

**LOCKHART CITY COUNCIL
REGULAR MEETING**

JUNE 5, 2018

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 John Castillo
Councilmember Kara McGregor
Councilmember Brad Westmoreland

Staff present:

Vance Rodgers, City Manager
Jeff Hinson, Finance Director
Julie Bowermon, Civil Service Director
Randy Jenkins, Fire Chief

Connie Constancio, City Secretary
Dan Gibson, City Planner
Rob Tobias, Economic Development Director
Sean Kelley, Water/Wastewater Superintendent

Citizens/Visitors Addressing the Council: Carole Belver of Community Action, Inc.; Chris Van Heerde of HMT Engineering; Dan Brouillette and Tu Anh Cloteaux of DR Horton; James Moses, Realtor; and, Citizens Mike Mann, Greg Gale, James Mosher, Caroline Johnson, Frank Coggins, Bill Stanley, Randy Williams, Linda Peterson, Shanna Payne, Dane Starks, Tim Schuelke, Sharon Limas, Robert Steinbomer, and, Helen Vasquez.

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. DISCUSSION REGARDING RESOLUTION 2018-11 APPROVING A TYPE B PROJECT UNDER SECTION 4B OF THE TEXAS ECONOMIC DEVELOPMENT CORPORATION ACT OF 1979, AS AMENDED, FOR FUNDING OF PROJECT SOAR IN AN AMOUNT NOT TO EXCEED \$491,049 BASED ON A \$15 MILLION CAPITAL INVESTMENT (INCLUDES \$5 MILLION OF LAND PURCHASE) IN THE PROJECT WITH A MINIMUM OF 50 NEW FULL-TIME EQUIVALENT (FTE) JOBS AT AN AVERAGE ANNUAL WAGE OF \$35,000 TO BE CREATED AND RETAINED FOR A MINIMUM OF FIVE YEARS.

Mr. Tobias stated that the Lockhart Economic Development Corporation (LEDC) held the required public hearing on April 16, 2018. The board unanimously approved LEDC Resolution 2018-05 at its recent board meeting on May 21, 2018. The LEDC received input from representatives of Project Soar, inputs from staff, and reviewed the business information. The Caldwell County Commissioners Court also approved the project, subject to the Council's approval. Mr. Tobias stated that two readings of the Resolution are required to be conducted during the regular meeting.

B. DISCUSS MINUTES OF THE CITY COUNCIL MEETINGS OF MAY 15, 2018, MAY 19, 2018 AND MAY 20, 2018.

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

C. DISCUSS ALLOWING WIC OF TEXAS TO CO-LOCATE UNDER A SUBLEASE AGREEMENT WITH COMMUNITY ACTION, INC., OF CENTRAL TEXAS (FORMERLY HAYS, CALDWELL, AND BLANCO COUNTIES) WHICH HOLDS THE CURRENT LEASE FOR THE SOUTH LOWER WING OF 901 BOIS D'ARC STREET AND APPOINTING THE MAYOR TO SIGN THE AMENDED LEASE IF APPROVED.

Mr. Rodgers stated that this program serves a vital health role for approximately 900 low-income Women, Infants, and Children (WIC) clients per month in Lockhart. The current WIC facility lease is up in August of 2018. The services provided by the entities will complement one another. In its leased space, Community Action has four areas that can be used by WIC if the sublease is approved by the Council. Mr. Rodgers recommended approval and introduced Carole Belver, Director of Community Action who will answer questions about the facility lease agreement.

Carole Belver, Executive Director of Community Action explained that she has been working with the WIC Director for several years to establish the Village of San Marcos that co-locates non-profit organizations to better serve the clients that they jointly assist. The current lease of the WIC office on Bufkin Lane will expire soon and due to low funds allocated by the State, it seemed like a better idea to share the existing Community Action space with citizens to also better serve Lockhart residents that jointly utilize their non-profit organization services. She stated that adding the WIC office would not require major renovations. There was discussion.

