by a vote of 5-2, with Mayor Pro-Tem Sanchez and Councilmember Castillo opposing.

ITEM 5-F. DISCUSSION AND/OR ACTION TO CONSIDER ORDINANCE 2025-12 ESTABLISHING A BILINGUAL ASSIGNMENT PAY FOR POLICE OFFICERS AND FIREFIGHTERS.

Mayor Pro-Tem Sanchez made a motion to approve Ordinance 2025-12, as presented. Councilmember Lairsen seconded. The motion passed by a vote of 7-0.

ITEM 5-G. ANNOUNCEMENT OF NOMINATION OF CURTIS HAWKINS TO THE PARKS AND RECREATION ADVISORY BOARD BY COUNCILMEMBER JUAN MENDOZA FOR A TERM TO EXPIRE IN NOVEMBER 2025.

Mayor White stated that the nomination will be on the next Council agenda for a vote.

ITEM 5-H. ANNOUNCEMENT OF NOMINATION OF JUSTIN WELLS TO THE LOCKHART ECONOMIC DEVELOPMENT CORPORATION BY COUNCILMEMBER JOHN LAIRSEN FOR A TERM TO EXPIRE IN NOVEMBER 2026.

Mayor White stated that the nomination will be on the next Council agenda for a vote.

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

- Update on Airport paving project at Lockhart Municipal Airport
- Update on Lockhart ISD's tentative plans for a second Middle School.
- Update on Interlocal Agreement with Lockhart ISD for the new Aquatic Center.
- Special Council workshop regarding the Visitor Center and Tourism efforts scheduled for Thursday, May 22 at 6 p.m.
- Balcones Real Estate has begun building construction on the corner of Cahill and Dewitt St.
- Recap on Ziegenfelder's grand opening on May 15.

- City pool to open for the season on Saturday, May 24.
- Summer Fan Program is now open to Lockhart residents.
- Household Hazardous Waste Collection event is scheduled for June 7 at City Park.
- City offices will be closed for Memorial Day on Monday, May 26.

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

Councilmember Mendoza congratulated the High School graduates.

Mayor Pro-Tem Sanchez expressed condolences to families that have lost a loved one. She congratulated the Gaslight-Baker Theatre and the Hays-Caldwell Women's Center for their successful events. She congratulated all students on their graduations.

Councilmember Lairsen congratulated all graduates. He congratulated the Gaslight-Baker Theatre for their successful event. He expressed interest in a water conservation project initiated by Lynn Gabbay and Donna Daniels. He toured the city cemetery with concerned residents about some improvements.

Councilmember Castillo congratulated the High School graduates. He expressed condolences to families that have lost a loved one. He also spoke with several residents about improvements at local cemeteries. Happy Memorial Day to all. He thanked Lynn and Donna for their efforts to generate water conservation methods. He thanked staff for their work.

Councilmember Michelson congratulated the High School graduates. He congratulated the Gaslight-Baker Theatre for their successful event. He thanked staff for their work.

Mayor White thanked Lynn and Donna for their water conservation efforts. He stated that staff have explored concerns about the city cemetery.

EXECUTIVE SESSION

Mayor White announced that the Council would not be discussing Executive Session items 8A, 8B or 9A.

ITEM 8. EXECUTIVE SESSION IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNMENT CODE, TITLE 5, SUBCHAPTER D, SECTION 551.072 - TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY IF DELIBERATION IN AN OPEN MEETING WOULD HAVE A DETRIMENTAL EFFECT ON THE POSITION OF THE GOVERNMENTAL BODY IN NEGOTIATIONS WITH A THIRD PERSON AND SECTION 551.071 – CONSULTATION WITH ATTORNEY TO DISCUSS LEGAL ISSUES RELATED THERETO.

- A. Discussion concerning Resolution 2025-17 related to the acquisition of permanent utility easement located on approximately eight (8) separate tracts of real property concerning the Lockhart square utility project.
- B. Discussion concerning Resolution 2025-18 finding that five utility easements located on properties addressed as 215 S. Commerce Street, 111 E. Prairie Street, 110 E Market Street, 112 Market Street, 114 E Market Street, and 116 E Market Street, Lockhart, Caldwell County, Texas are necessary for the construction of the Lockhart square utility project.

ITEM 9. EXECUTIVE SESSION IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNMENT CODE, TITLE 5, SUBCHAPTER D, SECTION 551.071 – PRIVATE

**CONSULTATION WITH ITS ATTORNEY TO SEEK ADVICE ABOUT LEGAL MATTERS
SUBJECT TO ATTORNEY/CLIENT PRIVILEGE.**

- A. Discussion concerning Resolution 2025-15 authorizes proceeding with the Issuance of Certificates of Obligation and further directing the publication of Notice of Intention to issue City of Lockhart, Texas combination tax and revenue certificates of obligation for certain capital projects.

Mayor White announced that the Council would enter Executive Session at 9:03 p.m. to discuss item 10-A.

ITEM 10. EXECUTIVE SESSION IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNMENT CODE, TITLE 5, SUBCHAPTER D, SECTION 551.074, PERSONNEL MATTERS, TO DELIBERATE THE APPOINTMENT, EMPLOYMENT, EVALUATION, REASSIGNMENT, DUTIES, DISCIPLINE, OR DISMISSAL OF A PUBLIC OFFICER OR EMPLOYEE.

- A. Executive staff duties, projects, and transition.

Mayor White announced that the Council would enter Open Session at 10:04 p.m.

OPEN SESSION

ITEM 11-A. DISCUSSION AND POSSIBLE ACTION CONCERNING RESOLUTION 2025-17 RELATED TO THE ACQUISITION OF PERMANENT UTILITY EASEMENT LOCATED ON APPROXIMATELY EIGHT (8) SEPARATE TRACTS OF REAL PROPERTY CONCERNING THE LOCKHART SQUARE UTILITY PROJECT.

No discussion or action.

ITEM 11-B. DISCUSSION AND POSSIBLE ACTION CONCERNING RESOLUTION 2025-18 FINDING THAT FIVE UTILITY EASEMENTS LOCATED ON PROPERTIES ADDRESSED AS 215 S COMMERCE STREET, 111 E PRAIRIE STREET, 110 E MARKET STREET, 112 MARKET STREET, 114 E MARKET STREET, AND 116 E MARKET STREET, LOCKHART, CALDWELL COUNTY, TEXAS ARE NECESSARY FOR THE CONSTRUCTION OF THE LOCKHART SQUARE UTILITY PROJECT.

No discussion or action.

ITEM 11-C. DISCUSSION AND POSSIBLE ACTION CONCERNING RESOLUTION 2025-15 AUTHORIZES PROCEEDING WITH THE ISSUANCE OF CERTIFICATES OF OBLIGATION AND FURTHER DIRECTING THE PUBLICATION OF NOTICE OF INTENTION TO ISSUE CITY OF LOCKHART, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION FOR CERTAIN CAPITAL PROJECTS.

No discussion or action.

ITEM 11-D. DISCUSSION AND/OR ACTION REGARDING EXECUTIVE STAFF DUTIES, PROJECTS, AND TRANSITION.

There was no action taken.

ITEM 12. ADJOURNMENT

Mayor Pro-Tem Sanchez made a motion to adjourn the meeting. Councilmember Mendoza seconded.
The motion passed by a vote of 7-0. The meeting was adjourned at 10:05 p.m.

PASSED and APPROVED this the 5th day of May, 2026.

CITY OF LOCKHART

Lew White, Mayor

ATTEST:

Julie Bowermon
City Secretary

**SPECIAL MEETING
LOCKHART CITY COUNCIL**

MAY 22, 2025

6:00 P.M.

CLARK LIBRARY ANNEX-COUNCIL CHAMBERS, 217 SOUTH MAIN STREET, 3RD FLOOR, LOCKHART, TEXAS

Council present:

Councilmember John Castillo
Councilmember Juan Mendoza
Councilmember Jeffry Michelson

Mayor Lew White
Councilmember Brad Westmoreland
Councilmember John Lairsen
Mayor Pro-Tem Angie Gonzales-Sanchez

Staff present:

Steve Lewis, City Manager
Joseph Resendez, Assistant City Manager
Holly Malish, Economic Development Director

Keeli Michna, Finance Director
Julie Bowermon, City Secretary
Tatiana Salazar, Public Information Officer

Citizens/Visitors Addressing the Council: Megan Carvajal of the Lockhart Chamber of Commerce.

ITEM 1. CALL TO ORDER,

Mayor Lew White called the meeting to order at 6:00 p.m.

ITEM 2-A. DISCUSSION REGARDING THE VISITOR CENTER AND TOURISM EFFORTS WITHIN THE COMMUNITY.

Ms. Malish provided information and there was discussion about the following:

- Various types of tourism.
- Scenarios of whether the city or another organization manages a Visitor center.
- Visitor center hours of operation, expenses and staff, if the city were to manage the center.
- Various social media tourism marketing tools of a Visitor center.
- Volunteer recruitment.
- Location of a Visitor Center.
- Consider whether a center should be open on weekends.
- Board creation to assist with all aspects of tourism.

Ms. Carvajal stated that the Lockhart Chamber of Commerce would like to continue to be a part of the tourism industry for the community. She stated that she believes that a Visitor's Center should be in an ideal location and in a welcoming environment for tourists.

CONSENSUS: The consensus of the Council was to direct staff to begin with a transition plan to develop a tourism board, convention center office, visitor center location, and proposed budget for the city taking over the Visitor's Center.

There was discussion about continuing to fund the Lockhart Chamber of Commerce until the city officially takes over the Visitor's Center.

