

PUBLIC NOTICE

AGENDA

LOCKHART CITY COUNCIL

TUESDAY, JULY 6, 2021

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

COUNCILMEMBER VIDEO AND AUDIO CONFERENCE PARTICIPATION

Pursuant to Section 551.127 of the Texas Government Code, one or more members of the Lockhart City Council may participate in a meeting remotely, following certain guidelines and notice requirements. The member of the Council presiding over the meeting will be physically present at the above public location. Video and audio conference equipment providing two-way video/audio communication with each member participating remotely will be made available, and each portion of the meeting held by video/audio conference that is required to be open to the public can be heard by the public at the location specified.

CITIZEN AND COUNCILMEMBER VOLUNTARY VIRTUAL CONFERENCE PARTICIPATION

- *Join virtual meetings via Zoom.*
- *Mayor will call upon each citizen registered to address the Council virtually during the agenda item.*
- *Council agenda packets can be reviewed at http://www.lockhart-tx.org/page/gov_agendas_minutes*
- *Individuals may watch the Council meeting online at http://www.lockhart-tx.org/page/gov_meeting_videos*

PUBLIC COMMENT

Persons wishing to have their comment read aloud during the public comment period of a public meeting must submit their written comments to cconstancio@lockhart-tx.org no later than 12 p.m. (noon) on the day of the meeting. Timely submitted comments will be read aloud by the Mayor during the public comment portion of the meeting.

PUBLIC HEARINGS

Persons wishing to virtually participate in any public hearing item listed on the agenda may do so as follows:

- Request a link to virtually join the public hearing portion of the meeting.
Requests to join a public hearing by virtual meeting must be sent to cconstancio@lockhart-tx.org no later than 12 p.m. (Noon) on the day of the hearing. Comments shall have a time limit of three minutes each. Citizens who join the public hearing virtually will be provided a Zoom invite or link to participate remotely.

Comments whether during public hearings or public comment periods, shall have a time limit of three minutes each. Any threatening, defamatory or other similar comments are prohibited.

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 issue discussed or reviewed during the work session.

DISCUSSION ONLY

- A. Discuss minutes of the City Council meetings of June 1, 2021, June 7, 2021, June 8, 2021, and June 15, 2021. 39-56
- B. Discuss extension of the Property License Agreement for the parklet adjacent to 101 E. San Antonio Street. 57-64
- C. Discuss Resolution 2021-09 for an Economic Development Performance Agreement for a BIG Grant façade improvement with Soundwaves Art Foundation located at 115 N. Main Street. 65-77
- D. Discuss Resolution 2021-10 for an Economic Development Performance Agreement for a BIG Grant façade improvement with 2120 Enterprise, LLC located at 107 E. San Antonio Street. 78-94
- E. Discuss amendment to the Interlocal Cooperation Agreement between Caldwell County and the City of Lockhart for Performance of Governmental Functions and Services in regard to the Lockhart Farmers Market to amend hours of operation. 95-102
- F. Discuss Ordinance 2021-19 adding a new Article IV, Titled "Use of Public Areas", to Chapter 18, "Environment" of the City of Lockhart Code of Ordinances to prohibit camping, bathing, and urinating and defecating in public areas, and providing for penalty not to exceed \$500.00 for each offense. 103-115
- G. Discuss hotel occupancy tax (HOT) application for Hill Country Cook-off Association. 116-126
- H. Discuss financial assistance to Courthouse Nights Music Events. 127
- I. Discussion to address matters related to COVID-19, if necessary. 128-132

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 on application ZC-21-09 by Skylar Reeves on behalf of Edward P. and Alma Gonzalez Perez for a Zoning Change from CLB Commercial Light Business District and CMB Commercial Medium Business District to CHB Commercial Heavy Business District on a total of 0.89 acre in the Byrd Lockhart League, Abstract No. 17, and located at 734 and 738 South Commerce Street, and at 735 South Colorado Street (US 183). 5-18
- B. Discussion and/or action to consider Ordinance 2021-17 amending the Official Zoning Map of the City of Lockhart, Texas, to reclassify the property known as a total of 0.89 acre in the Byrd Lockhart League, Abstract No. 17, located at 734 and 738 South Commerce Street, and at 735 South Colorado Street (US 183), from CLB Commercial Light Business District and CMB Commercial Medium Business District, to CHB Commercial Heavy Business District.
- C. Hold a public hearing on application ZC-21-08 by Balsler Custom Homes on behalf of Alan Balsler for a Zoning Change from AO Agricultural-Open Space District and RLD Residential Low Density District to PDD Planned Development District on 18.58 acres in the Byrd Lockhart League, Abstract No. 17, and located at 1107 Silent Valley Road (FM 2001), including by reference adoption of a PDD Development Plan for Lockhart Village Addition Planned Development. 19-38
- D. Discussion and/or action to consider Ordinance 2021-18 amending the Official Zoning Map of the City of Lockhart, Texas, to reclassify the property known as 18.58 acres in the Byrd Lockhart League, Abstract No. 17, located at 1107 Silent Valley Road (FM 2001), from AO Agricultural-Open Space District and RLD Residential Low Density District to PDD Planned Development District, including by-reference adoption of a PDD Development Plan for Lockhart Village Addition Planned Development.

5. **CONSENT AGENDA**

- A. Approve minutes of the City Council meetings of June 1, 2021, June 7, 2021, June 8, 2021, and June 15, 2021. 39-56
- B. Approve extension of the Property License Agreement for the parklet adjacent to 101 E. San Antonio Street. 57-64
- C. Approve Resolution 2021-09 for an Economic Development Performance Agreement for a BIG Grant façade improvement with Soundwaves Art Foundation located at 115 N. Main Street. 65-77
- D. Approve Resolution 2021-10 for an Economic Development Performance Agreement for a BIG Grant façade improvement with 2120 Enterprise, LLC located at 107 E. San Antonio Street. 78-94
- E. Approve amendment to the Interlocal Cooperation Agreement between Caldwell County and the City of Lockhart for Performance of Governmental Functions and Services in regard to the Lockhart Farmers Market to amend hours of operation. 95-102
- F. Approve Ordinance 2021-19 adding a new Article IV, Titled "Use of Public Areas", to Chapter 18, "Environment" of the City of Lockhart Code of Ordinances to prohibit camping, bathing, and urinating and defecating in public areas, and providing for penalty not to exceed \$500.00 for each offense. 103-115
- G. Approve hotel occupancy tax (HOT) application for Hill Country Cook-off Association. 116-126

6. **DISCUSSION/ACTION ITEMS**

- A. Discussion to consider financial assistance to Courthouse Nights Music Events. 127
- B. Discussion and/or action to consider addressing matters related to COVID-19, if necessary. 128-132
- C. Discussion and/or action regarding appointments to various boards, commissions or committees. 133-149

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

- Jennifer Huggins, new Receptionist/Secretary at City Hall effective June 29.
- Review of Fiscal Year 2020-2021 3rd Quarter Financials.
- Police Officer Entrance Exam will be held Saturday, July 24, 2021.
- Movie in the Park will be held Saturday, July 10th: Toy Story 4.
- A Risk and Resilience Assessment for the water system, as required by the EPA, has been completed.

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

*(**Items of Community Interest defined below)*

9. **ADJOURNMENT**

*** Items of Community Interest includes: 1)expressions of thanks, congratulations or condolence; 2) information regarding holiday schedules; 3) an honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition for purposes of this subdivision; 4) a reminder about an upcoming event organized or sponsored by the governing body; 5) information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official employee of the municipality; and 6) announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda. (SB 1182 - effective 09/01/2009)*

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 2nd day of July 2021 at 1:55 p.m.

City of Lockhart, Texas

Council Agenda Item Briefing Data

COUNCIL MEETING DATE: July 6, 2021

AGENDA ITEM CAPTION:

Hold a PUBLIC HEARING on application ZC-21-09 by Skylar Reeves on behalf of Edward P. and Alma Gonzalez Perez, and discussion and/or action to consider Ordinance 2021-17, for a **Zoning Change** from *CLB Commercial Light Business District* and *CMB Commercial Medium Business District* to *CHB Commercial Heavy Business District* on a total of 0.89 acre in the Byrd Lockhart League, Abstract No. 17, and located at 734 and 738 South Commerce Street, and at 735 South Colorado Street (US 183).

ORIGINATING DEPARTMENT AND CONTACT: Planning Department – Dan Gibson, City Planner

ACTION REQUESTED:

ORDINANCE RESOLUTION CHANGE ORDER AGREEMENT
 APPROVAL OF BID AWARD OF CONTRACT CONSENSUS OTHER

BACKGROUND/SUMMARY/DISCUSSION:

The applicant proposes a portable food court where food and nonalcoholic beverages would be served from trucks or trailers, and alcoholic beverages would be served inside an adjacent building that will also be a coffee shop. Restrooms would also be provided in one of the existing buildings. Seating will be mostly outside, with canopies providing some shelter from sun and rain. The applicant’s intent is for enough food and nonalcoholic beverages to be served that it will be more than 50 percent of the total food and beverage sales of the proposed development. However, because the alcohol sales will be independent of the food facilities, there is some risk that the alcoholic beverage sales could exceed 50 percent of the total, in which case the land use, in its entirety, would be classified as a bar. Bars are allowed only in the CHB district and, in addition, require approval of a Specific Use Permit, which would be considered by the Commission in a future public hearing. The proposed CHB zoning classification could be considered consistent with the corresponding Land Use Plan map designation of General-Heavy Commercial. However, because there are existing single-family homes adjacent to the north and west, some uses allowed by the requested CHB zoning would be more incompatible than if the property to be zoned entirely CMB. Because CMB is a more restrictive classification than CHB, the City Council has the option of changing the proposed zoning from CHB to CMB without starting the public hearing process over again. ***Additional information is contained in the attached staff report.***

COMMITTEE/BOARD/COMMISSION ACTION:

At their June 23rd meeting, the Planning and Zoning Commission voted 6-1 to recommend APPROVAL.

STAFF RECOMMENDATION/REQUESTED MOTION:

Staff recommends APPROVAL of the CMB zoning classification instead of CHB.

LIST OF SUPPORTING DOCUMENTS:

- 1) Ordinance 2021-17.
- 2) Exhibits A, B, C boundary descriptions of the three parcels.
- 3) Maps.
- 4) Staff report.
- 5) Application form.
- 6) Owners’ letter of authorization.

Department Head initials:

DG

City Manager’s Review:

 5

ORDINANCE 2021-17

AN ORDINANCE OF THE CITY OF LOCKHART, TEXAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LOCKHART, TEXAS, TO RECLASSIFY THE PROPERTY KNOWN AS A TOTAL OF 0.89 ACRE IN THE BYRD LOCKHART LEAGUE, ABSTRACT NO. 17, LOCATED AT 734 AND 738 SOUTH COMMERCE STREET, AND AT 735 SOUTH COLORADO STREET (US 183), FROM CLB COMMERCIAL LIGHT BUSINESS DISTRICT AND CMB COMMERCIAL MEDIUM BUSINESS DISTRICT, TO CHB COMMERCIAL HEAVY BUSINESS DISTRICT.

WHEREAS, on June 9, 2021, the Planning and Zoning Commission held a public hearing and voted to recommend approval of said change; and,

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

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

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

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

II. The above-referenced property described in Zoning Change request ZC-21-09 as a total of 0.89 acre in the Byrd Lockhart League, Abstract No. 17, more particularly described as three parcels in Exhibits "A", "B", and "C", and located at 734 and 738 South Commerce Street, and at 735 South Colorado Street (US 183), will be reclassified from CLB Commercial Light Business District and CMB Commercial Medium Business District to CHB Commercial Heavy Business District.

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

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

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

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

PASSED, APPROVED, AND ADOPTED AT A REGULAR MEETING OF THE LOCKHART CITY COUNCIL ON THIS THE 6th DAY OF JULY, 2021.

CITY OF LOCKHART

Lew White, Mayor

ATTEST:

APPROVED AS TO FORM:

Connie Constancio, TRMC, City Secretary

Monte Akers, City Attorney

EXHIBIT "A"
735 South Colorado Street

All of a certain tract or parcel of land situated in the City of Lockhart, Caldwell County, Texas, and being a part of the Byrd Lockhart League and being also all of two tracts of land conveyed to Finfrock's Garden Gate Nursery, Inc., by Thomas J. Finfrock, et ux, by deed recorded in Volume 306, Page 177 of the Deed Records of Caldwell County, Texas, and being more particularly described as follows:

BEGINNING at an iron pin set in the NW corner of a tract of land conveyed to H. W. Deeson by Zeke Hilliard, et ux, by deed recorded in Volume 232, Page 7 of the Deed Records of Caldwell County, Texas for the NW corner this tract;

THENCE N 80° 00' E 100.29' to an iron pin set in the West line of US Highway #193 for the NE corner this tract;

THENCE S 0° 44' W with the West line of the said Highway 233.59' to an iron pin set for the SE corner this tract;

THENCE S 80° 00' W 56.80' to an iron pin set for the SW corner this tract;

THENCE N 10° 00' W 229.5' to the place of beginning, containing 0.413 of an acre of land.

As surveyed January 2, 1972, by Claude F. Hinkle, Registered Public Surveyor #1612.

EXHIBIT "B"
734 South Commerce Street

BEING a part of the Byrd Lockhart League, in the City of Lockhart, in Caldwell County, Texas; and, BEING also all of a tract of land conveyed by Zeke Hilliard to J.L. McMillen by deed recorded in Volume 353 at Page 81 of the Caldwell County Deed Records; and being more particularly described as follows:

*BEGINNING at an iron pin set in the East line of South Commerce Street in the South corner of the above mentioned McMillen Tract for the South corner of this tract;
THENCE North 10 degrees 00 minutes West with the East line of Commerce Street 84.0 feet to the West corner of this tract;
THENCE North 80 degrees 00 minutes East 110.0 feet to a fence corner post found for the North corner of this tract;
THENCE South 10 degrees 00 minutes East 84.0 feet to an iron pin set for the East corner of this tract;
THENCE South 80 degrees West 110.0 feet to the place of beginning, as surveyed on May 1, 1973, by Claude F. Hinkle, RPS No. 1612.*

EXHIBIT "C"
738 South Commerce Street

BEING a part of the Byrd Lockhart League situated in the Town of Lockhart, Caldwell County, Texas and being more fully described as follows:

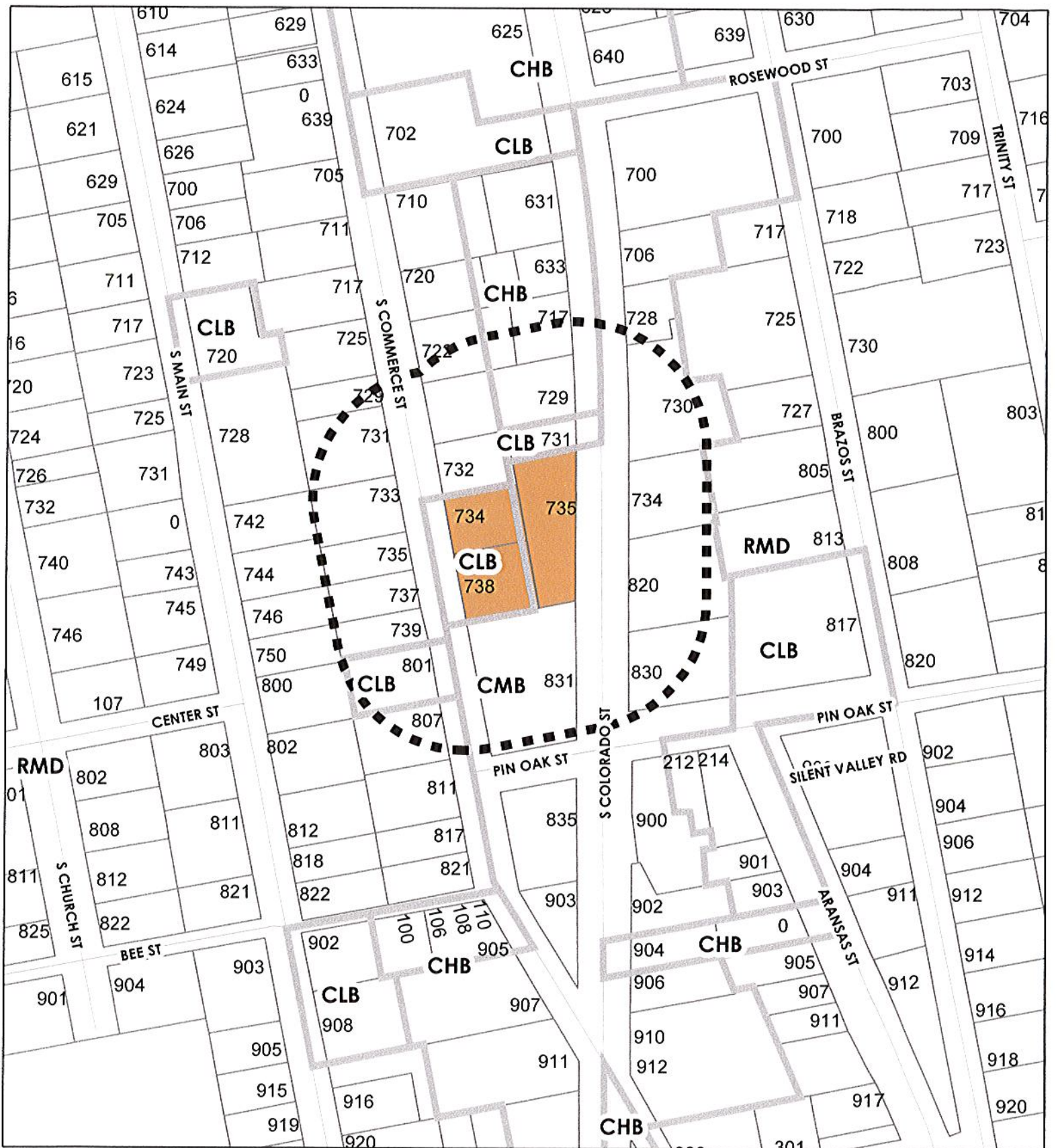
BEGINNING on the E line of Commerce Street at the SW corner of the Shoaf one acre tract of land;

THENCE N 80 E with the S line of the Shoaf Tract 110 feet to the NW corner of Finrock tract;

THENCE S 10 E 106.17 feet to the SW corner of the lot sold to Finrock;

THENCE S 80 W 110 feet to corner in the E line of Commerce Street;

THENCE N 10 W with the E line of Commerce Street 106.17 to the beginning and being all of that certain lot conveyed to Wm. G. Fortman by Alton Watkins by deed dated February 26, 1949, recorded in Volume 230, Page 516 of the Caldwell County Deed Records, except the East portion thereof conveyed to Thomas J. Finrock by Wm. G. Fortman by deed dated September 22, 1958, recorded in Volume 277, Page 232 of the Caldwell County Deed Records; and Commonly known as 738 South Commerce Street, Lockhart, Texas 78644.



ZC-21-09

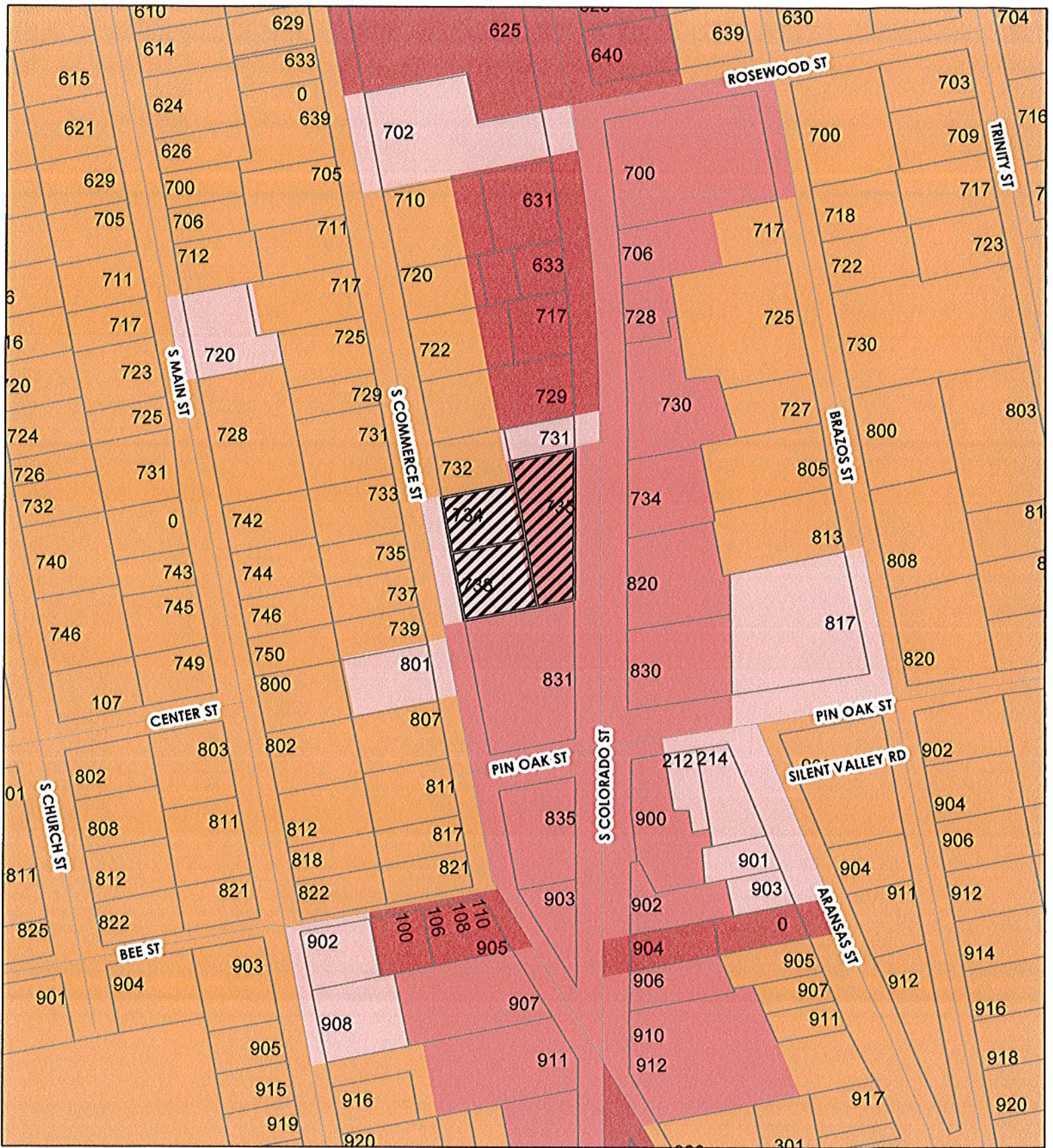
CLB & CMB TO CHB

734 & 738 S COMMERCE ST
AND 735 S COLORADO ST



scale 1" = 200'

- SUBJECT PROPERTY
- ZONING BOUNDARY
- 200 FT BUFFER



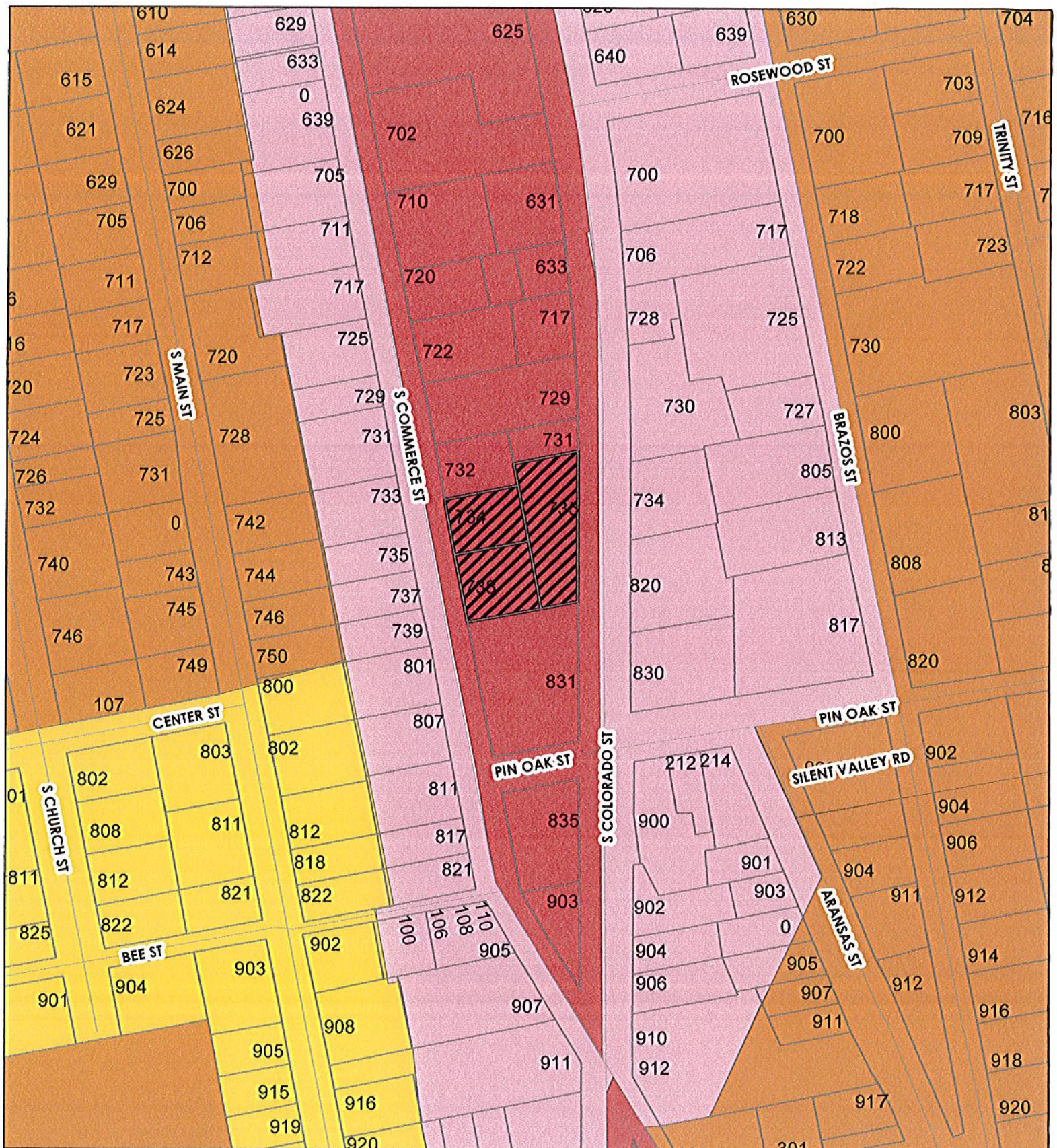
ZC-21-09

CLB & CMB TO CHB
 734 & 738 S COMMERCE ST
 AND 735 S COLORADO ST



scale 1" = 200'

- ZONING DISTRICTS**
- COMMERCIAL HEAVY BUSINESS
 - COMMERCIAL LIGHT BUSINESS
 - COMMERCIAL MEDIUM BUSINESS
 - RESIDENTIAL MEDIUM DENSITY



FUTURE LANDUSE

CLB & CMB TO CHB

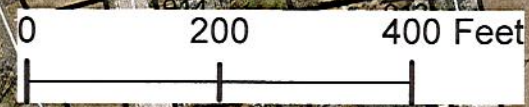
734 & 738 S COMMERCE ST
AND 735 S COLORADO ST



scale 1" = 200'

- GENERAL-HEAVY COMMERCIAL
- LIGHT-MEDIUM COMMERCIAL
- RESIDENTIAL, LOW DENSITY
- RESIDENTIAL, MEDIUM DENSITY

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ROSEWOOD ST

GARCIA ST

COTTONWOOD ST

PIN OAK ST

PIN OAK ST

S COLORADO ST

CENTER ST

BEE ST

S CHURCH ST

S MAIN ST

S COMMERCE ST

BRATOS ST

TRINITY ST

ARKANSAS ST

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PLANNING DEPARTMENT REPORT

ZONING CHANGE

CASE SUMMARY

STAFF: Dan Gibson, City Planner

CASE NUMBER: ZC-21-09

REPORT DATE: June 17, 2021 [Updated 6-28-21]

PLANNING AND ZONING COMMISSION HEARING DATE: June 23, 2021

CITY COUNCIL HEARING DATE: July 6, 2021

REQUESTED CHANGE: CLB & CMB to CHB

STAFF RECOMMENDATION: **Approval of CMB instead of CHB**

PLANNING AND ZONING COMMISSION RECOMMENDATION: **Approval of CHB**

BACKGROUND DATA

APPLICANT: Skylar Reeves

OWNER: Edward & Alma Perez

SITE LOCATION: 735 South Colorado Street (US 183), 734 and 738 South Commerce Street

LEGAL DESCRIPTION: Metes and bounds

SIZE OF PROPERTY: 0.89 acre

EXISTING USE OF PROPERTY: Office building, two single-family dwellings

LAND USE PLAN DESIGNATION: General-Heavy Commercial

ANALYSIS OF ISSUES

REASON FOR REQUESTED ZONING CHANGE: The applicant proposes a portable food court where food and nonalcoholic beverages would be served from trucks or trailers, and alcoholic beverages would be served inside an adjacent building that will also be a coffee shop. Restrooms would also be provided in one of the existing buildings. Seating will be mostly outside, with canopies providing some shelter from sun and rain. The applicant's intent is for enough food and nonalcoholic beverages to be served that it will be more than 50 percent of the total food and beverage sales of the proposed development. However, because the alcohol sales will be independent of the food facilities, there is some risk that the alcoholic beverage sales could exceed 50 percent of the total, in which case the land use, in its entirety, would be classified as a bar. Bars are allowed only in the CHB district and, in addition, require approval of a Specific Use Permit, which would be considered by the Commission in a future public hearing.

AREA CHARACTERISTICS:

	Existing Use	Zoning	Future Land Use Plan
North	Single-family residential, Office, Retail commercial	RMD, CLB, CHB	General-Heavy Commercial
East	Restaurant and retail commercial	CMB	Light-Medium Commercial
South	Restaurant and retail commercial	CMB	General-Heavy Commercial
West	Single-family residential	RMD	Light-Medium Commercial, Medium Density Residential

TRANSITION OF ZONING DISTRICTS: The proposed CHB zoning would not abut any existing CHB zoning, but only one lot zoned CLB separates it from CHB along Colorado Street to the north. CMB exists adjacent to the east and south.

ADEQUACY OF INFRASTRUCTURE: Vehicular access exists along both Colorado Street and Commerce Street, and all utilities are available, as well.

POTENTIAL NEIGHBORHOOD IMPACT: The CHB district allows the widest variety of office, retail, restaurant, and entertainment uses by-right, along with bars and other high intensity uses with potentially greater impacts as a specific use. Locating the CHB district across the street from a single-family residential neighborhood is not ideal due to conflicting land use characteristics, but the existing houses along the west side of Commerce Street are actually in a strip that is designated on the Land Use Plan map as future Light-Medium Commercial, which is a reasonable transition. A use such as a restaurant or bar with outdoor seating would probably have more negative impacts such as noise and night-lighting than other commercial uses having most activity indoors, especially if outdoor entertainment is offered.

CONSISTENCY WITH COMPREHENSIVE PLAN: The proposed CHB zoning classification could be considered consistent with the corresponding Land Use Plan map designation of General-Heavy Commercial.

ALTERNATIVE CLASSIFICATIONS: The CMB zoning classification would allow commercial uses, including a portable food court, without the option of allowing a bar. Outdoor entertainment requires a specific use permit in both the CMB and CHB districts. The east part of the subject property is already zoned CMB, so if the Commission prefers the option of CMB only the west part would need to be rezoned. Because CMB is a more restrictive classification than CHB, the City Council has the option of changing the proposed zoning from CHB to CMB without starting the public hearing process over again.

RESPONSE TO NOTIFICATION: There was one telephone inquiry about what was planned for the subject property, but the caller didn't indicate any particular support or opposition. Other than the applicant speaking in favor, no one else spoke in favor of or against the zoning change at the Planning and Zoning Commission public hearing.

STAFF RECOMMENDATION: Staff recommends approval of CMB instead of CHB. If the main reason for requesting CHB is to be able to apply for a specific use permit to allow a bar just in case the sale of alcoholic beverages exceeds 50 percent of the total proceeds of the coffee shop and portable food court, then we do not think that is an appropriate use of the property given how close it is to existing single-family homes. In addition, the CHB district allows other, more intensive land uses, by-right than the CMB district. A restaurant or portable food court that serves alcoholic beverages where food and nonalcoholic beverages, rather than the alcoholic beverages, is the main source of revenue would be a more acceptable alternative, and would be allowed by-right in the CMB district. Instead of anticipating a possible TABC violation, we think the applicant should work hard to maintain a business model that would not pose that risk.



ZONING CHANGE APPLICATION

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

APPLICANT/OWNER

APPLICANT NAME Skylar Reeves ADDRESS 454 Hobby Horse Rd
DAY-TIME TELEPHONE 713.305.7917 Lockhart, Tx 78644
E-MAIL Skylar@thewishingwell.com
OWNER NAME Edward P. Perez ADDRESS 1432 Young Lane
DAY-TIME TELEPHONE 512.398.6580 Lockhart, tx 78644
E-MAIL _____

PROPERTY

ADDRESS OR GENERAL LOCATION 735 S. Colorado, 734 S. Commerce, 738 S. Commerce
LEGAL DESCRIPTION (IF PLATTED) Meters & Bounds
SIZE 0.89 ACRE(S) LAND USE PLAN DESIGNATION General Heavy Commercial
EXISTING USE OF LAND AND/OR BUILDING(S) Office bldg. and two houses
PROPOSED NEW USE, IF ANY Portable food court and coffee shop

REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION CMB, CLB
TO PROPOSED ZONING CLASSIFICATION CHB
REASON FOR REQUEST To allow proposed uses, and allow for a future option to have a bar

SUBMITTAL REQUIREMENTS

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


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

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

APPLICATION FEE OF \$ 150.00 PAYABLE TO THE CITY OF LOCKHART AS FOLLOWS:

1/4 acre or less	\$125
— Between 1/4 and one acre	\$150
One acre or greater	\$170 plus \$20.00 per each acre over one acre

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

SIGNATURE 

DATE 6.1.21

OFFICE USE ONLY

ACCEPTED BY Dan Gibson

RECEIPT NUMBER 1009078

DATE SUBMITTED 6-1-21

CASE NUMBER ZC -21 - 09

DATE NOTICES MAILED 6-7-2021

DATE NOTICE PUBLISHED 6-10-2021

PLANNING AND ZONING COMMISSION MEETING DATE 6-23-21

PLANNING AND ZONING COMMISSION RECOMMENDATION _____

CITY COUNCIL MEETING DATE 7-6-21

DECISION _____

We, the undersigned, hereby certify that we are the legal owners of the below described properties. We further authorize Skylar Reeves to represent us before the City of Lockhart Planning & Zoning Commission and City Council, for the purpose of requesting a zoning change to Commercial Heavy Business, for the properties described below:

735 S. Colorado Street, Lockhart, Texas 78644
Property I.D. #17683
Legal Description: A017 LOCKHART, BYRD, ACRES 0.41

734 S. Commerce Street, Lockhart, Texas 78644
Property I.D. #17680
Legal Description: A017 LOCKHART, BYRD, ACRES 0.21

738 S. Commerce Street, Lockhart, Texas 78644
Property I.D. #17679
Legal Description: A017 LOCKHART, BYRD, ACRES 0.27

1 Edward P. Perez
Edward P. Perez

5/31/21
Date

1 Alma Gonzalez Perez
Alma Gonzalez Perez

5/31/21
Date

City of Lockhart, Texas

Council Agenda Item Briefing Data

COUNCIL MEETING DATE: July 6, 2021

AGENDA ITEM CAPTION:

Hold a PUBLIC HEARING on application ZC-21-08 by Balser Custom Homes on behalf of Alan Balser, and discussion and/or action to consider Ordinance 2021-18, for a **Zoning Change** from *AO Agricultural – Open Space District* and *RLD Residential Low Density District* to *PDD Planned Development District* on 18.58 acres in the Byrd Lockhart League, Abstract No. 17, and located at 1107 Silent Valley Road (FM 2001), including by reference adoption of a **PDD Development Plan** for *Lockhart Village Addition Planned Development*.

ORIGINATING DEPARTMENT AND CONTACT: Planning Department – Dan Gibson, City Planner

ACTION REQUESTED:

<input checked="" type="checkbox"/> ORDINANCE	<input type="checkbox"/> RESOLUTION	<input type="checkbox"/> CHANGE ORDER	<input type="checkbox"/> AGREEMENT
<input type="checkbox"/> APPROVAL OF BID	<input type="checkbox"/> AWARD OF CONTRACT	<input type="checkbox"/> CONSENSUS	<input type="checkbox"/> OTHER

BACKGROUND/SUMMARY/DISCUSSION:

Unlike conventional zoning classifications, which cannot have conditions attached, the PDD classification is subject to the conditions represented by the development plan. The zoning change and PDD development plan must be considered concurrently since the zoning is conditional upon the project being developed as depicted on the plan. The owner is proposing a subdivision consisting of 60 new duplex lots plus one lot for an existing single-family dwelling, a park, and several open-space lots. The reason for the PDD classification instead of a conventional zoning classification such as RMD is that most of the lots do not meet the minimum lot depth and area standard of the DF-1 or DF-2 development types. However, as a trade-off for the deviation in lot size, the applicant is proposing to far exceed the minimum standards for sidewalks and parkland (including park improvements), and to include several mid-block walkways. The existing private, substandard Meadow Lake Drive will be reconstructed as a public street, and an extension of Stueve Lane will also be constructed to provide access from Silent Valley Road to the new internal streets of the subdivision. The Land Use Plan map designates the location of this development to have a future land use of Low Density Residential. The proposed development will have a gross density of 6.5 units per acre, so it's close to being consistent with the Low Density Residential designation of the Land Use Plan map. In addition, the extension of Stueve Lane as a collector street is consistent with the Thoroughfare Plan map of the comprehensive plan. A protest petition (attached) was received, and 21 percent of the land area within 200 feet of the subject property is owned by those protesting, so a super-majority affirmative votes (minimum of six) is required for approval. *Additional information is contained in the attached staff report.*

COMMITTEE/BOARD/COMMISSION ACTION:

At their June 23rd meeting, the Planning and Zoning Commission voted 6-1 to recommend APPROVAL.

STAFF RECOMMENDATION/REQUESTED MOTION:

Staff recommends APPROVAL of Ordinance 2021-18.

LIST OF SUPPORTING DOCUMENTS:

1) Ordinance 2021-18. 2) Exhibit A, boundary description. 3) Maps. 4) Zoning staff report, Protest petition and map, Application form, and Owner's letter of authorization; and, 5) PDD Development Plan staff report, PDD development plan (reduced), and Application form.

Department Head initials:

DG

City Manager's Review:

 19

ORDINANCE 2021-18

AN ORDINANCE OF THE CITY OF LOCKHART, TEXAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LOCKHART, TEXAS, TO RECLASSIFY THE PROPERTY KNOWN AS 18.58 ACRES IN THE BYRD LOCKHART LEAGUE, ABSTRACT NO. 17, LOCATED AT 1107 SILENT VALLEY ROAD (FM 2001), FROM AO AGRICULTURAL-OPEN SPACE DISTRICT AND RLD RESIDENTIAL LOW DENSITY DISTRICT TO PDD PLANNED DEVELOPMENT DISTRICT, INCLUDING BY-REFERENCE ADOPTION OF A PDD DEVELOPMENT PLAN FOR LOCKHART VILLAGE ADDITION PLANNED DEVELOPMENT.

WHEREAS, on June 23, 2021, the Planning and Zoning Commission held a public hearing and voted to recommend approval of said change; and,

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

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

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

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

II. The above-referenced property described in Zoning Change request ZC-21-08 as 18.58 acres in the Byrd Lockhart League, Abstract No. 17, more particularly described in Exhibits "A" and located at 1107 Silent Valley Road (FM 2001), will be reclassified from AO Agricultural – Open Space District and RLD Residential Low Density District to PDD Planned Development District, including by-reference adoption of a PDD development plan for Lockhart Village Addition Planned Development.

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

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

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

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

PASSED, APPROVED, AND ADOPTED AT A REGULAR MEETING OF THE LOCKHART CITY COUNCIL ON THIS THE 6th DAY OF JULY, 2021.

CITY OF LOCKHART

Lew White, Mayor

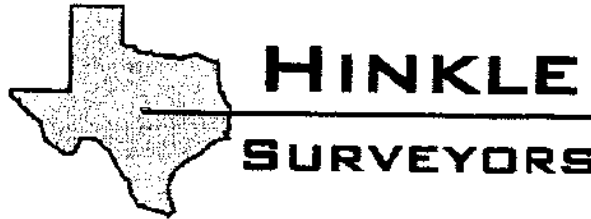
ATTEST:

APPROVED AS TO FORM:

Connie Constancio, TRMC, City Secretary

Monte Akers, City Attorney

EXHIBIT "A"



Page 1 of 2
Job #20183311-
Additional-acreage

All of a certain tract or parcel of land situated in the City of Lockhart, Caldwell County, Texas and being a part of the Byrd Lockhart A-17 and being also all of a tract of land called 17.296 acres (shown in Exhibit "A" as 17.228 acres) and conveyed to Alan Balser et ux by deed recorded in Instrument #2018-006381 of the Official Public Records of Caldwell County, Texas and being also a part of a tract of land called 228.120 acres and conveyed to Alan Balser et ux by deed recorded in Instrument #2017-005439 of the said Official Public Records and being also a part of an Old Public Road as shown on the TxDOT highway strip map and being more particularly described as follows:

BEGINNING at a capped 1/2" iron pin found stamped "HINKLE SURVEYORS" in the SE corner of the above mentioned 17.228 acre tract and in the apparent SW corner of a tract of land called 38.920 acres and conveyed to Joel Garcia et al by deed recorded in Instrument #2016-0001048 of the said Official Public Records and in the intersection of the North line of an Old Public Road and the curving North line of F.M. #2001 for the SE corner this tract.

THENCE with the North line of F.M. #2001 and over and across the said Old Public Road and partially along the South line of the above mentioned 228.120 acre tract for the following two (2) courses:

- (1) With a curve turning to the left having a radius of **2904.82 feet** and an arc length of **517.52 feet** and the chord of which bears **S 73 degrees 00 minutes 06 seconds W 516.84 feet** to a concrete monument found for the PT of the said curve.
- (2) **S 67 degrees 50 minutes 11 seconds W 146.23 feet** to a capped iron pin found in the most Southerly SW corner of the said 228.120 acre tract and the SE corner of a tract of land called 40.039 acres and conveyed to Jason Balser et al by deed recorded in Instrument #2018-001814 of the said Official Public Records for the SW corner this tract.

THENCE N 09 degrees 50 minutes 26 seconds W with the East line of the above mentioned 40.039 acre tract and the West line of the above mentioned 228.120 acre tract **682.39 feet** to a 1/2" iron pin set stamped "HINKLE SURVEYORS" for a reentrant corner this tract.

THENCE N 80 degrees 09 minutes 45 seconds E over and across the said 228.120 acre tract **60.02 feet** to a capped 1/2" iron pin set in the East line of the said 228.120 acre tract and the West line of the said 17.228 acre tract for an ell corner this tract.

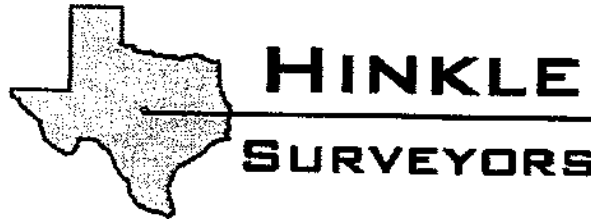
THENCE with the West line of the said 17.228 acre tract and the East line of the above mentioned 228.120 acre tract for the following two (2) courses:

- (1) **N 09 degrees 50 minutes 15 seconds W 613.65 feet** to a 8" treated fence post found for an angle point this tract.
- (2) **N 10 degrees 53 minutes 21 seconds W 257.50 feet** to a 8" treated fence corner post found used for basis of bearing in the NW corner of the said 17.228 acre tract and an ell corner of the said 228.120 acre tract for the NW corner this tract.

©Hinkle Surveyors 2021 Firm Registration No. 100866-D0

P.O. Box 1027 Lockhart, Texas 78644 Phone (512) 398-2000
Fax (512) 398-7683 Email: CONTACT@HINKLESURVEYORS.COM

EXHIBIT "A"



Page 2 of 2
Job #20183311-
Additional-acreage

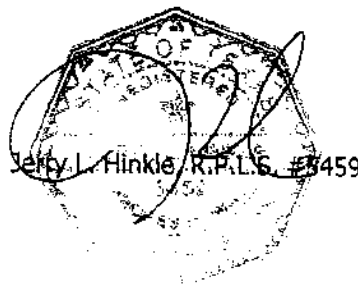
THENCE N 80 degrees 00 minutes 00 seconds E with the North line of the said 17.228 acre tract and the South line of the said 228.120 acre tract **462.81 feet** to a 1/2" iron pin found used for basis of bearing in the most Northerly NE corner of the said 17.228 acre tract and the apparent NW corner of a tract of land called 1.622 acres and conveyed to Donald L. Schafer et ux by deed recorded in Volume 459 Page 797 of the said Official Records for the most Northerly NE corner this tract.