D. DISCUSS PRELIMINARY BUDGET AND TAX RATE ADOPTION CALENDAR FOR FISCAL YEAR 2018-2019.

Mr. Hinson stated that staff has prepared a preliminary budget and property tax calendar for budget Fiscal Year 2018-2019. There was discussion.

E. DISCUSS ORDINANCE 2018-13 REPEALING UN-CODIFIED ORDINANCE 2016-06 IN ITS ENTIRETY AND ADOPTING THIS ORDINANCE REGARDING ESTABLISHING THE CLASSIFICATIONS WITHIN THE FIRE DEPARTMENT AND AUTHORIZING THE NUMBER OF EMPLOYEES IN EACH CLASSIFICATION.

Chief Jenkins stated that in 2016, a classification plan was adopted to have two career ladders: Fire Fighter – Suppression and Fire Fighter – Fire Prevention/Fire Marshal.

In December 2015, the Fire Marshal retired and this position has been vacant ever since. The city has attempted to fill the entry level Fire Marshal position but has not received qualified applicants. The position of Fire Marshal is a specialized job and requires additional experience and certifications that a standard firefighter does not typically possess. No firefighter in the Lockhart Fire Department currently has the experience, training, or certifications necessary to perform the duties of a Fire Marshal. The Civil Service Commission revised the classification plan abolishing the two-career ladder system and returning to one-career ladder. By doing this, the rank of Fire Marshal will be removed, and the rank of Assistant Chief will be established. The Fire Chief will fulfill duties of the Fire Marshal and the City will continue having more specialized technical duties, such as plan review, contracted out. By adding Fire Marshal duties to the Fire Chief, an Assistant Chief will be necessary to maintain department operations. In compliance with Civil Service, because the new classification plan will have four ranks below Fire Chief, the Assistant Chief will be appointed by the Fire Chief from current Fire Department staff, instead of requiring internal candidates competing by taking a written exam. After evaluating the needs of the fire department, the Fire Chief recommends reducing Fire Fighters from nine down to seven. There are currently Fire Fighter vacancies; this reduction will not eliminate any current employees. Along with the reduction in force, the Fire Chief is recommending revising the salary structure to improve employee

retention and attract more applicants to increase department stability and experience. The City Council authorizes the number of employees in each classification. Proposed Ordinance 2018-13 reflects the Civil Service Commission's change of abolishing the Fire Prevention/Fire Marshal position and creating the rank of Assistant Chief and the reduction in force from nine Fire Fighter positions to seven positions. Chief Jenkins recommended approval. There was discussion.

F. DISCUSS ORDINANCE 2018-14 REPEALING UN-CODIFIED ORDINANCE 2016-07 IN ITS ENTIRETY AND ADOPTING THIS ORDINANCE REGARDING THE CITY PERSONNEL POLICY MANUAL REMOVING PERFORMANCE OR MERIT PAY FOR POLICE AND FIRE PERSONNEL AND ADOPTING A STEP PAY PLAN FOR POLICE AND FIRE DEPARTMENTS UNDER CIVIL SERVICE.

Chief Jenkins stated that if the new classification plan in the Fire Department is approved, reorganizing the Fire Department classification plan, abolishing Fire Prevention/Fire Marshal and creating the rank of Assistant Chief will require the step pay plan to be revised to reflect the changes. The proposed step pay plan also includes adjustments to all pay steps to improve employee retention and to attract more applications to increase department stability and experience. The cost of adding the Assistant Chief position and the increases to the step pay plan will be covered by the removal of two entry level Fire Fighter positions which are currently vacant. Chief Jenkins recommended approval. There was discussion regarding the Fire Fighter positions.

