

**LOCKHART CITY COUNCIL  
REGULAR MEETING**

**JULY 2, 2019**

**6:30 P.M.**

**CLARK LIBRARY ANNEX-COUNCIL CHAMBERS, 217 SOUTH MAIN STREET, 3<sup>rd</sup> FLOOR,  
LOCKHART, TEXAS**

**Council present:**

Councilmember John Castillo  
Councilmember Kara McGregor  
Councilmember Brad Westmoreland

Mayor Lew White  
Councilmember Juan Mendoza  
Councilmember Jeffry Michelson

**Council absent:**

Mayor Pro-Tem Angie Gonzales-Sanchez

**Staff present:**

Steven Lewis, City Manager  
Monte Akers, City Attorney  
Sean Kelley, Public Works Director  
Ernest Pedraza, Police Chief

Connie Constancio, City Secretary  
Dan Gibson, City Planner  
Randy Jenkins, Fire Chief

**Citizens/Visitors Addressing the Council:** Roy Watson, Citizen; and, Jeff Pence of Manumit Investment Group.

**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. DISCUSS AWARDING BID TO LONE STAR PAVING, AUSTIN, TEXAS, IN THE AMOUNT OF \$549,167 FOR 2019 STREET IMPROVEMENT PROJECT TO INCLUDE STREET IMPROVEMENTS TO LION’S COUNTRY DRIVE, CENTER STREET, TRINITY STREET, CITY PARK ROADS AND CITY SWIMMING POOL PARKING LOT. APPOINTING THE MAYOR TO SIGN ALL CONTRACTUAL DOCUMENTS.**

Mr. Kelley stated that these streets are part of the 2019 Street Improvement Projects approved by Council and the Parks Renovation Project list. Bids were advertised in compliance with State law for the paving and repairs of Lion’s Country Drive, Center Street, Trinity Street, City Park Roads and the Swimming Pool parking lot. Four bids were received ranging from \$549,167 to \$856,723.65. The lowest bid was submitted by Lone Star Paving. Mr. Kelley recommended approval. There was discussion.

**B. DISCUSS THE BRAND GUIDELINES DOCUMENT FOR THE NEW CITY LOGO.**

Mr. Gibson stated that Roy Watson was present to make the presentation and to provide further details about the new city logo. He reminded the Council that they voted to approve the new city logo with the tagline of “The Barbecue Capital of Texas”. Staff requests direction about whether to spell out the word “barbecue” or to abbreviate it as “BBQ” in the tagline.

Roy Watson of the Branding and Wayfinding Committee provided information and there was discussion regarding the new city logo.

There was discussion regarding the process to begin using the new logo and regarding obtaining a trademark. The Council commended and thanked Roy Watson for serving on the committee to create a new logo.

**C. DISCUSS RESOLUTION 2019-14 ADOPTING EMERGENCY MANAGEMENT STANDARD OPERATION GUIDELINES FOR THE CITY OF LOCKHART OUTDOOR WARNING SIRENS AND FOR A REGIONAL NOTIFICATION SYSTEM.**

Chief Jenkins stated that the proposed policy would clarify activation of the emergency warning systems for the City of Lockhart. The existing system includes Outdoor Warning Sirens consisting of five electro-mechanical rotating sirens strategically located throughout the City. The sirens are activated via two-way radio from the Lockhart 9-1-1 Communications Center and are powered by electricity with battery back-up. Secondly, for indoor warnings, the Capital Area Council of Governments (CAPCOG) Regional Notification System (RNS) has been implemented for citizens to receive warnings and important information on a phone (call or text), and computers (email) to include automated weather warnings from the National Weather Service. Chief Jenkins encouraged citizens to sign up at [www.warncentraltexas.org](http://www.warncentraltexas.org) to receive weather alerts on their mobile device. There was discussion.

RECESS: Mayor White announced that the Council would recess for a break at 7:25 p.m.

**REGULAR MEETING**

**ITEM 1. CALL TO ORDER.**

Mayor Lew White called the meeting to order at 7:43 p.m.

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

Councilmember McGregor gave the Invocation and led the Pledge of Allegiance to the United States and Texas flags.