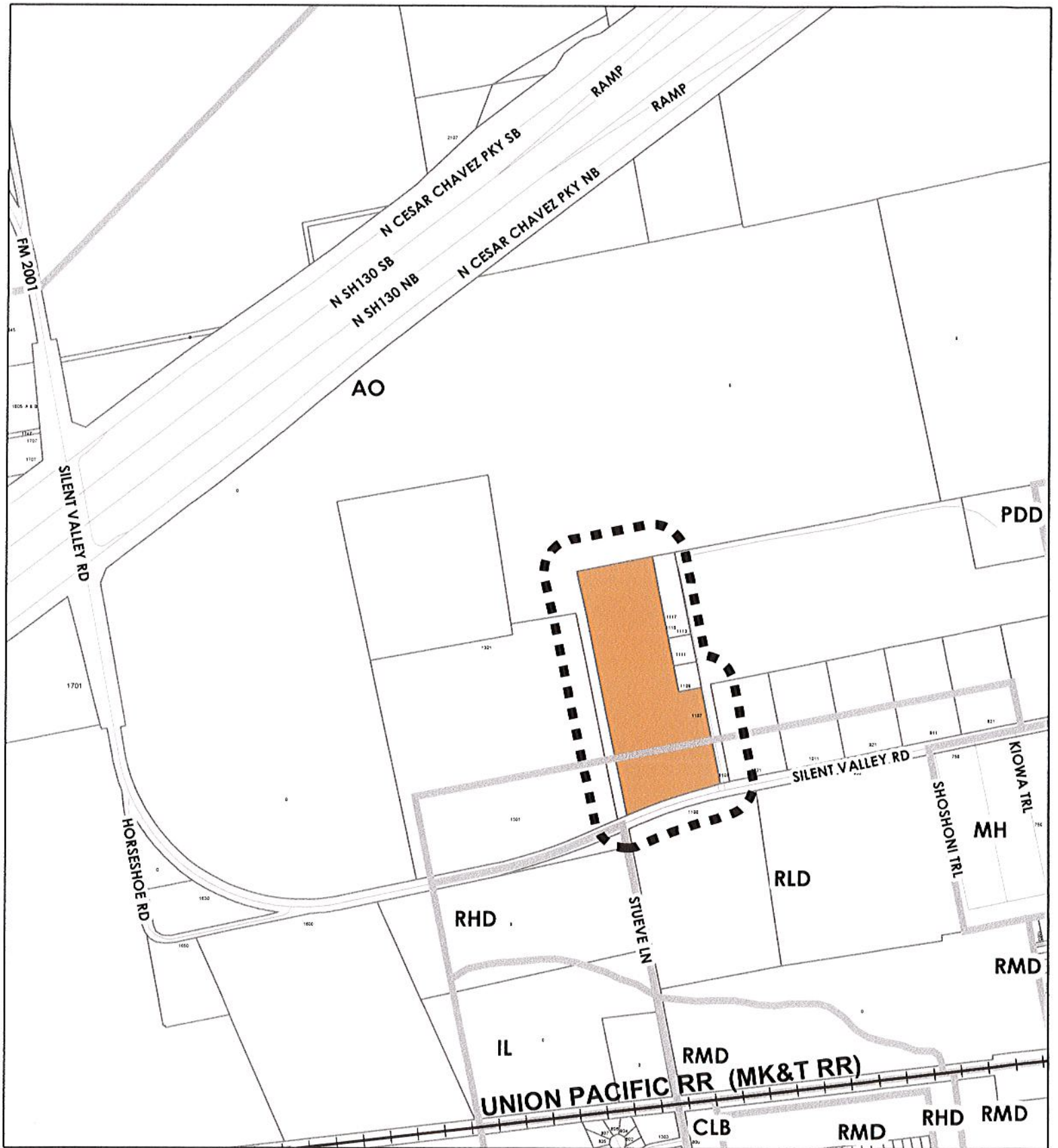
THENCE S 09 degrees 46 minutes 55 seconds E with the most Northerly East line of the said 17.228 acre tract **863.12 feet** to a capped 1/2" iron pin set stamped "HINKLE SURVEYORS" in the apparent SW corner of a tract of land called 0.5549 acres and conveyed to Anna M. Kieler by deed recorded in Volume 75 Page 482 of the said Official Records and in an ell corner of the said 17.228 acre tract for an ell corner this tract.

THENCE N 80 degrees 13 minutes 10 seconds E with a North line of the said 17.228 acre tract and with the apparent South line of the above mentioned Kieler tract **138.36 feet** to a capped 1/2" iron pin set stamped "HINKLE SURVEYORS" in the most Easterly NE corner of the said 17.228 acre tract and the West line of the above mentioned Garcia 38.920 acre tract for the most Easterly NE corner this tract.

THENCE S 09 degrees 50 minutes 44 seconds E with the East line of the said 17.228 acre tract and the West line of the said Garcia 38.920 acre tract **595.92 feet** to the place of beginning containing **18.58 acres** of land more or less.

I hereby certify, that the foregoing field notes are a true and correct description of a survey made under my direct supervision on May 31, 2021. **THESE FIELD NOTES ARE CERTIFIED AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE.** Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.





ZC-21-08 & PDD-21-01

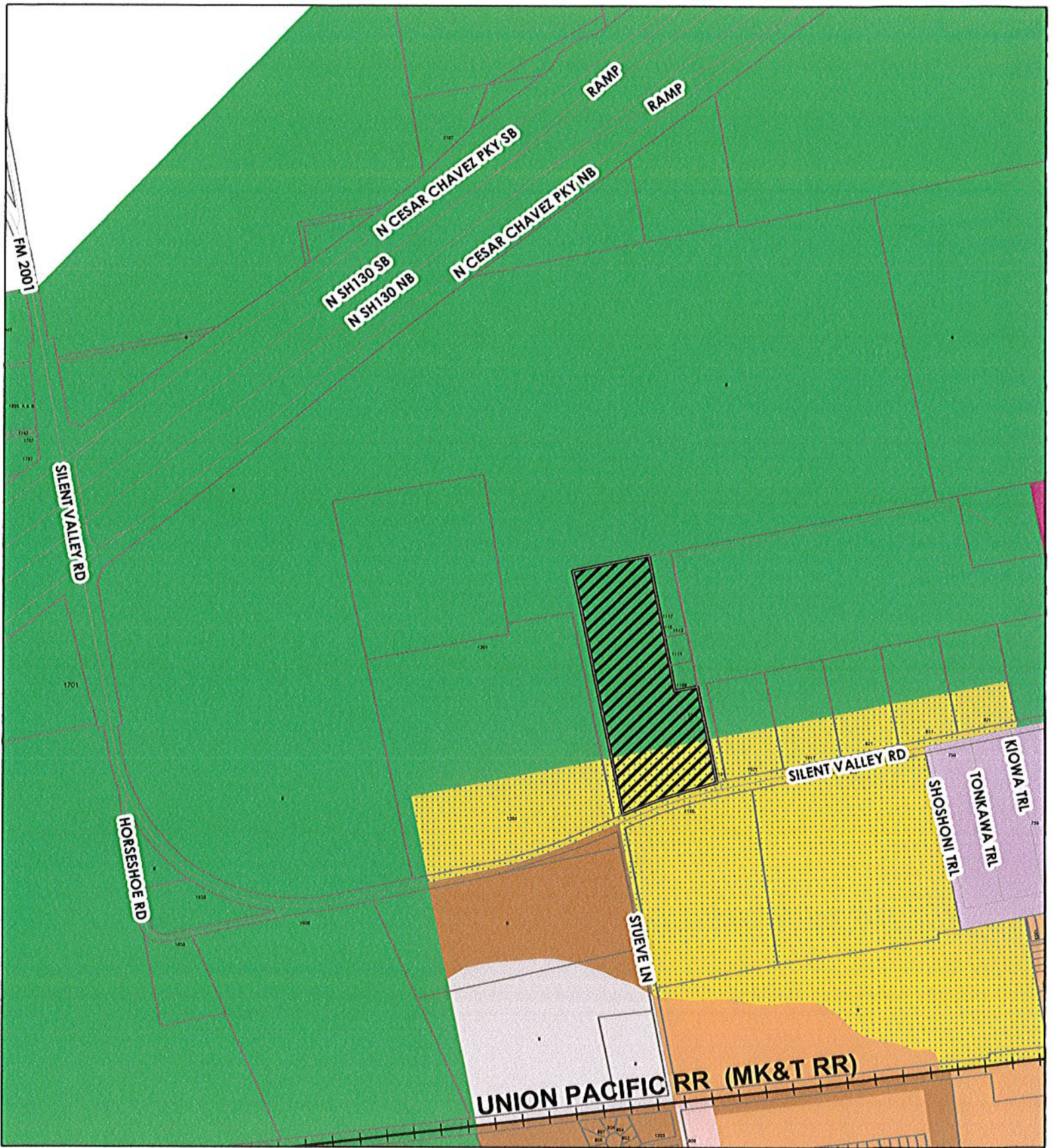
RLD & AO TO PDD

1107 SILENT VALLEY RD (FM 2001)



scale 1" = 900'

- SUBJECT PROPERTY
- ZONING BOUNDARY
- 200 FT BUFFER



ZC-21-08

RLD & AO TO PDD

1107 SILENT VALLEY RD (FM 2001)

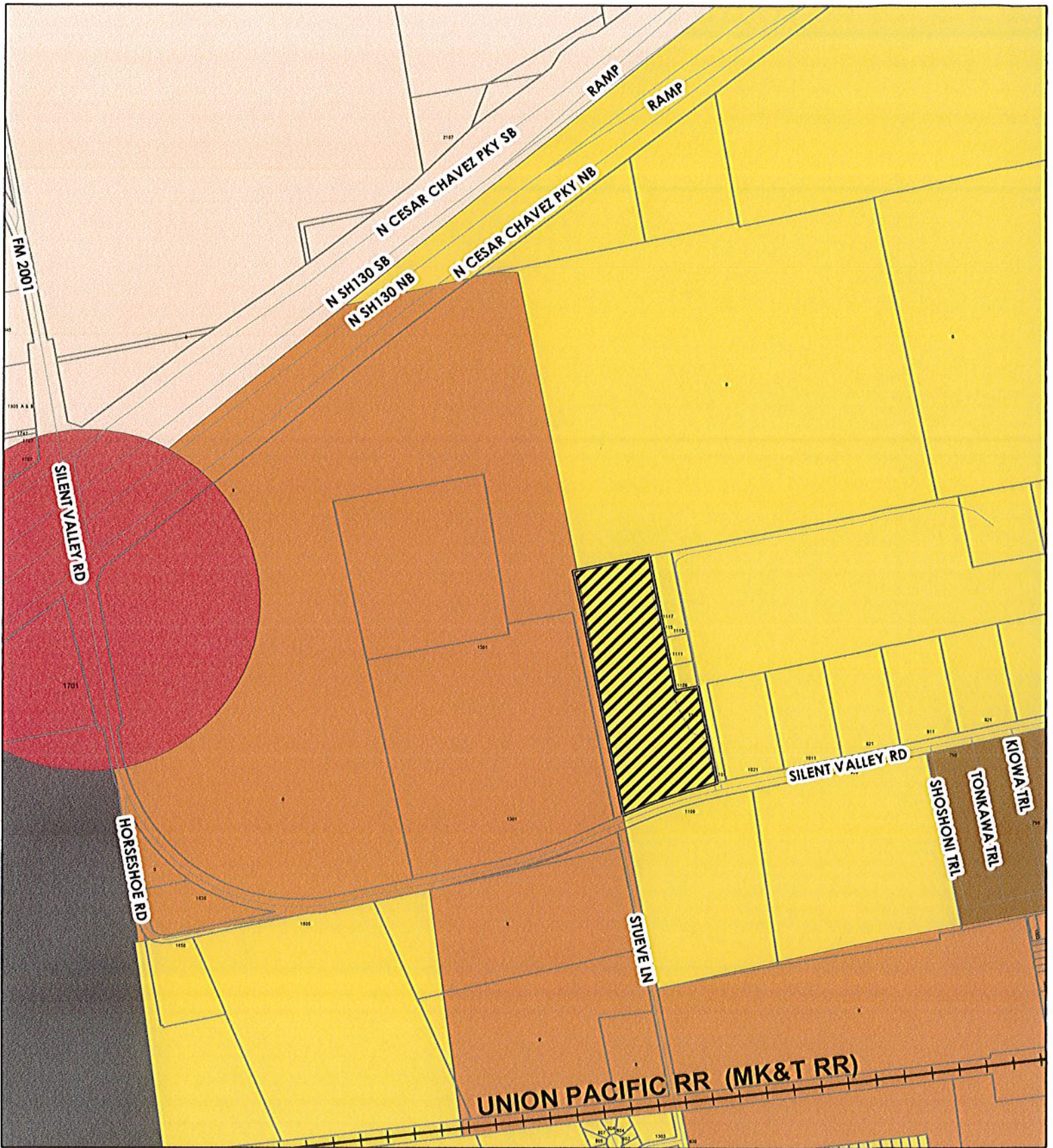


scale 1" = 800'

ZONING DISTRICTS

- AGRICULTURAL-OPEN SPACE
- COMMERCIAL LIGHT BUSINESS
- INDUSTRIAL LIGHT
- MANUFACTURED HOME
- PLANNED DEVELOPMENT
- RESIDENTIAL HIGH DENSITY
- RESIDENTIAL LOW DENSITY
- RESIDENTIAL MEDIUM DENSITY

24



FUTURE LANDUSE

RLD & AO TO PDD

1107 SILENT VALLEY RD (FM 2001)



scale 1" = 800'

- AGRICULTURE/RURAL DEVELOPMENT
- GENERAL-HEAVY COMMERCIAL
- INDUSTRY
- RESIDENTIAL, HIGH DENSITY
- RESIDENTIAL, LOW DENSITY
- RESIDENTIAL, MEDIUM DENSITY



FM 2001

N CESAR CHAVEZ PKY SB

N SH 130 SB

N SH 130 NB

N CESAR CHAVEZ PKY NB

HORSESHOE RD

SILENT VALLEY RD

SUEVE LN

UNION PACIFIC RD

CASE ST

PECCOST ST

SILENT VALLEY PK

KIONWA TRL

TONKAWA TRL

SHOSHONI TRL

VEGA ST

0 700 1,400 Feet



PLANNING DEPARTMENT REPORT

ZONING CHANGE

CASE SUMMARY

STAFF: Dan Gibson, City Planner

CASE NUMBER: ZC-21-08

REPORT DATE: June 18, 2021 [Updated 6-30-21]

PLANNING AND ZONING COMMISSION HEARING DATE: June 23, 2021

CITY COUNCIL HEARING DATE: July 6, 2021

REQUESTED CHANGE: RLD & AO to PDD

STAFF RECOMMENDATION: **Approval**, with concurrent approval of the PDD development plan

PLANNING AND ZONING COMMISSION RECOMMENDATION: **Approval**

BACKGROUND DATA

APPLICANT: Balser Custom Homes (Jason Balser)

OWNER: Alan Balser

SITE LOCATION: 1107 Silent Valley Road (FM 2001)

LEGAL DESCRIPTION: Metes and bounds

SIZE OF PROPERTY: 18.58 acres

EXISTING USE OF PROPERTY: Vacant land, single-family dwelling

LAND USE PLAN DESIGNATION: Low Density Residential

ANALYSIS OF ISSUES

REASON FOR REQUESTED ZONING CHANGE: The requested PDD zoning classification is intended to accommodate developments that have unusual characteristics which might require deviations from the normal zoning and/or subdivision standards. In return for such flexibility, the PDD requires more of an advance commitment on the part of the developer in terms of the site layout, land uses, and amenities. Unlike conventional zoning classifications, which cannot have conditions attached, the PDD classification is subject to the conditions represented by the development plan. The development plan is adopted with the zoning change, and thereafter cannot be changed except through the normal rezoning process. The PDD development plan (PDD-21-01) and preliminary plat (PP-21-01) were submitted with this zoning change application. The preliminary plat was approved by the Planning and Zoning Commission at their June 23rd meeting. The zoning change and PDD development plan must be considered concurrently since the zoning is conditional upon the project being developed as depicted on the plan. In this case, the owner is proposing a subdivision consisting of 60 new duplex lots plus one lot for an existing single-family dwelling, a park, and several open-space lots. The reason for the PDD classification instead of a conventional zoning classification such as RMD is that most of the lots do not meet the minimum lot depth and area standard of the DF-1 or DF-2 development types. However, as a trade-off for the deviation in lot size, the applicant is proposing to far exceed the minimum standards for sidewalks and parkland (including park improvements).

AREA CHARACTERISTICS:

	Existing Use	Zoning	Future Land Use Plan
North	Vacant land	AO	Low Density Residential
East	Vacant land, duplex, single-family dwellings	AO, RLD	Light-Medium Commercial
South	Vacant land, single-family dwelling	RLD	Low Density Residential
West	Vacant land, Single-family dwelling	AO, RLD	Medium Density Residential 27

TRANSITION OF ZONING DISTRICTS: Because PDD is not a conventional zoning classification, the basis for comparison to other zoning districts would be the development plan, which in this case shows a subdivision consisting primarily of duplexes. There is one duplex adjacent to the subject property, but otherwise the existing residential development in the area is low density single-family. In terms of gross density, the proposed 121 units on a total of 18.58 acres is equivalent to 6.5 units per acre, which is slightly above the typical threshold for low density, but is at the low end of medium density.

ADEQUACY OF INFRASTRUCTURE: The existing substandard private Meadow Lake Drive will be reconstructed as a public street, and an extension of Stueve Lane will also be constructed to provide access from Silent Valley Road to the new internal streets of the subdivision. There currently is no city wastewater main of adequate size to handle the development, but the applicant will construct the necessary off-site extension. The existing 12-inch water main along Silent Valley Road is adequate, though, and stormwater detention for the subdivision will be in an off-site easement located on the west side of the Stueve Lane extension.

POTENTIAL NEIGHBORHOOD IMPACT: The greatest impact will likely be traffic generated by the residents of the new subdivision. However, the traffic will be distributed between two streets connecting to Silent Valley Road, and any mitigation measures necessary for traffic safety will be the responsibility of the developer. A traffic impact analysis is being prepared for review by TxDOT, which can then require right-turn deceleration lanes, center left-turn lanes, stop signs, and even traffic lights if they are determined to be necessary. The proposed development will have underground storm sewers that will collect stormwater from the streets and carry it to the detention pond on the west side. Because the topography in this area generally drains from northeast to southwest, the new Meadow Lake Drive and associated storm system will catch divert the stormwater that currently crosses the existing adjacent residential lots, and keep it from backing up on those lots as it currently does.

CONSISTENCY WITH COMPREHENSIVE PLAN: The Land Use Plan map designates the location of this development to have a future land use of Low Density Residential. Our zoning ordinance considers the limit of low density to be five dwelling units per acre, although in some cities it can be greater. In this case, the proposed development will have a gross density of 6.5 units per acre, so it's close to being consistent with the Low Density Residential designation of the Land Use Plan map. It should be noted that the future land use of the area to the west of the subject property is designated as Medium Density Residential, so the density of the proposed PDD is an ideal transition between low density to the east and medium density to the west. In addition, the extension of Stueve Lane as a collector street is consistent with the Thoroughfare Plan map of the comprehensive plan.

ALTERNATIVE CLASSIFICATIONS: The RLD zoning classification would be the most consistent with the Land Use Plan map. However, it does not allow duplexes, which would provide a rental housing option that is currently in demand in Lockhart. There was a previous attempt to rezone the subject property to RMD in March 2020, but that application was withdrawn at the City Council meeting due to opposition from owners of single-family s on adjoining or nearby lots, and concerns expressed by the Council.

RESPONSE TO NOTIFICATION: Seven people spoke in opposition at the Planning and Zoning Commission meeting. Subsequent to that meeting, the attached petition was submitted with signatures representing nine households. However, only five of the households were on property that has any portion within 200 feet of the subject property, and one of the five is a renter living on the same parcel as the owner who also signed the petition. Therefore, there are four parcels (highlighted in yellow on petition) that are wholly or partially within the 200-foot buffer (public hearing notification) area around the subject property. Together, they occupy 21 percent of the buffer area, which exceeds the 20 percent threshold that triggers the requirement for a super-majority (six affirmative votes) of the Council to approve the zoning change.

STAFF RECOMMENDATION: Staff recommends approval. The applicant has made significant changes to the subdivision since the previous attempt to rezone the property to RMD. Most notably, a second direct vehicular access to Silent Valley Road is proposed in the form of an extension of Stueve Lane, and the parkland is larger and more usable. In addition, the development will provide public street frontage for the existing nonconforming residential lots abutting the east side of the subject tract.

ZONING PROTEST PETITION

Date: June 25, 2021


From: Silent Valley Road residents

Re: ZC-21-08 Rezoning Proposal, 1107 Silent Valley Road

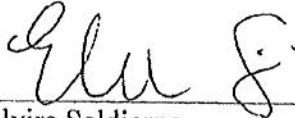
Dear Honorable Members:

We, the following property owners of Silent Valley Road, oppose and protest the proposed rezoning ZC-21-08 of the property located at 1107 Silent Valley Road.

Sincerely,



Anna M. Kieler
1109 Silent Valley Road



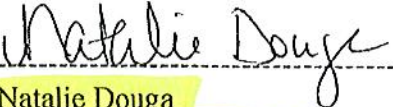
Elvira Saldierna
1011 Silent Valley Road

N/A

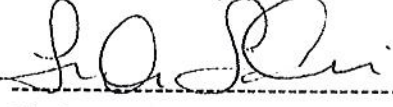
Doug Spillman
1701 Silent Valley Road



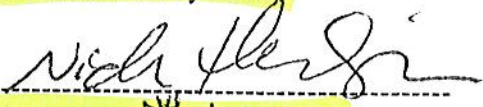
David Jervas
900 Silent Valley Road



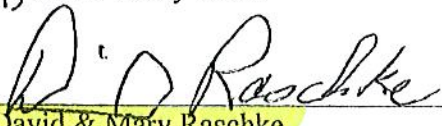
Natalie Douga
1111 Silent Valley Road



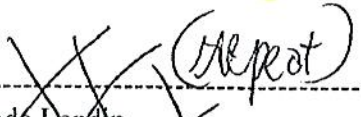
Linda Landin
1113 Silent Valley Road



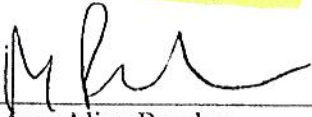
Nick Hudgins
1117 Silent Valley Road



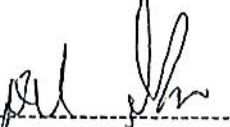
David & Mary Raschke
1100 Silent Valley Road



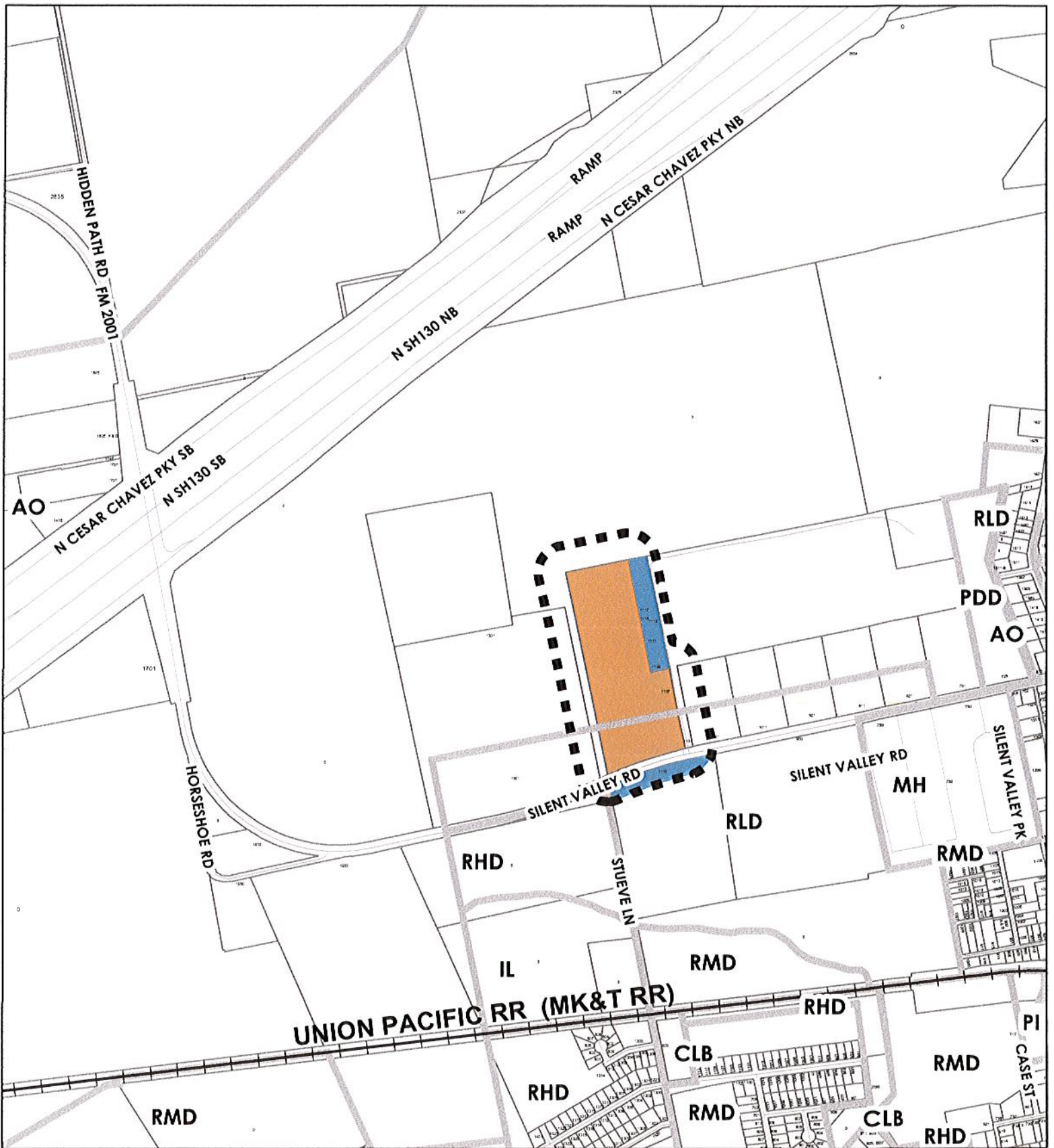
Linda Landin
1113 Silent Valley Road



Mary Alice Rendon
821 Silent Valley Road



Joel Garcia
551 Silent Valley Road



ZC-21-08

RLD & AO TO PDD

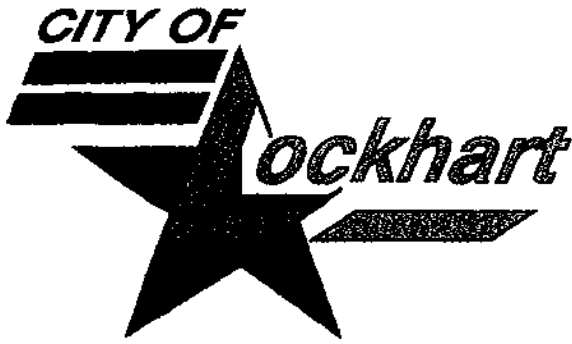
1107 SILENT VALLEY RD (FM 2001)



scale 1" = 900'

- SUBJECT PROPERTY
- ZONING BOUNDARY
- 200 FT BUFFER
- PROTESTING **21 %**

30



ZONING CHANGE APPLICATION

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

APPLICANT/OWNER

APPLICANT NAME Balser Custom Homes ADDRESS P.O. Box 7012
DAY-TIME TELEPHONE 903.752.3837 Tyler, TX 75711
E-MAIL BalserHomes@ suddenlink.net
OWNER NAME Alan Balser ADDRESS _____
DAY-TIME TELEPHONE 214.368.8005 _____
E-MAIL AWBGPalaura.com _____

PROPERTY

ADDRESS OR GENERAL LOCATION 1107 Silent Valley Road
LEGAL DESCRIPTION (IF PLATTED) Metes & bounds
SIZE 18.58 ACRE(S) LAND USE PLAN DESIGNATION Low Density Residential
EXISTING USE OF LAND AND/OR BUILDING(S) Ag, one single-family dwelling
PROPOSED NEW USE, IF ANY Duplex Subdivision PDD

REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION RLD & AO
TO PROPOSED ZONING CLASSIFICATION PDD
REASON FOR REQUEST Create a new attractive Duplex
subdivision

SUBMITTAL REQUIREMENTS

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

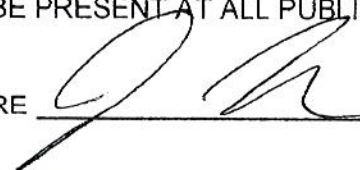
NAME(S) AND ADDRESS(ES) OF PROPERTY LIEN-HOLDER(S), IF ANY.

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

APPLICATION FEE OF \$ 521.60 PAYABLE TO THE CITY OF LOCKHART AS FOLLOWS:

1/4 acre or less	\$125
Between 1/4 and one acre	\$150
One acre or greater	\$170 plus \$20.00 per each acre over one acre

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

SIGNATURE 

DATE 12/7/2020

OFFICE USE ONLY

ACCEPTED BY Dan Gibson

RECEIPT NUMBER 1007231

DATE SUBMITTED 5-21-21

CASE NUMBER ZC - 21 - 08

DATE NOTICES MAILED 6-7-2021

DATE NOTICE PUBLISHED 6-10-2021

PLANNING AND ZONING COMMISSION MEETING DATE 6-23-21

PLANNING AND ZONING COMMISSION RECOMMENDATION Approval 6-1

CITY COUNCIL MEETING DATE 7-6-21


DECISION _____

City of Lockhart, Texas

Re: 1107 Silent Valley Rd.

This is to authorize and acknowledge that Jason Balser is currently working with me on project for 1107 Silent Valley Road. He is authorized to represent me as needed.

Thank You,

A handwritten signature in black ink, appearing to read "Alan Wayne Balser". The signature is fluid and cursive, with a long horizontal stroke at the end.

Alan Wayne Balser

CASE SUMMARY

STAFF CONTACT: Kevin Waller, Assistant City Planner
REPORT DATE: June 17, 2021 [Updated 6-30-21]
PLANNING & ZONING COMMISSION DATE: June 23, 2021
CITY COUNCIL DATE: July 6, 2021
STAFF RECOMMENDATION: *Approval*
SUGGESTED CONDITIONS: None
PLANNING & ZONING COMMISSION ACTION: *Approval*

CASE NUMBER: PDD-21-01

BACKGROUND DATA

ENGINEER: Ken Martin, P.E., Murfee Engineering Company
SURVEYOR: Jerry Hinkle, P.L.S., Hinkle Surveyors
OWNERS: Alan and Pamela Balser
SITE LOCATION: 1107 Silent Valley Rd.
SUBDIVISION NAME: **Lockhart Village Addition**
SIZE OF PROPERTY: 18.58 acres
NUMBER OF LOTS: 60 duplex lots, one single-family residential lot, one public parkland lot, three private open space lots, and seven new street rights-of-way
EXISTING USE OF PROPERTY: Single-family residential
ZONING CLASSIFICATIONS: RLD and AO (proposed to be rezoned to PDD)

ANALYSIS OF ISSUES

PROPOSED DEVELOPMENT: This development plan accompanies the Zoning Change request (ZC-21-08) from RLD and AO to PDD, as well as the Preliminary Plat (PP-21-01), for the same property. Unlike conventional zoning classifications, which cannot have conditions attached, the Planned Development District (PDD) classification is subject to the conditions represented by the development plan. The development plan is adopted with the zoning change, and thereafter cannot be changed except through the normal rezoning process. The PDD zoning classification is intended to accommodate developments that have unusual characteristics that might require deviations from the normal zoning and/or subdivision standards. In return for such flexibility, the PDD requires more of an up-front commitment on the part of the developer in terms of the site layout, land uses, and amenities. The zoning change and PDD development plan must be considered concurrently, since the zoning is conditional upon the project being developed as depicted on the plan.

The proposal is for 60 duplex lots consisting of 120 dwelling units. In addition to the new duplexes, there is one lot containing an existing single-family dwelling. The subdivision will be served by seven proposed internal streets, one of which will include the improvement of the existing, private Meadow Lake Drive to City standards. In addition, a proposed extension of Stueve Lane will provide access to the west side of the development. An off-site, variable width stormwater detention area will serve the subdivision, to be located to the west of the subject property on the opposite side of the proposed Stueve Lane extension. A public parkland lot, which is to be maintained by the City, is proposed in the subdivision's north portion. The developer proposes to install two all-weather park benches and a children's playscape with at least four activity components. Three private open space lots are proposed, which will contain walkways allowing pedestrians access through Blocks A and D.

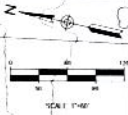
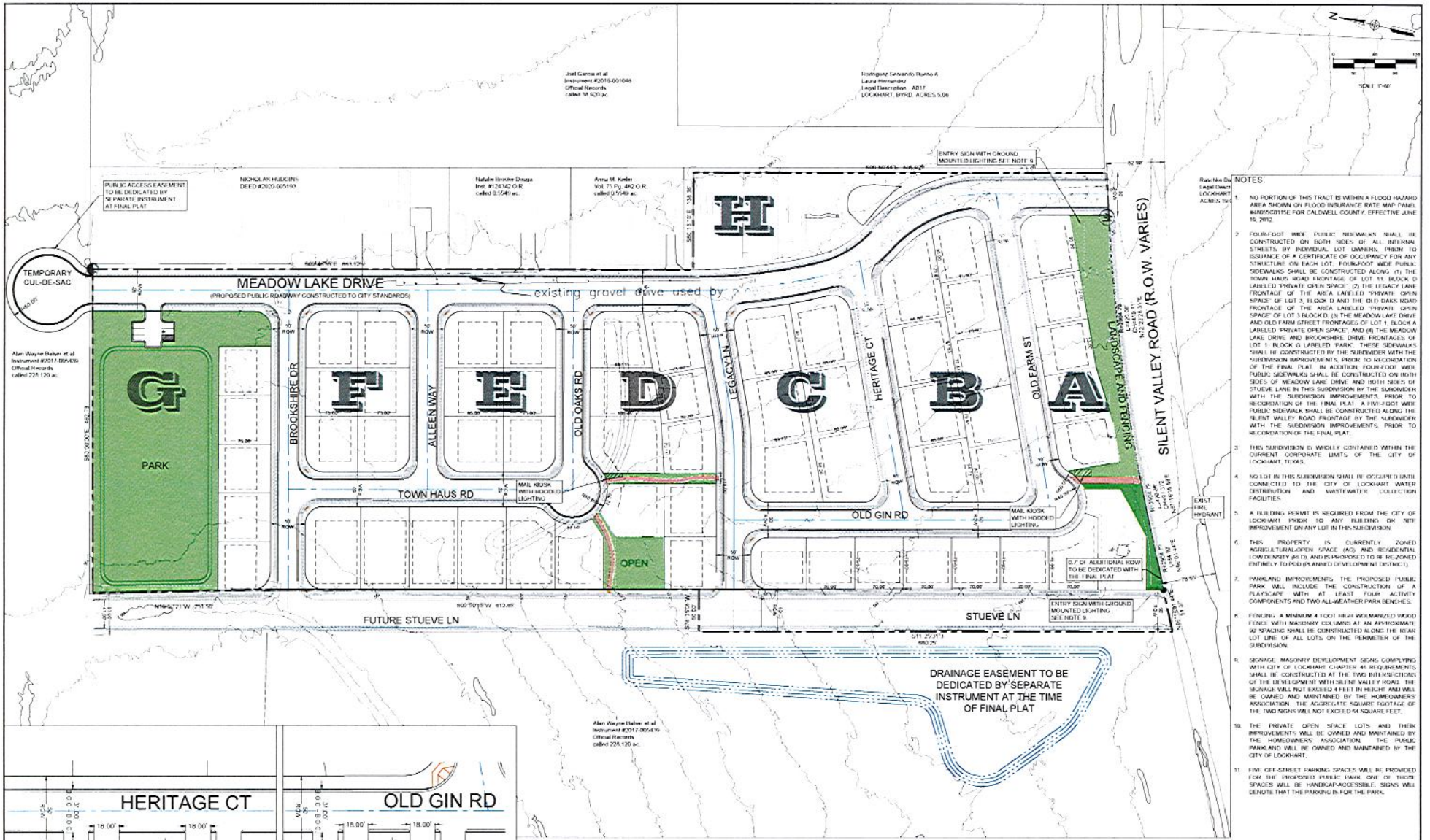
Masonry signage is proposed at the subdivision's two entry points at Silent Valley Road's intersection with Meadow Lake Drive and the proposed Stueve Lane extension. The development is proposed to be screened with wooden fencing, including masonry columns spaced approximately 90 feet apart, along the rear lot line of all perimeter lots. Some of the proposed lots have substandard depths and lot areas, which is the reason for the proposed PDD zoning. Extra amenities offered by the subdivider include sidewalks on both sides of the internal streets, whereas the Subdivision Regulations only require sidewalks on one side, public parkland area substantially greater than required by the regulations, and public parkland improvements. The subdivision will be governed by a Homeowners' Association, and it is recommended that a Master Covenant document be submitted at the time of final plat consideration.

NEIGHBORHOOD COMPATIBILITY: The adjacent property to the west and north is vacant and in the same ownership as the subject property. The properties to the east and to the south across Silent Valley Road are in residential and agricultural use. Although the density of the proposed subdivision is higher than the Future Land Use Plan designation of Low-Density Residential, the property is located adjacent to the future land use designation of Medium-Density Residential to the west, which is consistent with the 6.5 dwelling units per acre proposed for this development. In addition, the property is located approximately 1/3 mile south of North Cesar Chavez Parkway Northbound and SH 130, along which higher-density uses are generally anticipated. Staff believes that the proposed duplex family units will provide a type of housing that is needed in Lockhart.

FORM AND CONTENT: The PDD Development Plan conforms to all minimum requirements for form and content.

COMPLIANCE WITH STANDARDS: The proposed development will comply with all applicable subdivision standards, including construction of new streets where required, sidewalks, utilities, stormwater drainage, and parkland.

ADDITIONAL REQUIREMENTS: None.



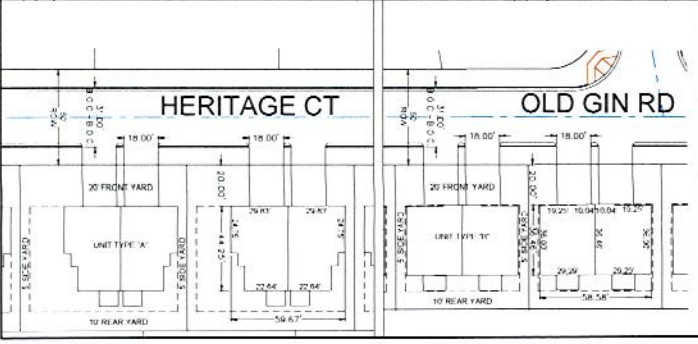
- NOTES:
1. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA SHOWN ON FLOOD INSURANCE RATE MAPS. APPROXIMATE FOR CALDWELL COUNTY EFFECTIVE JUNE 19, 2012.
 2. FOUR-FOOT WIDE PUBLIC SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL BULKHEAD STREETS BY INDIVIDUAL LOT OWNERS. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY STRUCTURE ON EACH LOT, FOUR-FOOT WIDE PUBLIC SIDEWALKS SHALL BE CONSTRUCTED ALONG (1) THE TOWN HAUUS ROAD FRONTAGE OF LOT 11; BLOCK G LABELLED "PRIVATE OPEN SPACE"; (2) THE LEGACY LANE FRONTAGE OF THE AREA LABELLED "PRIVATE OPEN SPACE" OF LOT 7; BLOCK D AND THE OLD OAKS ROAD FRONTAGE OF LOT 3; BLOCK D IN THE MEADOW LAKE DRIVE AND BROOKSHIRE DRIVE FRONTAGES OF LOT 1; BLOCK G LABELLED "PRIVATE OPEN SPACE" AND (4) THE MEADOW LAKE DRIVE AND BROOKSHIRE DRIVE FRONTAGES OF LOT 1; BLOCK G LABELLED "PARK". THESE SIDEWALKS SHALL BE CONSTRUCTED BY THE SUBDIVIDER WITH THE SUBDIVISION IMPROVEMENTS, PRIOR TO RECORDEATION OF THE FINAL PLAT. IN ADDITION, FOUR-FOOT WIDE PUBLIC SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF MEADOW LAKE DRIVE AND BOTH SIDES OF STUEVE LANE IN THIS SUBDIVISION BY THE SUBDIVIDER WITH THE SUBDIVISION IMPROVEMENTS, PRIOR TO RECORDEATION OF THE FINAL PLAT. A FOUR-FOOT WIDE PUBLIC SIDEWALK SHALL BE CONSTRUCTED ALONG THE SILENT VALLEY ROAD FRONTAGE OF THE SUBDIVISION WITH THE SUBDIVISION IMPROVEMENTS, PRIOR TO RECORDEATION OF THE FINAL PLAT.
 3. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT COOPERATIVE LIMITS OF THE CITY OF LOCKHART, TEXAS.
 4. NO LOTS IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LOCKHART WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
 5. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LOCKHART PRIOR TO ANY BUILDING OR SITE IMPROVEMENT ON ANY LOT IN THIS SUBDIVISION.
 6. THIS PROPERTY IS CURRENTLY ZONED AGRICULTURAL/OPEN SPACE (AO) AND RESIDENTIAL LOW-DENSITY (RLD) AND IS PROPOSED TO BE REZONED ENTIRELY TO RFD (PLANNED DEVELOPMENT DISTRICT).
 7. PARKLAND IMPROVEMENTS: THE PROPOSED PUBLIC PARK WILL INCLUDE THE CONSTRUCTION OF A PLAYGROUND WITH AT LEAST FOUR ACTIVITY COMPONENTS AND TWO ALL-WEATHER PARK BENCHES.
 8. FENCING: A MINIMUM 4 FOOT HIGH WELDED MESH FENCE WITH MASONRY COLUMNS AT AN APPROXIMATE 8' SPACING SHALL BE CONSTRUCTED ALONG THE REAR LOT LINE OF ALL LOTS ON THE PERIMETER OF THE SUBDIVISION.
 9. SIGNAGE: MASONRY DEVELOPMENT SIGNS COMPLYING WITH CITY OF LOCKHART CHAPTER 46 REQUIREMENTS SHALL BE CONSTRUCTED AT THE TWO BULKHEADS OF THE DEVELOPMENT WITH SILENT VALLEY ROAD. THE SIGNAGE WILL NOT EXCEED 4 FEET IN HEIGHT AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE AGGREGATE SQUARE FOOTAGE OF THE TWO PARKS WILL NOT EXCEED 1500 SQUARE FEET.
 10. THE PRIVATE OPEN SPACE LOTS AND THEIR IMPROVEMENTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE PUBLIC PARKLAND WILL BE OWNED AND MAINTAINED BY THE CITY OF LOCKHART.
 11. FIRE OFF-STREET PARKING SPACES WILL BE PROVIDED FOR THE PROPOSED PUBLIC PARK. ONE OF THESE SPACES WILL BE HANDICAP-ACCESSIBLE. SIGNS WILL DENOTE THAT THE PARKING IS FOR THE PARK.

NICHOLAS HUGHES DEED #2020-005919
Natalie Brooke Drage Trac #126142 O.R. called 12/24/04 ac.
Anna M. Kaden Vol. 75 Pg. 492 O.R. called 12/24/04 ac.

Joel Garcia et al Instrument #2016-001048 Official Records called 12/20/16 ac.
Rodriguez Servando Rubio & Laura Hernandez Legal Description AD17 LOCKHART, BYSD, ACRES 5.06

Alan Wayne Huber et al Instrument #2017-002436 Official Records called 2/28/19 ac.

Alan Wayne Huber et al Instrument #2017-002436 Official Records called 2/28/19 ac.



LEGEND	ACRES	SQ. FT.	TOTAL
BOUNDARY	18.58	809,533	100.00%
LOTS	-	-	60
PARKLAND REQUIRED	1.49	64,763	8.00%
PARKLAND PROVIDED	1.74	75,797	10.66%

STREET LEGEND	TYPE	R.O.W. WIDTH	PUNT. WIDTH
MEADOW LAKE DR	COLLECTOR	60'	41' B.O.C. TO B.O.C.
STUEVE LANE	COLLECTOR	60'	41' B.O.C. TO B.O.C.
OTHER STREETS	LOCAL	50'	31' R.O.C. TO B.O.C.

- NOTE
1. BUILDING FOOTPRINTS ARE TYPICAL.
 2. 20' MINIMUM FRONT YARD SETBACKS.
 3. 10' MINIMUM REAR YARD SETBACKS.
 4. 5' SIDE YARD SETBACKS.
 5. 15' STREET SIDE YARD SETBACKS.