G. DISCUSS CHANGE ORDER #1 IN THE AMOUNT OF \$36,200 INCREASING THE CONTRACT WITH FUQUAY, INC., OF NEW BRAUNFELS, TEXAS, TO \$184,271.20 FOR ADDITIONAL STREET PAVING ON BLACKJACK STREET EAST OF MAIN, FRIO STREET ONE BLOCK SOUTH OF SH 142, AND NORTH BLANCO STREET BETWEEN ASH AND PINE STREET, AND APPOINTING THE MAYOR TO SIGN ALL CONTRACTUAL DOCUMENTS IF APPROVED.

Mr. Kelley stated that the streets need of an edge milling with a 2 inch overlay. Blackjack Street between US 183 and South Main Street is part of the 2018-2019 Street Improvement Plan that was approved by Council. Staff has also identified two additional streets that would be eligible for this overlay treatment. One being Frio Street from West San Antonio Street to Market Street and the other being North Blanco Street from Ash Street to Pine Street. If approved, this change order will increase the contract by 24.4%, which is allowable under State law without having to re-bid. Mr. Kelley recommended approval. There was discussion.

H. DISCUSS BUYBOARD PURCHASE TO FUQUAY, INC. OF NEW BRAUNFELS, TEXAS IN THE AMOUNT OF \$30,784 FOR WORK CONSISTING OF CHIP SEALING 14,800 SQUARE YARDS OF SAN JACINTO STREET BY APPLYING 0.38" OF AC-20-5TR ASPHALT WITH GRADE 5 TRAP ROCK, AND APPOINTING MAYOR TO SIGN REQUIRED DOCUMENTS.

Mr. Kelley stated that this street is part of the 2018-2019 Street Improvement Plan that was approved by Council. This chip seal would take place on San Jacinto Street between the end of the new repairs at the intersection of San Jacinto Street and Clearfork Street to State Park Road. Using this process now on this highly used section of the street will avoid having to spend \$175,000 or more in the near future. Mr. Kelley recommended approval. There was discussion regarding the longevity of the chip seal that could be a minimum of ten years, dependent upon the amount of traffic on the streets.

I. DISCUSS SEEKING BIDS FOR IMPROVEMENTS AND REPAIRS TO THE LOCKHART WATER TREATMENT PLANT WHICH COULD COST AN ESTIMATED \$672,424.

Mr. Kelley stated that improvements to the water plant would include upgrading the outdated supervisory control and data acquisition system (SCADA), rehabilitating Well #9, replacing several electrical panels for various equipment, replacement of a pump and motor, painting of structures that are exposed to the elements and replacing a 14" water line that runs underneath the building. This water plant which can treat up to 4.8 million gallons per day has remained in operation since 1953 and has gone through many improvements over the years. These necessary improvements will keep the plant producing water for years to come. Bids will be taken for each of the skills and segments involved and brought back to Council for consideration and approval. Mr. Kelley recommended approval. There was discussion. Mr. Rodgers stated that funds have been allocated for the repairs.

J. DISCUSS PROPOSED GUADALUPE-BLANCO RIVER AUTHORITY LEASE OF SPACE ON THE MAPLE STREET WATER TOWER TO PLACE AN ANTENNA TO IMPROVE COMMUNICATIONS BETWEEN WATER PLANTS, SEWER PLANTS, AND SEWER LIFT STATIONS AND APPOINTING CITY MANAGER TO SIGN LEASE AGREEMENT.

Mr. Kelley stated that the antenna will improve the communications for the Supervisory Control and Data Acquisition system (SCADA) network that controls and monitors many of the aspects of the water plant, wells, water towers, sewer plants and sewer lift stations. Mr. Kelley recommended approval. There was discussion.

RECESS: Mayor White announced that the Council would recess for a break at 6:56 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 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. CITIZENS/VISITORS COMMENTS.

Mayor White requested citizens to address the Council that did not wish to speak about an item on the agenda.

Mike Mann, 100 E. Market Street, requested that the Council consider allowing food trucks in the downtown central business district, even if the Council specifies when they are to be open, such as weekends only and/or specific hours during a weekday.

