

**REGULAR MEETING
LOCKHART CITY COUNCIL**

APRIL 17, 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
Dan Gibson, City Planner
Sean Kelley, Water/Wastewater Superintendent

Connie Constancio, City Secretary
Rob Tobias, Economic Development Director

Citizens/Visitors Addressing the Council: Members of S.A.F.E.; Representative of the Capital Area Council of Governments; Paul Howard and Charles Burditt of Burditt Consultants; Meredith Knight of 2HK, LLC.; and Citizens, Sam Meneses, Derrick David Bryant, Richard Strickland, Gabriel Reyna, Linda Rodriguez, Chris Suarez, Anthony Miller, Jan Bower, Connie Tello, Mary Bryant, Margaret Yackel, William Tedford, Lonna Fleming, Jeffery Goodwin, Cody Seibert, Hector Solis, Troy Harrison, Dan Miller, Miguel Hernandez, Alisson Fontini, and Sara Midkiff.

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

A. PRESENTATION OF A PLAQUE AND CERTIFICATES OF APPRECIATION TO MEMBERS OF S.A.F.E. REFUGE OF CENTRAL TEXAS.

Mayor White presented a plaque and certificates of appreciation to members of Secure Animals from Euthanasia S.A.F.E. of Central Texas and employees of the Lockhart-Caldwell County Animal Shelter for their dedication to adopting and saving the lives of animals at the shelter.

B. PRESENTATION OF A PROCLAMATION DECLARING APRIL 30 – MAY 4, 2018 AS NATIONAL AIR QUALITY AWARENESS WEEK.

Mayor White presented the proclamation to a Representative of the Capital Area Council of Governments (CAPCOG).

C. PRESENTATION BY THE LOCKHART POST-REGISTER OF “BEST POLICEMAN” AWARD IN CALDWELL COUNTY 2018.

Mayor White announced that the Council would pull the item. The presentation will be made during the May 1, 2018 meeting.

DISCUSSION ONLY

A. DISCUSSION REGARDING RESOLUTION 2018-08 APPROVING INCENTIVES UP TO \$491,049 CONTINGENT ON CREATING UP TO 75 NEW FULL-TIME EQUIVALENT (FTE) JOBS, WITH AN AVERAGE ANNUAL WAGE OF \$35,000 AND A \$15 MILLION CAPITAL INVESTMENT, \$5 MILLION OF WHICH IS FOR LAND, FOR THE FRESHBOX FARMS PROJECT AS RECOMMENDED BY THE LOCKHART ECONOMIC DEVELOPMENT CORPORATION FOR THE BUILDING INFRASTRUCTURE, IMPACT FEES AND OTHER RELATED IMPROVEMENTS THAT ARE REQUIRED OR SUITABLE FOR THE DEVELOPMENT, RETENTION, OR EXPANSION OF FACILITIES TO PROMOTE OR DEVELOP NEW OR EXPANDED BUSINESS ENTERPRISES, AND TO CREATE OR MAINTAIN NEW JOBS.

Mr. Tobias stated that the item will be pulled from the agenda. The Lockhart Economic Development Corporation (LEDC) will reconsider the project on April 23, 2018 and will return the proposed project to the Council during the May 1, 2018 meeting.

B. DISCUSS MINUTES OF THE CITY COUNCIL MEETINGS OF MARCH 29, 2018 AND APRIL 3, 2018.

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

C. DISCUSS COMMUNITY DEVELOPMENT MANAGEMENT CO., INC. OF LOCKHART TO BE CONSIDERED FOR GRANT ADMINISTRATIVE SERVICES FOR ANY TEXAS CAPITAL FUND GRANTS FOR THE FISCAL YEAR 2017-2018.