Ms. Malish stated that the Lockhart Economic Development Board of Directors will consider all aspects of the transition.

ITEM 3. ADJOURNMENT

Mayor Pro-Tem Sanchez made a motion to adjourn the meeting. Councilmember Mendoza seconded.
The motion passed by a vote of 7-0. The meeting was adjourned at 7:00 p.m.

PASSED and APPROVED this the 5th day of May, 2026.

CITY OF LOCKHART

Lew White, Mayor

ATTEST:

Julie Bowermon
City Secretary

**REGULAR MEETING
LOCKHART CITY COUNCIL**

JUNE 3, 2025

6:30 P.M.

CLARK LIBRARY ANNEX-COUNCIL CHAMBERS, 217 SOUTH MAIN STREET, 3RD FLOOR, LOCKHART, TEXAS

Council present:

Councilmember John Castillo
Councilmember Juan Mendoza
Councilmember Jeffry Michelson

Mayor Lew White
Councilmember Brad Westmoreland
Councilmember John Lairsen
Mayor Pro-Tem Angie Gonzales-Sanchez

Staff present:

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

Brad Bullock, City Attorney
Julie Bowermon, City Secretary
Sean Kelley, Public Works Director
Travis Hughes, Parks Director
Will Wachel, TRC/City Engineer

Citizens/Visitors Addressing the Council: Representatives of KLKT Radio; and Will Wachel of TRC.

Work Session 6:30 p.m.

Mayor White opened the work session and advised the Council, staff and the audience that staff would provide information and explanations about the following items:

DISCUSSION ONLY

Mayor White presented a proclamation to Representatives of KLKT Radio Station (FM 107.9) declaring June 1, 2025 as *KLKT Lockhart Radio Day*.

A. PRESENTATION AND DISCUSSION OF LOCKHART FREEDOM ACT SECOND QUARTERLY REPORT.

Chief Williamson stated that the Lockhart Police Department (LPD) continues to implement sections of the Lockhart Freedom Act that are not in conflict with state and federal law. These include evidence handling protocols (Section 12.06), codification of officer discretion in low-level marijuana cases (Section 12.10), and public transparency through quarterly reporting (Section 12.12). He provided information and there was discussion regarding updated data on LPD enforcement activity related to misdemeanor marijuana possession during the most recent reporting period as follows:

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

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

B. DISCUSS THE CITY COUNCIL MINUTES OF THE JUNE 11, 2024, JUNE 12, 2024, JUNE 18, 2024, AND JULY 2, 2024 MEETINGS.

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

C. DISCUSS THE PURCHASE OF REPLACEMENT IN-CAR LAPTOPS FOR THE POLICE DEPARTMENT.

Chief Williamson stated that the Lockhart Police Department is requesting approval to purchase twenty (20) Dell Pro Rugged laptops with Windows 11 operating systems to replace outdated and non-compliant in-car computers currently deployed in patrol vehicles. These replacement units are necessary to maintain operational effectiveness and ensure continued compliance with the federal Criminal Justice Information Services (CJIS) security requirements. The current fleet of in-car laptops has reached the end of its functional lifespan. The current laptops are no longer supported by the manufacturer and lack compatibility with modern software and security updates. The purchase of the laptops is through BlueLayer, which is a BuyBoard vendor. The total purchase cost is \$65,399.00 and will be 100% reimbursed through a grant provided by the Capital Area Council of Governments (CAPCOG) through a Justice Assistance Grant (JAG). This grant ensures that the city incurs no out-of-pocket expenses for this upgrade.

D. DISCUSS RESOLUTION 2025-19 TO APPROVE AN INTERLOCAL AGREEMENT WITH THE LOCKHART INDEPENDENT SCHOOL DISTRICT FOR THE LEASE OF A PORTION OF THE PROPERTY AT 715 S. MEDINA STREET FOR THE FUTURE AQUATICS FACILITY AND A POTENTIAL FUTURE RECREATION CENTER AND FOR THE OPERATION OF THE AQUATICS CENTER AND TO AUTHORIZE THE MAYOR TO EXECUTE SAID AGREEMENT AND ANY DOCUMENTS IN CONNECTION THEREWITH, INCLUDING A MEMORANDUM OF GROUND LEASE.

Mr. Hughes stated that Resolution 2025-19 and the proposed interlocal agreement (ILA) between the City of Lockhart and Lockhart ISD establishes a 40-year initial lease agreement, with the right to extend the lease for two (2) additional terms of twenty (20) years each, for approximately 8.1 acres of property for the construction of an Aquatics Facility and a potential future Recreation Center. The City of Lockhart has determined the existing municipal pool has exceeded its useful lifespan and needs to be replaced by a new, more functional facility that will serve the needs of the Lockhart community for many years to come. A citizen Aquatics Committee was formed to determine the most useful facility design, amenities, programs, and potential location. During this process, a potential agreement with Lockhart ISD emerged as a promising opportunity. Under this proposal, approximately eight acres of Lockhart ISD property would be made available for the construction of the new Aquatics Facility, as well as a potential future Recreation Center located adjacent to it. The City authorized an independent appraisal of the land provided by Lockhart ISD, which was valued at \$925,000, and will factor this contribution into the planning of programs and services for the School District during the term of the lease agreement. Lockhart ISD, in turn, recognizes the City's \$8 million investment in constructing the Aquatics Facility, including design features specifically intended to benefit students, such as competitive swimming, swim lessons, and water safety programs. General operation, maintenance, scheduling, and management of the facility shall be conducted by the City. However, utilization by the School District during school hours is a priority and should not negatively impact use by the general public, as typical utilization times by both groups have minimal overlap. The City shall assume all operating and staffing costs of the Aquatics Facility. However, costs associated with programming specifically provided for Lockhart ISD shall be financially supported by the School District at a mutually agreed-upon rate based upon actual expenditures to conduct said programs. Funding for these programs will be negotiated on an annual or semi-annual basis as determined by each party and defined in a renewable Memorandum of Understanding to this agreement. An interlocal agreement between the City of Lockhart and Lockhart ISD is necessary to authorize and memorialize the placement of this facility on the Navarro Elementary School property and to define the responsibilities of each entity regarding its management, utilization, and fiduciary obligations. It is also a requirement for completing the agreement to receive the \$750,000 awarded grant funding from Texas Parks & Wildlife. The interlocal agreement was presented to the Lockhart ISD School Board for

consideration during the April 28, 2025, Board meeting, which was followed by a unanimous vote to approve the interlocal agreement at the subsequent meeting on May 19, 2025. Upon the execution of Resolution 2025-19 and the interlocal agreement with Lockhart ISD, City staff will begin work with the contracted architectural firm (Halff), to finalize the design of the Aquatics Facility and begin construction. There was discussion.

E. DISCUSS A STATE GRANT AGREEMENT BETWEEN THE CITY OF LOCKHART AND THE TEXAS PARKS & WILDLIFE LOCAL PARK GRANT PROGRAM IN THE AMOUNT OF \$750,000 FOR AQUATICS FACILITY CONSTRUCTION FUNDING.

Mr. Hughes stated that the Texas Parks & Wildlife Local Park Grant Program was identified as a potential partial funding source for the future Aquatics Facility. With Council approval, City Staff submitted a grant application in July 2024, and the City was awarded the \$750,000 grant in January 2025. The approval of this State Grant Agreement will allow the City to submit reimbursement requests for design and construction costs for the new Aquatics Facility. Staff will submit a second application to the Texas Parks & Wildlife Local Park Grant Program for an additional \$750,000 in the next grant application cycle. The Program provides 50% matching grants on a reimbursement basis to eligible applicants. All grant-assisted sites must be dedicated as parkland in perpetuity, properly maintained and open to the public. Eligible applicants include political subdivisions of the State of Texas legally responsible for providing public recreation services to their citizens. There was discussion.

F. DISCUSS RESOLUTION 2025-20 IN SUPPORT OF THE CITY OF LOCKHART'S APPLICATION TO THE TEXAS DEPARTMENT OF TRANSPORTATION'S TRANSPORTATION ALTERNATIVES CALL FOR PROJECTS TO FUND EXPANSIONS TO THE CITY'S SIDEWALK NETWORK.

Mr. Fowler stated that this item is the required resolution of support from City Council authorizing City staff to apply to the Texas Department of Transportation's (TxDOT) Transportation Alternatives Call for projects. The project is designed to expand the City's sidewalk network. The primary locations for the expansions are areas immediately adjacent to the current downtown sidewalk network plus areas near Lockhart High School and the nearby Lockhart ISD property with two schools and the daycare center. The total proposed linear footage of sidewalks to be added under the proposal would be 14,064 feet, or 2.66 miles. The sidewalks will mostly be constructed within existing right-of-way to avoid project costs being used to cover right-of-way acquisition. New sidewalks will be required to be five feet in width, per discussion with TxDOT representatives. TxDOT specifying a wider minimum sidewalk width than City standards, which only require four-foot sidewalks on local and collector streets, has contributed to the project cost exceeding the City Engineer's initial estimate of 2 million dollars. City public works and engineering staff also believe that TxDOT's overall cost estimate guidelines are very generous and that the project can likely be done for less than the estimated \$3.4 amount with competitive bidding and bulk materials purchases. If the application is successful, the City will be responsible for a local match of twenty percent of total project cost. The total project cost is estimated at 3.461 million dollars. If the estimated \$692,256 match is more than City Council is willing to spend, City staff and engineers could create a paired-down network of improvements by either reducing the overall number of linear feet of sidewalks to be added or by eliminating the highest-cost projects within the planned sidewalks. On May 23, 2025, Tucker Ferguson, TxDOT's Austin District Engineer, issued a letter of no objection to the proposed sidewalk project application.