**ITEM 3. CITIZENS/VISITORS COMMENTS.**

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

**ITEM 4-A. HOLD A PUBLIC HEARING, AND DISCUSSION AND/OR ACTION TO CONSIDER A REQUEST BY JES DEVELOPMENT COMPANY, INC., ON BEHALF OF MANUMIT INVESTMENT GROUP, LLC, FOR A ZONING CHANGE (ZC-19-04) FROM PDD PLANNED DEVELOPMENT DISTRICT TO PDD PLANNED DEVELOPMENT DISTRICT, INCLUDING A REVISED PLANNED DEVELOPMENT DISTRICT DEVELOPMENT PLAN (PDD-19-01) FOR MAPLE PARK, A PROPOSED MIXED-USE DEVELOPMENT ON 56.239 ACRES IN THE FRANCES BERRY SURVEY, ABSTRACT NO. 2, LOCATED ALONG THE WEST SIDE OF THE 700-1000 BLOCKS OF CITY LINE ROAD.**

Mayor White opened the public hearing at 7:43 p.m. and requested the staff report.

Mr. Gibson stated that the PDD zoning classification is intended to accommodate developments with characteristics that may deviate from the normal zoning and subdivision standards. In return for such flexibility, the PDD requires an early commitment on the part of the developer in terms of the site layout, land uses, and amenities. Unlike conventional zoning classifications that cannot have conditions attached, the PDD classification is subject to the conditions represented by the development plan, which is adopted by-reference and cannot be changed except through the rezoning process. The subject property was rezoned from AO to PDD in 2012 concurrently with adoption of the associated PDD Development Plan

for a mixed-use project. In 2017 and 2018, the Council approved zoning changes from PDD to PDD to revise the associated PDD development plans. The owner now wishes to increase the proposed number of multifamily dwelling units intended for senior housing from 48 to 56, and increase the total number of multifamily units from 72 to 110, which again alters the PDD development plan and requires rezoning from the current PDD to the revised PDD. All other uses remain the same. Following staff's review of the PDD development plan, our comments regarding needed corrections and clarifications were provided to the applicant. The applicant was unable to complete the revisions in time for this meeting. After discussion, the applicant requests that consideration of both the PDD zoning change and development plan be delayed to the July 24 Planning and Zoning Commission meeting and the August 6 City Council meeting. Mr. Gibson stated that the Planning and Zoning Commission voted to table the item as requested.

Mayor White requested the applicant to address the Council.

Jeff Pence of Manumit Investment Group stated that there were some misunderstandings about development plan documents that have been worked out. He provided information about the changes to the initial development plan as mentioned by Mr. Gibson and requested that the zoning change and revised planned development plan be tabled to the August 6, 2019 Council meeting.

Mayor White requested citizens in favor of or against the zoning change to address the Council. There were none. He closed the public hearing at 8:56 p.m.

Councilmember Michelson made a motion to table zoning change item ZC-19-04 and PDD-19-01 to the August 6, 2019 meeting. Councilmember McGregor seconded. The motion passed by a vote of 6-0.

**ITEM 5. CONSENT AGENDA.**

Councilmember McGregor made a motion to approve consent agenda items 5A, 5B, and 5C. Councilmember Castillo seconded. The motion passed by a vote of 6-0.

The following are the consent agenda items that were approved:

- 5A: Approve awarding bid to Lone Star Paving, Austin, Texas, in the amount of \$549,167 for 2019 Street Improvement Project to include Street improvements to Lion's Country Drive, Center Street, Trinity Street, City Park Roads and City Swimming Pool Parking Lot and appointing the Mayor to sign all contractual documents.
- 5B: Approve the Brand Guidelines document for the new City logo.
- 5C: Approve Resolution 2019-14 adopting emergency management standard operation guidelines for the City of Lockhart outdoor warning sirens and for a regional notification system.

**ITEM 6-A. CONTINUE DISCUSSION AND RECEIVE UPDATE REGARDING A RESOLUTION PERTAINING TO THE PROPOSED KINDER MORGAN GAS PIPELINE. [TABLED JUNE 18, 2019]**

Mayor White reported that Judge Hayden informed him that Caldwell County is still in negotiations with Kinder Morgan. He suggested that the item be removed from future agendas until Caldwell County has finalized their negotiations with Kinder Morgan.