MEC
Muffer Engineering Company
Texas Registered Engineering Firm C-253
101 Capital of Texas Highway, Suite 1000, Austin, Texas 78746, (512) 517-0000

LOCKHART VILLAGE ADDITION
PLANNED DEVELOPMENT DISTRICT DEVELOPMENT PLAN
1107 SILENT VALLEY RD LOCKHART, TX 78644

DATE: 11/20/24
DRAWN BY: RHM
SCALE: AS SHOWN
CHECKED BY: RHM
FILE: W:\lockhart\14740\14740.dwg

96

PDD DEVELOPMENT PLAN APPLICATION

CITY OF

Lockhart

TEXAS

- Resubmitted -

APPLICANT/OWNER

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

APPLICANT NAME Jason Balsev AD

DAY-TIME TELEPHONE 903-752-3837

E-MAIL BalsevHomes@suddenlink.net

P.O. Box 7012

Tyler, TX 75711

OWNER NAME Alan Balsev

ADDRESS 12740 Hillcrest Rd.

DAY-TIME TELEPHONE 214-368-8025

Suite 220

E-MAIL ANBG Palavra.com

Dallas TX 75230

PROPERTY

ADDRESS OR GENERAL LOCATION 1107 Silent Valley Road

LEGAL DESCRIPTION (IF PLATTED) Byrd Lockhart A-17 (Meter and Bound)

PROPOSED SUBDIVISION NAME, IF NOT PLATTED Lockhart Village

SIZE 18.58 ACRE(S)

ZONING CLASSIFICATION PDD (proposed); RLD #A0
(current)

EXISTING USE OF LAND AND BUILDINGS One single-family residence

PROPOSED DEVELOPMENT

PROPOSED USE OF LAND AND BUILDINGS Duplex-based subdivision

NUMBER OF LOTS 60

TOTAL NUMBER OF DWELLING UNITS, IF ANY 120

RESIDENTIAL DENSITY 7 UNITS/ACRE

TOTAL LAND AREA ALLOCATED TO RESIDENTIAL USE, IF ANY 18.58 ACRE(S)

TOTAL LAND AREA ALLOCATED TO NON-RESIDENTIAL USE, IF ANY N/A ACRE(S)

SUBMITTAL REQUIREMENTS

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

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

PROPOSED DECLARATION OF COVENANTS AND RESTRICTIONS ESTABLISHING AND GOVERNING ANY LEGAL ENTITY THAT MAY BE REQUIRED TO OWN, OPERATE, AND/OR MAINTAIN PRIVATE STREETS, UTILITIES, OR OTHER FACILITIES PROVIDED FOR THE COMMON USE OF ALL PROPERTY OWNERS.

PROPOSED WRITTEN AGREEMENT BETWEEN THE CITY AND THE LEGAL ENTITY TO BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF PRIVATE STREETS AND ALLEYS, PERMITTING ACCESS AND USE WITHOUT LIABILITY BY CITY VEHICLES AND PERSONNEL ON OFFICIAL BUSINESS.

PDD DEVELOPMENT PLAN, AS FOLLOWS, INDICATING THE SCALE AND NORTH ARROW, PROPOSED USE(S) OF ALL PARTS OF THE DEVELOPMENT, BOUNDARIES OF PROPOSED PHASES, IF ANY, AND CONTAINING THE INFORMATION REQUIRED IN SECTION 64-166(b).

Four copies for initial staff review.

Ten copies after initial staff review.

One mylar reproducible (two if applicant wants to keep one), plus two copies, of approved PDD Development Plan.

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

SIGNATURE

DATE

5/24/21

OFFICE USE ONLY

ACCEPTED BY

Kevin Walker

DATE SUBMITTED

5/24/21

ZONING CASE NUMBER ZC-21-08

PLAN CASE NUMBER PDD-21-01

PLANNING AND ZONING COMMISSION MEETING DATE

6/23/21

DECISION

PZC recommended approval to City Council (6-1)

CONDITIONS

Addition of playscape to the public parkland area.

**REGULAR MEETING
LOCKHART CITY COUNCIL**

JUNE 1, 2021

6:30 P.M.

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

Council present:

Mayor Pro-Tem Angie Gonzales-Sanchez
Councilmember Juan Mendoza
Councilmember Jeffrey Michelson

Mayor Lew White
Councilmember Derrick David Bryant
Councilmember Kara McGregor
Councilmember Brad Westmoreland

Staff present:

Steven Lewis, City Manager
Monte Akers, City Attorney
Pam Larison, Finance Director
Dan Gibson, City Planner
Mike Kamerlander, Economic Development Dir.

Connie Constancio, City Secretary
Victoria Maranan, Public Information Officer
Sean Kelley, Public Works Director
Kevin Waller, Assistant City Planner

Citizens/Visitors Addressing the Council: JJ King of West Texas Gas; Michelle and Fred Rodriguez of Native Tiny Homes; Ken Shauer of Doucet & Associates; and Citizens, Marcia Proctor, David Jevas and Doug Spillmann.

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 MINUTES OF THE CITY COUNCIL MEETING OF MAY 18, 2021.

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

B. DISCUSS RESOLUTION 2021-08 AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE TEXAS DEPARTMENT OF TRANSPORTATION FOR A TRANSPORTATION ALTERNATIVES GRANT TO FUND PUBLIC IMPROVEMENTS IN THE 100 BLOCK OF EAST SAN ANTONIO STREET (SH 142).

Mr. Gibson stated that a key component of the Sustainable Places Project Plan adopted by the City Council on December 17, 2013, is proposed pedestrian and vehicular traffic improvements within the courthouse square. It included sidewalk extensions at all four street corners of the square, widening the sidewalk along the north side of San Antonio Street, and elimination of the existing streetlight median and realignment of the travel lanes of the street. A new funding opportunity is now available from the Texas Department of Transportation (TxDOT), and a preliminary grant application for this project was determined by TxDOT to be eligible for continuing to the final application stage in the Transportation Alternatives category. Therefore, a final application is being prepared for submission by the June 14 deadline. The grant will cover the cost of construction and TxDOT's 15 percent administrative fee, and will also reimburse the City for any engineering design and environmental documentation that is done after the grant is awarded. The required environmental documents will be prepared by the city engineer or other consultant. Any design or other costs that we pay before being awarded the grant is not eligible for reimbursement. The grant will also not reimburse the city for any cost overruns exceeding the grant amount awarded. The total estimated cost of design, construction, contingency, administrative fee, and environmental documents that is eligible for reimbursement through the grant is \$1,856,613. There is no city match required because the city is eligible

for Transportation Development Credits based on being a city of less than 50,000 population and meeting certain economic criteria. The grant will reimburse for all costs and fees as benchmarks are met, so City will need to have funds available until the reimbursements are received. Those expenses can be charged to the 2015 Certificate of Obligation line item. Mr. Gibson stated that staff recommended approval. There was discussion.

C. DISCUSS ORDINANCE 2021-14 GRANTING TO WEST TEXAS GAS, INC., THE RIGHT, PRIVILEGE AND FRANCHISE TO CONSTRUCT, INSTALL, EXTEND, REMOVE, REPLACE, ABANDON, OPERATE AND MAINTAIN ITS FACILITIES WITHIN THE PUBLIC RIGHTS-OF-WAY OF THE CITY OF LOCKHART, TEXAS FOR THE TRANSPORTATION, DELIVERY, SALE AND DISTRIBUTION OF NATURAL GAS; CONTAINING OTHER PROVISIONS RELATING TO THE FOREGOING SUBJECT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

Mr. Kamerlander stated that the City's new industrial park is under development at FM 2720 and the railroad. Lockhart Economic Development Corporation (LEDC) staff is working with its engineers on getting all infrastructure in place to make it ready for companies to move to Lockhart. While the City controls the water, sewer, and the drainage and LEDC has been working with Bluebonnet Electric Coop for the electrical needs, natural gas has been the last utility needed for the park. Currently, the City of Lockhart has a franchise agreement with Texas Gas which supplies natural gas to the customers in Lockhart. Texas Gas is the City's only gas supplier today. While it would be possible for Texas Gas to service the new industrial park, current gas lines are not close to the new industrial park. The current line stubs out at the gas station and the Stanton Apartments on San Antonio Street. Texas Gas would have to install approximately a mile of new pipe to service the park and must cross 130 and the rail line to get there. West Texas Gas has requested a franchise so that the company can operate a natural gas utility within the corporate limits of the City. If granted a franchise, West Texas Gas would become the second gas utility offering to sell gas to individual customers. The proposed franchise agreement is similar to that granted to Texas Gas. In return for a 5 percent franchise fee, the franchise permits construction without a permit fee, liberal use of right-of-way and grants the Public Utility Commission exclusive jurisdiction of rates. He provided details about West Texas Gas and a history of the company. West Texas Gas has a natural gas distribution line that crosses FM 2720 only 1,800 feet north of the industrial park and on the east side of the road making the extension very easy and quick to the new industrial park. West Texas Gas has agreed to serve the new industrial park, including the installation of all infrastructure, at no cost to LEDC or the City of Lockhart. Lockhart's franchise agreement with Texas Gas is not exclusive so it is permissible for the City of Lockhart to enter into an agreement with another gas company. The Texas Gas franchise agreement is 5 percent with Texas Gas and currently generates approximately \$63,000 per year. The franchise agreement with West Texas Gas is also at 5 percent but due to the uncertainty of the amount of gas usage at the park, it is not known how much revenue that will generate over the agreement's 20-year period. Upon passage of the proposed ordinance, LEDC will work with West Texas Gas and Doucet & Associates to make sure the plans for the industrial park are in concert with what West Texas Gas needs to install its lines into the park. West Texas Gas has indicated they could get to work quickly and LEDC anticipates that the gas lines would be completed at the same time as the rest of the infrastructure in the park later this summer. Mr. Kamerlander stated that Representatives of West Texas Gas were present to provide information and to answer questions.

Mr. Akers provided information regarding a franchise agreement. He stated that a franchise is a grant of authority by a governmental body for use of the public property owned by the governmental body for commercial or private purposes. Chapter 182 of the Tax Code authorizes governmental entities to impose a fee for use of public rights-of-way with a unilateral minimum 2 percent gross fee and allows governmental entities to negotiate the franchise fee rate above 2 percent. He provided details about the agreement.

Mayor White requested Representative of West Texas Gas to address the Council.

JJ King, Vice-President of West Texas Gas, introduced Dillon Hansel and Willie Haul of West Texas Gas, that were also present. He provided background about West Texas Gas and stated that they service many municipalities in the Country. He stated that West Texas Gas would like to service the new growth areas in the Lockhart area.

D. DISCUSS A REQUEST BY ARNOLD AND MARCIA PROCTOR FOR A DETERMINATION OF ELIGIBILITY FOR A TAX ABATEMENT (TA-21-01) PURSUANT TO CHAPTER 28 “HISTORIC DISTRICTS AND LANDMARKS”, DIVISION 2 “TAX ABATEMENT”, OF THE LOCKHART CODE OF ORDINANCES, FOR EXTERIOR IMPROVEMENTS TO A REGISTERED HISTORIC LANDMARK SINGLE-FAMILY DWELLING LOCATED AT 515 SOUTH MAIN STREET.

Mr. Waller stated that Division 2 of the Historic Districts and Landmarks ordinance provides for tax abatements to mitigate the cost of eligible improvements to structures that are within a historic district or that are a designated historic landmark. The owners of the home located at 515 South Main Street have applied for a tax abatement for multiple exterior, improvements, including porch column and capital replacements, wood siding repair and replacement, roof leak repairs, porch floorboard repair and replacement, balcony repair and replacement, solar screen installation for all windows, power washing, scraping, and painting the house, upper door glass repair on the side porch, glass repair on the front door, and light fixture refurbishment on the front porch. A Tax Abatement application must first be considered by the Historical Preservation Commission for a recommendation to City Council, which in turn makes a determination of eligibility for the tax abatement. In addition, approval of a Certificate for Alteration is required for the improvements, which the Historical Preservation Commission approved at its May 19 meeting. The tax abatement applies only to the City property taxes, and it cannot exceed the owner’s total out-of-pocket costs of the improvements. The most recent estimate of the total cost is \$62,499.98. For the first five years of the abatement period, 100 percent of the City taxes are waived. After a reappraisal, 50 percent of the taxes can be waived each year for an additional consecutive five-year period. The City property taxes for the subject property in 2020 were \$1,363.93, so even if the maximum allowed amount is waived each year over the ten-year period, the total abatement will not exceed the owner’s out-of-pocket expenses. There was discussion.

Marcia Proctor, applicant, expressed appreciation about the tax abatement process. She stated that maintaining historic properties are very expensive to maintain and the tax abatement is a financial incentive towards the renovation of your historic home.

RECESS: Mayor White announced that the Council would recess for a break at 7:02 p.m.

REGULAR MEETING

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 on an item that is not on the agenda. There were none.

ITEM 4-A. HOLD A PUBLIC HEARING ON APPLICATION ZC-21-05 BY MICHELLE RODRIGUEZ, ON BEHALF OF FRANCO ORTIZ FOR A ZONING CHANGE FROM AO AGRICULTURAL-OPEN SPACE DISTRICT AND RLD RESIDENTIAL LOW DENSITY DISTRICT TO AO AGRICULTURAL-OPEN SPACE DISTRICT ON 5.1 ACRES IN THE BYRD LOCKHART SURVEY, ABSTRACT NO. 17, LOCATED AT 921 SILENT VALLEY ROAD (FM 2001).

Mayor White opened the public hearing at 7:35 p.m.

Mr. Gibson stated that the south portion of the subject property is zoned RLD, and the rear portion is zoned AO. The applicant proposes to develop the property as an RV park consisting to towable tiny homes. RV parks are a specific use in the AO district, so an additional application and public hearing process will be required if this zoning change is approved. The zoning must be changed so that the entire parcel is zoned AO, which is one of only two zoning classifications that allow RV parks. RV parks are not allowed at all in the RLD district. Most uses allowed by-right in the AO district are low intensity and would be compatible with the existing and potential future single-family dwellings in the area. Therefore, expanding the existing AO zoning to include the entire parcel has no obvious adverse impact. However, specific uses such as the proposed RV park could possibly be incompatible with existing low density housing in the area. The proposed AO zoning classification would normally be considered consistent with the Land Use Plan map designation of Low Density Residential because the AO district allows only one dwelling unit per acre by-right. RV parks are also allowed as a specific use in the CHB district, but that classification would be far less consistent with the surrounding zoning or future land use designations than AO. The zoning classification that would be most consistent with the future land use plan map is RLD, which already exists on the front portion of the property. Two owners of property in the area spoke in opposition at the Planning and Zoning Commission public hearing. Mr. Gibson stated that the Planning and Zoning Commission failed to make a recommendation due to a tie vote on a motion to recommend denial. Staff does not have a strong opinion either way. There was discussion.

Mayor White requested the applicant to address the Council.

Michelle Rodriguez, 921 Silent Valley Road, Native Tiny Home Village, provided information regarding their plan to develop an RV park for tiny homes that can be moved on and off-site. The homes will be built by Native Tiny Homes and only owners of homes will be allowed to park their tiny home in the RV park. It is projected to lease space to approximately 35-45 tiny homes. She requested approval of the zoning change.

Mayor White requested citizens in favor of the zoning change to address the Council. There were none.

Mayor White requested citizens against the zoning change to address the Council.

David Jevas, 900 Silent Valley Road, spoke against the zoning change. He stated that the area should remain zoned for single family homes.

Doug Spillmann, 1701 Silent Valley Road, stated that he is not opposed to the zoning to AO yet he is opposed to the proposed use of the property. He believes that the property should be zoned to only allow a single-family home.

Mayor White requested additional citizens to address the Council.

Fred Rodriguez, applicant's spouse, explained how they came across Lockhart and about the extensive research that they conducted that determined their decision to be a developer of tiny home properties. Lockhart is a great community that they hope to offer a place for tiny homeowners to call home.

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

ITEM 4-B. DISCUSSION AND/OR ACTION TO CONSIDER ORDINANCE 2021-12 AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LOCKHART, TEXAS, TO RECLASSIFY THE PROPERTY KNOWN AS 5.1 ACRES IN THE BYRD LOCKHART SURVEY, ABSTRACT NO. 17, LOCATED AT 921 SILENT VALLEY ROAD (FM 2001), FROM AO AGRICULTURAL-OPEN SPACE DISTRICT AND RLD RESIDENTIAL LOW DENSITY DISTRICT, TO AO AGRICULTURAL-OPEN SPACE DISTRICT.

There was discussion.

Councilmember McGregor made a motion to approve Ordinance 2021-12, as presented. Mayor Pro-Tem Sanchez seconded. The motion failed by a vote of 3-4, with Mayor White and Councilmembers Westmoreland, Bryant and Michelson opposing.

ITEM 4-C. HOLD A PUBLIC HEARING ON APPLICATION ZC-21-06 BY KEITH SHAUER, P.E. OF DOUCET & ASSOCIATES, INC., ON BEHALF OF ROBERT A. SCHMIDT FOR A ZONING CHANGE FROM AO AGRICULTURAL-OPEN SPACE DISTRICT TO 10.62 ACRES CHB COMMERCIAL HEAVY BUSINESS DISTRICT AND 91.09 ACRES RMD RESIDENTIAL MEDIUM DENSITY DISTRICT ON 101.71 ACRES IN THE ESTHER BERRY SURVEY, ABSTRACT NO. 1, LOCATED AT 2300 SOUTH COLORADO STREET (US 183).

Mayor White opened the public hearing at 8:37 p.m.

Mr. Gibson stated that the owner proposes an expansion of the existing Summerside Subdivision into the adjacent property to the north, which will include four commercial lots at the west end, with the remainder being 365 single-family residential lots. The pattern of development will be similar to the existing Summerside Subdivision, and the developments will be internally connected where existing streets are stubbed out. The major impact will be traffic generated by the four commercial lots and the 365 homes. It is likely that a right turn deceleration lane will be required where the primary subdivision street intersections FM 1322, and a center left-turn lane on Colorado Street at the primary subdivision entrance. Similar road improvements are planned for the existing Summerside Subdivision. The proposed CHB and RMD zoning classifications are consistent with the corresponding Land Use Plan map designations of the subject property. A letter of opposition was received from owners of 425 Summerside Avenue, which is a single-family dwelling on a lot abutting the subject property. Their objection is to the proposed CHB part of this zoning change, which they feared would be adjacent to their lot. However, the CHB portion, which is only along South Colorado Street, is approximately one-third of a mile away at the closest point. Mr. Gibson stated that the Planning and Zoning Commission and staff recommend approval.

Mayor White requested the applicant to address the Council.

Ken Shauer of Doucet & Associates provided information regarding the proposed development. He stated that a Traffic Impact Analysis (TIA) study will be performed for the development of the second phase of Summerside Subdivision, which they will comply. He recommended approval of the zoning change. There was discussion regarding the drainage plans for the new development.

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 8:50 p.m.

ITEM 4-D. DISCUSSION AND/OR ACTION TO CONSIDER ORDINANCE 2021-13 AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LOCKHART, TEXAS, TO RECLASSIFY THE PROPERTY KNOWN AS 101.71 ACRES IN THE ESTHER BERRY SURVEY, ABSTRACT NO. 1, LOCATED AT 2300 SOUTH COLORADO STREET (US 183), FROM AO AGRICULTURAL-OPEN SPACE DISTRICT TO 10.62 ACRES CHB COMMERCIAL HEAVY BUSINESS DISTRICT AND 91.09 ACRES RMD RESIDENTIAL MEDIUM DENSITY DISTRICT.

Mayor Pro-Tem Sanchez made a motion to approve Ordinance 2021-13, as presented. Councilmember Michelson seconded. The motion passed by a vote of 7-0.

ITEM 5-A. DISCUSSION AND/OR ACTION TO CONSIDER MINUTES OF THE CITY COUNCIL MEETING OF MAY 18, 2021.

Mayor Pro-Tem Sanchez made a motion to approve the minutes. Councilmember Bryant seconded. The motion passed by vote of 7-0.

ITEM 5-B. DISCUSSION AND/OR ACTION TO CONSIDER RESOLUTION 2021-08 AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE TEXAS DEPARTMENT OF TRANSPORTATION FOR A TRANSPORTATION ALTERNATIVES GRANT TO FUND PUBLIC IMPROVEMENTS IN THE 100 BLOCK OF EAST SAN ANTONIO STREET (SH 142).

Councilmember Michelson made a motion to approve Resolution 2021-08, as presented. Councilmember Mendoza seconded. The motion passed by a vote of 7-0.

ITEM 5-C. DISCUSSION AND/OR ACTION TO CONSIDER ORDINANCE 2021-14 GRANTING TO WEST TEXAS GAS, INC., THE RIGHT, PRIVILEGE AND FRANCHISE TO CONSTRUCT, INSTALL, EXTEND, REMOVE, REPLACE, ABANDON, OPERATE AND MAINTAIN ITS FACILITIES WITHIN THE PUBLIC RIGHTS-OF-WAY OF THE CITY OF LOCKHART, TEXAS FOR THE TRANSPORTATION, DELIVERY, SALE AND DISTRIBUTION OF NATURAL GAS; CONTAINING OTHER PROVISIONS RELATING TO THE FOREGOING SUBJECT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

Mayor Pro-Tem Sanchez made a motion to approve Ordinance 2021-14, as presented. Councilmember McGregor seconded. The motion passed by a vote of 7-0.

ITEM 5-D. DISCUSSION AND/OR ACTION TO CONSIDER A REQUEST BY ARNOLD AND MARCIA PROCTOR FOR A DETERMINATION OF ELIGIBILITY FOR A TAX ABATEMENT (TA-21-01) PURSUANT TO CHAPTER 28 "HISTORIC DISTRICTS AND LANDMARKS", DIVISION 2 "TAX ABATEMENT", OF THE LOCKHART CODE OF ORDINANCES, FOR EXTERIOR IMPROVEMENTS TO A REGISTERED HISTORIC LANDMARK SINGLE-FAMILY DWELLING LOCATED AT 515 SOUTH MAIN STREET.

Councilmember Michelson made a motion to approve the request by Arnold and Marcia Proctor for a determination of eligibility for a tax abatement pursuant to Chapter 28 "Historic Districts and Landmarks", Division 2 "Tax Abatement", of the Lockhart Code of Ordinances, for exterior improvements to a registered historic landmark single-family dwelling located at 515 South Main Street. Councilmember Mendoza seconded. The motion passed by a vote of 7-0.

ITEM 5-E. DISCUSSION AND/OR ACTION REGARDING APPOINTMENTS TO VARIOUS BOARDS, COMMISSIONS OR COMMITTEES.

Mayor White requested appointments to boards and committees. There were none.

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

- Budget workshops to be held on June 7 and 8 at 6:30 p.m.
- City pool will open on June 15, 2021.
- Movie in the Park – “Aladdin” on June 19.
- Update regarding Library events.

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

Councilmember Westmoreland thanked Caldwell County for hosting a Memorial Day service.

Councilmember Mendoza congratulated the Lockhart High School graduating class of 2021 and he thanked Caldwell County for the Memorial Day event.

Mayor Pro-Tem Sanchez expressed condolences to the families of Rachel Valdez Gomez and Yolanda Yanez Alvarez Gill for their loss. She congratulated the Lockhart High School graduating class of 2021 and wished Mayor White a Happy Belated Birthday.

Councilmember McGregor congratulated “Old Pal Texas Tavern” for recently opening downtown. She thanked the Lockhart Farmers Market for coming back to the downtown square and she reminded everyone about the upcoming Chisholm Trail Roundup.

Councilmember Bryant congratulated the Lockhart High School 2021 graduates and their families.

Councilmember Michelson congratulated Rach and Rods for a nice music on the square event and to the Lockhart High School graduates of 2021. He thanked Ty Henderson for hosting a Memorial Day walk to honor two fallen veterans from Lockhart and Caldwell County.

Mayor White thanked Councilmembers for participating in local events. He expressed condolences to the family of Dorothy Hinnenkamp for their loss. He requested feedback about whether the city would consider a request to provide in-kind services for a church event to waive security officer fees on the June 15 Council agenda. The Council requested that the item be placed on the June 15 agenda for discussion.

ITEM 8. ADJOURNMENT.

Mayor Pro-Tem Sanchez made a motion to adjourn the meeting. Councilmember Mendoza seconded. The motion passed by a vote of 7-0. The meeting was adjourned at 9:07 p.m.

PASSED and APPROVED this the 6th day of July 2021.

CITY OF LOCKHART

ATTEST”

Lew White, Mayor

Connie Constancio, TRMC
City Secretary

**LOCKHART CITY COUNCIL
SPECIAL MEETING
BUDGET WORKSHOP**

JUNE 7, 2021

6:30 P.M.

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

Council present:

Mayor Pro-Tem Angie Gonzales-Sanchez
Councilmember Juan Mendoza
Councilmember Jeffrey Michelson

Mayor Lew White
Councilmember Derrick David Bryant
Councilmember Kara McGregor
Councilmember Brad Westmoreland

Staff present:

Steven Lewis, City Manager
Pam Larison, Finance Director
Dan Gibson, City Planner
Shane Mondin, Building Official
Randy Jenkins, Fire Chief
Ernest Pedraza, Police Chief

Connie Constancio, City Secretary
Victoria Maranan, Public Information Officer
Sean Kelley, Public Works Director
Keeli Michna, Accountant
Jim Jewell, EMS Director

Citizens/Visitors Addressing the Council: None.

ITEM 1. CALL TO ORDER.

Mayor Lew White called the meeting to order at 6:30 p.m.

**ITEM 2-A. PRESENTATION AND DISCUSSION OF THE CITY MANAGER'S PROPOSED
FISCAL YEAR 2021-2022 BUDGET.**

There was discussion and determinations regarding the following:

I. General Fund

- Revenues and expenditures.
- Ad Valorem discussion – preliminary appraised value
- Increase civil service and non-civil service employee wages by 3 percent.
- Increase allocation to non-profit organizations by 5 percent.
Consider hiring consultant next fiscal year to begin working on a comprehensive plan.
- Wayfinding.
- Animal Control. Consultant reports that the Lockhart Animal Shelter does not require major renovations. Most work to be done is cosmetic such as painting.
- Fire Department. Purchase Lucas chest compression unit.
- Planning & Development
New personnel. Employee to assist customers with current planning questions and issues.
- Building Inspections.
New personnel. Contract inspector to assist with inspections of new subdivisions.
- Garage Maintenance. Purchase tire changing machine.
- Streets Department.
Capital improvements – Street improvement plan for 2021-2022.
- Downtown Capital Improvements Update.
Consider a grant or bond to complete street improvements.

II. Airport Fund

- Revenues and expenditures.
TxDOT & CARES Grants for Runway rehabilitation.

III. EMS Fund

- Revenues and expenditures.
Mr. Jewell requested the purchase of a remount for one of the ambulances. Caldwell County will pay one-half of the expense.
- Public Safety.
Chief Pedraza stated that new growth calls for additional police officers that should be budgeted soon.

ITEM 3. ADJOURNMENT.

The meeting was adjourned at 8:24 p.m.

PASSED and APPROVED this the 6th day of July 2021.

CITY OF LOCKHART

Lew White, Mayor

ATTEST:

Connie Constancio, TRMC
City Secretary

**LOCKHART CITY COUNCIL
SPECIAL MEETING
BUDGET WORKSHOP**

JUNE 8, 2021

6:30 P.M.

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

Council present:

Mayor Pro-Tem Angie Gonzales-Sanchez
Councilmember Juan Mendoza
Councilmember Jeffrey Michelson

Mayor Lew White
Councilmember Derrick David Bryant
Councilmember Kara McGregor
Councilmember Brad Westmoreland

Staff present:

Steven Lewis, City Manager
Victoria Maranan, Public Information Officer
Bob Leos, Electric Superintendent
Robert Eggimann, Controller

Connie Constancio, City Secretary
Michael Kamerlander, Economic Development Dir.
Pam Larison, Finance Director

Citizens/Visitors Addressing the Council: Justin Rasor of Raftelis.

ITEM 1. CALL TO ORDER.

Mayor Lew White called the meeting to order at 6:30 p.m.

ITEM 2-A. PRESENTATION AND DISCUSSION OF THE CITY MANAGER'S PROPOSED FISCAL YEAR 2021-2022 BUDGET.

There was discussion and determinations regarding the following:

- I. Lockhart Economic Development Corporation.
 - Revenues and Expenditures.
 - 130 IPark Update.
- II. Presentation by Raftelis regarding a Water and Wastewater Rate Study.
- III. Electric Fund
 - Revenue and Expenditures.
 - Capital Project – LCRA System Study #7.
- IV. Water Fund
 - Revenues and Expenditures.
 - Discussion regarding the American Rescue Plan Act Funding.
 - Discussion regarding Capital expenditure – American Rescue Plan Act Funding.
 - Council to receive update regarding Carrizo Water Supply project soon.
- V. Wastewater Fund.
 - Revenues and expenditures.
 - Discuss GBRA capital repairs (fund balance).
- VI. Solid Waste Fund
 - Revenues and expenditures.

- Discuss solid waste rates – Central Texas Refuse new contract.

Determinations about possible solid waste, electric, water and sewer rates will be considered at a future meeting.

ITEM 3. ADJOURNMENT.

The meeting was adjourned at 8:47 p.m.

PASSED and APPROVED this the 6th day of July 2021.

CITY OF LOCKHART

Lew White, Mayor

ATTEST:

Connie Constancio, TRMC
City Secretary

**REGULAR MEETING
LOCKHART CITY COUNCIL**

JUNE 15, 2021

6:30 P.M.

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

Council present:

Mayor Pro-Tem Angie Gonzales-Sanchez
Councilmember Juan Mendoza
Councilmember Jeffry Michelson

Mayor Lew White
Councilmember Derrick David Bryant
Councilmember Kara McGregor
Councilmember Brad Westmoreland

Staff present:

Steven Lewis, City Manager
Monte Akers, City Attorney
Pam Larison, Finance Director
Ernest Pedraza, Police Chief

Connie Constancio, City Secretary
Victoria Maranan, Public Information Officer
Sean Kelley, Public Works Director
Dan Gibson, City Planner

Citizens/Visitors Addressing the Council: Shanna Ramzinski of Caldwell County Appraisal District; Jason Eeds, Mike Urrutia and Eduardo Montana of Guadalupe-Blanco River Authority; Paul Leventis of Brazos Trace; and Citizens Doug Spillmann and Fred Wiegand.

Work Session 6:30 p.m.

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

DISCUSSION ONLY

A. PRESENTATION AND DISCUSSION REGARDING THE CALDWELL COUNTY APPRAISAL DISTRICT'S APPRAISAL AND COLLECTION BUDGETS FOR FISCAL YEAR 2021-2022.

Ms. Larison stated that the Chief Appraiser of the Caldwell County Appraisal District (CCAD) presents the CCAD's upcoming budget to the Council annually. She requested acceptance of the proposed budget. She stated that the CCAD will present their 2022 budget, not the 2021 budget as listed on the agenda.

Shanna Ramzinski, Chief Appraiser of the CCAD provided information regarding the CCAD budget.

B. PRESENTATION AND DISCUSSION REGARDING THE PROPOSED FISCAL YEAR 2021-2022 BUDGET BY GUADALUPE-BLANCO RIVER AUTHORITY (GBRA) FOR THE LOCKHART WATER AND WASTEWATER TREATMENT PLANTS.

Ms. Larison stated that annually Representatives of the Guadalupe-Blanco River Authority (GBRA) present their proposed Lockhart water and wastewater budget for the upcoming fiscal year to Council. In 2000, the City of Lockhart executed a Water Treatment Plant Operating Contract with GBRA. The City owns and operates a waterworks system comprised of six wells, pipelines, a water treatment plant, and a water distribution system. The City determined that GBRA could provide the most feasible services to treat and deliver water to the distribution system. In 1992, the City of Lockhart and GBRA executed a Regional Wastewater Treatment Contract in which the parties agreed that GBRA would construct and operate a new wastewater treatment facility for the city, later to be known as the FM 20 Wastewater Treatment Plant. In 2016, a new contract between the City of Lockhart and GBRA was executed for GBRA to provide the most feasible sewage services by receiving, treating, and disposing of wastewater collected

by the sanitary sewer collection system of the city. She introduced Representatives of GBRA that would provide details about the proposed Fiscal Year 2021-2022 GBRA budgets.

Jason Eeds of GBRA provided information and there was discussion regarding their budgets.

Mike Urrutia of GBRA provided information about how they are working to improve uninterrupted treatment of water during winter storms.

C. DISCUSS BUDGET AMENDMENT TO THE WASTEWATER FUND FOR FISCAL YEAR 2020-2021 AND APPROVING BUDGET AMENDMENT #54, AS OUTLINED IN ORDINANCE 2021-16.

Ms. Larison stated that during budget discussion for Fiscal Year 2021-2022 budget, the Guadalupe-Blanco River Authority (GBRA) presented the city two capital rehabilitation projects. The project to repair the grit classifier at FM 20 Wastewater plant has been moved out to Fiscal Year 2022-2023. The second project was for the rehabilitation of the sledge filter press that is in need of repairs. Staff agreed that this project is imperative to the continued operations of the wastewater treatment plant and has placed it in the City Manager's proposed budget for Fiscal Year 2021-2022.

On Friday, June 8, 2021, GBRA contacted the city and requested that the sludge filter project be moved into the current fiscal year because of excess revenues from the septic hauler receipts. GBRA estimated that these revenues that are returned to the City of Lockhart by way of end of year refunds will be \$162,000. Of this amount, GBRA would like to repair the sludge filter press as soon as possible with Council's approval of a budget amendment for \$70,000. Ms. Larison recommended approval.

D. DISCUSS PROPOSED CONTRACT AMENDMENT TO A CONTRACT EMPLOYMENT AGREEMENT WITH CHARLES E. LAURENCE, M.D. AS CITY HEALTH OFFICER.

Mr. Lewis stated that in 2011, the City entered into a contract employment agreement with Charles Laurence, M.D. to act as the City Health Officer. City Charter and Code requires the Health Officer to be a physician within the State of Texas. Prior to 2011, Dr. Laurence served the community for approximately 15 years as the Emergency Medical Service Medical Director and the City Health Officer. The City Health Officer provides services such as establishing, maintaining, and enforcing quarantine orders, advise and assist with infection disease control, suppression and prevention services, and general sanitation. As Caldwell County has not established a County Health Department, the City Health Officer provides the necessary leadership for these responsibilities inside the city and coordinates with the Department of State Health Services, Public Health Region 7 in Temple, Texas. During the pandemic, Dr. Laurence acts as a key advisor and expert to elected officials and city staff. The fee for the services (\$700/month) has not been modified since 2011. Consequently, the monthly compensation is recommended to be increased to \$1,000/month, effective January 1, 2021. There was discussion.

E. DISCUSS MINUTES OF THE CITY COUNCIL MEETING OF MAY 25, 2021.

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

F. DISCUSS EXISTING CITY/STATE REGULATIONS CONCERNING THE PREVENTION OR REGULATION OF HOMELESSNESS.

Mr. Akers stated that in 2019 the City of Austin lifted a ban on camping, panhandling, and sitting in public areas, after which hundreds of homeless persons set up tents and other shelters in parks, under overpasses, and on other public property in the City. In response citizens petitioned for a referendum on reinstating the ban and on May 4, 2021, 57 percent of Austin voters approved reestablishment of criminal penalties for camping in public places. Due to the proximity of Lockhart to Austin, questions have been raised about

the City's authority in the event that it experiences a significant influx of homeless persons. HB 1925, which becomes effective September 1, 2021, bans prohibition of camping statewide. The new law imposes a statewide ban on camping in a public place without the consent of the officer or agency having the legal duty or authority to manage the public place. However, the new law also forbids local governments from prohibiting or discouraging enforcement of the public camping ban, provides that the Attorney General may bring suit against a local government that does so, and states that a local entity that does so may not receive any state grant funds for the fiscal year in which the local entity violated the new law. Furthermore, a local government may not designate a property to be used by homeless individuals to camp unless the plan for doing so is first approved by the Texas Department of Housing and Community Affairs. Trespass/Criminal trespass, Section 30.05, Tex. Penal Code, provides that a person commits a criminal offense if he or she enters or remains on the property of another without consent and following adequate notice. The section contains various amendments related to firearms, critical infrastructure, and other issues, but should be applicable to prevent homeless persons from occupying private or some types of public property without permission. He provided information regarding several sections of the Lockhart Code of Ordinances that may be applicable and effective in reducing or preventing the effects of homelessness.

Mayor White requested the current update about homelessness in Lockhart. Chief Pedraza stated that Lockhart does not have a serious issue with homeless individuals.

There was discussion regarding how to enforce homelessness.

Mayor White questioned people sleeping in their vehicles. Mr. Akers responded that sleeping in a vehicle would be considered a type of shelter and would not fall under the definition of homeless.

There was discussion regarding directing staff to return with an ordinance that clarifies definitions and regulations about homelessness.

G. DISCUSS MATTERS RELATED TO COVID-19, IF NECESSARY.

Mayor White stated that, due to the lack of individuals getting their vaccination at the Adams Gym, Caldwell County is considering eliminating it as a vaccination location effective June 20. There was discussion regarding posting all vaccination sites in the city on social media.

Mr. Lewis requested direction about whether to continue allowing virtual attendance of board members.

CONSENSUS: After discussion, the consensus of the Council was to continue to offer the virtual attendance option to boardmembers and citizens.

RECESS: Mayor White announced that the Council would recess for a break at 7:17 p.m.

REGULAR MEETING

ITEM 1. CALL TO ORDER.

Mayor Lew White called the meeting to order at 7:32 p.m.

ITEM 2. INVOCATION, PLEDGE OF ALLEGIANCE.

Councilmember Mendoza 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.

Colonel Fred Wiegand, 230 Wiegand Road, stated that he is willing to offer part of his land to allow the city to extend MLK, Jr. Industrial Blvd. to FM 20.

ITEM 4-A. HOLD A PUBLIC HEARING ON APPLICATION ZC-21-07 BY BRAZOS TRACE, LLC, ON BEHALF OF RUSSELL L. STRANDTMANN, JANICE L. KEEN AND CHARLES D. SPILLMAN FOR A ZONING CHANGE FROM AO AGRICULTURAL-OPEN SPACE DISTRICT TO 6.464 ACRES CMB COMMERCIAL MEDIUM BUSINESS DISTRICT, 8.969 ACRES RHD RESIDENTIAL HIGH DENSITY DISTRICT, AND 43.193 ACRES RMD RESIDENTIAL MEDIUM DENSITY DISTRICT ON A TOTAL OF 58.626 ACRES IN THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68, AND LOCATED IN THE 1800-2000 BLOCKS OF WEST SAN ANTONIO STREET (SH 142).

Mayor White opened the public hearing at 7:35 p.m.

Dan Gibson stated that the applicant proposes a mixture of commercial, medium density residential, and high density residential development. It will include an extension of Windsor Boulevard through this subdivision, and provide for future extension into a residential subdivision being planned for the property adjacent to the east. This is a large subdivision that is proposed to include a mixture of land uses that will be reasonably compatible with the existing development on all sides, with the only significant incompatibility being where the proposed RHD zoning at the front of the property is next to a parcel zoned AO and containing a single-family dwelling. Some uses allowed in the RHD district might have negative impacts due to the difference in land use intensity, but that can be mitigated somewhat with a screening fence between the two areas. The proposed RMD zoning classification is consistent with the corresponding Land Use Plan map designation of Medium Density Residential of the subject property. The proposed CMB and RHD classifications represent a deviation from the City's land use plan for the area. One person other than the applicant spoke in favor of the zoning change at the Planning and Zoning Commission hearing, and one person expressed her concerns about potential traffic congestion being caused by residents and business customers of the proposed development. Mr. Gibson stated that the Planning and Zoning Commission and staff recommend approval.

Mayor White requested the applicant to address the Council.

Paul Leventis, 9007 Sandstone Drive, College Station, applicant, provided information regarding the drainage and stated that the development would consist of multi-family units and apartments, not single-family homes. There was discussion regarding the development plans.

Doug Spillmann, 1701 Silent Valley Road, stated that his property is where the detention pond will be constructed for the new development. He requested approval of the zoning change.

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 8:04 p.m.

ITEM 4-B. DISCUSSION AND/OR ACTION TO CONSIDER ORDINANCE 2021-15 AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LOCKHART, TEXAS, TO RECLASSIFY THE PROPERTY KNOWN AS 58.626 ACRES IN THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68, LOCATED IN THE 1800-2000 BLOCKS OF WEST SAN ANTONIO STREET (SH 142), FROM AO AGRICULTURAL-OPEN SPACE DISTRICT TO 6.464 ACRES CMB COMMERCIAL MEDIUM BUSINESS DISTRICT, 8.969 ACRES RHD RESIDENTIAL HIGH DENSITY DISTRICT, AND 43.193 ACRES RMD RESIDENTIAL MEDIUM DENSITY DISTRICT.

Councilmember McGregor made a motion to approve Ordinance 2021-15, as presented. Councilmember Michelson seconded. The motion passed by a vote of 7-0.

ITEM 5-A. DISCUSSION REGARDING THE CALDWELL COUNTY APPRAISAL DISTRICT'S (CCAD) APPRAISAL AND COLLECTION BUDGETS FOR FISCAL YEAR 2022.

Councilmember Michelson made a motion to approve the CCAD Fiscal Year 2022 budget. Councilmember Westmoreland seconded. The motion passed by a vote of 7-0.

ITEM 5-B. DISCUSSION REGARDING THE PROPOSED FISCAL YEAR 2021-2022 BUDGET BY GUADALUPE-BLANCO RIVER AUTHORITY (GBRA) FOR THE LOCKHART WATER AND WASTEWATER TREATMENT PLANTS.

Mayor Pro-Tem Sanchez made a motion to approve GBRA's Fiscal Year 2021-2022 Lockhart Water and Wastewater budgets. Councilmember Bryant seconded. The motion passed by a vote of 7-0.

ITEM 5-C. DISCUSSION AND/OR ACTION TO CONSIDER A BUDGET AMENDMENT TO THE WASTEWATER FUND FOR FISCAL YEAR 2020-2021 AND APPROVING BUDGET AMENDMENT #54, AS OUTLINED IN ORDINANCE 2021-16.

Councilmember McGregor made a motion to approve budget amendment #54/Ordinance 2021-16, as presented. Mayor Pro-Tem Sanchez seconded. The motion passed by a vote of 7-0.

ITEM 5-D. DISCUSSION AND/OR ACTION REGARDING PROPOSED CONTRACT AMENDMENT TO A CONTRACT EMPLOYMENT AGREEMENT WITH CHARLES E. LAURENCE, M.D. AS CITY HEALTH OFFICER.

Councilmember Michelson made a motion to approve the amendment to the Employment Agreement with Charles E. Laurence, M.D., as presented. Mayor Pro-Tem Sanchez seconded. The motion passed by a vote of 7-0.

ITEM 5-E. DISCUSSION AND/OR ACTION TO CONSIDER MINUTES OF THE CITY COUNCIL MEETING OF MAY 25, 2021.

Mayor Pro-Tem Sanchez made a motion to approve the minutes. Councilmember Mendoza seconded. The motion passed by a vote of 7-0.

ITEM 5-F. DISCUSSION AND REVIEW OF EXISTING CITY/STATE REGULATIONS CONCERNING THE PREVENTION OR REGULATION OF HOMELESSNESS.

CONSENSUS: After discussion, the consensus of the Council was to direct staff to return an amended ordinance that combines ordinances and clarifies definitions about homelessness.

ITEM 5-G. DISCUSSION AND/OR ACTION TO CONSIDER ADDRESSING MATTERS RELATED TO COVID-19, IF NECESSARY.

CONSENSUS: After discussion, the consensus of the Council was to continue to offer virtual attendance at City Council and City board/commission meetings.

ITEM 5-H. DISCUSSION AND/OR ACTION REGARDING APPOINTMENTS TO VARIOUS BOARDS, COMMISSIONS OR COMMITTEES.

Mayor White requested appointments to boards and committees. There were none.

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

- Splash Pad re-opens after the Chisholm Trail Roundup on June 15.
- Movies in the Park this summer: June 19, July 17, and August 7.
- Fireworks Extravaganza – Saturday, July 3 at City Park.
- Fire Department update regarding apparatus delivery dates and FEMA reimbursements.
- Library updates.
- Regulations concerning unattended donation/collection boxes.

Mayor Pro-Tem Sanchez stated that she received citizen comments about debris at the splash pad. She requested that trash receptacles be placed near the seating area at the splash pad.

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

Councilmember Westmoreland thanked all involved with Chisholm Trail Roundup (CTR) and stated that he was glad to see everyone out at a community event.

Councilmember Mendoza thanked all involved with the CTR event. He thanked staff for cleaning up the unattended collection box areas.

Mayor Pro-Tem Sanchez thanked all involved with CTR and she congratulated the CTR coronations. She expressed condolences to Jessie Cruz and his family for the loss of their mother. She congratulated all involved with the successful Running with the Bulls event. Happy Birthday to Councilmember Michelson.

Councilmember McGregor stated that she appreciated all organizations working together to coordinate successful community events.

Councilmember Bryant congratulated all involved with the successful CTR events. He encouraged adults to also get involved with Library reading programs. He wished all fathers a Happy Father's Day and encouraged everyone to stay safe.

Councilmember Michelson congratulated all that attended and participated in CTR.