Mayor White requested additional citizens to address the Council regarding an issue that is not on the agenda. There were none.

ITEM 4-A. CONTINUE A PUBLIC HEARING ON APPLICATION ZC-18-07 BY HMT ENGINEERING & SURVEYING ON BEHALF OF COTTONWOOD COMMONS, LLC. FOR A ZONING CHANGE FROM RLD RESIDENTIAL LOW DENSITY DISTRICT TO PDD PLANNED DEVELOPMENT DISTRICT, INCLUDING APPLICATION PDD-18-02, A PLANNED DEVELOPMENT DISTRICT DEVELOPMENT PLAN FOR VINTAGE SPRINGS SUBDIVISION PDD, A PROPOSED REPLAT OF LOT 1, BLOCK 2, AND LOT 2, BLOCK 1, TEXAS HERITAGE SUBDIVISION, CONSISTING OF A TOTAL OF 66.79 ACRES LOCATED AT 300 AND 411 MOCKINGBIRD LANE. [TABLED MAY 15, 2018]

Mayor White opened the public hearing at 7:33 p.m. and requested the staff report.

Mr. Gibson provided a detailed comparison between the RLD District and Vintage Springs PDD. The subject property is proposed to be replatted into generous public open spaces and 278 residential lots that are smaller than the minimum required by our conventional residential zoning classifications. The proposed use is single-family detached residential, and the lots will be a minimum of 45 feet wide and 100 feet deep, although most lots will be 120 feet deep and corner lots will be at least 55 feet wide. All streets, drainage, utilities, and parkland will meet City standards. In addition, sidewalks will be provided on both sides of all streets, even where not required, and a ten-foot wide hike/bike trail is proposed through an internal greenbelt in the approximate location shown on the City's sidewalk and trail plan. Although the lots will be narrow, the houses in the subdivision are proposed to average 1,700 square feet in floor area, with many being two-story. All houses will also have two-car garages. The minimum side building setbacks will be the same as required in the existing RLD zoning classification of the property. Various aesthetic standards and landscaping provisions are listed on the PDD Development Plan. These are amenities that the City does not require in the standard residential zoning districts. The gross density of the subdivision is 4.18 dwelling units per acre, which is considered low density and is, therefore, consistent with the Low Density Residential designation shown on the future land use plan map. The most significant change since this item was tabled on May 15 is the consolidation of the one-way pair at the east end of Maple Street into a single two-way street within existing right-of-way, and the subsequent reconfiguration of streets and lots resulting in the addition of nine additional residential lots. Owners of 29 percent of the land area within 200 feet originally protested, but because the plan was revised and reduced in area, the 200-foot notification area was reduced and now excludes properties that were previously included in the protest such that the percentage is now reduced to 23 percent which still requires a majority vote of six affirmatives votes for approval. Mr. Gibson stated that staff and the Planning and Zoning Commission recommend approval.

Mayor White requested the applicant to address the Council.

Chris Van Heerde, of HMT Engineering, spoke about the improved drainage for the new proposed subdivision that he believes would also improve for the existing neighborhood. They hope that the parkland would create an area for the community to gather.

Councilmember McGregor requested details about the detention ponds and their safety features. Mr. Van Heerde stated that the detention ponds are designed with a sprinkler system to prevent mosquitoes, a 10-foot safety edge before it sinks to the normal pool elevation, and a fence surrounding the pond. There was discussion.

Dan Brouillette, of DR Horton, stated that they are dedicated in creating a neighborhood that is safe and is geared towards a family environment. He stated that DR Horton representatives met with the Lockhart Independent School District (LISD) and conducted several town hall/neighborhood meetings to discuss the proposed development with the community to address concerns. DR Horton made changes to the development that they believe addressed those concerns. He requested approval of the zoning change.