Mr. Tobias stated that staff has been working with a number of manufacturing companies considering either relocations or expansion to our community. Capital investments range from \$3-6 million and plans are to employ from 50-100 jobs each. The Texas Department of Agriculture administers the Texas Capital Fund, Infrastructure Development Grant to facilitate development in rural counties. As Caldwell County is a rural county, these incentive programs can contribute to the funding of public infrastructure that encourages new business development or expansion. The grant also provides for the contracting of a pre-approved grant administrator to assure that the funds are administered and implemented according to the Federal Community Development Block Grant (CDBG) guidelines. The City can only receive up to two awards per calendar year. After soliciting four pre-approved firms, the evaluation committee recommended contracting with Community Development Management Company (CDMC) to serve as the grant administrator for up to two Texas Capital Fund grant applications for Fiscal Year 2017-2018. Mr. Tobias recommended approval. There was discussion.

D. DISCUSSION REGARDING PARKS MASTER PLAN AFTER PRESENTATION BY BURDITT CONSULTANTS.

Paul Howard of Burditt Consultants provided detailed information about the proposed Parks Master Plan that included:

- Master Plan process.
- Demand analysis – identifying Park and Recreation needs.
- Online Parks and Recreation survey results.
- Key priorities.

- Priority projects conceptual site plans for the following:
 - City Park and the Lockhart Youth Sports Complex
 - Jason K. LaFleur Soccer Complex
 - Pecos Park
 - Wayfinding & Architectural Concepts
 - Courthouse Square Improvements
 - Lot 29 at North Walnut and North Church Street.
- Proposed Parks department capital projects; cost per property valuation.

Mr. Howard informed the Council that grants are available for parks projects with due dates in October 2018.

There was discussion regarding a possible community recreation center. Mr. Howard explained that the proposed cost of a recreation center is approximately \$4 million.

Charles Burditt of Burditt Consultants mentioned that a recreation center was a question included in the public survey. The survey results reflect that the public does not support a recreation center as part of the Parks Master Plan. He suggested considering a recreation center in the future when an existing building becomes available, such as HEB, if they eventually move to another location.

E. DISCUSS FISCAL YEAR 2017-2018 STREET IMPROVEMENT PROGRAM PLAN.

Mr. Rodgers stated that staff has prepared a list of streets to be improved this summer. The total estimated costs are about \$300,000. Projects include those to be contracted because of special processes required and those projects to be done by city crews. Streets with higher traffic counts are given priority because of higher usage and frequencies by the public. Mr. Rodgers recommended approval.

RECESS: Mayor White announced that the Council would recess for a break at 7:38 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 7:52 p.m.

ITEM 2. INVOCATION, PLEDGE OF ALLEGIANCE.

Mayor Pro-Tem Sanchez 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 on issues other than the public hearing items on the agenda. There were none.

ITEM 4-A. HOLD A PUBLIC HEARING ON APPLICATION ZC-18-04 BY JOSE NOLASCO FOR A ZONING CHANGE FROM AO AGRICULTURAL-OPEN SPACE DISTRICT TO RLD RESIDENTIAL LOW DENSITY DISTRICT FOR 0.372 ACRE IN THE JAMES GEORGE SURVEY, ABSTRACT NO. 9, LOCATED AT 1621 OLD MCMAHAN TRAIL.

Mayor White opened the public hearing at 7:56 p.m. and requested the staff report.

Mr. Gibson stated that the applicant proposes to construct a single-family dwelling on the subject parcel. The current AO zoning allows one single-family dwelling per lot or parcel, but this property is 0.372 acre, which is nonconforming in the AO district where the minimum lot area is one acre. Rezoning to RLD eliminates the nonconformity because it allows a much smaller lot size of only 8,500 square feet, which is 0.195 acre. There is existing RLD zoning adjacent to the north and east, so this zoning change would simply expand the existing area zoned RLD to include the subject property. There are already single-family homes along both sides of Old McMahan Trail, so another home would be compatible with the existing uses. The requested RLD zoning classification is consistent with the Lockhart 2020 Land Use Plan map designation of Low Density Residential for the area where the subject property is located. The owner of adjacent residential property next door spoke in opposition at the Planning and Zoning Commission public hearing because he thought that the minimum lot size allowed in the RLD district is not consistent with the existing larger lots containing single-family homes on the west side of Old McMahan Trail. Mr. Gibson stated that the Planning and Zoning Commission and staff recommend approval.

