

**LOCKHART CITY COUNCIL
REGULAR MEETING**

JANUARY 18, 2018

6:30 P.M.

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

Council present:

Mayor Lew White	Councilmember John Castillo
Councilmember Juan Mendoza	Councilmember Kara McGregor
Councilmember Jeffry Michelson	Councilmember Brad Westmoreland
Mayor Pro-Tem Angie Gonzales-Sanchez (arrived at 7:02 p.m.)	

Staff present:

Vance Rodgers, City Manager	Connie Constancio, City Secretary
Jeff Hinson, Finance Director	Dan Gibson, City Planner

Citizens/Visitors Addressing the Council: Ed Theriot, Caldwell County Commissioner; Robbye Meyer of Arx Advantage; Todd Erickson and Jeff Markey of Bouldin Communities; Benny Bock of the Friends of Lockhart Cemeteries; and, Kent Black of Blacks Barbecue.

NOTE: The January 16, 2018 Council meeting was rescheduled to Thursday, January 18, 2018 due to hazardous travelling/weather conditions on January 16, 2018.

Work Session 6:30 p.m.

Mayor White announced that Mayor Pro-Tem Sanchez would be late to the meeting. He 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 MEETINGS OF JANUARY 2, 2018, JANUARY 4, 2018, JANUARY 8, 2018 AND JANUARY 9, 2018.

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

B. DISCUSS 1ST QUARTER FISCAL YEAR 2018 INVESTMENT REPORT.

Mr. Hinson stated that the Texas Public Investment Act requires local governments to review and accept a quarterly investment report for each quarterly reporting period of the year. He provided the following information and there was discussion regarding the 1st Quarter Fiscal Year 2018 report, ending December 31, 2017:

- Quarterly Investment Report
- Investment Portfolio Summary
- Cash Accounts as reconciled by the Banks of the Ozarks
- Marketable Securities Transaction Summary
- Investment Pool Transactions Summary
- Certificates of Deposit Transaction Summary
- Investment Pools
- Bank of the Ozarks Collateralization

C. DISCUSS RESOLUTION 2018-03 IN SUPPORT OF THE TEXAS DEPARTMENT OF TRANSPORTATION APPLYING FOR A CAPITAL AREA METROPOLITAN ORGANIZATION GRANT TO MAKE PEDESTRIAN, DRAINAGES AND TRANSPORTATION SAFETY IMPROVEMENTS ON SH 142 (SAN ANTONIO STREET) BETWEEN MAIN AND COMMERCE STREETS AND COMMITTING TO FUNDING ALL NECESSARY UTILITY ADJUSTMENTS REQUIRED FOR THE PROPOSED PROJECT.

Mr. Rodgers stated that the proposed Resolution supports Texas Department of Transportation (TxDOT) applying for a Capital Area Metropolitan Organization (CAMPO) grant to make pedestrian, drainage, and transportation safety improvements on SH 142 (San Antonio Street) between Main and Commerce Streets and committing to funding all necessary utility adjustments required for the proposed project. Mr. Rodgers recommended approval. There was discussion.

Ed Theriot, Caldwell County Commissioner, Precinct 3, stated that CAMPO extended the application deadline to January 19, 2018. He expressed support on behalf of the Caldwell County Commissioners Court of the City of Lockhart's application to make improvements in the downtown area.

There was discussion regarding the proposed improvements in the downtown area.

D. DISCUSS RESOLUTION 2018-04 OF THE CITY COUNCIL OF LOCKHART, TEXAS, IN SUPPORT OF AND COMMITTING TO FINANCIAL SUPPORT BY WAIVING UP TO \$250 IN BUILDING FEES FOR BOULDIN COMMUNITIES, LLC, WHICH IS TO DEVELOP AFFORDABLE RENTAL HOUSING TO BE KNOWN AS RESIDENCES OF LOCKHART SPRINGS TO BE LOCATED APPROXIMATELY 1,425 FEET SOUTH OF THE SOUTHWEST CORNER OF CITY LINE ROAD AND BORCHERT DRIVE IN THE CITY OF LOCKHART.

Mr. Rodgers stated that Bouldin Communities, Inc. is making an application for 2018 Housing Tax Credits, HOME Partnerships with the Texas Department of Housing and Community Affairs (TDHCA) to construct approximately 80 rental units all of which will be restricted rental units. It also requests financial support up to \$250 in a development fee waiver. The proposed location of the units is at the southwest corner of City Line Road and Borchert Drive. Mr. Rodgers also stated that staff's investigation revealed that most restricted rental rate unit projects in Lockhart have a waiting list. He stated that he visited the Taylor Square Apartments and Stepping Stone Apartments in Taylor. Buildings and grounds appeared to be well maintained. Staff has not been able to confirm that the company maintains ownership after development. If Council wishes to support this project, it will be to provide 80 more restricted rental rate units. The TDHCA will make the final decision as to which projects will receive the tax credits. There was discussion.