Tu Anh Cloteaux, of DR Horton, provided information regarding the proposed Vintage Springs subdivision that reflects the homes to be built are somewhat similar to several historic homes currently in Lockhart. She provided information regarding the cost of the homes and stated that they have consulted with the LISD Superintendent and staff to be able to provide them ample time to plan on accommodating additional students in the LISD school district. If approved, the school district reported that the new subdivision would zone the children to attend either Bluebonnet or Clearfork Elementary.

Greg Gale, son of the original land owner, provided a history of the owners of the property and stated that he approves of the proposed development. He also stated that he believes that his late father would also be pleased with the development.

Mayor White requested the following citizens in favor of the zoning change to address the Council:

James Moses, realtor, spoke in favor of the zoning change and stated that DR Horton has done what they can to accommodate the concerns of the neighborhood. The family has rejected many other proposed development plans because they are dedicated to the community and want to be assured that a suitable development is established in the neighborhood.

Caroline Johnson, one of the owners of the property, stated that her late father's vision was that someone would purchase the property to develop an attractive neighborhood for the community. Her father also generously donated approximately 15 acres to the City of Lockhart to build a school. She stated that the family has been dedicated to the community, and that her family has rejected numerous development proposals because they were "cookie cutter" development plans. She respectfully requested approval of the proposed Vintage Springs PDD development because the family believes it is an asset to the community.

Frank Coggins, 602 La Feliciana, spoke in favor of the PDD development. He stated that he believes that additional affordable housing is needed in Lockhart. He hoped that once the rooftops are developed that more desired amenities will follow. He also stated that he believes that adequate steps have been taken by the City to assure sufficient water and infrastructure for future development. He requested that the Council take the Planning and Zoning Commission's recommendation into consideration. Growth is an objective of both the Council and Economic Development.

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

Mayor White requested the following citizens against the zoning change to address the Council:

Bill Stanley, 1232 Spruce, spoke against the zoning change because it would create additional traffic, drainage issues for the existing homes, school traffic congestion, and safety hazards for children.

Randy Williams, 500 St. Thomas Street, spoke against the zoning change. He stated that he believes that the property value of his home would decrease if the zoning is changed from RLD to PDD. He suggested that the Council follow the Lockhart 2020 Comprehensive Plan. He requested that if the zoning change is approved, that the Council prohibit two-story homes to be built behind his home and/or on the perimeter of the development because a two story home would invade his and other single story homeowners' privacy.

Linda Peterson, Mockingbird Lane, spoke against the zoning change. She stated that she is not in favor of living in a neighborhood that is clustered with "rooftops". She expressed concern about traffic congestion and safety of the children.

Shanna Payne, 513 St. Thomas, spoke against the zoning change because she believes that the development is purely a financial gain for both the property owners and the developers. She stated that the neighborhood would create undesired xeriscape properties that she does not believe fits the neighborhood. She requested that the RLD zoning remain. She spoke in favor of Lockhart keeping the classic small town charm.

James Starks, 401 San Jacinto, spoke against the zoning change. He stated that he is not in favor of a neighborhood with homes so close to each other with no yard. The xeriscape yards do not complement the existing neighborhood.

Tim Schuelke, 502 St. Thomas, spoke against the zoning change. He stated that he would be in favor of development that would require lot sizes to be the same or like the existing neighborhood.

Mayor White requested additional citizens to address the Council.

Sharon Limas, 1324 Walter Ellison, spoke in favor of the zoning change. She stated that additional homes would encourage large chain restaurants and department stores to come to Lockhart. She spoke in favor of the proposed development with a dog park, and stated that she believes that there are many citizens or future homeowners that would want a smaller home with a small yard.

Robert Steinbomer, 321 San Jacinto, stated that he believes that the revised PDD plan is an improvement. He spoke against the zoning change due to additional traffic and increased drainage problems.

Helen Vasquez, 405 San Jacinto, stated that she appreciates and enjoys utilizing the existing walking trail. She expressed concern about additional traffic on San Jacinto Street, and about the safety of the children walking to and from school.