**ITEM 6-B. DISCUSSION AND/OR ACTION FOLLOWING RECEIPT OF A REPORT FROM THE CITY ATTORNEY CONCERNING THE REGULATION OF DOCKLESS MOBILITY VEHICLES (ELECTRIC SCOOTERS).**

Monte Akers, City Attorney, provided a report about possible regulations of the dockless mobility vehicles. He referred to the City's Code of Ordinances that currently provides regulations for vehicles for hire and that electric scooters could be added to the ordinance. He suggested that the Council consider banning the electric scooters on sidewalks. If the City allows the electric scooters on sidewalks, he encouraged staff to check on insurance policies to determine the city's liability, if any, in the event of an injury. There was discussion.

After discussion, the consensus of the Council was to direct staff to return with an ordinance providing regulations for dockless mobility vehicles during the August 6, 2019 meeting.

**ITEM 6-C. DISCUSSION AND/OR ACTION REGARDING APPOINTMENTS TO VARIOUS BOARDS, COMMISSIONS OR COMMITTEES.**

Mayor White requested appointments to boards or commissions.

Councilmember Mendoza made a motion to appoint Frank Gomillion to the Electric Board. Councilmember Michelson seconded. The motion passed by a vote of 6-0.

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

- Movies in the Park
  - July 13: Spider-Man into the Spider-Verse
  - August 10: Small Foot
- Storm Debris Update:
  - Crews continue to collect brush from the storms.
  - 2 crews worked Saturday, June 29 collecting brush.
- Fireworks on July 3<sup>rd</sup> at City Park.
- Next Emergency Warning Siren test is Monday, July 15 at 1:00 p.m.
- Police Department has a Police Officer entrance exam scheduled for July 26<sup>th</sup>.
- Library Events:
  - Maker Monday (crafts for kids) will be held on July 8.
  - Lolly Band to perform for the Library's 119<sup>th</sup> Birthday at 2 p.m. on July 5 - Folk-Rock Trio.
  - Amanda Sutton, Health & Wellness Coach will be at the Library to host a Health and Wellness talk and teach healthy recipes on July 9.
  - Tumble Book Library-children's ebooks available at the library.
  - Computer Classes on Windows Operating System 10 is being offered at the library.
  - Adult Craft Night last Thursday, of every month at 6:30 p.m.
- Police Department Update:
  - Coffee With Cops was held on Saturday, June 29<sup>th</sup> at 9 a.m. – 11 a.m. at La Ideal Bakery (on the Square).
- Electric Department Update:
  - Downtown Square LED project substantially complete.

**ITEM 8. COUNCIL AND STAFF COMMENTS – ITEMS OF COMMUNITY INTEREST**

Councilmember Westmoreland invited everyone to the Fireworks and to First Friday this week. He and Councilmember Castillo toured the Lockhart Independent School District's facilities, which reflected the need for new schools in Lockhart.

Councilmember Mendoza invited all to attend the Library's Birthday event on July 5<sup>th</sup>. He recently participated in the "Walk-a-Dog" event at the Lockhart Animal Shelter.

Councilmember McGregor thanked staff for the continued brush clean-up efforts. She invited all to Fireworks on July 3<sup>rd</sup>. She thanked the Library for keeping children busy during the summer. She invited everyone to the First Friday event.

Councilmember Castillo expressed condolences to the family of Richard Moya, Jr. for their loss. He commended the Lockhart Independent School District for the tour of the school facilities. He wished everyone a Happy July 4<sup>th</sup> holiday and asked everyone to be safe. He thanked the Police Department for the successful Coffee with Cops and the Fire Chief for working on keeping everyone safe during upcoming storms.

Councilmember Michelson thanked staff for the continued brush cleanup efforts. He thanked the Lockhart Police Department for the successful Coffee with Cops.

Mayor White thanked staff for their continued brush cleanup efforts. He thanked all involved with the upcoming fireworks display and he thanked staff for working on improving the emergency warning siren system activation policy. He thanked the Electric department and the Light Up Lockhart Committee for improving the lighting in the downtown area. He wished everyone a safe holiday.

Mayor White stated that Mayor Pro-Tem Sanchez did inform him prior to the meeting that she would not be able to attend tonight's meeting due to a conflict.

**ITEM 9. ADJOURNMENT.**

Councilmember Mendoza made a motion to adjourn the meeting. Councilmember McGregor seconded. The motion passed by a vote of 6-0. The meeting was adjourned at 8:43 p.m.

PASSED and APPROVED this the 16<sup>th</sup> day of July 2019.

**CITY OF LOCKHART**



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Jen White, Mayor

ATTEST:



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Connie Constancio, TRMC  
City Secretary

