

**LOCKHART CITY COUNCIL  
and  
LOCKHART ECONOMIC  
DEVELOPMENT CORPORATION**

**SEPTEMBER 4, 2018**

**6:30 P.M.**

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

**Council present:**

Mayor Lew White  
Councilmember Juan Mendoza  
Councilmember Jeffrey Michelson

Councilmember John Castillo  
Councilmember Kara McGregor  
Councilmember Brad Westmoreland

**Council absent:**

Mayor Pro-Tem Angie Gonzales-Sanchez

**Lockhart Economic Development Corporation members present:**

Morris Alexander  
Umesh Patel  
Frank Estrada  
Nic Irwin

Dyral Thomas  
Alan Fielder  
Alfredo Munoz

**Staff present:**

Vance Rodgers, City Manager  
Peter Gruning, City Attorney  
Sean Kelley, Public Works Director  
Kevin Waller, Assistant City Planner

Connie Constancio, City Secretary  
Pam Larison, Interim Finance Director  
Dan Gibson, City Planner

**Citizens/Visitors Addressing the Council:** Tommie Clayton of Caldwell County Master Gardeners Association; Roy Watson of the Branding and Wayfinding Committee; Jeff Hinson, Finance Consultant; and Tracy Forester, Citizen.

**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 CITY COUNCIL MEETING MINUTES OF AUGUST 18 AND 19, 2018 AND AUGUST 21, 2018.**

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

**B. DISCUSS AGREEMENT BETWEEN THE CITY OF LOCKHART, TEXAS A&M AGRILIFE EXTENSION SERVICE/CALDWELL COUNTY AND THE CALDWELL COUNTY MASTER GARDENER ASSOCIATION (CCMGA, A 501C3 NON-PROFIT) TO ASSUME MANAGEMENT OF THE CURRENT "LOCKHART COMMUNITY GARDEN" SITE ON NORTH MEDINA JUST NORTH OF THE CALDWELL COUNTY MINISTERIAL ALLIANCE FOOD BANK AND APPOINTING THE MAYOR TO SIGN THE AGREEMENT IF APPROVED.**

Mr. Rodgers stated that A&M AgriLife Extension Service/Caldwell County and the Caldwell County Master Gardener Association (CCMGA, a 501c3 non-profit) have submitted a proposal to assume management of the current "Lockhart Community Garden" site. There was discussion. Mr. Rodgers recommended approval.

Tommie Clayton, President of the CCMGA, stated that the agreement was originally proposed in March 2018 when the CCMGA was looking for a site to develop a garden. After discussions with the City Manager, the CCMGA created a Lockhart Community Garden site at the city facility on Medina and Bois D'arc Street. The CCMGA hosts AgriLife educational and outreach sessions for the public. There was discussion.

**C. DISCUSS MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN LOCKHART POLICE DEPARTMENT AND LOCKHART INDEPENDENT SCHOOL DISTRICT (ISD) FOR TWO SCHOOL RESOURCE OFFICERS FOR THE 2018-2019 SCHOOL YEAR.**

Mr. Rodgers stated that the MOU submitted for approval outlines the roles and responsibilities of the Lockhart Police Department and Lockhart ISD with respect to one officer housed at the High School and one officer housed at the Junior High School as roving SRO's assigned to the LISD for the 2018-2019 school year. Mr. Rodgers recommended approval. There was brief discussion.

**D. DISCUSS THE SUBMISSION OF GRANT APPLICATION TO ST. DAVID'S FOUNDATION FOR THE ACTIVE PARKS GRANT.**

Mr. Kelley stated that these grants are by invitation only and that the City of Lockhart was fortunate to be included. The grant is meant to fund opportunities that support physical activity, health, economic development and fitness within parks and could fund up to \$250,000 this year in related projects. There is currently no safe pedestrian access to the Municipal Park. Providing neighborhoods access to the park by trails meets all of the criteria for this grant. Staff is proposing to submit a plan for a series of 10-foot and 6-foot wide trails in and around the park to promote activity. This grant has no matching requirement. Staff would commit in-kind services of prepping the sites for these proposed walkways. Grant applications must be submitted by September 26, 2018. Mr. Kelley recommended approval. There was discussion.

**E. DISCUSS REAPPOINTMENT OF MAYOR LEW WHITE AND COUNCILMEMBER JOHN CASTILLO TO THE CAPITAL AREA COUNCIL OF GOVERNMENTS (CAPCOG) GENERAL ASSEMBLY.**

Mayor White stated that the CAPCOG requires members to be reappointed to the general assembly each year. He serves on the CAPCOG Executive Board and Councilmember Castillo serves on the CAPCOG Economic Development Board. He requested approval.

