

PUBLIC NOTICE

AGENDA

LOCKHART CITY COUNCIL

THURSDAY, AUGUST 9, 2018

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

6:30 P.M.

WORK SESSION (No Action)

Work session will be held to receive briefings and to initially discuss all items contained on the Agenda posted for 7:30 p.m. Generally, this work session is to simplify issues as it relates to the agenda items. No vote will be taken on any issue discussed or reviewed during the work session.

DISCUSSION ONLY

- A. Discuss minutes of the City Council meetings of July 12, 2018, July 14, 2018, July 17, 2018, July 26, 2018 and July 31, 2018. 23-37
- B. Discuss semi-annual report from the Impact Fee Advisory Committee concerning the status of implementation of Chapter 31 "Impact Fees" of the Lockhart Code of Ordinances with regard to water, wastewater, and road impact fees. 38-43
- C. Discuss Interlocal Agreement with Capital Area Emergency Communications District for good and services associated with the delivery of 911 service or the Public Safety Answering Point (PSAP) for the City of Lockhart at a cost not to exceed \$1,000 and appointing the Mayor to sign the agreement. 44-56
- D. Discuss awarding electrical primary tree trimming services bid in the amount of \$40,800.00 to The Arbor Experts of Webster, Texas, and appointing the Mayor to sign all related documents. 57-77
- E. Discuss ratifying the lease negotiated with Lockhart Livestock Auction, LLC, containing the terms previously approved by the City Council. 78-95
- F. Discussion regarding the City of Lockhart's 2018 Certified Property Tax Roll. 96-124
- G. Discussion after presentation by City Manager regarding proposed Fiscal Year 2018-2019 Lockhart/Caldwell County Emergency Medical Services budget. 125-126
- H. Discussion after presentation by City Manager regarding Lockhart Police Department officer wages and recommended considerations. 127-131
- I. Discussion 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. *(Reminder: Date to set tax rate is August 21, 2018 and public hearing on budget and tax rate is September 4, 2018 and if necessary, September 18, 2018 regarding the tax rate.)*

Budget Binder

**7:30 P.M. REGULAR MEETING**

1. **CALL TO ORDER**  
Mayor Lew White

2. **INVOCATION, PLEDGE OF ALLEGIANCE**  
Invocation.  
Pledge of Allegiance to the United States and Texas flags.

3. **CITIZENS/VISITORS COMMENTS**  
(The purpose of this item is to allow citizens an opportunity to address the City Council on issues that are not on the agenda. No discussion can be carried out on the citizen/visitor comment.)

4. **PUBLIC HEARING/COUNCIL ACTION**
- A. Hold a public hearing on application ZC-18-10 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-18-03, 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 66.7 acres located at 300 and 411 Mockingbird Lane. 5-22
  - B. Discussion and/or action to consider Ordinance 2018-18 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 66.7 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.

5. **CONSENT AGENDA**
- A. Approve minutes of the City Council meetings of July 12, 2018, July 14, 2018, July 17, 2018, July 26, 2018 and July 31, 2018. 23-37
  - B. Accept semi-annual report from the Impact Fee Advisory Committee concerning the status of implementation of Chapter 31 "Impact Fees" of the Lockhart Code of Ordinances with regard to water, wastewater, and road impact fees. 38-43
  - C. Approve Interlocal Agreement with Capital Area Emergency Communications District for good and services associated with the delivery of 911 service or the Public Safety Answering Point (PSAP) for the City of Lockhart at a cost not to exceed \$1,000 and appointing the Mayor to sign the agreement. 44-56
  - D. Approve awarding electrical primary tree trimming services bid in the amount of \$40,800.00 to The Arbor Experts of Webster, Texas, and appointing the Mayor to sign all related documents. 57-77
  - E. Approve ratifying the lease negotiated with Lockhart Livestock Auction, LLC, containing the terms previously approved by the City Council. 78-95

**6. DISCUSSION/ACTION ITEMS**

- A. Discussion and/or action to consider accepting the City of Lockhart's 2018 Certified Property Tax Roll. 916-124
- B. Discussion and/or action after presentation by City Manager regarding proposed Fiscal Year 2018-2019 Lockhart/Caldwell County Emergency Medical Services budget. 125-126
- C. Discussion and/or action after presentation by City Manager regarding Lockhart Police Department officer wages and recommended considerations. 127-131
- D. Discussion and/or action regarding appointments to various boards, commissions or committees. 132-139
- 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. *(Reminder: Date to set tax rate is August 21, 2018 and public hearing on budget and tax rate is September 4, 2018 and if necessary, September 18, 2018 regarding the tax rate.)*

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

- Update: Contractor has finished paving activities on San Jacinto, Mockingbird, Prairie Lea East of US 183, and Cibilo Street from SH 142 and Brazos.
- Update: Water Dept. has completed replacement of water main in alley between San Antonio and Market; paving of the utility cuts will be completed within the next 10 days after base material has cured.
- Update: The contractor has started 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: As part of the Water Plant Improvements approved by Council, the work on the aerator towers has been completed and the contractor, Travis Industries of San Antonio, did a very good job.
- Update: Specifications are complete, and bids will be taken soon for the rehabilitation of water well # 9,
- Update: Good news! The Texas Water Development Board approved financing for the new water infrastructure and water line which will provide incremental financing.
- Update: Good news. The annual land lease for new water will be reduced from \$200 to \$80 per acre-foot of water initially, but will increase as water is delivered.
- Update: After upgrading the internet, we now have a new program at the animal shelter that will automatically upload available animals to Pet Finder, Adopt A Pet, and other popular sites to increase visibility and hopefully more adoptions.
- Update: Staff working on Texas Swing Festival with event representatives to be held September 28 and 29.
- Update: Staff has met with Evening with Authors representatives to plan this year's event at a new location.
- Report: Staff is working with Greater Caldwell County Hispanic Chamber in preparation of Diez y Seis event in September.
- Reminder: There will be a special dedication ceremony of the Corporal Jason K. LaFleur Sports Complex on Saturday, August 4, at 7:30 pm.
- Reminder: City employee summer appreciation party on Friday, August 10, 6 pm – 9 pm at City Park.
- Report: National Night Out event.
- Report: Personnel Changes.

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

*(\*\*Items of Community Interest defined below)*

**9. ADJOURNMENT**

*\*\* Items of Community Interest includes: 1) expressions of thanks, congratulations or condolence; 2) information regarding holiday schedules; 3) an honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition for purposes of this subdivision; 4) a reminder about an upcoming event organized or sponsored by the governing body; 5) information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official employee of the municipality; and 6) announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda. (SB 1182 - effective 09/01/2009)*

**\* Once approved to be on the agenda, staff requests you register to speak prior to the meeting. Deadline for specific items on the agenda is Noon Tuesday prior to the Regular Meeting.**

If, during the course of the meeting, any discussion of any item on the agenda should be held in executive or closed session, the City Council will convene in such executive or closed session, in accordance with the provisions of the Government Code, Title 5, Subchapter D to consider one or more matters pursuant to the following:

Section 551.071. Private consultation with its attorney to seek advice about pending or contemplated litigation; and/or settlement offer; (2) and/or a matter in which the duty of the attorney to the government body under the Texas Disciplinary Rules of Professional Conduct of the State of Texas clearly conflicts with this chapter.

Section 551.072. To deliberate the purchase, exchange, lease or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

Section 551.073. To deliberate a negotiated contract for a prospective gift or donation to the state or the governmental body if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

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.

Section 551.076. To deliberate the deployment, or specific occasions for implementation, of security personnel or devices.

Section 551.086. To deliberate vote or take final action on any competitive matters relating to public power utilities.

Section 551.087. To deliberate or 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.

Section 551.088. To deliberate a test item or information related to a test item if the governmental body believes that the test item may be included in a test the governmental body administers to individuals who seek to obtain or renew a license or certificate that is necessary to engage in an activity.

After discussion of any matters in executive session, any final action or vote taken will be in public by the City Council.

**City Council shall have the right at anytime to seek legal advice in Executive Session from its Attorney on any agenda item, whether posted for Executive Session or not.**

I certify that the above notice of meeting was posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, on the 3rd day of August 2018 at 5:08 pm. I further certify that the following News Media was properly notified of this meeting as stated above: Lockhart Post-Register



Connie Constancio, TRMC  
City Secretary



**CITY OF LOCKHART  
COUNCIL AGENDA ITEM**

<b>CITY SECRETARY'S USE ONLY</b>	Reviewed by Finance	<input type="checkbox"/> Yes	<input type="checkbox"/> Not Applicable
<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Regular <input type="checkbox"/> Statutory	Reviewed by Legal	<input type="checkbox"/> Yes	<input type="checkbox"/> Not Applicable
<b>Council Meeting Date:</b> August 9, 2018			
Department: Planning		Initials	Date
Department Head: Dan Gibson	Asst. City Manager		
Dept. Signature: <i>Dan Gibson</i>	City Manager	<i>DP</i>	<i>8-3-2018</i>
Agenda Coordinator/Contact (include phone #): Dan Gibson 398-3461, x236			
<b>ACTION REQUESTED:</b> <input checked="" type="checkbox"/> ORDINANCE <input type="checkbox"/> RESOLUTION <input type="checkbox"/> CHANGE ORDER <input type="checkbox"/> AGREEMENT <input type="checkbox"/> APPROVAL OF BID <input type="checkbox"/> AWARD OF CONTRACT <input type="checkbox"/> CONSENSUS <input type="checkbox"/> OTHER			
<b>CAPTION</b>			
<p>Hold a PUBLIC HEARING on application ZC-18-10 by HMT Engineering &amp; Surveying on behalf of Cottonwood Commons, LLC., and discussion and/or action to consider Ordinance 2018-18 for a Zoning Change from RLD Residential Low Density District to PDD Planned Development District, including application PDD-18-03, 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 66.7 acres located at 300 and 411 Mockingbird Lane.</p>			
<b>SUMMARY OF ITEM</b>			
<p>The PDD zoning classification is intended to accommodate developments with characteristics that may deviate from normal City standards. In return for such flexibility, the PDD requires an early commitment on the part of the developer in terms of the site layout, land uses, and amenities. Unlike conventional zoning classifications that cannot have conditions attached, the PDD classification is subject to the conditions represented by the development plan, which is adopted by-reference and cannot be changed except through the rezoning process. The subject property is proposed to be replatted into generous public open spaces and 259 residential lots that are smaller than the minimum required by the current RLD zoning of the property. The proposed use is single-family detached residential, and the lots will be a minimum of 50 feet wide (60 feet on corner lots), with most being at least 120 feet deep. 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 this subdivision are proposed to contain a minimum of three bedrooms, two baths, and a two-car garage. Various aesthetic standards and landscaping provisions are listed on the PDD Development Plan. These are amenities that the City doesn't require in the standard residential zoning districts. The gross density of the subdivision is 3.88 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. A previous version of this proposed development considered by the Council failed when the Council voted 5-2 in favor of a motion and second to approve, but did not have the minimum of six affirmative votes required to override a citizen protest. The most significant change since then is an increase in the minimum width of the lots from 45 feet to 50 feet, which resulted in a decrease in the number of lots from 279 to 259. More detailed information is available in the attached staff reports. Only one letter of opposition has been received, and just two people spoke in opposition at the Planning and Zoning Commission meeting.</p>			
<b>STAFF RECOMMENDATION</b>			
<p>Staff recommends APPROVAL of Ordinance 2018-18 rezoning 66.7 acres located at 300 and 411 Mockingbird Lane from RLD to PDD, including by-reference the accompanying PDD development plan.</p>			
<b>List of Supporting Documents:</b>	<b>Other Board or Commission Recommendation:</b>		
<p>Ordinance, maps, staff reports, RLD vs. PDD comparison table, development plan, application forms, and one protest letter. <i>Full size paper copies will be provided separately at the Council meeting.</i></p>	<p>The Planning and Zoning Commission, with three members absent, voted 4-0 at their July 25<sup>th</sup> meeting to recommend APPROVAL.</p>		
	<i>5</i>		

**ORDINANCE 2018-18**

**AN ORDINANCE OF THE CITY OF LOCKHART, TEXAS, 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 66.7 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.**

WHEREAS, on July 25, 2018, the Planning and Zoning Commission voted to recommend approval of said change known as application ZC-18-10, along with concurrent approval of the Vintage Springs Subdivision Planned Development District (PDD) Development Plan known as application PDD-18-03; and,

WHEREAS, the City Council desires to amend the zoning map accordingly as provided in Section 64-128 of the Code of Ordinances, subject to the plans and conditions of the Vintage Springs Subdivision PDD Development Plan that is herein adopted as an integral element of the PDD zoning district designation as provided in Section 64-199 of the Code of Ordinances; and,

WHEREAS, a public hearing was held in conformance with applicable law;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOCKHART, TEXAS, THAT:**

I. The above-referenced property described in Zoning Change request ZC-18-10 as Lot 1, Block 2, and Lot 2, Block 1, Texas Heritage Subdivision, consisting of 66.7 acres located at 300 and 411 Mockingbird Lane, will be reclassified from RLD Residential Low Density District to PDD Planned Development District, including by-reference the revised PDD Development Plan for Vintage Springs Subdivision consisting of single-family residential and parks/open-space uses.

II. Severability: If any provision, section, clause, sentence, or phrase of this ordinance is for any reason held to be unconstitutional, void, invalid, or unenforced, the validity of the remainder of this ordinance or its application shall not be affected, it being the intent of the City Council in adopting and of the Mayor in approving this ordinance that no portion, provision, or regulation contained herein shall become inoperative or fail by way of reasons of any unconstitutionality or invalidity of any other portion, provision or regulation.

III. Repealer: That all other ordinances, sections, or parts of ordinances heretofore adopted by the City of Lockhart in conflict with the provisions set out above in this ordinance are hereby repealed or amended as indicated.

IV. Publication: That the City Secretary is directed to cause this ordinance caption to be published in a newspaper of general circulation according to law.

V. Effective Date: That this ordinance shall become effective and be in full force immediately upon and from the date of its passage.

**PASSED, APPROVED, AND ADOPTED AT A REGULAR MEETING OF THE LOCKHART CITY COUNCIL ON THIS THE 9<sup>th</sup> DAY OF AUGUST, 2018.**

CITY OF LOCKHART

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

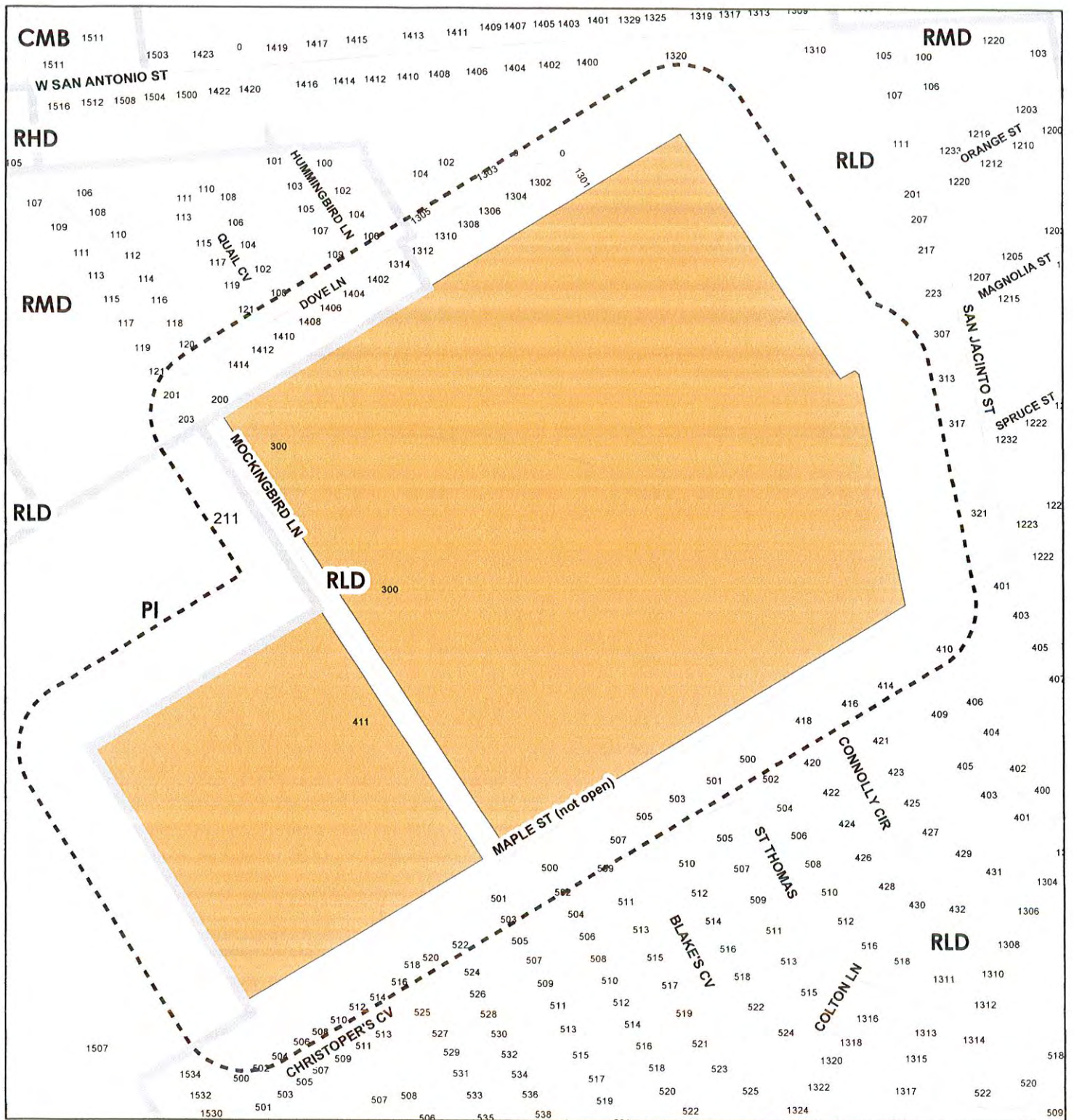
ATTEST:

APPROVED AS TO FORM:

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

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Peter Gruning, City Attorney

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# ZC-18-10 & PDD-18-03

RLD TO PDD

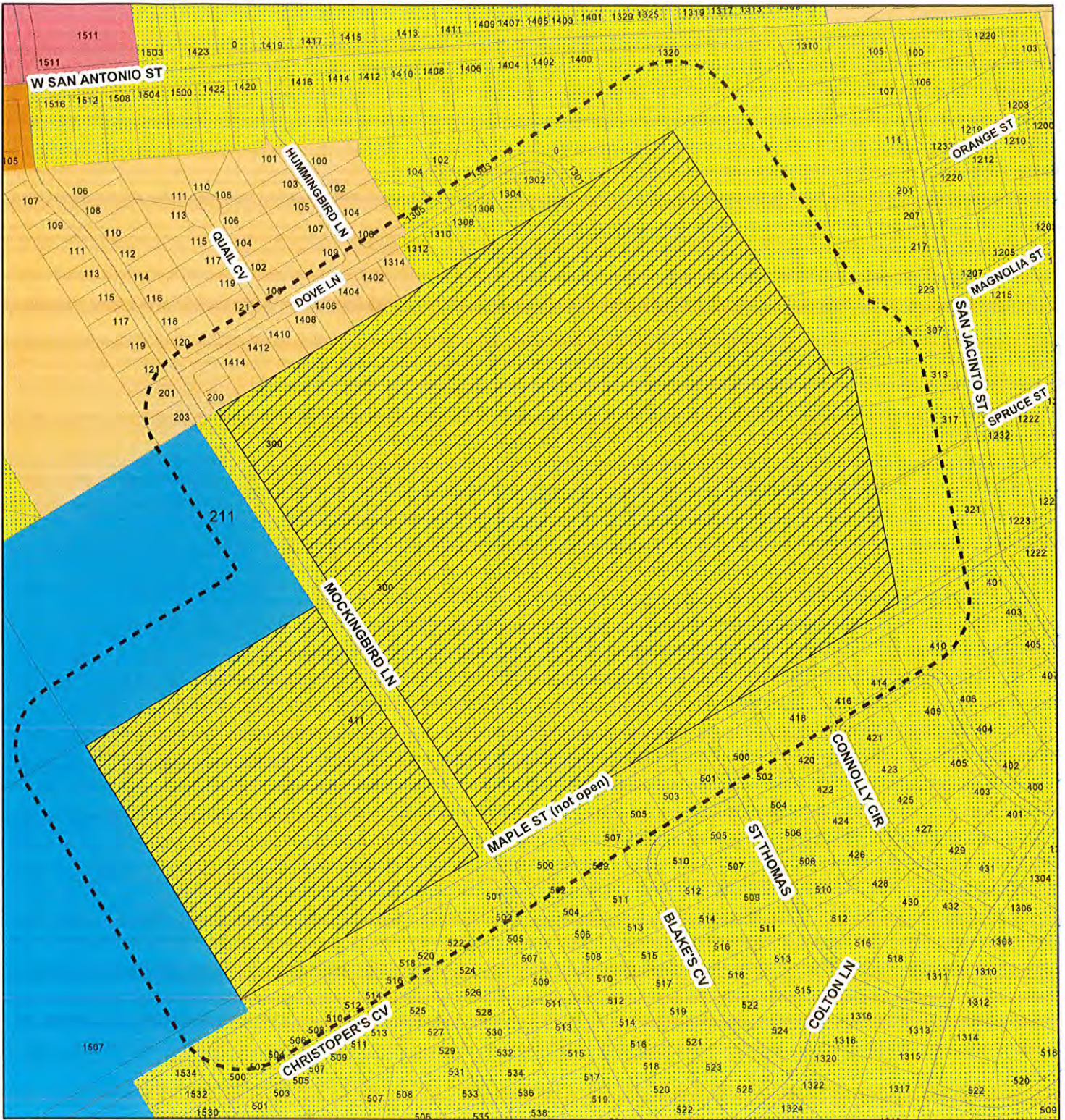
300 & 411 S MOCKINGBIRD LANE



- SUBJECT PROPERTY
- ZONING BOUNDARY

scale 1" = 400'

7



# ZC-18-10 & PDD-18-03

RLD TO PDD

300 & 411 S MOCKINGBIRD LANE



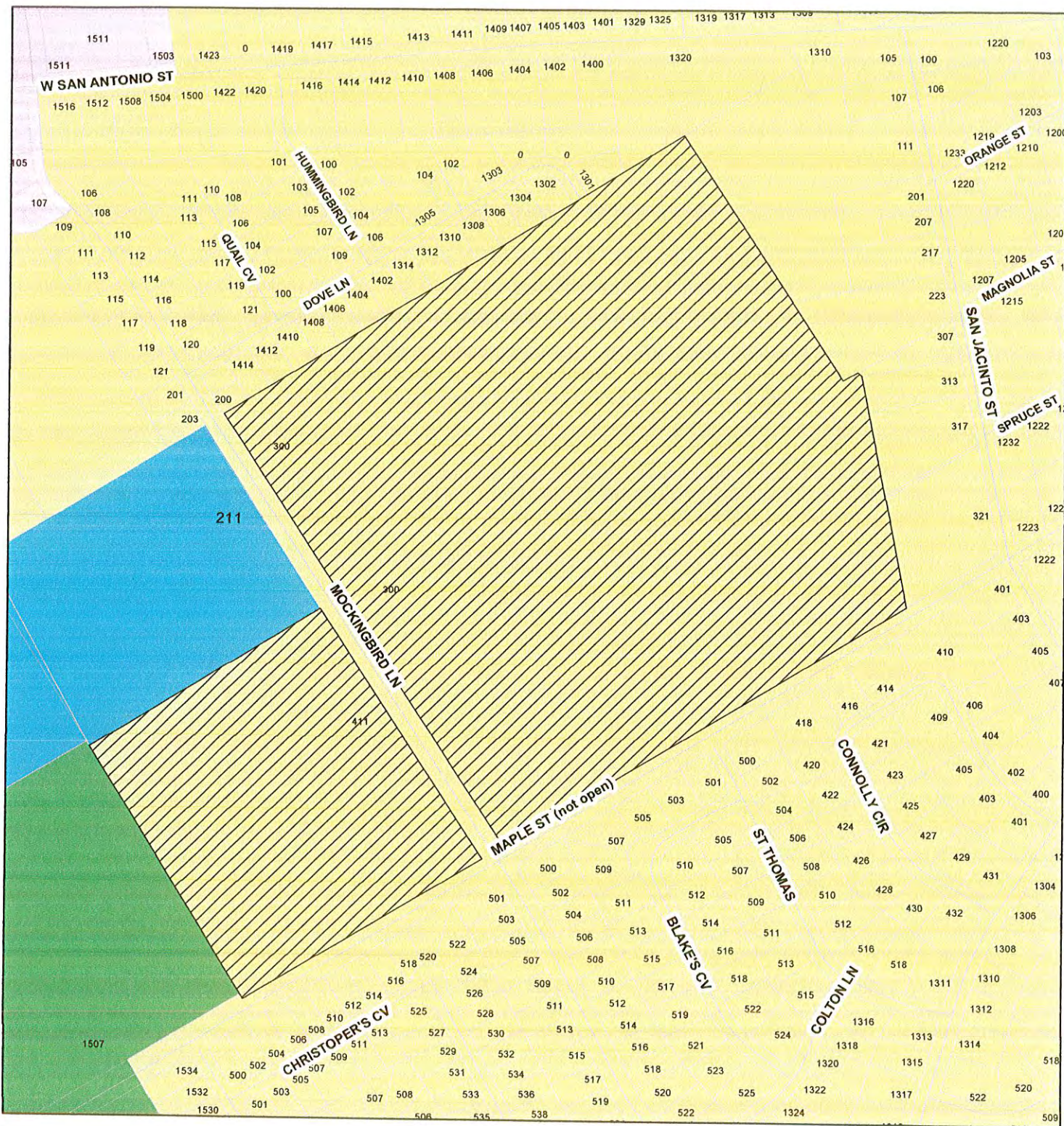
## ZONING DISTRICTS

- COMMERCIAL MEDIUM BUSINESS
- PUBLIC AND INSTITUTIONAL
- RESIDENTIAL HIGH DENSITY
- RESIDENTIAL LOW DENSITY
- RESIDENTIAL MEDIUM DENSITY

scale 1" = 400'

*8*





# FUTURE LANDUSE

RLD TO PDD

300 & 411 S MOCKINGBIRD LANE



- LIGHT-MEDIUM COMMERCIAL
- PARKS AND OPEN SPACE
- PUBLIC AND INSTITUTIONAL
- RESIDENTIAL, LOW DENSITY

scale 1" = 400'

9



NAVARO ST

LEONA ST

GRANITE ST

W HIGHLAND ST

SPRINGS ST

SAN JACINTO ST

W PALM EAST

ELSON DR

CONNOLLY CIR

COTTON LN

ST THOMAS

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WABE ST (NOT OPEN)

MOCKINGBIRD LN

HUMMINGBIRD LN

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## CASE SUMMARY

STAFF: Dan Gibson, City Planner

CASE NUMBER: ZC-18-10

REPORT DATE: July 18, 2018 [Updated 7-26-18]

PLANNING & ZONING COMMISSION HEARING DATE: July 25, 2018

CITY COUNCIL HEARING DATE: August 9, 2018

REQUESTED CHANGE: RLD to PDD

STAFF RECOMMENDATION: **Approval, subject to concurrent approval of the PDD Development Plan.**

PLANNING & ZONING COMMISSION RECOMMENDATION: **Approval**

## BACKGROUND DATA

APPLICANT(S): HMT Engineering & Surveying

OWNER(S): Cottonwood Commons, LLC

SITE LOCATION: 300 and 411 Mockingbird Lane

LEGAL DESCRIPTION: Lot 1, Block 2, and Lot 2, Block 1, Texas Heritage Subdivision

SIZE OF PROPERTY: 66.7 acres

EXISTING USE OF PROPERTY: Vacant land

LAND USE PLAN DESIGNATION: Low Density Residential

## ANALYSIS OF ISSUES

REASON FOR REQUESTED CHANGE: A previous proposal two months ago for the rezoning and accompanying PDD development plan for a single-family residential development on the subject property failed when the city council voted 5-2 in favor of a motion and second to approve, but did not have the minimum of six affirmative votes (super-majority) required due to written protests by owners of more than 20 percent of the land area within 200 feet. The plan has been modified and the applicant has submitted new applications for the zoning change and PDD development plan. The minimum lot width has been increased from 45 feet to 50 feet, resulting in the number of residential lots being reduced from 279 to 259. Corner lots will be at least 60 feet wide, and most lots will be at least 120 feet deep. Although the lot sizes are still smaller than the minimum required by the existing RLD zoning classification, they would be conforming in the RMD zoning district. However, PDD zoning is still preferred because, once zoned RMD, the owner could change the layout, reduce the amenities to the minimum standards (sidewalks on only one side of the street, etc.), and even construct duplexes without any further public hearing. PDD zoning requires more of an initial commitment with regard to the subdivision layout, land uses, building form, and amenities than is required for a standard subdivision.