Mayor White requested the applicant to address the Council. Mr. Nolasco was not present.

Mayor White requested citizens in favor of and/or against the zoning change to address the Council. There were none. He closed the public hearing at 8:05 p.m.

ITEM 4-B. DISCUSSION AND/OR ACTION TO CONSIDER ORDINANCE 2018-08 AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LOCKHART, TEXAS, TO RECLASSIFY THE PROPERTY KNOWN AS 0.372 ACRE IN THE JAMES GEORGE SURVEY, ABSTRACT NO. 9, LOCATED AT 1621 OLD MCMAHAN TRAIL, FROM AO AGRICULTURAL-OPEN SPACE DISTRICT TO RLD RESIDENTIAL LOW DENSITY DISTRICT.

Mayor Pro-Tem Sanchez made a motion to approve Ordinance 2018-08, as presented. Councilmember Mendoza second. The motion passed by a vote of 7-0.

ITEM 4-C. HOLD A PUBLIC HEARING ON APPLICATION ZC-18-05 BY MEREDITH KNIGHT ON BEHALF OF 2HK, LLC. FOR A ZONING CHANGE FROM RLD RESIDENTIAL LOW DENSITY DISTRICT AND RMD RESIDENTIAL MEDIUM DENSITY DISTRICT TO CMB COMMERCIAL MEDIUM BUSINESS DISTRICT FOR 2.63 ACRES IN THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68, LOCATED AT 1601 WEST SAN ANTONIO STREET (SH 142).

AND

ITEM 4-E. HOLD A PUBLIC HEARING ON APPLICATION ZC-18-06 BY MEREDITH KNIGHT ON BEHALF OF 2HK, LLC. FOR A ZONING CHANGE FROM RLD RESIDENTIAL LOW DENSITY DISTRICT AND RMD RESIDENTIAL MEDIUM DENSITY DISTRICT TO 1.688 ACRES CMB COMMERCIAL MEDIUM BUSINESS DISTRICT AND 0.556 ACRE PI PUBLIC AND INSTITUTIONAL DISTRICT IN THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68, LOCATED AT 1511 WEST SAN ANTONIO STREET (SH 142).

Mayor White opened the public hearings on ZC-18-05 and ZC-18-06 at 8:07 p.m. and requested the staff report.

ZC-18-05

Mr. Gibson stated that starting in 2000, there have been multiple unsuccessful attempts to rezone this parcel, as well as the vacant parcel across North Mockingbird Lane, which is under the same ownership, to a commercial zoning classification. There is CLB zoning directly across San Antonio Street, and the tract directly across Mockingbird Lane to the east is proposed to be rezoned primarily to CMB, so the proposed commercial zoning of the subject tracts would not be isolated from other commercial zoning. All of the tracts with existing and proposed commercial zoning classifications are designated for future commercial development by the Lockhart 2020 Future Land Use Plan map. Staff received letters of protest up to the date and time of the Planning and Zoning Commission. A citizen attempted to submit additional letters of protest after the deadline date and time, which the ordinance indicates is two working days prior to the City Council public hearing, therefore staff did not accept them because the deadline was 5:00 pm on Friday, April 13, 2018. The additional letters of protest that were handed out to Council during tonight's meeting do not count toward the 200-foot boundary calculation that would require a supermajority vote. The letters of protest received prior to 5:00 pm on April 13 represent 4% of the property within 200 feet of the subject parcels. One letter in favor was also received after April 13 and was given to Council as a handout. If approved, both ZC-18-05 and ZC-18-06 will require the construction of sidewalks on all street frontages.