Robbye Meyer of Arx Advantage, Bouldin Communities' consultant, stated that they would like to develop affordable rental housing in Lockhart. She provided information about the proposed rental housing development project that included Bouldin Communities Real Estate Overview, architect renderings, proposed unit and site amenities, preliminary concept, rental rates, management company overview, economic benefit, and timeline. Ms. Meyer requested approval of both Resolutions of support on the agenda.

There was discussion regarding the rental rates and the scoring process of the TDHCA tax credit program.

Mayor Pro-Tem Sanchez arrived at 7:02 p.m.

Todd Erickson of Bouldin Communities provided information about the TDHCA tax credit program application and scoring process.

There was discussion regarding several developers applying for the TDHCA tax credit program and the reason that Bouldin Communities was seeking support for two separate housing developments. Ms. Meyer explained that TDHCA would only approve one tax credit application in the Lockhart community out of the all tax credit applications that they receive.

E. DISCUSS RESOLUTION 2018-05 OF THE CITY COUNCIL OF LOCKHART, TEXAS, IN SUPPORT OF AND COMMITTING TO FINANCIAL SUPPORT BY WAIVING UP TO \$250 IN BUILDING FEES FOR BOULDIN COMMUNITIES, LLC., WHICH IS TO DEVELOP AFFORDABLE RENTAL HOUSING TO BE KNOWN AS LOCKHART SPRINGS DEVELOPMENT TO BE LOCATED AT THE NORTHEAST CORNER OF BORCHERT DRIVE AND SH 130 IN THE CITY OF LOCKHART.

Mayor White stated that the proposed development was discussed in detail during the previous item.

F. DISCUSSION REGARDING FRIENDS OF THE LOCKHART CEMETERIES TO CONSTRUCT A WALL OF REMEMBRANCE AND ETERNAL FOUNTAIN PROJECT AT THE LOCKHART MEMORIAL CEMETERY.

Mr. Rodgers stated that Harry Hilgers with Friends of Lockhart Cemeteries proposed the installation of a wall of remembrance and eternal fountain with seating in the Lockhart Memorial Cemetery at no cost to the City. Mr. Hilgers and Ms. Jody King previously made a presentation, answered questions, and provided other information at the November 16, 2017 Council meeting. It was decided by Council to table the item until the December 5 meeting to allow sufficient time for Mr. Hilgers to provide scaled and sealed drawings to staff in order for staff to bring back a recommendation to the Council about the project. The scaled and sealed drawings were received giving details about the above ground wall structure to address staff's major concerns. This item was not on the January 2 agenda because of expected inclement weather conditions. Staff checked on the maintenance requirements of the fountain and found that most installations, if properly installed, and not under trees, did not require an inordinate amount of maintenance. It is estimated that 30 minutes to one hour of maintenance would be required. Mr. Rodgers requested approval. There was discussion.

Mayor White requested a representative of the Friends of Lockhart Cemeteries to address the Council.

Benny Bock of the Friends of Lockhart Cemeteries stated that if the project were approved, they were prepared to begin the installation process. He thanked the Council for their support.

G. DISCUSSION REGARDING STRATEGIC GOVERNMENT RESOURCES (SGR) AGREEMENT TO PROVIDE PROFESSIONAL CITY MANAGER SEARCH SERVICES.

Mayor White stated that he spoke with Larry Gilley of SGR regarding the agreement. The professional services fee is \$18,500 and the total expenses not to exceed \$28,000. Mayor White stated that Mr. Gilley informed him that he believed that there could be cost savings by limiting his travelling to meet with Council. Mayor White stated that the SGR indicated that they are ready to begin with the search services immediately upon approval of the agreement.

H. DISCUSSION AFTER PRESENTATION BY CITY MANAGER REGARDING PROPOSED WATER RATE INCREASES AND THE EFFECT ON TYPICAL UTILITY BILLS STARTING IN FISCAL YEAR 2018-2019; THE ADDITIONAL FUNDING IS REQUIRED FOR THE LONG-TERM WATER SUPPLY PROJECT AS PROPOSED BY THE GUADALUPE-BLANCO RIVER AUTHORITY (GBRA).