Will Wachel of TRC provided additional information about the grant process. There was discussion.

G. DISCUSSION REGARDING NOMINATION OF JUSTIN WELLS TO THE LOCKHART ECONOMIC DEVELOPMENT CORPORATION BY COUNCILMEMBER JOHN LAIRSEN FOR A TERM TO EXPIRE IN NOVEMBER 2026.

Councilmember Lairsen spoke in favor of Mr. Wells serving on the LEDC.

H. DISCUSSION REGARDING NOMINATION OF CURTIS HAWKINS TO THE PARKS AND RECREATION ADVISORY BOARD BY COUNCILMEMBER JUAN MENDOZA FOR A TERM TO EXPIRE IN NOVEMBER 2025.

Councilmember Mendoza spoke in favor of Mr. Hawkins serving on the Parks Advisory Board.

RECESS: Mayor White announced that the Council would recess for a break at 7:08 p.m.

ITEM 1. CALL TO ORDER.

Mayor Lew White called the meeting to order at 7:30 p.m.

ITEM 2. INVOCATION, PLEDGE OF ALLEGIANCE.

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

ITEM 3. PUBLIC COMMENT.

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

ITEM 4. CONSENT AGENDA.

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

The following are the consent agenda items that were approved:

4A: Receive the Lockhart Freedom Act second quarterly report.

4B: Approve the City Council minutes of the June 11, 2024, June 12, 2024, June 18, 2024, and July 2, 2024 meetings.

ITEM 5-A. CONSIDERATION AND/OR ACTION ON THE PURCHASE OF REPLACEMENT IN-CAR LAPTOPS FOR THE POLICE DEPARTMENT.

There was discussion.

Councilmember Castillo made a motion to approve the purchase of replacement in-car laptops for the Police Department. Mayor Pro-Tem Sanchez seconded. The motion passed by a vote of 7-0.

ITEM 5-B. DISCUSSION AND/OR ACTION TO CONSIDER RESOLUTION 2025-19 TO APPROVE AN INTERLOCAL AGREEMENT WITH THE LOCKHART INDEPENDENT SCHOOL DISTRICT FOR THE LEASE OF A PORTION OF THE PROPERTY AT 715 S. MEDINA STREET FOR THE FUTURE AQUATICS FACILITY AND A POTENTIAL FUTURE RECREATION CENTER AND FOR THE OPERATION OF THE AQUATICS CENTER AND TO AUTHORIZE THE MAYOR TO EXECUTE SAID AGREEMENT AND ANY DOCUMENTS IN CONNECTION THEREWITH, INCLUDING A MEMORANDUM OF GROUND LEASE.

Councilmember Michelson made a motion to approve Resolution 2025-19, as presented. Councilmember Lairsen seconded. The motion passed by a vote of 7-0.

ITEM 5-C. DISCUSSION AND/OR ACTION TO APPROVE A STATE GRANT AGREEMENT BETWEEN THE CITY OF LOCKHART AND THE TEXAS PARKS & WILDLIFE LOCAL PARK GRANT PROGRAM IN THE AMOUNT OF \$750,000 FOR AQUATICS FACILITY CONSTRUCTION FUNDING.

Mayor Pro-Tem Sanchez made a motion to approve a State Grant Agreement between the City of Lockhart and the Texas Parks & Wildlife Local Park Grant Program, as presented. Councilmember Westmoreland seconded. The motion passed by a vote of 7-0.

ITEM 5-D. DISCUSSION AND/OR ACTION REGARDING RESOLUTION 2025-20 IN SUPPORT OF THE CITY OF LOCKHART'S APPLICATION TO THE TEXAS DEPARTMENT OF TRANSPORTATION'S TRANSPORTATION ALTERNATIVES CALL FOR PROJECTS TO FUND EXPANSIONS TO THE CITY'S SIDEWALK NETWORK.

Councilmember Lairsen made a motion to approve Resolution 2025-20, as presented. Councilmember Michelson seconded. The motion passed by a vote of 7-0.

ITEM 5-E. DISCUSSION AND/OR ACTION REGARDING THE NOMINATION OF JUSTIN WELLS TO THE LOCKHART ECONOMIC DEVELOPMENT CORPORATION BY COUNCILMEMBER JOHN LAIRSEN FOR A TERM TO EXPIRE IN NOVEMBER 2026.

Councilmember Lairsen made a motion to appoint Justin Wells to the Lockhart Economic Development Corporation. Mayor Pro-Tem Sanchez seconded. The motion passed by a vote of 7-0.

ITEM 5-F. DISCUSSION AND/OR ACTION REGARDING THE NOMINATION OF CURTIS HAWKINS TO THE PARKS AND RECREATION ADVISORY BOARD BY COUNCILMEMBER JUAN MENDOZA FOR A TERM TO EXPIRE IN NOVEMBER 2025.

Councilmember Mendoza made a motion to appoint Curtis Hawkins to the Parks and Recreation Advisory Board. Councilmember Westmoreland seconded. The motion passed by a vote of 7-0.

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

- Progress update on the Downtown Revitalization Project.
- June 11 – FY 25-26 Budget workshop: General Fund
- June 12 – FY 25-26 Budget workshop: Utility and Special Revenue funds
- Progress update on Indoor Recreation Center project.
- Lockhart Police will host a city-wide Neighborhood Watch Organizational meeting on June 18.
- Chisholm Trail Roundup 2025 scheduled for June 12-14.
- City pool and City Park splash pad will be closed June 9 – 16 during Chisholm Trail Round Up events.
- Movies in the Park dates set for June 21, July 19, and August 16.

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

Councilmember Mendoza congratulated FM 107.9 radio station.

Mayor Pro-Tem Sanchez expressed condolences to the family of Felix Till for their loss. She expressed best wishes to the Lockhart Chamber on a successful Chisholm Trail Roundup next week. She congratulated the Lockhart High School graduating class of 2025.

Councilmember Lairsen expressed best wishes to the Lockhart Chamber on a successful Chisholm Trail Roundup next week.

Councilmember Castillo expressed condolences to families that have lost a loved one or have a sick family member. He expressed best wishes to the Lockhart Chamber on a successful Chisholm Trail Roundup next week. He spoke in support of PRIDE month. He stated that the city would work to follow new bills recently adopted by the Texas Legislature.

Councilmember Michelson congratulated the Lockhart High School 2025 graduating class. He expressed best wishes to the Lockhart Chamber for a successful Chisholm Trail Roundup next week. He thanked city employees for their work.

Mayor White expressed best wishes to the Lockhart Chamber for a successful Chisholm Trail Roundup. He thanked staff and the general contractor for their efforts with working with downtown business owners during the downtown renovation process.

EXECUTIVE SESSION

Mayor White announced that the Council would enter Executive Session to discuss items 8A and 9A at 7:45 p.m.

ITEM 8. EXECUTIVE SESSION IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNMENT CODE, TITLE 5, SUBCHAPTER D, SECTION 551.071, PRIVATE CONSULTATION WITH ITS ATTORNEY TO SEEK ADVICE ABOUT LEGAL MATTERS SUBJECT TO ATTORNEY/CLIENT PRIVILEGE AND 551.087 OF THE TEXAS GOVERNMENT CODE, DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS.

A. Discussion regarding the proposed Everly Development by Masonwood Development Corporation of approximately 159.25 acres of land located within the City's extraterritorial jurisdiction.

ITEM 9. EXECUTIVE SESSION IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNMENT CODE, TITLE 5, SUBCHAPTER D, SECTION 551.072 - TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY IF DELIBERATION IN AN OPEN MEETING WOULD HAVE A DETRIMENTAL EFFECT ON THE POSITION OF THE GOVERNMENTAL BODY IN NEGOTIATIONS WITH A THIRD PERSON AND SECTION 551.071 – CONSULTATION WITH ATTORNEY TO DISCUSS LEGAL ISSUES RELATED THERETO.

A. Discussion regarding five utility easements located on properties addressed as 215 S Commerce Street, 111 E Prairie Street, 110 E Market Street, 112 Market Street, and 116 E Market Street, Lockhart, Caldwell County, Texas are necessary for the construction of the Lockhart Square Utility Project.

OPEN SESSION

Mayor White announced that Council would enter Open Session at 8:40 p.m.

ITEM 10-A. DISCUSSION AND/OR ACTION REGARDING THE PROPOSED EVERLY DEVELOPMENT BY MASONWOOD DEVELOPMENT CORPORATION OF APPROXIMATELY 159.25 ACRES OF LAND LOCATED IN THE CITY'S EXTRATERRITORIAL JURISDICTION.

There was no action taken.

ITEM 10-B. DISCUSSION AND/OR ACTION REGARDING FIVE UTILITY EASEMENTS LOCATED ON PROPERTIES ADDRESSED AS 215 S COMMERCE STREET, 111 E PRAIRIE STREET, 110 E MARKET STREET, 112 MARKET STREET, AND 116 E. MARKET STREET, CALDWELL COUNTY, TEXAS ARE NECESSARY FOR THE CONSTRUCTION FOR THE LOCKHART SQUARE UTILITY PROJECT.

There was no action taken.

ITEM 11. ADJOURNMENT

Mayor Pro-Tem Sanchez made a motion to adjourn the meeting. Councilmember Mendoza seconded. The motion passed by a vote of 7-0. The meeting was adjourned at 8:40 p.m.

PASSED and APPROVED this the 5th day of May, 2026.

CITY OF LOCKHART

Lew White, Mayor

ATTEST:

Julie Bowermon
City Secretary

**SPECIAL MEETING
LOCKHART CITY COUNCIL**

JUNE 5, 2025

6:00 P.M.

