

**LOCKHART CITY COUNCIL
REGULAR MEETING**

JANUARY 2, 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
Sean Kelley, Water/Wastewater Superintendent

Connie Constancio, City Secretary

Citizens/Visitors Addressing the Council: John Guttman of JES Holdings, LLC; Darrell Nichols and Oscar Fogle of Guadalupe-Blanco River Authority; Anne Burger Entrekin of Hilltop Securities; and a Representative of New Braunfels Utilities.

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 DECEMBER 19, 2017.

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

B. DISCUSSION AFTER A PRESENTATION BY JES HOLDINGS, LLC, OF AUSTIN, TEXAS, TO CONSIDER RESOLUTION 2018-01 STATING THE SUPPORT OF THE CITY COUNCIL FOR THE PROPOSED MAPLE PARK SENIOR VILLAGE DEVELOPMENT PROJECT TO BE CONSTRUCTED AT THE NORTHWEST QUADRANT OF CLEARFORK STREET AT CITY LINE ROAD.

Mr. Rodgers stated that JES Holdings, LLC., would make a presentation regarding a proposed Maple Park Senior Village development project to be constructed at the northwest quadrant of Clearfork at City Line Road. He stated that he has visited the company's development in Bastrop and was impressed with its condition and amenities. The proposed Resolution is a statement of support by the Lockhart City Council because affordable senior housing is needed in the City of Lockhart. Mr. Rodgers recommended approval.

John Guttman of JES Holdings, LLC., provided information about the project that included the company overview, community features, unit features, resident profile, rental rates, and the low-income housing tax credit process. There was discussion.

C. DISCUSS RESOLUTION 2018-02 AGREEING TO WAIVE UP TO \$250 IN DEVELOPMENT FEES BY THE CITY COUNCIL FOR JES HOLDINGS, LLC, OF AUSTIN, TEXAS AS SUPPORT FOR THE PROPOSED MAPLE PARK SENIOR VILLAGE DEVELOPMENT PROJECT TO BE CONSTRUCTED AT THE NORTHWEST QUADRANT OF CLEARFORK STREET AT CITY LINE ROAD.

Mr. Rodgers stated that as discussed in the previous item, a proposed Maple Park Senior Village development project is to be constructed at the northwest quadrant of Clearfork at City Line Road. The proposed resolution is required for the grant application and is a commitment by the City Council to waive up to \$250 in development fees by the Lockhart City Council in support of JES Holdings, LLC for providing more affordable senior housing in the City of Lockhart. Mr. Rodgers recommended approval.

D. DISCUSS FINALIZING APPOINTMENT AT THE NEXT REGULAR COUNCIL MEETING OF A WAY-FINDING SIGNAGE AND COMMUNITY BRANDING AD-HOC COMMITTEE TO RESEARCH POSSIBILITIES AND TO MAKE RECOMMENDATIONS TO THE COUNCIL FOR CONSIDERATION.

Mayor White requested nominations to the committee. There was discussion regarding appointing Councilmember Kara McGregor, Roy Watson and Chris St. Ledger.

Councilmember McGregor requested to appoint an individual to attend the meetings in her place if she is unable to attend.

Mayor White suggested that at least five members are on the committee. He requested final appointments during the January 16, 2018 meeting.

E. DISCUSSION AFTER PRESENTATION BY GUADALUPE-BLANCO RIVER AUTHORITY (GBRA) REGARDING LONG TERM POTABLE WATER FOR THE CITY OF LOCKHART.

Mr. Rodgers stated that the City of Lockhart currently has seven water wells, some of which are over 25 years old. Our production from these wells is 3.2 mgd sustained and Lockhart can get up to .7 mgd from the GBRA water plant according to the contract for a total of about 3.9 million gallons of water a day. Over the past year, the mean daily average water usage in Lockhart was 1.5 million gallons, with a peak of 2.18 mgd. The GBRA Luling water contract will expire in 2030 which could leave the City of Lockhart at 3.2 mgd if all wells are running at sustained capacity. The City's current customer count is 4,834. With a projected growth in customers, Lockhart could have another 1,000 customers in three to five years. Lockhart must have an additional dependable water supply to meet the demands of growth. Lockhart's water plant was constructed in 1952 and it needs major repairs to continue as water source; major improvements to the electrical and SCADDA systems are needed; some of which have been done with 2015 certificate of obligation funds. Staff is not seeking approval on the proposed agreement tonight. He introduced representatives of GBRA to provide details.

Darrell Nichols, Sr. Deputy General Manager of GBRA, provided information about the long-term water plan that included the following:

- Project overview and details.
- GBRA transmission facilities for Carrizo groundwater.
- Additional regional partnerships, regional project details that includes the regional share in infrastructure and operation costs.
- Future water supplies; mid-basin water supply project, and the Gonzales Carrizo project contract structure and terms. The contract would provide for long-term water supply for 40 years with four successive ten-year automatic renewals. The water will be treated and with a disinfection method that makes the water suitable for blending.