Mayor White requested additional citizens in favor of or against the zoning change to address the Council. There were none. He closed the public hearing at 9:15 p.m.

ITEM 4-B. DISCUSSION AND/OR ACTION TO CONSIDER ORDINANCE 2018-11 AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LOCKHART, TEXAS, TO RECLASSIFY THE PROPERTY KNOWN AS LOT 1, BLOCK 2, AND LOT 2, BLOCK 1, TEXAS HERITAGE SUBDIVISION, CONSISTING OF A TOTAL OF 66.79 ACRES LOCATED AT 300 AND 411 MOCKINGBIRD LANE, FROM RLD RESIDENTIAL LOW DENSITY DISTRICT TO PDD PLANNED DEVELOPMENT DISTRICT, INCLUDING A PLANNED DEVELOPMENT DISTRICT DEVELOPMENT PLAN FOR VINTAGE SPRINGS SUBDIVISION PDD.

Mayor Pro-Tem Sanchez spoke in favor of the uniqueness of the Lockhart community, and she thanked the property owners for their dedication and investment in Lockhart.

Councilmember Mendoza stated that he appreciates the amenities of the subdivision, and that he believes it would be a positive development for the community. He stated that he would vote in favor of the zoning change.

Councilmember McGregor stated that she believes that homes should be built on the subject property and that growth is inevitable. She expressed appreciation to the property owners for their selective development process. She stated that she would vote against the zoning change.

Councilmember Michelson stated that he has spoken with many citizens of the neighborhood that are both in favor of or against the zoning change. Most of the citizens who spoke against the zoning change expressed that they do not want Maple Street to be developed. He reminded citizens that Maple Street would eventually be developed. He stated that additional homes would benefit the community, and that he would vote in favor of the zoning change.

Councilmember Westmoreland stated that Lockhart would not remain a small town, and that the Council would do their best to make good decisions for the entire community.

Councilmember Castillo stated that he would prefer that the community remain safe, and that growth in Lockhart should not be compared to surrounding cities, such as Kyle or Buda. He suggested that the development be considered for a maximum of 258 homes instead of 279 homes. He stated that he would vote against the zoning change.

Mayor White stated that he has heard that "if you are not growing, you are going backwards". He stated that he did not believe that the development would drastically change Lockhart and that the City should be promoting good housing for the community. He stated that he would be voting in favor of the zoning change.

Mayor Pro-Tem Sanchez made a motion to approve Ordinance 2018-11, as presented. Councilmember Michelson seconded. The motion failed by a vote of 5-2, with Councilmembers McGregor and Castillo opposing, and due to the lack of a super-majority vote (minimum of six affirmative votes).

Mayor White announced that the Council would recess for a break at 9:50 p.m.

Mayor White reconvened the meeting at 9:56 p.m.

ITEM 4-C. HOLD A PUBLIC HEARING ON APPLICATION ZC-18-08 BY RAYMOND LEE ON BEHALF OF LIBERTY OAKS, JV, LLC. FOR A ZONING CHANGE FROM RMD RESIDENTIAL MEDIUM DENSITY DISTRICT TO MH MANUFACTURED HOME DISTRICT FOR 12.644 ACRES IN THE JAMES GEORGE LEAGUE, ABSTRACT NO. 9, LOCATED AT 1517 AND 1519 BLACKJACK STREET (FM 20), AND 1541 LOVER'S LANE. [WITHDRAWN]

Mayor White announced that the zoning change was withdrawn.

ITEM 5-A. CONDUCT FIRST READING AND DISCUSSION REGARDING RESOLUTION 2018-11 APPROVING A TYPE B PROJECT UNDER SECTION 4B OF THE TEXAS ECONOMIC DEVELOPMENT CORPORATION ACT OF 1979, AS AMENDED, FOR FUNDING OF PROJECT SOAR IN AN AMOUNT NOT TO EXCEED \$491,049 BASED ON A \$15 MILLION CAPITAL INVESTMENT (INCLUDES \$5 MILLION OF LAND PURCHASE) IN THE PROJECT WITH A MINIMUM OF 50 NEW FULL-TIME EQUIVALENT (FTE) JOBS AT AN AVERAGE ANNUAL WAGE OF \$35,000 TO BE CREATED AND RETAINED FOR A MINIMUM OF FIVE YEARS.