Mr. Rodgers stated that at the special Council meeting held on January 9, 2018, Council received information regarding the GBRA long-term water supply draft agreement, associated costs, and possible revenue sources. As requested, typical utility bills with projected increases for different types of customers were provided. GBRA was also present to answer any additional questions about the proposed project. Staff is still working with the City Attorney and GBRA to obtain answers to questions, clarifications, and concerns about the proposed agreement. Staff plans to present the proposed agreement with any changes to the Council for consideration at the February 6, 2018 meeting. There was discussion.

RECESS: Mayor White announced that the Council would recess for a break at 7:55 p.m.

REGULAR MEETING

ITEM 1. CALL TO ORDER.

Mayor Lew White called the regular meeting of the Lockhart City Council to order on this date at 8:13 p.m.

ITEM 2. INVOCATION, PLEDGE OF ALLEGIANCE.

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

ITEM 3. CITIZENS/VISITORS COMMENTS.

Mayor White requested citizens to address the Council.

Kent Black of Blacks Barbecue thanked Mr. Rodgers for his service and congratulated him in his upcoming retirement. He spoke in support of the Hot Rod Car Show. He requested that the Council reconsider allocating 29 parking spots on Main Street in front of Blacks Barbecue so that his customers could utilize the parking on that day and have access to his parking lots. He stated that he would like to also accommodate parking for his employees and customers that will not be attending the car show.

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

ITEM 4. CONSENT AGENDA.

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

The following are the consent agenda items that were approved:

- 4A: Approve minutes of the City Council meetings of January 2, 2018, January 4, 2018, January 8, 2018 and January 9, 2018.
- 4B: Accept 1st Quarter Fiscal Year 2018 Investment Report.

ITEM 5-A. DISCUSSION AND/OR ACTION REGARDING RESOLUTION 2018-03 IN SUPPORT OF THE TEXAS DEPARTMENT OF TRANSPORTATION APPLYING FOR A CAPITAL AREA METROPOLITAN ORGANIZATION GRANT TO MAKE PEDESTRIAN, DRAINAGES AND TRANSPORTATION SAFETY IMPROVEMENTS ON SH 142 (SAN ANTONIO STREET) BETWEEN MAIN AND COMMERCE STREETS AND COMMITTING TO FUNDING ALL NECESSARY UTILITY ADJUSTMENTS REQUIRED FOR THE PROPOSED PROJECT.

Councilmember Castillo made a motion to approve Resolution 2018-03, as presented. Councilmember McGregor seconded. The motion passed by a vote of 7-0.

ITEM 5-B. DISCUSSION AND/OR ACTION REGARDING RESOLUTION 2018-04 OF THE CITY COUNCIL OF LOCKHART, TEXAS, IN SUPPORT OF AND COMMITTING TO FINANCIAL SUPPORT BY WAIVING UP TO \$250 IN BUILDING FEES FOR BOULDIN COMMUNITIES, LLC, WHICH IS TO DEVELOP AFFORDABLE RENTAL HOUSING TO BE KNOWN AS RESIDENCES OF LOCKHART SPRINGS TO BE LOCATED APPROXIMATELY 1,425 FEET SOUTH OF THE SOUTHWEST CORNER OF CITY LINE ROAD AND BORCHERT DRIVE IN THE CITY OF LOCKHART.

Councilmember Michelson made a motion to deny Resolution 2018-04, as presented. Councilmember McGregor seconded.

There was discussion regarding the lack of development aspects of both projects, such as proposed site plans or plats.

Ms. Meyer requested approval to return with additional information regarding the housing projects during the February 6, 2018 council meeting. There was discussion.

Jeff Markey of Bouldin Communities stated that his company currently has a contract on the Lockhart Springs Development which is contingent upon the Council's approval of the Resolution.

VOTE: The motion passed by a vote of 7-0.

ITEM 5-C. DISCUSSION AND/OR ACTION REGARDING RESOLUTION 2018-05 OF THE CITY COUNCIL OF LOCKHART, TEXAS, IN SUPPORT OF AND COMMITTING TO FINANCIAL SUPPORT BY WAIVING UP TO \$250 IN BUILDING FEES FOR BOULDIN COMMUNITIES, LLC., WHICH IS TO DEVELOP AFFORDABLE RENTAL HOUSING TO BE KNOWN AS LOCKHART SPRINGS DEVELOPMENT TO BE LOCATED AT THE NORTHEAST CORNER OF BORCHERT DRIVE AND SH 130 IN THE CITY OF LOCKHART.

Mayor Pro-Tem Sanchez made a motion to deny Resolution 2018-05, as presented. Councilmember Westmoreland seconded. The motion passed by a vote of 7-0.