Mayor White thanked all involved with the successful CTR. He reminded everyone about the Courthouse Nights music event this weekend and the fireworks display on July 3 at City Park. Happy Birthday to Councilmember Michelson. He encouraged everyone to be mindful of conserving energy during the summer.

ITEM 8. 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 8:26 p.m.

PASSED and APPROVED this the 6th day of July 2021.

CITY OF LOCKHART

Lew White, Mayor

ATTEST:

Connie Constancio, TRMC
City Secretary

City of Lockhart, Texas

Council Agenda Item Briefing Data

COUNCIL MEETING DATE: July 6, 2021

AGENDA ITEM CAPTION:

Discussion and/or action to consider an extension of the Property License Agreement (Agreement) for the parklet adjacent to 101 E. San Antonio Street.

ORIGINATING DEPARTMENT AND CONTACT:

Inspections, Shane Mondin, Building Official

ACTION REQUESTED:

ORDINANCE RESOLUTION CHANGE ORDER AGREEMENT
 APPROVAL OF BID AWARD OF CONTRACT CONSENSUS OTHER

BACKGROUND/SUMMARY/DISCUSSION:

On March 11, 2021, a Property License Agreement was approved for 1898, LLC dba Little Trouble to construct a parklet adjacent to 101 E. San Antonio Street. The initial term of the Agreement was three and one half months, which expired June 25, 2021. The agreement may be extended upon the mutual consent of the parties. Ms. Worthington is requesting an extension of the Agreement for three months.

PROJECT SCHEDULE (if applicable):

N/A

AMOUNT & SOURCE OF FUNDING: (to be completed by Finance)

Funds Required:

Account Number:

Funds Available:

Account Name:

FISCAL NOTE (if applicable):

Previous Council Action:

N/A

COMMITTEE/BOARD/COMMISSION ACTION:

N/A

STAFF RECOMMENDATION/REQUESTED MOTION:

Recommend Approval

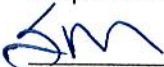
LIST OF SUPPORTING DOCUMENTS:

Property License Agreement

Email dated March 11, 2021, approving the Agreement

Email dated June 28, 2021 from Ms. Worthington requesting a three month extension

Department Head initials:

 _____

City Manager's Review:

 _____

PROPERTY LICENSE AGREEMENT

This Property License Agreement (the "License" or "Agreement") is made this 23rd day of November, 2020 (the "Effective Date") by and between the City of Lockhart, a Texas home rule municipal corporation ("City") and the 1898, LLC dba Little Trouble, a Texas corporation ("Licensee") (City and Licensee are sometimes referred to together as the "parties" and individually as a "party").

Recitals:

1. City is the owner of certain real property located in the City of Lockhart, Texas (the "City"), which real property includes two marked parking places plus the adjacent area next to the bulb-out where the curb is painted yellow and as depicted in Exhibit A attached hereto and incorporated herein (the "Property").
2. Licensee operates a business adjacent to the Property within the City's Central Business District.
3. Licensee desires to license from City on a non-exclusive basis, certain portions of the Property for the purposes of creating a parklet (public seating platform that converts curbside parking spaces into curbside seating) permitted hereunder in connection with operating the business located at the Property and in accordance with this License.

NOW, THEREFORE, for and in consideration of the above and foregoing premises, the mutual covenants and obligations set forth herein, the benefits flowing to each of the parties hereto, and other good and valuable consideration, the sufficiency of which is hereby acknowledged, City and the Licensee do hereby agree as follows:

Section 1. **License; Consideration.** For the Term as set forth in Section 2 below, City does hereby grant and convey a license to Licensee, for the non-exclusive use of the Property, solely in connection with operating Licensee's business and ingress and egress therein, as set forth and described in accordance with and subject to the terms of this License. In consideration for the use of the Property as set forth herein, Licensee shall remit any applicable fee to the City and return the Property to its prior condition as set forth herein.

Section 2. **Term.** The Term of this License ("Term") shall commence on the Effective Date for a term of three and one-half (3.5) months (the "Initial Term"). Upon expiration of the Initial Term, the License may be extended upon the mutual consent of the parties. Either party may terminate this Agreement by giving the other party thirty (30) days' written notice.

Section 3. **Use.**

A. The Property may be used by Licensee during the hours of normal business operations for the purpose of operating Licensee's business only, and not by way of tenancy for the Term specified in this Agreement.

B. Licensee shall not, without permission in writing obtained from the City, license or permit any other person, business, or entity to use the Property, except for

ingress and egress through the City's Central Business District.

C. The property must be used in accordance with the approved detailed site plan. The site plan is scaled and at a minimum provides:

1. a design to ensure visibility to moving traffic and parked cars;
2. vertical elements that make the parklet visible to traffic;
3. adequate drainage of stormwater runoff;
4. a flush transition at the sidewalk and curb;
5. seating into the parklet;
6. uses slip-resistant surfaces;
7. includes an open guardrail to define the space; and,
8. avoids obstructing underground utility access.

D. If alcohol is to be served, a copy of the Texas Alcoholic Beverage Commission Food & Beverage Permit must be provided.

Section 4. **Restoration of Property.** At the end of each day's normal business hours, the non-attached furniture and fixtures (chairs, tables, umbrellas, etc.) will be removed and replaced the following day. At the termination of this License, Property shall be restored to its condition prior to use by Licensee. Licensee is exclusively responsible for the condition of the Property during its use under this License and any repairs as a result of such use. Repairs shall be made within thirty (30) days after notice is provided to the Licensee from the City.

Section 5. **Default: Termination.** In the event of default hereunder, if either party fails to observe or perform its respective obligations under this License and does not cure such failure within thirty (30) days after its receipt of notice from the non-defaulting party of such failure (identifying each specific failure), then the non-defaulting party may terminate this Agreement immediately.

Section 6. **Notification of Damages.** City and Licensee or their representatives shall meet to inspect the Property within seven (7) days after the end of the Term for the purpose of determining whether or not the Property has been restored in accordance with the standard set forth in Section 4 of this Agreement.

Section 7. **Construction: Maintenance.** Notwithstanding this License, City shall be entitled to construct or place, or cause to be constructed or placed, upon, on, over and under the Property any buildings, improvements, utilities, objects or materials deemed appropriate by City, provided that the same does not interfere with Licensee's use of the Property pursuant to this Agreement and City gives reasonable notice of the same to Licensee.

Section 8. **Insurance.** Licensee shall maintain general commercial liability insurance in the amount of not less than \$500,000/\$1,000,000, combined single limit with respect to any activities undertaken by Licensee in connection with use of the Property and in accordance with the Code of Ordinances of the City of Lockhart, Texas. City shall be named as an additional named insured on any such insurance policy. The insurance policy will contain a waiver by the insurer of subrogation rights in favor of the City and provide that it will not be canceled or modified without thirty (30) days' prior written notice to City.

Section 9. **Authority to Execute.** The parties expressly acknowledge that the signatories below are authorized to enter into and execute this License on behalf of each respective party.

Section 10. **No Partnership.** City and Licensee expressly acknowledge that this Agreement does not constitute, create, and shall not be interpreted as constituting or creating, a partnership, joint venture, joint enterprise, or other relationship between them (other than as set forth herein), nor does it create any authority on behalf of one party hereto to bind the other party without its prior written consent.

Section 11. **Assignment; Successors and Assigns; No Third-Party Beneficiaries.**

A. Except as otherwise expressly permitted hereunder, Licensee will not assign, or sublicense its rights under this License, or otherwise authorize a third party to act hereunder, without the prior written consent of City.

B. This License is not intended to run with the land and shall not be recorded in the Deed Records of Caldwell County or otherwise.

C. Except as will be provided for herein, the provisions of this License are solely for the benefit of the parties hereto and shall not and are not intended to create or grant any rights, contractual or otherwise, to any third person or entity.

Section 12. **Entire Agreement.** This Agreement shall constitute the entire understanding of the parties hereto with respect to the subject matter hereof, and duly executed by the parties hereto. No modification or amendment shall be valid unless in writing and signed by the parties.

Section 13. **Recitals; Exhibits.** The recitals to this Agreement are incorporated herein. All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

Section 14. **Effect of Invalid, Illegal or Inoperative Provision.** If any portion of any provision of this Agreement is held to be invalid, illegal or inoperative, for any reason, then it is the intention of the parties hereto that all of the remaining provisions of this Agreement shall be fully operative and effective so far as possible and reasonable.

Section 15. **Construction and Venue.** In the event of any action under this License, venue for all causes of action shall be instituted and maintained in Caldwell County, Texas.

The parties agree that the laws of the State of Texas shall govern and apply to the interpretation, validity and enforcement of this Agreement.

Section 16. **Notices.** All notices to be given under this Agreement shall be given by certified mail or by hand-delivery to the addresses indicated below. Notice shall be deemed to have been given when the same is received by the party to whom it is sent. Any party may change the address of notice by giving the other party notice of the new address in the manner provided in this paragraph.

If to City:
City of Lockhart, Texas
Attn: City Manager
308 W. San Antonio St.
Lockhart, Texas 78644

If to Licensee:
1898, LLC
Attn: Little Trouble
PO Box 133
Lockhart, TX 78644

Section 17. **Compliance with Laws.** The parties agree to comply with all applicable laws, rules and regulations in connection with such use.

EXECUTED to be effective as of the date above written.

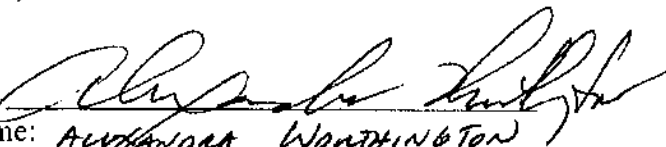
CITY

City of Lockhart, Texas

By: 
Steve Lewis, City Manager

LICENSEE

1898, LLC. dba Little Trouble

By: 
Name: *ALEXANDRA WORTHINGTON*
Title: *PRESIDENT/OWNER*



Shane Mondin

From: Alexandra Alexandra <alex@theculinaryroom.com>
Sent: Thursday, March 11, 2021 3:35 PM
To: Shane Mondin
Cc: Steven Lewis
Subject: Re: Parklet Approval

Received! Thank you!

Alex

Get [Outlook for iOS](#)

From: Shane Mondin <smondin@lockhart-tx.org>
Sent: Thursday, March 11, 2021 3:16:11 PM
To: Alexandra Alexandra <alex@theculinaryroom.com>
Cc: Steven Lewis <slewis@lockhart-tx.org>
Subject: Parklet Approval

The Property License Agreement (Agreement) for the purpose of creating a parklet adjacent to 101 E. San Antonio Street has been approved as written with the following conditions.

1. The effective date of the Agreement is March 11, 2021.
2. The smoker and/or outdoor cooking is not permitted under the Agreement.
3. It is the responsibility of 1898, LLC dba Little Trouble to follow the rules and regulations of the TABC as noted in the TABC representative's email.
4. All of the provisions in the Agreement dated November 23, 2020 between the City of Lockhart and 1898 LLC dba Little Trouble remain in effect.

Please acknowledge receipt of this email.

Shane Mondin
Building Official
City of Lockhart
308 W. San Antonio Street
P.O. Box 239
Lockhart, Texas 78644
512-398-3461 ext. 234 office
512-398-3833 fax
smondin@lockhart-tx.org

Shane Mondin

From: Alexandra Alexandra <alex@theculinaryroom.com>
Sent: Monday, June 28, 2021 3:15 PM
To: Shane Mondin
Subject: Parklett Extension Request

Hello Shane. I am writing to request an extension of the Parklett that I built for Little Trouble that the city has allowed me to construct. When I was granted permission to construct this parklett I wanted to build something that was esthetically pleasing to the city, the surrounding businesses and the passersby. My goal also was to provide an outdoor sitting space that customers and tourists who were shopping and eating in Little Trouble and surrounding businesses could use and enjoy and would make them linger downtown. And that is just what has happened, especially on the weekends and after 5:00pm. People love it! I get so many compliments and calls of appreciation for providing an outdoor seating/patio space.

So, I am hoping the city will allow an extension of my agreement for an additional 3 months. Hopefully, the heat will be kind and not get too high this summer!

I will be attending the July 6th City Council meeting should anyone have questions for me.

Thank you for your consideration.

Warm Regards,

Alexandra Worthington
Owner - Little Trouble
Owner - The Culinary Room
Owner - The Eldorado

City of Lockhart, Texas

Council Agenda Item Briefing Data

COUNCIL MEETING DATE: July 6, 2021

AGENDA ITEM CAPTION: Discussion and/or action regarding Resolution 2021-09 for an economic development performance agreement for a BIG Grant façade improvement with Soundwaves Art Foundation located at 115 N. Main Street.

ORIGINATING DEPARTMENT AND CONTACT: Economic Development, Mike Kamerlander
mkamerlander@lockhart-tx.org

ACTION REQUESTED:

ORDINANCE RESOLUTION CHANGE ORDER AGREEMENT
 APPROVAL OF BID AWARD OF CONTRACT CONSENSUS OTHER

BACKGROUND/SUMMARY/DISCUSSION:

Attached is the resolution and performance agreement offering a BIG Grant to Soundwaves Art Foundation. Soundwaves is a company relocating its headquarters from Austin to Lockhart. Soundwaves is an art studio that partners with musicians to create and auction art for the musician's choice of charity. They have partnered with some of the biggest names in the music industry to great success.

Soundwaves has purchased the building at 115 N. Main Street and have begun renovation of the inside and expect to do extensive work on the façade. The owner has met with LEDC and submitted their BIG grant application which provides a 50% rebate for the façade improvements up to \$20,000. The project requires approval by the Historical Commission and must be permitted by the city.

The BIG grant program rebates 50% of actual expenditures that have proof of payment once the project is done and cannot go beyond \$20,000 per project. The improvements are currently going through the permitting process and will begin once permitted.

The attached economic development performance agreement outlines the work to be done on the building, the rebate the owners would be entitled to should the work be completed as stated and paid as required. The expected 50% rebate is \$12,500 on the \$25,000 worth of work on the façade.

PROJECT SCHEDULE (if applicable):

AMOUNT & SOURCE OF FUNDING:

Funds Required: Up to \$12,500
Account Number: 800-5199-702
Funds Available: \$30,000
Account Name: Business Improvement Grants

Finance Review initials 

FISCAL NOTE (if applicable): Up to \$12,500

Previous Council Action: N/A

COMMITTEE/BOARD/COMMISSION ACTION: LEDC Board unanimously passed the performance agreement after a public hearing was held on April 12, 2021.

STAFF RECOMMENDATION/REQUESTED MOTION: Staff recommends approval.

LIST OF SUPPORTING DOCUMENTS: Economic Development Performance Agreement, LEDC Draft Minutes of April 12, 2021.

Department Head initials:



City Manager's Review:



RESOLUTION NO. 2021-10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOCKHART APPROVING AN ECONOMIC DEVELOPMENT PERFORMANCE AGREEMENT WITH SOUNDWAVES ART FOUNDATION FOR A BUSINESS IMPROVEMENT & GROWTH PROGRAM GRANT AS AN AUTHORIZED PROJECT PURSUANT TO CHAPTERS 501 AND 505, TEXAS LOCAL GOVERNMENT CODE

WHEREAS, the Lockhart Economic Development Corporation (“LEDC”) is a Type B corporation operating pursuant to Chapters 501 and 505, Texas Local Government Code; and

WHEREAS, Soundwaves Art Foundation has applied to LEDC for a grant pursuant to the LEDC’s Business Improvement & Growth Program in order to make improvements and repairs to its facility at an estimated cost of \$20,000.00; and

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

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

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

1. The foregoing recitals are adopted and incorporated herein for all purposes.
2. The EDPA by and between the LEDC and Soundwaves Art Foundation is attached hereto as Exhibit “A” and incorporated herein, the same and the Project described therein being hereby approved and authorized.
3. The Executive Director of the LEDC is directed to take such steps as are necessary to obtain approval of the City Council of Lockhart for the project and Performance Agreement, in the manner required by law, and to take such other steps, including the issuance of notice and the holding of a public hearing, that will authorize and implement the project and performance agreement and payment of financial incentives thereunder.

Approved and adopted on this, the ____ day of _____, 2021.

City of Lockhart

Lew White, Mayor

Attest:

Approved as to form:

Connie Constancio, City Secretary

Monte Akers, Board Attorney

Exhibit A

ECONOMIC DEVELOPMENT PERFORMANCE AGREEMENT

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

RECITALS

WHEREAS, FOUNDATION is an existing business in the City of Lockhart located at 115 N. Main Street, the owner of which desires to make repairs and improvements, expand its operations to the City of Lockhart, Texas ("City"), and retain primary jobs ("the Improvements"); and

WHEREAS, FOUNDATION intends to invest approximately \$25,000 in the Improvements; and

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

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

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

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

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

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

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

AGREEMENTS

Section 1. Recitals

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

Section 2: Term

The term of this Agreement shall be two (2) years from the effective date of this EDPA.

Section 3. FOUNDATION Performance Requirements

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

- (a) To make the improvements and repairs described in the BIG Program Application filed by the owners of Soundwaves Art Foundation, which is attached hereto as Exhibit "A" and incorporated herein for all purposes ("the Improvements);
- (b) Commence construction of the Improvements within one hundred twenty (120) days after the City's approval of the construction plans and issuance of a building permit for the same.
- (c) Complete construction of the Improvements, at a cost estimated at \$25,000 within eighteen (18) months after the issuance of the aforesaid building permit.
- (d) FOUNDATION shall provide LEDC with proof of making the Improvements by submitting copies of receipts for expenditures satisfactory to LEDC, which shall be provided within thirty (30) days of completion of the Improvements.
- (e) Keep current in the payment of taxes owed for the facility to any taxing jurisdiction in which the Property is located unless such taxes are being legally contested by FOUNDATION.

Section 4. LEDC Requirements

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

- (a) Provide a Grant to FOUNDATION of not more than \$20,000.00 of the cost of making the Improvements.
- (b) Provide the Grant to FOUNDATION within fourteen (14) days of receiving satisfactory proof of FOUNDATION's completion of construction of the Improvements and payment of FOUNDATION's payment to its architect, contractor, and vendors in full.

Section 5. Termination and Recapture

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

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

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

Section 6. Entire Agreement

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

Section 7. Successors and Assigns

Neither party shall assign its rights, obligations, or interest in this Agreement without the prior written consent of the other party. In the event of consent to such assignment or in the event of legal succession of FOUNDATION's interest in this

LEDC hereby represents, warrants, and covenants that:

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

Section 13. Representations and Warranties of FOUNDATION.

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

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the _____ day of _____, 2021.

LOCKHART ECONOMIC DEVELOPMENT CORPORATION:

Steven Lewis, LEDC President

ATTEST:

Michael Kamerlander, LEDC Secretary

SOUNDWAVES ART FOUNDATION

Timothy Wakefield, CEO

RESOLUTION NO. 2021-02

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE LOCKHART ECONOMIC DEVELOPMENT CORPORATION APPROVING AN ECONOMIC DEVELOPMENT PERFORMANCE AGREEMENT WITH SOUNDWAVES ART FOUNDATION FOR A BUSINESS IMPROVEMENT & GROWTH PROGRAM GRANT AS AN AUTHORIZED PROJECT PURSUANT TO CHAPTERS 501 AND 505, TEXAS LOCAL GOVERNMENT CODE

WHEREAS, the Lockhart Economic Development Corporation (“LEDC”) is a Type B corporation operating pursuant to Chapters 501 and 505, Texas Local Government Code; and

WHEREAS, Soundwaves Art Foundation has applied to LEDC for a grant pursuant to the LEDC’s Business Improvement & Growth Program in order to make improvements and repairs to its facility at an estimated cost of \$25,000.00; and

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

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

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

1. The foregoing recitals are adopted and incorporated herein for all purposes.
2. The EDPA by and between the LEDC and Soundwaves Art Foundation is attached hereto as Exhibit “A” and incorporated herein, the same and the Project described therein being hereby approved and authorized.
3. The Executive Director of the LEDC is directed to take such steps as are necessary to obtain approval of the City Council of Lockhart for the project and Performance Agreement, in the manner required by law, and to take such other steps, including the issuance of notice and the holding of a public hearing, that will authorize and implement the project and performance agreement and payment of financial incentives thereunder.

Approved and adopted on this, the 12 day of April, 2021.

Lockhart Economic Development Corporation



Alan Fielder, President

Attest:

Approved as to form:



Michael Kamerlander, Board Secretary

Monte Akers, Board Attorney

MINUTES

LOCKHART ECONOMIC DEVELOPMENT CORPORATION

LOCKHART ECONOMIC DEVELOPMENT CORPORATION

MONDAY, APRIL 12, 2021
6:00 P.M.

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

Board Members Present: Alan Fielder, Chairman; Frank Estrada, Vice-Chairman; Sally Daniel (arrived at 6:12 PM); Doug Foster, Alfredo Muñoz; Umesh Patel; Dyrall Thomas

Board Members Absent: None

Staff Present: Mike Kamerlander, Director of Economic Development; Steve Lewis, President; Pam Larison, Treasurer

1. CALL TO ORDER

The meeting was called to order by Alan Fielder, Chairman at 6:02 pm

2. PUBLIC HEARING - 6:00 PM

2.1 Hold a public hearing regarding Project Perk Up with NewCycle Coffee Roasters, LLC pursuant to Sec. 505.159, Local Government Code.

Public hearing opened at 6:02 PM and with no one for or against the project the public hearing closed at 6:03 PM.

2.2 Hold a public hearing regarding Soundwaves Art Foundation BIG Grant performance agreement pursuant to Sec. 505.159, Local Government Code.

Public hearing opened at 6:03 PM and with no one for or against the project the public hearing closed at 6:04 PM.

3. PUBLIC COMMENTS

No public comments

4. DISCUSSION AND/OR ACTION

4.1 Discussion and/or action regarding minutes from the March 8, 2021 meeting.

No Discussion.

Motion to approve the minutes from the March 8, 2021 meeting.

Motion: Alfredo Muñoz

Second: Umesh Patel

Vote: 7 of 7

4.2 Discussion and/or action regarding minutes from the March 18, 2021 meeting.

No Discussion.

Motion to approve the minutes from the March 18, 2021 meeting.

Motion: Alfredo Muñoz

Second: Doug Foster

Vote: 7 of 7

4.3 Discussion and/or action regarding sales tax and financial statements for March 2021.

Ms. Larison went over the financials with the board and pointed out that the dip in sales collections is likely due to the State of Texas allowing extra time for payments in February due to the freeze. The amount should rebound with those paying fully and quarterly payments being received in March which will be reflected in May's allocation. Even with the dip, the year over year amount has increased 7.75%.

Mr. Estrada asked what happened to the money encumbered for Benny Boyd since that agreement was terminated. Ms. Larison explained that the money for Benny Boyd is simply encumbered and not expended at any time. With the cancellation of the agreement that money is released from encumbrance and counted in the fund balance.

Motion to approve the March 2021 sales tax and financial statements as presented.

Motion: Alfredo Muñoz

Second: Dyral Thomas

Vote: 7 of 7

4.4 Discussion and/or action regarding Resolution 2021-02 and Performance Agreement related to NewCycle Coffee Roasters, LLC for Project Perk Up.

LEDC Board discussed the resolution and performance agreement offering incentives to NewCycle Coffee Roasters USA, LLC for Project Perk Up to sell LEDC-owned land in the industrial park totaling 2.468 acres for \$0.50 per square foot or \$53,753.04 for the total land parcel assemblage. In return, NewCycle agrees to create 12 jobs, construct an 8,000 SF facility initially and expects grow to 18,000 SF over time roasting coffee for retailers and private label brands. Should NewCycle not perform by meeting the time requirements in the performance agreement, the land would revert to LEDC at the same \$0.50 per SF cost. Such requirements of NewCycle include: acquisition of all building permits within 6 months of closing on the property and completion of construction within 24 months of closing.

Chairman Fielder asked about deed restrictions with the reversionary clause included and Mr. Kamerlander read the deed restrictions to the board.

Motion to adopt Resolution 2021-02.

Motion: Alfredo Muñoz

Second: Umesh Patel

Vote: 7 of 7

4.5 Discussion and/or action regarding an economic development performance agreement with Soundwaves Art Foundation for a BIG Grant.

The LEDC Board discussed the resolution and performance agreement offering a BIG Grant to Soundwaves Art Foundation. Soundwaves is a company relocating its headquarters from Austin to Lockhart. Soundwaves is an art studio that partners with musicians to create and auction art for the musician's choice of charity. They have partnered with some of the biggest names in the music industry to great success. Soundwaves has purchased the building at 115 N. Main Street and have begun renovation of the inside and expect to do extensive work on the façade. The owner has met with LEDC and submitted their BIG grant application which provides a 50% rebate for the façade improvements up to \$20,000. The project requires approval by the Historical Commission and must be permitted by the city.

The attached economic development performance agreement outlines the work to be done on the building, the rebate the owners would be entitled to should the work be completed as stated and paid as required. The expected 50% rebate is \$12,500 on the \$25,000 worth of work on the façade.

Motion to adopt the economic development performance agreement for a BIG Grant with Soundwaves Art Foundation as presented.

Motion: Doug Foster

Second: Sally Daniel

Vote 7 of 7

5. EXECUTIVE SESSION

- 4.1 Close Open Session and Convene Executive Session pursuant to Secs. 551.071 (consultation with attorney), 551.072 (real estate) and 551.087 (Economic Development) of the Texas Open Meetings Act. Gov't Code Ch. 551, to discuss the following:
- Project Specs
 - Project Perk Up
 - Project BBQ

6. Take action, if any, regarding subjects discussed in Executive Session.

Motion to direct staff to move forward with Project BBQ as discussed in Executive Session.

Motion: Alfredo Muñoz

Second: Frank Estrada

Vote: 7 of 7

7. DISCUSSION ONLY

6.1 Activity Updates

Mr. Kamerlander gave an update on the LEDC Staff activities for March 2021.

ADJOURN

Motion to Adjourn.


Motion: Umesh Patel

Second: Alfredo Muñoz

Vote: 7 of 7

LEDC Board of Directors Adjourned at 6:50. PM.

Minutes approved this the 14th day of June, 2021.



Alan Fielder, Chairman LEDC



Michael Kamerlander, Secretary LEDC



Sound Wave Gallery
04/07/2021
Façade Estimate

The estimated price for doing the following items to the front of 115 North Main Street will not exceed \$25,000 dollars.

Repairs include the following:

- Repair three windows upstairs. Sand and paint three upstairs windows.
- Repair or replace awning.
- New sign
- Sand and paint existing windows and doors downstairs.

Please feel free to contact me with any questions that you have regarding the pricing.

Regards,

Hoppy Haden, CPESC
Clear Creek, Inc.
Construction

5145 Silver Mine Road
Harwood, TX 78632
512-213-8983
haden@clearcreekservices.com

City of Lockhart, Texas

Council Agenda Item Briefing Data

COUNCIL MEETING DATE: July 6, 2021

AGENDA ITEM CAPTION: Discussion and/or action regarding Resolution 2021-10 for an economic development performance agreement for a BIG Grant façade improvement with 2120 Enterprise, LLC located at 107 E. San Antonio Street.

ORIGINATING DEPARTMENT AND CONTACT: Economic Development, Mike Kamerlander
mkamerlander@lockhart-tx.org

ACTION REQUESTED:

ORDINANCE RESOLUTION CHANGE ORDER AGREEMENT
 APPROVAL OF BID AWARD OF CONTRACT CONSENSUS OTHER

BACKGROUND/SUMMARY/DISCUSSION:

Attached is the resolution and performance agreement offering a BIG Grant to 2120 Enterprise, LLC. 2120 Enterprise, LLC is the owner of 107 E. San Antonio Street where Rollfast Ranchwear is located.

2120 purchased the building and have almost completed renovation of the inside and have begun work on the façade recently. The owner has met with LEDC and submitted their BIG grant application which provides a 50% rebate for the façade improvements up to \$20,000. The project requires approval by the Historical Commission and must be permitted by the city.

The BIG grant program rebates 50% of actual expenditures that have proof of payment once the project is done and cannot go beyond \$20,000 per project. The improvements are currently going through the permitting process and will begin once permitted.

The attached economic development performance agreement outlines the work to be done on the building, the rebate the owners would be entitled to should the work be completed as stated and paid as required. The expected 50% rebate is \$7,500 on the \$15,000 worth of work on the façade.

PROJECT SCHEDULE (if applicable):

AMOUNT & SOURCE OF FUNDING:

Funds Required: Up to \$7,500
Account Number: 800-5199-702
Funds Available: \$30,000
Account Name: Business Improvement Grants

Finance Review initials



FISCAL NOTE (if applicable): Up to \$7,500

Previous Council Action: N/A

COMMITTEE/BOARD/COMMISSION ACTION: LEDC Board unanimously passed the performance agreement after a public hearing was held on June 14, 2021.

STAFF RECOMMENDATION/REQUESTED MOTION: Staff recommends approval

LIST OF SUPPORTING DOCUMENTS: Economic Development Performance Agreement,
LEDC Draft Minutes of June 14, 2021.

Department Head initials:

MSK

City Manager's Review:



RESOLUTION NO. 2021-10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOCKHART APPROVING AN ECONOMIC DEVELOPMENT PERFORMANCE AGREEMENT WITH 2120 ENTERPRISE, LLC. FOR A BUSINESS IMPROVEMENT & GROWTH PROGRAM GRANT AS AN AUTHORIZED PROJECT PURSUANT TO CHAPTERS 501 AND 505, TEXAS LOCAL GOVERNMENT CODE

WHEREAS, the Lockhart Economic Development Corporation (“LEDC”) is a Type B corporation operating pursuant to Chapters 501 and 505, Texas Local Government Code; and

WHEREAS, 2120 Enterprise, LLC has applied to LEDC for a grant pursuant to the LEDC’s Business Improvement & Growth Program in order to make improvements and repairs to its facility at an estimated cost of \$15,000.00; and

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

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

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

1. The foregoing recitals are adopted and incorporated herein for all purposes.
2. The EDPA by and between the LEDC and 2120 Enterprise, LLC is attached hereto as Exhibit “A” and incorporated herein, the same and the Project described therein being hereby approved and authorized.
3. The Executive Director of the LEDC is directed to take such steps as are necessary to obtain approval of the City Council of Lockhart for the project and Performance Agreement, in the manner required by law, and to take such other steps, including the issuance of notice and the holding of a public hearing, that will authorize and implement the project and performance agreement and payment of financial incentives thereunder.

Approved and adopted on this, the ____ day of _____, 2021.

City of Lockhart

Lew White, Mayor

Attest:

Approved as to form:

Connie Constancio, City Secretary

Monte Akers, Board Attorney

Exhibit A

ECONOMIC DEVELOPMENT PERFORMANCE AGREEMENT

This Economic Development Performance Agreement (“EDPA” or “Agreement”) is made and entered into by and between THE LOCKHART ECONOMIC DEVELOPMENT CORPORATION OF LOCKHART, TEXAS (“LEDC”), a Type B Economic Development Corporation, and 2120 ENTERPRISE, LLC (“2120”)

RECITALS

WHEREAS, 2120 is an existing business in the City of Lockhart located at 102 S. Commerce Street, the owner of which desires to make repairs and improvements, expand its operations to the City of Lockhart, Texas (“City”), and retain primary jobs (“the Improvements”); and

WHEREAS, 2120 intends to invest approximately \$15,000 in the Improvements; and

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

WHEREAS, the LEDC desires to assist 2120 and offer financial incentives as part of LEDC’s Business Improvement & Growth (“BIG”) Economic Development Program in the City; and

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

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

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

NOW THEREFORE, in consideration of the foregoing and the covenants, agreements, representations, and warranties hereinafter set forth and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, LEDC and 2120 agree as follows:

AGREEMENTS

Section 1. Recitals

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

Section 2: Term

The term of this Agreement shall be two (2) years from the effective date of this EDPA.

Section 3. 2120 Performance Requirements

In consideration of LEDC agreeing to provide the Grant described below in Section 4, 2120 agrees to perform the following:

- (a) To make the improvements and repairs described in the BIG Program Application filed by the owners of 2120 Enterprise, LLC, which is attached hereto as Exhibit "A" and incorporated herein for all purposes ("the Improvements");
- (b) Commence construction of the Improvements within one hundred twenty (120) days after the City's approval of the construction plans and issuance of a building permit for the same.
- (c) Complete construction of the Improvements, at a cost estimated at \$15,000 within eighteen (18) months after the issuance of the aforesaid building permit.
- (d) 2120 shall provide LEDC with proof of making the Improvements by submitting copies of receipts for expenditures satisfactory to LEDC, which shall be provided within thirty (30) days of completion of the Improvements.
- (e) Keep current in the payment of taxes owed for the facility to any taxing jurisdiction in which the Property is located unless such taxes are being legally contested by 2120.

Section 4. LEDC Requirements

In consideration of 2120's agreement to locate its business within the City and to perform the other acts hereinafter described, LEDC agrees it will:

- (a) Provide a Grant to 2120 of not more than \$7,500.00 of the cost of making the Improvements.

- (b) Provide the Grant to 2120 within fourteen (14) days of receiving satisfactory proof of 2120's completion of construction of the Improvements and payment of 2120's payment to its architect, contractor, and vendors in full.

Section 5. Termination and Recapture

- (a) In the event that 2120 discontinues operations for a period of more than one hundred eighty (180) days during the duration of this Agreement, then in such event 2120 shall be required to repay to LEDC any monies expended by LEDC under Section 4 of this Agreement within thirty (30) days of written demand from LEDC therefore following the expiration of such period; provided however that 2120 shall not be required to repay such monies if such discontinuation of operations is caused by force majeure.

For the purposes of this Agreement, "force majeure" shall be defined as fire, explosion, natural disaster or other act of God, war, pandemic, or civil unrest, taking under eminent domain, regulatory restrictions or action of any applicable governmental entity, or other event or action that makes the conduct of the 2120 illegal or economically unsustainable is beyond the reasonable control of 2120. 2120 shall not be required to repay such amounts so long as it is, in the opinion of the LEDC, diligently taking action(s) to renew or continue operations.

- (b) In the event, that 2120 shall fail to repay LEDC within thirty (30) days of the date such repayment is due according to the written demand from LEDC, 2120 hereby agrees that LEDC may enforce all of its rights and remedies available at law and in equity against 2120.

Section 6. Entire Agreement

This Agreement, when executed, contains the entire agreement between LEDC and 2120 with respect to the transactions contemplated herein. This Agreement may be amended, altered, or revoked only by written instrument signed by LEDC and 2120.

Section 7. Successors and Assigns

Neither party shall assign its rights, obligations, or interest in this Agreement without the prior written consent of the other party. In the event of consent to such assignment or in the event of legal succession of 2120's interest in this Agreement by operation of law, this Agreement shall be binding on and inure to the benefit of such assign or successor.

Section 8. Notices

Any notice and/or statement required and permitted to be delivered shall be deemed delivered by depositing same in the United States mail, certified with return

receipt requested, postage prepaid, addressed to the appropriate party at the following addresses or at such addresses provided by the parties in writing hereafter:

2120: 2120 Enterprise, LLC
Attn: Tamara Carlisle and Donna Blair
102 S. Commerce Street
Lockhart, TX 78644

Lockhart Economic Development Corporation:

Lockhart Economic Development Corporation
Attn: Executive Director
308 W. San Antonio
P.O. Box 239
Lockhart, TX 78644

Section 9. Interpretation

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

Section 10. Severability

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

Section 11. Mutual Assistance

LEDC and 2120 agree to do all things reasonably necessary and appropriate to carry out the terms and provisions of this Agreement and to aid and assist each other in carrying out such terms and provisions.

Section 12. Representations and Warranties of LEDC.

LEDC hereby represents, warrants, and covenants that:

- (a) It is a Type B Economic Development Corporation, duly organized and validly existing under the laws of the State, particularly Sections 501 and 505 of the Texas Local Government Code.

- (b) The facility constitutes a "project" as defined in Sections 501.101 and 505.155 of the Texas Local Government Code.
- (c) All requirements related to public notice of the project, particularly those included in Section 505.160 of the Texas Local Government Code, have been satisfied.
- (d) The person executing this Agreement on behalf of the LEDC is fully authorized to do so.

Section 13. Representations and Warranties of 2120.

- (a) It is a duly incorporated business entity with full authority to enter into this Agreement.
- (b) The person executing this Agreement on behalf of 2120 is fully authorized to do so.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the _____ day of _____, 2021.

LOCKHART ECONOMIC DEVELOPMENT CORPORATION:

Steven Lewis, LEDC President

ATTEST:

Michael Kamerlander, LEDC Secretary

2120 ENTERPRISE, LLC

Tamara Carlisle

Donna Blair

DRAFT MINUTES

LOCKHART ECONOMIC DEVELOPMENT CORPORATION

LOCKHART ECONOMIC DEVELOPMENT CORPORATION

MONDAY, JUNE 14, 2021
6:00 P.M.

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

Board Members Present: Alan Fielder, Chairman; Frank Estrada, Vice-Chairman; Sally Daniel; Alfredo Muñoz; Dyrall Thomas (arrived at 6:05 PM)

Board Members Absent: Umesh Patel, Doug Foster

Staff Present: Mike Kamerlander, Director of Economic Development; Steve Lewis, President; Pam Larison, Treasurer, Armando Morales

1. CALL TO ORDER

The meeting was called to order by Alan Fielder, Chairman at 6:01 pm

2. PUBLIC HEARING - 6:00 PM

2.1 Hold a public hearing regarding 2120 Enterprise, LLC BIG Grant performance agreement pursuant to Sec. 505.159, Local Government Code.
Public hearing opened at 6:02 PM and with no one for or against the project the public hearing closed at 6:03 PM.

3. PUBLIC COMMENTS

No public comments

4. DISCUSSION AND/OR ACTION

4.1 Discussion and/or action regarding minutes from the April 12, 2021 meeting.

No Discussion.

Motion to approve the minutes from the April 12, 2021 meeting.

Motion: Alfredo Muñoz

Second: Sally Daniel

Vote: 4 of 4

4.2 Discussion and/or action regarding sales tax and financial statements for April and May 2021.

Ms. Larison went over the financials with the board reporting May's remittance was the largest collection ever by the City and EDC at \$323,718 for the City's portion. April receipts were about the same as last year's at \$253,379 versus approximately \$252,000 in 2020. Ms. Larison attributed the large increase in May to the extension of sales tax payments granted due to the freeze in February and those that delayed have now paid plus normal quarterly payers which are usually higher.

Motion to approve the April and May 2021 sales tax and financial statements as presented.

Motion: Alfredo Muñoz Second: Sally Daniel Vote: 5 of 5

4.3 Discussion and/or action regarding Fiscal Year 2021-2022 LEDC Budget Workshop

The budget process and good fiscal prudence requires the board hold a workshop for the proposed 2021-2022 budget for LEDC. Attached is the proposed budget that has been prepared by LEDC staff as well as the LEDC President, and Treasurer.

Given the strong sales tax collections received by the City and LEDC in 2020 and so far in 2021, the budget removed the constraints put in place during the current fiscal year.

- 5199-299 Other Contracts & Services: Increased slightly so we can have some more tools to our ability to respond to RFPs and target prospects.
- 5199-502 Dues & Subscriptions: Went up to include the Economic Development Specialist in memberships in LEDC and TEDC. We expect travel to resume this fall and these memberships are required to participate.
- 5199-730 Misc. Other Expenses: Increased to accommodate unforeseen expenditures. A good example is the rail consultant contract the board authorized earlier this year. Should something like that be needed in the coming fiscal year it would come from this line item.

Motion to adopt the Fiscal Year 2021-2022 budget as proposed.

Motion: Alfredo Muñoz Second: Sally Daniel Vote: 5 of 5

4.4 Discussion and/or action regarding an economic development performance agreement with 2120 Enterprise, LLC for a BIG Grant.

The LEDC Board discussed the resolution and performance agreement offering a BIG Grant to 2120 Enterprise, LLC. 2120 Enterprise, LLC is the owner of 107 E. San Antonio Street where Rollfast Ranchwear is located.

2120 purchased the building and have begun renovation of the inside and expect to do extensive work on the façade as they have already torn down the old awning. The owner has met with LEDC and submitted their BIG grant application which provides a 50% rebate for the façade improvements up to \$20,000. The project requires approval by the Historical Commission and must be permitted by the city.

The BIG grant program rebates 50% of actual expenditures that have proof of payment once the project is done and cannot go beyond \$20,000 per project. The improvements are currently going through the permitting process and will begin once permitted.

The attached economic development performance agreement outlines the work to be done on the building, the rebate the owners would be entitled to should the work be completed as stated and paid as required. The expected 50% rebate is \$7,500 on the \$15,000 worth of work on the façade.

Motion to adopt the economic development performance agreement for a BIG Grant with 2120 Enterprise, LLC as presented.

Motion: Alfredo Muñoz

Second: Sally Daniel

Vote 5 of 5

5. DISCUSSION ONLY

5.1 Activity Updates

Mr. Kamerlander gave an update on the LEDC Staff activities for April and May 2021.

ADJOURN

Motion to Adjourn.

Motion: Alfredo Muñoz

Second: Dyral Thomas

Vote: 5 of 5

LEDC Board of Directors Adjourned at 6:35. PM.

Minutes approved this the _____ day of _____, 2021.

Alan Fielder, Chairman LEDC

Michael Kamerlander, Secretary LEDC

RESOLUTION NO. 2021-03

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE LOCKHART ECONOMIC DEVELOPMENT CORPORATION APPROVING AN ECONOMIC DEVELOPMENT PERFORMANCE AGREEMENT WITH 2120 ENTERPRISE, LLC. FOR A BUSINESS IMPROVEMENT & GROWTH PROGRAM GRANT AS AN AUTHORIZED PROJECT PURSUANT TO CHAPTERS 501 AND 505, TEXAS LOCAL GOVERNMENT CODE

WHEREAS, the Lockhart Economic Development Corporation (“LEDC”) is a Type B corporation operating pursuant to Chapters 501 and 505, Texas Local Government Code; and

WHEREAS, 2120 Enterprise, LLC has applied to LEDC for a grant pursuant to the LEDC’s Business Improvement & Growth Program in order to make improvements and repairs to its facility at an estimated cost of \$15,000.00; and

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

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

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

1. The foregoing recitals are adopted and incorporated herein for all purposes.
2. The EDPA by and between the LEDC and Soundwaves Art Foundation is attached hereto as Exhibit “A” and incorporated herein, the same and the Project described therein being hereby approved and authorized.
3. The Executive Director of the LEDC is directed to take such steps as are necessary to obtain approval of the City Council of Lockhart for the project and Performance Agreement, in the manner required by law, and to take such other steps, including the issuance of notice and the holding of a public hearing, that will authorize and implement the project and performance agreement and payment of financial incentives thereunder.

Approved and adopted on this, the 14 day of June, 2021.

Lockhart Economic Development Corporation



Alan Fielder, President

Attest:

Approved as to form:



Michael Kamerlander, Board Secretary

Monte Akers, Board Attorney

BIG Grant Application

Return Completed Application to:

Lockhart EDC
308 W. San Antonio
Lockhart, TX 78644
EDC@lockhart-tx.org

Applicant's Name 2120 Enterprises LLC - Tamara Carlisle - Owner
Mailing Address 102 S. Commerce St Lockhart, TX 78644 Blain
Phone 512.657.1850 Email TamaraCarlisle@gmail.com

Business Organization of Applicant

Corporation (Inc) Partnership Sole Proprietorship

Business Name 2120 Enterprises LLC

Relationship of Applicant to the property to be renovated:

Owner Attach copy of latest tax bill and proof of payment
 Tenant Attach copy of COC Certificate of Occupancy and written permission from building owner to participate in BIG Grant Program including expiration date of present lease.

Address of property to be improved:

107 East San Antonio St Lockhart, TX 78644

Describe the scope of work:

New awning
New gutters

Design professional responsible for your drawings, plans, and permits

Blain Carlisle Homes
Mailing Address 102 S. Commerce St Lockhart TX 78644
Phone 512.657.1850 E-mail TamaraCarlisle@gmail.com

The undersigned hereby represents and certifies to the best of his/her knowledge and belief that the information contained on this statement and any exhibits or attachments hereto are true and complete and accurately describe the proposed project, and the undersigned agrees to promptly inform the City of Lockhart Economic Development Director of any changes in the proposed project which may occur.