### AREA CHARACTERISTICS:

	Existing Use	Zoning	Land Use Plan
North	Single-family and duplex residential, Elementary school	RLD, RMD, PI	Low Density Residential, Public/Institutional
East	Single-family residential	RLD	Low Density Residential
South	Single-family residential	RLD	Low Density Residential
West	Park, Elementary school	PI	Parks and Open Space, Public and Institutional

TRANSITION OF ZONING DISTRICTS: Because PDD is not a conventional zoning classification, the basis for comparison to other zoning districts must be the development plan, which is adopted as a condition of the PDD zoning. The proposed single-family land use is essentially the same as exists in the neighborhoods on three sides of the proposed development, and the gross density is 3.88 units per acre, which is considered low density. The maximum density allowed by the existing RLD classification is five units per gross acre, although realistically even with the most efficient layout the density would be substantially less than four units per acre when street right-of-way and parkland dedications taken into consideration. The use of smaller lots is off-set by the generous provision of open space and parkland. Therefore, the transition between zoning districts should be relatively seamless. A comparison between the RLD and proposed PDD districts is attached.

ADEQUACY OF INFRASTRUCTURE: The proposed development will include construction of Maple Street along the south boundary of the subdivision, including an eastern extension within the existing right-of-way to San Jacinto Street. 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.

POTENTIAL NEIGHBORHOOD IMPACT: The most obvious negative impact is that the addition of 259 homes will create more traffic in the area, particularly along Mockingbird Lane. However, the development will involve construction of Maple Street to provide access to San Jacinto Street, and the City is working with the developer to also complete the last remaining segment of Maple Street to connect to the existing dead-end at the northeast corner of the Meadows at Clear Fork Subdivision. Maple Street will then be continuous between San Jacinto Street and City Line Road. This will provide multiple routes not only for the residents of the subdivision, but also for residents of existing homes in the surrounding area. Although the lots will be narrow, the houses in this subdivision are proposed to contain a minimum of three bedrooms, two baths, and a double garage. With the accompanying driveway, each home will have a total of four off-street parking spaces, which is double the minimum required for three-bedroom homes. The minimum side building setbacks will be seven feet, which will allow up to two-foot wide roof overhangs and still meet the fire code for separation between roof eaves of adjacent homes. Various aesthetic standards and landscaping provisions are listed on the accompanying PDD Development Plan. These are amenities that the City doesn't require for residential development in the standard zoning districts. Therefore, the proposed development is compatible with the abutting residential neighborhoods.

CONSISTENCY WITH COMPREHENSIVE PLAN: The PDD development plan is consistent with the Low Density Residential future land use designation on the land use plan map. The density is 3.88 units per gross acre, (259 units on a total of 66.7 acres), which is less than the five units per acre maximum gross density allowed by the current RLD Residential Low Density District zoning classification.

ALTERNATIVE CLASSIFICATIONS: Rezoning to RMD Residential Medium Density District, instead of PDD, would allow lots as narrow as 50 feet for single-family dwellings, which is the same as the smallest lots proposed in the PDD. The RMD district also requires a minimum lot depth of only 105 feet, as compared to the minimum depth of 120 feet proposed for most of the lots in the PDD. However, the RMD district is considered to be medium density and allows duplexes (on 65-foot wide lots) as well as single-family dwellings, which would not be considered consistent with the future land use plan map unless the gross density is kept below five units per acre.

RESPONSE TO NOTIFICATION: One protest form (attached) has been submitted by the owner of a house on Dove Lane, adjacent to the northern boundary of the subject property. Two people spoke in opposition at the Planning and Zoning Commission public hearing. 12

## COMPARISON BETWEEN THE RLD DISTRICT AND VINTAGE SPRINGS PDD

	RLD	PDD
Maximum gross density	5 units/acre	3.88 units/acre
Maximum number of residential lots (after street and parkland dedications)	Approximately 224	259
Minimum lot width	65 ft.	50 ft. (60 ft. on corner lots)
Minimum lot area	8,500 sq. ft.	5,500 sq. ft.
Minimum public park space percent of subdivision area	8%	20% (9.8% with no drainage functions, 10.2% dual purpose with stormwater functions)
Minimum sidewalks required	One side of non-thoroughfare streets	Both sides of all streets
Connection to existing streets where possible	Yes	Yes
Compliance with thoroughfare plan	Yes	Yes
Compliance with land use plan	Yes	Yes
Storm-water detention	Yes	Yes
Generates additional traffic in neighborhood	Yes	Yes
Increases public school enrollment	Yes	Yes
Off-street parking	2 spaces for up to 3 bedrooms	4 spaces (2 in driveway and 2 in garage)
Garage or carport	None required	All houses will have double garages
Masonry exterior	Not required	None proposed
Landscaping	None required	Landscaping specified on PDD Development Plan
House plan repetition	No restrictions	Restrictions specified on PDD Development Plan
Limits extreme snout-house floor plans	No	Limitation specified on PDD Development Plan
Minimum internal side building setback	7.5 feet	7.0 feet <span style="float: right;">13</span>

# WRITTEN PROTEST OF PROPOSED ZONING CHANGE

City of Lockhart

NAME JOAN LAWRENCE  
(PLEASE PRINT)

HOME ADDRESS 1412 DOVE LN.

I AM OPPOSED TO ZONING CHANGE # ZC 18-10

I AM THE OWNER OF 1412 DOVE LN.  
(PROPERTY ADDRESS OR LEGAL DESCRIPTION)  
WHICH IS  (OR) IS NOT  LOCATED WHOLLY OR PARTIALLY

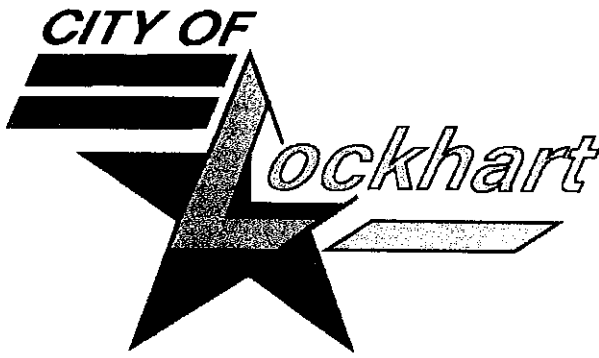
WITHIN 200 FEET OF THE PROPOSED ZONING CHANGE.

REASON FOR OPPOSITION (OPTIONAL)

MORE traffic & more difficult  
to cross the street (MOCKING BIRD)  
to go for a walk. Sometimes the  
cars go about 50 or 60 miles  
an hour. It could make more  
noise.

SIGNATURE Joan Lawrence

DATE 7-16-2018



**ZONING CHANGE APPLICATION**

(512) 398-3461 • FAX (512) 398-3833  
P.O. Box 239 • Lockhart, Texas 78644  
308 West San Antonio Street

**APPLICANT/OWNER**

APPLICANT NAME HMT Engineering  
DAY-TIME TELEPHONE 830.625.8555  
E-MAIL chrisvh@hmtnb.com

ADDRESS 410 N. Seguin Ave  
New Braunfels, TX 78130

OWNER NAME Cottonwood Commons LLC  
DAY-TIME TELEPHONE \_\_\_\_\_  
E-MAIL \_\_\_\_\_

ADDRESS 153 Colorado Drive  
Ceder Creek, TX 78612

**PROPERTY**

300 & 411 Mockingbird Lane

ADDRESS OR GENERAL LOCATION Intersection of Mockingbird Lane and Maple Street

LEGAL DESCRIPTION (IF PLATTED) \_\_\_\_\_

SIZE 66.7 ACRE(S) LAND USE PLAN DESIGNATION Residential Low-Density

EXISTING USE OF LAND AND/OR BUILDING(S) Open

PROPOSED NEW USE, IF ANY Residential

**REQUESTED CHANGE**

FROM CURRENT ZONING CLASSIFICATION RLD

TO PROPOSED ZONING CLASSIFICATION PDD

REASON FOR REQUEST Develop a residential subdivision

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## SUBMITTAL REQUIREMENTS

IF THE APPLICANT IS NOT THE OWNER, A LETTER SIGNED AND DATED BY THE OWNER CERTIFYING THEIR OWNERSHIP OF THE PROPERTY AND AUTHORIZING THE APPLICANT TO REPRESENT THE PERSON, ORGANIZATION, OR BUSINESS THAT OWNS THE PROPERTY.

NAME(S) AND ADDRESS(ES) OF PROPERTY LIEN-HOLDER(S), IF ANY.

IF NOT PLATTED, A METES AND BOUNDS LEGAL DESCRIPTION OF THE PROPERTY.

APPLICATION FEE OF \$ 1,484<sup>00</sup> PAYABLE TO THE CITY OF LOCKHART AS FOLLOWS:

1/4 acre or less	\$125
Between 1/4 and one acre	\$150
One acre or greater	\$170 plus \$20.00 per each acre over one acre

TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS ARE COMPLETE AND CORRECT, AND IT IS UNDERSTOOD THAT I OR ANOTHER REPRESENTATIVE SHOULD BE PRESENT AT ALL PUBLIC MEETINGS CONCERNING THIS APPLICATION.

SIGNATURE Chris Van Hous, PE

DATE 6/27/18

## OFFICE USE ONLY

ACCEPTED BY Don Carlson

RECEIPT NUMBER 808789

DATE SUBMITTED 6-27-18

CASE NUMBER ZC - 18 - 10

DATE NOTICES MAILED 7-9-2018

DATE NOTICE PUBLISHED 7-12-2018

PLANNING AND ZONING COMMISSION MEETING DATE 7-25-18

PLANNING AND ZONING COMMISSION RECOMMENDATION Approval

CITY COUNCIL MEETING DATE 8-9-18

DECISION \_\_\_\_\_



## CASE SUMMARY

STAFF CONTACT: Dan Gibson, City Planner

CASE NUMBER: PDD-18-03

REPORT DATE: July 18, 2018 [Updated 7-26-18]

PLANNING & ZONING COMMISSION DATE: July 25, 2018

CITY COUNCIL DATE: August 9, 2018

STAFF RECOMMENDATION: ***Approval concurrently with ZC-18-10***

SUGGESTED CONDITIONS: None, except for the Planning and Zoning Commission's recommendation

PLANNING AND ZONING COMMISSION RECOMMENDATION: ***Approval, subject to adding a note pertaining to shade trees and other landscaping along the hike/bike trail and within the parkland and landscape lots, and subject to reducing the 40% to 35% in the Garage Location section of the Residential Development Standards table.***

## BACKGROUND DATA

ENGINEER/SURVEYOR: HMT Engineering & Surveying

OWNER(S): Cottonwood Commons, LLC

SITE LOCATION: 300 and 411 Mockingbird Lane

SUBDIVISION NAME: Vintage Springs Subdivision PDD

SIZE OF PROPERTY: 66.7 acres

NUMBER OF LOTS: 259 residential and 22 non-residential

EXISTING USE OF PROPERTY: Vacant land

ZONING CLASSIFICATION: Currently RLD, Proposed PDD

## ANALYSIS OF ISSUES

**PROPOSED DEVELOPMENT:** This plan accompanies Zoning Change request ZC-18-10 from RLD to PDD for the same property. Unlike conventional zoning classifications, which cannot have conditions attached, the PDD classification is subject to the conditions represented by the development plan. The development plan is adopted with the zoning change, and thereafter cannot be changed except through the normal rezoning process. The PDD zoning classification is intended to accommodate developments that have unusual characteristics that might require deviations from the normal zoning and/or subdivision standards. In return for such flexibility, the PDD requires more of an up-front commitment on the part of the developer in terms of the site layout, land uses, building form, and amenities. The subject property is proposed to be subdivided into 259 residential lots that are smaller than the minimum required by the existing RLD zoning classification, but which now conform to the RMD zoning standards. However, PDD zoning is still preferred because, once zoned RMD, the owner could change the layout, reduce the amenities to the minimum standards (sidewalks on only one side of the street, etc.), and even construct duplexes without any further public hearing. The proposed use is single-family detached residential, and the lots will be a minimum of 50 feet wide with most being approximately 120 feet deep.

**NEIGHBORHOOD COMPATIBILITY:** The proposed single-family land use is essentially the same as exists in the neighborhoods on three sides of the proposed development, and the gross density is approximately 3.88 units per acre, which is considered low density. The maximum density allowed by the existing RLD classification is five units per gross acre, although realistically even with the most efficient layout the density would be substantially less than four units per acre when street right-of-way and parkland dedications are taken into consideration. The proposed use of smaller lots is off-set by the generous provision of open space and parkland. The addition of 259 homes will create more traffic in the area, particularly along Mockingbird Lane. However, the development will also involve construction of Maple Street to provide access to San Jacinto Street, and the City is working with the developer to also complete the last remaining segment of Maple Street to connect to the dead end at the northeast corner of the Meadows at Clear Fork Subdivision. Maple Street will then be continuous between San Jacinto Street and City Line Road. This will provide multiple routes not only for the residents of the subdivision, but also for residents of existing homes in the surrounding area.

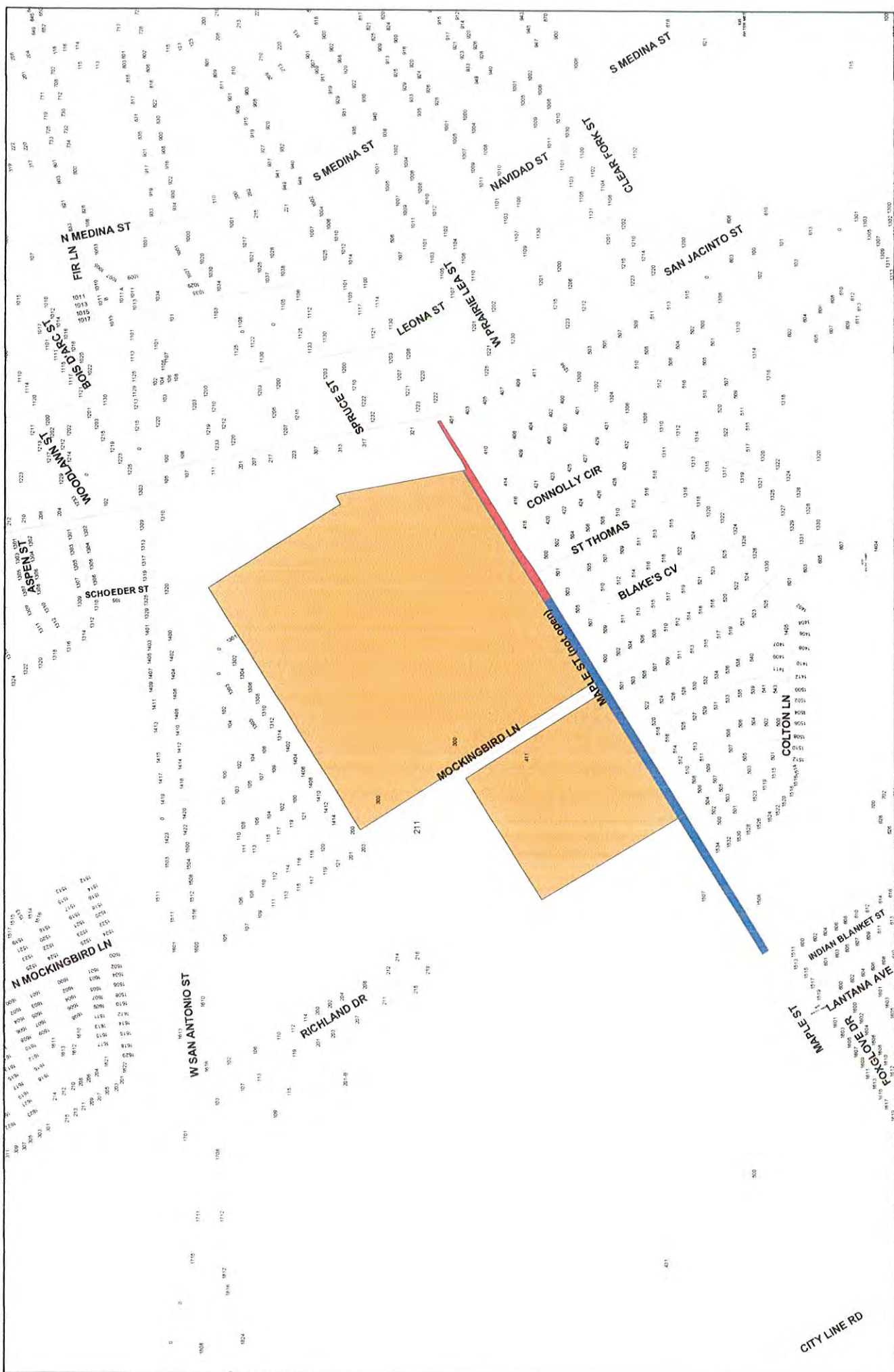
Although the lots will be narrow, the houses in this subdivision are proposed to contain a minimum of three bedrooms, two baths, and double garages. The floor area is accomplished by having two-story designs, or floor plans for one-story with more depth to make up for the narrow width. With the accompanying driveway, each home will have a total of four off-street parking spaces, which is double the minimum required for three-bedroom homes. The minimum side building setbacks will be seven feet, which is six inches less than required by the existing RLD zoning classification of the property, but will allow a wider variety of floor plans and up to two feet of roof overhang. Various aesthetic standards and landscaping provisions are listed on the PDD development plan that are greater than what the City requires for residential development in the standard zoning districts. Some of these standards can be found in the "Garage Location", "House Plan Repetition", "Minimum Landscaping", and "Fencing" sections of the Residential Development Standards on the PDD Development Plan. Therefore, the proposed development is compatible with the abutting residential neighborhoods. A table is attached which compares various minimum standards, features, and impacts of the existing RLD zoning of the property with that which is proposed for the Vintage Springs PDD.

**FORM AND CONTENT:** There are no remaining deficiencies that need to be addressed. However, the Planning and Zoning Commission added two changes as a condition of their recommendation for approval. One is that a note be added to address shade trees and other landscaping along the hike/bike trail, and within the parkland and landscape lots that are accessible to the public. This has been accomplished with a sentence added in the "Minimum Landscaping" section of the Residential Development Standards table. The second condition is that the "Garage Location" section of that table be revised to change the 40% to 35% where it refers to the maximum percentage of homes where the garage might extend more than ten feet beyond the front wall or porch of the house. The purpose of this provision is to limit extreme snout-house floor plans. The applicant has decided to not make that change at this time, and prefers that the PDD be approved with the 40% originally proposed.

**COMPLIANCE WITH STANDARDS:** The proposed development will comply with all applicable subdivision standards, including dedicating additional right-of-way for perimeter streets, construction of new streets where required, sidewalks/trails, utilities, storm-water drainage, and parkland. Although the minimum City standards require a sidewalk on only one side of local residential streets, this development is proposed to have sidewalks on both sides of all streets. The only proposed zoning standards that are less than the minimum required by the current RLD zoning of the lots and which are, therefore, the reason for the requested PDD zoning, are the 50-foot lot widths and front building setbacks of 20 feet instead of 25 feet.

**ADDITIONAL REQUIREMENTS:** The PDD development plan is a required element of the PDD zoning, so approval of the zoning change is subject to compliance with this plan. The concurrently submitted preliminary plat and subdivision development plan was approved by the Planning and Zoning Commission on July 25. Once the PDD zoning and development plan are approved by the City Council, the final step will be submission of the final plats for each phase accompanied by engineering plans for construction of the subdivision infrastructure.





- VINTAGE SPRINGS PDD
- MAPLE ST EXT PHASE 1
- MAPLE ST EXT PHASE 2



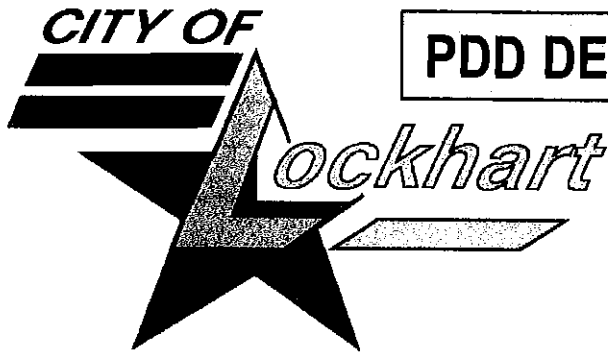
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# ZC-18-10 & PDD-18-03

RLD TO PDD

300 & 411 S MOCKINGBIRD LANE

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**PDD DEVELOPMENT PLAN APPLICATION**

(512) 398-3461 • FAX (512) 398-3833  
P.O. Box 239 • Lockhart, Texas 78644  
308 West San Antonio Street

**APPLICANT/OWNER**

APPLICANT NAME HMT Engineering  
DAY-TIME TELEPHONE 830.625.8555  
E-MAIL chrisvh@hmtnb.com

ADDRESS 410 N. Seguin Ave  
New Braunfels, TX 78130

OWNER NAME Cottonwood Commons LLC  
DAY-TIME TELEPHONE \_\_\_\_\_  
E-MAIL \_\_\_\_\_

ADDRESS 153 Colorado Drive  
Cedar Creek, TX 78612

**PROPERTY**

ADDRESS OR GENERAL LOCATION Intersection of S Mockingbird Land and Maple Street  
LEGAL DESCRIPTION (IF PLATTED) \_\_\_\_\_  
PROPOSED SUBDIVISION NAME, IF NOT PLATTED Vintage Springs Subdivision  
SIZE 66.7 ACRE(S) ZONING CLASSIFICATION Residential Low-Density  
EXISTING USE OF LAND AND BUILDINGS Open

**PROPOSED DEVELOPMENT**

PROPOSED USE OF LAND AND BUILDINGS Residential Subdivision  
NUMBER OF LOTS 280 TOTAL NUMBER OF DWELLING UNITS, IF ANY 259  
RESIDENTIAL DENSITY 3.88 UNITS/ACRE  
TOTAL LAND AREA ALLOCATED TO RESIDENTIAL USE, IF ANY 39.99 ACRE(S)  
TOTAL LAND AREA ALLOCATED TO NON-RESIDENTIAL USE, IF ANY 26.71 ACRE(S)

# SUBMITTAL REQUIREMENTS

IF THE APPLICANT IS NOT THE OWNER, A LETTER SIGNED AND DATED BY THE OWNER CERTIFYING THEIR OWNERSHIP OF THE PROPERTY AND AUTHORIZING THE APPLICANT TO REPRESENT THE PERSON, ORGANIZATION, OR BUSINESS THAT OWNS THE PROPERTY.

IF NOT PLATTED, A METES AND BOUNDS LEGAL DESCRIPTION OF THE PROPERTY.

PROPOSED DECLARATION OF COVENANTS AND RESTRICTIONS ESTABLISHING AND GOVERNING ANY LEGAL ENTITY THAT MAY BE REQUIRED TO OWN, OPERATE, AND/OR MAINTAIN PRIVATE STREETS, UTILITIES, OR OTHER FACILITIES PROVIDED FOR THE COMMON USE OF ALL PROPERTY OWNERS.

PROPOSED WRITTEN AGREEMENT BETWEEN THE CITY AND THE LEGAL ENTITY TO BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF PRIVATE STREETS AND ALLEYS, PERMITTING ACCESS AND USE WITHOUT LIABILITY BY CITY VEHICLES AND PERSONNEL ON OFFICIAL BUSINESS.

PDD DEVELOPMENT PLAN, AS FOLLOWS, INDICATING THE SCALE AND NORTH ARROW, PROPOSED USE(S) OF ALL PARTS OF THE DEVELOPMENT, BOUNDARIES OF PROPOSED PHASES, IF ANY, AND CONTAINING THE INFORMATION REQUIRED IN SECTION 64-166(b).

Four copies for initial staff review.

Ten copies after initial staff review.

One mylar reproducible (two if applicant wants to keep one), plus two copies, of approved PDD Development Plan.

TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS ARE COMPLETE AND CORRECT, AND IT IS UNDERSTOOD THAT I OR ANOTHER REPRESENTATIVE SHOULD BE PRESENT AT ALL PUBLIC MEETINGS CONCERNING THIS APPLICATION.

SIGNATURE

Chris Van Hende, PE

DATE

6/27/18

## OFFICE USE ONLY

ACCEPTED BY

Dan Gibson

DATE SUBMITTED

6-27-18

ZONING CASE NUMBER ZC - 18 - 10

PLAN CASE NUMBER PDD - 18 - 03

PLANNING AND ZONING COMMISSION MEETING DATE

7-25-18

DECISION \_\_\_\_\_

CONDITIONS \_\_\_\_\_

**SPECIAL MEETING  
BUDGET WORKSHOP  
LOCKHART CITY COUNCIL**

**JULY 12, 2018**

**6:30 P.M.**

**CLARK LIBRARY ANNEX-COUNCIL CHAMBERS, 217 SOUTH MAIN STREET, 3<sup>rd</sup> 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  
Shane Mondin, Building Official  
Dan Gibson, City Planner

Connie Constancio, City Secretary  
Julie Bowermon, Civil Service Director  
Sean Kelley, Public Works Director  
Bertha Martinez, Library Director

**Citizens/Visitors Addressing the Council:** Holly Keiser of Hays-Caldwell Women’s Center; Carla Merritt and Andrea Lash of Hays-Caldwell Council on Alcohol & Drug Abuse; Lyle Nelson of Capital Area Rural Transportation System; Helen Snow of Combined Community Action; Representative of Lockhart Area Senior Citizens Center; and, Rose Dunn-Turner of Caldwell County Christian Ministries.