ITEM 5-D. DISCUSSION AND/OR ACTION REGARDING FRIENDS OF THE LOCKHART CEMETERIES TO CONSTRUCT A WALL OF REMEMBRANCE AND ETERNAL FOUNTAIN PROJECT AT THE LOCKHART MEMORIAL CEMETERY.

Mayor Pro-Tem Sanchez made a motion to approve the Wall of Remembrance and Eternal Fountain project at the Lockhart Memorial Cemetery. Councilmember Westmoreland seconded. The motion passed by a vote of 7-0.

ITEM 5-E. DISCUSSION AND/OR ACTION REGARDING STRATEGIC GOVERNMENT RESOURCES (SGR) AGREEMENT TO PROVIDE PROFESSIONAL CITY MANAGER SEARCH SERVICES.

Councilmember Michelson made a motion to approve the Strategic Government Resources agreement to provide professional City Manager search services and authorizing the Mayor to sign the agreement. Councilmember McGregor seconded. The motion passed by a vote of 7-0.

ITEM 5-F. DISCUSSION AND/OR ACTION AFTER PRESENTATION BY CITY MANAGER REGARDING PROPOSED WATER RATE INCREASES AND THE EFFECT ON TYPICAL UTILITY BILLS STARTING IN FISCAL YEAR 2018-2019; THE ADDITIONAL FUNDING IS REQUIRED FOR THE LONG-TERM WATER SUPPLY PROJECT AS PROPOSED BY THE GUADALUPE-BLANCO RIVER AUTHORITY (GBRA).

Councilmember Castillo made a motion to approve the water rate increase concept. Councilmember Mendoza seconded. The motion passed by a vote of 7-0.

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

Mayor White requested appointments to board and commissions. There were none.

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

- Update: St. Paul United Church of Christ property Ad Hoc Committee heard presentations from Meals on Wheels Central Texas and Mr. Mark Holm about use of the sanctuary as an Art-Cultural Center and further discussed possible joint use of the property on Monday, January 8, at 3:30 at City Hall. Changes needed to use the buildings are being considered and detailed.
- Update: The lighting project on the Maple Street Walkway has been completed by City crews.
- Reminder: Burditt Consultants is working to finalize the plans for the Parks Master Plan for review by Staff and the committee before bringing it to Council for consideration which should be in February, 2018.
- Report: MLK, Jr. March held on January 15, 2018.
- Reminder: Hot Rods and Hatters Car event to be held first weekend in February.
- Report: Commendation to Police, Fire and EMS for their dedication to public safety during the freezing weather.

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

Councilmember Westmoreland stated that the St. United Church of Christ will be holding a fundraiser as an effort to assist with costs associated with improvements to the 728 South Main property. He thanked Mr. Rodgers for keeping employees safe by closing non-essential city offices during the freezing weather. He encouraged everyone to keep warm and to sanitize areas often to avoid illness.

Councilmember Mendoza thanked District 1 Pride for hosting the annual MLK march. He also thanked the first responders and public safety personnel for working during the freezing weather to assure the safety of others.

Mayor Pro-Tem Sanchez expressed condolences to the families of Frank Castillo, Monica Kimble Smith, Mary Ann White, Jim Barrett and Mrs. Gloria Eddleton. She congratulated District 1 Pride for a very successful MLK march.

Councilmember McGregor also thanked all involved in successful MLK march. She thanked city staff and public safety personnel that worked during the freezing weather for assure public safety.

Councilmember Castillo thanked all involved with the successful MLK march even though he was not able to attend. He expressed condolences to all that recently lost a loved one. He thanked city staff and public safety personnel to assure public safety in the community and he asked that everyone stay well.

Councilmember Michelson thanked District 1 Pride for the successful MLK march. He thanked the citizens of Lockhart for staying home during the freezing weather which assisted in keeping everyone safe.


Mayor White thanked all city staff that worked during the freezing weather. He thanked District 1 Pride for the successful MLK march. He commented about the parking concern at Blacks Barbecue during the Hot Rod Car Show on February 3, 2018. Mayor Pro-Tem Sanchez and Councilmember McGregor commented that the parking for the Hot Rod Car Show should remain as previously approved by the Council. Mayor White stated that a special public meeting will be held on Tuesday, January 23, 2018 regarding the downtown revitalization improvement project and to allow the Guadalupe-Blanco River Authority to be available to answer questions about the proposed long-term water supply agreement.

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 9:08 p.m.

PASSED and APPROVED this the 6th day of February 2018.

CITY OF LOCKHART


 Lew White, Mayor

ATTEST:


 Connie Constancio, TRMC
 City Secretary