Anne Burger Entekin of Hilltop Securities provided information about the Gonzales Carrizo project contract structure and terms and the Texas Water Development Board SWIFT grant program as follows:

- SWIFT was capitalized with a one-time, \$2billion up-front transfer from the Rainy Day Fund.
- The goal of the SWIFT is to incentivize the timely development of State Water Plan projects by providing financing with low interest and deferred payments.
- Details about the SWIFT financial assistance structure that will be a low-interest, require board participation, and proceeds can only be used for planning and design with maturities ranging from 20 to 30 years with principal deferral and interest that does not accrue up to 8 years or the end of construction, whichever is sooner.
- Projected debt service structure.
- Financial benefits of the SWIFT that include savings in interest rates to program participants and multi-year loan commitments.
- Key dates of the SWIFT grant program. February 2, 2018 is the applicant deadline to the Texas Water Development Board.

There was discussion regarding the current water usage versus the future water usage after new apartments and subdivisions are developed.

Mayor White stated that the Council would discuss the financing aspects of the long-range water plan during a special meeting on January 9, 2018.

Oscar Fogle, of GBRA, thanked the Council for their consideration and briefly explained how GBRA is working to assure future water abilities for the surrounding communities.

Representative of New Braunfels Utilities stated that they are looking forward to working with the GBRA on the long-range water plan.

F. DISCUSS HAVING A SPECIAL COUNCIL MEETING TUESDAY, JANUARY 9, 2018, TO FURTHER DISCUSS THE GUADALUPE-BLANCO RIVER AUTHORITY (GBRA) LONG TERM WATER PLAN ASSOCIATED COSTS AND POSSIBLE REVENUES, AND CONSIDER APPROVAL OF THE PROPOSED AGREEMENT.

Mr. Rodgers announced that the Council would hold a special meeting on January 9, 2018 at 6:30 p.m. for the discussion about the long-range water plan.

RECESS: Mayor White announced that the Council would recess for a break at 7:40 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 7:55 p.m.

ITEM 2. INVOCATION, PLEDGE OF ALLEGIANCE.

Invocation – Mayor Pro-Tem Sanchez.

Pledge of Allegiance to the United States and Texas flags.

ITEM 3. CITIZENS/VISITORS COMMENTS.

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

ITEM 4-A. DISCUSSION AND/OR ACTION TO CONSIDER MINUTES OF THE CITY COUNCIL MEETING OF DECEMBER 19, 2017.

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

ITEM 4-B. DISCUSSION AND/OR ACTION, AFTER A PRESENTATION BY JES HOLDINGS, LLC, OF AUSTIN, TEXAS, TO CONSIDER RESOLUTION 2018-01 STATING THE SUPPORT OF THE CITY COUNCIL FOR THE PROPOSED MAPLE PARK SENIOR VILLAGE DEVELOPMENT PROJECT TO BE CONSTRUCTED AT THE NORTHWEST QUADRANT OF CLEARFORK STREET AT CITY LINE ROAD.

Councilmember Michelson made a motion to approve Resolution 2018-01, as presented. Mayor Pro-Tem Sanchez seconded. The motion passed by a vote of 7-0.

ITEM 4-C. DISCUSSION AND/OR ACTION, TO CONSIDER RESOLUTION 2018-02 AGREEING TO WAIVE UP TO \$250 IN DEVELOPMENT FEES FOR JES HOLDINGS, LLC, OF AUSTIN, TEXAS, AS SUPPORT FOR THE PROPOSED MAPLE PARK SENIOR VILLAGE DEVELOPMENT PROJECT TO BE CONSTRUCTED AT THE NORTHWEST QUADRANT OF CLEARFORK STREET AT CITY LINE ROAD.

Mayor Pro-Tem Sanchez made a motion to approve Resolution 2018-02, as presented. Councilmember Michelson seconded. The motion passed by a vote of 7-0.

ITEM 4-D. DISCUSSION AND/OR ACTION REGARDING FINALIZING APPOINTMENT AT THE NEXT REGULAR COUNCIL MEETING OF A WAY-FINDING SIGNAGE AND COMMUNITY BRANDING AD-HOC COMMITTEE TO RESEARCH POSSIBILITIES AND TO MAKE RECOMMENDATIONS TO THE COUNCIL FOR CONSIDERATION.

Mayor White stated that three names of individuals to appoint to the ad-hoc committee were discussed during the work session.

Mayor Pro-Tem Sanchez made a motion to appoint Councilmember Kara McGregor, Roy Watson and Chris St. Ledger. Mayor White seconded. The motion passed by a vote of 7-0.

ITEM 4-E. DISCUSSION AND/OR ACTION AFTER PRESENTATION BY GUADALUPE-BLANCO RIVER AUTHORITY (GBRA) REGARDING LONG TERM POTABLE WATER FOR THE CITY OF LOCKHART.