**ITEM 1. CALL TO ORDER.**

Mayor Lew White called the special meeting/budget workshop to order on this date at 6:30 p.m.

Mayor White gave the invocation and led the Pledge of Allegiance to the United States and Texas flags.

**ITEM 2. CITIZENS/VISITORS COMMENTS.**

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

**ITEM 3-A. PRESENTATION BY AND DISCUSSION WITH NONPROFIT ORGANIZATIONS REQUESTING CONTRIBUTIONS FROM THE CITY OF LOCKHART FOR THE FISCAL YEAR 2018-2019 BUDGET.**

Mayor White requested non-profit organizations to make a presentation and there was discussion with the following:

Hays-Caldwell Women’s Center (HCWC)

Holly Cunningham Keiser of HCWC provided information about how their organization assists women involved in domestic violence situations in Caldwell County. She stated that HCWC is requesting a contribution in the amount of \$5,900.

Hays-Caldwell Council on Alcohol & Drug Abuse (HCCADA)

Carla Merritt and Andrea Lash of HCCADA provided information about several ways that the HCCADA assists adults and the youth with drug intervention programs in Caldwell County, including the Lockhart Independent School District. She stated that HCCADA is requesting a contribution in the amount of \$10,000.

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Capital Area Rural Transportation System (CARTS)

Lyle Nelson of CARTS provided information about the transportation services that CARTS offers to citizens in Caldwell County. He stated that CARTS is requesting a contribution in the amount of \$6,000.

Combined Community Action-Meals on Wheels (CCA)

Helen Snow of CCA provided information about how they provide meals to senior citizens in Caldwell County. She stated that CCA is requesting a contribution in the amount of \$8,000.

Lockhart Area Senior Citizens Center (LASCC)

A Representative of the LASCC provided information about activities and meals that they offer to senior citizens and the community. She stated that the LASCC is requesting a contribution in the amount of \$3,311.

CASA of Central Texas (CASA)

Trisha Schneider of CASA provided information about how they assist children in the community. She stated that CASA is requesting a contribution in the amount of \$10,000.

Caldwell County Christian Ministries (CCCM)

Rose Dunn-Turner of CCCM provided information about how they distribute food to needy citizens in Caldwell County. She stated that CCCM is requesting a contribution to be the same as last year (\$3,349).

Mayor White announced that the Council would consider determining allocations during the July 17, 2018 meeting.

Trisha Schneider clarified the number of children that CASA has assisted this year.

RECESS: Mayor White announced that the Council would recess for a break at 7:15 p.m.

Mayor White reconvened the meeting at 7:35 p.m.

**ITEM 3-B. DISCUSSION AND/OR ACTION REGARDING THE PROPOSED FISCAL YEAR 2018-2019 GENERAL FUND, ENTERPRISE FUND, DEBT FUND BUDGETS, AND PROPOSED FUNDING SOURCES.**

Mr. Rodgers stated that the proposed general fund budget as presented is balanced. Staff will receive the certified property tax roles the end of July that will assist staff in calculating a proposed tax rate. The proposed Fiscal Year 2018-2019 budget is balanced and is based on the effective tax rate.

Mr. Rodgers stated that staff would provide information and there was discussion regarding the following department budgets:

Health Insurance

Health insurance for employees is increased by 15% in all departments.

Mayor/Council

Increase for engineering fees to update the Lockhart 2020 Comprehensive Plan. There are no election expenses because the next election will not be until November 2019.

Discussion regarding Downtown Promotions.



City Manager

Increase for health insurance and additional funds for a new city manager's salary. Records Management temporary part-time employee is proposed to become a permanent part-time. Also, funds allocated to scan large plans that have taken up all the storage in the plan room.

Economic Development Department

Mr. Hinson explained that the economic development department, not Lockhart Economic Development Corporation (LEDC), budget in the city's general fund are solely for tax rebates. The LEDC's budget is separate from the City of Lockhart. Funds budgeted by the city for tax rebates would be transferred to the non-departmental budget thereby eliminating the economic development department.

Finance

Slight decrease.

Non-Departmental

Increase due to allocating for a 3% salary increase for all non-civil service employees if a wage increase is granted. That line item will be adjusted based upon the Council's decision regarding a wage increase in Fiscal Year 2018-2019.

Debt Service

This fund has not been addressed. Staff will update after receiving the certified tax rolls from the Caldwell County Appraisal District.

Information Systems

Bestline technical support and purchases of some computers, software and/or server purchases or repairs. There was discussion regarding obtaining proposals for the free wi-fi on the downtown square.

Civil Service

Not many changes in civil service.

Community Facility

Funds for general maintenance at the building at 901 Bois D'arc. Keeping up with the building is important because several departments use the building to store records as well as the facility for several community organizations. There was brief discussion regarding the status of rehabilitating the gifted building on Main Street (St. Paul United Methodist Church).

Library

Increase for several library patron amenities such as digital books, repairs, improvements in the children's area, etc. There was discussion regarding the improved security and special events.

Planning

Increase for health insurance and increase in plan review fees.

Inspections

Slight increase for plan review assistance.

Airport

Increase for materials to maintain the airport roadways, taxiways or other repairs.

Animal Control

Mr. Rodgers commended the dedicated employees at the shelter for making the Lockhart Animal Shelter one of the best in the State. Increase for adjusted salaries, increase in health insurance and for a new animal shelter attendant. He also commended the volunteers for assisting staff at the shelter.

Parks

Increase for health insurance and hiring two new employees. Parks Board working to finalize the recommendations about the master plan.

Public Works

Salary increase for Public Works Director since Sean Kelley also manages Water/Wastewater department. There was discussion regarding improvements of the pond at city park.

Maintenance and Garage

Increase for new employee to be taught the system for vehicle and equipment maintenance. The position is proposed to begin mid-year in 2018-2019.

Cemetery

Decrease for lower contractual services for tree removal. The road in the cemetery would be paved.

Street and Drainage

Increase to add two new street repair employees that will begin mid-year of the fiscal year.

Councilmember Castillo reminded everyone about the Movie in the Park on July 14<sup>th</sup> and stated that he would be offering free snow cones before the movie begins.

**ITEM 3-C. DISCUSSION AND/OR ACTION REGARDING BUDGET AND TAX RATE ADOPTION CALENDAR, IF NECESSARY.**

Mr. Rodgers announced that additional budgets would be discussed on July 17, 2018.

**ITEM 4. 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 8:45 p.m.

PASSED and APPROVED this the 9<sup>th</sup> day of August 2018.

CITY OF LOCKHART

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

ATTEST:

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

SPECIAL MEETING  
LOCKHART CITY COUNCIL

JULY 14, 2018

9:30 A.M.

CLARK LIBRARY ANNEX-COUNCIL CHAMBERS, 217 SOUTH MAIN STREET, 3<sup>rd</sup>  
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:** None

**Citizens/Visitors Addressing the Council:** Larry Gilley of Strategic Government Resources.

**ITEM 1. CALL TO ORDER.**

Mayor Lew White called the special meeting of the Lockhart City Council to order at 9:34 a.m.

**ITEM 2. 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. Discussion with a Representative of Strategic Government Resources to review and discuss City Manager candidates and their applications.**

Mayor White announced that the Council would enter Executive Session at 9:36 a.m.

**ITEM 3. OPEN SESSION. Discussion and/or action regarding City Manager candidates and their applications.**

Mayor White announced that the Council would enter Open Session at 10:40 a.m.

Mayor Pro-Tem Sanchez made a motion schedule a meeting on July 31, 2018 at 6:30 p.m. to review City Manager profiles and to select candidates to interview. Councilmember Mendoza seconded. The motion passed by a vote of 7-0.

**ITEM 4. 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 10:42 a.m.

PASSED and APPROVED this the 9<sup>th</sup> day of August 2018.

CITY OF LOCKHART

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

ATTEST:

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

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**LOCKHART CITY COUNCIL  
REGULAR MEETING**

**JULY 17, 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 John Castillo
Councilmember Juan Mendoza	Councilmember Kara McGregor
Councilmember Jeffry Michelson	Councilmember Brad Westmoreland
Mayor Pro-Tem Angie Gonzales-Sanchez (arrived at 7:00 p.m.)	

**Staff present:**

Vance Rodgers, City Manager	Connie Constancio, City Secretary
Peter Gruning, City Attorney	Jeff Hinson, Finance Director
Bobby Leos, Electric Superintendent	Emma Rocha, Utility Customer Service Manager
Ernest Pedraza, Police Chief	Rob Tobias, Economic Development Director
Sean Kelley, Public Works Director	Randy Jenkins, Fire Chief
Stephen Parra, Community Resource Officer	Erin Westmoreland, Municipal Court Manager
Paul Ybarra, Patrol Sergeant	

**Citizens/Visitors Addressing the Council:** Dana Kinser, 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 MINUTES OF THE CITY COUNCIL MEETINGS OF JUNE 19, 2018 AND JULY 5, 2018.**

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

**B. DISCUSS 3<sup>RD</sup> QUARTER FISCAL YEAR 2018 INVESTMENT REPORT.**

Mr. Hinson stated that the Texas Public Investment Act requires local governments to review and accept a quarterly investment report for each quarterly reporting period of the year. He provided the following information and there was discussion regarding the 3<sup>rd</sup> Quarter Fiscal Year 2018 report, ending June 30, 2018:

- Quarterly Investment Report
- Investment Portfolio Summary
- Cash Accounts as reconciled by the Banks of the Ozarks
- Marketable Securities Transaction Summary
- Investment Pool Transactions Summary
- Certificates of Deposit Transaction Summary
- Investment Pools
- Bank of the Ozarks Collateralization

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**C. DISCUSS RECOMMENDATION TO AWARD BID TO BLACKROCK CONSTRUCTION OF MANSFIELD, TEXAS, IN THE AMOUNT OF \$460,601.00 FOR THE INSTALLATION OF APPROXIMATELY 6,100 FEET OF 18 INCH PVC WATER MAIN ALONG WEST MLK, JR. INDUSTRIAL BLVD. FROM NEAR SOUTH COLORADO STREET TO STATE PARK ROAD AND PATTON ROAD AND APPOINTING THE MAYOR TO SIGN ALL CONTRACTUAL DOCUMENTS.**

Mr. Kelley stated that this water main improvement was identified in the 2020 Comprehensive Plan and will increase the flow of water to the west side of the city, where the city is seeing most growth. It has been a long-term goal of the city to have a large water main system that encircles Lockhart. This water main will connect existing large mains, looping our water system. Bids were advertised in compliance with State law for the installation of 6,100 feet of 18 inch PVC along MLK Industrial Blvd. from near South Colorado Street to State Park Road and Patton Road. Nineteen bids were received ranging from \$460,601 to \$951,358. The lowest bid was submitted by Blackrock Construction. This company has a commendable reputation as a utility construction business along with the personnel and the equipment to get the job done successfully and in a timely manner. Mr. Kelley recommended approval. There was discussion.

**D. DISCUSS ALLOCATION OF DISTRIBUTIONS FOR FISCAL YEAR 2018-2019 TO THE NONPROFIT ORGANIZATIONS REQUESTING CONTRIBUTIONS.**

Mr. Hinson stated that requests for contributions were previously made to the Council by non-profit organizations on July 12, 2018. The current budgeted amount for this purpose is \$27,804. Should the Council decide to allocate more than what is currently budgeted for the Fiscal Year 2018-2019, the additional funds needed would be realized through budget cuts in other line items. Staff does not have a recommendation regarding the allocations and seeks direction from the Council.

Mayor White stated that during the Fiscal Year 2017-2018 allocation process, the Council discussed increasing allocations by 10 percent during the Fiscal Year 2018-2019. There was discussion.

Mayor White announced that the Council would vote on the allocation distribution amounts during the regular meeting.

**E. PRESENTATION AND DISCUSSION REGARDING QUARTERLY UPDATE ON LOCKHART ECONOMIC DEVELOPMENT CORPORATION ACTIVITIES.**

Mr. Tobias provided an update and there was discussion regarding the Lockhart Economic Development Corporation activities that included the following topics:

- Lockhart snapshot.
- Emerging new retail, commercial, and industrial development.
- 2017 Project announcements.
- Map of 2018 potential announcements.
- New initiatives under development.
- Tax increment financing.
- A Vision for the Future.

Mayor Pro-Tem Sanchez arrived at the meeting at 7:00 p.m.

## **F. PRESENTATION AND DISCUSSION REGARDING FISCAL YEAR 2018-2019 PROPOSED BUDGET, TAX RATE AND RELATED INFORMATION.**

Mr. Rodgers stated that staff anticipates additional funds to be calculated when the final tax appraisal roll is received from the Caldwell County Appraisal District later this month. At that time, staff will research presenting additional requests to the Council for consideration. He stated that staff would present and there would be discussion regarding the following budgets:

### Municipal Court

Increase for health insurance and for materials to repaint striping in the parking lot.

### Fire

Overall budget was decreased because of obtaining grant funds to purchase a mini-pumper and cardio exercise equipment was purchased out of the Fiscal Year 2017-2018 unrestricted balance funds. There was discussion regarding a possible new fire substation at Borchert Lane in the future.

### Communications

Increase due to health insurance. Funds for new dispatch consoles and chairs (\$65,000) was removed from the budget requests because staff will pursue grant funds to purchase the office equipment.

### Police

Increase due to health insurance, civil service wage increases, and certification pay to several officers. Increase in radio communications is due to an error in budgeting last year. The increase does not require a budget amendment unless the expenses are higher than the budgeted amount, which is not foreseeable at this time. The City Manager's recommended increase in the Police Step Pay Plan will be forthcoming after receiving the final Caldwell County Appraisal District appraisal information in two to three weeks.

### Utility Electric Billing

Increase for a proposed 3 percent wage increase and an increase in health insurance. Incode utility billing software annual service fee is subject to increase. Pay grade adjustments in this department were done earlier this year to recognize the value of employees who together collect close to \$10 million dollars a year and above all other departments deal the most with mad customers; these adjustments did not increase the budget.

### Electric Distribution

Staff will work on a couple of capital outlay projects that involves replacing and upgrading a primary electric line on South Main between Prairie Lea and Bee Streets and replacing the mini Derek backyard machine that assists in replacing utility poles. These projects will be paid out of capital funds. Reclassification of some positions in this department were necessary to hire and retain Class A High Voltage Line Workers; neighboring cities and Bluebonnet Electric Coop were starting new Class A's at more than our experienced line workers. We did lose one good Class A line worker to Bluebonnet because of the wage and due to the fact that Bluebonnet employees put in a lot more overtime.

### Electric - Non-Departmental

City is purchasing 25 percent of electric power from American Electric Power (AEP), an outsourced provider, that has helped reduce rates charged by the Lower Colorado River Authority. Staff may propose to increase the amount of electric power purchased from a third party provider to reduce rates paid by customers if LCRA rates increase.

Water Distribution

Increase is for payments to begin the long-range water supply project. Water department crews are installing new water lines in-house to save money. Funds have also been allocated to purchase heavy equipment to assist with the water line construction projects. There was discussion regarding the long-range water supply project. Since this crew is doing a lot more water main installations to save money, pay grade adjustments to meet industry standards are included in the budget.

Water – Non-Departmental

Decrease because previous debt was paid in full.

Wastewater Collection

Increase for health insurance and proposed wage increase. This department maintains the sewer lines and funds are allocated for continuing education for these employees. Since this crew is doing a lot more wastewater main installations to save money, pay grade adjustments to meet industry standards are included in the budget.

Wastewater – Non-Departmental

Increase to adjust the long-range water supply debt from water to wastewater.

Solid Waste - Hand Collection, Bin Collection

Increase for solid waste contracted services with Central Texas Refuse, employee wage increases and increases in health insurance for employees. A 4.6% increase in rates is proposed, 2.5% of which is contractual plus the June Consumer Price Index (CPI). Projected increased revenues through rate increases are included in the proposed budget to offset the cost of services.

Solid Waste – Recycling

Increase due to deficiencies at the single-stream recycling center. The city currently assists local businesses by picking up cardboard at no fee. Staff will consider charging a cardboard recycling pickup fee to businesses in the future.

Solid Waste – Landfill

Staff continues to maintain the old landfill. Police Department also uses the property for their shooting range. Funds allocated are for roadway repairs.

Solid Waste – Non-Departmental

Funds are transferred to the general fund to support services such as repairing streets and other departments.

Mr. Rodgers requested that the Council continue to email him questions regarding the budget so that they can be addressed.

Mayor White announced that the next budget meeting will be held on July 26, 2018 at 6:30 p.m.

## **G. DISCUSSION REGARDING MAINTENANCE, OPERATIONAL AND CAPITAL BUDGETS AND FUNDING POSSIBILITIES.**

There was no discussion.

**H. DISCUSSION REGARDING BUDGET AND TAX RATE ADOPTION CALENDAR, IF NECESSARY.**

There was no discussion.

RECESS: Mayor White announced that the Council would recess for a break at 7:48 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 8:07 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.

Dana Kinser, 6118 FM 713, Dale, expressed disappointment about a post on Facebook made by the Lockhart Animal Shelter employees about her recent tough decision to surrender her dog to the animal shelter due to an unforeseen situation within her family. She stated that she felt that the Facebook post was unnecessary and disrespectful to her and her family because their decision to surrender the animal was heartbreaking. Mayor requested staff to look into the matter.

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

**ITEM 4. CONSENT AGENDA.**

Councilmember Michelson made a motion to approve consent agenda items 4A, 4B, and 4C. Councilmember Mendoza seconded. The motion passed by a vote of 7-0.

The following are the consent agenda items that were approved:

4A: Approve minutes of the City Council meetings of June 19, 2018 and July 5, 2018.

4B: Accept 3<sup>rd</sup> Quarter Fiscal Year 2018 Investment report.

4C: Approve recommendation to award bid to Blackrock Construction of Mansfield, Texas, in the amount of \$460,601.00 for the installation of approximately 6,100 feet of 18 inch PVC water main along West MLK, Jr. Industrial Blvd. from near South Colorado Street to State Park Road and Patton Road and appointing the Mayor to sign all contractual documents.

**ITEM 5-A. DISCUSSION AND/OR ACTION TO CONSIDER ALLOCATION OF DISTRIBUTIONS FOR FISCAL YEAR 2018-2019 TO THE NONPROFIT ORGANIZATIONS REQUESTING CONTRIBUTIONS.**

There was discussion.

Councilmember McGregor made a motion to award the allocations the same as in Fiscal Year 2017-2018 and to add 10 percent. Councilmember Michelson seconded. The motion passed by a vote of 7-0.

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**ITEM 5-B. PRESENTATION AND DISCUSSION REGARDING QUARTERLY UPDATE ON LOCKHART ECONOMIC DEVELOPMENT CORPORATION ACTIVITIES.**

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

**ITEM 5-C. DISCUSSION AND/OR ACTION REGARDING APPOINTMENTS TO VARIOUS BOARDS, COMMISSIONS OR COMMITTEES.**

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

**ITEM 5-D. PRESENTATION, DISCUSSION AND/OR ACTION REGARDING FISCAL YEAR 2018-2019 PROPOSED BUDGET, TAX RATE AND RELATED INFORMATION.**

Mayor White announced that the presentations were made during the work session.

**ITEM 5-E. DISCUSSION AND/OR ACTION REGARDING MAINTENANCE, OPERATIONAL AND CAPITAL BUDGETS AND FUNDING POSSIBILITIES.**

There was no discussion.

**ITEM 5-F. DISCUSSION AND/OR ACTION REGARDING BUDGET AND TAX RATE ADOPTION CALENDAR, IF NECESSARY.**

There was no discussion.

**ITEM 6. CITY MANAGER'S REPORT, PRESENTATION AND POSSIBLE DISCUSSION**

- Update: Upstairs City Hall restrooms restoration complete; start downstairs now.
- Update: Staff continues to meet with several different housing and business developers.
- Update: Contractor will start paving activities on San Jacinto, Mockingbird, Prairie Lea East of US 183, and Cibilo Street from SH 142 and Brazos the week of July 23.
- Report: The Library Summer Reading Club Program with meals provided through LISD program was again a big success with over 425 participants. Following activities planned:
  - Friday, July 13.....Movies at Hometown Cinema
  - Friday, July 20 .....Overnight in the Library
  - Thursday, July 26...Awards Party
  - Tuesday, July 31....Swimming Party
- Report: Working with Greater Caldwell County Hispanic Chamber in preparation of Diez y Seis event in September.
- Report: Hill Country Cook-off will be held at City Park in October 2018.
- Reminder: City employee summer appreciation party on Friday, August 10, 6 pm – 9 pm at City Park.
- Reminder: National Night Out will be held on Tuesday, August 7.
- Reminder: Next budget meeting will be on July 26, 2018 at 6:30 p.m.

**ITEM 7. COUNCIL AND STAFF COMMENTS – ITEMS OF COMMUNITY INTEREST.**

Councilmember Westmoreland thanked staff for their dedication to the budget process. He thanked employees and encouraged everyone that works outdoors to stay hydrated and safe.

Councilmember Mendoza expressed condolences to the DeLeon family for their loss. He thanked all involved with the Movies in the Park event and he thanked Councilman Castillo for providing snow cones at the movie.

Mayor Pro-Tem Sanchez expressed condolences to the DeLeon family for their loss. She thanked staff for street repairs on Church Street. She invited everyone to attend the annual Jamaica at the St. Mary's Catholic Church.

Councilmember McGregor encouraged everyone to stay cool during the hot weather. She thanked staff and congratulated the Library for a successful anniversary celebration.

Councilmember Castillo expressed condolences to Judge Raymond DeLeon for the loss of his father. He thanked all that attended the movies in the park. He invited everyone to the St. Mary's Jamaica and thanked staff for their work.

Councilmember Michelson thanked staff for working on the budget. He invited everyone to join in the National Night Out block parties on August 7, 2018.

Mayor White reminded citizens about the summer fan program hosted by the City of Lockhart. He thanked Councilmembers Castillo and Mendoza for hosting snow cones at the Movies in the Park. He also thanked staff for their hard work during the budget process. He invited everyone to attend the Retirement reception on July 19<sup>th</sup> honoring Vance Rodgers, even though his retirement date has been extended to October 2018.

**ITEM 8. 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 8:27 p.m.

PASSED and APPROVED this the 9<sup>th</sup> day of August 2018.

**CITY OF LOCKHART**

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

ATTEST:

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

**BUDGET WORKSHOP  
SPECIAL MEETING  
LOCKHART CITY COUNCIL**

**JULY 26, 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 Jeffrey Michelson

Mayor Lew White  
Councilmember John Castillo  
Councilmember Kara McGregor  
Councilmember Brad Westmoreland

**Staff present:**

Vance Rodgers, City Manager  
Jeff Hinson, Finance Director

Connie Constancio, City Secretary  
Sean Kelley, Public Works Director

**Citizens/Visitors Addressing the Council:** Eduardo Montana of the Guadalupe-Blanco River Authority and Shanna Ramzinski of the Caldwell County Appraisal District.

**ITEM 1. CALL TO ORDER.**

Mayor Lew White called the budget workshop/special meeting to order on this date at 6:30 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-A. PRESENTATION AND DISCUSSION AND/OR ACTION REGARDING PROPOSED FISCAL YEAR 2018-2019 BUDGET BY THE GUADALUPE-BLANCO RIVER AUTHORITY (GBRA) FOR THE LOCKHART WATER TREATMENT PLANT AND THE LOCKHART WASTEWATER TREATMENT PLANTS.**

Eduardo Montana provided information and there was discussion regarding the GBRA's water and wastewater treatment plant budgets.

Mayor Pro-Tem Sanchez made a motion to accept the Guadalupe-Blanco River Authority budgets, as presented. Councilmember McGregor seconded. The motion passed by a vote of 7-0.

**ITEM 3-B. PRESENTATION AND DISCUSSION AND/OR ACTION REGARDING THE CALDWELL COUNTY APPRAISAL DISTRICT'S (CCAD) FISCAL YEAR 2019 BUDGET.**

Shanna Ramzinski provided information and there was discussion regarding the CCAD's budget.

Mayor Pro-Tem Sanchez made a motion to accept the Caldwell County Appraisal District's budget, as presented. Councilmember Michelson seconded. The motion passed by a vote of 7-0.

**ITEM 3-C. DISCUSSION AND/OR ACTION AFTER PRESENTATION OF THE PROPOSED FISCAL YEAR 2018-2019 GENERAL FUND, ENTERPRISE FUND, DEBT BUDGETS, PROPOSED FUNDING SOURCES.**

Mr. Rodgers stated that staff continues to review the proposed budget. Additional information will be presented to the Council during the August 9, 2018 Council meeting. There was brief discussion.

**ITEM 3-D. DISCUSSION AND/OR ACTION REGARDING BUDGET AND TAX RATE ADOPTION CALENDAR, IF NECESSARY. REMINDER: DATE TO SET TAX RATE IS AUGUST 21, 2018 AND PUBLIC HEARING ON BUDGET/TAX RATE IS SEPTEMBER 4, 2018 AND IF NECESSARY, SEPTEMBER 18, 2018 REGARDING THE TAX RATE.**

There was no discussion.

Mayor White reminded the Council regarding the special meeting on Tuesday, July 31, 2018 at 6:30 p.m. to review City Manager profiles to select candidates to interview.

Mayor Pro-Tem Sanchez expressed condolences to the Leos family for their loss.

**ITEM 4. 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 7:02 p.m.

PASSED and APPROVED this the 9<sup>th</sup> day of August 2018.

**CITY OF LOCKHART**

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

ATTEST:

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

**SPECIAL MEETING  
LOCKHART CITY COUNCIL**

**JULY 31, 2018**

**6:30 P.M.**

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

**Council present:**

Mayor Pro-Tem Angie Gonzales-Sanchez  
Councilmember Juan Mendoza  
Councilmember Brad Westmoreland

Mayor Lew White  
Councilmember John Castillo  
Councilmember Jeffry Michelson

**Council absent:**

Councilmember Kara McGregor

**Staff present:** None

**Citizens/Visitors Addressing the Council:** Larry Gilley of Strategic Government Resources

**ITEM 1. CALL TO ORDER.**

Mayor Lew White called the special meeting to order on this date at 6:30 p.m.

**ITEM 2. 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. Review City  
Manager profiles and discuss selection of candidates to interview.**

Mayor White announced that the Council would enter Executive Session at 6:30 p.m.

**ITEM 3. OPEN SESSION - Discussion and/or action regarding the City Manager profiles and  
selection of candidates to interview.**

Mayor White announced that the Council would enter Open Session at 7:33 p.m.

