

**LOCKHART CITY COUNCIL
REGULAR MEETING**

DECEMBER 17, 2019

6:30 P.M.

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

Council present:

Mayor Lew White	Councilmember Derrick David Bryant
Councilmember Juan Mendoza	Councilmember Kara McGregor
Councilmember Jeffry Michelson	Councilmember Brad Westmoreland
Mayor Pro-Tem Angie Gonzales-Sanchez (arrived at 7:15 p.m.)	

Staff present:

Steven Lewis, City Manager	Connie Constancio, City Secretary
Monte Akers, City Attorney	Miles Smith, Public Information Officer
Dan Gibson, City Planner	Sean Kelley, Public Works Director
Pam Larison, Finance Director	Mike Kamerlander, Economic Development Dir.
Ernest Pedraza, Police Chief	

Citizens/Visitors Addressing the Council: Representatives of the St. David's Foundation; and, Scott Joslove, President of the Texas Hotel & Lodging Association.

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:

PRESENTATION ONLY

Chief Pedraza gave an update about a shooting incident in Lockhart this past weekend. He stated that all safety personnel and entities are continuing to search for the suspect through various law enforcement means. He stated that this event is an isolated incident and that he did not anticipate any danger in the community.

A. PRESENTATION BY ST. DAVID'S FOUNDATION TO FORMALLY ANNOUNCED THAT THE CITY OF LOCKHART IS A RECIPIENT OF THE PARKS WITH PURPOSE GRANT.

Representatives of the St. David's Foundation presented a check to the City of Lockhart in the amount of \$200,000 announcing that the City of Lockhart was awarded grant funds towards the Parks with Purpose project.

B. INTRODUCTION AND PRESENTATION BY MR. SCOTT JOSLOVE, PRESIDENT AND CEO OF THE TEXAS HOTEL & LODGING ASSOCIATION (THLA).

Ms. Larison introduced Scott Joslove, President and CEO of the Texas Hotel & Lodging Association.

Scott Joslove provided details and answered questions about Hotel Occupancy Tax laws.

DISCUSSION ONLY

A. DISCUSS ORDINANCE 2019-30 FOR BUDGET AMENDMENT NO. 41 AMENDING THE FISCAL YEAR 2019-2020 DEBT SERVICE FUND BUDGET BY INCREASING THE PAYMENT TO THE 2016 GENERAL OBLIGATION REFUNDING AND REDUCING THE EXPENSE IN THE HOTEL/MOTEL FUND BY \$40,000.

Ms. Larison stated that the budget amendment was requested by Mayor White in order to remove the expense line item of \$40,000 in Transfer to Debt Service from the Hotel/Motel Fund and transfer the expense to the Debt Service Fund. All expenditures associated with the Certificates of Obligations and General Obligation Refunding regarding the General Fund have allocations that are made by the transfer of property taxes. Total Debt Service payments are reported to the Caldwell County Appraisal District in order to calculate the City's debt rate during the ad valorem tax calculation. This budget amendment will reduce the expense of \$40,000 from the Hotel Motel Fund, which should have been reduced when the 2009 General Obligation Refunding bond was paid in full. The Debt Service Fund will receive an additional \$45,000 in revenues over expenditures. This budget amendment will increase the expense line item to \$332,462 and increase total expenses to \$1,101,843; therefore, making the revenues over expenditures \$5,700. Ms. Larison recommended approval. There was discussion.

B. DISCUSS RESOLUTION 2019-35 AUTHORIZING SUBMISSION OF GRANT APPLICATION TO THE TEXAS PARKS AND WILDLIFE DEPARTMENT FOR THE LOCAL PARKS GRANT PROGRAM; AND AUTHORIZING THE MAYOR TO SIGN ANY CONTRACTUAL DOCUMENTS IF AWARDED.

Mr. Kelley stated that during the Parks Master Plan Implementation workshops held earlier this year, it was the consensus of the Council for staff to seek out grants to assist with funding park projects. This Local Park Grant Program can fund park projects up to \$300,000 and requires a 50/50 match for eligible improvements. The Parks, Recreation and Open Space Master Plan has laid out the groundwork for picking out such projects. Staff is proposing using the funds to add lighting to the Town Branch Trail in City Park. Once the grant application has been reviewed, the Texas Parks and Wildlife Department will announce the recipients of the grant in May of 2020. The Local Parks Grant Program is a highly competitive grant, the proposed project selected will be competing with other communicates site-wide.

C. DISCUSS AWARDED FUEL BID TO GOLDEN WEST OIL COMPANY OF GONZALES, TEXAS WITH A PROFIT MARGIN OF 4.45 CENTS PER GALLON FOR GASOLINE AND 5.45 CENTS PER GALLON FOR DIESEL OVER THE OIL PRICE INFORMATION SERVICES (OPIS) PRICE FROM AUSTIN, TEXAS, RACK, POSTED WEEKLY. IF APPROVED THE TERM OF THE CONTRACT WILL BE FOR ONE YEAR.