ZC-18-06

Mr. Gibson stated that a 1.688-acre portion is proposed to be rezoned to CMB, while the remaining 0.566-acre portion behind the commercial area is proposed to be rezoned to PI and be developed as a public park. The nearest commercial zoning is one-half block to the west on the opposite side of San Antonio Street, approximately 250 feet from the subject property. However, the tract directly across Mockingbird Lane to the west is also proposed to be rezoned to CMB, and both tracts are designated for future commercial development by the Lockhart 2020 Future Land Use Plan map. A traffic study commissioned by the applicant and a diagram of the proposed park lot with a tentative layout plan for park improvements was reviewed. Fifteen letters of protest were received, and seven citizens spoke in opposition at the Planning and Zoning Commission public hearing. All of the letters and speakers in opposition were against both the zoning change and the concurrent application ZC-18-05 for a zoning change on the vacant parcel on the west side of North Mockingbird Lane. One citizen other than the applicant spoke in favor. Mr. Gibson stated that the Planning and Zoning Commission and staff recommend approval.

There was discussion regarding the driveway access of both properties and if a driveway could face SH 142/San Antonio Street. Mr. Gibson stated that only the property on the west side of SH 142 has enough frontage to meet TxDOT spacing standards to allow a driveway on SH 142 without a variance.

There was discussion regarding safety and traffic improvements at the intersection of SH 142 and Mockingbird Lane. Mr. Gibson stated that the Future Thoroughfare Plan provides that Mockingbird Lane is to be extended over the railroad tracks to Silent Valley Road as the area is developed. Maple Street is also proposed to be expanded to connect to Mockingbird Lane in the future, and that will create another access to Bluebonnet Elementary School.

Mayor White requested the applicant to address the Council.

Meredith Knight of 2HK, LLC., stated that the proposed development is a result of attempting to address the concerns of the neighborhood from the previous public hearing as follows:

- 1) A traffic engineer was recruited to conduct a traffic study that reflected that her proposed commercial development would not significantly increase traffic. The study focused on the mornings and end of school times, which reflects that 94% of the traffic exists today and that development would slightly increase traffic by 6%.
- 2) Currently working on a site plan that includes dedication of an additional 15-foot right-of-way on the frontage of SH 142 to allow Texas Department of Transportation (TxDOT) to make the necessary improvements to the intersection at Mockingbird Lane. The site plan also includes approaching TxDOT to do what is necessary to obtain a curb cut off of SH 142 on the east part of the development to enable a driveway to eliminate additional traffic on Mockingbird Lane.
- 3) Approximately 0.5 acre will be dedicated on the northeast corner as parkland. Access to the parkland is currently being proposed with two parking spaces off Mockingbird Lane, but an additional parking lot is planned on the east side of the parkland when access is provided at the time that area is developed in the future.

There was discussion regarding the 15-foot right-of-way that will be landscaped only to allow the availability of improvements to the intersection at SH 142 and Mockingbird Lane, and regarding the zoning classification being sought by the applicant. Mr. Rodgers stated that he agreed that the CMB zoning would be appropriate for the area.

There was discussion regarding the improvements at the intersection of SH 142 and Mockingbird Lane. Mr. Rodgers stated that the issues involving the improvements of SH 142 are drainage and the width of the right-of-way. Dedicating the 15-foot right-of-way on the north side helps to escalate the priority of improvements at the intersection in the future. The 15-foot right-of-way would allow room for a turn lane and merge lane, and to put drainage underground.

Mr. Gibson stated that if the zoning changes were approved, the applicant would be required to have a subdivision plat approved prior to construction, which is when the parkland and right-of-way would be dedicated.

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

Samuel Meneses, 1606 Shenandoah Trail, stated that he and his wife are in favor of the zoning change. His wife was unable to attend the meeting, so he read a letter that stated that they were in favor of the zoning change because growth is inevitable.