Mayor Pro-Tem Sanchez made a motion to direct Strategic Government Resources to continue the candidate selection process. Councilmember Mendoza seconded. The motion passed by a vote of 6-0.

**ITEM 4. ADJOURNMENT.**

Mayor Pro-Tem Sanchez made a motion to adjourn the meeting. Councilmember Mendoza seconded. The motion passed by a vote of 6-0. The meeting was adjourned at 7:34 p.m.

PASSED and APPROVED this the 9<sup>th</sup> day of August 2018.

**CITY OF LOCKHART**

ATTEST:

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

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

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Work Session Item # \_\_\_\_\_

Reg. Mtg. Item # \_\_\_\_\_

**CITY OF LOCKHART  
COUNCIL AGENDA ITEM**

<b>CITY SECRETARY'S USE ONLY</b> X Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory	Reviewed by Purchasing	<input type="checkbox"/> Yes	<input type="checkbox"/> Not Applicable
	Reviewed by Budget	<input type="checkbox"/> Yes	<input type="checkbox"/> Not Applicable
<b>Council Meeting Date:</b> August 9, 2018	Reviewed by Legal	<input type="checkbox"/> Yes	<input type="checkbox"/> Not Applicable
Department: Planning		Initials	Date
Department Head: Dan Gibson	Asst. City Manager		
Dept. Signature: <i>Dan Gibson</i>	City Manager	<i>DG</i>	<i>8-3-2018</i>
Agenda Coordinator/Contact (include phone #): Dan Gibson 398-3461, x236			
<b>ACTION REQUESTED:</b> <input type="checkbox"/> ORDINANCE <input type="checkbox"/> RESOLUTION <input type="checkbox"/> CHANGE ORDER <input type="checkbox"/> AGREEMENT <input type="checkbox"/> APPROVAL OF BID <input type="checkbox"/> AWARD OF CONTRACT <input checked="" type="checkbox"/> OTHER <input type="checkbox"/> NONE			
<b>CAPTION</b>			
Accept semi-annual report from the Impact Fee Advisory Committee concerning the status of implementation of Chapter 31 "Impact Fees" of the Lockhart Code of Ordinances with regard to water, wastewater, and road impact fees.			
<b>FINANCIAL SUMMARY</b>			
<input type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input checked="" type="checkbox"/> REVENUE <input type="checkbox"/> CIP <input type="checkbox"/> BUDGETED <input type="checkbox"/> NON-BUDGETED			
<b>SUMMARY OF ITEM</b>			
<p>In accordance with State law, the Impact Fee Advisory Committee has an ongoing role in monitoring and evaluating implementation of the impact fee capital improvement plans, and submitting semi-annual reports to City Council. The Committee met on July 25<sup>th</sup> to consider their 32<sup>nd</sup> semi-annual report since impact fees were originally adopted on January 15, 2002. The current total balance of all impact fee accounts is \$1,404,220. Total impact fee revenue during this six-month period was \$158,359, and there were no expenses. The attached status report from the Committee is only for the six-month period from October 1, 2017 to March 31, 2018. Because the update to the impact fee capital improvement plans that was adopted on April 4, 2017, eliminated projects that had been accomplished and shows only projects that were not yet funded, the tracking of revenue and expenditures effectively started over at zero. The fund balances carried over, of course, but the attached exhibits are based on the newly adopted CIP's. Note that this report normally would have been presented in April or May, but is late due to the need to reconcile some inconsistencies in accounting data as well as being a lower priority for staff during a very busy period of development review and case processing. The next report will be for the period from April 1 to September 30, 2018.</p>			
<b>STAFF RECOMMENDATION</b>			
Staff recommends that the Council accept the Impact Fee Advisory Committee's report.			
<b>List of Supporting Documents:</b>	<b>Board, Commission, or Committee Recommendation:</b>		
March 2018 status report, including attached table and graphs.	The Impact Fee Advisory Committee has submitted the attached report.		

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(512) 398-3461 • FAX (512) 398-5103  
P. O. Box 239 • Lockhart, Texas 78644  
308 West San Antonio Street

## IMPACT FEE REPORT *To Lockhart City Council –August 2018*

### PURPOSE

State law requires a continuing semi-annual role for the Impact Fee Advisory Committee in monitoring the progress of implementation of the impact fee ordinance, and in advising the City Council on needed revisions. More specifically, State law provides that the Committee:

- 1) Monitor and evaluate implementation of the capital improvements plans;
- 2) File semi-annual reports with respect to the progress of the capital improvements plans and report to City Council any perceived inequities in implementing the plans or imposing the impact fees; and,
- 3) Advise the City Council of the need to update or revise the land use assumptions, capital improvements plans, and impact fees.

The Committee's previous report to the Council was submitted and accepted last December. This is the 32<sup>nd</sup> status report since the impact fee ordinance was originally adopted on January 15, 2002, and is for the period from September 30, 2016 to March 31, 2018. It is the second report since the update adopted on April 4, 2017, and is based on the new capital improvement plans and impact fees. The six-month reporting dates align with the fiscal year quarters. This one is for the fourth quarter of 2017 and the first quarter of 2018.

### STATUS OF ACCOUNTS

As shown in **Exhibit A**, a total of \$158,359 was collected during the period covered by this report. There were no expenses. Revenue during the six-month period was from one manufactured home, five new houses, 11 new duplexes, one new commercial building, and one new industrial building. The water, wastewater, and road impact fee account balances for the previous semi-annual report, as well as the current balances as of March 31, 2018, are shown in the table. These totals include accrued interest.

The total estimated cost of all of the projects in the capital improvement plans in effect during the six-month reporting period was \$58,311,537. However, the City Council adopted one-half that amount as the maximum to be collected by March 31, 2027, which is the end of the ten-year CIP period, so the maximum fees are based on an estimated cost of all three CIP's being \$ 29,155,769. The total of all impact fees spent on CIP projects so far since the April 4, 2017 update is \$153,582, which does not include payments to impact fee update consultants, so that leaves \$29,002,187 to still be spent. The total balance available remaining collectively in the three impact fee accounts that can be used toward meeting that goal, is currently \$1,404,220.

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## PROGRESS AND TRENDS

The pie charts in **Exhibit B** graphically summarize the progress in collecting the fees needed to pay for one-half of the estimated cost of all projects in each of the impact fee categories. The bar graph in **Exhibit C** illustrates the impact fee collection trends beginning with the first semi-annual report in July 2003. In recent years, the amount of impact fee revenue collected since the September 2012 report trended upward each six-month period until the September 2015 report, which decreased due primarily to a reduced supply of available vacant lots for new home construction. The revenue in the reporting periods since then trended upward again until the March 2017 reporting period, when building activity fell off considerably and remained about the same for two reporting period due to another lack of vacant lots for new home construction. However, revenue has increased during this reporting period compared to the previous six-month period.

Construction trends can typically be cyclical, where periods of accelerated growth help offset slow years. It is important to build a healthy balance in all of the accounts because there is interest in development along SH 130 where the City does not currently have adequate infrastructure, but where many of the needed projects are already listed in the impact fee CIP's. For example, the proposed water and wastewater system improvements and an upgrade of City Line Road in the west part of the city are urgent projects for accommodating growth in that area. There are currently several major projects being planned for various locations throughout the city, and which could potentially provide a significant boost to impact fee revenues.

Following a public hearing, the updated land use assumptions, the road, water, and wastewater capital improvement plans, and new rates to be charged were adopted by reference with Ordinance 2017-08 on April 4, 2017. However, the Council also included an amendment to Section 31-19 "Exceptions", with a further clarification added by Ordinance 2017-09B approved at their April 18 meeting, delaying implementation of the new fees, which are all higher than the previous fees. The final wording of Section 31-19(b) had the affect of continuing the old collection rates until October 1, 2017, for all building permits, and until October 1, 2019, for building permits submitted for lots shown on a subdivision plat approved prior to October 1, 2017. Therefore, beginning on October 1, 2017, all permits for lots other than those shown on a plat approved before then have been subject to the new rates.

## RECOMMENDATION

The Committee met on July 25, 2018, and unanimously voted t forward this semi-annual report to the City Council for the period ending on March 31<sup>st</sup>, recommending that no changes are needed to the current land use assumptions, capital improvement plans, or impact fees at this time.

Respectfully,



Philip McBride, Chair  
Impact Fee Advisory Committee

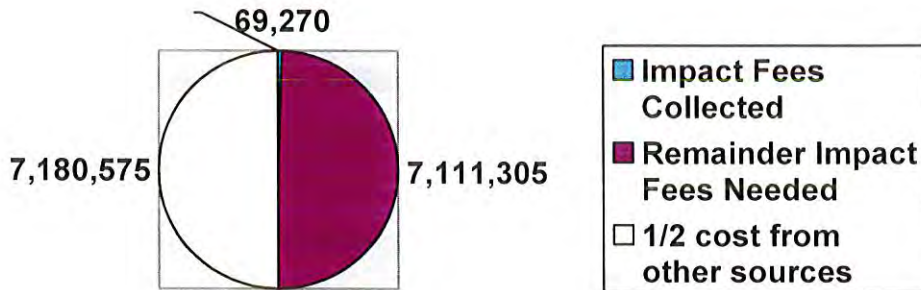




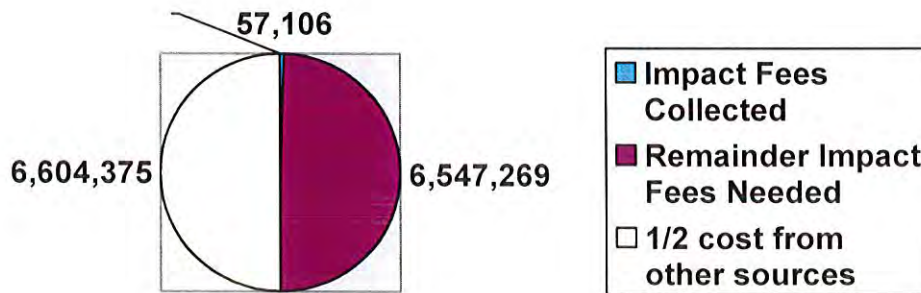
# EXHIBIT B

## MARCH 2018 IMPACT FEE PROGRESS SUMMARY

### WATER IMPACT FEES

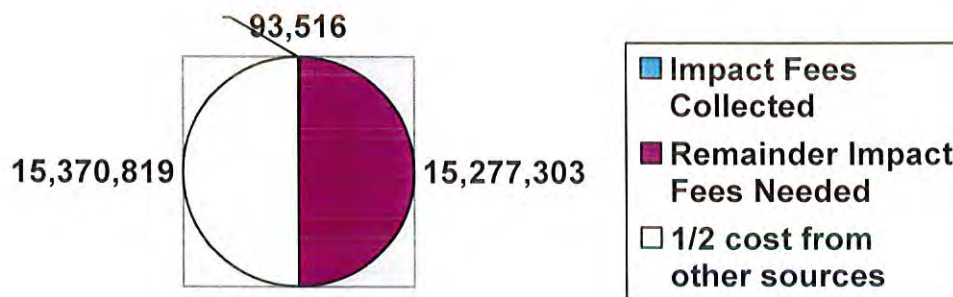


### WASTEWATER IMPACT FEES



### ROAD IMPACT FEES

Service Areas 1 and 2

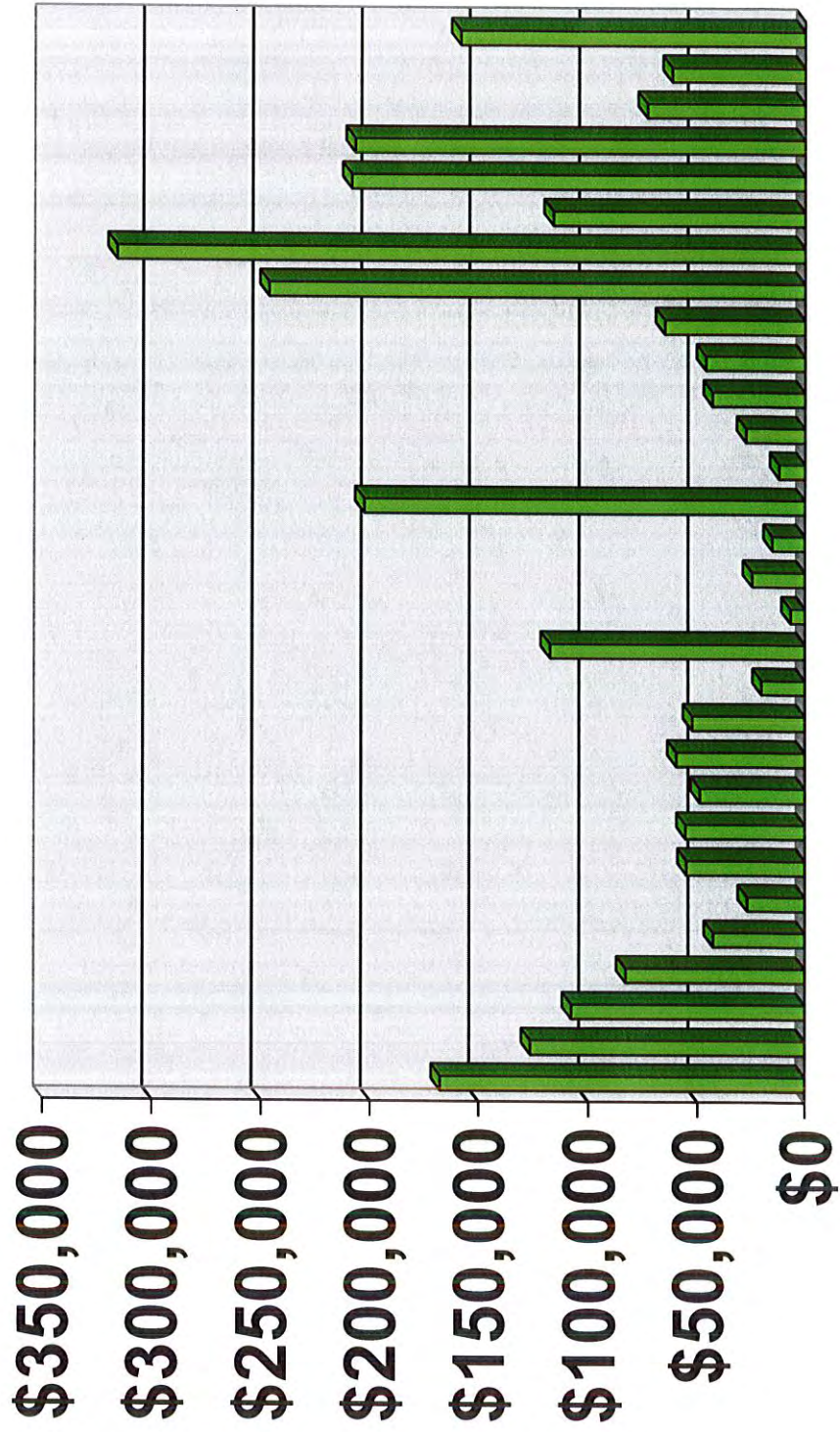


*Impact Fees Collected* is the total accrued as of March 31, 2018, since the adoption of Ordinance 2017-08 on April 4, 2017.

# EXHIBIT C

## IMPACT FEE SEMI-ANNUAL REVENUE

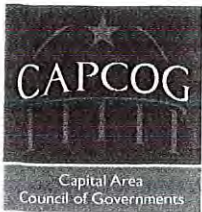
July 2003 - March 2018





**CITY OF LOCKHART  
COUNCIL AGENDA ITEM**

<b>CITY SECRETARY'S USE ONLY</b>		Reviewed by Finance		<input type="checkbox"/> Yes	<input type="checkbox"/> Not Applicable
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory		Reviewed by Legal		<input type="checkbox"/> Yes	<input type="checkbox"/> Not Applicable
<b>Council Meeting Date: August 9, 2018</b>					
Department: Police				Initials	Date
Department Head: Ernest Pedraza		Asst. City Manager			
Dept. Signature: <i>[Signature]</i>		City Manager		<i>[Signature]</i>	<i>8-3-2018</i>
Agenda Item Coordinator/Contact (include phone #): Connie Constancio, 398-3461 ext. 235					
<b>ACTION REQUESTED:</b> <input type="checkbox"/> ORDINANCE <input type="checkbox"/> RESOLUTION <input type="checkbox"/> CHANGE ORDER <input checked="" type="checkbox"/> AGREEMENT <input type="checkbox"/> APPROVAL OF BID <input type="checkbox"/> AWARD OF CONTRACT <input type="checkbox"/> CONSENSUS <input type="checkbox"/> OTHER					
<b>CAPTION</b>					
Discussion and/or action regarding Interlocal Agreement with Capital Area Emergency Communications District for good and services associated with the delivery of 911 service or the Public Safety Answering Point (PSAP) for the City of Lockhart at a cost not to exceed \$1,000, and appointing the Mayor to sign the agreement.					
<b>FINANCIAL SUMMARY</b>					
<input type="checkbox"/> N/A <input type="checkbox"/> GRANT FUNDS <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP <input type="checkbox"/> BUDGETED <input type="checkbox"/> NON-BUDGETED					
FISCAL YEAR:	PRIOR YEAR (CIP ONLY)	CURRENT YEAR	FUTURE YEARS	TOTALS	
Budget				\$0.00	
Budget Amendment Amount				\$0.00	
Encumbered/Expended Amount				\$0.00	
This Item				\$0.00	
<b>BALANCE</b>	\$0.00	\$0.00	\$0.00	\$0.00	
<b>FUND(S):</b>					
<b>SUMMARY OF ITEM</b>					
The Capital Area Emergency Communications District provided goods and services for Lockhart's 911 system. This is often referred to as the PSAP or Public Safety Answering Point. The cost is not to exceed \$1,000 for the FY 18-19 period.					
<b>STAFF RECOMMENDATION</b>					
City Manager and Police respectfully recommend approval of the proposed agreement.					
List of Supporting Documents:			Other Departments, Boards, Commissions or Agencies:		
Proposed agreement.					



**Capital Area Emergency Communications District**

6800 Burlleson Road, Building 310, Suite 165

Austin, Texas 78744-2306

Ph: 512-916-6000 Fax: 512-916-6001

[www.capcog.org](http://www.capcog.org)

**BASTROP BLANCO BURNET CALDWELL FAYETTE HAYS LEE LLANO TRAVIS WILLIAMSON**

July 23, 2018

Connie Constancio  
City of Lockhart, City Secretary  
PO Box 239  
Lockhart, TX 78644

RE: FY2019 PSAP Interlocal

Dear Ms. Constancio:

Please find the enclosed FY 2019 PSAP Interlocal (2 originals) and attachments. The documents describe how both your entity and Capital Area Emergency Communications District (CAECD) will accomplish the delivery of 9-1-1 service.

The Interlocal Contract is required to be approved by City Council.

I respectfully request you sign and return both originals to the address listed below by September 15, 2018. This will enable reimbursements and disbursements to be made shortly after the beginning of the new fiscal year. An executed original will be returned to you. Please note that without the signed Interlocal in place, CAECD is unable to reimburse your entity any funds expended on behalf of the 9-1-1 services.

CAECD  
Attn: B.T. Saucedo  
6800 Burlleson Rd., Bldg. 310, Ste. 165  
Austin, TX 78744

Should you have any questions, please feel free to contact me at (512) 916-6044 or [gregg.obuch@capcog.org](mailto:gregg.obuch@capcog.org).

Sincerely,

Gregg Obuch  
Director of Emergency Communications

**RECEIVED**

**JUL 24 2019**

**CITY OF LOCKHART  
CITY SECRETARY'S OFFICE**

# Capital Area Emergency Communications District

## INTERLOCAL CONTRACT FOR PUBLIC SAFETY ANSWERING POINT MAINTENANCE, EQUIPMENT AND TRAINING

### Section 1. Parties and Purpose

- 1.1. The Capital Area Emergency Communications District ("CAECD") is a regional emergency communications district and political subdivision of the State of Texas organized and operating in accordance with Texas Health and Safety Code, Subchapter G, chapter 772, as amended. CAECD has developed an annual budget to operate and maintain Next Generation 9-1-1 emergency communications service within the district.
- 1.2. The City of Lockhart ("Public Agency") is a Texas home-rule municipality that operates one Public Safety Answering Point (PSAP) that participates in the district as authorized by Texas Health and Safety Code chapter 772.
- 1.3. This Interlocal contract is entered into between CAECD and Public Agency pursuant to Texas Government Code chapter 791 so that Public Agency can maintain its PSAPs, upgrade 9-1-1 equipment and train its personnel to participate in the Next Generation 9-1-1 emergency communications system in the district. For purposes of carrying out CAECD's duties and obligations under this agreement the parties understand and agree that references to CAECD includes its employees, officers, directors, volunteers, agents (including the Capital Area Council of Governments – CAPCOG), and their representatives, individually, officially, and collectively.

### Section 2. Rights and Duties of the Contracting Parties

- 2.1 Public Agency agrees to:
  - A. Purchase supplies such as printer paper, printer ink, cleaning materials and other expendable items necessary for the continuous operation of its PSAPs;
  - B. Implement upgrades of its PSAPs equipment and software, as authorized in the current annual budget, through the appropriate CAECD process for the purchase of new equipment and software;
  - C. Protect the PSAPs equipment and secure the PSAPs premises against unauthorized entrance or use;
  - D. Practice preventive maintenance for the PSAPs equipment;

- E. Ensure call-takers/dispatchers receive emergency communications training as required and as described in CAECD's current annual budget;
- F. Protect the confidentiality of 9-1-1 database information and of information furnished by telecommunications providers, and notify CAECD in writing within two business days of the receipt of a request for 9-1-1 database information, or for information furnished by telecommunications providers, made under the Texas Public Information Act;
- G. Use the Regional Notification System (RNS) 9-1-1 derived database information only to warn or alert citizens of an emergency situation where property or human life is in jeopardy, and protect the database information from unauthorized use;
- H. Request the use of training facilities by sending an email to [CMAC@capcog.org](mailto:CMAC@capcog.org) and specifying date of request, time of request and type of resources needed such as Solacom or CritiCall;
- I. In the event the use of the Regional Backup Communications Center (RBUCC) is required, operate in accordance with all rules and procedures, and within the allocated space in the RBUCC located at 6800 Burleson Road, Building 310, Suite 165;
- J. Be responsible for all furniture, administrative telephones, copier machines and administrative desktop computers located within the Public Agency's operating area;
- K. Hold harmless CAECD from and against any and all claims, liens, proceedings, actions or causes of action, other than claims based wholly on the negligence of, fault of, or breach of contract by CAECD and shall name CAECD (including those representatives and agents listed in section 1.3 above) as additional insured under the City's general liability insurance policy or membership agreement in any governmental risk pool or other similar entity with a duty to provide a defense, and which is provided by policy or membership agreement so that CAECD (including those representatives and agents listed in section 1.3 above) may seek coverage upon demand by CAECD (including those representatives and agents listed in section 1.3 above), in the event of a covered claim;
- L. Waive any duty CAECD owes Public Agency by virtue of this agreement in the event any act, event, or condition adversely impacts the cost of performance of, or adversely affects the ability of CAECD to perform any obligation under this agreement and if such act, event or condition, in light of any circumstances is beyond the reasonable control and is not a result of the willful or negligent act, error, omission or failure to exercise reasonable diligence on the part of CAECD such action or inaction shall not be construed as a breach of this agreement or a willful or negligent act, error, omission or lack of reasonable diligence of CAECD. Circumstances included above, by way of example only, are:

- (i) an act of God, landslide, earthquake, fire, explosion, flood, hurricane, tornado, sabotage, or similar occurrence, acts of a public enemy, terrorism, extortion, war, blockade, insurrection, riot or civil disturbance;
- (ii) the failure of any appropriate governmental agency or private utility to provide and maintain utilities;
- (iii) any failure of title to the Facilities or any placement or enforcement of any lien, charge or encumbrance on the Facilities or on any improvements thereon that is not consented to in writing by, or arising out of any action or agreement entered into by, either party to the Agreement;
- (iv) the inability of CAECD and its subcontractors to gain and maintain access to all areas of the Facilities and/or adjoining the Facilities where work is required to be performed hereunder;
- (v) the preemption, confiscation, diversion, destruction, or other interference by, on behalf, or with authority of a governmental body relating to a declared or asserted public emergency or any condemnation or other taking by eminent domain or similar action, in the possession of property, equipment or materials located at the Facilities, or in the performance of the Services to be performed by CAECD hereunder;
- (vi) strikes, work stoppages, or labor disputes affecting CAECD and any subcontractor (excluding material suppliers) of CAECD;
- (vii) with respect to CAECD, damage to the Facilities caused by third parties not related to or under the control of the CAECD, including, but not limited to, contractors and subcontractors for the CAECD; and,
- (viii) the failure of any CAECD subcontractor or supplier to furnish services, materials or equipment on the dates agreed to, but only if such failure is the result of an event that would constitute Force Majeure if it affected the CAECD directly, and the CAECD is not able after exercising all reasonable efforts to timely obtain substitutes.

M. Abide by the Regional Backup Communications Center (RBUC) Access Control Policy, included as attachment A, as if recited verbatim herein.

2.2 CAECD agrees to:

- A. Be responsible for maintaining all RBUC physical plant including primary electrical systems, 9-1-1 systems, HVAC and network wiring as budgeted and with approved available funds;



- B. Provide access control security as require by the CJIS Security Policy and maintain access control systems and badging for appropriate personnel and contractors;
- C. Provide training facilities, including Solacom and CritiCall consoles;
- D. Schedule training based on priority availability given to training offered on a regional basis and requested according to 2.1.H.; and
- E. Provide space, equipment, security, and staff support to the RBUC as budgeted and with approved available funds.

**Section 3. Contract Price and Payment Terms**

- 3.1 CAECD agrees to compensate Public Agency in the total amount of not to exceed \$1,000 per fiscal year for its performance of this contract. CAECD must make any payment obligated by this agreement from current revenues available to CAECD. The stated amount is a payment which fairly compensates the Public Agency for the duties performed hereunder.
- 3.2 Within 30 calendar days after the initial effective date of this contract and within 30 calendar days after the start of each fiscal year for which this contract is renewed, CAECD agrees to pay Public Agency \$1,000 for the purchase of supplies as outlined in Section 2.1.A of this contract.
- 3.3 If Public Agency has received payment for expenditures under this contract that are in violation of APPLICABLE LAW or POLICY described in Section 6, Public Agency agrees to repay CAECD for those payments within 60 calendar days from the date CAECD notifies Public Agency of the repayment amount due and the reason repayment is required.
  - A. If Public Agency does not refund the payment when required, CAECD may refuse to purchase 9-1-1 equipment on Public Agency's behalf and may withhold all or part of the unpaid payment from Public Agency's future entitlement to payment under this or future interlocal contracts between the parties for PSAP maintenance, equipment upgrade, and training.
  - B. Before the 60-day payment period expires, Public Agency may appeal in writing to CAECD its determination that Public Agency refund the payment, explaining why it believes the determination is incorrect, or Public Agency may request CAECD in writing to extend the 60-day payment period, proposing an alternative period and justifying its need, or it may both appeal and propose an extension. The CAECD Board of Managers decision on Public Agency's appeal or proposal or both is final.
  - C. The parties understand and agree that the appeal authorized by Section 3.3.B is the only mechanism for challenging CAECD's determination under Section 3.3. that Public

Agency refund the payment. The early termination provisions of Section 10 and dispute resolution process of Section 11 are not available to challenge CAECD's determination.