CLARK LIBRARY ANNEX-COUNCIL CHAMBERS, 217 SOUTH MAIN STREET, 3RD FLOOR, LOCKHART, TEXAS

Council present:

Councilmember John Castillo
Councilmember Juan Mendoza
Councilmember Jeffry Michelson

Mayor Lew White
Councilmember Brad Westmoreland
Councilmember John Lairsen
Mayor Pro-Tem Angie Gonzales-Sanchez

Staff present:

Steve Lewis, City Manager
Joseph Resendez, Assistant City Manager

Julie Bowermon, City Secretary

ITEM 1. CALL TO ORDER.

Mayor Lew White called the meeting to order at 6:10 p.m.

Mayor White announced that the Council would enter Executive Session at 6:12 p.m. to discuss item 2, as listed below.

ITEM 2. EXECUTIVE SESSION IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNMENT CODE, TITLE 5, SUBCHAPTER D, SECTION 551.074- TO DELIBERATE THE APPOINTMENT, EMPLOYMENT, EVALUATION, REASSIGNMENT, DUTIES, DISCIPLINE, OR DISMISSAL OF A PUBLIC OFFICER OR EMPLOYEE.

A. Interview candidate for the anticipated City Manager vacancy.

Mayor White announced that the Council would enter Open Session at 8:10 p.m.

ITEM 3-A. DISCUSSION AND/OR ACTION REGARDING THE ANTICIPATED CITY MANAGER VACANCY.

Mayor White made a motion to enter into negotiations with Joseph Resendez for contract to be City Manager anticipated to begin September 5, 2025 following the retirement of City Manager Steve Lewis. Mayor Pro-Tem Sanchez seconded. The motion passed by a vote of 7-0.

ITEM 4. ADJOURNMENT

Mayor Pro-Tem Sanchez made a motion to adjourn the meeting. Councilmember Mendoza seconded. The motion passed by a vote of 7-0. The meeting was adjourned at 8:11 p.m.

PASSED and APPROVED this the 5th day of May, 2026.

CITY OF LOCKHART

Lew White, Mayor

ATTEST:

Julie Bowermon
City Secretary

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: May 5, 2026

AGENDA ITEM CAPTION: Discussion and/or action regarding Ordinance 2026-21 amending the Code of Ordinances, Chapter 48 "Solid Waste" to allow Caldwell County residents use of the Recycling Center through September 30, 2026, and establishing a fee per trip.

ORIGINATING DEPARTMENT AND CONTACT: Public Works - Sean Kelley

ACTION REQUESTED: Ordinance

BACKGROUND/SUMMARY/DISCUSSION:

On April 14, 2026, the City Council held a workshop to discuss solid waste services, operation of the Recycling Center, and the associated cost of service to customers. Following discussion, Council voted to implement universal residential recycling, opt-in commercial recycling, and also approved closure of the Recycling Center effective October 1, 2026, to coincide with the end of the fiscal year budget. The closure was based on the determination that the Recycling Center would no longer be needed once universal residential recycling is available.

Since that action, representatives from Caldwell County have contacted the City of Lockhart to request that non-city residents who reside in the unincorporated areas of Caldwell County be allowed to use the Recycling Center for recycling services during the period leading up to the facility's closure.

To allow Caldwell County residents temporary use of the Recycling Center, code amendments would be required. Ordinance 2026-21 would authorize Caldwell County residents who live in unincorporated areas of the county to use the City of Lockhart Recycling Center through September 30, 2026. County residents would be required to show proof of residency, comply with applicable recycling regulations, and pay a per-visit fee for use of the facility.

Currently, the City of Lockhart Code of Ordinances provides that only current owners and/or occupants of residential and commercial/industrial properties located within the city may use the recycling site upon presentation of a current utility bill or valid driver's license, and that non-recycled materials or solid waste generated outside the city limits will not be accepted.

If adopted, the code would need to be amended again effective October 1, 2026, to repeal the temporary authorization for Caldwell County residents once the Recycling Center closes.

PROJECT SCHEDULE (if applicable):

AMOUNT & SOURCE OF FUNDING:

Funds Required:

City of Lockhart, Texas

Council Agenda Item Cover Sheet

Account Number:

Funds Available:

Account Name:

FISCAL NOTE (if applicable):

PREVIOUS COUNCIL ACTION:

Adoption of Ordinance 2015-01 — Amending Solid Waste definitions, and clarifying solid waste services.

April 14, 2026- Authorized closing the Recycling Center on Oct. 1, 2026

COMMITTEE/BOARD/COMMISSION ACTION:

STAFF RECOMMENDATION/REQUESTED MOTION:

LIST OF SUPPORTING DOCUMENTS: Ord. 2026-21 Lockhart Recycling Center Amendment, Ord 2015-01 (History)

ORDINANCE NO. 2026-21

AN ORDINANCE OF THE CITY OF LOCKHART, TEXAS, AMENDING THE CITY OF LOCKHART CODE OF ORDINANCES, CHAPTER 48 “SOLID WASTE” TO ALLOW CALDWELL COUNTY RESIDENTS USE OF THE RECYCLING CENTER THROUGH SEPTEMBER 30, 2026, AND ESTABLISHING A FEE PER TRIP; PROVIDING FOR SEVERABILITY; PROVIDING A REPEALER; PROVIDING FOR PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Lockhart City Council (the “City Council”) acknowledges the need to update solid waste collection ordinances from time to time to make collection services more efficient; and

WHEREAS, Caldwell County has requested that residents in the unincorporated areas be allowed temporary access to the City of Lockhart Recycling Center, located at 110 North Brazos Street, Lockhart, Texas through September 30, 2026; and

WHEREAS, the City Council finds that granting access to the recycling center, with appropriate verification and user fees, serves a public purpose by promoting recycling and supporting regional waste management efforts; and

WHEREAS, the City Council desires to amend Section 48-5 of the Code of Ordinances to authorize such access on a temporary basis and establish applicable user requirements.

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

SECTION 1. The foregoing recitals are approved and adopted herein for all purposes.

SECTION 2. Chapter 48 “Solid Waste” Section 48-5 “City disposal site rates” is hereby amended in part to add subsection (i) to read as follows:

- (i) Residents of the unincorporated areas of Caldwell County may utilize the City’s recycling center located at 110 North Brazos Street, Lockhart, Texas through September 30, 2026, provided that users present valid state-issued identification verifying residence in the unincorporated areas of Caldwell County, comply with all applicable provisions of Chapter 48 related to the proper separation, handling, and disposal of recyclable materials, and pay a fee of \$20 per visit for each use of the recycling center. The City Manager, or designee, is authorized to administer and implement procedures for fee collection.

SECTION 3. 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.

SECTION 4. 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.

SECTION 5. 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.

SECTION 6. 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.

SECTION 7. Effective Date: That this ordinance shall become effective and be in full force immediately upon its passage.

PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF LOCKHART, TEXAS, ON THE ____ DAY OF MAY 2026.

CITY OF LOCKHART, TEXAS

LEW WHITE, Mayor

ATTEST:

JULIE BOWERMON, City Secretary

APPROVED AS TO FORM:

BRADFORD E. BULLOCK, City Attorney

ORDINANCE 2015-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOCKHART, TEXAS, AMENDING CHAPTER 48 OF THE CODE OF ORDINANCES, CAPTIONED "SOLID WASTE," IN ORDER TO UPDATE DEFINITIONS, CLARIFY RECEPTACLE/BIN USE AND COLLECTION SERVICES, AND PROVIDE FOR COLLECTION RATES TO BE ESTABLISHED BY CITY COUNCIL RESOLUTION; PROVIDING FOR SEVERABILITY; PROVIDING A REPEALER; PROVIDING FOR PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Lockhart City Council acknowledges the need to update solid waste collection ordinances from time to time in order to make collection services more efficient and reflect contractual updates; and

WHEREAS, City staff has reviewed the current solid waste ordinance and has found that amendments are necessary to update and clarify solid waste services in the City; and

WHEREAS, the City Council has received recommended changes from City staff to the solid waste ordinances from City staff; and

WHEREAS, the City Council has found that the recommended City staff amendments are necessary and serve a public purpose by updating and clarifying the City's solid waste services for its citizens, and making such services more efficient.

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

1. Findings of Fact. The foregoing recitals are incorporated into this ordinance by reference, as if fully set out, as findings of fact.

2. Amendments. Sections 48-1, 48-3, 48-5, 48-37, 48-38, 48-39, 48-41, 48-42, 48-43, 48-47 and 48-47 of Chapter 48, captioned "Solid Waste," of the Code of Ordinances, City of Lockhart, Texas, are hereby amended to read as follows:

Sec. 48-1. Definitions.

City Council or Council: The legislative and governing body of the City of Lockhart.

Disabled Customer at the Door Service: Special service offered for collection of trash karts placed within 75 feet of street right of way with direct access for customers who have provided acceptable proof of disability.

Electronic Recycling: The collection of televisions, radios, computer items, monitors, cameras, telephones, cell phones, VCR or other recording devices, and related electronic items for recycling purposes.

Garbage: All household discarded food and trash except that waste that can be included in the definition of bulky waste, bundle waste, construction debris, dead animals, hazardous waste, rubbish, stable matter, or electronic recycling.

Garbage container: City-provided garbage cart with a capacity of not greater than 95 gallons, and not less than 35 gallons, constructed of plastic or fiberglass.

Receptacle: A garbage cart authorized according to the collection method chosen by the city to receive garbage, rubbish, or bundle waste from premises within the city.