**F. PRESENTATION BY THE BRANDING AND WAYFINDING COMMITTEE, AND DISCUSSION REGARDING THE COMMITTEE'S RECOMMENDED BRANDING CONCEPT FOR THE CITY OF LOCKHART.**

Councilmember McGregor introduced members of the Branding and Wayfinding Committee. She stated that Committee member Roy Watson would present information regarding their recommendations.

Roy Watson of the Branding and Wayfinding Committee provided detailed information regarding the recommended brand identity/future logo of the City of Lockhart.

Councilmember Michelson thanked the committee for their dedication and time spent in determining a recommended future logo. He suggested that if the logo were to represent the Caldwell County Courthouse, that the drawing of the structure look more like it. He also questioned why a County building was suggested for the city logo. Mr. Watson replied that out of many other proposed logo options, the similarity of the Caldwell County Courthouse was what the Committee believed was the best option to the city's future brand/logo.

Councilmember McGregor stated that the original architectural drawing of the Caldwell County Courthouse was what drew the Committee to select it to propose as the future logo.

Councilmember Westmoreland stated that years ago, the City of Lockhart was full of oak trees. He stated that the recommended brand/logo was suitable and "not busy".

Councilmember Mendoza stated that he appreciated the concept of the new brand/logo and that it is heading in the right direction.

Councilmember Castillo stated that Lockhart's Economic Development Director also has a concept of a future brand/logo. He expressed appreciation of the proposed new brand/logo and thanked the Committee for their dedication and time spent on it.

Mayor White stated that he believes that the committee presented an identifier to the logo. He stated that he believes that the proposed logo with the courthouse drawing signifies the hard work that the Council, staff and citizens have done to revitalize the downtown district.

Mr. Watson stated that the next steps would be to work the next several weeks to prepare a print ready artwork.

Mayor White requested that the committee return to Council with a refined logo with suggestions for tag lines.

**G. DISCUSSION AFTER UPDATE BY CITY MANAGER REGARDING FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) REIMBURSEMENTS ASSOCIATED WITH HURRICANE HARVEY IN 2017.**

Mr. Rodgers stated that the City Manager filed reimbursement requests with FEMA for costs associated with recovery of costs associated with cleanup during and after Hurricane Harvey. After appeals and a very burdensome report process, FEMA has agreed to reimburse the City of Lockhart about \$62,000 which should be coming to the city in October 2018. The funds should be used to reimburse the funds where the expenses occurred. The new City Manager can bring this issue back to Council at that time. There was discussion.

RECESS: Mayor White announced that the Council would recess for a break at 7:20 p.m.

**REGULAR MEETING**

**ITEM 1. CALL TO ORDER.**

Mayor Lew White called the meeting of the Lockhart City Council to order at 7:35 p.m.

Member Alan Fielder called the meeting of the Lockhart Economic Development Corporation to order at 7:35 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 the following citizen to address the Council:

Tracy Forester, 1600 Old Kelly Road, spoke against the proposed tax rate increase. She stated that the combined total tax increase of all taxing entities is making it hard for homeowners to afford their mortgages. She requested that taxing entities figure out how to live within the budget rather than increasing property tax rates.

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

**ITEM 4-A. HOLD PUBLIC HEARINGS ON THE CITY OF LOCKHART AND LOCKHART ECONOMIC DEVELOPMENT CORPORATION FISCAL YEAR 2018-2019 BUDGETS.**

Mayor White opened the public hearing of the Lockhart City Council at 7:38 p.m.

LEDC Member Alan Fielder opened the public hearing of the Lockhart Economic Development Corporation (LEDC) at 7:38 p.m.

Pam Larison stated that Jeff Hinson will present the proposed budgets as a consultant.

Jeff Hinson stated that the City Charter requires a public hearing on the budgets and, also thereafter on the tax rate. Mr. Hinson provided detailed budget information and there was discussion regarding Fiscal Year 2018-2019 proposed revenues and expenditures as follows:

- General Fund
- Debt Service
- Electric Utility
- Water Utility
- Wastewater Utility
- Solid Waste Utility
- Emergency Medical Service
- Airport Fund
- Special Revenue Funds
- Capital Funds
- Miscellaneous Utility Funds
- Trust and Agency Funds
- Lockhart Economic Development Multi-Year Financial Plan

Mayor White requested citizens to address the Council and the LEDC in favor of or against the City of Lockhart and Lockhart Economic Development Corporation Fiscal Year 2018-2019 budgets. There were none. He closed the public hearing of the Lockhart City Council at 8:20 p.m.