#### **Section 4. Effective Date and Term of Contract**

- 4.1 This contract takes effect October 1, 2018 and shall continue for a period of two years, unless sooner terminated under Section 10. Thereafter, this contract shall automatically renew each year on October 1 until a Party provides written notice of termination to the other Party no less than sixty days prior to the end of the current term.

#### **Section 5. Performance Reports**

- 5.1 Public Agency agrees to document and perform a monthly test on their make busy switch by the 20<sup>th</sup> of each month. Records are to be kept for up to one year.

#### **Section 6. Compliance with Applicable Law and Policy**

- 6.1 Public Agency agrees to comply with all APPLICABLE law and POLICY in carrying out this contract, including any purchases or reimbursement requests made hereunder. APPLICABLE LAW and POLICY include but are not limited to the Texas Health and Safety Code Chapter 771.061 and Chapter 772; the current *Uniform Grant Management Standards* (Governor's Office of Budget and Planning); the current CAECD annual budget; CAECD 9-1-1 *Policies and Procedures Manual* and CAPCOG RNS *Policies & Procedures*.

#### **Section 7. Independent Contractor, Assignment and Subcontracting**

- 7.1 Public Agency is not an employee or agent of CAECD, but furnishes goods and services under this contract solely as an independent contractor.
- 7.2 Public Agency may not assign its rights or subcontract its duties under this contract without the prior written consent of CAECD. An attempted assignment or subcontract in violation of this Section 7.2 is void.
- 7.3 If CAECD consents to Public Agency subcontracting of duties, each subcontract is subject to all of the terms and conditions of this contract, and Public Agency agrees to furnish a copy of this contract to each of its subcontractors.

#### **Section 8. Records and Monitoring**

- 8.1 Public Agency agrees to maintain financial, statistical, and ANI/ALI records adequate to document its performance, costs and receipts under this contract. Public Agency agrees to maintain these records at Public Agency's offices.

- 8.2 Subject to the additional requirement of Section 8.3, Public Agency agrees to preserve the records for three fiscal years after receiving its final payment under this contract.
- 8.3 If an audit of or information in the records is disputed or the subject of litigation, Public Agency agrees to preserve the records until the dispute or litigation is finally concluded, regardless of the expiration or early termination of this contract.
- 8.4 CAECD is entitled to inspect and copy, during normal business hours at Public Agency's offices where they are maintained, the records maintained under this contract for as long as they are preserved. CAECD is also entitled to visit Public Agency's offices, talk to its personnel, and audit its records, all during normal business hours, to assist in evaluating its performance under this contract.
- 8.5 CAECD will at least once per year visit Public Agency's offices and monitor its performance of this contract to ensure compliance with APPLICABLE LAW and POLICY described in Section 6. CAECD will provide Public Agency a written monitoring report within 30 calendar days of the visit. The report will describe any compliance issues and schedule a follow-up visit if necessary.
- 8.6 CAECD agrees to notify Public Agency at least 24 hours in advance of any intended visit under this Section 8. Upon receipt of CAECD's notice, Public Agency agrees to notify the appropriate department(s) specified in the notice.

#### **Section 9. Nondiscrimination and Equal Opportunity**

- 9.1 Public Agency shall not exclude anyone or entity from participating in Public Agency's duties under this contract, unlawfully deny benefits under this contract, or otherwise unlawfully discriminate against anyone in carrying out this contract because of race, color, religion, sex, age, disability, handicap, veteran status, or national origin.
- 9.2 If Public Agency procures goods or services with funds made available under this contract, Public Agency agrees to comply with CAECD's affirmative action procurement policy, which is set out in CAECD's *9-1-1 Policies and Procedures Manual*.

#### **Section 10. Early Termination of Contract**

- 10.1 Except as provided in Sections 3.3, if CAECD or Public Agency breaches a material provision of this contract, the other may notify the breaching party describing the breach and demanding corrective action. The breaching party has five business days from its receipt of the notice to correct the breach, or to begin and continue with reasonable diligence and in good faith to correct the breach, which effort will be described in detail in a correction letter delivered to CAECD within five business days from the receipt of the notice to correct. If the breach cannot be corrected within a reasonable time, despite the breaching

party's reasonable diligence and good faith effort to do so, the non-breaching party may terminate the contract or may invoke the dispute resolution process of Section 11.

- 10.2 If this contract is terminated under Section 10, CAECD and Public Agency are each entitled to compensation for any performance undertaken pursuant to the terms of this Interlocal contract, where such performance was provided to the other before receiving notice of the termination. However, neither CAECD nor Public Agency is liable to the other for costs it paid or incurred under this contract made after or in anticipation of its receipt of notice of termination.
- 10.3 Termination for breach under Section 10.1 does not waive either party's claim for direct damages resulting from the breach, and both CAECD and Public Agency among other remedies may withhold from compensation owed the other an amount necessary to satisfy its claim against the other. Any such claim(s) shall survive the termination of this agreement by either party for the purpose of enforcement.
- 10.4 The termination of this contract either under Section 4 or under this Section 10 does not affect Public Agency's duty:
  - A. To repay CAECD for expenditures made in violation of APPLICABLE LAW or POLICY in accordance with Sections 3.3;
  - B. To preserve its records and permit inspection, copying, and auditing of its records and visitation of its premises and personnel under Section 8.

### **Section 11. Dispute Resolution**

- 11.1 The parties desire to resolve disputes arising under this contract without litigation. Accordingly, if a dispute arises, the parties agree to attempt in good faith to resolve the dispute between themselves. To this end, the parties agree not to sue one another, except to enforce compliance with this Section 11, toll the statute of limitations or seek an injunction, until they have exhausted the procedures set out in this Section.
- 11.2 At the written request of either party, each party shall promptly appoint one non-lawyer representative to negotiate informally and in good faith to resolve any dispute arising under this contract. The representatives appointed shall promptly determine the location, format, frequency and duration of the negotiations.
- 11.3 If the representatives cannot resolve the dispute within 30 calendar days after the first negotiation meeting, the parties agree to refer the dispute to the Dispute Resolution Center of Austin for mediation in accordance with the Center's mediation procedures by a single mediator assigned by the Center. Each party shall pay half the cost of the Center's mediation services.

- 11.4 The parties agree to continue performing their duties under this contract, which are unaffected by the dispute, during the negotiation and mediation process.
- 11.5 If mediation does not resolve the parties' dispute, the parties may pursue their legal and equitable remedies.
- 11.6 A party's participation in or the results of any mediation or other non-binding dispute resolution process under this section or the provisions of this section shall not be construed as a waiver by a party of: (1) any rights, privileges, defenses, remedies or immunities available to a party; (2) a party's termination rights; or (3) other termination provisions or expirations dates of this Interlocal contract.
- 11.7 Nothing shall prevent either party from resorting to judicial proceedings if (a) good faith efforts to resolve a dispute under these procedures have been unsuccessful, or (b) interim resort to a court is necessary to prevent serious and irreparable injury to a party or to others.

**Section 12. Notice to Parties**

- 12.1 Notice to be effective under this contract must be in writing and received by the party against whom it is to operate. Notice is received by a party:
  - A. When it is delivered to the party personally;
  - B. On the date shown on the return receipt if mailed by registered or certified mail, return receipt requested, to the party's address specified in Section 12.2 or 12.3 and signed for on behalf of the party; or
  - C. Three business days after its deposit in the United States mail, with first-class postage affixed, addressed to the party's address specified in Section 12.2 or 12.3.
- 12.2 CAECD's address is 6800 Burleson Rd., Bldg. 310, Ste. 165, Austin, TX 78744, Attention: Executive Director.
- 12.3 Public Agency's address is \_\_\_\_\_, Attention: \_\_\_\_\_.
- 12.4 A party may change its address by providing notice of the change in accordance with Section 12.1.

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**Section 13. Miscellaneous**

- 13.1 Each individual signing this contract on behalf of a party warrants that he or she is legally authorized to do so and that the party is legally authorized to perform the obligations undertaken. The undersigned warrants that he or she:
  - A. Has actual authority to execute this contract on behalf of the governing body identified as the Public Agency in this agreement and;
  - B. Verifies the governing body, by either minute order, resolution or ordinance approved this agreement as required by Texas Government Code section 791, as amended.
- 13.2 This Interlocal contract shall be construed and interpreted in accordance with the laws of the State of Texas. Venue for all disputes hereunder shall be solely in Travis County.
- 13.3 This contract states the entire agreement of the parties, and may be amended only by a written amendment executed by both parties, except that any alterations, additions, or deletions to the terms of this contract which are required by changes in Federal and State law or regulations are automatically incorporated into this contract without written amendment hereto and shall become effective on the date designated by such law or regulation.
- 13.4 The following Attachment is part of this contract:
  - A. Regional Backup Communications Center (RBUC) Access Control
- 13.5 This contract is binding on and inures to the benefit of the parties' successors in interest and may not be assigned without the express written permission of CAECD.
- 13.6 This contract is executed in duplicate originals.

CITY OF LOCKHART, TEXAS

CAPITAL AREA EMERGENCY  
COMMUNICATIONS DISTRICT

By \_\_\_\_\_  
Name \_\_\_\_\_  
Title \_\_\_\_\_  
Date \_\_\_\_\_

By \_\_\_\_\_  
Betty Voights  
Executive Director  
Date \_\_\_\_\_

Date of governing body approval: \_\_\_\_\_

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## ATTACHMENT A

### Access Control Policy Regional Backup Center

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#### Section 1. Applicability

- 1.1 This section applies to all Public Agencies using the Regional Backup Center (RBUC).
- 1.2 CAPCOG refers to the Capital Area Council of Governments.
- 1.3 CJIS is the Criminal Justice Information Services, and herein refers to the requirements of compliance with the FBI CJIS Security Policy.

#### Section 2. Access

- 2.1 Keycards
  - A. CAPCOG issued keycards are required for entry to the RBUC.
    - A valid Combined Transportation Emergency Communications Center (CTECC) keycard may also be used for entry to the RBUC.
  - B. All individuals while in the RBUC must display keycards in plain view.
  - C. CAPCOG keycards are the exclusive property of CAPCOG.
  - D. No CAPCOG keycard shall be duplicated or altered.
  - E. Individuals shall only use keycards assigned to them.
  - F. No person shall allow the use of a keycard to give unescorted access to a person who does not have CJIS clearance to the RBUC.
  - G. Any individual providing escorted access to a person is responsible for escorting the person the entire time in the RBUC and ensuring that they exit properly.
  - H. Intentional misuse of a keycard may result in a disciplinary action report filed with the keycard holder's Public Agency.
- 2.2 The CAPCOG Information Technology Division is responsible for:
  - A. Maintaining and installing all card printing equipment, card blanks, readers and access control security technology.
  - B. Issuing keycards by appointment to pre-authorized individuals Monday through Friday from 8:30 am to 4:00 pm.
    - Pre-authorized individuals can make appointments for keycards by emailing [rbucaccess@capcog.org](mailto:rbucaccess@capcog.org). Reply emails will provide details of the process to the individuals.

- CTECC Law Enforcement may send an email notice to [rbucaccess@capcog.org](mailto:rbucaccess@capcog.org) letting CAPCOG know a person has been cleared for CTECC and BUC access. The email must include the CTECC Access Card Number for each individual needing access.
- 2.3 The CAPCOG Emergency Communications Division Director or designated staff is responsible for the following:
- A. Maintaining PSAP rosters and other listings signed by authorized Public Agency representatives for issuance and use of all keycards.
  - B. Determining the deactivation of keycards at any time with or without notice. The holder of a deactivated card shall promptly return it to their PSAP Manager or supervisor.
- 2.4 The Public Agency is responsible for the following:
- A. Gathering and returning all keycards to CAPCOG as soon as an employee terminates or there is no longer a need for the card.
  - B. Immediately notifying CAPCOG using [rbucaccess@capcog.org](mailto:rbucaccess@capcog.org) in the event a keycard is misplaced, lost or stolen.
  - C. Keycard holders must immediately notify their PSAP Manager or supervisor if a keycard is misplaced, lost or stolen. The Public Agency will be charged for a replacement card.
  - D. Immediately notifying CAPCOG at [rbucaccess@capcog.org](mailto:rbucaccess@capcog.org) of any change in employment or CJIS status that will result in restricting or terminating any agency representative's access to the RBUC.
  - E. PSAP Managers must sign and date the PSAP roster acknowledging that every listed employee has completed a CJIS Security Awareness Training as of a specified date and a current, complete criminal history background check is on file with the Public Agency.
  - F. For personnel requiring unescorted access to the Regional Backup Center a separate listing or letter may be submitted. The document must certify that everyone listed has completed CJIS Security Awareness Training as of a specified date and a current, complete criminal history background check is on file with the Public Agency. The document must be signed by an authorized official of the Public Agency and include an expiration date for the named employee's clearance and CJIS Security Awareness Training.

### **Section 3. Security**

- 3.1 Individuals whose positions require unescorted access into the RBUC or Data Center shall comply with the provisions of the CJIS security policy.
- 3.2 Individuals without CJIS clearance require escorted access to the RBUC. Instances of unescorted access will be reported to the Public Agency.

Adopted 09-13-2017  
Revised 05-15-2018





Work Session Item # \_\_\_\_\_

Reg. Mtg. Item # \_\_\_\_\_

**CITY OF LOCKHART  
COUNCIL AGENDA ITEM**

<b>CITY SECRETARY'S USE ONLY</b> <input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory		Reviewed by Finance	<input type="checkbox"/> Yes	<input type="checkbox"/> Not Applicable	
		Reviewed by Legal	<input type="checkbox"/> Yes	<input type="checkbox"/> Not Applicable	
<b>Council Meeting Dates:</b> August 9, 2018					
Department: City Manager			Initials	Date	
Department Head: Vance Rodgers		Asst. City Manager			
Dept. Signature: <i>Vance Rodgers</i>		City Manager		<i>[Signature]</i>	8-3-2018
Agenda Item Coordinator/Contact (include phone #): Vance Rodgers					
<b>ACTION REQUESTED:</b> <input type="checkbox"/> ORDINANCE <input type="checkbox"/> RESOLUTION <input type="checkbox"/> CHANGE ORDER <input type="checkbox"/> AGREEMENT <input checked="" type="checkbox"/> APPROVAL OF BID <input type="checkbox"/> AWARD OF CONTRACT <input type="checkbox"/> CONSENSUS <input type="checkbox"/> OTHER					
<b>CAPTION</b>					
Discussion and/or action to consider award of electrical primary tree trimming services bid in the amount of \$40,800.00 to The Arbor Experts of Webster, Texas, and appointing the Mayor to sign all related documents					
<b>FINANCIAL SUMMARY</b>					
<input type="checkbox"/> N/A <input type="checkbox"/> GRANT FUNDS <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP <input type="checkbox"/> BUDGETED <input type="checkbox"/> NON-BUDGETED					
FISCAL YEAR:	PRIOR YEAR (CIP ONLY)	CURRENT YEAR	FUTURE YEARS	TOTALS	
Budget				\$0.00	
Budget Amendment Amount				\$0.00	
Encumbered/Expended Amount				\$0.00	
This Item				\$0.00	
BALANCE	\$0.00	\$0.00	\$0.00	\$0.00	
<b>FUND(S): Current Budget</b>					
<b>SUMMARY OF ITEM</b>					
Even with consistent advertising, the electrical primary tree trimming employee budgeted position has not been filled; there have been several applicants, but none were qualified and did not have the experience required in this safety sensitive position. Because of this, bids were advertised in compliance with State Law for professional companies that provide these critical services to help avoid power outages due limbs on power lines. Two bids were received from well-known professional companies. The Arbor Experts submitted the best bid of \$40,800. This company has worked for the City before and performed the work in a timely and safe manner with the budget allowed. Work will be completed by September 30, 2018. The company has the required general liability and workers' compensation insurance to protect the City.					
<b>STAFF RECOMMENDATION</b>					
Bob Leos, Electric Supt, and the City Manager both recommend approval of the bid award as presented.					
List of Supporting Documents: Bid Tab, Bid Packet with bid and locations of trimming to be performed.			Other Departments, Boards, Commissions or Agencies:		





*The Arbor Experts*

**ELECTRIC  
DEPARTMENT**

**MAINTENANCE  
TREE TRIMMING**

**(FY 17-18)**

**GENERAL SPECIFICATIONS,**

**BID DOCUMENT and AGREEMENT**

**Bid Date and Time Deadline:**

**Bids will be open on Friday, July 20, 2018, at  
10:00 a.m. at City Hall, 308 West San  
Antonio Street.**

**Contents:**

Public Bid  
Contract General Specifications, Bid Document, and Agreement  
Insurance Requirements and General Scope of Work  
Locations and approximate linear feet of trimming by location  
References

## Request for Bids

The City of Lockhart is receiving bids until 10:00 a.m. Friday, July 20, 2018, at City Hall, 308 W. San Antonio Street, for the following:

To **trim trees** at locations specified away from 7200 volt primary lines, 220 volt residential secondary services, and commercial businesses services, to a minimum of three feet (3 ft) unless approved by the Electric Superintendent. The estimated linear footage of trimming is 7,000. Contract may be reduced or increased up to 25% in compliance with State Law. The contractor must provide sufficient signage, supervision, 3 personnel, reliable equipment, at least a 55 ft bucket truck and any required materials to trim, clean all saw blades before next tree cut, paint, chip limbs and clean up areas. Contractors must find a stationery site to park equipment and place materials if needed. Contractor must provide proof of general liability insurance and workers' compensation insurance naming the City of Lockhart as a co-insured entity. Contractor must follow Ansi A Standard rules. Contractor must also provide at least three contract tree trimming work references with their contact information. Project must be completed by September 21, 2018.

Bid general specifications package may be picked up at City Hall located at 308 West San Antonio Street during normal business hours or obtained on the City of Lockhart website at [www.lockhart-tx.org](http://www.lockhart-tx.org).

Bids may be mailed or delivered to 308 West San Antonio St., Lockhart, and Tx. 78644. Envelopes containing bids should be externally marked "Tree Trimming". Bids not received by the stated date and time above will be returned unopened. The City reserves the right to reject any and all bids.

Questions may be directed to Bob Leos, Electric Dist. Supt. at 398-6117 during normal business hours.



**CITY OF LOCKHART- ELECTRIC DEPARTMENT**

**MAINTENANCE: TREE TRIMMING (FY 17-18)**

**GENERAL SPECIFICATIONS, BID DOCUMENT, AND AGREEMENT**

**Contractor Must Provide the Following Insurance and Bonds**

- General Liability
 

Each Occurrence	\$ 500,000
Personal & Adv. Injury	\$ 500,000
General Aggregate	\$ 500,000
Products	\$ 500,000
- Automobile Liability
 

Bodily per person	\$ 500,000
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- Workers Compensation
 

Each Accident	\$ 500,000
Disease (Each Employee)	\$ 500,000
Disease Policy Limit	\$ 500,000
- All above must name City of Lockhart as additional insured  
Separate Performance/Payment Bonds

**Pay Item**  
"TREE TRIMMING"

**General Scope of Work**

- Contractor to provide sufficient signage, supervision, personnel, equipment and any required materials to trim, sanitize saw blades before next tree cut, paint, leave notices and chip limbs trimmed away from 7200 volt lines and secondary services going to customers residences or commercial building's, of a minimum of three feet (3 ft) unless authorized, by the electric superintendent to cut the limbs, back more. Contractor shall follow Ansi A 300 standard rules.
  1. Place and maintain appropriate signage
  2. Have equipment and employees that is reliable and safe and clean all saw blades with Clorox before cutting next tree.
  3. To clean up the area you cut limbs in the customer's yard and City streets and City right of ways.
  4. Must exhibit good customer service practices when dealing with residents and the public. Leave notices if no one is home with appropriate phone numbers.
  5. Follow Ansi A 300 standard rules

**It is the responsibility of the contractor to visually inspect all trees after cutting them to be sure all limbs have been painted, loose cut limbs removed, and all debris has been picked up before moving to next work location.**

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CITY OF LOCKHART- ELECTRIC DEPARTMENT

MAINTENANCE: TREE TRIMMING (FY 17-18)

GENERAL SPECIFICATIONS, BID DOCUMENT, AND AGREEMENT

Contractor Must Provide:

1. Proof of General Liability Insurance and Workers Compensation Insurance naming City as co-insured if awarded
2. Contractor must provide at least three contract tree trimming references with their contact information.
3. Sufficient supervision, personnel and equipment on site to complete all tasks
4. Proper signage and traffic control personnel
5. Proper tools and equipment to perform work
6. A stationary site to park equipment and material if needed
7. Personnel and Supervision to follow Ansi A 300 standard rules
8. Supervision to avoid damages to customers' properties associated with tree trimming activities.
9. Work must be complete by September 21, 2018. ✓

\*The City of Lockhart will not be responsible for any negligence (tree trimming or otherwise) caused by the tree trimming company hired by the City of Lockhart

The City of Lockhart reserves the right to reject any and all bids

Contractor Company Name: The Arbor Experts, LLC Telephone: (281) 724-5455  
 Address: 3118 FM 528 #333 Webster, TX 77598  
 Street or Mailing City, State-Zip

Total Bid Price for specified approximately 255 trees and approximately 7,000 lf of trimming

Total Bid Price (Numerical) : \$ 40,800.00

Bid Written Out:

Sixty thousand eight hundred Dollars and zero Cents

Authorized Signature: [Signature] Date: 7/10/2018

Print Name: Rocio Jasso

Note: Linear feet of trimming and bid may be reduced by up to 25%.

Return to: City of Lockhart, Attention: City Manager, P.O. Box 239, Lockhart, Texas 78644 by the specified time and date or have it delivered to City Hall, 308 W. San Antonio Street during normal business hours. Envelopes containing bids should be externally marked "Tree Trimming".

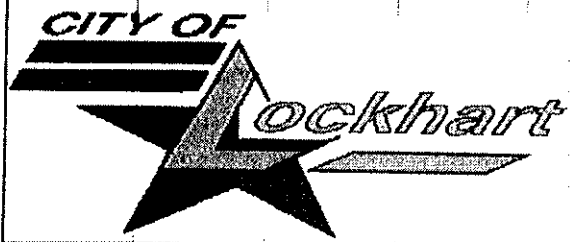
Questions may be directed to Bob Leos, Electric Superintendent, at 512-398-6117 during normal business hours.

ACCEPTANCE BY CITY OF LOCKHART

Date Approval by City Council: \_\_\_\_\_

Name: \_\_\_\_\_ Date: \_\_\_\_\_  
Mayor Lew White





**CITY OF LOCKHART  
FY 17-18 TREE TRIMMING  
PROJECTS LIST**



**2017 - 2018 Tree Trimming for Contractors**

<b>LK20 # of trees</b>	<b>Footage</b>	<b>Address of Trees</b>
2	69	5th - Chihuahua
1	40	817 Chihuahua st.
1	60	803 Chihuahua st.
1	40	729 Chihuahua st.
2	37	618 Rosewood st.
1	30	728 Trinity st.
2	65	802 Trinity st.
1	45	907 Trinity st.
1	28	1400 Trinity st.
1	25	1402 Trinity st.
1	40	624 Trinity st.
2	38	501 Ruddy st.
3	59	502 Ruddy st.
5	80	Prairie Lea - Brazos st.
1	28	218 S. Brazos st.
1	14	509 E. Market st.
1	44	601 E. Market st.
1	15	611 E. Market st.
2	48	613 E. Market st.
1	29	E. Market Bridge (east of tracks)
1	20	905 E. Market st.
1	24	911 E. Market st.
1	30	511 Flores st.
1	24	509 Flores st.
1	44	212 Pecan st.
1	20	401 N. Commerce st.
1	54	809 N. Commerce st.
2	73	113 E. Olive st.
<b>40</b>	<b>1123</b>	<b>Total trees and footage for LK20</b>

65

<b>LK40</b>			
<b># of trees</b>	<b>Footage</b>	<b>Address of Trees</b>	
1	29	1306 S. Commerce st.	
1	24	West side of 400 Blackjack on S. Commerce st.	
2	25	300 Bee st.	
3	44	901 S. Church st.	
2	29	909 S. Church st.	
2	44	813 Guadalupe st.	
1	25	815 Guadalupe st.	
1	24	762 Guadalupe st.	
1	29	760 Guadalupe st.	
1	40	750 Guadalupe st.	
1	15	728 Guadalupe st.	
2	33	718 Guadalupe st.	
1	14	704 Guadalupe st.	
3	35	702 Guadalupe st.	
2	29	622 Guadalupe st.	
2	40	614 Guadalupe st.	
1	14	522 Guadalupe st.	
1	23	510 Guadalupe st.	
2	19	416 Guadalupe st.	
2	38	402 Guadalupe st.	
1	29	424 Plum st.	
1	20	Corner of Plum - Cibilo st.	
3	39	524 Plum st.	
1	25	Corner of Plum - Concho st.	
1	19	907 Plum st.	
1	15	921 Plum st.	
1	20	1101 Plum st.	
<b>41</b>	<b>740</b>	<b>Total trees and footage for LK40</b>	

<b>LK30 # of Trees</b>	<b>Footage</b>	<b>Address of Trees</b>
6	65	On 20 east just west of Trinity st. North side of road
1	44	500 S. Brazos st.
1	60	635 S. Brazos st.
2	78	639 S. Brazos st.
2	61	725 S. Brazos st.
2	40	805 S. Brazos st.
1	31	813 S. Brazos st.
3	52	911 S. Brazos st.
2	36	Corner of Brazos - Live Oak st.
10	132	603 N. Blanco st.
2	82.5	620 N. Blanco st.
3	44	806 N. Blanco st.
2	36	906 N. Blanco st.
1	25	918 N. Blanco st.
3	116	1004 N. Blanco st.
2	81	1008 N. Blanco st.
3	143	Corner of Blanco - 2001
1	66	215 W. San Antonio st.
1	32	220 W. San Antonio st.
3	132	403 W. San Antonio st.
3	124	499 W. San Antonio st.
4	149	519 W. San Antonio st.
4	100	703 W. San Antonio st.
1	14	815 W. San Antonio st.
1	22	901 W. San Antonio st.
1	16	1309 W. San Antonio st.
1	21	1313 W. San Antonio st.
1	22	1325 W. San Antonio st.
1	36	1403 W. San Antonio st.
1	23	1415 W. San Antonio st.
1	18	1417 W. San Antonio st.
3	121	603 Steuve Ln.
1	49	Across from 208 Steuve Ln.
1	46	Across from 214 Steuve Ln.
1	20	1302 Red Bud st.
2	19	1302 Woodlawn st.
2	60	108 Mockingbird Ln.
2	35	110 Mockingbird Ln.
3	65	200 Mockingbird Ln.
<b>85</b>	<b>2316.5</b>	

67

**LK30 Continued**

<b># of Trees</b>	<b>Footage</b>	<b>Address of Trees</b>
2	58	1313 N. Pecos st.
2	63	1325 N. Pecos st.
2	86	Behind 1318 Woodlawn st.
<b>6</b>	<b>207</b>	
85	2316.5	
6	207	
<b>91</b>	<b>2523.5</b>	<b>Total trees and footage for LK 30</b>

**LK150**

<b># of Trees</b>	<b>Footage</b>	<b>Address of Trees</b>
1	39	1404 S. Commerce st.
2	30	1406 S. Commerce st.
1	15	Behind The Landing apts. # 410
1	16	Behind the Landing Apts. # 408
1	45	Behind Parkview Nursing home
<b>6</b>	<b>145</b>	<b>Total trees and footage for LK150</b>

<b>CF100 # of Trees</b>	<b>Footage</b>	<b>Address of Trees</b>
2	24	1200 W. Clearfork st.
2	70	1308 W. Clearfork st.
1	29	100 Crosspoint st.
2	44	Corner of Lakeview - San Jacinto st.
1	40	Corner of Pendergrass - San Jacinto st.
2	49	1301 Center st.
1	25	1309 Center st.
1	25	1313 Center st.
1	34	922 Vogel st.
1	20	403 San Jacinto st.
2	15	405 San Jacinto st.
1	19	409 San Jacinto st.
2	29	411 San Jacinto st.
1	31	505 San Jacinto st.
2	34	507 San Jacinto st.
2	42	511 San Jacinto st.
2	30	513 San Jacinto st.
3	84	515 San Jacinto st.
2	57	812 San Jacinto st.
3	98	1006 San Jacinto st.
3	129	1004 San Jacinto st.
1	24	803 Maple st.
1	15	805 Maple st.
1	36	809 Maple st.
1	15	811 Maple st.
2	46	931 Maple st.
1	30	Across from 1002 Maple st.
2	39	1207 Maple st.
2	35	Across from 1108 Magnolia st.
1	14	Across from 1122 Magnolia st.
2	31	1203 Magnolia st.
2	73	787 Merritt Dr.
1	55	812 Merritt Dr.
2	45	804 Merritt Dr.
1	30.5	809 Merritt Dr.
1	15	906 Merritt Dr.
2	61	908 Merritt Dr.
1	27	918 Merritt Dr.
2	35	920 Merritt Dr.
3	43	923 Merritt Dr.
1	76	909 Travis st.