Tamara Carlisle 12.7.20
Signature of Property Owner Date

TAMARA CARLISLE
Print Name

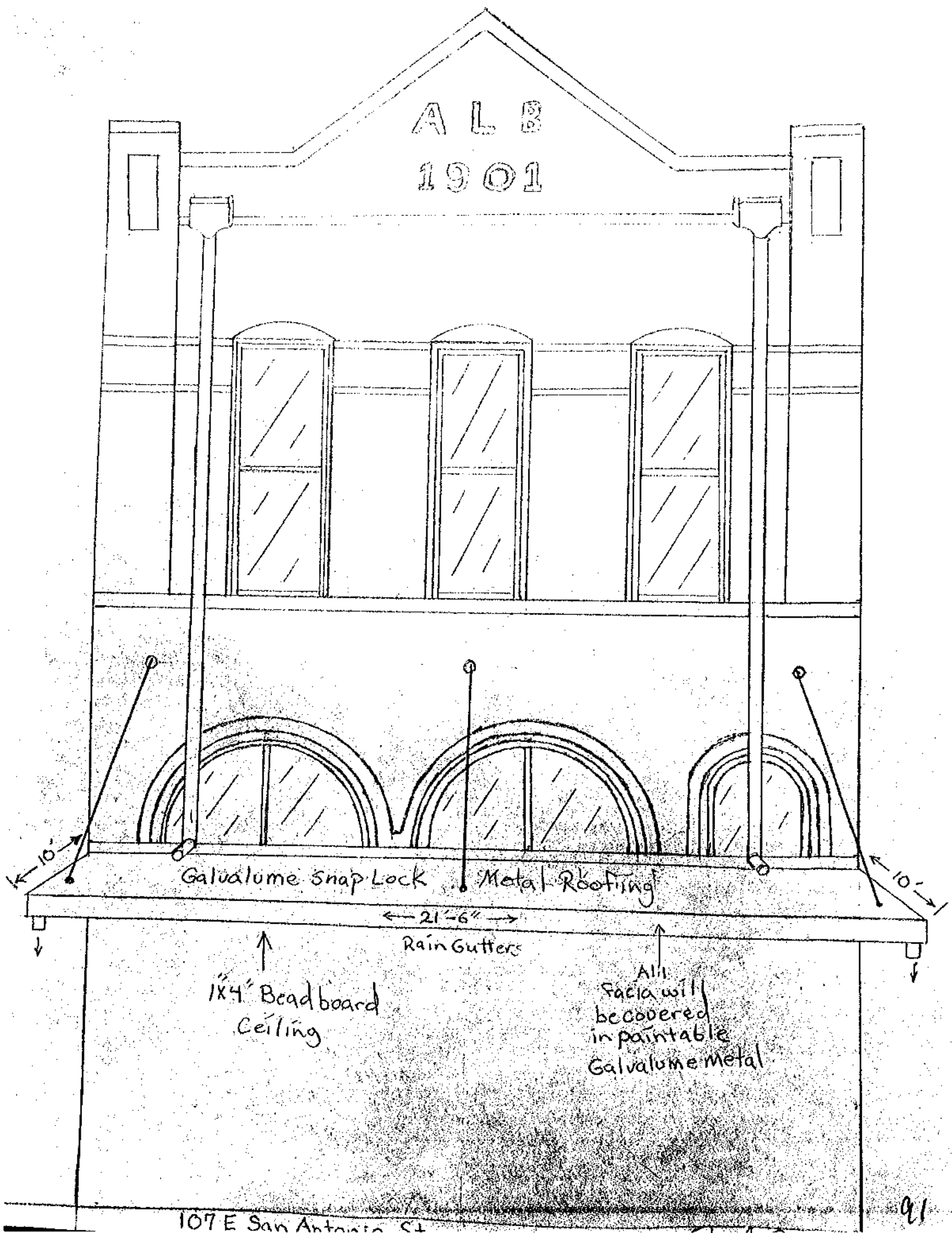
Signature of Commercial Tenant (if applicable) Date

Print Name

The Lockhart EDC reserves the right to terminate any agreement under the BIG Program if a participant is found to be in violation of any conditions set forth in these guidelines or if the project has been started prior to an executed agreement with the Lockhart EDC.

A L B

1901



107 E San Antonio St

9/1

11/5/2020

Royal Construction
(512)914-9771

Awning Replacement
Tamra Carisle
107 East San Antonio St.
Lockhart, TX 78644

- Repair and repaint three lower half round windows and 2nd floor double hung windows
- Construct a 2"x6" flat roof frame 21'-6"x10' anchored to existing building
- Roof deck, 1/2" CDX plywood, 15 pound felt paper and galvalume snap lock metal roofing panels
- Tie new wall flashing into existing wall flashing and add protectant seal to original flashing
- Install metal support rods into new roof frame and paint (owner provides)
- Incase all wood facia in paint ready galvalume metal flashing
- Underside of roof will install 1"x4" wood beadboard painted sky blue and 1 1/4" cove mold trim
- Install 6" painted rain gutters with two shorty type down spouts on each end
- Remove and replace existing rain collectors with painted new collectors and downspouts
- Haul off all construction trash
- All work will be warranted for two years
- Price includes all materials and labor

Total: \$14,500.00 + \$500.00 Due to material increase

Total \$15,000.00

Owner:

Contractor:

CITY OF LOCKHART

308 W. San Antonio
P.O. Box 239
Lockhart, Texas 78644
512-398-3461 FAX 512-398-3833

COMMERCIAL ADDITION PERMIT

PERMIT #: 210507001 JOB ADDRESS: 107 E SAN ANTONIO PARCEL ID: SUBDIVISION:	DATE ISSUED: 5/07/2021 DATE EXPIRED: 11/03/2021 LOT #: BLK #: ZONING:
ISSUED TO: 2120 ENTERPRISES ADDRESS: 2120 OXFORD AVE CITY, STATE ZIP: AUSTIN TX 78704-4014 PHONE:	CONTRACTOR: 2120 ENTERPRISES ADDRESS: 2120 OXFORD AVE CITY, STATE ZIP: AUSTIN TX 78704-4014 PHONE:
PROP. USE VALUATION: \$ 12,000.00 SQ FT: 216.00 OCCP TYPE: CNST TYPE:	SETBACKS: FRONT: LEFT SIDE: RIGHT SIDE: REAR:

FEE CODE	DESCRIPTION	AMOUNT
B-COM BLD	COMMERCIAL BUILDING	\$ 70.00
TOTAL:		\$ 70.00

NOTES: CONSTRUCT NEW AWNING 10FT X 21FT6IN METAL ROOFING GALVALUME SNAP LOCK 1INX4IN
BEADBOARD CEILING ALL FACIA COVERED IN PAINTABLE GALVALUME METAL

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 30 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED. PERMIT EXPIRES 6 MONTHS FROM ISSUE DATE.

TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS CONFORM TO ALL REQUIREMENTS OF THE CITY OF LOCKHART BUILDING REGULATIONS. BY SIGNING BELOW I AGREE THAT IF ANY PART OF THIS PLAT AND/OR ASSOCIATED CONSTRUCTION PLANS IS FOUND TO BE INCORRECT, INCOMPLETE, OR OTHERWISE DEFICIENT WITH REGARD TO APPLICABLE CITY STANDARDS, THE DEADLINE IMPOSED BY THE TEXAS LOCAL GOVERNMENT CODE, SECTION 212.009 FOR APPROVAL OR DENIAL OF THE PLAT AND/OR ASSOCIATED CONSTRUCTION PLANS BY THE CITY WITHIN 30 DAYS OF THE DATE OF THIS APPLICATION IS AUTOMATICALLY EXTENDED FOR AN ADDITIONAL 30 DAYS. I FURTHER AGREE THAT IF ANY PART OF THIS PLAT AND/OR ASSOCIATED CONSTRUCTION PLANS REMAINS DEFICIENT AT SUCH TIME THAT THE PLAT AND/OR ASSOCIATED CONSTRUCTION PLANS CANNOT BE APPROVED PRIOR TO THE EXPIRATION OF THE SECOND 30 DAYS, THE PLAT OR CONSTRUCTION PLANS WILL BE SUBJECT TO DENIAL BY THE APPROVAL AUTHORITY. IT IS UNDERSTOOD THAT I OR ANOTHER REPRESENTATIVE SHOULD BE PRESENT AT ALL PUBLIC MEETINGS CONCERNING THIS APPLICATION. _____ INITIALS

IF HOME WAS BUILT PRIOR TO 1978, YOU ARE REQUIRED BY LAW TO BE A U.S. EPA CERTIFIED RRP RENOVATOR. CALL 214-655-7577 FOR QUESTIONS RE: THE RRP RULE.

on file
(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

5/6/21
DATE

Shane Morada
(BUILDING DEPT. APPROVAL)

5/7/21
DATE

CBhude
(PLANNING DEPT. APPROVAL)

5/7/2021
DATE

per letter attached

City of Lockhart
(512) 358-3445

REC#: 01088970 5/16/2021 3:36 PM
OPER: JG TERM: 010
REF#: NC

ACCT #: 0000-0000-0000-0416
AUTH #: 491592
TRAN #: 000004277754
TYPE: PURCHASE
ENTRY MODE: MANUAL

TRAN: 500.0000 BUILDING PERMIT
210267001 70.0000
2120 ENTERPRISES
107 E SAN ANTONIO
LOCKHART TX 70.0000

TRAN: 5.5000 CR CARD FEE/UTIL
CREDIT CARD FEES FR 1.4000

TENDERED: 71.40 CREDIT CARD
APPLIED: 71.40

CHANGE: 0.00

AVOID THE WAIT
GO ONLINE TO MAKE PAYMENTS
WWW.LOCKHART-TX.ORG

City of Lockhart, Texas

Council Agenda Item Briefing Data

COUNCIL MEETING DATE: July 6, 2021

AGENDA ITEM CAPTION:

Discussion and/or action to consider Amendment to the Interlocal Cooperation Agreement between Caldwell County and the City of Lockhart for Performance of Governmental Functions and Services in regard to the Lockhart Farmers Market.

ORIGINATING DEPARTMENT AND CONTACT: Mayor Lew White

ACTION REQUESTED:

ORDINANCE RESOLUTION CHANGE ORDER **AGREEMENT**
 APPROVAL OF BID AWARD OF CONTRACT CONSENSUS OTHER

BACKGROUND/SUMMARY/DISCUSSION:

In March 2021, Caldwell County and the City of Lockhart entered into an Interlocal Cooperation Agreement regarding the Lockhart Farmers Market being on the Square on Saturdays.

The agreement provides that the hours that the Market can be on the Square is from 8:00 a.m. until 1:00 p.m. with setup to begin at 7:30 a.m., and all vendors shall be gone by 1:30 p.m.

Mayor White requests that the hours be amended to allow them to be on the Square from 8:00 a.m. until 2:00 p.m., with a setup to begin at 7:30 a.m., and all vendors to be gone by 2:30 p.m. It has been reported to the Mayor that a majority of members of the Downtown Business Association were recently polled and support this one hour extension to the closing time.

AMOUNT & SOURCE OF FUNDING:

Finance Review initials _____

Funds Required: N/A
Account Number: N/A
Funds Available: N/A
Account Name: N/A

Previous Council Action: On March 2, 2021, the City Council approved the Interlocal Cooperation Agreement regarding the Lockhart Farmers Market.

COMMITTEE/BOARD/COMMISSION ACTION: N/A

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

LIST OF SUPPORTING DOCUMENTS:

- Amendment No. 1 to the Interlocal Cooperation Agreement.
- Interlocal Cooperation Agreement between County/City as approved on March 2, 2021.
- Council Minutes of March 2, 2021 regarding approval of the Agreement.

Department Head initials:

City Manager's Review:

95

**AMENDMENT TO INTERLOCAL COOPERATION AGREEMENT
BETWEEN CALDWELL COUNTY AND THE CITY OF LOCKHART FOR
PERFORMANCE OF GOVERNMENTAL FUNCTIONS AND SERVICES**

WHEREAS, by agreement titled Interlocal Cooperation Agreement ("Agreement") between Caldwell County, Texas, a political subdivision of the State of Texas ("County"), by and through its County Judge, and the City of Lockhart, a municipal corporation of the State of Texas ("City"), by and through its City Mayor; and

WHEREAS, the agreement references the operation and administration of a Farmers Market ("Market") within the boundaries of Caldwell County and the city limits of Lockhart, Texas; and

WHEREAS, Pursuant to the referenced agreement, Article III, Conditions for Farmers' Market, Section (g) provides that the Market will be allowed on the square on Saturdays, for which no other event is traditionally scheduled, or which is not postponed or cancelled under Section VI below, but only from 8:00 a.m. to 1:00 p.m. Setup begins at 7:30 a.m. and all vendors shall be gone by 1:30 p.m.; and

WHEREAS, the County and City desire to amend the agreement in order to revise the time that the Market will be allowed on the square on Saturdays.

NOW, THEREFORE, the County and City agree as follows:

- Article III, Section (g) is hereby amended to read as follows:
(g) The market will be allowed on the square on Saturdays for which no other event is traditionally scheduled, or which is not postponed or cancelled under Section VI, below, but only from 8 a.m. to 2 p.m. Setup begins at 7:30 a.m. and all vendors shall be gone by 2:30 p.m.

Except as amended herein, the Agreement shall remain in full force and effect. Additional sections to remain as currently written.

Effective as of this the _____ day of _____, 2021.

Caldwell County, Texas

The City of Lockhart, Texas

Hoppy Haden
Caldwell County Judge

Lew White
Mayor, City of Lockhart

Date Signed: _____

Date Signed: _____

HISTORY

**INTERLOCAL COOPERATION AGREEMENT
BETWEEN CALDWELL COUNTY AND THE CITY OF LOCKHART FOR
PERFORMANCE OF GOVERNMENTAL FUNCTIONS AND SERVICES**

THIS INTERLOCAL COOPERATION AGREEMENT ("Agreement") is made and entered into by and between Caldwell County, Texas, a political subdivision of the State of Texas ("County"), by and through its County Judge, and the City of Lockhart, a municipal corporation of the State of Texas ("City"), by and through its City Mayor.

WHEREAS, pursuant to Texas Local Government Code Chapter 791, local governments may contract among and between themselves to perform governmental functions and services, including governmental functions in which the contracting parties are mutually interested; and

WHEREAS, the City of Lockhart (the "City") and Caldwell County, Texas (the "County") are mutually interested in the operation and administration of a Farmers Market within the boundaries of Caldwell County and the city limits of Lockhart, Texas; and

NOW, THEREFORE, the Parties mutually agree as follows:

I. Definitions:

- (a) "Certified Farmers' Market" shall mean a Farmers' Market that is certified under state law pursuant to Ch. 229, Texas Health & Safety Code, or other applicable statute.
- (b) "Permit" shall mean a permit approving operation of a Farmers' Market by the City, as described herein.
- (c) "Square" shall mean the Courthouse Square in the City of Lockhart but is intended to include only that portion of County property that extends into the streets and parking areas over which the City exercises jurisdiction.

II. Term and Termination:

- (a) This agreement is effective as of the 9th day of March, 2021 and shall remain in effect for one year unless otherwise terminated earlier, as provided herein.
- (b) This agreement shall be automatically renewed and extended for additional one-year terms unless either party provides at least sixty (60) days written notice to the other party of its intent that the agreement terminate at the end of the term then in effect.
- (c) Either party may terminate this agreement for any reason by providing the other party written notice of intent to do so at least sixty (60) days in advance of the proposed termination date.

III. Conditions for Farmers' Market:

County and City agree that a Farmers' Market may be conducted on the Square under the following conditions:

- (a) The sponsors of the Farmers' Market will obtain and maintain non-profit status before a Farmers' Market may be permitted on the square.
- (b) The market will be a certified Farmers' Market pursuant to state law.
- (c) The market will be allowed only on the east, west, and south sides of the Square, and on the inner lanes of the streets on those sides. The north side of the Square and Highway 142 will not be used.
- (d) The inner lanes of the streets on the east, west, and south sides of the Square will be closed to auto traffic.
- (e) For so long as the COVID-19 pandemic continues and until social distancing requirements are no longer in effect, spacing of tents and possible staggering of tents to maintain social distancing will be required
- (f) The sponsors of the Farmers' Market shall furnish or shall ensure that two restroom facilities are furnished, one of which shall be ADA compliant.
- (g) The market will be allowed on the square on Saturdays for which no other event is traditionally scheduled, or which is not postponed or cancelled under section VI, below, but only from 8 a.m. to 1 p. m. Setup begins at 7:30 and all vendors shall be gone by 1:30.
- (h) Vendors at the Market shall, except when unloading for set up or loading to leave, park their vehicles at locations off the Square.

IV. Alternative Location for Farmers' Market:

Space at the Caldwell County Justice Center, located at 1703 S Colorado St. Lockhart, TX 78644, will be available on weekends for a Farmers' Market at that location if and when the Square is not available. Permitting a Farmers' Market at the Caldwell County Justice Center shall be accomplished in the same or similar manner to permitting of the event on the Square.

V. Duties and Responsibilities of City and County:

- (a) City shall process Permit applications from the sponsor of a Farmers' Market in a manner and using a form similar to that for the permitting of special events and/or special events with Covid protocols.
- (b) City or County may periodically inspect the Market for compliance with the Conditions listed above and the terms of the Permit.
- (c) During operation of a Farmers' Market on the Square, City will provide traffic control and enforcement as follows:
 1. Northbound lanes of Main St. will be closed between Market St. and San Antonio St.
 2. Eastbound lanes of Market St. will be closed between Main St. and Commerce St.
 3. Southbound Lanes of Commerce St. will be closed between San Antonio St. and Market St.

- (d) City will provide the same or similar services and facilities that it traditionally provides for other downtown events, provided that the same accomplishes a public purpose and is budgeted for expenditure by the City.

VI. Cancellation or Postponement of a Permitted or Planned Farmers' Market

(a) City, acting through its Mayor or City Council, and County, acting through its County Judge or Commissioners Court, may cancel or postpone a Farmers' Market that has been issued a Permit by the City, or which has been scheduled but not permitted, under the following circumstances:

1. City or County determines that one or more conditions listed in III above are not being met by the sponsors of or the vendors at the Farmers' Market.

2. City or County determines that another community or public event planned to be held at the Square should take precedence over a Farmers' Market at that location.

(b) In the event that City or County determines that a permitted or scheduled Farmers' Market event should be cancelled or postponed, it shall notify the other party to this Agreement and the sponsors/permittees of the Farmers' Market in writing at least ten (10) days prior to the intended date of the Farmers' Market being cancelled or postponed.

VII. Notices:

All notices sent pursuant to this Agreement shall be in writing and must be sent by registered or certified mail, postage prepaid, return receipt requested.

Notices sent pursuant to this Agreement shall be sent to Caldwell County at the following address:

Caldwell County Judge
110 S. Main Street
Lockhart, Texas 78644

Notices sent pursuant to this Agreement shall be sent to the City at the following address:

Lockhart City Manager
P.O. Box 239
Lockhart TX 78644

VIII. Severability:

If any provision of this Agreement is found to be invalid, illegal, or unenforceable, such invalidity, illegality, or unenforceability shall not affect the remaining provisions of this Agreement.

IX. Non-Waiver:

The waiver by either Party of a breach of this Agreement shall not constitute a continuing waiver of such breach or of a subsequent breach of the same or a different provision. Nothing in this

Agreement is intended by either Party to constitute a waiver of any immunity from suit or liability to which it is entitled- under applicable law.

X. Entire Agreement; Third Parties:

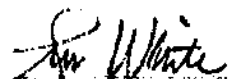
This Agreement constitutes the entire agreement between the COUNTY and the CITY. No other agreement, statement, or promise relating to the subject matter of this Agreement and which is not contained in this Agreement or incorporated by reference in this Agreement shall be valid or binding. This Agreement is not intended to confer any rights on any third parties, and it shall not be construed as conferring any rights on any third parties.

Caldwell County, Texas

The City of Lockhart, Texas



Heppy Haden
Caldwell County Judge



Lew White
Mayor, City of Lockhart

HISTORY

Mr. Lewis requested that the Ordinance is adopted prior to the Resolution during the regular meeting.

D. DISCUSS RESOLUTION 2021-04 AUTHORIZING A TEMPORARY WAIVER OF PERMIT FEES FOR PLUMBING REPAIRS MADE NECESSARY BY THE 2021 WINTER STORM EVENT.

Mr. Mondin stated that the winter storm of February 2021 resulted in damage to plumbing systems throughout the City of Lockhart. Repairs to the plumbing systems often require permitting by the City and payment of permit fees. The proposed Resolution would relieve the financial burden on residents and businesses in the City of Lockhart by temporarily waiving fees for permits associated with necessary repairs to the damaged plumbing systems. There was discussion.

E. DISCUSS INTERLOCAL COOPERATION AGREEMENT BETWEEN CALDWELL COUNTY AND THE CITY OF LOCKHART FOR THE PERFORMANCE OF GOVERNMENTAL FUNCTIONS AND SERVICES PERTAINING TO THE LOCKHART FARMERS MARKET.

Mr. Lewis stated that the Lockhart City Council and the Caldwell County Commissioners Court discussed and reviewed the governmental functions and services pertaining to the operation and administration of the Lockhart Farmers Market. The proposed Interlocal Agreement provides the outcome. The City Attorney and the Caldwell County cooperatively drafted the Interlocal Agreement pertaining to the Lockhart Farmers Market which indicates that the Market shall be certified under State law and it includes the following terms: 1) automatically renewed annually; 2) conditions for the Market; 3) Justice Center remains an alternative location; 4) City and County responsibilities; and 5) cancellation provision for non-compliance of the agreement. There was discussion.

F. DISCUSS PRELIMINARY BUDGET & TAX RATE CALENDAR FOR FISCAL YEAR 2021-2022.

Ms. Larison presented the preliminary budget and tax rate calendar for Fiscal Year 2021-2022 that reflects tentative dates for budget workshops, public hearings and meetings pertaining to the budget and tax rate. There was discussion.

G. DISCUSS MAYOR'S DECLARATION OF LOCAL DISASTER REGARDING REQUIRING FACE COVERINGS, AND ADDRESSING OTHER MATTERS RELATED TO COVID-19, IF NECESSARY.

Mayor White announced that Governor Abbott rescinded the requirement of wearing face coverings that is effective on March 10, 2021. He requested clarification from the City Attorney.

Mr. Akers stated that the current Governor's Order (GA-34) provides that an area with a high hospitalization rate (hospital that has seven consecutive days in which the number of COVID-19 hospitalized patients exceeds 15%) could prompt the County Judge to order a 50% maximum capacity for businesses. There are no longer State requirements for face coverings and no local jurisdiction is allowed to require face coverings. GA-34 supercedes all orders issued by local officials that conflict with regard to services or local orders and provides that businesses and other establishments may require customers and employees to wear face coverings.

Mayor White asked if the Mayor is still required to approve gatherings larger than 10 individuals. Mr. Akers replied that the Mayor is no longer required to approve gatherings.

There was discussion about whether events and outdoor gatherings are allowed. Mr. Akers replied that he will research the social gathering limits, if any, to clarify.

RECESS: Mayor White announced that the Council would recess for a break at 7:15 p.m.

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HISTORY

ITEM 4-E. DISCUSSION AND/OR ACTION TO CONSIDER INTERLOCAL COOPERATION AGREEMENT BETWEEN CALDWELL COUNTY AND THE CITY OF LOCKHART FOR THE PERFORMANCE OF GOVERNMENTAL FUNCTIONS AND SERVICES PERTAINING TO THE LOCKHART FARMERS MARKET.

Councilmember Westmoreland made a motion to approve the Interlocal Cooperation Agreement, as presented. Councilmember Mendoza seconded. The motion passed by a vote of 7-0.

ITEM 4-F. DISCUSSION AND/OR ACTION TO CONSIDER THE PRELIMINARY BUDGET & TAX RATE CALENDAR FOR FISCAL YEAR 2021-2022.

Mayor Pro-Tem Sanchez made a motion to approve the Preliminary Budget & Tax Rate Calendar for Fiscal Year 2021-2022, as presented. Councilmember Mendoza seconded. The motion passed by a vote of 7-0.

ITEM 4-G. DISCUSSION AND/OR ACTION TO CONSIDER THE MAYOR'S DECLARATION OF LOCAL DISASTER REGARDING REQUIRING FACE COVERINGS, AND ADDRESSING OTHER MATTERS RELATED TO COVID-19, IF NECESSARY.

Mayor White stated that the Mayor's Declaration would stay in place and suggested that citizens continue to wear facial coverings in light of the Governor lifting the requirement.

ITEM 4-H. DISCUSSION AND/OR ACTION REGARDING APPOINTMENTS TO VARIOUS BOARDS, COMMISSIONS OR COMMITTEES.

Mayor White requested appointments to boards or committees. There were none.

ITEM 5. CITY MANAGER'S REPORT, PRESENTATION AND POSSIBLE DISCUSSION.

- Update on South Colorado Street Sidewalk Extension.
- Firefighter entrance exam will be held Saturday March 27, 2021. One vacancy exists.
- March Spring Day Clean-up will be held on Saturday, March 27.
- Household Hazardous Waste Collection Event will be held on April 10 from 8 a.m. – 12 p.m. at City Park.

ITEM 6. COUNCIL AND STAFF COMMENTS – ITEMS OF COMMUNITY INTEREST.

Councilmember Westmoreland welcomed Mayor Pro-Tem Sanchez back to the meeting. He requested that citizens continue to wear facial coverings and maintain the safe six-foot distance.

Councilmember Mendoza thanked individuals that took part in the HEB Community Health Challenge.

Mayor Pro-Tem Sanchez expressed condolences to those that have lost a loved one. She thanked Mayor and Council and staff for their support during her recent illness and loss of family members.

Councilmember McGregor encouraged everyone to stay safe.

Councilmember Bryant also encouraged everyone to stay safe even though the Governor lifted the face covering requirement. He thanked the Lockhart Library for several efforts in celebrating Black History Month.

Councilmember Michelson welcomed Mayor Pro-Tem Sanchez back to the meetings. He thanked staff for working hard on issues regarding electric and water rates.

City of Lockhart, Texas

Council Agenda Item Briefing Data

COUNCIL MEETING DATE: July 6, 2021

AGENDA ITEM CAPTION:

Discussion and/or action to consider Ordinance 2021-19 adding a new Article IV, Titled "Use of Public Areas", to Chapter 18, "Environment" of the City of Lockhart Code of Ordinances to prohibit camping, bathing, and urinating and defecating in public areas; and providing for penalty not to exceed \$500.00 for each offense.

ORIGINATING DEPARTMENT AND CONTACT: Mayor Lew White

ACTION REQUESTED:

ORDINANCE RESOLUTION CHANGE ORDER AGREEMENT
 APPROVAL OF BID AWARD OF CONTRACT CONSENSUS OTHER

BACKGROUND/SUMMARY/DISCUSSION:

On June 15, 2021, the Council received a presentation by the City Attorney relative to the City's authority to address issues related to homelessness.

Following a discussion, the Council directed the City Attorney to draft an ordinance which clarifies and consolidates existing regulations which are applicable and effective in reducing or preventing the effects of homelessness.

The new ordinance is attached for Council consideration.

PROJECT SCHEDULE (if applicable): N/A

COMMITTEE/BOARD/COMMISSION ACTION: None.

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

LIST OF SUPPORTING DOCUMENTS:

Ordinance 2021-19, Memorandum from City Attorney about the regulation of homelessness, and TML Q&A about homelessness.

Department Head initials:

City Manager's Review:



ORDINANCE NO. 2021-19

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOCKHART, TEXAS, ADDING A NEW ARTICLE IV, TITLED "USE OF PUBLIC AREAS," TO CHAPTER 18 – "ENVIRONMENT," OF THE CITY OF LOCKHART CODE OF ORDINANCES TO PROHIBIT CAMPING, BATHING, AND URINATING AND DEFECATING IN PUBLIC AREAS; PROVIDING FOR PENALTY NOT TO EXCEED \$500.00 FOR EACH OFFENSE; PROVIDING FOR SAVINGS, REPEALING AND SEVERABILITY; PROVIDING FOR PUBLICATION AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Lockhart, Texas ("City") is a home-rule municipality pursuant to Section 5, Article XI of the Texas Constitution and exercises powers granted by the Texas Constitution and the City's Charter; and

WHEREAS, in the exercise of its lawful authority, the City may enact police power ordinances to promote and protect the health, safety, and welfare of the public; and

WHEREAS, Section 282.001 of the Texas Local Government Code provides that a home-rule municipality has exclusive control over and under public grounds and may control, regulate, or remove an encroachment or obstruction on the public grounds of the municipality; and

WHEREAS, H.B. 1925, which becomes effective September 1, 2021, prohibits the City of Lockhart ("City") from designating a public place in the City to be used by persons experiencing homelessness to temporarily camp, except for recreational purposes; and

WHEREAS, the City Council acknowledges that it is currently unavoidable that some people will camp outdoors until they are able to access affordable or free shelter or housing; and

WHEREAS, it is the purpose and intent of the City Council to adopt ordinances and policies that protect and preserve the health, safety, and welfare of the citizens of the City; and

WHEREAS, the City Code of Ordinances prohibits camping in City parks or playgrounds without a permit from the City Manager; and

WHEREAS, the City Council has investigated and determined it is in the best interest of the citizens of the City to amend the Code of Ordinances to prohibit camping in public areas, which includes parks, streets, highways, parking lots, alleyways, pedestrian ways, and the common areas of schools, hospitals, apartment houses, office buildings, transportation facilities, business, and public rights-of-way; and

WHEREAS, the City Council has investigated and determined it is in the best interest of the citizens of the City to prohibit bathing and urinating and defecating in public areas; and

WHEREAS, the City Council seeks to protect the public safety, preserve the quality of life, and promote the health, safety and welfare of the citizens of the City of Lockhart and the general public by adopting regulations that prohibit a person from using or occupying public areas in a manner inconsistent with their core purpose or intended use.

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

I. Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

II. Adding Article IV to Chapter 18. Chapter 18, “Environment,” is hereby amended by the addition of a new Article IV, titled “Use of Public Areas”, which shall read as follows:

Article IV. – Use of Public Areas

DIVISION 1. GENERALLY

Sec. 18-186. – Definitions.

In this chapter:

Camp or *camping* means to use a public area for living accommodation purposes including:

- (1) Storing personal belongings for an extended period of time;
- (2) Making any fire;
- (3) Using or erecting a tent, shelter, vehicle or other structure for living accommodation;
- (4) Carrying on cooking activities; or
- (5) Digging or earth breaking activities; and
- (6) Sleeping, or making preparations to sleep, including the laying down of bedding for the purpose of sleeping.

Public area means an outdoor area accessible to the public including streets, highways, parks, parking lots, alleyways, pedestrian ways, and the common areas of schools, hospitals, apartment houses, office buildings, transportation facilities, business, and rights-of-way.

DIVISION 2. PROHIBITED ACTIVITIES.

Sec. 18-187. - Camping in public areas prohibited.

- (a) It is unlawful to camp in any public area, except with a permit as provided in Section 40-59.

(b) It is an affirmative defense to prosecution under this section if the person owns the property, or has secured the written permission of the property owner to camp on the property.

Sec. 18-188. - Bathing in or damaging any public fountain, reservoir, stream or river.

It is unlawful for any person to interfere with or bathe in any public well, cistern, water plug, fountain, or reservoir located in a public area.

Sec. 18-189. - Urinating or defecating in public areas.

(a) It is unlawful for any person to urinate or defecate:

(1) In or on a public area; or

(2) In a location visible to persons in a public area.

(b) It is an affirmative defense to prosecution under this section if the person was in a restroom.

Sec. 18-190. – Other code provisions apply to public areas.

Sections 40-61 (Fires), 40-63 (Littering), 40-26 (Sale of goods prohibited), 40-96 (Park use permits), 12-451 (Temporary securing of unoccupied buildings), and 36-3 (Consumption of alcoholic beverages in public) apply in public areas.

III. Penalty. Any person, firm, or corporation violating any of the provisions or terms of this Ordinance shall be guilty of a misdemeanor and upon conviction, shall be fined a sum not to exceed Five Hundred and no/100 Dollars (\$500.00) for each offense, and each and every violation or day such violation shall continue or exist, shall be deemed a separate offense. The penal provisions imposed under this Ordinance shall not preclude the City of Lockhart from filing suit to enjoin the violation. The City of Lockhart retains all legal rights and remedies available to it pursuant to local, state and federal law.

IV. Savings/Repealer. All provisions of the Code of Ordinances of the City of Lockhart codified or uncodified, in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Code of Ordinances of the City of Lockhart codified or uncodified, not in conflict with the provisions of this Ordinance shall remain in full force and effect.

V. Severability. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any phrase, clause, sentence, or section of this Ordinance shall be declared unconstitutional or invalid by any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any other remaining phrase, clause, sentence, paragraph or section of this Ordinance.

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

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

PASSED AND ADOPTED on this, the 6th day of July, 2021.

CITY OF LOCKHART

Lew White, Mayor

ATTEST:

APPROVED AS TO FORM:

Connie Constancio, TRMC
City Secretary

Monte Akers, City Attorney



MEMORANDUM

TO: Mayor, City Council, City Manager, City of Lockhart
FROM: Monte Akers, City Attorney
DATE: June 10, 2021
RE: Regulation of Homelessness

Please accept this memo in response to a request for discussion of the City's authority to address issues related to homelessness.

Background: In 2019 the City of Austin lifted a ban on camping, panhandling, and sitting in public areas, after which hundreds of homeless persons set up tents and other shelters in parks, under overpasses, and on other public property in the City. In response citizens petitioned for a referendum on reinstating the ban and on May 1, 2021, 57% of voters approved reestablishment of criminal penalties for camping in public places. Due to the proximity of Lockhart to Austin, questions have been raised about the City's authority in the event that it experiences a significant influx of homeless persons.

Question presented: What laws and ordinances are available to the City of Lockhart to regulate or deal with homeless persons in the City?

Discussion: The prevention or regulation of homelessness is a difficult issue for municipalities. As outlined in a "Legal Q & A" by the TML legal staff, attached, state and federal law authorities have constitutional limitations. As described therein, a City may not make homelessness illegal, cannot prohibit panhandling in public places (for other than safety and traffic issues), but can promote affordable housing options. However, as with the bans reinstated in Austin, certain existing state laws and city ordinances provide tools whereby the City of Lockhart may deal with aspects of homelessness, a list of which follows:

1. HB 1925: At least 20 bills were introduced during the 2021 regular legislative session that addressed some aspect of homelessness, but the only one of significance that was enacted was HB 1925, which becomes effective September 1, 2021.

The new law imposes a statewide ban on camping in a public place without the consent of the officer or agency having the legal duty or authority to manage the public place. However, the new law also forbids local governments from prohibiting or discouraging enforcement of the public camping ban, provides that the Attorney General may bring suit against a local government that does so, and states that a local entity that does so may not

receive any state grant funds for the fiscal year in which the local entity violated the new law. Furthermore, a local government may not designate a property to be used by homeless individuals to camp unless the plan for doing so is first approved by the Texas Department of Housing and Community Affairs.

2. Trespass/Criminal trespass: Sec. 30.05, Tex. Penal Code, provides that a person commits a criminal offense if he or she enters or remains on the property of another without consent and following adequate notice. The section contains various amendments related to firearms, critical infrastructure, and other issues, but should be applicable to prevent homeless persons from occupying private or some types of public property without permission.
3. City ordinances: The following City of Lockhart ordinances are or may be applicable and effective in reducing or preventing the effects of homelessness:
 - a. Sec. 40-59 prohibits camping, setting up a tent or other shelter, or laying out a bedroll or sleeping equipment in any city park or playground without a permit.
 - b. Sec. 40-61 prohibits building a fire in a park or other area not designated for a fire.
 - c. Sec. 20-104 prohibits uncontrolled outside burning in the City or within 5000 feet of city limits.
 - d. Sec. 40-63 prohibits depositing garbage or refuse, except in designated receptacles, in any city park.
 - e. Sec. 50-6 prohibits the placement of "intrusions and obstructions" in public sidewalks and streets.
 - f. Sec. 40-26 prohibits the sale of goods or merchandise in any city park unless doing so is licensed by the City Manager.
 - g. Sec. 40-96 prohibits exclusive use of a park or recreational facility by any person or group without a permit from the City Manager.
 - h. Sec. 42.2 makes it unlawful for a transient retail business to enter private property without an invitation.
 - i. Sec. 42.3 makes "peddling after sunset" unlawful (engaging in transient retail business between 30 minutes prior to sunset and 30 minutes prior to sunrise) except by invitation of a private owner.
 - j. Sec. 42-4 makes it unlawful to engage in peddling (transient retail business) on any street, sidewalk, public square, or alley.
 - k. Sec. 12-451 requires that unoccupied buildings be secured and specifies the procedure for doing so. Also see Sec. 12-442 and the definition of unsafe building as it relates to access by vagrants.
 - l. Sec. 36-3 makes it unlawful to consume alcohol on any street, sidewalk, other public way, and in any park except at a picnic table and with food.

Please let me know if additional information is desired.

Legal Q&A

By **Heather M. Lockhart**, TML Assistant General Counsel

When is an individual considered homeless?

The United State Department of Housing and Urban Development (HUD) provides four broad categories of homelessness:

- Individuals and families who lack a fixed, regular, and adequate nighttime residence, which includes a subset for an individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or a place not meant for human habitation immediately before entering that institution;
- Individuals and families who will imminently lose their primary nighttime residence;
- Unaccompanied youth and families with children and youth who are defined as homeless under other federal statutes who do not otherwise qualify as homeless under this definition; or
- Individuals and families who are fleeing, or are attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member.

What negative effects can a large homeless population have on a city?

A large homeless population can be draining on a community. Homeless individuals that lack access to proper medical care may choose an emergency room at a hospital for medical services rather than a primary care medical office. This option is significantly more expensive and typically the homeless individual is unable to pay the bill, so the cost is passed on to insurance companies and the average customer in a community. Homeless individuals spend more time in local jails than the housed population for petty offenses, which increases the costs to run the facility. Additionally, a large homeless population can affect a city's ability to attract tourists.

What is affordable housing?

Affordable housing is housing for which the occupant pays less than 30 percent of their income. Housing that is considered to be "affordable" will differ between communities, depending on the median family income of the area.

What is Section 8 housing?

"Section 8" refers to Section 8 of the federal Housing Act of 1937. This section authorizes project-based rental assistance programs under which a participating owner, or landlord, is required to reserve units in a building for low-income tenants, in return for a federal government guarantee to make up the difference between the tenant's contribution and the rent in the owner's contract with the government.

What is a Section 8 voucher?

Section 8 of the federal Housing Act also authorizes vouchers for low-income individuals. HUD manages the Housing Choice Voucher Program, which provides financial assistance directly to the landlord for a family that qualifies. The Housing Choice Voucher Program is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments, and are free to choose any housing option that meets the requirements of the program.

Housing choice vouchers are administered locally by public housing agencies (PHAs). The PHAs receive federal funds from HUD to administer the voucher program. A list of public housing authorities in Texas can be found at http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/pha/contacts/tx

A housing subsidy is paid to the landlord directly by the PHA on behalf of the participating family. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program.

Can a city make being homeless illegal?

No. Laws that punish status or condition rather than criminal conduct have been struck down by courts as constituting cruel and unusual punishment. These types of laws fail to give fair notice of prohibited conduct and encourage arbitrary arrests and convictions. Additionally, courts have overturned vagrancy laws, or laws that criminalize being homeless, as impermissible restrictions on an individual's right to travel. *See Papachristou v. City of Jacksonville*, 45 U.S. 156, 162(1972); *Handler v. Denver*, 77 P.2d 132, 135 (Colo. 1938); *Pottinger v. City of Miami*, 810 F. Supp. 1551, 1578 (S.D. Fla. 1992).

Can the city enact a loitering prohibition?

Maybe. In a 1983 decision in *Kolender v. Lawson*, the United State Supreme Court invalidated a California loitering statute requiring street wanderers to present valid identification when stopped by police officers. The Court held that the statute was too vague to satisfy due process requirements. The Court followed this decision with its decision in *Chicago v. Morales*, which struck down a Chicago ordinance preventing loitering by gang members on due process grounds.

An ordinance that is general in nature that criminalizes loitering on a public street would most likely be struck down by a court for vagueness. However, if the wording of the ordinance is sufficient to set forth guidelines for law enforcement officers narrowly tailoring the restriction to those who loiter with a specific illegal purpose, then a loitering ordinance may pass constitutional muster. City officials will want to work closely with their local legal counsel if they desire to adopt such an ordinance.

Can a city prevent homeless people from panhandling in all public places?

No. Litigation related to bans on panhandling has centered on First Amendment free speech claims. Courts have ruled that outlawing panhandling in all public places was unconstitutional. *See generally Young v. New York City Transit Auth.*, 903 F.2d 146 (2d Cir. 1990); *Speet v. Schuette*, 889 F. Supp. 2d 969 (W.D. Mich. 2012). Instead, any limits on panhandling on public sidewalks trigger strict scrutiny, meaning the regulations must be narrowly tailored to serve a significant governmental interest and must be the least restrictive means for achieving that interest. Courts have found that safety and traffic congestion may be significant interests but “mere annoyance” is not a sufficiently compelling reason to absolutely deprive an individual of his or her First Amendment rights.

What strategies have cities used to reduce homelessness?

- Participating in the “Mayors Challenge to End Veteran Homelessness,” a program designed to equip city leaders with tools to combat veteran homelessness. For more information on how to participate, you can visit the Department of Housing and Urban Development’s Mayors Challenge page at http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/veteran_information/mayors_challenge/mayors_and_staff;
- Seeking state grants awarded by the Texas Department of Housing and Community Affairs or federal grants awarded by HUD;
- Educating law enforcement officers on alternatives to issuing citations and supporting police department partnerships with mental health partners;
- Recruiting landlords in the city to assist in providing housing opportunities for individuals and families experiencing homelessness;
- Educating municipal court personnel on providing referrals to municipal court defendants to non-profit groups in the city that provide housing and other services;
- Issuing general obligation bonds for the purpose of expanding affordable housing in the city;
- Creating a housing authority to assist with providing affordable housing within the city.

What is a housing authority?

A housing authority is a public body that is created for clearance, replanning, and reconstruction of areas in which unsanitary or unsafe housing exists and for providing safe and sanitary housing for persons of low income.

The housing authority may provide for the construction, improvement, alteration, or repair of a housing project, or part of a housing project, in its area of operation. A housing authority may also lease or rent housing, land, buildings, structures, or facilities included in a housing project.

A housing authority is able to borrow money or accept grants or other financial assistance from the federal government for a housing project in the authority's area of operation, or form a partnership or another entity to raise capital for a housing project to be owned by the partnership or other entity.

How does our city create a housing authority?

The city council may declare by resolution that there is a need for a housing authority in the city if it finds that there is: (1) unsanitary or unsafe inhabited housing in the city; or (2) a shortage of safe or sanitary housing in the city available to persons of low income at rentals that they can afford. TEX. LOC. GOV'T CODE § 392.011. The council may determine on its own motion if there is a need for a housing authority but must determine there is a need upon receiving a petition signed by at least 100 qualified voters of the city.

Who appoints members of a housing authority?

Each municipal housing authority is governed by either five, seven, nine, or 11 commissioners. The mayor of the city appoints the commissioners of the authority, and an appointed commissioner of the authority may not be an officer or employee of the city. TEX. LOC. GOV'T CODE § 392.031. After the appointment, a certificate of the appointment of a commissioner must be filed with the city secretary.

A city with a municipal housing authority composed of five commissioners must appoint at least one commissioner to the authority who is a tenant of a public housing project over which the authority has jurisdiction. TEX. LOC. GOV'T CODE § 392.0331. A city with a municipality with a municipal housing authority composed of seven or more commissioners must appoint at least two commissioners to the authority who are tenants of a public housing project over which the authority has jurisdiction.

What is the term of office for a housing authority commissioner?

Initially, a housing authority with five commissioners must have two designated to serve one-year terms and three designated to serve two-year terms. A housing authority with seven commissioners must have three designated to serve one-year terms and four designated to serve two-year terms. A housing authority with nine commissioners must have four designated to serve one-year terms and five designated to serve two-year terms. Finally, a housing authority with 11 commissioners must have five designated to serve one-year terms and six designated to serve two-year terms. Subsequent municipal housing commissioners are appointed for two-year terms. If there is a vacancy on the housing authority board, the mayor appoints someone to fill the unexpired term. TEX. LOC. GOV'T CODE § 392.034.

How can a housing authority commissioner be removed?

The mayor may remove a commissioner of a municipal housing authority for inefficiency, neglect of duty, or misconduct in office. Before a commissioner may be removed, the commissioner must be given: (1) a copy of the charges before the 10th day before the date of a

hearing on the charges; and (2) an opportunity to be heard in person or by counsel at the hearing. A record of the proceedings with the charges and findings must be filed in the office of the city secretary.

Can a housing authority issue bonds?

Housing authorities have specific statutory authority to issue bonds to further the housing authorities' objectives in providing safe, affordable housing. TEX. LOC. GOV'T CODE § 392.081. These bonds are not considered to be a debt of the city and are payable only from the funds and property of the housing authority. TEX. LOC. GOV'T CODE § 392.085.

Can a city sell property for affordable housing for less than fair market value?

Yes. Unless the city received the property through use of condemnation, a city can sell or convey land to an entity for the development of low-income or moderate-income housing for less than its fair market value, as long as the conveyance of land serves a public purpose. TEX. LOC. GOV'T CODE § 272.001(g).

Additionally, a city is not required to comply with statutory competitive bidding requirements when selling land to: (1) a nonprofit organization that develops housing for low-income individuals and families as a primary activity to promote community-based revitalization of the municipality; (2) a 5101(c)(3) nonprofit corporation whose purpose is to develop affordable housing and engages primarily in the building, repair, rental, or sale of housing for low-income individuals and families; or (3) a religious organization that owns other property located in the city that is tax exempt and has entered into a written agreement with the city regarding the revitalization of the land. TEX. LOC. GOV'T CODE § 253.010(a).

A city may by ordinance determine the individuals and families who qualify as low-income individuals and families. In adopting the ordinance, the city must consider median income of individuals and median family income in the area. TEX. LOC. GOV'T CODE § 253.010(b).