Derrick David Bryant, 1525 Shenandoah Cove, spoke in favor of the zoning change because his previous issues of concern with the Lockhart Independent School District have been addressed and because the subdivision has established a neighborhood watch. He expressed appreciation for the proposed parkland and he encouraged additional jobs in Lockhart.

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

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

Richard Strickland, 203 Windridge, spoke against the zoning change because of additional traffic and safety of the children in the neighborhood.

Gabriel Reyna, 203 Windridge, spoke against the zoning change because of additional traffic and safety of the children in the neighborhood.

Linda Rodriguez, 1610 Wedgewood Trail, spoke against the zoning change because of additional traffic and safety of the children in the neighborhood.

Chris Suarez, 1517 Gunnison Cove, spoke against the zoning change because of additional noise, additional traffic and safety of the children going to and from school.

Anthony Miller, 1508 W. San Antonio Street, spoke against the zoning change because of additional traffic and safety of the children. He suggested that senior citizen housing be developed in that area.

Jan Bower, 212 Windridge Drive, spoke against the zoning change because she does not believe that an additional convenience store would be beneficial to the area. She expressed concern about the safety of the children and additional congested traffic.

Connie Tello, 1512 W. San Antonio Street, spoke against the zoning change because of additional traffic. She stated that she is a victim of an auto accident at her driveway that was a result of the already congested traffic on West San Antonio Street. She suggested that a turn lane be installed prior to any additional development in the neighborhood.

Mary Bryant, 1525 Shenandoah Cove, spoke against the zoning change because of traffic congestion and because of Windridge Subdivision only having one entrance. She expressed concern of being deadlocked in the neighborhood in the event of an accident with only one way in and out.

Margaret Yackel, 1618 Monte Vista, spoke against the zoning change because of additional traffic congestion. She stated that turning left into the Windridge subdivision when coming from San Marcos has a very long wait and it is very dangerous.

William Tedford, 1601 Windridge Drive, spoke against the zoning change because of additional heavy traffic, danger to children or pedestrians, crime/public safety concerns, and increased noise.

Lonna Fleming, 1602 Windridge Drive, spoke against the zoning change because of the safety concerns of the children with additional traffic and she requested that the Council listen to the citizens.

Jeffrey Goodwin, 1612 Wedgewood Trail, spoke against the zoning change. He stated that he has lived near a home next to a convenience store that created additional traffic and litter from the store and customers in their yard. He stated that he believes that the convenience store would add additional time for them to leave their neighborhood.

Cody Seibert, 1516 Windridge Drive, spoke against the zoning change because of additional traffic.

Hector Solis, 1512 Monte Vista Drive, spoke against the zoning change because of the traffic congestion. As a police officer, he foresees problems with traffic congestion in the event of an emergency with the ambulance not being able to get in or out because of the lack of a turn lane, shoulder and one entrance/exit to the subdivision.

Troy Harrison, 1602 Shenandoah Trail, spoke against the zoning change because of the additional traffic congestion and the safety of the children when walking to and from school.

Mayor White requested additional citizens to address the Council.

Dan Miller, 1518 Gunnison Cove, spoke against the zoning change due to additional safety concerns. He recommended that the required notification area of a zoning change be increased from 200 feet.

Miguel Hernandez, 1622 Windridge, spoke against the zoning change due to traffic congestion. He suggested that the Council and citizens monitor if there is additional traffic congestion on SH 142 when the convenience store currently being built to the west of Windridge opens before approving the zoning change.

Allison Fontini, 1601 Monte Vista Drive, spoke against the zoning change due to additional traffic congestion and concern about public safety response times.

Sara Midkiff, 1516 Gunnison Cove, spoke against the zoning change because of additional traffic and safety concerns for children that walk to and from school. She stated that she believes that the additional traffic will cause residents of the neighborhood to be late to work if they do not leave at least 30 minutes early. She stated that she believes that with the development, Windridge residents will have to wait approximately 30 – 45 minutes to get out of their subdivision.