Recycling, Curbside: Collection of designated recyclable items at the right of way at times determined by the City.

Residential unit: A dwelling within the corporate limits of the city occupied by a person or group of persons requiring solid waste collection. A residential unit shall be deemed occupied when either water or domestic light and power services are being supplied thereto. All single-family units or each of the units in a multifamily dwelling shall be considered residential dwelling units individually.

[All other Definitions remain unchanged.]

Sec. 48-3. Authorized use of receptacles.

It shall be unlawful for any person to place solid waste that is not generated on their premises within the City in a City-provided trash receptacle or any other receptacle for collection by the City. Only those persons who are city utility customers may place solid waste in a receptacle for collection by the City.

Sec. 48-5. City disposal site rates.

(a) Use of the city disposal site described in Subsection 48-4(a) shall be governed by the rates established by City Council resolution from time to time.

(b) Debris and waste from the demolition of any structure greater than 120 square feet will not be accepted at the city disposal site. The demolition contractor or owner must transport or contract for the transport of such material to a licensed landfill approved by the State.

(c) Tires will be accepted from city residents for disposal and will be subject to disposal fees, per rim size, as established by City Council resolution from time to time.

(d) Fees for the disposal of white goods (stoves, refrigerators and freezers without refrigerant, washers, dryers, and related appliances), furniture items, and electronic items shall be established by City Council resolution from time to time.

(e) All construction waste in amounts greater than the capacity of the largest vehicle for which a disposal fee is established by City Council resolution shall not be accepted at the city's disposal site.

(f) Current owners and/or occupants of residential and commercial/industrial units located in the city must present to the attendant at the city disposal site described in Subsection 48-4(a), a current utility bill for those premises he owns or occupies as well as a valid driver's license before permission to unload at this site will be given. Failure to provide this identification to the attendant shall result in the city refusing the use of the disposal site.

(g) Solid waste generated outside the city limits will not be accepted at the city's disposal site.

(h) The city reserves the right to reject solid waste at the city disposal site, where city staff reasonably believes that the solid waste violates this ordinance, state or federal law, does not meet the descriptions or standards of this ordinance, or poses a threat to health and safety. A customer

whose solid waste is rejected may request reconsideration by the City Manager or her/his designee.

Sec. 48-37. Authorized collector.

Collection of garbage and of other solid waste as determined by the city shall be performed only by the city and/or its designated agent operating under contractual agreement with the city, unless otherwise excepted by State law.

Sec. 48-38. Method of collection.

(a) Garbage and other solid waste as determined by the city shall be collected by garbage container or bin. Determinations concerning who receives hand collection by garbage container versus bin collection shall be made solely by the city manager or his designee. Generally, those hand-collected duplex and triplex residential multifamily units or commercial units with a weekly solid waste volume of more than 295 gallons (three 95 gallon trash carts maximum) shall receive bin collection except as provided for in Subsection (b) of this section.

(b) If a residential or commercial/industrial unit producing 295 gallons or less of solid waste weekly can reasonably be combined with another commercial/industrial unit so as to receive bin collection, the city may do so. If the city elects to do this, it shall not charge such residential or commercial/industrial unit producing 295 gallons or less of solid waste weekly more than the equivalent charge for hand collection service for each cart.

Sec. 48-39. Receptacles generally.

(b) All hand-collection receptacles shall be maintained by the customer in a manner so as not to become a nuisance or health hazard on the premises or in the neighborhood where it is placed.

(d) All owners and/or occupants of premises receiving hand collection shall place their receptacles at street side or curbside for collection except as otherwise provided herein. If street side hand collection is not feasible, the owner and/or occupant of such premises shall place the receptacle at a place most accessible for collection by the authorized collector. If receptacles are not reasonably accessible by the authorized collector, the contents thereof shall not be collected. However, the owner and/or occupant of the premises shall still be responsible for collection and disposal of the waste and shall pay the monthly collection fee.

(e) Bins set out for collection use shall not be overloaded, abused, or set on fire. Damage to bins is recoverable by the city or its authorized collector.

[All other subsections of Sec. 48-39 remain unchanged.]

Sec. 48-41. Collection frequency and bin size.

(a) Residential units and commercial/industrial units receiving hand collection service shall receive weekly collection service according to pickup times, days and routes determined by the city, except as otherwise required herein.

[Subsection (b) remains unchanged.]

(c) Food establishments shall pay for and receive collection services a minimum of three (3) times per week in the interest of public health and sanitation if they are open more than three (3) days per week.

Sec. 48-42. Collection fees.

Solid waste fees established by City Council resolution shall be assessed and collected through the city billing department for each residential dwelling unit and commercial/industrial unit within the city limits as follows:

(1) Residential units:

(a) A residential living unit shall be charged a collection fee as established by City Council resolution from time to time, for collection of garbage, one time per week with city-provided cart and receive disposal site use as described in Subsection 48-5(a). The fee shall apply to residential living units receiving either hand or bin collection services. Senior citizen utility customers (65 years or older) that are billed by the city directly for this utility service may apply to the city for a monthly rate reduction for this service as established from time to time by Council resolution. Qualified disabled customers may request "at the door" trash collection services at a fee established by City Council resolution.

Garbage and waste collections exceeding 295 gallons per week are subject to additional pro-rated charges based on volumes of trash and/or debris. Up to one-half cubic yard of extra qualifying residential waste may be placed with trash carts for pickup on the same day as regular service without additional special charges. Other special waste may be disposed of in the manner and at rates established from time to time by City Council resolution.

(b) Solid waste that consists of material that would otherwise be described as bundle waste (such as brush) that requires special handling or bulky waste, except that it is not properly prepared per the bundle and rubbish requirements of Section 48-1, may be collected by the city and a fee charged to that premises' utility account. However, should the city, at its discretion, elect not to collect this material, it is still the responsibility of the owner and/or occupant of the premises to properly collect and dispose of said material. Charges for the city's provision of this service are as established by City Council resolution from time to time.

(2) Commercial/industrial units:

(a) *Bin collection, stand-alone.* A stand-alone commercial/industrial unit used by a single customer with a weekly solid waste volume of more than 295 gallons shall receive solid waste bin collection service as determined by the city, and shall be charged a monthly collection fee by the city based on the current contract service fee charged by the authorized collector providing such bin collection services at fees established from time to time by City Council resolution.

(b) Bin collection, combo users.

(1) A commercial/industrial unit composed of multiple customers with a weekly solid waste volume of 295 gallons or less that is sharing usage of a bin for solid waste collection with other commercial/industrial units, shall be charged a minimum collection fee as from time to time established by City Council resolution.

(2) Collection fees for commercial/industrial units receiving shared bin solid waste service shall be based on the average volumes of trash and/or collection needs as determined by the city, with the minimum fee established by City Council resolution from time to time.

(3) Collection fees for combo bin collection users shall be determined by the city based on the required size of the bin container and the required frequency of service per week. The monthly fees for such service shall be divided among the number of users being served by a particular bin based on volumes determined by the city, and such individual fees shall be included in the monthly utility billing with applicable minimum rates. Such fees for

residential solid waste collection shall not be less than the fees as established by City Council resolution for each residential dwelling unit and for each business/industrial unit using the combo collection bin.

(c) *Hand collection.* Commercial/industrial units generating 295 gallons or less of containerized solid waste weekly that have been designated for hand collection by the city shall receive twice weekly garbage as designated by the city. The minimum collection fee for this service shall be as established by City Council resolution. No chemical, pesticide, paints, oils or other hazardous materials shall be accepted. Materials dumpster trash bin units shall be required when volumes exceed 295 gallons per week on a regular basis, as determined by the city. No concrete or rocks will be collected.

(3) *Commercial bin/single residential dwelling units.* Stand-alone bin customers whose single residential dwelling unit is located on the same premises as their commercial business shall be charged fees as established by City Council resolution from time to time.

Sec. 48-43. Special events.

Solid waste collection and disposal service for special events held within the city shall be performed in a manner established by the city manager or his/her designee, with the sponsor of the special event being responsible for payment of all fees for this service. Sponsors not having a current utility account with the city may be required to make payment for the service in advance. Fees for this service may not be waived except by approval of the City Manager or his/her designee. Hand collection fees for special events shall be established by the City Manager or his/her designee, while bin collection fees for special events will be assessed by the city according to its contract with its current agent performing this service.

Sec. 48-46. Tires.

No tires shall be placed in bins from premises within the city assigned to receive bin collection service. Owners and/or occupants of these premises shall dispose of tires at the disposal site described in Subsection 48-4(a), according to the schedule described in Subsection 48-5(c).

Sec. 48-47. Recycling, residential voluntary curbside collection service.

On a voluntary or subscription sign-up basis, the city shall offer to all residential utility customers, who are not on trash bin collection service, a weekly curbside collection service for single stream recyclables. The minimum service period and the applicable fee for this service shall be for one year from the initial sign up date. Items and conditions for this collection service shall be established in the solid waste service contract and may be amended from time to time with the approval of the City Council and agreement by the authorized collector. A 95 gallon recycling cart shall be provided to each subscriber. Service shall be every other Wednesday as designated by the City. Items must be placed at the property's trash collection location by 8:00 a.m. Fees for this service shall be established by resolution as approved by and changed from time to time by the City Council.

[All other Sections and Subsections of Chapter 48 remain unchanged.]

3. Severability. If any provision, section, clause, sentence, or phrase of this ordinance is for any reason held to be unconstitutional, void, invalid, or unenforceable, 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

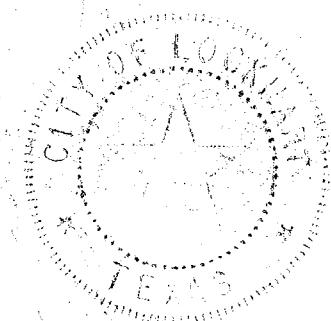
way of reasons of any unconstitutionality or invalidity of any other portion, provision, or regulation.