Mayor White announced that the presentation was made during the work session.

ITEM 4-F. DISCUSSION AND/OR ACTION REGARDING HAVING A SPECIAL COUNCIL MEETING TUESDAY, JANUARY 9, 2018, TO FURTHER DISCUSS THE GUADALUPE-BLANCO RIVER AUTHORITY (GBRA) LONG TERM WATER PLAN ASSOCIATED COSTS AND POSSIBLE REVENUES, AND CONSIDER APPROVAL OF THE PROPOSED AGREEMENT.

Mayor Pro-Tem Sanchez made a motion to approve holding the special Council meeting on Tuesday, January 9, 2018 at 6:30 p.m. Councilmember Michelson seconded. The motion passed by a vote of 7-0.

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

Mayor White requested appointments to boards and commissions.

Councilmember McGregor made a motion to reappoint Jerry West to the Construction Board. Mayor Pro-Tem Sanchez seconded. The motion passed by a vote of 7-0.

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

- Update: St. Paul United Church of Christ property Ad Hoc Committee met on Monday November 27; heard presentations from Meals on Wheels Central Texas and Mr. Scott Paul about use of the sanctuary as an Art-Cultural Center; discussed possible joint use of the property; committee met on Monday, December 11, at 4:30 pm, at City Hall and will meet again on Monday, January 8, at 3:30 at City Hall with additional presentations from the two interested entities and discussions about possible joint use.
- Update: About 85% of the lighting project on the Maple Street Walkway has been completed by City crew.
- Update: Contractor and City crew should finish lighting project at the Corporal Jason K LaFleur Sports Complex; construction on Maple Street has delayed the work and weather has been a detrimental factor. Contractor pulled off to perform work at Airport for emergency lighting project.
- Update: Sealed construction plans for the wall of remembrance and the eternal fountain were received from the Friends of the Cemeteries and will be put on the January 16 agenda for consideration by the Council.
- Update: City crews working on improving landscaping and appearance at City Hall as weather allows.
- Reminder: The Parks Master Plan Steering Committee met again on Wednesday, December 6, with focus on Public Input and will meet again in January at date undetermined.
- Reminder: Hot Rods and Hatters Car event to be held first weekend in February.

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

Councilmember Westmoreland wished everyone a happy and prosperous new year.

Councilmember Mendoza wished everyone a happy new year. He announced that the Youth Soccer Association would be registering students the next three Saturdays at City Hall.

Mayor Pro-Tem Sanchez expressed condolences to the families of Anacleto Rodriguez, Linda Vela and Tommy Frizell for their loss. She wished Ms. Shirley Manning a Happy 80th Birthday. She also congratulated Hector Gomez for his retirement from US Marshal Division after 31 years.

Councilmember McGregor expressed condolences to the Frizell family for their loss. She wished everyone a happy new year and welcomed citizens to give her their input about future goals.

Councilmember Castillo wished everyone a happy new year and encouraged everyone to stay safe and warm.

Councilmember Michelson wished everyone a happy new year and stated that he looked forward to a new year.

Mayor White wished everyone a happy new year and thanked city employees that are working outside in the cold weather. He commented about the street closures of the upcoming Hot Rod Car Show. After brief discussion, the street closures will remain as previously voted on by the Council.

ITEM 7. 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; OR TO HEAR A COMPLAINT OR CHARGE AGAINST AN OFFICER OR EMPLOYEE – Discussion regarding the City Manager’s employment.

Mayor White announced that the Council would enter Executive Session at 8:15 p.m. for discussion regarding the City Manager’s employment.

ITEM 8. OPEN SESSION.

Mayor White announced that the Council would enter Open Session at 9:20 p.m. for discussion and/or action regarding the City Manager’s employment.

Mayor Pro-Tem Sanchez made a motion to accept Mr. Vance Rodgers’ letter of retirement, effective June 30, 2018 or as amended. Councilmember Michelson seconded. The motion passed by a vote of 7-0.

ITEM 8-B. DISCUSSION AND/OR ACTION REGARDING HAVING A SPECIAL COUNCIL MEETING THURSDAY, JANUARY 4, 2018 AT 7:00 P.M. TO CONDUCT INTERVIEW WITH PROFESSIONAL SEARCH FIRM.

Mayor White stated that staff has conducted a background check on recruitment firms.


Mayor Pro-Tem Sanchez made a motion to approve holding a special council meeting on Thursday, January 4, 2018 at 7:00 p.m. Councilmember McGregor seconded. The motion passed by a vote of 7-0.

ITEM 9. 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 9:25 p.m.

PASSED and APPROVED this the 16th day of January 2018.

CITY OF LOCKHART


Lew White, Mayor

ATTEST:


Connie Constancio, TRMC
City Secretary