Mr. Kelley stated that fuel bids were sought in compliance with State law. The city uses about 40,000 gallons of gasoline and 26,000 gallons of diesel per year. Five bids were received from oil companies interested in delivering Unleaded Gasoline and Diesel to the Public Works yard. Golden West Oil Company of Gonzales, Texas submitted the best overall bid at \$0.0445 profit per gallon for gasoline and \$0.0545 profit per gallon for diesel. Price includes delivery to the Public Works yard. Golden West Oil Company has been delivering fuel to the City over the past year and has provided excellent service during that time. The term of the contract is for one year. Mr. Kelley recommended approval. There was discussion.

RECESS: Mayor White announced that the Council would recess for a break at 7:30 p.m.

REGULAR MEETING**ITEM 1. CALL TO ORDER.**

Mayor Lew White called the meeting to order at 7:48 p.m.

ITEM 2. INVOCATION, PLEDGE OF ALLEGIANCE.

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

ITEM 3. PUBLIC COMMENT.

Mayor White requested citizens to address the Council regarding a topic that is not on the agenda. There were none.

ITEM 4-A. HOLD A PUBLIC HEARING ON APPLICATIONS ZC-19-11 AND PDD-19-02 BY JONATHAN MCNAMARA OF MATKIN HOOVER ENGINEERING & SURVEYING ON BEHALF OF LOCKHART II PARTNERS, TO CONSIDER A ZONING CHANGE FROM RMD RESIDENTIAL MEDIUM DENSITY DISTRICT TO PDD PLANNED DEVELOPMENT DISTRICT, INCLUDING A PDD DEVELOPMENT PLAN FOR HERITAGE PLACE PLANNED DEVELOPMENT DISTRICT, A MIXED RESIDENTIAL SUBDIVISION ON 8.465 ACRES IN THE FRANCIS BERRY SURVEY, ABSTRACT NO. 2, LOCATED AT 1501 CLEAR FORK STREET. [WITHDRAWN]

Mayor White announced that the zoning change and planned development district applications were withdrawn.

ITEM 5. CONSENT AGENDA.

Councilmember Michelson made a motion to approve consent agenda items 5A, 5B, and 5C. Mayor Pro-Tem Sanchez seconded. The motion passed by a vote of 7-0.

The following are the consent agenda items that were approved:

- 5A: Approve Ordinance 2019-30 for Budget Amendment No. 41 amending the Fiscal Year 2019-2020 Debt Service Fund Budget by increasing the payment to the 2016 General Obligation Refunding and reducing the expense in the Hotel/Motel fund by \$40,000.
- 5B: Approve Resolution 2019-35 authorizing submission of grant application to the Texas Parks and Wildlife Department for the Local Parks Grant Program; and authorizing the Mayor to sign any contractual documents if awarded.
- 5C: Approve awarding fuel bid to Golden West Oil Company of Gonzales, Texas with a profit margin of 4.45 cents per gallon for gasoline and 5.45 cents per gallon for diesel over the Oil Price Information Services (OPIS) price from Austin, Texas, RACK, posted weekly. If approved the term of the contract will be for one year.

ITEM 6-A. PRESENTATION AND DISCUSSION REGARDING ECONOMIC DEVELOPMENT UPDATE.

Mr. Kamerlander provided an update and there was discussion regarding Economic Development.

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

Mayor White requested appointments to boards or commissions.

Councilmember McGregor made a motion to appoint Chris St. Ledger to the Planning and Zoning Commission. Councilmember Michelson seconded. The motion passed by a vote of 7-0.

Councilmember Mendoza made a motion to re-appoint the following board/commission members. Mayor White seconded. The motion passed by a vote of 7-0.

Councilmember Mendoza appointments:

Construction Board – Mike Voetee

Lockhart Economic Development Corporation – Dyrall Thomas

Electric Board – Frank Gomillion

Library Board – Shirley Williams

Parks and Recreation Board – Linda Thompson-Bennett

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

- Dickens Christmas and Light Up Lockhart events were a success.
- Upcoming events at the Library:
 - Dickens Lunch on December 13 from 11:30 a.m. to 1:30 p.m.
 - Clear Fork Elementary will visit the Library on December 18.
- Greater San Marcos Partnership (GSMP) is developing the next 5-year Economic Development Strategic Plan. City Manager asked to serve on the Steering Committee.
- GSMP has launched a National search for a new President. It is anticipated to conclude the search at the end of February, 2020. Mr. Jason Giulietti is the Interim President.
- Review of October 2019 monthly financial report.
- Caldwell County has established a “Caldwell County 2020 Census Complete Count Committee” regarding the Federal 2020 Census solicitation.
- The Texas Water Development Board is preparing for upcoming flood risk project for Plum Creek in Caldwell and Hays County. This analysis is expected to change the Flood Insurance Rate Map in Lockhart.
- City has received the draft renewal discharge permit from TCEQ for the Larremore Street Wastewater Treatment Plant.
- City Council annual planning retreat is scheduled for the afternoon on January 17, 2020 and the morning of January 18, 2020.
- Fire Station No. 2 is complete. Fire Chief, Assistant Chief and Administrative Assistant will move into the new station during the week of December 16th.
- Initial Hotel Occupancy Tax Advisory Board meeting will be held on December 18, 2019 at 4:00 p.m. at City Hall.
- GBRA Carrizo Groundwater Supply Project update reflects that the Segment A pipeline is in the final design phase and Segment B1 pipeline will begin the final design phase in a few weeks. Four out of seven rights of entry have been granted for the Lockhart delivery line.
- Texas Gas Service (TGS) is planning to file a Statement of Intent to increase rates within the incorporated areas of the Central Texas Service area by December 20.
- Contractors are about 95% complete with the SH 130 Phase II 18” water main project. The water main has been completed up to the new elevated tower location.
- City staff is about 75% complete installing the 12” water main along FM 1322.