4. Repealer. 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.

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

6. Effective Date. That this ordinance shall become effective and be in full force immediately upon passage.

PASSED, APPROVED AND ADOPTED this the 20th day of January, 2015.



Attest:

Connie Constancio
Connie Constancio, TRMC
City Secretary

CITY OF LOCKHART

Lew White
Lew White
Mayor

Approved as to form:

Peter Gruning
Peter Gruning
City Attorney

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: May 5, 2026

AGENDA ITEM CAPTION: Discussion and/or action to consider approval of Ordinance 2026-17 amending Section 56-192 "Maximum Speeds on FM 20", reducing the speed by 5 MPH from East MLK Blvd. to the east City Limits.

ORIGINATING DEPARTMENT AND CONTACT: Public Works - Sean Kelley

ACTION REQUESTED: Ordinance

BACKGROUND/SUMMARY/DISCUSSION:

Ordinance 2026-17 amends Section 56-192 of the City Code to revise the posted speed limits along FM 20 from East Martin Luther King Jr. Boulevard to the eastern city limits. The proposed ordinance would lower the speed limits on this segment by 5 miles per hour to improve traffic safety and better reflect current roadway conditions. The speed limits on FM 20 between East Martin Luther King Jr. Boulevard and US 183 would remain unchanged.

The proposed changes are based on a speed study conducted by the Texas Department of Transportation following a severe accident in the area. As a result of that study, TxDOT recommended reducing speeds along portions of the corridor to enhance safety for the traveling public.

In addition to the speed limit revisions, the ordinance makes a technical correction to the directional references in the City Code by changing "northbound" and "southbound" to the correct designations of "eastbound" and "westbound" for FM 20.

Speed limits on FM 20 east of the city limits to FM 1854 are also proposed to be reduced as well. Because those sections is outside the city's jurisdiction, TxDOT will implement those changes separately through a Commission Minute Order.

PROJECT SCHEDULE (if applicable): If the ordinance is approved, TxDOT will purchase, schedule, and install the corrected speed limit signs to be placed at the designated locations.

AMOUNT & SOURCE OF FUNDING:

Funds Required:

Account Number:

Funds Available:

Account Name:

FISCAL NOTE (if applicable):

City of Lockhart, Texas

Council Agenda Item Cover Sheet

PREVIOUS COUNCIL ACTION:

COMMITTEE/BOARD/COMMISSION ACTION:

STAFF RECOMMENDATION/REQUESTED MOTION: Staff respectfully recommends approval of Ordinance 2026-17 amending the speed limits on FM20 East.

LIST OF SUPPORTING DOCUMENTS: Ordinance 2026-17 Amending Speed Limits on FM20 East-Clean , Ordinance 2026-17 Amending Speed Limits on FM20 East-Redline, Blackjack Speed Limit Exhibit

ORDINANCE NO. 2026-17

AN ORDINANCE OF THE CITY OF LOCKHART, TEXAS, AMENDING THE CITY OF LOCKHART CODE OF ORDINANCES, CHAPTER 56 “TRAFFIC AND VEHICLES”, ARTICLE IV “GENERAL RULES OF VEHICLE OPERATION”, DIVISION 2 “SPEED AND RELATED MATTERS”, SECTION 56-192 “MAXIMUM SPEEDS ON FM 20” TO CHANGE THE PRIMA FACIE MAXIMUM SPEED LIMITS IN ACCORDANCE WITH RESULTS OF A TEXAS DEPARTMENT OF TRANSPORTATION ENGINEERING AND TRAFFIC STUDY AND AMEND THE DIRECTIONAL DESIGNATIONS; PROVIDING FOR SEVERABILITY; PROVIDING A REPEALER; PROVIDING FOR PENALTY; PROVIDING FOR PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, The City of Lockhart Code of Ordinances (the “Code of Ordinances”) was adopted on July 7, 1998 by Ordinance No. 98-16; and

WHEREAS, Texas Transportation Code, Section 545.356 grants authority to the governing body of a municipality to alter the prima facie speed limits on highways or parts of highways in the municipality, including a highway of the state highway system; and

WHEREAS, the Texas Department of Transportation (“TxDOT”) conducted an Engineering and Traffic Study (the “Study”) on FM 20 routed in the City of Lockhart (the “City”) and determined that the prima facie maximum speed limits should be amended; and

WHEREAS, the directional designations in the Code of Ordinances is incorrect as those directions have been determined by TxDOT; and

WHEREAS, the City Council has determined that amending Section 56-192 of the Code of Ordinances to comply with the results of the Study serves a public purpose and the City Council desires to amend the Code of Ordinances accordingly;

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

SECTION 1. The foregoing recitals are approved and adopted herein for all purposes.

SECTION 2. Chapter 56 “Traffic and Vehicles”, Article IV “General Rules of Vehicle Operation”, Division 2 “Speed and Related Matters”, Section 56-196 “Maximum Speed on FM 20” is hereby amended in part to read as follows:

- (a) The prima facie maximum speed limit on FM 20 (Control Section 0115-03) within the city limits of the City of Lockhart is hereinafter stated and shall be effective at all times and signs will be erected giving notice of the prima facie maximum speed limit so declared:

(1) *For eastbound traffic:*

a. From milepoint 0.000 (at US 183) to milepoint 0.200 (48 feet West of Trinity St.), a distance of 0.200 miles, there is a prima facie maximum speed limit of 35 miles per hour.

b. From milepoint 0.200 (48 feet West of Trinity St.) to milepoint 0.459 (95 feet East of Pancho St.), a distance of 0.259 miles, there is a prima facie maximum speed limit of 40 miles per hour.

c. From milepoint 0.459 (95 feet East of Pancho St.) to milepoint 0.853 (269 feet East of E. Martin Luther King Jr. Industrial Blvd.), a distance of 0.394 miles, there is a prima facie maximum speed limit of 45 miles per hour.

d. From milepoint 0.853 (269 feet East of E. Martin Luther King Jr. Industrial Blvd.) to milepoint 1.258 (190 feet East of Old Kelley Rd.), a distance of 0.405 miles, there is a prima facie maximum speed limit of 50 miles per hour.

e. From milepoint 1.258 (190 feet East of Old Kelley Rd.) to milepoint 2.094 (32 feet East of Sierra Vista Cove), a distance of 0.836 miles, there is a prima facie maximum speed limit of 55 miles per hour.

f. From milepoint 2.094 (32 feet East of Sierra Vista Cove) to milepoint 2.693 (Lockhart East City Limits – 2,233 feet East of Rio Vista Cove), a distance of 0.599 miles, there is a prima facie maximum speed limit of 60 miles per hour.

(2) *For westbound traffic:*

a.

a. From milepoint 2.693 (Lockhart East City Limits – 2,233 feet East of Rio Vista Cove) to milepoint 2.094 (32 feet East of Sierra Vista Cove), a distance of 0.599 miles, there is a prima facie maximum speed limit of 60 miles per hour.

b. From milepoint 2.094 (32 feet East of Sierra Vista Cove) to milepoint 1.258 (190 feet East of Old Kelley Rd.), a distance of 0.836 miles, there is a prima facie maximum speed limit of 55 miles per hour.

c. From milepoint 1.258 (190 feet East of Old Kelley Rd.) to milepoint 0.853 (269 feet East of E. Martin Luther King Jr. Industrial Blvd.), a distance of 0.405 miles, there is a prima facie maximum speed limit of 50 miles per hour.

d. From milepoint 0.853 (269 feet East of E. Martin Luther King Jr. Industrial Blvd.) to milepoint 0.459 (95 feet East of Pancho St.), a distance of 0.394 miles, there is a prima facie maximum speed limit of 45 miles per hour.

e. From milepoint 0.459 (95 feet East of Pancho St.) to milepoint 0.200 (48 feet West of Trinity St.), a distance of 0.259 miles, there is a prima facie maximum speed limit of 40 miles per hour.

f. From milepoint 0.200 (48 feet West of Trinity St.) to milepoint 0.000 (at US 183), a distance of 0.200 miles, there is a prima facie maximum speed limit of 35 miles per hour.

SECTION 3. 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.

SECTION 4. 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.

SECTION 5. 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.

SECTION 6. 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.

SECTION 7. Effective Date: That this ordinance shall become effective and be in full force immediately upon its passage.

PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF LOCKHART, TEXAS, ON THE ____ DAY OF MAY 2026.