1	20	805 Travis st.
2	104	913 Travis st.
2	136.5	908 Vogel st.
1	25	910 Vogel st.
1	94	914 Vogel st.
3	83	508 State Park Rd.
<b>77</b>	<b>2136</b>	

**Total Trees and Footage for All Locations**

	<b>Trees</b>	<b>Footage</b>
LK20	40	1123
LK40	41	740
LK30	91	2523.5
LK150	6	145
CF100	77	2136

**255 Trees                  6667.5 Ft.**

**Date: 6 - 21 - 18**

**CERTIFICATE OF LIABILITY INSURANCE**

DATE (MM/DD/YYYY)  
7/10/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

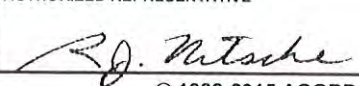
PRODUCER <b>The Nitsche Group</b> 708 Sul Ross Street Houston, TX 77006	CONTACT NAME: <b>Randy Croix</b>
	PHONE (A/C, No, Ext): <b>713-522-6956</b> FAX (A/C, No): <b>713-522-5543</b> E-MAIL ADDRESS: <b>RandyC@TheNitscheGroup.com</b>
INSURED  <b>The Arbor Experts, LLC</b> 3118 FM 528 #333 Webster, TX 77598	INSURER(S) AFFORDING COVERAGE      NAIC #
	INSURER A : <b>Navigators Insurance Company</b> <b>42307</b>
	INSURER B : <b>Indemnity Insurance Co of N. America</b> <b>43575</b>
	INSURER C : <b>Texas Mutual Insurance Company</b> <b>22945</b>
	INSURER D : <b>Argonaut Insurance Company</b> <b>19801</b>
	INSURER E : <b>AmTrust Insurance Company of Kansas</b> <b>15954</b>
INSURER F :	

COVERAGES      CERTIFICATE NUMBER:      REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:		HO18CGL189766IC	04/22/2018	04/22/2019	EACH OCCURRENCE      \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence)      \$100,000 MED EXP (Any one person)      \$10,000 PERSONAL & ADV INJURY      \$1,000,000 GENERAL AGGREGATE      \$2,000,000 PRODUCTS - COMP/OP AGG      \$2,000,000 \$
E	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY		KPP103220303	04/22/2018	04/22/2019	COMBINED SINGLE LIMIT (Ea accident)      \$1,000,000 BODILY INJURY (Per person)      \$ BODILY INJURY (Per accident)      \$ PROPERTY DAMAGE (Per accident)      \$ \$
B	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$10000		N11004854001 "Follows Form"	04/22/2018	04/22/2019	EACH OCCURRENCE      \$10,000,000 AGGREGATE      \$10,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?    Y/N    N/A		0001286174 TX Employees Only	04/16/2018	04/16/2019	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT      \$1,000,000
D	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		WC928378403554 * Employees Only	04/16/2018	04/16/2019	E.L. DISEASE - EA EMPLOYEE      \$1,000,000 E.L. DISEASE - POLICY LIMIT      \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
 As per policy provision, Certificate Holder is an Additional Insured (CG 20 10 10 01, CG 20 37 10 01 and CA990187 07 15) with respect to General Liability and Auto Liability as provided by blanket Additional Insured endorsement when required by written contract. A Blanket Waiver of Subrogation endorsement (CG 24 04 05 09, CA 990187 07 15, WC 42 03 04 B 06 14 and WC 000313 04 84) provided to Certificate Holder with respect to General Liability, Auto Liability and Workers Compensation as per policy provision when required (See Attached Descriptions)

CERTIFICATE HOLDER  City of Lockhart Attn: City Manager 308 West San Antonio St Lockhart, TX 78644	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
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## DESCRIPTIONS (Continued from Page 1)

by written contract. The General Liability and Auto Liability policies contains an endorsement with primary and non-contributory wording (CG 20 01 04 13 and CA 990187 07 15) as per policy provision. Workers Compensation coverage applies to TX, AR\*, FL\*, GA\*, LA\*, MS\*, NC\*, and TN\*.

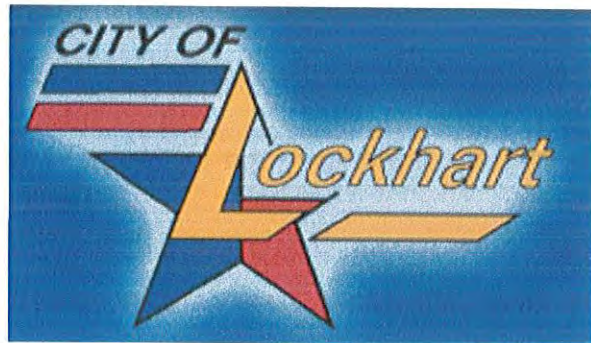


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# MAINTENANCE AND TREE TRIMMING

City of Lockhart

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**BID PROPOSAL SUBMITTED BY**

DAVID ROBINSON, ASSISTANT MANAGER  
ASPLUNDH TREE EXPERTS, LLC REGION 037-TEXAS  
621 DIAMOND CUT DR.  
CORPUS CHRISTI, TX 78409  
(361) 289-0052 FACSIMILE (361) 289-0206  
[drobinson@asplundh.com](mailto:d robinson@asplundh.com)





CITY OF LOCKHART- ELECTRIC DEPARTMENT

MAINTENANCE: TREE TRIMMING (FY 17-18)

GENERAL SPECIFICATIONS, BID DOCUMENT, AND AGREEMENT

Contractor Must Provide:

1. Proof of General Liability Insurance and Workers Compensation Insurance naming City as co-insured if awarded
2. Contractor must provide at least three contract tree trimming references with their contact information.
3. Sufficient supervision, personnel and equipment on site to complete all tasks
4. Proper signage and traffic control personnel
5. Proper tools and equipment to perform work
6. A stationary site to park equipment and material if needed
7. **Personnel and Supervision to follow Ansi A 300 standard rules**
8. Supervision to avoid damages to customers' properties associated with tree trimming activities.
9. Work must be complete by September 21, 2018.

\*The City of Lockhart will not be responsible for any negligence (tree trimming or otherwise) caused by the tree trimming company hired by the City of Lockhart

The City of Lockhart reserves the right to reject any and all bids

Contractor Company Name: Asplundh Tree Expert, LLC Telephone: (361) 289-0052

Address: 621 Diamond Cut Dr., Corpus Christi, TX 78409  
Street or Mailing City, State-Zip

**Total Bid Price for specified approximately 255 trees and approximately 7,000 lf of trimming**

Total Bid Price (Numerical) : \$ 71,128.69

**Bid Written Out:**

Seventy One Thousand, One Hundred Twenty Eight          Dollars and          Sixty-nine          Cents

Authorized Signature: David Robinson Date: 07/19/2018

Print Name: David Robinson

**Note: Linear feet of trimming and bid may be reduced by up to 25%.**

**Return to: City of Lockhart, Attention: City Manager, P.O. Box 239, Lockhart, Texas 78644 by the specified time and date or have it delivered to City Hall, 308 W. San Antonio Street during normal business hours. Envelopes containing bids should be externally marked "Tree Trimming".**

**Questions may be directed to Bob Leos, Electric Superintendent, at 512-398-6117 during normal business hours.**

**ACCEPTANCE BY CITY OF LOCKHART**

Date Approval by City Council: \_\_\_\_\_

Name: \_\_\_\_\_ Date: \_\_\_\_\_  
Mayor Lew White

CITY OF LOCKHART TREE TRIMMING BID REFERENCES

Your Company Name: **Asplundh Tree Expert, LLC**

\* Must provide at least three references

REFERENCES COMPANY/ENTITY	CONTACT NAME	ADDRESS: STREET, CITY, STATE	TELEPHONE #	EMAIL ADDRESS
AEP Texas	Mr. Don Fields	539 N. Carancahua Corpus Christi, TX 78401	(361) 881-5641	dfields@aep.com
City of Austin / Austin Energy (Distribution and Transmission)	Mr. Carl Schattenberg	721 Barton Springs Road Austin, TX 78704	(512) 322-6930	carl.schattenberg@austinenergy.com
CPS Energy	Mr. Isidro "Sid" Bonilla	17281 N. Greenmountain San Antonio, TX 78247	(210) 353-5243	ibonilla@cpsenergy.com

# ASPLUNDH

## ASPLUNDH TREE EXPERTS, LLC

621 DIAMOND CUT DR, CORPUS CHRISTI, TX 78409 • PHONE: 361 289 0052 • FAX: 361 289 0206

David Robinson  
Assistant Manager

July 19, 2018

City of Lockhart –Electric Department  
Mr. Bob Leos  
Electric Superintendent.  
308 W. San Antonio St.  
Lockhart, TX 78644

Dear Mr. Leos,

We would like to thank you for allowing us to submit Lump Sum pricing. Below is our proposed hourly pricing for any additional work done outside of the lump sum job. Overtime rates would apply after 40 hours and outside normal working hours. Double time would apply on Sundays and Holidays.

<u>Labor</u>	<u>Straight Time</u>	<u>Overtime</u>
General Foreperson	\$ 51.09	\$ 76.64
Work Planner	\$ 47.22	\$ 70.83
Foreman	\$ 39.94	\$ 59.91
Trimmer A	\$ 37.05	\$ 55.58
Trimmer B	\$ 34.14	\$ 51.21
Apprentice Trimmer	\$ 32.34	\$ 48.51
 <u>Equipment</u>		
Trim lift 55ft	\$ 19.02	
Self-Feed Chipper	\$ 5.71	
Split Dump	\$ 11.67	
4x4 Pickup Truck	\$ 14.03	
Power Saw Small	\$ 0.48	
Power Saw Large	\$ 0.88	

We hope this meets with your approval.

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Once again, thank you for the opportunity to participate in this project. We look forward to working with you and to become your contractor of choice.

If you require any additional information, or have any questions, please do not hesitate to contact our office at (361) 289-0052.

Best Regards,

*David Robinson*

David Robinson  
Assistant Manager

*CC; Allen LeBlanc, Vice President*

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Work Session Item # \_\_\_\_\_

Reg. Mtg. Item # \_\_\_\_\_

**CITY OF LOCKHART  
COUNCIL AGENDA ITEM**

<b>CITY SECRETARY'S USE ONLY</b> <input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory		Reviewed by Finance	<input type="checkbox"/> Yes	<input type="checkbox"/> Not Applicable
		Reviewed by Legal	<input type="checkbox"/> Yes	<input type="checkbox"/> Not Applicable
<b>Council Meeting Dates:</b> August 9, 2018				
Department: City Manager			Initials	Date
Department Head: Vance Rodgers		Asst. City Manager		
Dept. Signature: <i>Vance Rodgers</i>		City Manager		<i>[Signature]</i> 8-3-2018
Agenda Item Coordinator/Contact (include phone #): Vance Rodgers				
<b>ACTION REQUESTED:</b> <input type="checkbox"/> ORDINANCE <input type="checkbox"/> RESOLUTION <input type="checkbox"/> CHANGE ORDER <input checked="" type="checkbox"/> AGREEMENT <input type="checkbox"/> APPROVAL OF BID <input type="checkbox"/> AWARD OF CONTRACT <input type="checkbox"/> CONSENSUS <input type="checkbox"/> OTHER				
<b>CAPTION</b>				
Discussion and/or action regarding ratifying the lease negotiated with Lockhart Livestock Auction, LLC, containing the terms previously approved by the City Council				
<b>FINANCIAL SUMMARY</b>				
<input type="checkbox"/> N/A <input type="checkbox"/> GRANT FUNDS <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP <input type="checkbox"/> BUDGETED <input type="checkbox"/> NON-BUDGETED				
FISCAL YEAR:	PRIOR YEAR (CIP ONLY)	CURRENT YEAR	FUTURE YEARS	TOTALS
Budget				\$0.00
Budget Amendment Amount				\$0.00
Encumbered/Expended Amount				\$0.00
This Item				\$0.00
BALANCE	\$0.00	\$0.00	\$0.00	\$0.00
<b>FUND(S):</b>				
<b>SUMMARY OF ITEM</b>				
After several months of discussions in person and via email, an amended lease agreement with the Lockhart Livestock Auction, LLC has been signed. The lease contains the provisions desired by Council when they gave the City Manager to pursue the amended lease. The lease is for 15 years and is for 18 cents per square foot beginning December 1, 2018, and will be subject to a CPI increase annually not to exceed 3%.				
<b>STAFF RECOMMENDATION</b>				
City Manager respectfully requests the Council approve the lease as presented.				
List of Supporting Documents: Amended lease and History Information			Other Departments, Boards, Commissions or Agencies:	

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THE STATE OF TEXAS  
COUNTY OF CALDWELL

§  
§  
§

CITY OF LOCKHART

### 2018 AMENDED LEASE AGREEMENT

WHEREAS, the City of Lockhart, Texas (the Lessor) and KENNETH RIDDLE and JOE LEE RATHMAN entered into a Lease Agreement for 7.8 acres of land in Caldwell County, Texas, on the 4th day of May, 1971; and

WHEREAS, Kenneth Riddle and Joe Lee Rathman, in accordance with paragraph XII of the 1971 Lease Agreement, assigned their interest in the leased land to Lockhart Auction, Inc. (the Lessee); and

WHEREAS, the current lease between the Parties terminates on November 30, 2018 pursuant to paragraph I of the 1992 amended lease agreement; and

WHEREAS, the current parties (Bubba Bennight, Madison Bexley, Jim Schwertner) desire to amend and extend said agreement between the Parties as provided in paragraph IV of the 1993 amended lease agreement.

NOW, THEREFORE, the Parties hereby agree as follows:

#### I. The Leased Property

The Lessor does by these presents lease unto the Lessee a 1.78 acres tract or parcel of land under all footprints of existing structures that are described in the survey performed by Claude F. Hinkle, Sr. and dated the 30<sup>th</sup> of November, 1993, such survey being attached hereto as Exhibit A. Said 1.48 acres of structure footprints are located within the 8.436 acres of land leased in the original and first amended lease agreements, further described in the survey performed by Claude F. Hinkle, Sr., dated November 2, 1993, and attached hereto as Exhibit B.

#### II. The Term

This lease shall be for a term of fifteen (15) years, commencing on the 1st day of December, 2018, and terminating on the 30th day of November, 2033.

#### III. The Lease Rate

The initial lease payment to be paid by Lessee to Lessor for the Leased Property is One Thousand One Hundred and Eighty-one Dollars (\$1,181) per month, based on approximately 78,733 square feet times 18 cents per square foot, on or before the first day of each month, the first payment being due and payable on or before December 1, 2018. The Lessor will not send a monthly statement to the Lessee. The monthly lease payment will be recalculated in June of each year of the lease to increase the existing lease payment by the increase in the Consumer Price Index (CPI), calculated by the U. S. Bureau of Labor Statistics in the month of June, or three percent (3%), whichever is less, such increase to apply to

lease payments from July through the following June.

#### **IV. Use of Leased Property**

The Leased Property will be used as a livestock auction ring and all incidents therewith and for no other purpose whatsoever without receiving the prior written consent of Lessor.

The Lessee agrees that during the term of this lease it shall not directly or indirectly operate or conduct or be in any way financially interested in a business of a similar kind and character to the one conducted on the Leased Property which shall be located within a radius of one (1) mile of the city limits of the City of Lockhart.

The Lessee agrees that during the term of this lease it will not directly or indirectly operate a feed lot. The holding of cattle or other livestock on the leased premises shall only be in conjunction with normal auction activities, and for no other purpose.

#### **V. Blanket Access Easement**

During the term and any renewal of this lease, the Lessor grants to the Lessee a blanket access easement on the 8.436 acres of land described in Exhibit B, for access to the Leased Property while the Lessee conducts business associated with the normal operations of a livestock auction.

#### **VI. Taxes**

Lessee will pay, before delinquency, any and all taxes levied or assessed upon the Leased Property or upon the Lessee's fixture, equipment, or personal property in and on the Leased Property, whether or not affixed to the real property. If at any time any tax or assessment has become due or payable and the Lessee or his legal representative neglects to pay such tax or assessment, Lessor may pay the same in any time thereafter and such amount so paid by Lessor shall be deemed to be additional rent for the Leased Property, due and payable by the Lessee.

#### **VII. Utilities and Other Services**

Lessee shall pay for all water, gas, heat, light, power, telephone service, and all other services supplied to the Leased Property and the Easement (jointly, the "Leased Premises") by public or private utilities. However, Lessee may use the existing water well on the 8.436 acres tract or parcel of land described in Exhibit B for water consumption by livestock.

#### **VIII. Renewal Option**

It is further agreed by and between the parties hereto that upon the termination of the primary term herein, the Lessee shall have the option to renew this lease for an additional fifteen (15) years, from and after the 1st day of December, 2033, subject to terms and conditions agreeable to the parties at that time. In the event Lessee elects to exercise its renegotiate this lease at the end of the primary term, it shall do so by notifying the Lessor on or before one hundred eighty (180) days prior to the



termination of the primary term of this lease, of its election to exercise the option granted by this paragraph, subject to mutual consent of all terms by both parties to this lease.

#### **IX. Improvements**

At the termination of this lease, and unless otherwise agreed to by the Parties in writing, the Lessee shall remove all improvements placed on the Leased Premises by the Lessee, at its sole cost and expense, provided that the Lessee shall leave the Leased Premises in as good condition as it was before removal. Removal of leasehold improvements will be effected no later than ninety (90) days from the date of termination of this lease. If the Lessee does not remove all improvements as required herein, the Lessor will assume ownership of the improvements and may remove and dispose of the improvements, and the Lessee will reimburse the Lessor for the costs of removing and disposing of the improvements, less any recovered revenue from sale of any portion of the improvements removed. Example 1: If costs to remove the improvements total \$15,000 and revenue from sale of any of the improvements is \$12,000, the Lessee must reimburse the Lessor \$2,000. Example 2: If removal costs are \$5,000, and sale of improvements is \$10,000, the Lessee owes nothing and is due nothing from the Lessor; all improvements at this point belong to the Lessor. The Lessee will make no improvements on the Easement property without written consent and agreement of the Lessor.

#### **X. Claims, Liens, and Indemnification**

The Lessee shall protect, save and hold harmless the Lessor from all claims, liens, claims of lien, demands, charges, encumbrances, or litigation arising directly or indirectly out of or by reason of any work or activity by the Lessee on the Leased Premises, and shall forthwith and within thirty (30) days after the filing of any lien for record fully pay and satisfy same, and shall reimburse the Lessor for all loss, damage, and expenses, which it may suffer or be put to by reason of such claims of lien, demands, charges, encumbrances, or litigations.

In the event the Lessee shall fail to pay and duly discharge any claim, lien, claim of lien, demand, charge, encumbrance, or litigation, or should proceedings be instituted for the foreclosure of any lien or encumbrance, the Lessor shall have the right, at its option, at any time after the expiration of said thirty (30) day period, to pay the same or any portion thereof, with or without the costs and expenses claimed by such claimant, and in making such payment the Lessor shall be the sole judge of the legality thereof. All amounts so paid by the Lessor shall be repaid by the Lessee to the Lessor upon demand, together with interest at the highest lawful rate from the date of payment by the Lessor until repayment is fully made.

The Lessee hereby covenants and agrees at all times to indemnify and hold harmless the Lessor and the Leased Property and/or the Easement granted herein from and against any cost, liability, or expense arising out of any claims of any persons or entities whatsoever by reason of the use or misuse of such premises. The Lessee shall indemnify and hold harmless the Lessor from any penalty, damage, or charge incurred or imposed by reason of any violation of law or ordinance by the Lessee or any person or persons operating under the Lessee's instructions. The Lessee hereby covenants and agrees at all times to indemnify and hold harmless the Lessor from any cost, damage, or expense arising out of the death or injury to any person or persons on the Leased Property and/or Easement, or arising out of the Lessee's operation thereon, or in conjunction therewith.

#### **XI. Insurance**

The Lessee will, at its own expense, at all times during the term of this lease and any extension, maintain in full force and effect a policy or policies of general liability insurance, written by one or more responsible insurance carriers in a minimum amount of \$1,000,000.00 which will insure the Lessor against liability for injury to or death of persons or loss or damage to their property occurring in or about the Leased Premises. The Lessee will maintain said insurance with underwriters authorized to do business in the State of Texas, and naming the Lessor as a co-insured party; and such policy shall contain the endorsement that (1) it may not be cancelled or amended with respect to the Lessor by the insurance company, and (2) that said insurance shall be the primary coverage over any general coverage held by the Lessor.

The Lessee will be solely responsible for the payment of insurance premiums for the coverage required herein. In the event of payment of any loss covered by such policy, the Lessor shall be paid first by the insurance company for its loss, if any and the Lessee waives its right of subrogation against the Lessor for any reason whatsoever. Any insurance policy herein required or provided by the Lessee will contain an expressed waiver of any right of subrogation by the insurance company against the Lessor.

The original policy of all such insurance shall be delivered to the Lessor by the Lessee within ten (10) days of the execution of this lease, and/or the inception and renewals of such policy. Such policy or certificate shall contain a provision that written notice of cancellation or of any material change in said policy by the insurer shall be delivered to the Lessor thirty (30) days in advance of the effective date thereof. Such provision shall state in the policy that "The insurer shall notify the City Manager of the City of Lockhart of any alteration, renewal or cancellation of this policy and that this policy shall remain in force until thirty (30) days after such notice is given."

The Lessee agrees to maintain and keep in force all employees' compensation insurance required of the laws of the State of Texas, and such other insurance as may be necessary to protect the

Lessor against any other liability to person or property arising hereunder by operation of law, whether such law be now in force or adopted subsequent to the execution hereof.

Should the Lessee fail to keep in effect and pay for any insurance required in this lease, such failure shall constitute a material breach of this lease.

#### **XII. Maintenance and Repairs**

The Lessee shall, at its own expense, keep and maintain the Leased Premises in good order, condition, and repair, and in compliance with all laws and regulations applicable thereto during the entire term of this lease, and any extensions of it. The Lessee further agrees to submit all proposed improvements and/or alterations of any nature to the Lessor for written approval prior to such improvements being initiated by the Lessee to be placed on the Leased Premises. All plans and specifications must be approved by the Lessor before construction or erection of any improvements or facilities. The Lessee will permit the Lessor and its agents to enter into and upon the Leased Premises at all reasonable times for the purpose of inspection of same or for the purpose of determining that the provision of this lease concerning use, maintenance, improvements and all other issues herein are being complied with.

#### **XIII. Required Alternations, Additions, Other Changes**

If during the term of this lease, any law, regulations, or administrative rule requires that an alteration, addition, or other change be made to the Leased Premises, the Lessee will make them and bear all expense connected therewith.

#### **XIV. Assignment**

The Lessee shall not assign this lease, or any interest therein, or sublet the Leased Premises, or any part thereof, or any right or privilege appurtenant to it, or allow any person other than the Lessee and its agents and employees to occupy and use the Leased Premises or any part of them, without first obtaining the Lessor's written consent thereto. Any unauthorized assignment or sublease shall be void, and shall terminate this lease. The Lessee's interest in this lease is not assignable without the Lessor's written consent.

#### **XV. Airport Conditions**

The Lessor reserves the right to take any action it considers necessary to protect the aerial approaches of the Lessor's airport against obstructions or any interference with the safe operation of the airport; together with the right to prevent the Lessee from erecting or permitting to be erected anything which would limit the usefulness of the airport or constitute hazards to air navigation. In the event that for any reason the Lessor is mandated by the Texas Department of Transportation or the Federal Aviation Administration to restore the Leased Premises to airport use only, requiring termination of this lease, the Lessor shall provide reasonable notice to the Lessee of such termination. The Lessee shall

then be entitled to reimbursement only for any sums paid j to the Lessor in advance, on a prorated basis, for the unexpired portion of this lease.

#### **XVI. Default and Termination**

Should the Lessee default in the performance of any covenant, condition or agreement in this Lease, and not correct the default within ten (10) days after receipt of written notice from the Lessor to the Lessee, the Lessor may declare this Lease, and all rights and interests created thereby, to be terminated. Upon the Lessor's election to terminate, this Lease shall immediately cease and terminate, and Section XI of this lease immediately will apply.