LEDC Member Alan Fielder closed the public hearing of the Lockhart Economic Development Corporation at 8:20 p.m.

**ITEM 4-B. PRESENTATION, DISCUSSION AND/OR ACTION TO CONSIDER APPROVAL OF THE LOCKHART ECONOMIC DEVELOPMENT CORPORATION'S MULTI-YEAR FINANCIAL PLAN.**

Councilmember Michelson made a motion to approve the Lockhart Economic Development Corporation's Multi-Year Financial Plan. Councilmember Castillo seconded. The motion passed by a vote of 6-0.

Member Frank Estrada made a motion to approve the Lockhart Economic Development Corporation's Multi-Year Financial Plan. Member Alfredo Munoz seconded. The motion passed by a vote of 7-0.

**LOCKHART ECONOMIC DEVELOPMENT CORPORATION (LEDC) TO ADJOURN**

Member Alan Fielder announced that the LEDC would adjourn their meeting at 8:16 p.m.

Mayor White announced that the Lockhart City Council meeting would continue.

**ITEM 4-C. CITY COUNCIL TO HOLD THE FIRST OF TWO PUBLIC HEARINGS ON A PROPOSAL TO INCREASE TOTAL TAX REVENUES FROM PROPERTIES ON THE TAX ROLL IN THE PRECEDING YEAR BY 5.648878 PERCENT. ANNOUNCE THAT THE DATE OF THE SECOND PUBLIC HEARING WILL BE SEPTEMBER 18, 2018 AT 7:30 P.M. AND THE VOTE ON THE TAX RATE WILL BE SEPTEMBER 25, 2018 AT 6:30 P.M. AT THE CLARK LIBRARY ANNEX – COUNCIL CHAMBERS, 217 SOUTH MAIN STREET, 3<sup>RD</sup> FLOOR, LOCKHART, TEXAS 78644.**

Mayor White opened the public hearing at 8:21 p.m.

Mr. Hinson stated that this is the first of two required public hearings regarding the proposed Fiscal Year 2018-2019 tax rate. The second public hearing will be held on September 18, 2018 at 7:30 p.m. The proposed Fiscal Year 2018-2019 tax rate will be 71.07 cents per \$100 valuation, which is less than last year. The Council's unanimous record vote made during the August 21, 2018 meeting and was to set the tax rate at 71.07 cents per \$100 valuation.

The average taxable value of a residence homestead in City of Lockhart last year was \$127,370. Based on last year's tax rate of \$0.726000 per \$100 of taxable value, the amount of taxes imposed last year on the average home was \$924.71.

The average taxable value of a residence homestead in City of Lockhart this year is \$136,838. If the governing body adopts the effective tax rate for this year of \$0.672700 per \$100 of taxable value, the amount of taxes imposed this year on the average home would be \$920.51.

If the governing body adopts the proposed tax rate of \$0.710700 per \$100 of taxable value, the amount of taxes imposed this year on the average home would be \$972.51.

Mayor White requested citizens in favor of or against the proposed tax rate increase to address the Council. There were none. He closed the public hearing at 8:24 p.m.

**ITEM 5. CONSENT AGENDA.**

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

The following are the consent agenda items that were approved:

- 5A: Approve City Council meeting minutes of August 18 and 19, 2018 and August 21, 2018.
- 5B: Approve agreement between the City of Lockhart, Texas A&M AgriLife Extension Service/Caldwell County and the Caldwell County Master Gardener Association (CCMGA, a 501c3 non-profit) to assume management of the current "Lockhart Community Garden" site on North Medina just north of the Caldwell County Ministerial Alliance Food Bank, and appointing the Mayor to sign the agreement if approved.
- 5C: Approve Memorandum of Understanding (MOU) between Lockhart Police Department and Lockhart Independent School District for two School Resource Officers for the 2018-2019 school year.
- 5D: Approve the submission of grant application to St. David's Foundation for the Active Parks Grant.
- 5E: Approve reappointment of Mayor Lew White and Councilmember John Castillo to the Capital Area Council of Governments (CAPCOG) General Assembly.

**ITEM 6-A. PRESENTATION BY THE BRANDING AND WAYFINDING COMMITTEE, AND DISCUSSION AND/OR ACTION, REGARDING THE COMMITTEE'S RECOMMENDED BRANDING CONCEPT FOR THE CITY OF LOCKHART.**

Mayor White stated that the consensus of the Council was to direct the committee to further refine the proposed logo with some possible tag lines.

**ITEM 6-B. DISCUSSION AND/OR ACTION AFTER UPDATE BY CITY MANAGER REGARDING FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) REIMBURSEMENTS ASSOCIATED WITH HURRICANE HARVEY IN 2017.**

There was no discussion.