Mayor White requested additional citizens to address the Council. There were none. He closed the public hearing at 9:35 p.m.

ITEM 4-D. DISCUSSION AND/OR ACTION TO CONSIDER ORDINANCE 2018-09 AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LOCKHART, TEXAS, TO RECLASSIFY THE PROPERTY KNOWN AS 2.63 ACRES IN THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68, LOCATED AT 1601 WEST SAN ANTONIO STREET (SH 142), FROM RLD RESIDENTIAL LOW DENSITY DISTRICT AND RMD RESIDENTIAL MEDIUM DENSITY DISTRICT TO CMB COMMERCIAL MEDIUM BUSINESS DISTRICT.

Councilmember Castillo questioned what types of businesses are allowed by-right in the CMB zoning district. Mr. Gibson replied that businesses such as a convenience store, restaurant, retail, offices, barber/beauty shops, and automobile sales. CLB does not allow a convenience store or a restaurant by-right, which is why the applicant requested CMB zoning.

Mayor Pro-Tem Sanchez stated that she would prefer that the Texas Department of Transportation widen and install a turn lane at Mockingbird Lane and SH 142 prior to additional development at that intersection.

Councilmember McGregor suggested that citizens do not let their children cross SH 142 now because it already is not safe. She reminded citizens that SH 142 is a highway and that the traffic congestion is not going to change. There was discussion regarding TxDOT's denial of widening SH 142. Mr. Rodgers stated that obtaining additional right-of-ways to install a turn lane or to make it a four-lane street would be consideration in the future. He stated that the City recently installed sidewalks from Windridge to the schools as safe routes for the children.

There was discussion regarding additional entrance or exit to the neighborhood. Mr. Rodgers stated that he does not see an additional entrance or exit to the Windridge Subdivision in the near future.

Mayor White stated that this type of development can be mitigated with the citizens. He also reminded the citizens that SH 142 is a highway that is a major thoroughfare in and out of the city. He stated that he reviewed property values of other homes near a convenience store on the Appraisal District's website which revealed that those property values were not less than those further from the convenience store. He stated that Council and staff will continue to pursue improvements with TxDOT at the intersection of SH 142 and Mockingbird Lane.

Councilmember Michelson stated that he has talked with citizens that are both in favor of and against the zoning change. He stated that he recently visited family in another city that lives in a subdivision that also has one entrance/exit with a convenience store at the end of the block. His family indicated that they do not have any problems with traffic or visitors at the convenience store.

Councilmember Mendoza stated that he believes that the development should proceed.

Councilmember Westmoreland stated that he lives on one of the busiest intersections in town and that he has learned to live with the traffic. Growth will happen eventually. He suggested that staff work with TxDOT about widening SH 142 if the development is established.

Councilmember Castillo made a motion to deny Ordinance 2018-09, as presented. Mayor Pro-Tem Sanchez seconded. The motion failed by a vote of 2-5, with Mayor White and Councilmembers Mendoza, Westmoreland, McGregor, and Michelson opposing.

Councilmember Michelson made a motion to approve Ordinance 2018-09, as presented. Councilmember McGregor seconded. The motion passed by a vote of 5-2, with Mayor Pro-Tem Sanchez and Councilmember Castillo opposing.

ITEM 4-F. DISCUSSION AND/OR ACTION TO CONSIDER ORDINANCE 2018-10 AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LOCKHART, TEXAS, TO RECLASSIFY THE PROPERTY KNOWN AS 2.244 ACRES IN THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68, LOCATED AT 1511 WEST SAN ANTONIO STREET (SH 142), FROM RLD RESIDENTIAL LOW DENSITY DISTRICT AND RMD RESIDENTIAL MEDIUM DENSITY DISTRICT TO 1.688 ACRES CMB COMMERCIAL MEDIUM BUSINESS DISTRICT AND 0.556 ACRES PI PUBLIC AND INSTITUTIONAL DISTRICT.