Mr. Tobias read Resolution 2018-11 in its entirety.

ITEM 6. CONSENT AGENDA

Mayor Pro-Tem Sanchez made a motion to approve consent agenda items 6A, 6B, 6C, 6D, 6E, 6F, 6G, 6H, and 6I. Councilmember Michelson seconded. The motion passed by a vote of 7-0.

The following are the consent agenda items that were approved:

- 6A: Approve minutes of the City Council meetings of May 15, 2018, May 19, 2018 and May 20, 2018.
- 6B: Approve allowing WIC of Texas to co-locate under a sublease agreement with Community Action, Inc., of Central Texas (formerly Hays, Caldwell, and Blanco Counties) which holds the current lease for the south lower wing of 901 Bois D'arc Street and appointing the Mayor to sign the amended lease if approved.
- 6C: Approve Preliminary Budget and Tax Rate Adoption Calendar for Fiscal Year 2018-2019.
- 6D: Approve Ordinance 2018-13 repealing un-codified Ordinance 2016-06 in its entirety and adopting this Ordinance regarding establishing the classifications within the Fire Department and authorizing the number of employees in each classification.
- 6E: Approve Ordinance 2018-14 repealing un-codified Ordinance 2016-07 in its entirety and adopting this ordinance regarding the City Personnel Policy Manual removing Performance or Merit Pay for Police and Fire Personnel and adopting a step pay plan for Police and Fire Departments under Civil Service.
- 6F: Approve Change Order #1 in the amount of \$36,200 increasing the contract with Fuquay, Inc., of New Braunfels, Texas, to \$184,271.20 for additional street paving on Blackjack Street east of Main, Frio Street one block south of SH 142, and North Blanco Street between Ash and Pine Street, and appointing the Mayor to sign all contractual documents if approved.
- 6G: Approve Buyboard purchase to Fuquay, Inc. of New Braunfels, Texas in the amount of \$30,784 for work consisting of chip sealing 14,800 square yards of San Jacinto Street by applying 0.38" of AC-20-5TR Asphalt with Grade 5 Trap Rock, and appointing Mayor to sign required documents.
- 6H: Approve seeking bids for improvements and repairs to the Lockhart Water Treatment Plant which could cost an estimated \$672,424.
- 6I: Approve proposed Guadalupe-Blanco River Authority lease of space on the Maple Street Water Tower to place an antenna to improve communications between water plants, sewer plants, and sewer lift stations and appointing City Manager to sign lease agreement.

ITEM 7-A. CONDUCT SECOND READING AND DISCUSSION AND/OR ACTION REGARDING RESOLUTION 2018-11 APPROVING A TYPE B PROJECT UNDER SECTION 4B OF THE TEXAS ECONOMIC DEVELOPMENT CORPORATION ACT OF 1979, AS AMENDED, FOR FUNDING OF PROJECT SOAR IN AN AMOUNT NOT TO EXCEED \$491,049 BASED ON A \$15 MILLION CAPITAL INVESTMENT (INCLUDES \$5 MILLION OF LAND PURCHASE) WITH A MINIMUM OF FIFTY (50) NEW FULL-TIME EQUIVALENT (FTE) JOBS TO BE CREATED AT AN AVERAGE ANNUAL WAGE OF \$35,000 DURING THE FIRST FIVE YEARS OF THIS AGREEMENT AND RETAINED FOR THE BALANCE OF THIS TEN (10) YEAR AGREEMENT.

Mr. Tobias read Resolution 2018-11 in its entirety. He stated that staff requests approval. Mr. Rodgers stated that the Lockhart Economic Development Corporation also recommends approval.