CITY OF LOCKHART, TEXAS

LEW WHITE, Mayor

ATTEST:

JULIE BOWERMON, City Secretary

APPROVED AS TO FORM:

BRADFORD E. BULLOCK, City Attorney

ORDINANCE NO. 2026-17

AN ORDINANCE OF THE CITY OF LOCKHART, TEXAS, AMENDING THE CITY OF LOCKHART CODE OF ORDINANCES, CHAPTER 56 “TRAFFIC AND VEHICLES”, ARTICLE IV “GENERAL RULES OF VEHICLE OPERATION”, DIVISION 2 “SPEED AND RELATED MATTERS”, SECTION 56-192 “MAXIMUM SPEEDS ON FM 20” TO CHANGE THE PRIMA FACIE MAXIMUM SPEED LIMITS IN ACCORDANCE WITH RESULTS OF A TEXAS DEPARTMENT OF TRANSPORTATION ENGINEERING AND TRAFFIC STUDY AND AMEND THE DIRECTIONAL DESIGNATIONS; PROVIDING FOR SEVERABILITY; PROVIDING A REPEALER; PROVIDING FOR PENALTY; PROVIDING FOR PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, The City of Lockhart Code of Ordinances (the “Code of Ordinances”) was adopted on July 7, 1998 by Ordinance No. 98-16; and

WHEREAS, Texas Transportation Code, Section 545.356 grants authority to the governing body of a municipality to alter the prima facie speed limits on highways or parts of highways in the municipality, including a highway of the state highway system; and

WHEREAS, the Texas Department of Transportation (“TxDOT”) conducted an Engineering and Traffic Study (the “Study”) on FM 20 routed in the City of Lockhart (the “City”) and determined that the prima facie maximum speed limits should be amended; and

WHEREAS, the directional designations in the Code of Ordinances is incorrect as those directions have been determined by TxDOT; and

WHEREAS, the City Council has determined that amending Section 56-192 of the Code of Ordinances to comply with the results of the Study serves a public purpose and the City Council desires to amend the Code of Ordinances accordingly;

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

SECTION 1. The foregoing recitals are approved and adopted herein for all purposes.

SECTION 2. Chapter 56 “Traffic and Vehicles”, Article IV “General Rules of Vehicle Operation”, Division 2 “Speed and Related Matters”, Section 56-196 “Maximum Speed on FM 20” is hereby amended in part to read as follows:

- (a) The prima facie maximum speed limit on FM 20 (Control Section 0115-03) within the city limits of the City of Lockhart is hereinafter stated and shall be effective at all times and signs will be erected giving notice of the prima facie maximum speed limit so declared:

- (1) *For ~~northbound~~ eastbound traffic:*
- a. ~~Beginning at the south city limit of Lockhart at milepoint 1.020 to milepoint 0.509, a distance of 0.511 mile, a prima facie maximum speed limit of 50 miles per hour.~~*
 - b. ~~From milepoint 0.509 to U.S. 183 at milepoint 0.040, a distance of 0.469 mile, a prima facie maximum speed limit of 40 miles per hour.~~*
 - c. ~~From U.S. 183 at milepoint 11.675 to milepoint 10.965, a distance of 0.710 mile, a prima facie maximum speed limit of 45 miles per hour.~~*
 - d. ~~From milepoint 10.965 to the north city limit of Lockhart at milepoint 9.794, a distance of 1.171 miles, a prima facie maximum speed limit of 55 miles per hour.~~*

- a. From milepoint 0.000 (at US 183) to milepoint 0.200 (48 feet West of Trinity St.), a distance of 0.200 miles, there is a prima facie maximum speed limit of 35 miles per hour.
- b. From milepoint 0.200 (48 feet West of Trinity St.) to milepoint 0.459 (95 feet East of Pancho St.), a distance of 0.259 miles, there is a prima facie maximum speed limit of 40 miles per hour.
- c. From milepoint 0.459 (95 feet East of Pancho St.) to milepoint 0.853 (269 feet East of E. Martin Luther King Jr. Industrial Blvd.), a distance of 0.394 miles, there is a prima facie maximum speed limit of 45 miles per hour.
- d. From milepoint 0.853 (269 feet East of E. Martin Luther King Jr. Industrial Blvd.) to milepoint 1.258 (190 feet East of Old Kelley Rd.), a distance of 0.405 miles, there is a prima facie maximum speed limit of 50 miles per hour.
- e. From milepoint 1.258 (190 feet East of Old Kelley Rd.) to milepoint 2.094 (32 feet East of Sierra Vista Cove), a distance of 0.836 miles, there is a prima facie maximum speed limit of 55 miles per hour.
- f. From milepoint 2.094 (32 feet East of Sierra Vista Cove) to milepoint 2.693 (Lockhart East City Limits – 2,233feet East of Rio Vista Cove), a distance of 0.599 miles, there is a prima facie maximum speed limit of 60 miles per hour.

(2) *For ~~southbound-westbound~~ traffic:*

- a. ~~Beginning at the north city limit of Lockhart at milepoint 9.794 to milepoint 10.965, a distance of 1.171 miles, a prima facie maximum speed limit of 55 miles per hour.~~
- b. ~~From milepoint 10.965 to U.S. 183 at milepoint 11.675, a distance of 0.710 mile, a prima facie maximum speed limit of 45 miles per hour.~~
- e. ~~From U.S. 183 at milepoint 0.040 to milepoint 0.509, a distance of 0.469 mile, a prima facie maximum speed limit of 40 miles per hour.~~
- d. ~~From milepoint 0.509 to the south city limit of Lockhart at milepoint 1.020, a distance of 0.511 mile, a prima facie maximum speed limit of 50 miles per hour.~~
- a. From milepoint 2.693 (Lockhart East City Limits – 2,233feet East of Rio Vista Cove) to milepoint 2.094 (32 feet East of Sierra Vista Cove), a distance of 0.599 miles, there is a prima facie maximum speed limit of 60 miles per hour.
- b. From milepoint 2.094 (32 feet East of Sierra Vista Cove) to milepoint 1.258 (190 feet East of Old Kelley Rd.), a distance of 0.836 miles, there is a prima facie maximum speed limit of 55 miles per hour.
- c. From milepoint 1.258 (190 feet East of Old Kelley Rd.) to milepoint 0.853 (269 feet East of E. Martin Luther King Jr. Industrial Blvd.), a distance of 0.405 miles, there is a prima facie maximum speed limit of 50 miles per hour.
- d. From milepoint 0.853 (269 feet East of E. Martin Luther King Jr. Industrial Blvd.) to milepoint 0.459 (95 feet East of Pancho St.), a distance of 0.394 miles, there is a prima facie maximum speed limit of 45 miles per hour.
- e. From milepoint 0.459 (95 feet East of Pancho St.) to milepoint 0.200 (48 feet West of Trinity St.), a distance of 0.259 miles, there is a prima facie maximum speed limit of 40 miles per hour.

f. From milepoint 0.200 (48 feet West of Trinity St.) to milepoint 0.000 (at US 183), a distance of 0.200 miles, there is a prima facie maximum speed limit of 35 miles per hour.

SECTION 3. 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.

SECTION 4. 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.

SECTION 5. 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.

SECTION 6. 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.

SECTION 7. Effective Date: That this ordinance shall become effective and be in full force immediately upon its passage.

PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF LOCKHART, TEXAS, ON THE ____ DAY OF MAY 2026.

CITY OF LOCKHART, TEXAS

LEW WHITE, Mayor

ATTEST:

JULIE BOWERMON, City Secretary

APPROVED AS TO FORM:

BRADFORD E. BULLOCK, City Attorney

Blackjack St. (FM 20 East)

TxDOT Speed Limit Changes

Legend

- Current Speed Limit 50 MPH
- Current Speed Limit 55 MPH
- Current Speed Limit 60 MPH
- New Speed Limit east & west bound

Old Kelley Road

Shady Lane

Blackjack St

45/50

50/55

55/60

60/60

E MLK Inds Blvd

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: May 5, 2026

AGENDA ITEM CAPTION: Discussion and/or action to consider Resolution 2026-19 to amend the adopted credit card fees charged by the City of Lockhart from 2% to 3.25% .

ORIGINATING DEPARTMENT AND CONTACT: Administration - Roque Salinas

ACTION REQUESTED: Ordinance

BACKGROUND/SUMMARY/DISCUSSION:

To facilitate credit card payments for City services, the City maintains a merchant services agreement for processing transactions. On April 7, 2026, City Council approved a three-year agreement with Global Payments Direct, Inc. under Resolution 2026-16, which established a negotiated processing rate averaging approximately 3.15% and significantly reduced the City's exposure to fluctuating market rates.

While the new agreement is projected to significantly reduce overall processing costs compared to prior variable rates, the current 2% convenience fee charged to customers does not fully recover the City's cost of processing credit card transactions.

Credit card processing fees are comprised of several components, including interchange fees charged by card-issuing banks, card network (e.g., Visa/Mastercard) assessment fees, and processor fees charged by the City's vendor (Global Payments Direct, Inc.), which include discount rates and per-transaction charges. Under the approved agreement, the blended effective rate for these combined components is estimated at approximately 3.15%.

As a result, maintaining the current 2% convenience fee would continue to require a City subsidy to cover the difference between fees collected and actual processing costs. In response to Council direction provided during the April 7, 2026 meeting, staff has evaluated adjusting the convenience fee to more closely align with actual costs.

The proposed increase to 3.25% is intended to function as a pass-through fee to users, better aligning with the City's actual cost of service while remaining within the allowable limit under state law. The last adjustment to the City's credit card fee occurred in July 2011.

PROJECT SCHEDULE (if applicable):

AMOUNT & SOURCE OF FUNDING:

Funds Required:

Account Number:

Funds Available:

City of Lockhart, Texas

Council Agenda Item Cover Sheet

Account Name:

FISCAL NOTE (if applicable):

PREVIOUS COUNCIL ACTION:

COMMITTEE/BOARD/COMMISSION ACTION:

STAFF RECOMMENDATION/REQUESTED MOTION:

LIST OF SUPPORTING DOCUMENTS: Resolution 2026-19

RESOLUTION NO. 2026-19

A RESOLUTION OF THE CITY OF LOCKHART, TEXAS AUTHORIZING AN INCREASE OF THE CREDIT CARD PROCESSING FEE; PROVIDING A SEVERABILITY CLAUSE, AND SETTING AN EFFECTIVE DATE

WHEREAS, Section 132.002(b)(1) of the Local Government Code of the State of Texas allows a municipality to accept payment by credit card of a fee, fine, court cost or other charges; and

WHEREAS, Section 132.002(b)(2) of the Local Government Code of the State of Texas allows a municipality to collect a fee for processing the payment by credit card; and

WHEREAS, Section 132.003(b)(2) of the Local Government Code of the State of Texas allows the governing body of a municipality to set the fee in an amount that is reasonably related to the expenses incurred by the municipal office in processing the payment by credit card; not to exceed five percent of the amount of the fee, fine, court cost, or other charges being paid; and

WHEREAS, the expense incurred by the City of Lockhart (the “City”) to process credit card payments has increased since 2011; and

WHEREAS, the credit card processing fee should be increased to an amount reasonably related to the expenses currently incurred by the City to process credit card payments.