Can a city donate money directly to homeless shelter?

Maybe. As a general rule, a gratuitous donation or gift by a city is prohibited by the Texas Constitution, art. III, §52, and art. XI, §3, which, in part, state that the legislature may not authorize any county, city, or other political subdivision of the state to lend its credit or grant public money or anything of value in aid of an individual, association or corporation. The purpose of these provisions is to prevent local governments from appropriating public money for private purposes. However, if a city determines that an expenditure accomplishes a valid public purpose, the fact that one or more individuals or corporations might benefit does not invalidate the expenditure. The key question is whether a valid public purpose is being *directly* accomplished by the expenditure. The determination of whether a particular expenditure accomplishes a public purpose must be made by the city council.

The council's determination as to public purpose is subject to judicial review. However, if the council goes on record recognizing the expenditure as a valid public purpose, the courts are not

likely to overturn that determination. Courts are hesitant to second guess the legislative determinations of local governments. Accordingly, in the absence of fraud on the part of the council, or a total lack of evidence that an expenditure serves a public purpose, a court is not apt to declare a particular city expenditure to be invalid.

City of Lockhart, Tx

Council Agenda Item Briefing Data

COUNCIL MEETING DATE: July 6, 2021

AGENDA ITEM CAPTION: Discussion and/or action to consider HOT application for Hill Country Cook-off Association.

ORIGINATING DEPARTMENT AND CONTACT: Finance – Pam Larison

ACTION REQUESTED:

ORDINANCE RESOLUTION CHANGE ORDER AGREEMENT
 APPROVAL OF BID AWARD OF CONTRACT CONSENSUS OTHER

BACKGROUND/SUMMARY/DISCUSSION: On April 20, 2021, Mayor Lew White received a request from Richard Anzaldua for HOT funding for the Hill Country Cook-off to be held on October 15-16, 2021, in Lockhart.

On June 10, 2021, the Hotel Occupancy Tax Advisory Board held a special meeting to review the application for funding by the Hill Country Cook-off Association. The request was for \$4,000.00 to be used for advertising, solicitations, promotional programs to attract tourists and convention delegates or registrants to the municipality of its vicinity. The Board voted 4-0 to recommend the approval for funding with the conditions of ½ funding prior to event and ½ funding after the receipt of the post event form and with adequate receipts.

AMOUNT & SOURCE OF FUNDING:

Funds Required: \$4,000.00
Account Number: 220-5199-299
Account Name: Other Contracts & Services
Available Funds: \$33,185.00 with current encumbrances

Finance Review initials



Previous Council Action: Council has approved in-kind services but there has never been a request for financial support for the Hill Country Cook-off.

STAFF RECOMMENDATION/REQUESTED MOTION: The HOT Committee recommended the approval of the request of \$4,000; ½ upon approval of Council prior to event and ½ after the receipt of post event form and adequate receipts.

LIST OF SUPPORTING DOCUMENTS: HOT Funding application of Hill Country Cook-off Association.

Department Head initials:



City Manager's Review:



Application

Date: 4-27-2021

Organization Information

Name of Organization: Hill Country Cook-Off Association

Address: 102 CAPISTRANO DR.

City, State, Zip: SAN MARCOS TX 78666

Contact Name: RICHARD ANZALUA Contact Phone Number: 512-644-0881

Web Site Address for Event or Sponsoring Entity

Non-Profit or For-Profit status: 501 3c Tax ID #: 32050129710

Entity's Creation Date: 3-6-2013

Purpose of your organization: WE HELP families DEALING WITH kids WITH Cancer - WE ALSO DONATE TO THE MAKE-A-WISH FOUNDATION, THE RONALD MCDONALD HOUSE

Event Information

Name of Event or Project: Hill Country "State Championship" BBQ COOK-OFF 2021

Date of Event or Project: Oct 15, 16-2021

Primary Location of Event or Project: LOCKHART CITY PARK

Amount Requested: \$ 4000

How will the funds be used: FOR THE USE OF ADVERTISEMENTS AND SOLICITATIONS



Primary Purpose of Funded Activity/Facility:

Percentage of Hotel Tax Support of Related Costs

100% Percentage of Total Event Costs Covered by Hotel Occupancy Tax

0 Percentage of Total Facility Costs Covered by Hotel Occupancy Tax for the Funded Event

0 Percentage of Staff Costs Covered by Hotel Occupancy Tax for the Funded Event

If staff costs are covered, estimate percentage of time staff spends annually on the funded event(s) compared to other activities _____%

Which Category or Categories Apply to Funding Request, and Amount Requested Under Each Category:

- a) **Convention Center or Visitor Information Center:** construction, improvement, equipping, repairing, operation, and maintenance of convention center facilities or visitor information centers, or both. Amount requested under this category: \$ _____
- b) **Registration of Convention Delegates:** furnishing of facilities, personnel, and materials for the registration of convention delegates or registrants. Amount requested under this category: \$ _____
- c) **Advertising, Solicitations, Promotional programs to attract tourists and convention delegates or registrants** to the municipality or its vicinity. Amount requested under this category: \$ 4000
- d) **Promotion of the Arts that Directly Enhance Tourism and the Hotel & Convention Industry:** the encouragement, promotion, improvement, and application of the arts that can be shown to have some direct impact on tourism and the hotel/convention industry. The impact may be that the art facility or event can show hotel nights that are booked due to their events or that guests at hotels attend the arts event. Eligible forms of art include instrumental and vocal music, dance, drama, folk art, creative writing, architecture, design and allied fields, painting, sculpture photography, graphic and craft arts, motion picture, radio, television, tape and sound recording,

and other arts related to the presentation, performance, execution, and exhibition of these major art forms : \$ _____

e) Historical restoration and preservation projects or activities or advertising and conducting solicitation and promotional programs to encourage tourists and convention delegates to visit preserved historic sites or museums. Amount requested under this category: \$ _____

f) Expenses including promotional expenses, directly related to a sporting event in which the majority of participants are tourists. The event must substantially increase economic activity at hotels within the city or its vicinity. Amount requested under this category: \$ _____

How many individuals are expected to participate in the sporting related event? _____

How many of the participants at the sporting related event are expected to be from another city or county? _____

Quantify how the sporting related event will substantially increase economic activity at hotels within the city or its vicinity?

g) Funding transportation systems for transporting tourists from hotels to and near the city to any of the following destinations: 1) the commercial center of the city; 2) a convention center in the city; 3) other hotels in or near the city; and 4) tourist attractions in or near the city. Amount requested under this category: \$ _____

What sites or attractions will tourists be taken to by this transportation? _____

Will members of the general public (non-tourists) be riding on this transportation? _____

What percentage of the ridership will be local citizens? _____

h) Signage directing tourists to sights and attractions that are visited frequently by hotel guests in the municipality. Amount requested under this category: \$ _____

What tourist attractions will be the subject of the signs?



Questions for All Funding Request Categories:

1. How many years have you held this Event or Project: 16 years
2. Expected Attendance: 1500 - 2000
3. How many people attending the Event or Project will use City of Lockhart hotels? 150
 Number of the people many nights will they stay: 2
4. Do you reserve a room block for this event at an area hotel and if so, for how many rooms and at which hotels: We block off 10 Rooms at each Hotel, Best Wester, Lockhart INN, YOY.

5. List other years (over the last three years) that you have hosted your Event or Project with amount of assistance given from HOT and the number of hotel rooms used:

Month/Year Held	Assistance Amount	Number of Hotel Rooms Used
<u>0</u>	_____	_____
<u>0</u>	_____	_____
<u>0</u>	_____	_____

6. How will you measure the impact of your event on area hotel activity (e.g.; room block usage information, survey of hotellers, etc.)? Room blocks, Give our cooks a Pass word of "Hoco" when the Register, so we'll know they are with the event,
7. Please list other organization, government entities, and grants that have offered financial support to your project: None

8. Will the event charge admission? Do you anticipate a net profit from the event? If there is a net profit, what is the anticipated amount and how will it be used?

To enter grounds IS free Admission.

To enter Cook-off competition IS 200⁰⁰

WE ARE PAYING OUT \$1500.00 Plus Expenses, Hopefully we Profit 10,000 - WE DONATE TO MAKE-A-WISH FOUNDATION

9. Please list all promotion efforts your organization is coordinating and the amount financially committed to each media outlet:

Newspaper: \$ 200
Radio: \$ 300
TV: \$ _____
Other Paid Advertising: \$ _____

Number of Press Releases to Media 2

Number Direct Mailings to out-of-town recipients 200

Other Promotions Social Media

10. Will you include a link to local hotels on your website for booking during this event?

Yes

11. Will you negotiate a special rate or hotel/event package to attract overnight stays?

Yes

12. What new marketing initiatives will you utilize to promote hotel and convention activity for this event?

Hotel NAMES ON Poster,

NAME A Host Hotel-

13. What geographic areas does your advertising and promotion reach: Texas And

Surrounding States

14. How many individuals will your proposed marketing reach who are located in another city or county? 400

15. If the funding requested is related to a permanent facility (e.g. museum, visitor center):

Expected Attendance Monthly/Annually: _____

Percentage of those in attendance that are staying at area hotels/lodging facilities: _____%

Please Submit to:
City of Lockhart HOT Advisory Board
c/o Finance Department
P.O. Box 239
Lockhart, TX 78644



**Hill Country " State Championship " BBQ Cook-Off 2021
October 15th & 16th 2021
Lockhart City Park, * Lockhart Texas.**

Proposed Marketing Plan

Nine Key Points That will make the event successful.

- 1) City Of Lockhart Official Sponsored Event.**
- 2) BBQ Capital of Texas.**
- 3) 15,000 Guaranteed cash payout.**
- 4) Big Bertha Trophy (8 ½ trophy) awarded to first place brisket.**
- 5) Hand rings to Grand Champion and Res, Grand Champion.**
- 6) Cash Payout and Awards to 10 places.**
- 7) Inverter Generators to 10 place Brisket, Chicken, Ribs Places.**
- 8) Event has 16 years under its belt.**
- 9) A really Great Poster of event.**

Marketing :

- 1. Social Media > Facebook > Instagram> Twitter.**
- 2. Newspaper.**
- 3. Radio Spots.**
- 4. Posters / Flyers.**

**Thank You,
Richard Anzaldua
Hill Country Cook-Off Association**



**Hill Country State Championship BBQ Cook-Off
October 15,16 2021 ,Lockhart City Park, Lockhart, Texas
Schedule of Events**

Thursday October 14th 2021

Cooks start checking in at 12:00 noon

Friday October 15th

8:00 am Cooks Registration begins.

7:00pm Beef Fajita Turn-In.

8:30 Open Ribeye Steak Challenge.

Saturday October 16th

11:00am Pinto Bean Turn-In.

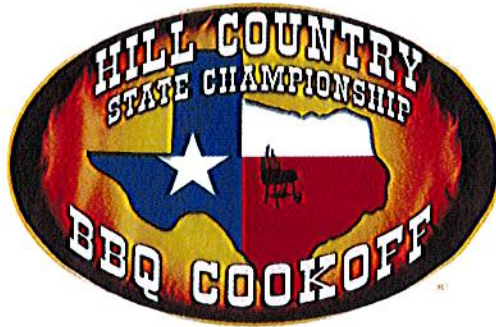
12:00 noon Chicken Turn-In.

2:00pm Pork Rib Turn-In.

4:00pm Brisket Turn-In.

Awards Approx 6:00pm

Admission is free to the public during event.



Hello fellow BBQ Family:

The Hill Country Cook-Off Association would like to announce the location and new date of our 2021 event.

The Hill Country State Championship BBQ Cook-Off will be held on October 15th & 16th 2021.

The location for the cook-off will be in the "Capitol City of Texas BBQ" Lockhart Texas.

The beautiful city of Lockhart has opened their doors for us to let us hold the cook-off at the Lockhart City Park, they also extend their welcome to all the cooks and families to visit their downtown shops and eat at the many famous Bbq joints in town. Hotels are available on the City of Lockhart website under "Lodging" .

HCCO Association will continue to support our community, through funds from this fundraiser, by supporting other non-profit organizations, such as the Make A Wish Foundation of Central Texas, The Ronald McDonald House, And families dealing with kids with cancer.

We will continue to serve and respect the needs of you the cooks whom participate in the cook-off. Our mission and our goal is to host one of the best cook-off's in Texas. With you as cooks, we will achieve this goal. We ask you to join us in Lockhart ,Texas in October for the "Hill Country State Championship BBQ Cook-Off. Till Then Keep Em Smoking!

For any questions please contact me at 512-644-0881 or richanza@yahoo.com.

Thank You,

Richard Anzaldua

HCCO President / CEO

Supplemental Information Required With Application: Along with the application, please submit the following:

Proposed Marketing Plan for Funded Event

Schedule of Activities or Events Relating to the Funded Project

Submit to: City of Lockhart HOT Advisory Board
c/o Finance Department
P.O. Box 239
Lockhart, TX 78644

City of Lockhart, Tx

Council Agenda Item Briefing Data

COUNCIL MEETING DATE: July 6, 2021

AGENDA ITEM CAPTION: Discussion to consider Council allocation to Courthouse Nights Music Event.

ORIGINATING DEPARTMENT AND CONTACT: Mayor – Lew White

ACTION REQUESTED:

- ORDINANCE RESOLUTION CHANGE ORDER AGREEMENT
 APPROVAL OF BID AWARD OF CONTRACT CONSENSUS OTHER

BACKGROUND/SUMMARY/DISCUSSION:

On May 4, 2021, Rachel Lingvai presented a request for support from Council to hold a monthly music series on the courthouse square every 3rd Friday. A motion was made to approve the event to be held monthly from May to October of 2021 and to offer in-kind support in terms of street closures, trash receptacles, street barricades, utilities, and security.

On May 21st, the first Courthouse Nights was held on the square and welcomed by the citizens of Lockhart.

The discussion is now presented to Council to increase the support to Rach & Rhodes Courthouse Nights by allocating direct funding to further support these seasonal performances.

Due to the increase in unexpected revenues from the sale of 728 South Main property, the Council could choose to provide financial support to the event from this source.

Previous Council Action: n/a.

STAFF RECOMMENDATION/REQUESTED MOTION: n/a.

Department Head initials:

City Manager's Review:

City of Lockhart, Texas
Council Agenda Item
Briefing Data

COUNCIL MEETING DATE: July 6, 2021

AGENDA ITEM CAPTION:

Discussion and/or action to consider addressing matters related to COVID-19, if necessary.

ORIGINATING DEPARTMENT AND CONTACT: Steve Lewis, City Manager

ACTION REQUESTED:

- | | | | |
|--|--|---------------------------------------|---|
| <input type="checkbox"/> ORDINANCE | <input type="checkbox"/> RESOLUTION | <input type="checkbox"/> CHANGE ORDER | <input type="checkbox"/> AGREEMENT |
| <input type="checkbox"/> APPROVAL OF BID | <input type="checkbox"/> AWARD OF CONTRACT | <input type="checkbox"/> CONSENSUS | <input checked="" type="checkbox"/> OTHER |

BACKGROUND/SUMMARY/DISCUSSION:

On May 18, 2021, Governor Abbot issued GA-36 that prohibited governmental entities from mandating face coverings or restricting activities in response to the COVID-19 disaster. As a result, the Lockhart City Council rescinded the Mayor's Declaration to require face coverings and encouraged citizens to continue to follow the CDC guidelines in regard to COVID-19.

Also, as a result of the Governor opening Texas on March 2, 2021 (GA-34), community events are back on schedule such as the Chisholm Trail Roundup, Fireworks show, and City venues such as the city splash pad are open to the public. Face coverings are not required during the events or at city facilities.

An update of COVID-19 orders and Council actions is attached.

This item is returned to Council for consideration, if necessary.

STAFF RECOMMENDATION/REQUESTED MOTION: None.

LIST OF SUPPORTING DOCUMENTS:

GA-36 and update of COVID-19 orders and Council actions.

Department Head initials:

City Manager's Review:



HISTORY OF COVID-19 ORDERS/COUNCIL ACTIONS

On September 1, 2020, the City Council adopted Resolution 2020-20 renewing and adopting a requirement that commercial establishments in the City post a notice that facial coverings are a requirement of employees and persons entering such establishments. The requirement that such notice be posted shall remain in effect until terminated or amended by the City Council.

On October 7, 2020, Governor Greg Abbott issued Executive Order GA-32 to allow certain bars and similar establishments to operate at 50% capacity with permission from the County Judge. GA-32 increased the occupancy levels for all business establishments other than bars to 75%. GA-32 also provides that outdoor gatherings in excess of 10 people is prohibited unless the Mayor of the City in which the gathering is held, approves of the gathering, and such approval can be made subject to certain conditions or restrictions not inconsistent with GA-32.

Mayor's statement on reduced business capacity in Caldwell County. At 12:01 a.m. on Wednesday, January 13, 2021 the provisions of Governor Greg Abbott's Executive Order GA-32 that suspend elective surgeries, close bars and reduce business capacity to 50 percent went into effect in Lockhart and Caldwell County. This was occurring because under GA-32, these specific provisions took effect when a Trauma Service Area had seven consecutive days in which the number of COVID-19 hospitalized patients as a percentage of total capacity exceeded 15 percent. This was the case in Trauma Service Area O, which included Caldwell County.

COVID Relief Fund update. On January 19, 2021, the Council voted to offer a six-month forbearance to businesses that received a COVID-19 Recovery Loan in 2020. Council re-opened the COVID Relief Grants to small businesses for \$5,000 per business that qualifies. Restaurants and bars that were affected by the Governor's order earned higher points on the application process.

During the February 23, 2021 meeting, Chief Jenkins provided an update of COVID compliance for local businesses.

On March 2, 2021, Governor Abbot issued GA-34 that was effective March 10, 2021. It provides that the State no longer requires face covering and it does not allow local jurisdictions to require face coverings. GA-34 supercedes all orders issued by local officials that conflict with regard to services or local orders and provides that businesses and other establishments may require customers and employees to wear face coverings. The consensus of the Council was to leave the Mayor's Declaration in effect and to encourage citizens to continue to wear face coverings and to maintain a six foot distance.

On May 13, 2021, the CDC announced that fully vaccinated individuals no longer need to mask up or social distance indoors and outdoors, including crowds. Attached is information from the CDC about how to stay safe around individuals that are or are not fully vaccinated.

On June 15, 2021, the consensus of the Council was to continue virtual attendance at meetings.

Executive Order

BY THE
GOVERNOR OF THE STATE OF TEXAS

Executive Department
Austin, Texas
May 18, 2021

EXECUTIVE ORDER
GA 36

Relating to the prohibition of governmental entities and officials from mandating face coverings or restricting activities in response to the COVID-19 disaster.

WHEREAS, I, Greg Abbott, Governor of Texas, issued a disaster proclamation on March 13, 2020, certifying under Section 418.014 of the Texas Government Code that the novel coronavirus (COVID-19) poses an imminent threat of disaster for all counties in the State of Texas; and

WHEREAS, I issued Executive Order GA-34 on March 2, 2021, to open Texas 100 percent and remove face-covering requirements; and

WHEREAS, since then, COVID-19 hospitalizations and the rate of new COVID-19 cases have continued their steady decline; and

WHEREAS, Executive Order GA-34 specifically provides that "no person may be required by any jurisdiction to wear or to mandate the wearing of a face covering," and, notwithstanding that order, some local governmental entities have caused confusion by nonetheless purporting to require face coverings; and

WHEREAS, Executive Order GA-34 also provides that "there are no COVID-19-related operating limits for any business or other establishment," that any "conflicting order issued by local officials in response to the COVID-19 disaster" is superseded, and that all relevant statutes are suspended to the extent necessary to preclude inconsistent local orders; and

WHEREAS, to further ensure statewide uniformity, and based on the continued improvement of conditions in Texas, revised standards are appropriate to achieve the least restrictive means of combatting COVID-19; and

WHEREAS, in the Texas Disaster Act of 1975, the legislature charged the governor with the responsibility "for meeting ... the dangers to the state and people presented by disasters" under Section 418.011 of the Texas Government Code, and expressly granted the governor broad authority to fulfill that responsibility; and

WHEREAS, under Section 418.012, the "governor may issue executive orders ... hav[ing] the force and effect of law;" and

WHEREAS, under Section 418.016(a), the "governor may suspend the provisions of any regulatory statute prescribing the procedures for conduct of state business ... if strict compliance with the provisions ... would in any way prevent, hinder, or delay necessary action in coping with a disaster;" and

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SECRETARY OF STATE
12:15 P.M. O'CLOCK

MAY 18 2021

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WHEREAS, under Section 418.018(c), the "governor may control ingress and egress to and from a disaster area and the movement of persons and the occupancy of premises in the area;" and

WHEREAS, under Section 418.173, the legislature authorized as "an offense," punishable by a fine up to \$1,000, any "failure to comply with the [state emergency management plan] or with a rule, order, or ordinance adopted under the plan;"

NOW, THEREFORE, I, Greg Abbott, Governor of Texas, by virtue of the power and authority vested in me by the Constitution and laws of the State of Texas, do hereby order the following on a statewide basis effective immediately:

1. No governmental entity, including a county, city, school district, and public health authority, and no governmental official may require any person to wear a face covering or to mandate that another person wear a face covering; provided, however, that:
 - a. state supported living centers, government-owned hospitals, and government-operated hospitals may continue to use appropriate policies regarding the wearing of face coverings; and
 - b. the Texas Department of Criminal Justice, the Texas Juvenile Justice Department, and any county and municipal jails acting consistent with guidance by the Texas Commission on Jail Standards may continue to use appropriate policies regarding the wearing of face coverings.
2. Notwithstanding the above, public schools may continue to follow policies regarding the wearing of face coverings to the extent reflected in current guidance by the Texas Education Agency, until June 4, 2021. The Texas Education Agency shall revise its guidance such that, effective 11:59 p.m. on June 4, 2021, no student, teacher, parent, or other staff member or visitor may be required to wear a face covering.
3. This executive order shall supersede any face-covering requirement imposed by any local governmental entity or official, except as explicitly provided in paragraph numbers 1-2. To the extent necessary to ensure that local governmental entities or officials do not impose any such face-covering requirements, I hereby suspend the following:
 - a. Sections 418.1015(b) and 418.108 of the Texas Government Code;
 - b. Chapter 81, Subchapter E of the Texas Health and Safety Code;
 - c. Chapters 121, 122, and 341 of the Texas Health and Safety Code;
 - d. Chapter 54 of the Texas Local Government Code; and
 - e. any other statute invoked by any local governmental entity or official in support of a face-covering requirement.

Pursuant to the legislature's command in Section 418.173 of the Texas Government Code and the State's emergency management plan, the imposition of any such face-covering requirement by a local governmental entity or official constitutes a "failure to comply with" this executive order that is subject to a fine up to \$1,000, beginning at 11:59 p.m. on May 21, 2021.

4. Under Executive Order GA-34, business activities and legal proceedings are free to proceed without COVID-19-related limitations imposed by local governmental entities or officials, in all counties not in an area of high hospitalizations as defined in that executive order. Executive Order GA-34 also superseded any conflicting local order in response to the COVID-19 disaster, and directed that all relevant laws

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SECRETARY OF STATE
12:15 PM O'CLOCK

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are suspended to the extent necessary to preclude any such inconsistent local orders. Pursuant to the legislature's command in Section 418.173 of the Texas Government Code and the State's emergency management plan, the imposition of any conflicting or inconsistent limitation by a local governmental entity or official constitutes a "failure to comply with" this executive order that is subject to a fine up to \$1,000, beginning at 11:59 p.m. on May 21, 2021.

This executive order supersedes subparagraph numbers 1(b) and 2(c)(iii) of Executive Order GA-34, but does not otherwise supersede Executive Orders GA-10, GA-13, GA-34, or GA-35. This executive order shall remain in effect and in full force unless it is modified, amended, rescinded, or superseded by the governor. This executive order may also be amended by proclamation of the governor.



Given under my hand this the 18th
day of May, 2021.

Handwritten signature of Greg Abbott in black ink.

GREG ABBOTT
Governor

ATTESTED BY:

Handwritten signature of Ruth R. Hughs in black ink.

RUTH R. HUGHS
Secretary of State

FILED IN THE OFFICE OF THE
SECRETARY OF STATE
12:15 PM O'CLOCK

MAY 18 2021

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LIST OF BOARD/COMMISSION VACANCIES

Updated: 03/17/2021

Board Name	Reappointments/Vacancies	Council member
Board of Adjustment	One Alternate position	Any Councilmember

APPLICATIONS RECEIVED TO BE ON A BOARD/COMMISSION

APPLICANT	BOARD REQUESTED	DATE RECEIVED	RESIDENCE DISTRICT
Dennis McCown	LHPC	August 10, 2020	District 2
Anna Lowe	1 st pick - Planning & Zoning 2 nd pick – LHPC	August 13, 2020	Caldwell County Resident
Kristopher Krueger	LHPC Library Parks	December 21, 2020	District 3
Elizabeth Pickett	To be determined	December 21, 2020	District 3

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<p>The following are NOTES regarding appointments to several boards that have certain criteria that should be met, such as qualifications or number to serve on the board. Boards that are not listed below have a seven member board and are open to any citizen without qualifications.</p>	
<p>NOTES: AIRPORT ADVISORY BOARD</p>	<p>Sec. 4-26. Membership; appointments. The Lockhart Airport Advisory Board shall be composed of seven members to be appointed in accordance with section 2-210. At least five members must currently be or have been flight rated, and two members may be appointed as at-large members. Members shall serve three-year terms, such terms coinciding with the council position making the appointment.</p> <p>Sec. 4-28. Eligibility for board membership. No person having a financial interest in any commercial carrier by air, or in any concession, right or privilege to conduct any business or render any service for compensation upon the premises of the Lockhart Municipal Airport shall be eligible for membership on the Lockhart Airport Advisory Board.</p> <p>Sec. 4-32. Limitations of authority. The Lockhart Municipal Airport Advisory Board shall not have authority to incur or create any debt in connection with airport operations; nor shall the board be empowered to enter into any contract, leases, or other legal obligations binding upon the City of Lockhart; nor shall the board have authority to hire airport personnel or direct airport personnel in the execution of their duties.</p>
<p>NOTES: CONSTRUCTION BOARD APPOINTMENTS</p>	<p><i>Section B101.4, Board Decision, is amended to read as follows:</i> The construction board of adjustments and appeals shall have the power, as further defined in Appendix B, to hear appeals of decisions and interpretations of the building official and consider variances of the technical codes; and to conduct hearings on determinations of the building official regarding unsafe or dangerous buildings, structures and/or service systems, and to issue orders in accordance with the procedures beginning with section 12-442 of this Code [of Ordinances].</p> <p><i>Section B101.2, Membership of Board, is amended to read as follows:</i> Each District Council member and the Mayor shall appoint one member to the Construction Board of Appeals making it a five (5) member board and each Councilmember at Large shall appoint an alternate. The term of office of the board members shall be three (3) years, such terms coinciding with the council position making the appointment. The two (2) alternates shall also serve the term coinciding with the council position making the appointments. Vacancies shall be filled for an unexpired term in the manner in which the original appointments are required to be made. Board members shall consist of members who are qualified by experience and/or training to pass on matters pertaining to building construction and are not employees of the City of Lockhart.</p>
<p>NOTES: ELECTRIC BOARD APPOINTMENTS</p>	<p>Sec. 12-132. Members. (a) Appointments to the examining and supervisory board of electricians and appeals shall conform to section 2-210 except that the board shall consist of five persons with one being appointed by each district council member and one by the mayor. Each member shall serve three-year terms with such terms to coincide with the council position making the appointment. (b) Each board member shall reside within the county and such board shall include one member who shall be a building contractor; one layman; two members shall be master electricians who are currently licensed by the city; and one member shall be either a building contractor or master electrician licensed by the city. There shall be two ex-officio members, one who shall be the city electrical inspector, and one shall be the fire marshal.</p> <p>Sec. 12-133. Officers and quorum. The members of the examining and supervising board of electricians and appeals shall select a chairman and secretary. A quorum shall consist of three members.</p>
<p>NOTES: HISTORIC PRESERVATION COMMISSION</p>	<p>Sec. 28-3. Historical preservation commission. (b) The commission shall consist of seven members, appointed by the city council in accordance with section 2-210, who shall whenever possible meet one or more of the following qualities: (1) A registered architect, planner or representative of a design profession, (2) A registered professional engineer in the State of Texas, (3) A member of a nonprofit historical organization of Caldwell County, (4) A local licensed real estate broker or member of the financial community, (5) An owner of an historic landmark residential building, (6) An owner or tenant of a business property that is an historic landmark or in an historic district, (7) A member of the Caldwell County Historical Commission.</p>
<p>NOTES: PARKS ADVISORY BOARD</p>	<p>Sec. 40-133. Members. (a) The board shall consist of seven members appointed in accordance with section 2-210 to serve three years terms, such terms to coincide with the council position making the appointment and two alternates shall also be appointed by the mayor and mayor pro-tem, one each. The two alternates shall also serve the term coinciding with the council position making the appointments. Vacancies shall be filled for an unexpired term in the manner in which the original appointments are required to be made. (Ordinance 06-08, adopted February 7, 2006)</p>

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<p>NOTES: Lockhart Economic Dev Corp</p>	<p>LEDC Bylaws – Article II. Board of Directors Section 1. Powers, Number and Term of Office a. The property and affairs of the Corporation shall be managed and controlled by a Board of Directors (The "Board") under the guidance and direction of the Lockhart City Council and, subject to the restrictions imposed by law, by the Articles of Incorporation, and by these Bylaws the Board shall exercise all of the powers of the Corporation. b. The Board shall consist of seven directors, each of whom shall be appointed by the City Council of the City. Each director shall occupy a place (individually the "Place" and collectively, the "Places") as designated herein. Places 1-4 are designated for Councilmember Directors from Councilmember Districts 1 through 4 respectively. In the event that a particular Councilmember from said District is unable or unwilling to serve in the capacity as a Director, that Councilmember shall have the right to nominate a non-councilmember for approval and appointment. Places 5-7 are designated for Citizen Member Directors. c. The directors constituting the first Board shall be those directors named in the Articles of Incorporation. Successor directors shall have the qualifications, shall be of the classes of directors, and shall be appointed to the terms set forth in the Articles of Incorporation. d. Any director may be removed from office by the City Council at will.</p>
<p>NOTES: ORDINANCE RE: ALL BOARD, COMMISSION APPOINTMENTS</p>	<p>Sec. 2-209. - Rules for appointment. The city council hereby sets the following rules: (1) Except as may be established by existing city ordinances/resolutions the process for selecting members shall be open to all Lockhart citizens, who must apply for appointment, to include those applying for reappointment. Reappointment shall not be deemed automatic. (2) Council shall seek to appoint the most qualified or best persons available, while also respecting the need for diverse community opinions. (3) No member of any appointed body shall serve on more than one quasi-judicial or advisory board or commission. (4) No appointed body shall deviate from its charge, deliberate items not on its agendas, or speak for the council or City of Lockhart without council authorization. (5) Subject to other qualifications as specifically required for membership on the below boards and commissions, the city council shall have the right (but not the duty) to appoint up to two members who are not Lockhart citizens but who are residents of Caldwell County to the Lockhart Airport Advisory Board, the Eugene Clark Library Board, and the construction board of appeals. Section 2-210. Method of selection; number of members; terms. (a) The mayor and city councilmembers shall nominate individuals to serve on boards and commissions. Each nomination shall then be confirmed by a simple majority of the entire city council. (b) Except as provided herein, there shall be seven members appointed to each board or commission corresponding with the seven members or places of the city council. Each city councilmember, except as provided herein, shall nominate a qualified person to serve in a place on an appointed body corresponding to their place on the council. At-large councilmembers shall be designated as places 5 and 6, and the mayor's position as place 7, for the purpose of this section. Nominations shall be made to fill vacant positions and/or positions whose terms have expired within 90 days of the event, such as a resignation or an election. Should any city councilmember fail to name an appointee to one of his/her corresponding places on any body within the above described 90 days, another councilmember shall then have the privilege to nominate a person to fill that same position, as described in subsection (a). However, once that position becomes vacant again for any reason, the appointment shall revert to the place corresponding with the original city council seat/place number for nominations. (c) Beginning with the election in May, 1998, the council shall nominate and confirm four members to serve in places 1, 2, 5, 6 on each board and commission in accordance with subsections (a) and (b) above, and with the standards set in Ordinance Number 97-09, Governance Policies. With the election of May, 1999, the remaining three places shall be filled following the same procedure as above. (d) Terms of service on appointed bodies shall be the same three-year terms as the councilmember who nominates a person to serve. However, a person may be appointed to complete the unexpired term of a vacant position, due to a resignation, for example. (e) When a person has completed a term, or terms, of service and will be vacating a place, that person may continue to serve until a replacement is nominated and confirmed by the city council. (f) At the discretion of the majority of the city council, one Caldwell County resident who is also an owner of real property within any local historic district may be appointed as a full member to the historical preservation commission. (g) Exceptions to the above regulations shall be all volunteer/special purpose/ad hoc committees appointed from time to time by the city council and the zoning board of adjustments, whose members shall serve two-year terms in accordance with V.T.C.A., Local Government Code § 211.008. All other provisions of this section, and ordinance number 97-09 which do not conflict with the chapters establishing these bodies shall be applicable. Sec. 2-212. Removal and resignation of members. (a) All board, commission and committee members serve at the pleasure of the city council and may be removed from office with or without cause at the discretion of the city council. (b) Board, commission and committee members may resign from office at any time by filing a written resignation, dated and signed by the member, with the City Secretary. Such resignation shall take effect upon receipt by the City Secretary without further action by the city council. If the city council appoints a new member to replace the resigned member, the new member shall be appointed to serve out the remainder of the resigned member's term.</p>

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<p>NOTES: PARKS MASTER PLAN STEERING COMMITTEE (Est. 09/05/2017)</p>	<p>Committee to have 8-10 members as follows:</p> <ul style="list-style-type: none"> • Councilmembers • City staff • Two Parks Advisory Board members • Business owners • Civic Organization members <p>Committee will assist Burditt Consultants to perform tasks outlined in the Parks Master Plan.</p>
<p>NOTES: AD-HOC COMMITTEE – ST. PAUL UNITED CHURCH OF CHRIST PROPERTY (Est. 09/05/2017)</p>	<p>Committee will consist of at least one appointment from Mayor and each Councilmember.</p> <p>The Committee will make recommendations to the Council about the use of the property at 728 S. Main.</p>
<p>NOTES: WAYFINDING SIGNAGE AND COMMUNITY BRANDING AD-HOC (Est. 01/02/2018)</p>	<p>Committee will assist City Planner/Development Services with wayfinding signage and community branding tasks.</p> <p>Committee will consist of up to five members appointed by the Council.</p> <p>NOTE: First Branding and Wayfinding Committee disbanded/dissolved on December 18, 2018.</p> <p>UPDATE: Second Branding and Wayfinding Committee appointed on March 5, 2019.</p>

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Sec. 54-127 MEMBERSHIP AND MEETING FREQUENCY

- a. The HOT Advisory Board should consist of five (5) members.
- b. Members shall consist of the following, the appointment of whom shall be confirmed by the City Council
 - i. A lodging facility representative;
 - ii. The City Manager or his/her designee;
 - iii. A former member of the City Council; and
 - iv. Two citizens nominated by Mayor.
- c. The HOT Advisory Board shall meet at least quarterly for allocation of funds and post-event reviews.
- d. Three Board members shall constitute a quorum.
- e. Each Board member shall serve a term of two years.
- f. Vacancies on the Board shall be filled by appointment by the City Council for the remainder of the existing term.

Sec. 54-128 PURPOSE AND RESPONSIBILITY

- a. The legislative functions of the city council shall in no way be delegated to the HOT Advisory Board. The HOT Advisory Board shall be considered a special purpose advisory committee.
- b. The purposes and responsibility of the HOT Advisory Board shall be:
 - i. To receive, review, and evaluate applications from organizations requesting HOT funds;
 - ii. To recommend allocation of HOT funds (as authorized by the Texas Tax Code, Chapter 351) to the City Council;
 - iii. To review the actual expenditures of HOT Funds;
 - iv. To offer suggestions for improvements or changes to the use or administration of HOT funds; and
 - v. To submit an annual report to the City Council that identifies approved expenditures by the City for the preceding year, reviews such approved expenditures in the context of compliance with state laws regarding the use of HOT funds, and evaluates the effectiveness of the approved HOT expenditures and the program.

Sec. 54-129 HOT FUND GRANT PROCESS AND POST-EVENT REPORTING

- a. Applications for funding will be considered at each meeting. Completed applications must be received ten (10) days prior to a meeting of the Board at which it will be reviewed.
- b. Applicants will be notified of the award of funds following approval by the City Council of the award, at which time one-half of approved funding will be awarded.
- c. The Board shall produce guidelines for approved applicants regarding a post-event report from each such applicant that demonstrates qualified expenditures
- d. A post-event report from each approved applicant is required in order for the applicant to receive final payment.

Sec. 54-130 HOT FUND GRANT PROCESS GUIDELINES.

In considering the grant of HOT Funds, the Board and City Council shall:

- i. Ensure that each funding requests for HOT revenues is for one or more statutorily defined purpose;
- ii. Establish and implement a policy of properly utilizing 100% of available HOT funds each year;
- iii. Consider whether funding should be based on a formula for pre-determined activities consistent with authorized uses (e.g. advertising, arts, signage, historical restoration/preservation);
- iv. Consider funding approaches that will allow for equitable funding opportunities for new as well as established events and activities; and
- vi. Consider eligibility criteria beyond the Tax Code requirements (e.g. limiting grants to 25% of the total event budget or disallowing/limiting use of HOT funds for events' programs that occur on a regular (e.g. monthly) basis.

NOTES:
HOTEL
OCCUPANCY
TAX ADVISORY
BOARD
(Est. 12-3-
2019)

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COUNCILMEMBER BOARD/COMMISSION APPOINTMENTS

Councilmember	Board/Commission	Appointee	Date Appointed
Mayor – Lew White	Airport Board Board of Adjustment Construction Board Ec Dev. Corp. ½ Cent Sales Tax Electric Board Historical Preservation Library Board Parks and Recreation Planning & Zoning ETJ Rep-Impact Fee Adv Comm	John Hinnekamp Mike Annas Raymond DeLeon Alan Fielder, Vice-Chair Joe Colley, Chair John Lairsen Stephanie Riggins Karla Tate Ron Peterson Larry Metzler	01/19/21 01/19/21 01/19/21 01/19/21 01/19/21 01/19/21 01/19/21 02/02/21 01/19/21 01/19/21
District 1 – Juan Mendoza	Airport Board Board of Adjustment Construction Board Eco Dev. Corp. ½ Cent Sales Tax Electric Board Historical Preservation Library Board Parks and Recreation Planning & Zoning	Larry Burrier Lori Rangel Mike Votee Dyral Thomas Frank Gomillion Christine Ohlendorf Shirley Williams Linda Thompson-Bennett Chris St. Leger	03/07/17 03/07/17 12/17/19 12/17/19 12/17/19 06/02/20 12/17/19 03/07/17 12/17/19 CM McGregor on behalf of Councilman Mendoza
District 2– David Bryant	Airport Board Board of Adjustment Construction Board Eco Dev. Corp. ½ Cent Sales Tax Electric Board Historical Preservation Library Board Parks and Recreation Planning & Zoning	Todd Blomerth Shawn Martinez Oscar Torres Umesh Patel James Briceno Ron Faulstich Quartermetra Hughes Lonnie Jones Manuel Oliva	05/05/20 03/17/21 10/20/20 10/20/20 10/20/20 10/20/20 10/20/20 04/06/21 10/20/20

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COUNCILMEMBER BOARD/COMMISSION APPOINTMENTS

District 3 – Kara McGregor	Airport Board Board of Adjustment Construction Board Eco Dev. Corp. ½ Cent Sales Tax Electric Board Historical Preservation Library Board Parks and Recreation Planning & Zoning	Ray Chandler Anne Clark, Vice-Chair Kirk Smith (Alternate) Jerry West, Vice-Chair Sally Daniel John Voigt Ronda Reagan Jean Clark Fox, Chair Warren Burnett Philip McBride, Chair	02/06/18 02/23/21 12/05/17 01/19/21 01/05/21 01/19/21 01/19/21 01/19/21 01/19/21 01/19/21
District 4 - Jeffry Michelson	Airport Board Board of Adjustment Construction Board Eco Dev. Corp. ½ Cent Sales Tax Electric Board Historical Preservation Library Board Parks and Recreation Planning & Zoning	Mark Brown, Vice-Chair Wayne Reeder Rick Winnett Doug Foster Ian Stowe Michel Royal Donaly Brice Russell Wheeler Rick Arnic	03/07/17 12/15/20 12/05/17 11/17/20 12/15/20 07/07/20 12/15/20 12/15/20 12/15/20
Mayor Pro-Tem (At-Large) – Angie Gonzales-Sanchez	Airport Board Board of Adjustment Construction Board Eco Dev. Corp. ½ Cent Sales Tax Historical Preservation Library Board Parks and Recreation Planning & Zoning	Andrew Reyes Laura Cline, Chair Paul Martinez Alfredo Munoz Ray Ramsey Jodi King Chris Schexnayder Philip Ruiz, Vice-Chair	01/07/20 01/07/20 01/07/20 01/07/20 07/07/20 01/07/20 03/07/17 01/07/20

COUNCILMEMBER BOARD/COMMISSION APPOINTMENTS

At-Large - Brad Westmoreland	Airport Board Board of Adjustment Construction Board (Alternate) Eco Dev. Corp. ½ Cent Sales Tax Historical Preservation Library Board Parks and Recreation Planning & Zoning	Jayson "Tex" Cordova Severo Castillo Gary Shafer Frank Estrada Richard Thomson Rebecca Lockhart Dennis Placke Brad Lingvai	02/04/20 02/04/20 02/04/20 02/04/20 02/04/20 02/04/20 02/04/20 02/04/20
	Charter Review Commission (Five member commission) Term - 24 months after appointment	Ray Sanders Bill Hernandez Roland Velvin Elizabeth Raxter Alan Fielder	03/01/16 - Michelson 03/01/16 - Michelson 03/01/16 - Michelson 03/01/16 - Hilburn 03/15/16 - Hilburn
	Sign Review Committee (no longer meeting)	Gabc Medina Neto Madrigal Terry Black Kenneth Sneed Johnny Barron, Jr. Tim Clark	03/17/15 - Mayor Pro-Tem Sanchez 04/21/15 - Councilmember Mendoza 12/19/17- Councilmember McGregor 03/17/15 - Mayor White 03/17/15 - Councilmember Castillo 03/17/15 Councilmember Michelson
	Parks Master Plan Steering Committee (8-10 members)	Albert Villalapando Dennis Placke Nita McBride Rebecca Pulliam Bernie Rangel Derrick David Bryant Beverly Anderson Carl Ohlendorf Beverly Hill	09/05/17 - Parks Bd appointee 09/05/17 - Parks Bd appointee 12/05/17- McGregor 09/19/17- Michelson 09/19/17 - Castillo 09/19/17 - Sanchez 09/19/17 - Mendoza 09/19/17 - Westmoreland 09/19/17 - Mayor White
	Church Property Ad-hoc Committee (7 members)	Amelia Smith Jackie Westmoreland Todd Blomerth Andy Govea Terry Black	09/05/17 - Westmoreland 09/05/17 - Westmoreland 09/05/17 - Mayor White 09/1917 - Sanchez 12/19/17 - McGregor

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		Jane Brown Raymond DeLeon Dyral Thomas	09/19/17 – Michelson 09/20/17 – Castillo 09/22/17 – Mendoza
	Wayfinding Signage and Community Branding Ad-Hoc Committee (5 members) THIS COMMITTEE WAS - RE-ESTABLISHED ON MARCH 5, 2019	Roy Watson Ronda Reagan Sally Daniel Rob Ortiz Bobby Herzog	03/05/19 03/05/19 03/05/19 03/05/19 03/05/19 Appointed by Mayor with consensus of Council
	HOT Advisory Bd	Ray Sanders Alfredo Munoz Archana "Archie" Gandhi Roxanne Rix Steve Lewis and Pam Larison Sally Daniel (Alternate) Janet Grigar (Alternate)	All members appointed by consensus of the Council on 12/03/2019

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City of Lockhart 2021 Board of Adjustment
Attendance for a 12-Month Period

Meeting Date:	Chair Cline	Vice-Chair Clark	Annas	Castillo	Reeder	Rangel	Martinez	Smith Alternate	Juarez
January 4, 2021 - No Meeting									
2/1/2021 - No Meeting									
March 1, 2021	Present	Present(By Phone)	Present	Present(By Phone)	Present	Absent		Present	Present
April 5, 2021	Present	Present(By Phone)	Present	Present(By Phone)	Present	Present(By Phone)	Present	Present	RESIGNED
May 3, 2021	Absent	Present	Present	Present(By Phone)	Present	Absent	Present(By Phone)	Present	
June 7, 2021	Absent	Present	Present	Present(By Phone)	Present	Present(By Phone)	Present(By Phone)	Present	
July 12, 2021									

Number of meetings:	4	4	4	4	4	4	3	4	1
Present:	2	4	4	4	4	2	3	4	1
% Absent:	50%	100%	100%	100%	100%	50%	100%	100%	100%