Councilmember McGregor made a motion to approve Ordinance 2018-10, as presented. Councilmember Michelson seconded.

Councilmember Mendoza stated that he is opposed to this zoning change because the use of the property, if rezoned, is currently unknown.

VOTE: The motion passed by a vote of 4-3, with Mayor Pro-Tem Sanchez, and Councilmembers Castillo and Mendoza opposing.

ITEM 5-A. CONDUCT FIRST READING AND DISCUSSION REGARDING RESOLUTION 2018-08 APPROVING INCENTIVES UP TO \$491,049 CONTINGENT ON CREATING UP TO 75 NEW FULL-TIME EQUIVALENT (FTE) JOBS, WITH AN AVERAGE ANNUAL WAGE OF \$35,000 AND A \$15 MILLION CAPITAL INVESTMENT, \$5 MILLION OF WHICH IS FOR LAND, FOR THE FRESHBOX FARMS PROJECT AS RECOMMENDED BY THE LOCKHART ECONOMIC DEVELOPMENT CORPORATION FOR THE BUILDING INFRASTRUCTURE, IMPACT FEES AND OTHER RELATED IMPROVEMENTS THAT ARE REQUIRED OR SUITABLE FOR THE DEVELOPMENT, RETENTION, OR EXPANSION OF FACILITIES TO PROMOTE OR DEVELOP NEW OR EXPANDED BUSINESS ENTERPRISES, AND TO CREATE OR MAINTAIN NEW JOBS.

Mayor White announced that the item was pulled from the agenda and that it will return for consideration on May 1, 2018.

ITEM 6. CONSENT AGENDA.

Mayor Pro-Tem Sanchez made a motion to approve consent agenda items 6A and 6B. 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 March 29, 2018 and April 3, 2018.
- 6B: Approve Community Development Management Co., Inc. of Lockhart to be considered for Grant Administrative services for any Texas Capital Fund grants for the Fiscal Year 2017-2018.

ITEM 7-A. CONDUCT SECOND READING AND DISCUSSION AND/OR ACTION TO CONSIDER RESOLUTION 2018-08 APPROVING INCENTIVES UP TO \$491,049 CONTINGENT ON CREATING UP TO 75 NEW FULL-TIME EQUIVALENT (FTE) JOBS, WITH AN AVERAGE ANNUAL WAGE OF \$35,000 AND A \$15 MILLION CAPITAL INVESTMENT, \$5 MILLION OF WHICH IS FOR LAND, FOR THE FRESHBOX FARMS PROJECT AS RECOMMENDED BY THE LOCKHART ECONOMIC DEVELOPMENT CORPORATION FOR THE BUILDING INFRASTRUCTURE, IMPACT FEES AND OTHER RELATED IMPROVEMENTS THAT ARE REQUIRED OR SUITABLE FOR THE DEVELOPMENT, RETENTION, OR EXPANSION OF FACILITIES TO PROMOTE OR DEVELOP NEW OR EXPANDED BUSINESS ENTERPRISES, AND TO CREATE OR MAINTAIN NEW JOBS.

The item was pulled from the agenda.

ITEM 7-B. DISCUSSION AND/OR ACTION REGARDING PARKS MASTER PLAN AFTER PRESENTATION BY BURDITT CONSULTANTS.

Mayor Pro-Tem Sanchez made a motion to accept the Lockhart Parks Master Plan, as presented. Councilmember McGregor seconded. The motion passed by a vote of 7-0.

There was discussion regarding the process from this point forward that would begin with determining what can be done in the current budget year.

Mr. Rodgers stated that the approved Lockhart Parks Master Plan would be filed with the Texas Parks and Wildlife Department which would allow additional points for future grant applications.