Any termination of this Lease as provided in this Article will not relieve the Lessee from the payment of any sum or sums that are due and payable to the Lessor under the Lease at the time of termination, or any claim for damages then or previously accruing against the Lessee under this Lease, and any such termination shall not prevent the Lessor from enforcing the payment of any such sum or sums or claim for damages by any remedy provided for by law, or from recovering damages from the Lessee for any default under the Lease. All rights, options and remedies of the Lessor contained in this Lease shall be construed and held to be cumulative, and no one of them shall be exclusive of the other, and the Lessor shall have the right to pursue any one or all of such remedies or any other remedy or relief which may be provided by law, whether or not stated in this Lease. No waiver by the Lessor of a breach of any of the covenants, conditions or restrictions of this Lease shall be construed or held to be a waiver of any succeeding or preceding breach of the same or any other covenant, condition or restriction contained in this Lease.

If, as a result of a breach of this Lease by either party and the other party employs an attorney or attorneys to enforce its rights under the Lease then the breaching party will pay to the reasonable attorney's fees and costs incurred by the other party to enforce the Lease.

#### **XVII. Bankruptcy**

The Lessee agrees that in the event that any proceedings in bankruptcy or insolvency shall be instituted against the Lessee, whether voluntary or involuntary, the Lessor may at its option declare this lease forfeited and terminated, and upon such declaration Lessee shall deliver immediate possession of the Leased Premises to the Lessor, and Section XI of this Lease immediately will apply.

#### **XVIII. Notice**

Notice to the Lessor will be sufficient if sent by registered or certified mail to the City Manager, City of Lockhart, P. O. Box 239, Lockhart, Texas 78644; and notice to the Lessee in the same manner will be sufficient if sent to President, Lockhart Auction, Inc., P. O. Box 809, Lockhart, Texas 78644.

#### **XIX. Amendments**

This lease may only be modified or amended by written agreement duly authorized and executed by both the Lessor and the Lessee.

**XX. Governing Law**

This Lease shall be construed under and in accordance with the Laws of the State of Texas, and all obligations of the parties created by this Lease are performable in Caldwell County, Texas. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, this validity, legality or unenforceability shall not affect any other provision of the Lease, and this Lease shall be construed as if the invalid, illegal or unenforceable provision had never been contained herein.

**XXI. General Conditions**

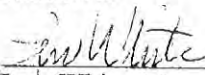
Each and every provision of this Lease shall bind and shall inure to the benefit of the parties hereto and their legal representatives. The term "legal representatives" is used in this lease in its broadest possible meaning and includes, in addition to executors and administrators, every person, partnership, corporation, or association succeeding to the interest or to any part of the interest in or to this Lease or in or to the Lease Premises, of either the Lessor or the Lessee herein, whether such succession results from the act of a party in interest, occurs by operation of law, or is the effect of the operation of law, or is the effect of the operation of law together with the act of such party. Each and every covenant, agreement, and condition of this Lease by the Lessee to be performed shall be binding upon all assignees or subtenants, if approved by the Lessor, and concessionaires, and/or licensees of the Lessee.

In this Lease, feminine or neuter pronouns shall be substituted for those of masculine form or vice-versa, and the plural shall be substituted for the singular number or vice-versa in any place or places in which the context may require such substitution or substitutions.

This Lease constitutes the sole and only Agreement of the parties to the lease and supersedes any prior understandings or written or oral agreements by the parties respecting the subject matter of the Lease.

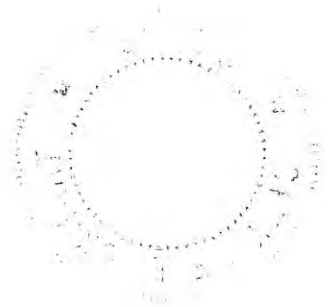
Executed this 31<sup>st</sup> day of July, 2018.

**CITY OF LOCKHART, TEXAS  
LESSOR**

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

ATTEST:

Connie Constancio  
Connie Constancio, City Secretary



THE STATE OF TEXAS  
COUNTY OF CALDWELL

§  
§  
§

This instrument was acknowledged before me this 31<sup>st</sup> day of JULY, 2018, by Lew White, Mayor of the City of Lockhart, Texas, a Texas municipal corporation, on behalf of said municipal corporation and the municipal corporation acknowledged this instrument as the act and deed of said City of Lockhart, Texas.



Julie Mladenka Bowermon  
Notary Public

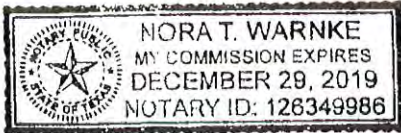
**LOCKHART AUCTION, INC.  
LESSEE**

Bubba Bennight, President  
Bubba Bennight, President

THE STATE OF TEXAS  
COUNTY OF CALDWELL

§  
§  
§

This instrument was acknowledged before me on this the 26<sup>th</sup> day of July, 2018 by Bubba Bennight, President of Lockhart Auction, Inc., a Texas corporation on behalf of said corporation.



Nora T. Warnke  
Notary Public

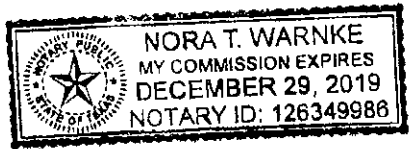
(Remainder of page left blank on purpose)

LOCKHART AUCTION, INC.  
LESSEE

*Madison Bexley, Secretary/Treasurer*  
Madison Bexley, Secretary/Treasurer

THE STATE OF TEXAS     §  
  §  
COUNTY OF CALDWELL   §


This instrument was acknowledged before me on this the 26<sup>th</sup> day of July, 2018 by Madison Bexley, Secretary/Treasurer of Lockhart Auction, Inc., a Texas corporation on behalf of said corporation.



*Nora T. Warnke*  
\_\_\_\_\_  
Notary Public

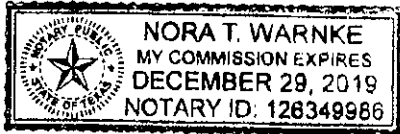
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LOCKHART AUCTION, INC.  
LESSEE

  
Jim Schwertner, Shareholder

THE STATE OF TEXAS     §  
  §  
COUNTY OF CALDWELL   §

This instrument was acknowledged before me on this the 26<sup>th</sup> day of July, 2018 by Jim Schwertner, Shareholder of Lockhart Auction, Inc., a Texas corporation on behalf of said corporation.



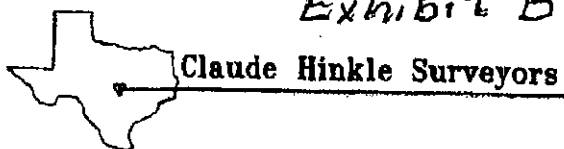
  
Notary Public

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88



# Exhibit B



All of a certain tract or parcel of land situated in the City of Lockhart, Caldwell County, Texas and being a part of the Esther Berry Survey and being also a part of a 248 acre tract of land conveyed to the City of Lockhart by deed recorded in Volume 223 Page 3 of the Deed Records of Caldwell County, Texas and being more particularly described as follows:

BEGINNING at an iron pin found in the curving West line of U.S. Highway #183 for the SE corner this tract and from which iron pin the SE corner of the above mentioned 248 acre tract bears S 05 degrees 45 minutes 13 seconds W 578.74 feet.

THENCE N 86 degrees 43 minutes 52 seconds W 712.50 feet to an iron pin set for the SW corner this tract.

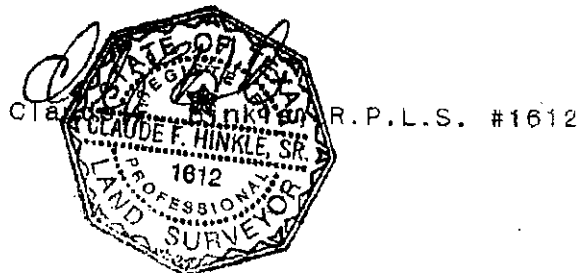
THENCE N 03 degrees 16 minutes 08 seconds E 360.00 feet to an iron pin set for the NW corner this tract.

THENCE S 86 degrees 52 minutes 35 seconds E 700.31 feet to an iron pin found in the West line of U.S. Highway #183 for the NE corner this tract.

THENCE S 00 degrees 36 minutes 54 seconds E with the West line of U.S. Highway 183 11.54 feet to a concrete monument found in the PC of a curve to the right said curve having a radius of 5669.98 feet and a central angle of 03 degrees 32 minutes 31 seconds.

THENCE with the arc of the said curve 350.50 feet the chord of which bears S 01 degrees 24 minutes 13 seconds W 350.44 feet to the place of beginning containing 8.436 acres of land.

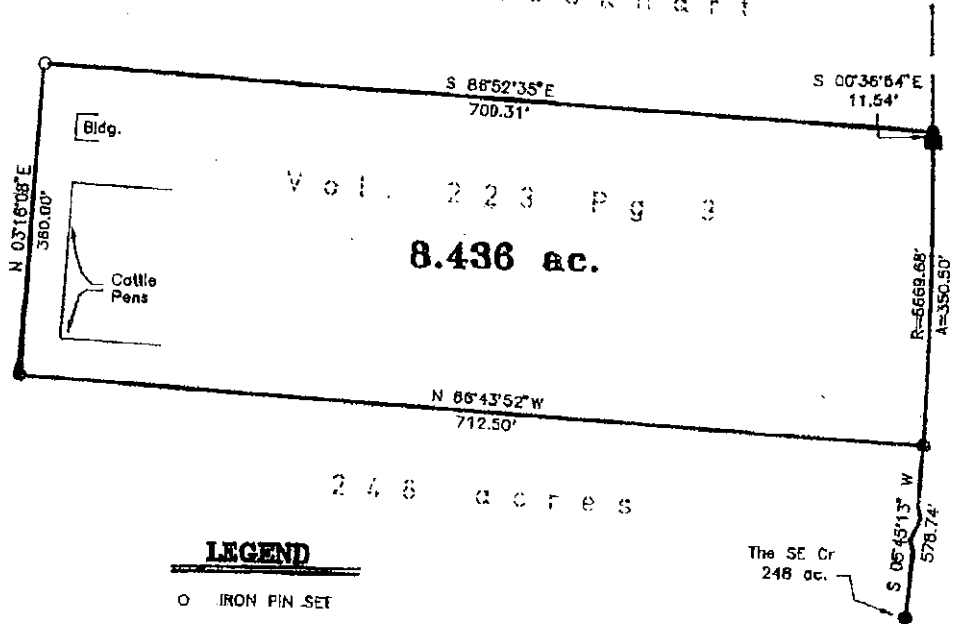
I hereby certify that the foregoing field notes are a true and correct description of a survey made on the ground by me on November 2, 1993.



# Caldwell County, Texas

## Esther Berry Survey

City of Lockhart



U. S. Highway 183

**LEGEND**

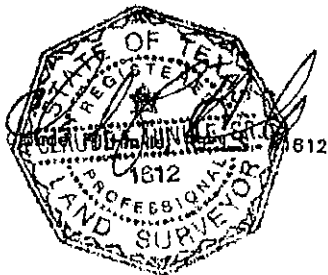
- IRON PIN SET
- IRON PIN FOUND
- CONC. MONUMENT FOUND

**SURVEY PLAT**

Showing a 8.436 acre tract of land out of the Esther Berry Survey in the City of Lockhart, Caldwell County, Texas. I hereby certify that the foregoing plat is a true and correct representation of a survey made on the ground by me on November 2, 1983.



Scale 1"=200'



Field Book: 38	Drawn By: JLW
Job No. 110193	Drawing: 110193.dwg
Date: November 1, 1983	Word Disk: Begin 100193
Surveyed By: JLW CFH	AutoCAD Disk: Begin 100193

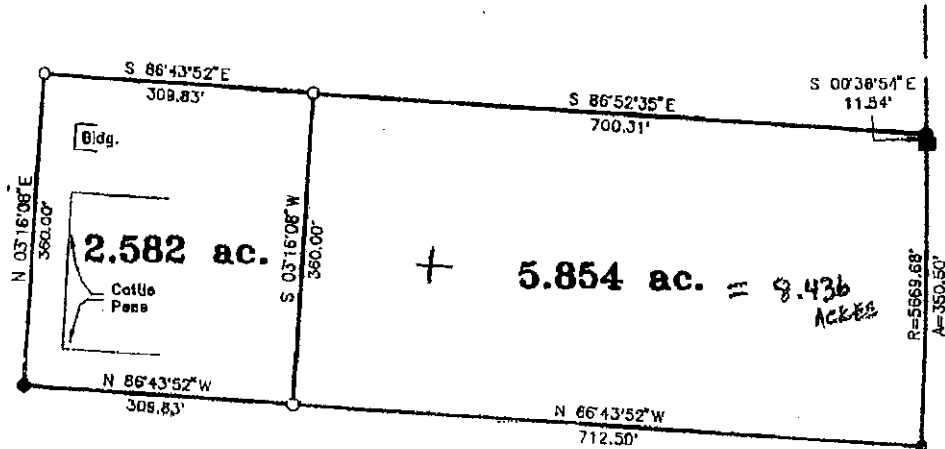


**Claude Hinkle Surveyors**

1409 South Main St.  
P. O. Box 1027  
Lockhart, Texas 78644

# Caldwell County, Texas

## Esther Berry Survey



U.S. Highway 183

### LEGEND

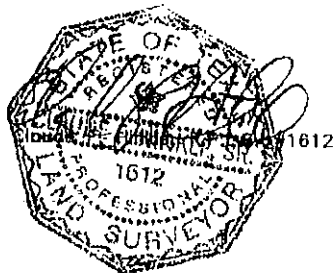
- IRON PIN SET
- IRON PIN FOUND
- CONC. MONUMENT FOUND

### SURVEY PLAT

Showing 2 tracts of land out of the Esther Berry Survey in the City of Lockhart, Caldwell County, Texas. I hereby certify that the foregoing plat is a true and correct representation of a survey made on the ground by me on November 2, 1993.



Scale 1" = 200'



Field Book: 38	Drawn By: JLW
Job No. 110193	Drawing: 110193.dwg
Date: November 1, 1993	Word Disk: Begin 100193
Surveyed By: JLW CFH	Autocad Disk: Begin 100193



**Claude Hinkle Surveyors**

1409 South Main St.  
P. O. Box 1027  
Lockhart, Texas 78644

## REGULAR MEETING    NOVEMBER 16, 1993    7:00 P.M.

The regular meeting of the Lockhart City Council was called to order this date at 7:02 p.m. by Mayor Pro-Tem Lew White. Councilmembers Billy Don Shirley, Joe Ramirez, Marcia Proctor, and Bernice Gustafson were present. Mayor M. Louis Cisneros and Councilmember Frank Estrada were absent. Others attending were City Manager Joa Michie, Assistant City Manager Jim Blystone, City Attorney Todd Blomerth, and City Secretary Gwan Barrett.

Mayor Pro-Tem White asked City Manager Michie to lead everyone in prayer and the Pledge of Allegiance. Mayor Pro-Tem White welcomed all the visitors and stated there was a request to address Council by Mrs. Beth Shirley. Mrs. Shirley, County Road 187 stated she had some good news for Council and then explained that Channel 42, KBVO, in Austin was coming to Lockhart to do some filming for a 30 minute program on Sunday mornings and will feature the Dicken's Christmas. Mayor Pro-Tem White thanked Mrs. Shirley for her comments.

The first item for discussion was the Consent Items. Mayor Pro-Tem White stated first would be the minutes of the November 2, 1993. Councilmember Ramirez made a motion to approve the minutes as written, seconded by Councilmember Shirley. Motion carried 5 to 0. Mayor Pro-Tem White stated second would be the professional services invoices. City Manager Michie stated the invoices were for services performed on the grant projects, except the invoice from Randolph Young and it is for Cable TV. Councilmember Shirley made a motion to approve consent items 3-B-1, 2, 3, 4, and 5 for professional services, seconded by Councilmember Gustafson. Motion carried 5 to 0. The consent items approved are as follows:

- 3-A-1. Minutes Regular Meeting    November 2, 1993    7:00 P.M.
- 3-B-1. Invoice Number 22760 from Hunter Associates, Inc. for engineering services for the preparation of plans and specifications for the McMahan Lift Station in the amount of \$7,550.00.
- 3-B-2. Invoice Number 22761 from Hunter Associates, Inc. for engineering services statement #3 for the 1993 TDHCA Water and Sewer Project in the amount of \$7,805.00.
- 3-B-3. Invoice Number 10495 from Randolph Young for legal services on CATV regulations for the month of October in the amount of \$356.90.
- 3-B-4. Invoice Number 702359-6 from Gary R. Traylor & Assoc. for grant administrative services for the period of October 1 through October 31, 1993 on the 1992 TCDP grant in the amount of \$1,000.00.
- 3-B-5. Invoice Number 932242-3 from Gary R. Traylor & Assoc. for grant administrative services for the period of October 1 through October 31, 1993 on the 1992 HOME grant in the amount of \$1,800.00.

The next item for discussion was to Award the bid on the 1992 CDBG water/sewer project and authorize the Mayor to execute the contract. Mayor Pro-Tem White asked City Engineer Charles Scheler to review the bids and make any recommendations he felt necessary. Mr. Scheler reviewed the bids that were received and opened on November 12, 1993. Mr. Scheler then recommended the lowest responsible bidder of BEFCO from LaGrange with an amount of \$208,994.00 be awarded the bid. Mayor Pro-Tem White asked Mr. Scheler if the company could be requested to perform the work in less time. Mr. Scheler stated that item was not requested in the bid specs. Councilmember Ramirez questioned the amount of the bid being so much lower than the other bids if it was related to the number of days stated for completion, the quality of the work performed or the products furnished by the contractor. Mr. Scheler said he could not explain the difference in the bid amounts, and that he sees this difference all the time. Councilmember Shirley made a motion to award the bid to BEFCO in the amount of \$208,994.00 and authorize the Mayor to execute the contract, seconded by Councilmember Gustafson. Motion carried 5 to 0. Councilmember Proctor requested that the staff contact the appropriate State agency and inquire about the negotiations allowed on bids with the two lowest bidders.

Council did not enter Executive Session on the Livestock Auction Lease.

The next item for discussion was the Livestock Auction Lease. Mayor Pro-Tem White asked City Attorney Blomerth to brief Council on this item. Attorney Blomerth reviewed the lease and stated that Mr. Verlin Callihan had signed the lease. Councilmember Gustafson made a motion to authorize the Mayor to sign the lease agreement, seconded by Councilmember Shirley. Motion carried 5 to 0.

The next item for discussion was the application for designation of Re-Investment Zone and Tax Abatement agreement proposed by American Micro-Electronics, Inc. Mayor Pro-Tem White asked Mr. Pete Laurel of the Lockhart Chamber of Commerce and Mr. John Smith of American Micro-Electronics, Inc. to explain the purpose of the request. City Attorney Blomerth explained the definition and the purpose of the tax abatement including the dates suggested to meet the time requirements. Councilmember Proctor questioned the property that would be considered for the tax abatement. Mr. Laurel stated it would only be the machinery and equipment. Councilmember Shirley made a motion to set the Public Hearing for December 7, 1993 at 6:30 p.m. for the re-investment zone and tax abatement for the north 28,000 square feet of the Industry Building located in the Lockhart Work Program Correctional Facility, authorize notification to the other taxing entities, seconded by Councilmember Gustafson. Motion carried 4 to 0 with 1 abatement by Councilmember Ramirez.

Councilmember Michelson suggested that the two chambers work together to promote tourism and recommended that the percentages are allocated the same as last year.

Councilmember Castillo recommended that the percentages are allocated the same as last year.

Councilmember McGregor recommended that the percentages are allocated the same as last year.

Mayor White suggested that the two chambers get together to create goals that will benefit both entities. He commended Hat Rod Productions for their event that has increased tourism to Lockhart. Mayor White spoke in favor of allocating the percentages the same as last year.

There was discussion.



**G. DISCUSS AIRPORT PROPERTY LEASE RENEWAL CONCEPT POINT WITH LOCKHART LIVESTOCK AUCTION, INC.**

Mr. Rodgers stated that the Lockhart Livestock Auction has a current lease (\$4,000 annually) for airport property on which sits in the auction facility. The lease expires in November 2018. Owner representative, Tim Von Dohlen has provided a notice to renew the lease. The City Manager met with Mr. Von Dohlen of which Mr. Von Dohlen was informed that staff was going to recommend a ground lease rate of 18 cents per square foot of the building footprints (based on a survey of surrounding airports) with a 15 to 25 year lease and an optional lease extension which Mr. Von Dohlen felt they could live with. It is also recommended that an annual Consumer Price Index (CPI) percentage be applicable not to exceed 3%. The rate of 18 cents per square foot would increase the annual payment to approximately \$14,400 if approved. Mr. Von Dohlen has respectfully disagreed with the increase to 18 cents per square foot. Note that staff could not increase the rate previously because there were no contractual provisions for an increase. The Auction now pays about \$4,000 in City property tax on the buildings. When surveyed, other airport operations do not take the amount of City property tax paid into consideration when determining the ground lease rates. Mr. Rodgers recommended approval.

Mayor White requested Tim Von Dohlen to address the Council:

Tim Von Dohlen, 812 Merritt Drive, stated that he respectfully disagrees with the 18 cents per square foot increase to lease the facility for the Lockhart Livestock Auction. Mr. Von Dohlen stated that the lease would change to include approximately eight acres and that the lease would include the building and the pen space at the auction barn. He requested that a right of way easement is granted to be able to get to the building and the footprint of the property of approximately eight acres. He stated that the Lockhart auction pays \$18,000-\$20,000 in total property taxes which includes all taxing entities. He stated that after reviewing the lease comparison, he requested comparison of the value of the property between an airport rate versus an agriculture rate. He requested a lease rate less than the 18 cents increase or another way of establishing a lease whether it be a base rate plus the CPI or a gradual increase within a number of years which would not impact the Livestock Auction with an immediate lease increase by almost four times.

Mr. Rodgers stated that he based the 18 cents per square foot increase upon reviewing results of a recent appraisal and survey of the land that will be leased to the Lockhart Livestock Auction if approved. He stated that the city cannot issue the Livestock Auction exclusive rights to the unleased portion of the property, yet access easement agreements can be negotiated. The CPI would be reviewed annually. He reminded the Council that it would be difficult not to charge the average rate since the auction is a for profit business. There was discussion.

**ITEM 6-B. DISCUSSION AND/OR ACTION REGARDING AIRPORT PROPERTY LEASE RENEWAL CONCEPT POINT WITH LOCKHART LIVESTOCK AUCTION, INC.**

Mayor Pro-Tem Sanchez made a motion to approve the lease renewal concept point with Lockhart Livestock Auction, Inc. as recommended by the City Manager. The renewal lease would increase to 18 cents per square foot for the building footprints on the property, the annual Consumer Price Index (CPI) not to exceed 3%, and a 15 to 25-year renewal lease as part of a lease document to be prepared in conjunction with Lockhart Livestock Auction representatives, City staff, and the City Attorney. The final document will be returned to the Council for consideration of approval. Councilmember Castillo seconded. The motion passed by a vote of 7-0.

**ITEM 6-A. DISCUSSION AND/OR ACTION TO CONSIDER ALLOCATION OF HOTEL OCCUPANCY TAXES TO ENTITIES REQUESTING DISTRIBUTIONS FOR 2018.**

Mr. Hinson stated that the Texas Attorney General has issued an opinion that indicates that a governmental entity ratifies the promotion of tourism and/or hotel/motel stays by each organization when allocating hotel occupancy funds. There was discussion regarding tourism efforts by the entities.

Councilmember Michelson made a motion to allocate funds as listed below with each organization receiving the lesser of the percentage or the estimated budgeted dollar amount up to \$59,000 of the hotel/motel occupancy tax as reported and collected from the hotels. Councilmember Westmoreland seconded. The motion passed by a vote of 7-0.

Caldwell County Museum	3.7% or \$4,000
Gaslight/Baker Theatre	13.8% or \$12,000
Hispanic Chamber of Commerce	18.0% or \$59,800
Lockhart Chamber of Commerce	55.8% or \$35,000
Hat Rod Productions	8.70% or \$20,000

**ITEM 6-C. DISCUSSION AND/OR ACTION REGARDING REQUEST BY MR. GENE GALBRAITH TO DISPLAY THE DR. EUGENE CLARK LIBRARY ANTIQUE CLOCK AT THE NEW SOUTHWEST MUSEUM OF CLOCKS AND WATCHES LOCATION WITH A WRITTEN AGREEMENT THAT THE CLOCK REMAINS THE PROPERTY OF THE CITY, THAT MR. GALBRAITH PROVIDES SUFFICIENT INSURANCE COVERAGE TO THE CLOCK NAMING THE CITY OF LOCKHART AS THE INSURED AND THAT AFTER ONE YEAR OF DISPLAY, THE CITY HAS THE RIGHT TO ISSUE A 30-DAY NOTICE TO RETURN IT TO THE CITY, AND APPOINTING THE CITY MANAGER TO SIGN AN AGREEMENT, IF APPROVED.**

Mayor Pro-Tem Sanchez made a motion to approve the request by Gene Galbraith, as presented. Councilmember Westmoreland seconded. The motion passed by a 6-0-1, with Councilmember McGregor abstaining.

**ITEM 6-D. DISCUSSION AND/OR ACTION REGARDING A JOINT MEETING ON TUESDAY, DECEMBER 12, 2017 AT 6:30 P.M. WITH CALDWELL COUNTY COMMISSIONERS' COURT ABOUT POSSIBLE SUSTAINABLE PLACES PROJECT IMPROVEMENTS IN THE DOWNTOWN AREA AROUND THE COURTHOUSE.**

Mayor Pro-Tem Sanchez made a motion to approve the joint meeting on Tuesday, December 12, 2017 at 6:30 p.m. with Caldwell County Commissioners' Court, as presented. Councilmember Mendoza seconded. The motion passed by a vote of 7-0.