**ITEM 6-C. 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-E. DISCUSSION AND/OR ACTION REGARDING THE PROPOSED FISCAL YEAR 2018-2019 GENERAL FUND, ENTERPRISE FUND, DEBT FUND BUDGETS, AND PROPOSED FUNDING SOURCES AND, DISCUSSION AND/OR ACTION REGARDING THE BUDGET AND TAX RATE ADOPTION CALENDAR, IF NECESSARY.**

There was no additional discussion regarding the Fiscal Year 2018-2019 budget.

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

- Update: The contractor has completed about 25% of the new 18" water main on West Martin Luther King, Jr Industrial Blvd. that will connect to the large main on State Park Road at Patton.
- Update: Bids to be advertised starting next week for large water main extension from SH 142 to north of the railroad tracks on the east frontage of road of SH 130; this is first phase in preparation for the new water tower under design; both funded with the 2015 Certificates of Obligation (CO) issuance.
- Update: LEDC has sold lot 4B at the northwest corner of Brownsboro Road and East Martin Luther King, Jr Industrial Blvd. to Hill Country Foodworks for expansion of their business at 215 East MLK Jr. Industrial Blvd.

- Update: LCRA engineers working on extension of 3 phase from the Jason K LaFleur Sports Complex on Maple to the east and then north to Bluebonnet School as part of the first phase of the north electrical load reduction project on the Blackjack Electrical Substation Breaker 30 and in preparation of new subdivision on Mockingbird.
- Update: TRC engineering working on design of water main extension on Brownsboro Road from E. Martin Luther Industrial Blvd south to the Summerside Subdivision which will provide a looped water main system in the area; funding will be from Water Impact fees and the 2015 CO issuance.
- Update: Vision Fiber Technology's working daily to rehab the building they purchased on Blackjack.
- Update: Kentucky Fried Chicken is scheduled to open in November.
- Update: Taco Bell is closed for major remodeling but to reopen soon.
- Update: The Stanton Apartments construction is well underway.
- Update: The new Valero Store and strip center just south of Stanton Apartments has its permits and preconstruction meeting has been held.
- Update: Vintage Springs Developer has requested that the City Manager allow them to start their dirt work.
- Update: The library air conditioning condensing leaks that have plagued us so long have been repaired, and repairs to walls and floors are underway.
- Reminder: On Saturday, September 15, at 9 am, there will be a meet and greet on the Carver Vocational School grounds on east Market Street to seek community support in efforts to rehabilitate the structure; the Council, Lockhart Historical Preservation Commission, the Caldwell County Historical Committee, and LISD Trustees and Administration are invited.
- Reminder: Staff will be presenting rate ordinances for new water costs and trash collections services at the September 25 meeting.
- Report: Staff is Working with Greater Caldwell County Hispanic Chamber in preparation of Diez y Seis event in September.
- Report: Staff working on Texas Swing Festival with event representatives to be held September 28 and 29.

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

Councilmember Westmoreland thanked all that attended to support the youth at the High School games.

Councilmember Mendoza invited everyone to the Lockhart Soccer Association Youth kickoff celebration on Friday, September 7, 2018 at 6:30 p.m.

Councilmember McGregor encouraged attendance at the Old Carver School Fundraiser event on September 15, 2018.

Councilmember Castillo expressed condolences to the Carter and Trelles families for their loss. He wished the school athletic teams best of luck this school year. He thanked Mr. Hinson and staff for their help. He questioned the process of filling the Finance Director position. Mr. Rodgers replied that the new City Manager would fill the position of Finance Director.

Mayor White announced a couple of events: Old Carver School Fundraiser on September 15 and Diez y Seis on September 14&15 on the downtown square. The Swing event will also be held in late September. He thanked staff for their work and explained that the Council would spend the taxpayers funds very wisely. He invited everyone to the monthly First Friday celebration on the square this Friday.

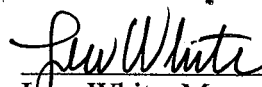
Mr. Rodgers expressed condolences to Robert Steinbomer for the loss of his wife.

**ITEM 9. ADJOURNMENT.**

Councilmember Mendoza made a motion to adjourn the meeting. Councilmember McGregor seconded. The motion passed by a vote of 6-0. The meeting was adjourned at 8:38 p.m.

PASSED and APPROVED this the 18<sup>th</sup> day of September 2018.

**CITY OF LOCKHART**

  
\_\_\_\_\_  
Lew White, Mayor

ATTEST:

  
\_\_\_\_\_  
Connie Constancio, TRMC  
City Secretary