Mayor Pro-Tem Sanchez made a motion to approve Resolution 2018-11, as presented. Councilmember McGregor seconded. The motion passed by a vote of 7-0.

ITEM 7-B. DISCUSSION AND/OR ACTION REGARDING APPOINTMENTS TO VARIOUS BOARDS, COMMISSIONS OR COMMITTEES.

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

ITEM 8. CITY MANAGER'S REPORT, PRESENTATION AND POSSIBLE DISCUSSION.

- Update: City Wastewater Crew is completing reroute of new sewer main on N. Church Street north of Pecan Street which was planned when the two sewer lift stations in the area were eliminated on previous projects. 75% complete.
- Update: Summer Reading Program underway. Also, free meals for children at the Library from June 4 - August 3 from 12-1 p.m.
- Update: Utility payments now accepted at the Municipal Court drive-thru; all other utility related services will still be at City Hall or on line.
- Update: Preparation meetings and staff work for CTR events.
- Update: City Pool will open June 12; opened Splash Pad on May 1.
- Update: The City will again have the Summer Fan Program; donations are welcomed.
- Update: Second feeder line from the new substation in place across SH 130.
- Update: Meeting with LCRA about recent power outage and steps taken to avoid and reduce future outages caused by the same problem.
- Announcement: Sean P. Kelley promotion to Public Works Director.

ITEM 9. COUNCIL AND STAFF COMMENTS – ITEMS OF COMMUNITY INTEREST.

Councilmember Westmoreland invited everyone to the Chisholm Trail Roundup (CTR) and to stay hydrated and to be safe.

Councilmember Mendoza thanked everyone for attending tonight's meeting.

Mayor Pro-Tem Sanchez expressed condolences to the families of Theresa Aguilar, Rafael Romero, Juanita Peralez and Gregory Frey for their loss. She expressed best wishes to the Lockhart Chamber for a successful CTR. She congratulated Sean Kelley for his promotion to Public Works Director.

Councilmember McGregor thanked all involved with the development process presented during the public hearing. She encouraged everyone to attend the CTR activities yet to stay cool and safe.

Councilmember Castillo wished the Lockhart Chamber for another successful CTR. He hoped to see everyone at the parade on Saturday and he thanked all involved with CTR.

Councilmember Michelson wished the Lockhart Chamber good luck during CTR. He invited everyone to the CTR on Saturday to watch Councilmember Westmoreland play in the Diamondback band at 5:30 p.m.

Mayor White congratulated the Lockhart Chamber on the CTR event changes and entrance price changes that should draw a larger crowd.

ITEM 10. EXECUTIVE SESSION IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNMENT CODE, TITLE 5, SUBCHAPTER D, SECTION 551.074- TO DELIBERATE THE APPOINTMENT, EMPLOYMENT, EVALUATION, REASSIGNMENT, DUTIES, DISCIPLINE, OR DISMISSAL OF A PUBLIC OFFICER OR EMPLOYEE. - Discuss the City Manager's contract.

Mayor White announced that the Council would go into Executive Session/Closed meeting at 10:13 p.m. to discuss the City Manager's contract.

ITEM 11. OPEN SESSION - Discussion and/or action regarding the City Manager's contract.

Mayor White announced that the Council would enter Open Session at 10:53 p.m.


Mayor Pro-Tem Sanchez made a motion to authorize the Mayor to continue City Manager contract negotiations. Councilmember McGregor seconded. The motion passed by a vote of 7-0.

ITEM 12. ADJOURNMENT.

Mayor Pro-Tem Sanchez made a motion to adjourn the meeting. Councilmember Mendoza seconded. The motion passed by a vote of 7-0. The meeting was adjourned at 10:54 p.m.

PASSED and APPROVED this the 19th day of June 2018.

CITY OF LOCKHART


Lew White, Mayor

ATTEST:


Connie Constancio, TRMC
City Secretary