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CITY OF LOCKHART							
CONSTRUCTION BOARD OF APPEALS							
BOARD ATTENDANCE REPORT - 2021							
APPOINTING COUNCIL MEMBER							
	JERRY WEST (12/03/2013) CITY CLERK (01/05/2017)	RAYMOND DELEON (6/4/2019)	RICK WINNETT, JR. (04/19/2016) VICE CHAIR (01/05/2017)	GARY SHAFER (08/18/2015)	MICHAEL VOETEE (10/4/2016)	PAUL MARTINEZ (03/07/2017)	OSCAR TORRES (05/15/2017)
Member Title:	County Resident			Alternate			
Meeting Date:							
January 7, 2021	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG
January 21, 2021 (No Quorum)	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG
February 4, 2021	P	A	P	P	P	A	P
February 18, 2021	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG
March 4, 2021	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG
March 18, 2021	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG
April 1, 2021	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG
April 15, 2021	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG
May 6, 2021	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG
May 20, 2021	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG
June 3, 2021	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG
June 17, 2021	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG
July 1, 2021	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG
July 15, 2021							
August 5, 2021							
August 19, 2021							
September 2, 2021							
September 16, 2021							
October 7, 2021							
October 21, 2021							
November 4, 2021							
November 18, 2021							
December 2, 2021							
December 16, 2021							
Total # Meetings:	1	1	1	1	1	1	1
LEGEND:	PRESENT: P UNEXCUSED ABSENCE: EXCUSED ABSENCE: EA NO MEETING HELD:						
COMMENTS:	ALL MEETINGS HELD ON THE 3RD THURSDAY OF THE MONTH @ 9:00AM						

Lockhart

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CITY OF LOCKHART
 LOCKHART ECONOMIC DEVELOPMENT CORPORATION
 ATTENDANCE REPORT - 2020
 APPOINTING COUNCIL MEMBER


ANGIE GONZALES-SANCHEZ	BRAD WESTMORELAND	KARA MCGREGOR	JUAN MENDOZA	DAVID BRYANT	MAYOR WHITE	JEFFRY MICHELSON
Alfredo Munoz	Frank Estrada	Sally Daniel	Dyral Thomas	Umesh Patel	Alan Fielder	Doug Foster

Meeting Date:	Appt. - January 2020	Appt. - February 2020	Appt. - January 2021	Appt. - December 2019	Appt. - October 2020	Appt. - January 2021	Appt. - November 2020
January 11, 2021	P	P	P	P	A	P	P
February 8, 2021	P	P	P	P	P	P	P
March 8, 2021	P	P	P	A	P	P	P
March 18, 2021	P	P	P	P	A	P	P
April 12, 2021	P	P	P	P	P	P	P
5/10/2021 - No Meeting							
June 14, 2021	P	P	P	P	A	P	A

LEGEND:	PRESENT: P	UNEXCUSED ABSENCE: U
	EXCUSED ABSENCE: A	NO MEETING HELD: No Meeting
		APPOINTMENT MODIFICATION:

COMMENTS:	
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	CITY OF LOCKHART				
	ELECTRIC BOARD OF APPEALS				
	BOARD ATTENDANCE REPORT - 2021				
	APPOINTING COUNCIL MEMBER				
	Joe Colley (06/17/2008)	Ian Stowe (03/06/2018)	Frank Gomillion (07/02/2019)	John Voigt (09/03/19)	James Briceno (05/03/2011)
	CHAIR				
Meeting Date:					
January 7, 2021	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG
January 21, 2021	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG
February 4, 2021	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG
February 18, 2021	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG
March 4, 2021	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG
March 18, 2021	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG
April 1, 2021	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG
April 15, 2021	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG
May 6, 2021	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG
May 20, 2021	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG
June 3, 2021	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG
June 17, 2021	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG
July 1, 2021	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG
July 15, 2021					
August 5, 2021					
August 19, 2021					
September 2, 2021					
September 16, 2021					
October 7, 2021					
October 21, 2021					
November 4, 2021					
November 18, 2021					
December 2, 2021					
December 16, 2021					
Total # Meetings:	0	0	0	0	0
Present:	0	0	0	0	0
Absent:	0	0	0	0	0
Absenteeism %:	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
LEGEND:	PRESENT: P ABSENCE: A no mtg				
COMMENTS:	MEETINGS HELD THE 1ST & 3RD THURSDAY OF THE MONTH @ 9:00AM				

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CITY OF LOCKHART
HISTORIC PRESERVATION COMMISSION
BOARD ATTENDANCE REPORT - 2021

APPOINTING COUNCIL MEMBER

	LAIRSEN	FAULSTICH	REAGAN	THOMSON	OHLENDORF	RAMSEY	ROYAL
Meeting Date:	APPOINTED 12/19/2017 CHAIR	APPOINTED 03/07/17	VICE CHAIR		APPOINTED 06/02/2020	APPOINTED 07/07/2020	APPOINTED 07/07/2020
January 6, 2021	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG
January 20, 2021	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG
February 3, 2021	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG
February 17, 2021	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG
March 3, 2021	P	P	P	P	P	P	P
March 17, 2021	P	P	P	P	P	P	P
April 7, 2021	P	A	P	A	P	P	A
April 21, 2021	P	A	P	A	P	P	P
May 5, 2021	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG
May 19, 2021	P	A	P	P	P	P	A
June 2, 2021	P	P	A	A	P	P	P
June 16, 2021	P	P	P	A	P	P	A
July 7, 2021							
July 21, 2021							
August 4, 2021							
August 18, 2021							
September 1, 2021							
September 15, 2021							
October 6, 2021							
October 20, 2021							
November 3, 2021							
November 17, 2021							
December 1, 2021							
December 15, 2021							
Number of meetings:	7	7	7	7	7	7	7
Present:	7	4	6	3	7	7	4
Absent:	0	3	1	4	0	0	3
% Absent:	0%	43%	14%	57%	0%	0%	43%

COMMENTS: MEETINGS HELD THE 1ST & 3RD WEDNESDAY OF THE MONTH AT 5:30 PM

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CITY OF LOCKHART
Library Advisory Board
ATTENDANCE REPORT - 2021
APPOINTING COUNCIL MEMBER

CITY OF
Lockhart
 TEXAS

Angie Gonaes Sanchez	Brad Westmoreland	Mayor White	Juan Mendoza	John Castillo	Kara McGregor	Jeffry Michelson
Jody King (01/04/13)	Rebecca Lockhart (11/19/13)	Stephanie Wilson Riffin (06-17-2011)	Shirley Williams (06-15-2007)	Quartermetra Hughes (06/04/2019)	Jeannie Fox (12-03-2013)	Donaly Brice (7-05-2008)

January	NO MEETING						
February	NO MEETING						
March	NO MEETING						
April	NO MEETING						
May	NO MEETING						
June	NO MEETING						
July							
August							
September							
October							
November							
December							

LEGEND:	PRESENT:					
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COMMENTS:	PRESENT:	P	UNEXCUSED ABSENCE:	U
	EXCUSED ABSENCE:	E	NO MEETING HELD:	

Lh1



City of Lockhart

2020-2021 Strategic Priorities

Prepared by:



City of Lockhart

Summary

On January 17 & 18, 2020 the City of Lockhart hosted two half-day planning sessions to develop goals and strategies for the next 2 years. Some of these goal areas were internal, whereas others were external. The following is the process used to reach the conclusions for the plan.

The process began with a preliminary phone meeting between the facilitator and Steve Lewis, City Manager, to go over key issues facing the City, understand the programs and projects underway through the community, and to prepare the agenda and format for the planning retreat.

The first portion of the strategic planning process began on Friday, January 17, 2020 with the City Manager and the City of Lockhart Management Team. The facilitator began by asking the Management Team participants what their expectations for discussion for the day were. She then conducted a group brainstorm exercise called Start/Stop/Continue that lists the things that need to begin happening, stop happening, and are mission-critical and must continue regardless of circumstances.

The facilitator then guided the Management Team through 2020-2021 goal and strategy development to recommend to the City Council the following day.

On Saturday, January 18, 2020, the City Council and City Manager convened to review, revise, and establish priorities related to the recommendations generated the day before by the Management Team. Prior to the review, the facilitator asked the City Council to list their expectations for discussion for the day.

The following are the results.

Management Team Expectations for the Day's Discussion Topics

- Holistic view of the City
- Understanding other departments better
- Council to continue to be open to new ideas
- As the city grows, facilities and staff must keep up
- Next comprehensive master plan
- Establish an IT 3-5-year plan to keep current
- Replace phone systems and phone equipment
- Discuss records storage
- What is there for teens and tweens to do?
- Need administrative assistance
- Public Information Officer – keep information on point, factual, and streamlining voice: sharing voice vs. many voices
- Law enforcement: recruitment and administrative assistance
- Stick to implementing plan
- Fire equipment replacement plan and funding
- Achieve “needs” so we can work on “wants” for the future
- Customer service needs additional staff – same staffing level as 1000 accounts ago
- Technology training needed in Library (provide for public)
- Additional Library storage needed
- Electric services study needed and replace needed items
- Salary and compensation study to begin soon – want council to support and fund the results of the study

City Council Expectations for the Day's Discussion Topics

- Improve work environment for staff
- Accomplish unfinished business from last strategic plan
- 142 & I-130 development
- Low-hanging fruit and larger longer-term goals
- Eliminate the red tape
- Look ahead to see what's next
- Balance citizen needs and staff needs
- Keep on track
- Prepare for quality growth
- Neighborhood beautification
- City Hall facilities
- Discuss hospital/after-hours clinic
- Hear staff recommendations

Start/Stop/Continue

The facilitator guided the Management Team through an exercise that challenged them to brainstorm things that the City really needed to begin doing, what they should stop doing that could be a waste of resources, and what must they continue doing, regardless of circumstances. Below are their responses. Note that there are no right or wrong items; these are merely individuals' opinions about the things that should and shouldn't change in Lockhart. Just because one person has a certain opinion on a topic, that does not imply anyone else shared that opinion.

Start

- Long-term street paving plan (paving/resurfacing)
- Electrical system study
- Formal grantsmanship program
- Records storage facility
- Digitize public works and utility records/maps
- Establish fee schedule for fire plan reviews and inspections
- Review development related fees
- Improve customer service at Police Department and Utilities Department by increasing administrative staff
- Start a Main Street Program
- New City facilities (abolish sewer smell)
- Consider a 4-day/10-hour work week option
- Annual review of facility maintenance, i.e. HVAC systems, etc.
- Make Parks Department into Parks and Recreation Department (start recreation program)
- Review and fund vehicle replacement fund
- Expand/improve airport facilities
- Figuring out how to generate more general fund revenues to pay for items on this “start” list

Stop

- Printing reports – use digital reports when we can
- The waste in Archives
- Excessive paperwork related to personnel (consider paper reduction techniques instead)
- Making new employees wait 6 months to take time off/sick days/etc (other cities do 3 months)
- Excessive engine idling of city vehicles
- Worrying about other departments and focus on making your own team better
- Picking up commercial recycling for free
- Hanging highway banners for free
- Circulating city council department head reports monthly (do quarterly instead)
- Workshop portion of council meetings unless needed (they run too long)
- Referencing the past as “we have always done it that way” (we can be more innovative)

Continue

- Effective communication with customers/website
- Planning for the future
- Maintaining hiring standards
- Improving community amenities finding external funding sources
- Succession planning and cross-training
- Staff meetings
- Learning new ways of doing things
- Employee longevity and retention efforts
- Good customer service
- Acknowledging staff accomplishments
- Great teamwork
- Parks improvements/parks master plan
- Efforts on wayfinding program
- Replacing aged power lines
- Planning and engineering for downtown paving and drainage improvements
- Providing utilities to areas of anticipated future growth and development
- Planning for future industrial parks
- Accreditation for Police and Fire Departments

Recommendations from Staff:

The following items were recommendations from staff to city council. Items that have a checkbox (R) had agreement of city council the following day. The one item with no checkbox was rolled to consideration for 2022.

- Create and adopt 5-7-year paving/resurfacing plan (roads and sidewalks)
- Lockhart Police Department to conduct Active Shooter training for all City staff and elected officials and review official safety procedures for council meetings
- Explore asking the county for grant writer assistance
- Establish fee schedule for fire plan reviews and inspections
- Considering increasing existing fees for applications and development fees
- Develop an Airport Business Plan
- Research options for additional records storage
- Transition staff department reports from monthly to quarterly
- Pursue agenda management process and software
- Streamline paper processes where possible/evaluate software options
 - Utility billing
 - Applications
 - Council, boards, commissions:
 - Packets
 - Minutes




Goal Development from City Council:

The following items were items identified by council to move forward on for 2020-2021:




- Establish a Hospital with an Emergency Room in town
- Sell church property
- Create resources via Lockhart EDC for proactive outreach to quality builders for additional housing
- Create a Youth Advisory Board to explore options around youth programs/activities
- Adopt a TIF (tax increment financing) policy prior to project being submitted
- Implement downtown drainage improvements
- Develop fiber down 142, 183, and the Central Business District
- Traffic safety improvements: turn lanes and traffic lights
- Consider submitting a multi-year street bond program to voters
- Begin TXDOT safety projects
- Promote a Neighborhood Watch Program
- Promote beautification projects through teamwork
- Clean up trash/enforcement
- Enhance lower income districts/beautification efforts









Progress Reporting

The following icons are used to document progress of the following goals and strategies:

	= Completed
	= On Target or In Progress
	= Not on Target

Goal 1: Economic Development / Planning

Strategies	2019-2020 Progress	2020-2021 Progress
1. Continue to partner with LISD and local youth organizations to encourage careers in local emergency services (Fire and Police)	 Partner with Boy Scouts to develop Police Explorer Program. Fire personnel attend and participate in LISD career days.	
2. Better collaborate with downtown stakeholders and both Chambers of Commerce		
3. Complete updating our development ordinances	 Revised Engineering Standards – presented to Council January 2020. Subdivision Regulations to follow.	







<p>4. Consider development tools to facilitate attraction / recruitment to SH 130 corridor</p>	 IEDC business park development study completed. Future consideration by LEDC.	
<p>5. Bring utilities, assist assembling parcels, rezoning tracts along SH 130/142 and become shovel-ready</p>	 Mostly done. Site development will facilitate the remainder.	
<p>6. Pursue prospects and developers and create a BRE (business retention and expansion) program</p>	 Hiring a second Economic Development practitioner.	
<p>7. Start investing in more property for growth</p>	 IEDC study.	
<p>8. Explore next industrial park</p>	 IEDC study.	
<p>9. HOT (Hotel Occupancy Tax) Funds – board to develop and adopt new process to collect payments from B&Bs</p>	 HOT Advisory Board created. Board training and funding processes under review.	
<p>10. Adopt and implement the Economic Development Strategic Plan (currently underway by Garner Economics) by Q4 2020</p>	 LEDC Board hired Garner Economics January 2020	
<p>11. Robust LEDC website</p>	 Underway with EDsuite contract.	
<p>12. Create resources via Lockhart EDC for proactive outreach to quality builders for additional housing</p>	<p><i>N/A Brand new/created in 2020</i></p>	

Strategies	2019-2020 Progress	2020-2021 Progress
13. Adopt a TIF (tax increment financing) policy prior to project being submitted	<i>N/A Brand new/created in 2020</i>	
14. Develop fiber down 142, 183, and the Central Business District	<i>N/A Brand new/created in 2020</i>	

Goal #1 KPIs / Metrics:

- Did we partner with LISD & other youth organizations to encourage emergency services careers?
- Did we collaborate with downtown stakeholders and both Chambers of Commerce?
- Did we completely update our development ordinances?
- Did we brainstorm development tools for SH-130 development?
- Did we bring utilities and assemble parcels along SH-130?
- Did we develop shovel-ready development sites?
- Did we market those sites to prospective investors?
- Did we develop plans for our next industrial park?
- Did we revamp the way HOT funds are structured?
- Did we develop and implement an Economic Development Strategic Plan?
- Did the Lockhart EDC revamp their website to better attract investment?
- # of quality home builders the Lockhart EDC proactively reached out to in 2020-2021? _____
- Did we adopt a new TIF policy?
- # of miles of new fiber optics laid in Lockhart in 2020-2021? _____

Goal 2: Quality of Life / Quality of Facilities

Strategies	2019-2020 Progress	2020-2021 Progress
1. Invest money to improve the appearance of our town (streets, parks, entry signs)	 Doubled street resurfacing funds in FY 20; Parks Master Plan projects.	
2. Conduct and implement a Space Study of City Buildings and facilities including City Hall	 Budget established for FY 20 Space Study. RFP under development.	
3. Improve the image of City facilities as needed and conduct cosmetic improvements in the meantime	 See No. 2 above.	
4. Update, renovate, and construct City facilities as needed, based on the space study. Realize that remodel of Central Fire Station is likely next.	 Electrical panel upgrade at the Water Treatment Plant; Budget established for FY 20 Space Study; Fire Station No. 2 completed.	
5. Implement the Parks Master Plan, improving the quality of life for the community. What is in Phase 2: splash pad, restroom renovations, dog park, picnic shelter upgrades, and tree planting initiatives	 Multiple Phase I projects underway.	
6. Conduct a citywide quality of life citizen survey and ask council to fund.	 Allocate funds in FY 20-21; assign project to PIO.	
7. Establish a Hospital with an Emergency Room in town	<i>N/A Brand new/created in 2020</i>	
8. Sell church property	<i>N/A Brand new/created in 2020</i>	
9. Create a Youth Advisory Board to explore options around youth programs/activities	<i>N/A Brand new/created in 2020</i>	
10. Implement downtown drainage improvements	<i>N/A Brand new/created in 2020</i>	

Strategies	2019-2020 Progress	2020-2021 Progress
11. Consider submitting a multi-year street bond program to voters	<i>N/A Brand new/created in 2020</i>	
12. Promote beautification projects through teamwork	<i>N/A Brand new/created in 2020</i>	
13. Clean up trash/enforcement citywide	<i>N/A Brand new/created in 2020</i>	
14. Enhance lower income districts with beautification efforts	<i>N/A Brand new/created in 2020</i>	

Goal #2 KPIs / Metrics:

\$ amount invested in streets in 2019? \$ _____

\$ amount invested in parks in 2019? \$ _____

\$ amount invested in gateway entry signs in 2019? \$ _____

\$ amount invested in streets in 2020? \$ _____







\$ amount invested in parks in 2020? \$ _____




\$ amount invested in gateway entry signs in 2020? \$ _____

Which facilities did we improve the image of? _____

- Did we implement elements of the Parks Master Plan?
- Did we secure quotes on a Space Study of City buildings including City Hall?
- # of City-owned buildings we renovated or retrofitted? _____
- Did we conduct a citywide quality of life citizen survey?
- Did we address levels of service based on the citizen responses we received?
- Did we address levels of satisfaction based on the citizen responses we received?
- Did we address areas for improvement based on the citizen responses we received?
- Did we court hospital providers?
- Did we sell the church property?
- Did we create a Youth Advisory Board?
- Did we implement downtown drainage improvements?
- Did we fully investigate issuing a street bond?
- Did we fully enforce trash clean up around town?
- Did we specifically target lower income neighborhoods for new beautification projects?

Goal 3: Staffing / Personnel

Strategies	2019-2020 Progress	2020-2021 Progress
1. Consider hiring additional personnel (engineer, IT, etc.)	 In FY 20, staffing levels were increased by 2 full-time and 1 part-time positions.	
2. Conduct a staffing study that includes evaluating efficiencies and compensation	 Classification and Compensation Study underway.	
3. Right size staffing levels city-wide based on study results	 No funding was allocated for such a study; discuss need/timing of study during FY 20-21 budget process.	
4. Consider starting salaries that compete with surrounding communities	 Classification and Compensation Study underway.	
5. Be consistent with staff development / policies / purchasing procedures	 Comprehensive Purchasing Policy under development (anticipated to be complete 1 st quarter of 2020). Revision of City Personnel Policy underway.	
6. Implement a staff development program (be consistent)	 House Bill 3834 mandated cybersecurity training for all employees with computer access and elected officials – cybersecurity training program underway.	

Strategies	2019-2020 Progress	2020-2021 Progress
7. Start developing / preparing current staff to take on leadership roles within the organization in the future. Work on succession planning: add Fire, add Electric, add Streets, and add Animal Control.	 Emphasis on leadership training for police personnel, cross training of job duties underway in Finance Department.	
8. Recruit and attract more bi-lingual staff	 No funding was allocated to recruit bi-lingual staff; explore possible options during FY 20-21 budget process and the classification and compensation study.	
9. Customer service / experience excellence training for the Utility and Planning Development teams	 Training budgeted item in FY 20 for Utility Customer Services staff.	

Goal #3 KPIs / Metrics:

of new positions in 2019? _____

of new positions in 2020 and 2021? _____

Did we perform a staffing efficiency/compensation study?

Did we right-size our salaries based on that study by the end of 2020?

Did we develop new consistent policies and procedures regarding professional development of staff?

Did we develop new consistent policies and procedures regarding purchasing/procurement?

Did we create and implement a new staff development program to ensure everyone has training opportunities?







Did we begin grooming current staff for future leadership roles?



How many staff do we have on a leadership track by the end of 2020?

of new employees added in 2019 through 2021 who are bilingual? _____

Did we deliver Customer Experience Excellence training to every City employee?

Goal 4: Procedures / IT Management and Services



Strategies	2019-2020 Progress	2020-2021 Progress
1. Improve technology / create specific strategies to have better IT support based on Assessment results	 New outside IT management team hired; Strategic plan for current and emerging issues (cyber) near completion.	
2. Upgrade all technology-related issues as recommended – desktops, servers, software, equipment, and peripherals. \$100K will pay for equipment, \$20K is licensing agreement costs.	 City-wide replacement of desktops with current operating systems complete; new servers in current fiscal year.	
3. Create a 5-year rolling IT equipment replacement plan	 See above notes 1 and 2.	
4. Provide superior service by keeping technology up to date and being able to communicate with the public (keep an open line of communication through website.) Purchase next modules: INCODE	 New PIO hired. Increased social media updates. INCODE permits and inspections software module implemented to track permit and inspections progress; online access to permit applications and tracking underway.	
5. Upgrade the server system	 Desktop operating systems upgrade 100% complete. Server upgrades in progress.	
6. Streamline technology hardware, software processes within the City, based on Assessment recommendations	 Ongoing and FY 20-21.	





Strategies	2019-2020 Progress	2020-2021 Progress
7. Upgrade all equipment and software and be trained on specific software to be used to maximum potential and determine which staff will require which trainings.	 Current year 2020 departmental goal.	
8. Explore implementing downtown Wi-Fi	 To be addressed in 2020 or 2021. Explore options with the Downtown Business Association and both Chambers of Commerce.	

Goal #4 KPIs / Metrics:

- Did we secure top quality technology support across all departments by the end of 2020?
- Did we upgrade our desktop computers?
- % of employees who received upgraded computers by the end of 2020 (from 2018 numbers)? _____
- Did we upgrade our servers?
- Did we upgrade our computer software, subscriptions, and licenses?
- Did we upgrade our peripherals?
- Did we upgrade our other technology equipment?
- Did we establish an IT policy for updates and replacements that will keep us up-to-date from now through the future?
- Did we upgrade our City server system?
- Did we streamline our City technology processes?
- Did we secure training for staff to use all new equipment properly and efficiently?
- Did we investigate implementing WiFi throughout Downtown Lockhart?

Goal 5: Public Safety

Strategies	2019-2020 Progress	2020-2021 Progress
1. Provide quality public safety to all citizens of Lockhart		
a. Develop a specific Retention Strategy first	 City-wide classification and compensation study underway. Fire: Council approved 7% salary adjustment in FY 19-20. Police: all officers to attend leadership training, host ceremonial recognition events, retention strategy under development.	
b. Continue to implement hiring strategies we developed such as Fire and Police.	 Fire: Use of recruitment video; developing recruitment flyer for use with LISD and the public; career day with Lockhart High School students; Fire Chief to serve on LISD Career and Technical Education Advisory Committee. Police: In 2019, Lockhart Police Officers visited with police cadets attending the AACOG Academy and made presentations to 2 classes of prospective candidates. In 1 st quarter of 2020, LPD will make presentations to the CAPCOG Academy currently in progress.	

Strategies	2019-2020 Progress	2020-2021 Progress
c. Long-term public safety facility planning for Station #1.	 Completed Fire Station No. 2. Analysis and cost estimate to remodel and upgrade Fire Station No. 1 underway.	
d. Develop an equipment replacement schedule. Seek funding for existing equipment (fire apparatus and patrol cars) replacements.	 Developed an ambulance replacement schedule with Caldwell County and Seton. Upgrades to two-way radios (portables and mobiles) underway.	
e. Continue to ensure use of best practices / standards (research best practices, then implement)	 Fire: Fire Department is preparing an emergency management tabletop exercise for City staff. Police: Upgraded Police Officer body-worn cameras to 3 rd generation models.	
f. Evaluate Accreditation opportunities	 Fire: Reviewing the Texas Fire Chief’s Association (TFCA) accreditation process before formal enrollment. Police: Currently reviewing the 166 Texas Law Enforcement Best Practices. Will submit for recognition in the 3 rd quarter of 2020.	

Strategies	2019-2020 Progress	2020-2021 Progress
g. Traffic safety improvements: turn lanes and traffic lights	<i>N/A Brand new/created in 2020</i>	
h. Begin TXDOT safety projects	<i>N/A Brand new/created in 2020</i>	
i. Promote a Neighborhood Watch Program	<i>N/A Brand new/created in 2020</i>	

Goal #5 KPIs / Metrics:

of new law enforcement officers hired in 2019? _____

of new law enforcement officers hired in 2020? _____

of new law enforcement officers hired in 2021? _____

% law enforcement officers retained? _____%

of new firefighters hired in 2019? _____

of new firefighters hired in 2020? _____

of new firefighters hired in 2021? _____

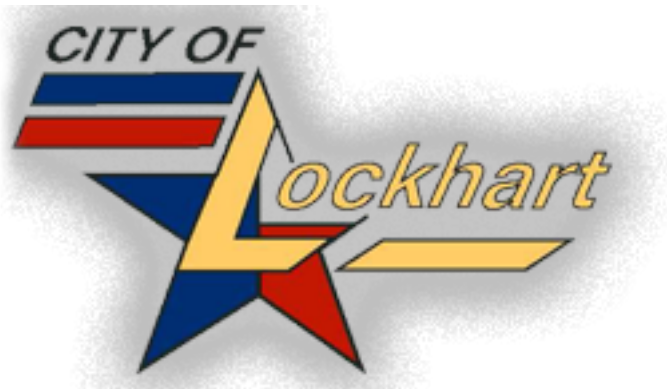
% firefighters retained? _____%

- Did we develop a long-term public safety facilities plan?
- Did we develop a public safety equipment replacement schedule?
- Did we implement that new replacement schedule?
- Did we research and record best practices across the country regarding public safety policy?
- Did we make any modifications to our public safety policies based on that research?
- Did we explore and evaluate Accreditation opportunities?
- Did we implement new turn lane and traffic light improvements in 2020-2021?
- Did we begin the TXDOT safety projects?
- Did we proactively promote a Neighborhood Watch Program for Lockhart?

Conclusion

At the end of the planning retreat, the facilitator reminded all the participants that these goals would only be achieved if they held true to their commitments today to implement these specific strategies and tactics.

She reminded them that they are one team working toward one vision. The city council and management team agreed to use this document regularly throughout 2020 and 2021 to track progress and measure accomplishments.



City of Lockhart

2019-2020 Strategic Priorities

Prepared by:



City of Lockhart

Summary

On February 1 & 2, 2019 the City of Lockhart hosted two half-day planning sessions to develop goals and strategies for the next 2 years. Some of these goal areas were internal, whereas others were external. The following is the process used to reach the conclusions for the plan.

The process began with a preliminary phone meeting between the facilitator and Steve Lewis, City Manager, to go over key issues facing the City, understand the programs and projects underway through the community, and to prepare the agenda and format for the planning retreat.

The first portion of the strategic planning process began on Friday, February 1, 2019 with the City Manager and the City of Lockhart Management Team. The facilitator began by asking the Management Team participants what their expectations for discussion for the day were. She then took the team through a SWOT (Strengths, Weaknesses, Opportunities, & Threats) Analysis. The next group exercise was a brainstorm called Start/Stop/Continue that lists the things that need to begin happening, stop happening, and are mission-critical and must continue regardless of circumstances.

The facilitator then guided the Management Team through 2019-2020 goal and strategy development to recommend to the City Council the following day.

On Saturday, February 2, 2019, the City Council and City Manager convened to review, revise, and establish priorities related to the recommendations generated the day before by the Management Team. Prior to the review, the facilitator asked the City Council to list their expectations for discussion for the day.

The following are the results.

Management Team Expectations for the Day's Discussion Topics

- That City Council will take what we say seriously
- Consider all staff in decisions
- Hear each other's goals
- Live by the plans we create / develop
- That Council develop goals / priorities based on sound data / research
- Focus
- Consider quality of life as over-arching goal
- Discuss business attraction vs. recruitment
- Being prepared for growth
- Facilities improvements
- Facilities maintenance
- How do we give back to those who need extra help?
- Smart land use practices
- Discuss Tourists/Tourism – what is there for kids to do while in town visiting family?

City Council Expectations for the Day's Discussion Topics

- Capitalize on Tourism
- Discuss Wi-Fi
- Capitalize on BBQ Capital of Texas
- Cleaning up of unsightly properties (residential)
- Work in unity today
- Serve our community
- Focus
- To discuss Economic Development targeting technology jobs
- Industrial Park is full – now what?
- Cleaning up of City properties / facilities
- Actually implement our goals
- Discuss the direction of Economic Development
- Think bigger / think change / embrace change
- Develop our identity
- Attractive gateway signage
- Employee wages
- Technology infrastructure

SWOT Analysis

The facilitator guided the participants through an analysis of their current Strengths, the current Weaknesses or Challenges they are facing, Opportunities that may come their way in the future, and Threats that are possible to occur in the future. Note that there are no right or wrong answers here and no implication of likelihood. This is simply a brainstorm of the opinions of the participants to get them thinking about goals in the next portion. The Management Team listed their responses first, then the City Council added additional items the following day.

Strengths

- Historic district
- County seat
- BBQ Capital of Texas
- Location to highways
- Tourism
- Small town (family-oriented)
- Growing – room for more
- Desire to manage growth
- Good development process
- Proximity to Austin
- Comparable housing prices
- Existing capacity of utilities
- Easy mobility
- Economic Development Sales tax
- Clark Library
- Baker Theatre
- Ease of developing land (flat)
- Employees who experience long tenure
- Volunteers
- CTR (Chisholm Trail Roundup) & other local events
- Community support
- Recognizable court house
- Movies / film production (TFC)
- Long-term water planning
- High-level financial planning
- Competitive building / development fees
- “Real” city with well-managed growth
- New energy
- Proximity to large cities / airport
- New residents – new ideas – changing priorities
- Diversity
- First Friday Downtown Event

Weaknesses / Challenges

- Incentives – Economic Development lack of use
- Technology – aging equipment and software
- Infrastructure
- Facilities – condition / maintenance
- Competitive salaries within region
- Training opportunities
 - Professional development
 - Budget
- Closed minds – have always done it this way
- Tourism
- Managing growth
- Need for succession planning
- Public perception influencing job applicant pool
- Weak tax base
- Limited in-town post-secondary educational opportunities
- Lack of retail
- Lack of entertainment (kids)
- Limited grocery options
- City-owned property
- College
- Venue / convention center
- Lack of hotels
- Entryways to community
- Not using TIF financing
- Emerging downtown organization
- How to effectively support increasing, ever-growing number of festivals
 - Create packages for vendors and festivals
- No city recreation programs
- In-kind services
- Very limited public transportation services
- Outdated web information
- Poor communication with citizens

Opportunities

- Expand airport (hangars)
 - Install AWOS (Automated Weather Observing System)
- Improve working conditions of employees
- Proximity to Austin
- Implement first phase of parks master plan
- SH-130 has great properties but not city-owned property
- Undeveloped lots on Square and north / northwest of Square
- Long-tenured elected leadership
- Increase community involvement
- To develop positive relationship with County, School, and organizations
- Quality economic growth
- Franchise recreational or entertainment venues (theaters, bowling, outlets, concerts, water parks)
- Community college campus
- Increased communication needed with ISD for school planning, infrastructure, etc.
- Expand walking / biking opportunities for exercise and community involvement
- Lockhart Springs (natural spring)
- Lockhart State Park transfer to City
- Potential residential development around golf course
- Development within historic district
- School district growth
- Housing growth
- Business growth
- St. Paul Church and other redevelopment opportunities
- Hospital / medical facilities
- Public bathrooms downtown
- Develop Industrial Park
- More involvement with San Marcos Greater Partnership
- Partnership with Austin Chamber
- EDC \$ will go further today than in 2 years (spec buildings, parking)

Threats

- Economic recession
- Voter turnout
- Government shutdown
- Citizen input
- Natural disaster
- Leadership in government
- Lack of economic development direction
- Competition from other cities
- Lack of resources
- Building maintenance
- Technology – cyber security
- Surging population
- Infrastructure improvement
- Maintaining reputation
- Planning without follow through
- Lack of educated workforce – skilled labor
- Crime
- Lack of workforce – people
- Retention and hiring
- Youth retention
- School quality
- Lack of industry
- Lack of racial unity
- Micro-managing
- Other utilities providers
- Homeless services – transportation
- Types of future growth

Start/Stop/Continue

The facilitator guided the Management Team through an exercise that challenged them to brainstorm things that the City really needed to begin doing, what they should stop doing that could be a waste of resources, and what must they continue doing, regardless of circumstances. Below are their responses. Note that there are no right or wrong items; these are merely individuals' opinions about the things that should and shouldn't change in Lockhart. Just because one person has a certain opinion on a topic, that does not imply anyone else shared that opinion.

Start

- Space allocation study
- Renovate City buildings – construct
- Downtown bathrooms
- Improve salaries – salary survey
- Staff development program / policies / procedures
- Consistency in purchasing
 - Revamp purchasing policy
- Replacing capital equipment / vehicles – vehicle fund
- Mandatory single stream recycling
- IT department, in-house City Engineer
- New technology in terms of equipment, network, server, software
- Re-assess who is in charge of downtown redevelopment
 - Name which entity (or entities) funds downtown redevelopment initiatives
 - Name which entity (or entities) manages downtown redevelopment initiatives
- 2020 Comprehensive Master Plan Update that includes a future land use plan and map

Stop

- In-house utility billing (consider outsourcing)
- Outsourcing IT (consider bringing in-house)
- Repetitive useless paperwork (paperwork/policies must be updated and streamlined)
- Increasing overtime in fire and police (hire more to fix this issue)
- Using outdated equipment
- Hand -picking collections of recycled goods (business pick up)
- Laying asphalt driveway approaches for “free”
- Demolition of condemned houses – stop doing in-house (needs to be outsourced)

Continue

- Meeting with County, City, School, Chamber, EDC
- Implementing 2020 Plan and Updates
- Attracting businesses – growth
- Providing superior service
- Redeveloping Downtown
- Implement Parks Master Plan
- Being a great place to work
- Public investments along SH-130
- Supporting festivals / movie projects
- Financial planning
- Embracing tourism

Goal 1: Economic Development / Planning

Strategies
1. Partner with LISD and local youth organizations to encourage careers in local emergency services (Fire and Police)
2. Reassess who is in charge of managing and funding downtown development and tourism
3. Attract a post-secondary education campus / facility
4. Complete updating our development ordinances
5. Consider development tools to facilitate attraction / recruitment to SH 130 corridor
6. Bring utilities, assist assembling parcels, rezoning tracts along SH 130
a) Shovel ready
b) Pursue prospects
7. Start investing in more property for growth
8. Explore next industrial park
9. HOT (Hotel Occupancy Tax) Funds – revamp structure
10. Economic Development Strategic Plan
11. Robust LEDC website

Goal #1 KPIs / Metrics:

- Did we partner with LISD & other youth organizations to encourage emergency services careers?
- Did we reassess downtown development and tourism initiatives and who leads each?
- Did we initiate efforts to attract a post-secondary educational institution or facility to Lockhart?
- Did we completely update our development ordinances?
- Did we brainstorm development tools for SH-130 development?
- Did we bring utilities and assemble parcels along SH-130?
- Did we develop shovel-ready development sites?
- Did we market those sites to prospective investors?
- Did we develop plans for our next industrial park?
- Did we revamp the way HOT funds are structured?
- Did we develop and implement an Economic Development Strategic Plan?
- Did the Lockhart EDC revamp their website to better attract investment?

Goal 2: Quality of Life / Quality of Facilities

Strategies
1. Invest money to improve the appearance of our town (streets, parks, entry signs)
2. Conduct a Space Study of City Buildings and facilities including City Hall
3. Improve the image of City facilities as needed
4. Update, renovate, and construct City facilities as needed
5. Implement the Parks Master Plan, improving the quality of life for community
6. Conduct a citywide quality of life citizen survey

Goal #2 KPIs / Metrics:

\$ amount invested in streets in 2019 and 2020? \$ _____

\$ amount invested in parks in 2019 and 2020? \$ _____

\$ amount invested in gateway entry signs in 2019 and 2020? \$ _____

of City facilities we improved the appearance of? _____

- Which facilities did we improve the image of?
- Did we implement elements of the Parks Master Plan?
- Did we secure quotes on a Space Study of City buildings including City Hall?
- How many City-owned buildings did we renovate or retrofit?
- Did we conduct a citywide quality of life citizen survey?
- Did we address levels of service based on the citizen responses we received?
- Did we address levels of satisfaction based on the citizen responses we received?
- Did we address areas for improvement based on the citizen responses we received?

Goal 3: Staffing / Personnel

Strategies
1. Consider hiring additional personnel (engineer, IT, etc.)
2. Conduct a staffing study that includes evaluating efficiencies and compensations
3. Right size staffing levels city-wide based on study results
3. Consider starting salaries that compete with surrounding communities
4. Be consistent with staff development / policies / purchasing procedures
5. Implement a staff development program (be consistent)
6. Start developing / preparing current staff to take on leadership roles within the organization in the future
7. Bi-lingual staff
8. Customer service / experience excellence training

Goal #3 KPIs / Metrics:

of new positions in 2019 and 2020? _____

- Did we perform a staffing efficiency/compensation study?
- Did we right-size our salaries based on that study by the end of 2020?
- Did we develop new consistent policies and procedures regarding professional development of staff?
- Did we develop new consistent policies and procedures regarding purchasing/procurement?
- Did we create and implement a new staff development program to ensure everyone has training opportunities?
- Did we begin grooming current staff for future leadership roles?
- How many staff do we have on a leadership track by the end of 2020?

of new employees added in 2019 and 2020 who are bilingual? _____

- Did we deliver Customer Experience Excellence training to every City employee?

Goal 4: Procedures / IT / Software and Hardware

Strategies
1. Conduct a Technology Assessment that yields specific recommendations
2. Improve technology / create specific strategies to have better IT support based on Assessment results
3. Upgrade all technology-related issues as recommended – desktops, servers, software, equipment, and peripherals
4. Start replacing old equipment
5. Provide superior service by keeping technology up to date and being able to communicate with the public (keep an open line of communication through website)
6. Carefully weigh all the pros and cons of considering bringing IT in-house
7. Upgrade the operating system
8. Streamline technology hardware, software processes within the City, based on Assessment recommendations
9. Upgrade all equipment and software and be trained on specific software to be used to maximum potential
10. Explore implementing downtown Wi-Fi

Goal #4 KPIs / Metrics:

- Did we conduct a Technology Assessment?
- Did we secure top quality technology support across all departments by the end of 2020?
- Did we upgrade our desktop computers?
% of employees who received upgraded computers by the end of 2020 (from 2018 numbers)? _____
- Did we upgrade our servers?
- Did we upgrade our computer software, subscriptions, and licenses?
- Did we upgrade our peripherals?
- Did we upgrade our other technology equipment?
- Did we establish an IT policy for updates and replacements that will keep us up-to-date from now through the future?
- Did we carefully weigh all the pros and cons of keeping IT outsourced vs. bringing it in-house?
- Did we upgrade our City operating system?
- Did we streamline our City technology processes?
- Did we secure training for staff to use all new equipment properly and efficiently?
- Did we investigate implementing WiFi throughout Downtown Lockhart?

Goal 5: Public Safety

Strategies
1. Provide quality public safety to all citizens of Lockhart
a) Develop a specific Retention Strategy first
b) Develop a specific Hiring Strategy
c) Long-term public safety facility planning
d) Develop an equipment replacement schedule
e) Ensure use of best practices / standards (research best practices, then implement)
f) Evaluate Accreditation opportunities

Goal #5 KPIs / Metrics:

of new law enforcement officers hired in 2019?

of new law enforcement officers hired in 2020?

% law enforcement officers retained?

of new firefighters hired in 2019?

of new firefighters hired in 2020?

% firefighters retained?

Did we develop a long-term public safety facilities plan?

Did we develop a public safety equipment replacement schedule?

Did we implement that new replacement schedule?

Did we research and record best practices across the country regarding public safety policy?

Did we make any modifications to our public safety policies based on that research?

Did we explore and evaluate Accreditation opportunities?

Conclusion

At the end of the planning retreat, the facilitator reminded all the participants that these goals would only be achieved if they held true to their commitments today to implement these specific strategies and tactics.

She reminded them that they are one team working toward one vision. The participants agreed to use this document regularly throughout 2019 and 2020 to track progress and measure accomplishments.