- The base and footings have been completed for the new elevated water tower located at FM 2001 and SH 130. Project will soon be moving vertical.
- Staff has submitted projects for LCRA Step Forward Program. LCRA has chosen the landscaping and painting projects at the animal shelter and various parks. The event will be held on April 3rd.
- Staff met with representatives from TXDOT last week to discuss the proposed sidewalk to connect South Park Village Apartments to the new pedestrian signal at Walmart. TxDOT has offered to design this project and the City of Lockhart will fund the construction.
- The next Police Officer entrance exam has been scheduled for Saturday, January 11, 2020.

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

Councilmember Westmoreland congratulated all involved with the successful Dickens' Christmas event. He wished everyone Happy Holidays.

Councilmember Mendoza thanked all involved with the successful Dickens' Christmas event. He thanked Lockhart Public Safety officers and all involved with keeping the community safe after the recent shooting incident. He announced that District 1 Pride is working on the upcoming MLK March in January.

Mayor Pro-Tem Sanchez thanked all involved with the successful Dickens' Christmas event. She expressed condolences to families of Sandra Manning and Joe Castillo for their loss. Merry Christmas and Happy New Year to all.

Councilmember McGregor thanked all involved with the successful Dickens' Christmas event. She stated that she is looking forward to the employee luncheon. She thanked city staff for working on installing the new playscapes at city parks. Happy Holidays and Happy New Year to all!

Councilmember Bryant thanked all involved with the successful Dickens' Christmas event. He thanked Public Safety and Lockhart ISD for doing what was necessary to keep the community and children safe during the recent shooting incident. Happy Holidays and Happy New Year to all!

Councilmember Michelson thanked all involved with the successful Dickens' Christmas event and Light Up Lockhart events. Happy Holidays and Happy New Year to all!

Mayor White thanked all for coming out to support the Dickens' Christmas and to honor the late Dr. Donnie Wilson. He thanked all involved with the successful Light Up Lockhart event and for the lights around town. He thanked the Lockhart Public Safety Department for keeping the community informed after the recent shooting incident. He wished everyone Happy Holidays.

ITEM 9. EXECUTIVE SESSION IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNMENT CODE, TITLE 5, SUBCHAPTER D, SECTION 551.087 TO DELIBERATE OR FOR DISCUSSION REGARDING COMMERCIAL OR FINANCIAL INFORMATION THAT THE GOVERNMENTAL BODY HAS RECEIVED FROM A BUSINESS PROSPECT THAT THE GOVERNMENTAL BODY SEEKS TO HAVE LOCATE, STAY, OR EXPAND IN OR NEAR THE TERRITORY OF THE GOVERNMENTAL BODY AND WITH WHICH THE GOVERNMENTAL BODY IS CONDUCTING ECONOMIC DEVELOPMENT NEGOTIATIONS; OR TO DELIBERATE THE OFFER OF A FINANCIAL OR OTHER INCENTIVE TO A BUSINESS PROSPECT.

Mayor White announced that the Council would enter Executive Session at 8:22 p.m. to discuss the following:

- A. Discussion regarding Economic Development negotiations with Project A1.
- B. Discussion regarding Economic Development negotiations with Promogo.

ITEM 10. OPEN SESSION.

Mayor White announced that the Council would enter Open Session at 8:50 p.m. for discussion and/or action regarding the following:

- A. Discussion and/or action regarding Economic Development negotiations with Project A1.
There was no action taken.
- B. Discussion and/or action regarding Economic Development negotiations with Promogo.

Mayor Pro-Tem Sanchez made a motion to direct the Economic Development Director to proceed as discussed in Executive Session. Councilmember Michelson seconded. The motion passed by a vote of 7-0.

ITEM 11. ADJOURNMENT.

Councilmember Mendoza made a motion to adjourn the meeting. Mayor Pro-Tem Sanchez seconded. The motion passed by a vote of 7-0. The meeting was adjourned at 8:52 p.m.


PASSED and APPROVED this the 7th day of January 2020.

CITY OF LOCKHART



Lew White, Mayor

ATTEST:



Connie Constancio, TRMC
City Secretary