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

Section 1. The City of Lockhart shall collect a fee for payment by credit card as follows: three and one quarter percent (3.25%) of each transaction amount.

Section 2. If any section, subsection, phrase, sentence or portion of the Resolution is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holdings shall not affect the validity of the remaining portions thereof.

Section 3. All resolutions or parts of resolutions, in conflict herewith are to the extent of such conflict hereby repealed. The balance of such resolution is hereby saved from repeal.

Section 4. The resolution shall be in full force and effect beginning June 1, 2026.

Passed, approved and adopted on this the 5th day of May 2026.

ATTEST:

Julie Bowermon, City Secretary

Lew White, Mayor

APPROVED AS TO FORM:

Brad Bullock, City Attorney

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: May 5, 2026

AGENDA ITEM CAPTION: Discussion and/or action regarding Resolution 2026-20 directing publication of Notice of City's intent to issue Certificates of Obligation for certain capital projects, including the Indoor Recreation Center.

ORIGINATING DEPARTMENT AND CONTACT: Finance - Keeli Michna

ACTION REQUESTED: Resolution

BACKGROUND/SUMMARY/DISCUSSION: Resolution 2026-20 authorizes proceeding with the issuance of Certificates of Obligation and further directing the publication of Notice of Intention to issue City of Lockhart, Texas combination tax and revenue certificates of obligation for certain capital projects. The issuance amount of \$15,000,000 in the resolution is an amount not to exceed. Council may authorize an issuance amount less than the \$15,000,000, depending on the scope of capital projects funded by the issuance.

The proposed projects to be funded by this issuance include the following:

- design and renovation/construction of an indoor recreation center, currently estimated at approximately \$12,000,000; and
- subject to available funding capacity and Council direction, upgrades to the existing City Hall; land acquisition and design for future police and/or fire facilities; improvements to existing City parks; and/or street and drainage improvements.

The final issuance amount would also include the costs of professional services, including fiscal and engineering fees, in connection to these projects and the costs of issuing the certificates of obligation. Based on guidance from the City's Financial Advisor, Council has until June 16, 2026, to make a final determination on the issuance amount, should it choose to authorize an amount less than the "not to exceed" threshold.

If the Resolution authorizing the Notice of Intent is approved, the City's Bond Counsel and Financial Advisor will proceed with publication of the required notices and begin preparation of the offering documents for the CO's. The Financial Advisor is expected to price the CO's through a competitive sale and present a recommendation for award at a future City Council meeting.

PROJECT SCHEDULE (if applicable):

AMOUNT & SOURCE OF FUNDING:

Funds Required:

Account Number:

Funds Available:

City of Lockhart, Texas

Council Agenda Item Cover Sheet

Account Name:

FISCAL NOTE (if applicable):

PREVIOUS COUNCIL ACTION:

COMMITTEE/BOARD/COMMISSION ACTION:

STAFF RECOMMENDATION/REQUESTED MOTION:

LIST OF SUPPORTING DOCUMENTS: Resolution 2026-20

RESOLUTION NO. 2026-20

RESOLUTION AUTHORIZING PROCEEDING WITH ISSUANCE OF CERTIFICATES OF OBLIGATION AND FURTHER DIRECTING THE PUBLICATION OF NOTICE OF INTENTION TO ISSUE CITY OF LOCKHART, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION FOR CERTAIN PROJECTS FOR IMPROVING, CONSTRUCTING, EQUIPPING, ACQUIRING, OR DESIGNING THE CITY'S: PARKS AND RECREATION FACILITIES, EXISTING ADMINISTRATION BUILDING, PUBLIC SAFETY FACILITIES, STREET AND DRAINAGE IMPROVEMENTS, AND THE PAYMENT OF PROFESSIONAL SERVICES IN CONNECTION THEREWITH INCLUDING FISCAL AND ENGINEERING FEES AND THE COSTS OF ISSUING THE CERTIFICATES OF OBLIGATION RELATED THERETO IN AN AMOUNT NOT TO EXCEED \$15,000,000.

WHEREAS, this City Council deems it advisable to give notice of intention to issue certificates of obligation of the City of Lockhart, Texas (the "City"), as hereinafter provided; and

WHEREAS, prior to the issuance of the Certificates, the City Council is required pursuant to the provisions of the Certificate of Obligation Act of 1971, Section 271.041 et seq., Local Government Code, as amended (the "Act"), to publish notice of its intention to issue the Certificates in a newspaper of general circulation in the City and continuously on the City's website, the notice stating: (i) the time and place tentatively set for the passage of the ordinance authorizing the issuance of the Certificates, (ii) the purpose of the Certificates to be authorized; and (iii) the manner in which the Certificates will be paid; (iv) the then-current principal of all outstanding debt obligations of the issuer; (v) the then-current combined principal and interest required to pay all outstanding debt obligations of the issuer on time and in full; (vi) the maximum principal amount of the certificates to be authorized; (vii) the estimated combined principal and interest required to pay the certificates to be authorized on time and in full; (viii) the estimated interest rate for the certificates to be authorized or that the maximum interest rate for the certificates may not exceed the maximum legal interest rate; and (ix) the maximum maturity date of the certificates to be authorized.

WHEREAS, it is officially found and determined that the meeting at which this resolution has been considered and acted upon was open to the public and public notice of the time, place and subject of said meeting was given, all as required by Chapter 551, Texas Government Code, as amended; Now, Therefore

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOCKHART:

Section 1. Form of Notice. Attached hereto is a form of "Notice of Intention to Issue Certificates of Obligation" the form and substance of which is hereby adopted and approved.

Section 2. Publication of Notice. Said Notice shall be published, in substantially the form attached hereto, in a newspaper, as defined in Texas Government Code Ann. §2051.044, of general

circulation in the area of said City, once a week for two consecutive weeks, the date of the first publication thereof to be at least 46 days before the date tentatively set for passage of the ordinance authorizing the issuance of the Certificates.

Section 3. City Website Posting of Notice. Further, said notice shall be continuously published in substantially the form attached hereto on the City's website for at least 45 days before the date tentatively set for passage of the ordinance authorizing the issuance of the Certificates.

Section 4. Effective Date. This Resolution shall become effective immediately upon adoption. The Mayor and City Clerk are hereby authorized and directed to execute this Resolution on behalf of the City and to do any and all things proper and necessary to carry out the intent of this Resolution.

Section 5. Attorney General Fee. The City Council hereby authorizes the disbursement of a fee equal to the lesser of (i) one-tenth of one percent of the principal amount of each series of obligations being issued or (ii) \$9,500 for each series, provided that such fee shall not be less than \$750, to the Attorney General of Texas Public Finance Division for payment of the examination fee charged by the State of Texas for the Attorney General's review and approval of public securities and credit agreements, as required by Section 1202.004 of the Texas Government Code. The appropriate member of the City's staff is hereby instructed to take the necessary measures to make this payment. The City is also authorized to reimburse the appropriate City funds for such payment from proceeds of the debt.

[Execution Page Follows]

PASSED, APPROVED AND EFFECTIVE this MAY 5, 2026.

Mayor, City of Lockhart, Texas

ATTEST:

City Secretary, City of Lockhart, Texas

[CITY SEAL]

NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION

NOTICE IS HEREBY GIVEN that the City Council of the City of Lockhart, Texas (the "City"), at its meeting to commence at 6:30 P.M. on July 7, 2026 (the "meeting"), at its regular meeting place in the Clark Library Annex-Council Chambers, 217 South Main Street, 3rd Floor, Lockhart, Texas, tentatively proposes to authorize the issuance of one or more series of interest bearing certificates of obligation for certain projects for improving, constructing, equipping, acquiring, or designing the City's: (1) parks and recreation facilities, to include a, recreation center and improving Lions Park; (2) public safety facilities, including the acquisition of land for police and fire facilities; (3) existing administration building; (4) street and drainage improvements; and (5) the payment of professional services in connection therewith including fiscal and engineering fees and the costs of issuing the certificates of obligation related thereto in an amount not to exceed \$15,000,000. The City presently proposes to provide for the payment of the certificates of obligation by the levy of ad valorem taxes, within the limits prescribed by law. The certificates of obligation will be additionally payable from a limited pledge of surplus revenues of the City's water and wastewater system not to exceed \$1,000.

The following information is required pursuant to Texas Local Government Code, Section 271.049(b)(4): As of May 5, 2026, principal of all outstanding debt obligations of the City is \$\$34,530,000. As of May 5, 2026, combined principal and interest required to pay all outstanding debt obligations, including debt obligations in the process of issuance, of the City on time and in full is \$\$48,563,447.25. The maximum principal amount of the Certificates to be authorized is \$15,000,000. The estimated combined principal and interest required to pay the Certificates to be authorized on time and in full is \$\$24,675,500. The maximum interest rate for the Certificates may not exceed the maximum legal interest rate. The maximum maturity date of the Certificates to be authorized is August 1, 2046.

Lew White
Mayor, City of Lockhart, Texas