CITY COUNCIL FY 18-19 GOALS (FINAL COMBINED)

PRIORITY ORDER

COUNCILMEMBER	PRIORITY	FY 18-19 GOALS
CASTILLO	1	Infrastructure Improvements: streets
GONZALES-SANCHEZ	1	Hire A City Manager
MCGREGOR	1	Economic development, creating and retaining jobs, grocery campaign.
MENDOZA	1	Pay Raise City Employees.
MICHELSON	1	Public relations position/ get the word out about Lockhart (promoting)
WESTMORELAND	1	Infrastructure Improvements: streets
WHITE	1	Economic development, creating and retaining jobs, grocery campaign.
CASTILLO	2	Economic development, creating and retaining jobs, grocery campaign.
GONZALES-SANCHEZ	2	All Department Heads to Budget Salary Increases for all City Employees.
MCGREGOR	2	Work with LISD to establish a community recreation center at the Adams Gym, per under Parks
MENDOZA	2	Economic development, creating and retaining jobs, grocery campaign.
MICHELSON	2	Signage in Lockhart (highway, downtown, and toll) / Wayfinding, branding,,,))
WESTMORELAND	2	Signage in Lockhart (highway, downtown, and toll) / Wayfinding, branding,,,))
WHITE	2	Public relations position
CASTILLO	3	Continued police community committee involvement, neighborhood watch, gang awareness
GONZALES-SANCHEZ	3	Infrastructure: Continue City Infrastructure: Drainage, Street Repairs, Completion of Curbing, Brighter Lighting in Neighborhoods
MCGREGOR	3	Prepare Fire Station #3 (so we can have existing station remodeled)
MENDOZA	3	Continued police community committee involvement, neighborhood watch, gang awareness
MICHELSON	3	Prepare Fire Station #3 (so we can have existing station remodeled)
WESTMORELAND	3	More enforcement of codes directed at unsightly properties
WHITE	3	Wayfinding, branding, develop new entry sign and city markers
CASTILLO	4	City Facilities: Maintenance and repairs Economic Development: Recruit more businesses especially retail and continue efforts; contact existing and vacant building owners to see if they are willing to work with the City of Lockhart to bring retail businesses and specialty shops, as well as industrial. Purchase buildings and land when on the market for possible new businesses for the city.
GONZALES-SANCHEZ	4	Public relations position work with social media/ get the word out about Lockhart
MCGREGOR	4	Public relations position work with social media/ get the word out about Lockhart
MENDOZA	4	City Facilities: Maintenance and repairs

CITY COUNCIL FY 18-19 GOALS (FINAL COMBINED)

PRIORITY ORDER

COUNCILMEMBER	PRIORITY	FY 18-19 GOALS
MICHELSON	4	Refurbish City Hall inside (making it more inviting)
WESTMORELAND	4	Move forward with St Paul property project
WHITE	4	Park improvements- consider medium to long range plan for Town Branch development
CASTILLO	5	Affordable housing
		Police Task Force: Budget extra funds for a Police Task Force, a Narcotics Officer and a Mental Health Officer to address any drug and gang related problems and mental issues our city is being faced not only on the East side of our city but citywide. Budget for updated training for our police officers. There is a lot of training that is free but a lot additional money for registration fees and course material.
GONZALES-SANCHEZ	5	
MCGREGOR	5	Free public wifi on the square
MENDOZA	5	Parks improvements
MICHELSON	5	Continued police community committee involvement, neighborhood watch, gang awareness
WESTMORELAND	5	Angled parking downtown: N Main and N Commerce Sts(change during downtown drainage project)
WHITE	5	Continued police community committee involvement, neighborhood watch, gang awareness
CASTILLO	6	Wellness for employees



CITY COUNCIL FY 18-19 GOALS

Category Order and Comments by City Manager

Council agreed at February 13 meeting that each Councilmember will submit at least 5 category goals in priority order to the City Manager to be considered by Council at first meeting in March, 2018

CM INITIALS	PRIORITY #	GOALS IDENTIFIED BY COUNCIL FOR FY 18-19: SORTED BY CATEGORY FINAL LIST BY COUNCIL PRIORITIZED BY CATEGORY: SUBMIT TO CITY MGR BY MARCH 1 PLEASE	SUGGESTED FUNDING SOURCE BY COUNCILMEMBER	SORTED BY CATEGORY
		Improve communication between City and Chamber of Commerce	In-House	Chamber
		City Facilities	GF	City Bldgs
		Refurbish City Hall inside (making it more inviting)	Gen Fund	City Bldgs
		Prepare Fire Station 3 (so we can have main station remodeled)	Gen Fund	City Bldgs
		Hire A City Manager. Hire a City Manager that is Well Rounded and Experienced and Will Help our City to Continue to Grow for the right and positive reasons. To hire a City Manager that will allow our Department Heads to Grow and Improve Our Departments with their recommended suggestions not only from our department heads but from our employees. Working Smarter not Harder.	GF	City Manager
		More code enforcement of codes directed at unsightly properties	In-House	Code Enforc
		Continue demo of unsafe structures and pursue liens aggressively	GF	Code Enforc
		Convention Center. Our city is growing and there are too many events, programs and conferences that are going to other surrounding areas to have these events and those surrounding area businesses are benefitting and money is being spent in those areas instead on money being spent in our city. Granted, we do have meeting facilities in our city but these meeting facilities do not accomodate the number of people for the above events that have been mentioned.	GF	Convention Center
		Downtown improvements-lighting, pedestrian safety, south plaza idea? Sculpture? Sidewalk mosaics?	GF	Downtown
		Economic development, creating and retaining jobs, grocery campaign	general fund, LEDC	Econo Devl
		Economic Development	GF	Econo Devl
		Expand economic development (by helping to spread the word & being more involved)	Gen Fund	Econo Devl
		Economic Development: Recruit more businesses especailly retail and continue efforts; contact existing and vacant building owners to see if they are willing to work with the City of Lockhart to bring retail businesses and speciality shops, as well as industrial. Purchase buildings and land when on the market for possible new businesses for the city. Art Galleries and Music Venues have increased within our downtown area and though many many not appreciate these type of business and or venues, it is good for our downtown and its livelihood. Let's work on getting more of the speciality shops and boutiques in or around the sqare.	GF	Econo Devl
		Pay raise across the board	GF	Employees
		All Department Heads to Budget Salary Increases for all City Employees.	GF	Employees
		Wellness for employees	GF	Employees
		Employee: Possible additional Employee Holiday Time Off-Alternating System. Even though this has been discussed and the reasons for why it cannot be done, I would like to see a time off alatenating system, especailly during the holidays. I did appreciate that the city employees were allowed to stay home during our icy, sleet and snow days. The safety of our employees is very important.	GF	Employees
		Subdivision developemnt to attract more businesses to Lockhart. Increase the number of homes, apartments, housing. Our city is growing with new citizens wanting to make Lockhart their home but due to the number of housing available, they wait and or possibly lose interest.	GF	Housing
		Infrastructure	GF	Infrastructure
		Infrastructure improvement- uncurbed streets, street rehab	GF	Infrastructure
		Improve Streets (repairs)	In-House	Infrastructure

CM INITIALS	PRIORITY #	GOALS IDENTIFIED BY COUNCIL FOR FY 18-19: SORTED BY CATEGORY FINAL LIST BY COUNCIL PRIORITIZED BY CATEGORY: SUBMIT TO CITY MGR BY MARCH 1 PLEASE	SUGGESTED FUNDING SOURCE BY COUNCILMEMBER	SORTED BY CATEGORY
		Infrastructure: Continue City Infrastructure: Drainage, Street Repairs, Completion of Curbing, Brighter Lighting in Neighborhoods	GF	Infrastructure
		Angled parking for N Main and N Commerce Streets (change during downtown project)	In-House	Parking Downtown
		Parking around and surrounding the square. Issues with larger vehicles parked in areas that are narrow and that make it hard to see oncoming traffic. Our city is growing and we have been very fortunate with our parking however, it is a concern especially when you have the bigger and wider trucks that are parked in an area that is for a moderate size car. It becomes a hazard and a blind spot when trying to reverse out of the parking space and a blind spot for any and all pedestrians.	GF	Parking Downtown
		Continue to work on City Park improvements	Gen Fund	Parks
		Revive all City parks	Grants	Parks
		Work with LISD to establish a community recreation center at Adams Gym, perhaps under Parks (PUBLIC HEALTH/PARKS)	General Fund/Parks & Rec	Parks
		Add 3 positions to the Parks Department, to help facilitate other improvements (PARKS)	General Fund/Parks & Rec	Parks
		Park improvements - consider medium to long range Town branch development	GF	Parks
		Develop a dog park as part of the Stueve Lane Monte Vista Tract (PARKS/ANIMAL SHELTER/PUBLIC HEALTH)	General Fund/Parks & Rec	Parks
		Parks Improvemens: Purchase and update the park equipment to provide safe and fun filled parks for all to use.	GF	Parks
		Start Planning for 2040 plan	GF	Planning
		Police	GF	Police
		Continued Police Community committee involvement, neighborhood watch, gang awareness	GF	Police
		Work with Police Department to bring back drug enforcement program	Gen Fund	Police
		Get back to Neighborhood Townhall Meetings	GF	Police
		Police Task Force: Budget extra funds for a Police Task Force, a Narcotics Officer and a Mental Health Officer to address any drug and gang related problems and mental issues our city is being faced not only on the East side of our city but citywide. Budget for updated training for our police officers. There is alot of training that is free but alot additional money for registration fees and course material. I am grateful that the Police Department did invest in our Drug Dog and is being utilized by the school as well.	GF	Police
		High School cadet programs for police, fire, EMS	GF	Police/Fire
		Public relations position to deal with social media	GF	Public Relations
		Get the word out about Lockhart (promoting, hiring a Public Relations person)	Gen Fund	Public Relations
		Sidewalk repair and expansion	GF	Sidewalks
		Signage in Lockhart (highway, downtown, and toll road)	Gen Fund	Signage
		Wayfinding, branding - develop new entry sign and city property markers	GF	Signage
		Move Forward with St Paul property project	In-House	St Paul Gift
		Develop an oral history project to support a future "Walking Tour" app for Lockhart (ECONOMIC DEV/DOWNTOWN)	General Fund/Fundraising	Tourism
		More Events to Attract Tourism in Lockhart and Include Way Finding Signage (Hotels and Restaurants). Added events, especially the events that are free to the public do very well for the city as well as for the businesses and tourism. I welcome new events to the city but need to be selective in the events that we do host.	GF	Tourism
		Create a Good Neighbor program (Lockhart Utility Customers can add an additional amount to utility bill to help others)	GF	Utility Customers

CM INITIALS	PRIORITY #	GOALS IDENTIFIED BY COUNCIL FOR FY 18-19: SORTED BY CATEGORY FINAL LIST BY COUNCIL PRIORITIZED BY CATEGORY: SUBMIT TO CITY MGR BY MARCH 1 PLEASE	SUGGESTED FUNDING SOURCE BY COUNCILMEMBER	SORTED BY CATEGORY
		Access to Municipal Court for Utility Payments	In-House	Utility Customers
		Free public wifi on the square as part of the redevelopment on the North side (ECONOMIC DEV/DOWNTOWN)	CAPCOG Grant?	Wifi
		Free public wifi on the square as part of the redevelopment on the North side	GF	Wifi

CM INITIALS	PRIORITY #	GOALS IDENTIFIED BY COUNCIL FOR FY 18-19: SORTED BY CATEGORY	SUGGESTED FUNDING SOURCE BY COUNCILMEMBER	SORTED BY CATEGORY	CITY MANAGER COMMENTS
BW	7	Improve communication between City and Chamber of Commerce	In-House	Chamber	City Staff works together with Chambers on all their events by being a co-sponsor with many in-kind services. Robert Tobias attends their meetings and periodically makes presentations about Economic Development issues.
JC	4	City Facilities	GF	City Bldgs	Budget for roofs and major repairs
JEFF M	5	Refurbish City Hall inside (making it more inviting)	Gen Fund	City Bldgs	Working on it; repairs to ceiling in progress, restrooms to be refurbished and replace signage with more informative directions.
JEFF M	7	Prepare Fire Station 3 (so we can have main station remodeled)	Gen Fund	City Bldgs	New plans will be prepared working with new Chief who has different ideas than the previous Chief
AGS	1	Hire A City Manager. Hire a City Manager that is Well Rounded and Experienced and Will Help our City to Continue to Grow for the right and positive reasons. To hire a City Manager that will allow our Department Heads to Grow and Improve Our Departments with their recommended suggestions not only from our department heads but from our employees. Working Smarter not Harder.	GF	City Manager	I concur. The current City Mgr has rode back of garbage trucks, climbed electrical poles, worked water/sewer/asphalt/concrete projects, and has been a utility collections clerk, and during these experiences learned the value of suggestions for charge that comes from employees in such positions. All department heads/supervisors are encourage to listen to employees who have constructive ideas that would benefit in performing assigned tasks. City Mgr has also learned there are employees who keep there hands in their pockets and talk while everyone else is working and these are the same ones who are often found to be dishonest in their paperwork, sleep on the job, and have a poor attendance record.
BW	1	More code enforcement of codes directed at unsightly properties	In-House	Code Enforc	Will continue to address as complaints come in and as found during investigation outings.
LW	8	Continue demo of unsafe structures and pursue liens aggressively	GF	Code Enforc	Will continue to address and City Attorney exploring process to recover demolition costs
AGS	11	Convention Center. Our city is growing and there are too many events, programs and conferences that are going to other surrounding areas to have these events and those surrounding area businesses are benefitting and money is being spent in those areas instead on money being spent in our city. Granted, we do have meeting facilities in our city but these meeting facilities do not accommodate the number of people for the above events that have been mentioned.	GF	Convention Center	HOT funds and/or Bond Issue. Maintenance funds will be a minimum of \$150,000 annually not including director's salary, utilities, and insurance.
LW	9	Downtown improvements-lighting, pedestrian safety, south plaza idea? Sculpture? Sidewalk mosaics?	GF	Downtown	CAPCOG/CO project will address
LW	1	Economic development, creating and retaining jobs, grocery campaign	general fund, LEDC	Econo Devl	Robert Tobias working with several companies now
JC	2	Economic Development	GF	Econo Devl	See above

CM INITIALS	PRIORITY #	GOALS IDENTIFIED BY COUNCIL FOR FY 18-19: SORTED BY CATEGORY	SUGGESTED FUNDING SOURCE BY COUNCILMEMBER	SORTED BY CATEGORY	CITY MANAGER COMMENTS
JEFF M	3	Expand economic development (by helping to spread the word & being more involved)	Gen Fund	Econo Devl	Robert Tobias is involved with the San Marcos Partnership, local chambers, and with downtown businesses on a regular basis. Leads from the Governor's office and the Austin Chamber are also pursued as applicable.
AGS	4	Economic Development: Recruit more businesses especially retail and continue efforts; contact existing and vacant building owners to see if they are willing to work with the City of Lockhart to bring retail businesses and specialty shops, as well as industrial. Purchase buildings and land when on the market for possible new businesses for the city. Art Galleries and Music Venues have increased within our downtown area and though many not appreciate these type of business and or venues, it is good for our downtown and its livelihood. Let's work on getting more of the specialty shops and boutiques in or around the square.	GF	Econo Devl	The problem is that many of the property owners downtown do not have the funds to customize their buildings to support specialty shops which most the time are not willing to spend money on a building. Rob Tobias is exploring ways to address this issue.
JUAN M	1	Pay raise across the board	GF	Employees	Estimated Costs Including Benefits: For each 1% for non-civil service= \$52,000 For each 1% for civil service = \$28,000
AGS	2	All Department Heads to Budget Salary Increases for all City Employees.	GF	Employees	See above
IC	5	Wellness for employees	GF	Employees	City provides good health insurance (\$586 per month each) with wellness plans for employees; many Cities have stopped this benefit and only provide a stipend for insurance.
AGS	9	Employee: Possible additional Employee Holiday Time Off-Alternating System. Even though this has been discussed and the reasons for why it cannot be done, I would like to see a time off alternating system, especially during the holidays. I did appreciate that the city employees were allowed to stay home during our icy, sleet and snow days. The safety of our employees is very important.	GF	Employees	City employees with vacation leave and holiday time are off 23 days a year with pay which is more than a month of work days. The only holidays not given that we found are Columbus Day and Texas Independence Day. Employee safety is very important, however, some employees must come in to make conditions safe for residents and to respond to emergency conditions and that responsibility belongs to each department head who determines based on staff levels and skills time off during holiday times.
AGS	6	Subdivision development to attract more businesses to Lockhart. Increase the number of homes, apartments, housing. Our city is growing with new citizens wanting to make Lockhart their home but due to the number of housing available, they wait and or possibly lose interest.	GF	Housing	6 housing projects in place at different phases. City Manager recommended incentives to builders three years ago which Council approved and during the time it was in place it produced more housing. As a result, more engineering of subdivisions has begun.
IC	1	Infrastructure	GF	Infrastructure	\$400,000 or more yearly needed for streets
LW	2	Infrastructure improvement- uncurbed streets, street rehab	GF	Infrastructure	See above. It will take a major bond issue to address all streets that do not have curbs.
BW	3	Improve Streets (repairs)	In-House	Infrastructure	See above.

CM INITIALS	PRIORITY #	GOALS IDENTIFIED BY COUNCIL FOR FY 18-19: SORTED BY CATEGORY	SUGGESTED FUNDING SOURCE BY COUNCILMEMBER	SORTED BY CATEGORY	CITY MANAGER COMMENTS
AGS	3	Infrastructure: Continue City Infrastructure: Drainage, Street Repairs, Completion of Curbing, Brighter Lighting in Neighborhoods	GF	Infrastructure	For streets please see above. Brighter lighting is always a challenge in a city with so many trees. Lockhart still must comply with Senate Bill 5 which regulates power usage. Several cities have passed an ordinance that does not allow for the planting of trees within 15' of the right of way to improve lighting of streets and reduce tree trimming around power lines.
BW	4	Angled parking for N Main and N Commerce Streets (change during downtown project)	Ja-House	Parking Downtown	Scheduled with downtown improvements. Should also consider making 100 Blocks of N Main and N Commerce one-way and possibly consider other blocks downtown especially north/south streets.
AGS	10	Parking around and surrounding the square. Issues with larger vehicles parked in areas that are narrow and that make it hard to see oncoming traffic. Our city is growing and we have been very fortunate with our parking however, it is a concern especially when you have the bigger and wider trucks that are parked in an area that is for a moderate size car. It becomes a hazard and a blind spot when trying to reverse out of the parking space and a blind spot for any and all pedestrians.	GF	Parking Downtown	Scheduled with downtown improvements
JEFF M	2	Continue to work on City Park improvements	Gen Fund	Parks	Master Plan near complete
BW	2	Revive all City parks	Grants	Parks	Master Plan near complete
KM	2	Work with LISD to establish a community recreation center at Adams Gym, perhaps under Parks (PUBLIC HEALTH/PARKS)	General Fund/Parks & Rec	Parks	Mayor is visiting with LISD about this
KM	3	Add 3 positions to the Parks Department, to help facilitate other improvements (PARKS)	General Fund/Parks & Rec	Parks	Approx. \$100,000 to budget not including equipment and vehicles
LW	3	Park improvements - consider medium to long range Town branch development	GF	Parks	Bond issue needed
KM	4	Develop a dog park as part of the Stueve Lane Monte Vista Tract (PARKS/ANIMAL SHELTER/PUBLIC HEALTH)	General Fund/Parks & Rec	Parks	Estimate on this property is \$ 25000 using used fencing. Maintenance and insurance are also cost factors
AGS	8	Parks Improvements: Purchase and update the park equipment to provide safe and fun filled parks for all to use.	GF	Parks	Master Plan near complete
JUAN M	3	Start Planning for 2040 plan	GF	Planning	Needs to be done
JC	3	Police	GF	Police	Chief Pedraza is working on these issues. Recently issued update that was sent to Council.
LW	4	Continued Police Community committee involvement, neighborhood watch, gang awareness	GF	Police	See above
JEFF M	4	Work with Police Department to bring back drug enforcement program	Gen Fund	Police	See above
JUAN M	5	Get back to Neighborhood Townhall Meetings	GF	Police	Will get with Chief about this

CM INITIALS	PRIORITY #	GOALS IDENTIFIED BY COUNCIL FOR FY 18-19: SORTED BY CATEGORY	SUGGESTED FUNDING SOURCE BY COUNCILMEMBER	SORTED BY CATEGORY	CITY MANAGER COMMENTS
AGS	5	Police Task Force: Budget extra funds for a Police Task Force, a Narcotics Officer and a Mental Health Officer to address any drug and gang related problems and mental issues our city is being faced not only on the East side of our city but citywide. Budget for updated training for our police officers. There is a lot of training that is free but a lot additional money for registration fees and course material. I am grateful that the Police Department did invest in our Drug Dog and is being utilized by the school as well.	GF	Police	Chief Pedraza reports that Lockhart has two certified mental health officers, and he feels there is sufficient funding for training. He also reports that a new Narcotics Officer would cost about \$90,000 for salary/benefits, training, a vehicle, and all required equipment.
LW	10	High School cadet programs for police, fire, EMS	GF	Police/Fire	Will visit with department heads again about this
LW	6	Public relations position to deal with social media	GF	Public Relations	Position would cost with benefits about \$45,000 annually and would need more tasks to perform.
JEFF M	6	Public relations position to deal with social media	GF	Public Relations	See above
LW	7	Sidewalk repair and expansion	GF	Sidewalks	Costs average about \$25 per linear foot
JEFF M	1	Signage in Lockhart (highway, downtown, and toll road)	Gen Fund	Signage	Wayfinding and Branding Committee in place
LW	5	Wayfinding, branding - develop new entry sign and city property markers	GF	Signage	See above
BW	5	Move Forward with St Paul property project	In-House General	St Paul Gift	Working on costs associated with this projects which involve asbestos/lead paint survey and possible abatement, ADA restrooms, ADA entry ramp, kitchen changes, and other repairs.
KM	5	Develop an oral history project to support a future "Walking Tour" app for Lockhart	Fund/Fundraising	Tourism	Could be part of the Wayfinding and Branding Committee tasks
AGS	7	More Events to Attract Tourism in Lockhart and Include Way Finding Signage (Hotels and Restaurants). Added events, especially the events that are free to the public do very well for the city as well as for the businesses and tourism. I welcome new events to the city but need to be selective in the events that we do host.	GF	Tourism	Chambers receive HOT funds for tourism and City co-sponsors events that contribute to tourism.
JUAN M	4	Create a Good Neighbor program (Lockhart Utility Customers can add an additional amount to utility bill to help others)	GF	Utility Customers	Have pursued this in the past. Requires a Board or Committee that is willing to take on the tasks of selecting who and how much help can be provided to customers. Some Cities allocate the funds to existing organization that is willing to take on the project.
BW	6	Access to Municipal Court for Utility Payments	In-House	Utility Customers	Working to this; advertisements and office training needed.
KM	1	Free public Wi-Fi on the square as part of the redevelopment on the North side (ECONOMIC DEV/DOWNTOWN)	CAPCOG Grant?	Wi-Fi	County Judge had indicated to Mayor that the County could do this.
JUAN M	2	Free public wifi on the square as part of the redevelopment on the North side	GF	Wifi	See Above

LOCKHART CITY COUNCIL FY 17-18 GOALS				
Category and Priority Order				
COUNCIL MEMBER	PRIORITY	GOALS IDENTIFIED BY COUNCIL FOR FY 17-18 (as submitted by Councilmembers)	SUGGESTED FUNDING SOURCE BY COUNCILMEMBER	CATEGORY
BH	3	Continue Improving City Cemetery	with GF Expiring debt saving and/or Cemetery Tax	CEMETERY
Jeff M	2	Refurbish City Hall in the inside (to make more inviting to the public) as well as doing some landscaping outside	General Fund	CITY BLDGS
BW	3	Spruce up and clean up City properties		CITY BLDGS
BH	4	Improve City Facilities Appearance		CITY BLDGS
JC	4	City Facilities		CITY BLDGS
AGS	10	Convention Center		CONVENTION CTR
JC	2	Crime		CRIME
AGS	4	Police Task Force: Budget extra funds for a Police Task Force, a Narcotics Officer and a Mental Health Officer to address any drug and gang related problems and mental issues our city is being faced not only on the East side of our city but citywide. Budget for updated training for our police officers. There is alot of training that is free but alot additional money for registration fees and course material.		CRIME
Jeff M	4	Work with Police Department to bring back drug enforcement program		CRIME
LW	8	Fund for helping utility customers in need	???	CUSTOMER SERV
BW	2	Continue to change angle parking downtown: 200 Blk S Main, 100 Blk N Main, 100 Blk N Commerce, 200 Blk E Market; little time and expense invovled	??	DOWNTOWN
LW	2	Downtown improvements,bathrooms, electric, pedestrian safety, beautification, wifi, lighting		DOWNTOWN
AGS	9	Parking around and surrounding the square. Issues with larger vehicles parked in areas that are narrow and that make it hard to see oncoming traffic		DOWNTOWN
LW	1	Expanding economic development department, budget, office, staff?, marketing	General fund, LEDC	ECCONOMIC DEV
AGS	3	Economic Development: Recurit more businesses especailly retail and continue efforts; contact existing and vacant building owners to see if they are willing to work with the City of Lockhart to bring retail businesses and speciality shops, as well as industrial. Purchase buildings and land when on the market for possible new businesses for the city.		ECCONOMIC DEV
JC	3	Economic Development		ECCONOMIC DEV
AGS	5	Subdivision development to attract more businesses to Lockhart.		ECCONOMIC DEV
JM	5	Set up meetings with developers for more retail space shopping centers along US 183		ECCONOMIC DEV

LOCKHART CITY COUNCIL FY 17-18 GOALS				
Category and Priority Order				
COUNCIL MEMBER	PRIORITY	GOALS IDENTIFIED BY COUNCIL FOR FY 17-18 (as submitted by Councilmembers)	SUGGESTED FUNDING SOURCE BY COUNCILMEMBER	CATEGORY
AGS	6	More Events to Attract Tourism in Lockhart and Include Way Finding Signage (Hotels and Restaurants)		ECONOMIC DEV
AGS	1	All Department Heads to Budget Salary Increases for all City Employees.		EMPLOYEES
JM	1	City Employee Raises		EMPLOYEES
JM	2	House or fund gym membership/space (weight rm) in Senior Center area (cardio machine) for City employees		EMPLOYEES
AGS	8	Employee: Possible additional Employee Holiday Time Off-Alternating System. Even though this has been discussed and the reasons for why it cannot be done, I would like to see a time off alternating system, especailly during the holidays.		EMPLOYEES
BW	1	ENFORCE ordinances that pertain to unsightly properties all over town		ENFORCEMENT
Jeff M	1	Enforce city ordinance regarding residential property		ENFORCEMENT
Jeff M	3	Continue to work on City Park improvements		PARKS
JM	3	Do inventory of City properties to idenify areas for pocket parks	LEDC funds	PARKS
LW	3	Park improvements	General fund	PARKS
BH	5	Parks Improvements	General Fund	PARKS
JC	5	Parks		PARKS
AGS	7	Parks Improvemens: Purchase and update the park equipment to provide safe and fun filled parks for all to use.		PARKS
LW	7	Town branch cleanup and beautification	???	PARKS
JM	4	Start process of Funding Sidewalks east of 183 connecting to the US 183 sidewalks		SIDEWALKS
LW	6	sidewalk repair and expansion	general fund bond	SIDEWALKS
BH	1	IMPLEMENT SIGNAGE IN LOCKHART	General Fund (LEDC) and/or Hotel Tax	SIGNAGE
LW	4	wayfinding, branding	general fund	SIGNAGE
LW	5	Entry signs	general fund	SIGNAGE
Jeff M	6	Signage on Highway 183 and SH130 = directing people to Lockhart		SIGNAGE
BW	4	Pursue oppportunity to move Senior Citizens' Center to St Paul United Church of Christ Property		SR CITIZENS CTR
JC	1	Roads	Grants or impact fees	STREETS/INFRAS
AGS	2	Infrastructure: Continue City Infrastructure: Drainage, Street Repairs, Completion of Curbing, Brighter Lighting in Neighborhoods		STREETS/INFRAS
BH	2	Continue improving City Streets	Increase Transportation Fund	STREETS/INFRAS
Jeff M	5	Continue to make improvements and redoing our city streets		STREETS/INFRAS

Lockhart City Council
FY 16-17 Goals
Revised 3-10-2016, 8:30 pm

Priority	Council Person	Goals Submitted	City Manager Comments
1	Castillo	Infrastructure	Complete 2015 CO projects and need budget of \$250,000 per year for streets, continue water and sewer main replacements; continue electric distribution maintenance plan-get new substation on line. Replace bad water raw water mains and find additional water for the future.
1	Gonzales-Sanchez	Department Heads to Budget Salary Increases for city employees so that we can keep our current city employees.	Est Cost Per % Increase Annually: Gen Fund (Not Civil Serv) \$ 29,000; Gen Fund Civil Serv \$ 24,000; Other/Utilities: \$ 15,000- Add'l
1	Hilburn	Improve City Cemetery with GF Expiring debt saving and/or Cemetery Tax	Cemetery Tax up to 5 cents allowed by State Law. Expiring GF debt committed to Police and Fire increased pay rates. (\$132,000)
1	Mendoza	Find ways to use activity center for multi-purpose use. (basketball, volleyball). Funding source: Different companies in town	If approved by Council staff would approach local businesses
1	Michelson	Continue to improve infrastructure (drainage, street repairs) throughout the city	Complete 2015 CO and budget \$250,000 per year for street materials
1	Westmoreland	Enforce ordinances that pertain to unsightly properties all over town. Make homeowners/residents (because some may be renters) take pride in their environment. It is an eyesore to drive around town and see overgrown properties, junked cars, and stacks of trash on porches, in yards and driveways. All levels of socio-economic residents in this town have shown evidence of being disrespectful to their environment.	City has no esthetics ordinance currently. The term "unsightly" is subjective and is difficult to prove in court.
1	White	Economic Development-expanding budget to get staff qualified to help Sandra with recruitment, working with LEDC to either build Spec building or invest in more property, Main St program to relieve Sandra of a lot of those duties	Main Street Program would require another person and funding to work with local businesses while Economic Development would concentrate on new businesses and new jobs
2	Castillo	Economic Development	Need 12-15,000 sf of retail spaces with reasonable lease per sf and buildings that are 20 to 50,000 sf for industrial and manufacturing
2	Gonzales-Sanchez	Infrastructure: Continue City Infrastructure: Drainage, Street Repairs, Completion of Curbing, Brighter Lighting in Neighborhoods	Complete 2015 CO projects and need budget of \$250,000 per year for streets, continue water and sewer main replacements; continue electric distribution maintenance plan-get new substation on line. Replace bad water raw water mains and find additional water for the future. Most streets that lack curbing will need to be totally reconstructed. Brighter LED lights being experimented with since costs have come down.
2	Hilburn	Implement City Signage	Initial required funds up to \$40,000 if City Crew does the work; total cost could be more than \$70,000
2	Mendoza	New Park equipment. Funding Source: Each Councilmember responsible for a park and finding funding sources	Estimate: \$ 400,000 annually over next 4 years based on input from Parks Board Advisory Board
2	Michelson	Continue to improve ways to attract businesses to Lockhart	Need more 12-15,000 sf of retail spaces with reasonable lease per sf and buildings that are 20 to 50,000 sf for industrial and manufacturing
2	Westmoreland	Create a policy for the residency of future administrative positions to live within the Lockhart city limits. If an administrator wants to be employed by the City of Lockhart, they need to reside here. Sharing in the daily lives of our citizens seems crucial to making decisions about Lockhart. They are paid by city taxes.	It is not legal to require all department heads to live in the City limits; only the City Manager is required to do so. All non-24 emergency response employees must live within 25 minutes of City Limits
2	White	Continue street rehab	Need \$ 250,000 annually minimum for street work materials
3	Castillo	City Facilities	Not sure what this includes; can assess all departments for physical needs
3	Gonzales-Sanchez	Economic Development: Recruit more businesses especially retail and continue efforts ; contact existing and vacant bldg owners to see if they are willing to work with City to bring these small retail businesses, as well as industrial; possibly purchasing two downtown county buildings when on the market for possible new businesses in the downtown area. Stronger platform with LEDC with methods to sell Lockhart and attract businesses.	LEDC could fund another report but the company says our numbers still should be good. Costs estimated \$22,500 for updating data and recruitment. Prime softgood companies constantly want to be on Highway 183 in 12-15,000 sf and at a reasonable cost per sf plus higher traffic counts.

Lockhart City Council
FY 16-17 Goals
Revised 3-10-2016, 8:30 pm

Priority	Council Person	Goals Submitted	City Manager Comments
3	Hilburn	Continue improving city streets: Increase Transportation Fund	Current transportation monthly rate is \$ 4 for residential and others; \$260,000 annual which helps fund labor and equipment, but is not sufficient for materials. Another \$250,000 for materials is needed annually.
3	Mendoza	Wi-Fi Free Zones Downtown Square. Funding source City Budget, School District, Downtown sponsors	Rough estimate is about \$12,000
3	Michelson	Refurbish City Hall	If atrium removed, add more offices estimated at \$45,000 and more outside landscaping estimated at \$ 5,000; elevator going in with improvements to restrooms and offices
3	Westmoreland	Approach interested and future businesses cordially. Stringent ordinances (and the way they are approached), scare off some businesses. Let's be friendly in a positive way.	City Mgr respectfully requests names of such businesses. He has met with 18 business representatives over past 15 months that were looking at Lockhart but did not come. Except for the non-residential exterior building esthetics ordinance, none of them indicated a problem with the current ordinances or with staff. The main problems were high land prices and the lack of "ready built retail and industrial buildings", and traffic counts were not high enough. Most thought the impact fee schedules were very reasonable compared to other cities. Will continue to work toward friendlier customer service with simplified ordinances.
3	White	Park master plan to consider park bond issue, recreation dept and staff issues	Master Plan estimate: \$ 45,000, recreation dept est at least \$ 60,000 for a recreational professional with another \$30,000 for equipment and materials
4	Castillo	Employees Wages	Est Cost Per % Increase Annually: Gen Fund (Not Civil Serv) \$ 29,000; Gen Fund Civil Serv \$ 24,000; Other/Utilities: \$ 15,000- Add'l Cost FY 16-17 due to Civil Serv Pay Plan Expansions already approved: \$ 132,000
4	Gonzales-Sanchez	Police Task Force: Budget extra funds to bring back a much needed Police Task Force to address any drug and gang related problems this city is being faced with especially on the East side of our city. Possibly ask the County to assist with funding.	Initial required funds up to \$40,000 if City Crew does the work; total cost could be more than \$70,000
4	Hilburn	Continue working on bringing industry to Lockhart: Continue supporting Ms. Mauldin	LEDC is will have sufficient funding to be more aggressive starting FY 16-17
4	Mendoza	Training Start up: Neighborhood Watch Training and Program: Police Budget	Have tried Neighborhood Watch Program in past but was not sustained because of lack of participation. Willing to try again.
4	Michelson	Improve signage on HWY 183 as well as SH130 = directing people to Lockhart	Possibly use of some of the KTB grant money
4	Westmoreland	Evaluate and/or change the degree of the angled parking along the 4 blocks off of the square. This would be: Main Street from Market to Prairie Lea Street; Main Street from San Antonio Street to Walnut Street; Commerce Street from Market Street to Prairie Lea Street, and Commerce Street from San Antonio Street to Walnut Street. These parking spaces were made before long vehicles were made! If there are cars parked on both sides of the streets, only one car can pass through at a time. Then it becomes a one lane street. I have witnessed a different angled parking arrangement, and it provides more room and is much safer for the drivers and pedestrians.	Estimate to black out existing thermoplastic markings, redefine layout, and apply new thermoplastic markings with angle parking = \$ 12,000; will probably lose 4 spaces per block. 2 on each side
4	White	Branding and wayfinding—may be included in #1	Initial required funds up to \$40,000 if City Crew does the work; total cost could be more than \$70,000
5	Castillo	Parks	Estimate: \$ 400,000 annually over next 4 years based on input from Parks Board Advisory Board
5	Gonzales-Sanchez	Subdivision development to attract more businesses to Lockhart	Working with 6 more subdivisions, either new or expanding, and possibly one more very large one northwest.
5	Hilburn	Improve tourism in Lockhart - City Council continue to work with and encourage Chambers of Commerce to be more involved	Council can make this directive to Chambers when dividing out HOT funds
5	Mendoza	Finding more funding for Retail Market Study. Zip code demographics with reports. Funding LEDC	LEDC could fund another report but the company says our numbers still should be good. Costs estimated \$22,500 for updating data and recruitment.

Lockhart City Council
FY 16-17 Goals
Revised 3-10-2016, 8:30 pm

Priority	Council Person	Goals Submitted	City Manager Comments
5	Michelson	Work with LEDC or someone equivalent to build a building to help attract business	Need more 12-15,000 sf of retail spaces with reasonable lease per sf. Most softgood retailers want 12-15,000 on Hwy 183 at a reasonable price and increased traffic volumes
5	White	Sidewalks to include lighting	Funding required; for example San Jacinto to Jr High estimate is \$130,000 just for materials along Maple walkway
6	Gonzales-Sanchez	More Events to Attract Tourism in Lockhart and Include Way Finding Signage (Hotels and Restaurants)	Initial required funds up to \$40,000 if City Crew does the work; total cost could be more than \$70,000. Chambers could use HOT for more tourism.
6	Michelson	Continue to work on City Park improvements	Estimate: \$ 400,000 annually over next 4 years based on input from Parks Board Advisory Board
6	White	Pursue possible ESD-EMS district	Legal issue with participation by County and City of Luling preferable
7	Gonzales-Sanchez	Parks Improvemens: Purchase more park equipment to provide safe and fun filled parks for all to use.	Estimate: \$ 400,000 annually over next 4 years based on input from Parks Board Advisory Board
7	Mendoza	Start Talks With YMCA Austin again. Seek sponsors funding if necessary	Our population hurt in previous discussions, Will pursue again. They usually want commitment for a minimum number of individuals and families depending on population of not only City but its metro area
7	Michelson	Work on building a civic center/ recreation center	\$ 9 million plus land \$ 2.5 million for about 20,000 sf plus about \$240,000 annual maintenance costs and minimum of \$60,000 for utilities; estimated revenues offset is about \$60,000; take out recreation center and cost go down about 20%. It has been reported that Bastrop is spending over \$500,000 per year to operate its civic center. Revenues not covering costs.
7	White	Cemetery maintenance	Cemetery Tax up to 5 cents allowed by State Law
8	Gonzales-Sanchez	City Hall: Refurbish with Improvements and/or Upgrades	Elevator and improvements to restrooms planned; better offices for Connie and Sandra planned also.
9	Gonzales-Sanchez	Convention Center	\$ 9 million plus land \$ 2.5 million for about 20,000 sf plus about \$240,000 annual maintenance costs and minimum of \$60,000 for utilities; estimated revenues offset is about \$60,000; take out recreation center and cost go down about 20%. It has been reported that Bastrop is spending over \$500,000 per year to operate its civic center. Revenues not covering costs.
10	Gonzales-Sanchez	Employee: Possible additional Employee Holiday Time off-Alternating system	City employees now have 12 holidays and 1 personal holiday; time off is granted by seniority with department head responsible for keeping sufficient personnel to serve the public needs. Employees also receive at least 2 weeks of vacation time. Those employees required to work on holidays receive their normal pay plus holiday pay.

City of Lockhart
Future Debt Payments as of 9/30/18

Description		Paid Debt	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	TOTAL DEBT
General Government																					
Hotel Tax Fund																					
2016 GO Refunding				40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000								400,000
Total Hotel Tax Fund P & I			-	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	-	-	-	-	-	-	-	400,000
LEDC																					
2015 Tax & Revenue	100.00%		48,093	48,044	48,103	48,152	63,645	63,670	63,513	63,543	63,555	63,643	63,687	65,647	65,544	65,575	65,482	65,579	65,538	65,676	1,048,596
Total LEDC Fund P & I			48,093	48,044	48,103	48,152	63,645	63,670	63,513	63,543	63,555	63,643	63,687	65,647	65,544	65,575	65,482	65,579	65,538	65,676	1,048,596
2015 Capital Projects Fund																					
2015 Tax & Revenue																					-
Total 2015 Capital Projects Fund Fund P & I			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Drainage																					
2015 Tax & Revenue			100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	1,700,000
Total Drainage Fund P & I			100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	1,700,000
General Fund																					
2015 Tax & Revenue																					-
Total General Fund P & I			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund																					
2006 Tax & Rev CO's	100.00%		47,175	50,535	48,690	46,845															146,070
2006-A Tax & Rev CO's	93.00%		267,890	267,803	267,332	271,128															806,264
2015 Tax & Revenue	TRNSF		186,594	186,302	186,653	186,945	279,275	279,421	278,487	278,662	278,735	279,261	279,523	291,203	290,590	290,773	290,222	290,798	290,554	291,374	4,548,778
2015 Tax & Revenue	12.00%		117,779	117,659	117,803	117,923	155,867	155,927	155,543	155,615	155,645	155,861	155,969	160,769	160,517	160,592	160,365	160,602	160,502	160,831	2,567,990
2016 GO Refunding	74.84%		171,056	346,930	361,150	353,161	656,899	666,927	661,698	666,974	673,111	670,566	678,350	-	-	-	-	-	-	-	5,735,766
Total Debt Service Fund P & I			790,494	969,229	981,628	976,002	1,092,041	1,102,275	1,095,728	1,101,251	1,107,491	1,105,688	1,113,842	451,972	451,107	451,365	450,587	451,400	451,056	452,205	13,804,868
Total General Government			938,587	1,157,273	1,169,731	1,164,154	1,295,686	1,305,945	1,299,241	1,304,794	1,311,046	1,309,331	1,317,529	617,619	616,651	616,940	616,069	616,979	616,594	617,881	16,953,464

Future Debt Payments as of 9/30/18

Description	Paid Debt	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	TOTAL DEBT
Proprietary																				
Electric Fund																				
2013 SIB Loan	30.81%	71,151	71,152	71,151	71,151	71,151	71,151	71,151	71,152	71,151	71,151	71,151	71,151	71,151	71,151	71,151	71,152			1,067,268
Total Electric Fund P & I	-	71,151	71,152	71,151	71,151	71,151	71,151	71,151	71,152	71,151	71,151	71,151	71,151	71,151	71,151	71,151	71,152	-	-	1,067,268
Water Fund																				
2006A Tax & Rev CO's	7.00%	20,164	20,157	20,122	20,408															60,687
2015 Tax & Revenue	49.60%	486,818	486,322	486,917	487,413	644,248	644,496	642,909	643,207	643,331	644,223	644,670	664,510	663,468	663,778	662,842	663,822	663,406	664,800	10,614,362
2016 GO Refunding	21.81%	49,849	101,103	105,247	102,919	191,435	194,357	192,833	194,371	196,159	195,418	197,686	-	-	-	-	-	-	-	1,671,528
2013 SIB Loan	35.80%	82,676	82,676	82,676	82,676	82,676	82,676	82,676	82,676	82,676	82,676	82,676	82,676	82,676	82,676	82,676	82,676			1,240,140
Total Water Fund P & I	-	639,507	690,258	694,962	693,416	918,359	921,529	918,418	920,254	922,166	922,317	925,032	747,186	746,144	746,454	745,518	746,498	663,406	664,800	13,586,717
Sewer Fund																				
2015 Tax & Revenue	4.30%	42,204	42,161	42,213	42,256	55,852	55,874	55,736	55,752	55,773	55,850	55,889	57,609	57,518	57,545	57,464	57,549	57,513	57,643	920,197
2016 GO Refunding	3.35%	7,657	15,529	16,166	15,808	29,404	29,853	29,619	29,855	30,130	30,016	30,364	-	-	-	-	-	-	-	256,744
2013 SIB Loan	33.39%	77,102	77,103	77,102	77,102	77,103	77,102	77,102	77,103	77,102	77,102	77,103	77,102	77,102	77,103	77,102	77,102			1,156,537
Total Sewer Fund P & I		126,963	134,793	135,481	135,166	162,359	162,829	162,457	162,710	163,005	162,968	163,356	134,711	134,620	134,648	134,566	134,651	57,513	57,643	2,333,478
Total Proprietary Fund P & I	-	837,621	896,203	901,594	899,733	1,151,869	1,155,510	1,152,026	1,154,116	1,156,323	1,156,436	1,159,539	953,049	951,915	952,253	951,236	952,301	720,919	722,443	16,987,463
Grand Total		1,776,208	2,053,476	2,071,326	2,063,887	2,447,555	2,461,455	2,451,267	2,458,910	2,467,369	2,465,767	2,477,068	1,570,668	1,568,566	1,569,193	1,567,305	1,569,280	1,337,513	1,340,324	33,940,927

City of Lockhart
2015 BOND PROGRAM

Cost	Notes	Task Name	Duration	Start	Finish	2015												2016												2017											
						Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan
\$14,124,890.00		TOTAL PROJECT COST				[Gantt chart showing total project duration from Feb 2015 to Jan 2017]																																			
\$2,068,024.00	1	DRAINAGE IMPROVEMENTS CONTRACT 1 - Mesquite/Wichita Street & Richland Drive				[Gantt chart for Contract 1: Surveying Proposal (17 days), Survey (30 days), Acquisition (120 days), Engineering Design (90 days), Bid Ad/NTP (60 days), Construction (180 days)]																																			
\$1,999,200.00	2	DRAINAGE IMPROVEMENTS CONTRACT 2 - Century Oaks/Market Street, & Ash/Comal Streets				[Gantt chart for Contract 2: Surveying Proposal (17 days), Survey (30 days), Acquisition (150 days), Engineering Design (120 days), Bid Ad/NTP (60 days), Construction (180 days)]																																			
\$3,394,038.00	3	DRAINAGE IMPROVEMENTS CONTRACT 3 - Downtown Improvements Project				[Gantt chart for Contract 3: Surveying Proposal (15 days), Survey (45 days), Engineering Design (180 days), Bid Ad/NTP (60 days), Construction (365 days)]																																			
\$323,400.00	4	DRAINAGE IMPROVEMENTS CONTRACT 4 - Medina & US183 Project				[Gantt chart for Contract 4: Surveying Proposal (15 days), Survey (7 days), Acquisition (90 days), Engineering Design (60 days), Bid Ad/NTP (60 days), Construction (90 days)]																																			
\$1,764,000.00	5	FM 2001 ELEVATED TANK PROJECT				[Gantt chart for Contract 5: Surveying Proposal (15 days), Survey (15 days), Acquisition (120 days), Engineering Design (90 days), Bid Ad/NTP (60 days)]																																			

City of Lockhart
2015 BOND PROGRAM

Cost	Notes	Task Name	Duration	Start	Finish	2015												2016												2017											
						Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan
\$1,355,516.00	6	Construction	365 days	Thu 6/30/16	Thu 6/29/17																																				
		Surveying Proposal	15 days	Mon 1/18/16	Mon 2/1/16																																				
		Survey	30 days	Tue 2/2/16	Wed 3/2/16																																				
		Acquisition	150 days	Thu 3/3/16	Sat 7/30/16																																				
		Engineering Design	120 days	Thu 3/3/16	Thu 6/30/16																																				
		Bid Ad/NTP	60 days	Fri 7/1/16	Mon 8/29/16																																				
		Construction	300 days	Fri 9/2/16	Wed 6/28/17																																				
\$470,400.00	7	SH130 PUMP STATION PROJECT	7 days	Mon 4/25/16	Sun 5/1/16																																				
		Survey	90 days	Mon 5/2/16	Sat 7/30/16																																				
		Bid Ad/NTP	60 days	Sun 7/31/16	Wed 9/28/16																																				
		Construction	270 days	Sun 10/2/16	Wed 6/28/17																																				
\$859,186.00	8	SH130/TOWN BRANCH SEWER PROJECT	15 days	Fri 5/20/16	Fri 6/3/16																																				
		Surveying Proposal	30 days	Sat 6/4/16	Sun 7/3/16																																				
		Acquisition	120 days	Mon 7/4/16	Mon 10/31/16																																				
		Engineering Design	90 days	Mon 7/4/16	Sat 10/1/16																																				
		Bid Ad/NTP	60 days	Sun 10/2/16	Wed 11/30/16																																				
		Construction	240 days	Mon 12/5/16	Tue 8/1/17																																				
\$1,891,126.00	9	WATER TRANSMISSION MAIN PROJECT - Water Plant Transmission Main, MLK to FM 20 West Transmission Main	17 days	Wed 11/16/16	Fri 12/2/16																																				
		Surveying Proposal	30 days	Sat 12/3/16	Sun 1/1/17																																				
		Acquisition	120 days	Mon 1/2/17	Mon 5/1/17																																				
		Engineering Design	90 days	Mon 1/2/17	Sat 4/1/17																																				
		Bid Ad/NTP	60 days	Sun 4/2/17	Wed 5/31/17																																				
		Construction	180 days	Mon 6/5/17	Fri 12/1/17																																				