ITEM 7-C. DISCUSSION AND/OR ACTION TO CONSIDER APPROVAL OF FISCAL YEAR 2017-2018 STREET IMPROVEMENT PROGRAM PLAN.

Councilmember Michelson made a motion to approve the 2017-2018 Street improvement program plan, as presented. Mayor Pro-Tem Sanchez seconded. The motion passed by a vote of 7-0.

There was discussion regarding notification to citizens about the street improvements process and regarding the public bid process for the portions of the street improvements that will require a contractor.

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

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

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

- Update: St. Paul United Church of Christ property-Preliminary Estimates are as high as \$200,000 for asbestos/lead abatement, rehabilitation and accommodations for Art Group and Central Texas Meals on Wheels; quotes from contractors to be taken after scopes developed.
- Update: Maple Street east of Junior High School down to Sports Complex is complete along with the Phase III of Meadows at Clearfork; building permits should be issued within next 45 days; Phase II should start soon.
- Update: Staff continues to meet with Texas Heritage residential home developer of properties located east of Mockingbird and South of Bluebonnet School.
- Update: Staff reviewing plans for extending Summerside Residential subdivision to FM 1322 (Brownsboro Road).
- Update: Windsor Ave. north of SH 142 where convenience store and apartment are going in is complete.
- Update: Design of realignment of City Line Road is about 50% complete.
- Update: Bids will be advertised soon for water mains on MLK to Patton Road, pump system for water tower at Maple Water Tower, water main along SH 130, and new water tower on FM 2001 at SH 130.
- Reminder: Residential City Wide Cleanup Event started first Wednesday in April and each Wednesday following in April with NE and SE sections of city remaining.
- Reminder: Residential Household Hazardous Waste Collection Event to be held Saturday, April 28, at City Park. This does not include electronics. Electronics are accepted at the Recycling Center on Brazos Street.
- Reminder; Annual Fiesta del Mariachi event at Clark Library on Saturday, April 21 starting at 7 pm.
- Reminder: Splash pad opens May 1.
- Report: Siren testing held on April 16 at 1:00 pm.
- Reminder: Cinco de Mayo event downtown first weekend in May.
- Report: Thanks to Lower Colorado River Authority for painting the swimming pool.

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

Councilmember Mendoza stated that he attended an event at Faith Fe Presbyterian Church regarding the dedication of property for a community center in the neighborhood.

Mayor Pro-Tem Sanchez expressed condolences to the families of Virginia Martinez and Alfonso Navarro for their loss. She congratulated the Faith Fe Church for dedicating land to build a Faith/Community center. She congratulated all involved with the successful Sip-n-Stroll event.

Councilmember McGregor congratulated all involved with the successful Sip-n-Stroll event. She thanked the citizens for expressing their thoughts both in favor of or against the zoning change issue tonight.

Councilmember Castillo congratulated all involved with the successful Sip-n-Stroll event. He wished the Mariachi festival continued success on April 21 and expressed condolences to the Martinez family for their loss. He questioned whether an ordinance should be considered to address hotel/motel occupancy tax or commercial business regulations to citizens that lease their home for events during the weekends. He requested that staff continues to pursue improvements at SH 142 and Mockingbird Lane.

Councilmember Michelson congratulated all involved including the downtown businesses for a successful Sip-n-Stroll event. He thanked the Lower Colorado River Authority and the Hispanic Chamber Step-up to Success groups for painting the swimming pool and offering additional community work in the future. He will be out of town this weekend, so he will not be able to attend the Mariachi Festival.

Mayor White congratulated all involved with the Sip-n-Stroll event. The Gaslight Baker Theatre will host their annual gala on Saturday, April 28 at the Two Wishes Ranch.

ITEM 10. 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 10:30 p.m.

PASSED and APPROVED this the 1st day of May 2018.

CITY OF LOCKHART



Lew White, Mayor

ATTEST:



Connie Constancio, TRMC
City Secretary