Work Session Item # \_\_\_\_\_

Reg. Mtg. Item # \_\_\_\_\_

**CITY OF LOCKHART  
COUNCIL AGENDA ITEM**

<b>CITY SECRETARY'S USE ONLY</b>		Reviewed by Finance	<input type="checkbox"/> Yes	<input type="checkbox"/> Not Applicable
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory		Reviewed by Legal	<input type="checkbox"/> Yes	<input type="checkbox"/> Not Applicable
<b>Council Meeting Dates:</b> December 5, 2017				
Department: City Manager			Initials	Date
Department Head: Vance Rodgers		Asst. City Manager		
Dept. Signature:		City Manager		11-30-2017
Agenda Item Coordinator/Contact (include phone #): Vance Rodgers				
<b>ACTION REQUESTED:</b> <input type="checkbox"/> ORDINANCE <input type="checkbox"/> RESOLUTION <input type="checkbox"/> CHANGE ORDER <input type="checkbox"/> AGREEMENT <input type="checkbox"/> APPROVAL OF BID <input type="checkbox"/> AWARD OF CONTRACT <input type="checkbox"/> CONSENSUS <input checked="" type="checkbox"/> OTHER				
<b>CAPTION</b>				
Discussion and/or action regarding airport property lease renewal concept point with Lockhart Livestock Auction, Inc.				
<b>FINANCIAL SUMMARY</b>				
<input type="checkbox"/> N/A <input type="checkbox"/> GRANT FUNDS <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP <input type="checkbox"/> BUDGETED <input type="checkbox"/> NON-BUDGETED				
FISCAL YEAR:	PRIOR YEAR (CIP ONLY)	CURRENT YEAR	FUTURE YEARS	TOTALS
Budget				\$0.00
Budget Amendment Amount				\$0.00
Encumbered/Expended Amount				\$0.00
This Item				\$0.00
BALANCE	\$0.00	\$0.00	\$0.00	\$0.00
<b>FUND(S):</b>				
<b>SUMMARY OF ITEM</b>				
<p>The Lockhart Livestock Auction has a current lease (\$4,000 annual) for airport property on which sits the auction facility. The lease expires in November, 2018. Owner representative Mr. Tim Von Dohlen has provided a notice to renew the lease. The City Manager has met with Mr. Von Dohlen; he told Mr. Von Dohlen that he was going to recommend a ground lease rate of 18 cents per square foot of the building footprints (based on a survey of surrounding airports) with a 15 to 25 year lease and an optional lease extension which Mr. Von Dohlen felt they could live with. It is also recommended that an annual Consumer Price Index (CPI) percentage be applicable not be exceed 3%. The rate of 18 cents per square foot would increase the annual payment to approximately \$14,400 if approved. Mr. Von Dohlen has respectfully disagreed with the increase to 18 cents per square foot. Please note that staff could not increase the rate previously because there were no contractual provisions. The Auction now pays about \$4,000 in City property tax on the buildings. Other airport operations when contacted did not take into consideration the amount of City property tax paid when considering ground lease rates.</p>				
<b>STAFF RECOMMENDATION</b>				
City Manager requests approval of the recommended 18 cents per square foot for the building footprints on the property, the annual CIP not to exceed 3%, and a 15 to 25 years renewal lease as part of a lease document to be prepared in conjunction with Lockhart Livestock Auction representatives, City Staff, and the City Attorney. The final document would be brought back to the Council for consideration of approval.				
List of Supporting Documents: Appraisal information, airport ground lease survey, TxDOT Aviation Info, Lease Amount Paid by Lockhart Livestock Auction History, Letter of intent to renew lease, Letter about proposed new rate; emails about meeting		Other Departments, Boards, Commissions or Agencies:		



Work Session Item # \_\_\_\_\_

Reg. Mtg. Item # \_\_\_\_\_

**CITY OF LOCKHART  
COUNCIL AGENDA ITEM**

<b>CITY SECRETARY'S USE ONLY</b> <input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory	Reviewed by Finance <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Not Applicable		Reviewed by Legal <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not Applicable	
<b>Council Meeting Date: August 9, 2018</b>				
Department: Finance		Initials	Date	
Department Head: Jeff Hinson	Asst. City Manager			
Dept. Signature: <i>Jeff Hinson</i>	City Manager	<i>[Signature]</i>	<i>8-3-2018</i>	
Agenda Item Coordinator/Contact (include phone #): Jeff Hinson 398-3461 x232				
<b>ACTION REQUESTED:</b> <input type="checkbox"/> ORDINANCE <input type="checkbox"/> RESOLUTION <input type="checkbox"/> CHANGE ORDER <input type="checkbox"/> AGREEMENT <input type="checkbox"/> APPROVAL OF BID <input type="checkbox"/> AWARD OF CONTRACT <input type="checkbox"/> CONSENSUS <input checked="" type="checkbox"/> OTHER				
<b>CAPTION</b> <b>DISCUSSION AND/OR ACTION BY CITY COUNCIL TO CONSIDER ACCEPTING THE CITY OF LOCKHART'S 2018 CERTIFIED PROPERTY TAX ROLL.</b>				
<b>FINANCIAL SUMMARY</b> <input checked="" type="checkbox"/> N/A <input type="checkbox"/> GRANT FUNDS <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP <input type="checkbox"/> BUDGETED <input type="checkbox"/> NON-BUDGETED				
FISCAL YEAR:	PRIOR YEAR (CIP ONLY)	CURRENT YEAR	FUTURE YEARS	TOTALS
Budget				\$0.00
Budget Amendment Amount				\$0.00
Encumbered/Expended Amount				\$0.00
This Item				\$0.00
<b>BALANCE</b>	\$0.00	\$0.00	\$0.00	\$0.00
<b>FUND(S):</b>				
<b>SUMMARY OF ITEM</b> Each year the staff presents the certified property tax roll to Council for their review and acceptance.				
<b>STAFF RECOMMENDATION</b> Staff recommends Council accept the City of Lockhart's property tax roll.				
List of Supporting Documents:		Other Departments, Boards, Commissions or Agencies:		
Copy of the property tax roll.				



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# CALDWELL COUNTY APPRAISAL DISTRICT

STATE OF TEXAS

COUNTY OF CALDWELL

Property Tax Code, Section 26.01 (a)

## CERTIFICATION OF 2018 APPRAISAL ROLL

I, Shanna Ramzinski, Interim Chief Appraiser for the Caldwell County Appraisal District, solemnly swear that the attached is that portion of the approved 2018 Appraisal Roll of the Caldwell County Appraisal District which lists property taxable by City of Lockhart and constitutes the 2018 appraisal roll for City of Lockhart.

7/24/18  
Date

Shanna Ramzinski  
Shanna Ramzinski  
Interim Chief Appraiser

7/24/18  
Date Received

[Signature]  
Received by

Approval of the appraisal records by the Caldwell County Appraisal Review Board occurred on the 19<sup>th</sup> day of July, 2018.



211 Bufkin Ln  
P.O. Box 900  
Lockhart, Texas 78644  
United States

PHONE (512) 398-5550  
FAX (512) 398-5551  
E-MAIL [general@caldwellcad.org](mailto:general@caldwellcad.org)  
WEB SITE [www.caldwellcad.org](http://www.caldwellcad.org)

# 2018 CERTIFIED TOTALS

Property Count: 5,949

CLH - City of Lockhart  
ARB Approved Totals

7/23/2018 3:06:38PM

Land		Value		
Homesite:		68,422,630		
Non Homesite:		104,129,203		
Ag Market:		35,130,941		
Timber Market:		0		
<b>Total Land</b>			(+)	207,682,774
Improvement		Value		
Homesite:		263,797,783		
Non Homesite:		295,685,347		
<b>Total Improvements</b>			(+)	559,483,130
Non Real		Count	Value	
Personal Property:	607		56,525,020	
Mineral Property:	13		10,524	
Autos:	0		0	
<b>Total Non Real</b>				(+) 56,535,544
				<b>Market Value</b> = 823,701,448
Ag		Non Exempt	Exempt	
Total Productivity Market:	35,130,941		0	
Ag Use:	722,721		0	
Timber Use:	0		0	
Productivity Loss:	34,408,220		0	
				<b>Productivity Loss</b> (-) 34,408,220
				<b>Appraised Value</b> = 789,293,228
				<b>Homestead Cap</b> (-) 3,016,779
				<b>Assessed Value</b> = 786,276,449
				<b>Total Exemptions Amount</b> (-) 136,875,452 (Breakdown on Next Page)
				<b>Net Taxable</b> = 649,400,997

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count	
DP	8,830,884	8,098,390	46,691.80	49,756.51	90	
OV65	105,009,891	94,079,256	529,123.76	538,535.86	812	
<b>Total</b>	<b>113,840,775</b>	<b>102,177,646</b>	<b>575,815.56</b>	<b>588,292.37</b>	<b>902</b>	<b>Freeze Taxable</b> (-) 102,177,646
<b>Tax Rate</b>	<b>0.726000</b>					
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count	
OV65	640,960	588,960	347,211	241,749	4	
<b>Total</b>	<b>640,960</b>	<b>588,960</b>	<b>347,211</b>	<b>241,749</b>	<b>4</b>	<b>Transfer Adjustment</b> (-) 241,749
						<b>Freeze Adjusted Taxable</b> = 546,981,602

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
 4.546.901.99 = 546.981.602 \* (0.726000 / 100) + 575,815.56

Tax Increment Finance Value: 0  
 Tax Increment Finance Levy: 0.00

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**2018 CERTIFIED TOTALS**

Property Count: 5.949

CLH - City of Lockhart  
ARB Approved Totals

7/23/2018

3:06:50PM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DP	97	0	0	0
DV1	29	0	236,000	236,000
DV2	17	0	136,500	136,500
DV3	24	0	226,000	226,000
DV4	70	0	506,160	506,160
DV4S	4	0	42,000	42,000
DVHS	46	0	7,059,850	7,059,850
EX	8	0	2,911,390	2,911,390
EX (Prorated)	1	0	28,099	28,099
EX-XF	2	0	35,350	35,350
EX-XG	2	0	2,190,950	2,190,950
EX-XL	4	0	523,710	523,710
EX-XR	1	0	15,250	15,250
EX-XU	2	0	554,940	554,940
EX-XV	188	0	113,018,850	113,018,850
EX-XV (Prorated)	5	0	175,600	175,600
EX366	30	0	7,440	7,440
FR	1	468,800	0	468,800
OV65	893	8,644,273	0	8,644,273
OV65S	6	60,000	0	60,000
PC	1	0	0	0
SO	2	34,290	0	34,290
<b>Totals</b>		<b>9,207,363</b>	<b>127,668,089</b>	<b>136,875,452</b>

### 2018 CERTIFIED TOTALS

Property Count: 171

CLH - City of Lockhart  
Under ARB Review Totals

7/23/2018

3:06:38PM

Land		Value		
Homesite:		880,830		
Non Homesite:		5,241,310		
Ag Market:		722,430		
Timber Market:		0	<b>Total Land</b>	(+) 6,844,570
Improvement		Value		
Homesite:		2,945,710		
Non Homesite:		11,690,781	<b>Total Improvements</b>	(+) 14,636,491
Non Real		Count	Value	
Personal Property:	6	724,260		
Mineral Property:	0	0		
Autos:	0	0	<b>Total Non Real</b>	(+) 724,260
			<b>Market Value</b>	= 22,205,321
Ag		Non Exempt	Exempt	
Total Productivity Market:	722,430	0		
Ag Use:	8,560	0	<b>Productivity Loss</b>	(-) 713,870
Timber Use:	0	0	<b>Appraised Value</b>	= 21,491,451
Productivity Loss:	713,870	0		
			<b>Homestead Cap</b>	(-) 123,729
			<b>Assessed Value</b>	= 21,367,722
			<b>Total Exemptions Amount</b>	(-) 50,000
			<i>(Breakdown on Next Page)</i>	
			<b>Net Taxable</b>	= 21,317,722

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count	
DP	85,404	85,404	620.03	665.40	1	
OV65	703,855	663,855	4,112.54	4,339.84	4	
<b>Total</b>	<b>789,259</b>	<b>749,259</b>	<b>4,732.57</b>	<b>5,005.24</b>	<b>5</b>	<b>Freeze Taxable</b> (-) 749,259
<b>Tax Rate</b>	0.726000					
						<b>Freeze Adjusted Taxable</b> = 20,568,463

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX

154,059.61 = 20,568,463 \* (0.726000 / 100) + 4,732.57

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

100

# 2018 CERTIFIED TOTALS

Property Count: 171

CLH - City of Lockhart  
Under ARB Review Totals

7/23/2018

3:06:50PM

## Exemption Breakdown

Exemption	Count	Local	State	Total
DP	1	0	0	0
OV65	5	50,000	0	50,000
<b>Totals</b>		<b>50,000</b>	<b>0</b>	<b>50,000</b>

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# 2018 CERTIFIED TOTALS

Property Count: 6,120

CLH - City of Lockhart  
Grand Totals

7/23/2018 3:06:38PM

Land		Value		
Homesite:		69,303,460		
Non Homesite:		109,370,513		
Ag Market:		35,853,371		
Timber Market:		0	<b>Total Land</b>	(+) 214,527,344
Improvement		Value		
Homesite:		266,743,493		
Non Homesite:		307,376,128	<b>Total Improvements</b>	(+) 574,119,621
Non Real		Count	Value	
Personal Property:	613		57,249,280	
Mineral Property:	13		10,524	
Autos:	0		0	
			<b>Total Non Real</b>	(+) 57,259,804
			<b>Market Value</b>	= 845,906,769
Ag		Non Exempt	Exempt	
Total Productivity Market:	35,853,371		0	
Ag Use:	731,281		0	
Timber Use:	0		0	
Productivity Loss:	35,122,090		0	
			<b>Productivity Loss</b>	(-) 35,122,090
			<b>Appraised Value</b>	= 810,784,679
			<b>Homestead Cap</b>	(-) 3,140,508
			<b>Assessed Value</b>	= 807,644,171
			<b>Total Exemptions Amount</b>	(-) 136,925,452
			<b>(Breakdown on Next Page)</b>	
			<b>Net Taxable</b>	= 670,718,719

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count	
DP	8,916,288	8,183,794	47,311.83	50,421.91	91	
OV65	105,713,746	94,743,111	533,236.30	542,875.70	816	
<b>Total</b>	<b>114,630,034</b>	<b>102,926,905</b>	<b>580,548.13</b>	<b>593,297.61</b>	<b>907</b>	<b>Freeze Taxable</b> (-) 102,926,905
Tax Rate	0.726000					
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count	
OV65	640,960	588,960	347,211	241,749	4	
<b>Total</b>	<b>640,960</b>	<b>588,960</b>	<b>347,211</b>	<b>241,749</b>	<b>4</b>	<b>Transfer Adjustment</b> (-) 241,749
						<b>Freeze Adjusted Taxable</b> = 567,550,065

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
 4,700,961.60 = 567,550,065 \* (0.726000 / 100) + 580,548.13

Tax Increment Finance Value: 0  
 Tax Increment Finance Levy: 0.00

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**2018 CERTIFIED TOTALS**

Property Count: 6,120

CLH - City of Lockhart  
Grand Totals

7/23/2018

3:06:50PM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DP	98	0	0	0
DV1	29	0	236,000	236,000
DV2	17	0	136,500	136,500
DV3	24	0	226,000	226,000
DV4	70	0	506,160	506,160
DV4S	4	0	42,000	42,000
DVHS	46	0	7,059,850	7,059,850
EX	8	0	2,911,390	2,911,390
EX (Prorated)	1	0	28,099	28,099
EX-XF	2	0	35,350	35,350
EX-XG	2	0	2,190,950	2,190,950
EX-XL	4	0	523,710	523,710
EX-XR	1	0	15,250	15,250
EX-XU	2	0	554,940	554,940
EX-XV	188	0	113,018,850	113,018,850
EX-XV (Prorated)	5	0	175,600	175,600
EX366	30	0	7,440	7,440
FR	1	468,800	0	468,800
OV65	898	8,694,273	0	8,694,273
OV65S	6	60,000	0	60,000
PC	1	0	0	0
SO	2	34,290	0	34,290
<b>Totals</b>		<b>9,257,363</b>	<b>127,668,089</b>	<b>136,925,452</b>

**2018 CERTIFIED TOTALS**

Property Count: 5,949

CLH - City of Lockhart  
ARB Approved Totals

7/23/2018

3:06:50PM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value Market	Market Value
A	SINGLE FAMILY RESIDENCE	3,542		\$5,257,603	\$423,603,018
B	MULTIFAMILY RESIDENCE	168		\$285,230	\$35,216,600
C1	VACANT LOTS AND LAND TRACTS	595		\$0	\$14,443,524
D1	QUALIFIED OPEN-SPACE LAND	178	4,947.9904	\$0	\$35,130,941
D2	IMPROVEMENTS ON QUALIFIED OPEN SP	27		\$17,250	\$348,480
E	RURAL LAND, NON QUALIFIED OPEN SP	102	715.4068	\$111,900	\$11,587,170
F1	COMMERCIAL REAL PROPERTY	393		\$3,369,420	\$113,791,602
F2	INDUSTRIAL AND MANUFACTURING REA	12		\$0	\$11,435,820
G1	OIL AND GAS	13		\$0	\$10,524
J2	GAS DISTRIBUTION SYSTEM	3		\$0	\$1,306,950
J3	ELECTRIC COMPANY (INCLUDING CO-OP	6		\$0	\$9,418,790
J4	TELEPHONE COMPANY (INCLUDING CO-	2		\$0	\$873,590
J5	RAILROAD	2		\$0	\$1,613,140
J6	PIPELAND COMPANY	3		\$0	\$68,910
L1	COMMERCIAL PERSONAL PROPERTY	512		\$0	\$33,509,820
L2	INDUSTRIAL AND MANUFACTURING PERS	33		\$0	\$7,185,270
M1	TANGIBLE OTHER PERSONAL, MOBILE H	246		\$110,510	\$2,441,060
S	SPECIAL INVENTORY TAX	11		\$0	\$2,254,660
X	TOTALLY EXEMPT PROPERTY	243		\$289,077	\$119,461,579
	<b>Totals</b>		5,663.3972	\$9,440,990	\$823,701,448



**2018 CERTIFIED TOTALS**

Property Count: 171

CLH - City of Lockhart  
Under ARB Review Totals

7/23/2018

3:06:50PM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value Market	Market Value
A	SINGLE FAMILY RESIDENCE	42		\$600,850	\$5,364,391
B	MULTIFAMILY RESIDENCE	7		\$0	\$3,403,540
C1	VACANT LOTS AND LAND TRACTS	21		\$0	\$826,440
D1	QUALIFIED OPEN-SPACE LAND	4	95.2520	\$0	\$722,430
E	RURAL LAND, NON QUALIFIED OPEN SP	3	24.4070	\$0	\$601,550
F1	COMMERCIAL REAL PROPERTY	18		\$1,535,320	\$9,059,400
F2	INDUSTRIAL AND MANUFACTURING REA	5		\$0	\$351,310
L1	COMMERCIAL PERSONAL PROPERTY	6		\$0	\$724,260
O	RESIDENTIAL INVENTORY	72		\$0	\$1,152,000
	<b>Totals</b>		119.6590	\$2,136,170	\$22,205,321

# 2018 CERTIFIED TOTALS

Property Count: 6,120

CLH - City of Lockhart  
Grand Totals

7/23/2018 3:06:50PM

## State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A	SINGLE FAMILY RESIDENCE	3,584		\$5,858,453	\$428,967,409
B	MULTIFAMILY RESIDENCE	175		\$285,230	\$38,620,140
C1	VACANT LOTS AND LAND TRACTS	616		\$0	\$15,269,964
D1	QUALIFIED OPEN-SPACE LAND	182	5,043.2424	\$0	\$35,853,371
D2	IMPROVEMENTS ON QUALIFIED OPEN SP	27		\$17,250	\$348,480
E	RURAL LAND, NON QUALIFIED OPEN SP	105	739.8138	\$111,900	\$12,188,720
F1	COMMERCIAL REAL PROPERTY	411		\$4,904,740	\$122,851,002
F2	INDUSTRIAL AND MANUFACTURING REA	17		\$0	\$11,787,130
G1	OIL AND GAS	13		\$0	\$10,524
J2	GAS DISTRIBUTION SYSTEM	3		\$0	\$1,306,950
J3	ELECTRIC COMPANY (INCLUDING CO-OP	6		\$0	\$9,418,790
J4	TELEPHONE COMPANY (INCLUDING CO-	2		\$0	\$873,590
J5	RAILROAD	2		\$0	\$1,613,140
J6	PIPELAND COMPANY	3		\$0	\$68,910
L1	COMMERCIAL PERSONAL PROPERTY	518		\$0	\$34,234,080
L2	INDUSTRIAL AND MANUFACTURING PERS	33		\$0	\$7,185,270
M1	TANGIBLE OTHER PERSONAL, MOBILE H	246		\$110,510	\$2,441,060
O	RESIDENTIAL INVENTORY	72		\$0	\$1,152,000
S	SPECIAL INVENTORY TAX	11		\$0	\$2,254,660
X	TOTALLY EXEMPT PROPERTY	243		\$289,077	\$119,461,579
	<b>Totals</b>		5,783.0562	\$11,577,160	\$845,906,769

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## 2018 CERTIFIED TOTALS

Property Count: 5,949

CLH - City of Lockhart  
ARB Approved Totals

7/23/2018

3:06:50PM

## CAD State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A	DO NOT USE	4		\$72,353	\$341,195
A1	RESIDENTIAL SINGLE FAMILY	3,447		\$4,998,080	\$419,778,133
A2	RESIDENTIAL MOBILE HOME ON OWNER	75		\$179,920	\$2,554,680
A9	RESIDENTIAL MISC / NON-RESIDENTIAL	120		\$7,250	\$929,010
B2	MULTI-FAMILY - DUPLEX	138		\$285,230	\$17,787,080
B3	MULTI-FAMILY - TRIPLEX	5		\$0	\$710,580
B4	MULTI-FAMILY - FOURPLEX	5		\$0	\$1,099,150
BB	MULTI-FAMILY - APTS 5-10 UNITS	8		\$0	\$868,310
BC	MULTI-FAMILY - APTS 11-25 UNITS	8		\$0	\$3,655,360
BE	MULTI-FAMILY - APTS 51-100 UNITS	6		\$0	\$11,096,120
C	VACANT RESIDENTIAL LOTS - INSIDE CI	525		\$0	\$8,097,910
C1	VACANT RESIDENTIAL LOTS - OUTSIDE C	15		\$0	\$271,734
C3	VACANT COMMERCIAL LOTS	55		\$0	\$6,073,880
D1	RANCH LAND - QUALIFIED AG LAND	178	4,947.9904	\$0	\$35,130,941
D2	NON-RESIDENTIAL IMPRVS ON QUALIFI	27		\$17,250	\$348,480
E	RESIDENTIAL ON NON-QUALIFIED AG LA	50		\$111,900	\$5,953,960
E1	NON-RESIDENTIAL ON NON-QUALIFIED A	17		\$0	\$155,680
E2	MOBILE HOMES ON RURAL LAND	9		\$0	\$307,800
E3	RURAL LAND NON-QUALIFIED AG	52		\$0	\$5,169,730
F1	REAL - COMMERCIAL	393		\$3,369,420	\$113,791,602
F2	REAL - INDUSTRIAL	12		\$0	\$11,435,820
G1	OIL, GAS AND MINERAL RESERVES	13		\$0	\$10,524
J2	GAS DISTRIBUTION SYSTEMS	3		\$0	\$1,306,950
J3	ELECTRIC COMPANIES (INCLD CO-OP)	6		\$0	\$9,418,790
J4	TELEPHONE COMPANIES (INCLD CO-OP)	2		\$0	\$873,590
J5	RAILROADS	2		\$0	\$1,613,140
J6	PIPELINES	3		\$0	\$68,910
L1	COMMERCIAL PERSONAL PROPERTY - T	357		\$0	\$28,882,500
L2	INDUSTRIAL PERSONAL PROPERTY	33		\$0	\$7,185,270
L3	LEASED EQUIPMENT	79		\$0	\$2,193,870
L4	AIRCRAFT - INCOME PRODUCING COMME	2		\$0	\$33,000
L5	VEHICLES - INCOME PRODUCING COMME	74		\$0	\$2,400,450
M1	MOBILE HOME ONLY ON NON-OWNED L	246		\$110,510	\$2,441,060
S	SPECIAL INVENTORY	11		\$0	\$2,254,660
X	EXEMPT	243		\$289,077	\$119,461,579
	<b>Totals</b>		4,947.9904	\$9,440,990	\$823,701,448

**2018 CERTIFIED TOTALS**

Property Count: 171

CLH - City of Lockhart  
Under ARB Review Totals

7/23/2018

3:06:50PM

**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value Market	Market Value
A1	RESIDENTIAL SINGLE FAMILY	40		\$600,850	\$5,322,511
A2	RESIDENTIAL MOBILE HOME ON OWNER	1		\$0	\$31,110
A9	RESIDENTIAL MISC / NON-RESIDENTIAL	3		\$0	\$10,770
B2	MULTI-FAMILY - DUPLEX	5		\$0	\$875,760
B4	MULTI-FAMILY - FOURPLEX	1		\$0	\$168,470
BB	MULTI-FAMILY - APTS 5-10 UNITS	1		\$0	\$224,960
BD	MULTI-FAMILY - APTS 26-50 UNITS	2		\$0	\$2,134,350
C	VACANT RESIDENTIAL LOTS - INSIDE CI	15		\$0	\$277,860
C3	VACANT COMMERCIAL LOTS	6		\$0	\$548,580
D1	RANCH LAND - QUALIFIED AG LAND	4	95.2520	\$0	\$722,430
E	RESIDENTIAL ON NON-QUALIFIED AG LA	2		\$0	\$429,960
E3	RURAL LAND NON-QUALIFIED AG	1		\$0	\$171,590
F1	REAL - COMMERCIAL	18		\$1,535,320	\$9,059,400
F2	REAL - INDUSTRIAL	5		\$0	\$351,310
L1	COMMERCIAL PERSONAL PROPERTY - T	4		\$0	\$557,860
L5	VEHICLES - INCOME PRODUCING COMME	2		\$0	\$166,400
O	REAL PROPERTY INVENTORY - RESIDEN	72		\$0	\$1,152,000
	<b>Totals</b>		95.2520	\$2,136,170	\$22,205,321

## 2018 CERTIFIED TOTALS

Property Count: 6,120

CLH - City of Lockhart  
Grand Totals

7/23/2018

3:06:50PM

## CAD State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A	DO NOT USE	4		\$72,353	\$341,195
A1	RESIDENTIAL SINGLE FAMILY	3,487		\$5,598,930	\$425,100,644
A2	RESIDENTIAL MOBILE HOME ON OWNER	76		\$179,920	\$2,585,790
A9	RESIDENTIAL MISC / NON-RESIDENTIAL	123		\$7,250	\$939,780
B2	MULTI-FAMILY - DUPLEX	143		\$285,230	\$18,662,840
B3	MULTI-FAMILY - TRIPLEX	5		\$0	\$710,580
B4	MULTI-FAMILY - FOURPLEX	6		\$0	\$1,267,620
BB	MULTI-FAMILY - APTS 5-10 UNITS	9		\$0	\$1,093,270
BC	MULTI-FAMILY - APTS 11-25 UNITS	8		\$0	\$3,655,360
BD	MULTI-FAMILY - APTS 26-50 UNITS	2		\$0	\$2,134,350
BE	MULTI-FAMILY - APTS 51-100 UNITS	6		\$0	\$11,096,120
C	VACANT RESIDENTIAL LOTS - INSIDE CI	540		\$0	\$8,375,770
C1	VACANT RESIDENTIAL LOTS - OUTSIDE C	15		\$0	\$271,734
C3	VACANT COMMERCIAL LOTS	61		\$0	\$6,622,460
D1	RANCH LAND - QUALIFIED AG LAND	182	5,043.2424	\$0	\$35,853,371
D2	NON-RESIDENTIAL IMPRVS ON QUALIFI	27		\$17,250	\$348,480
E	RESIDENTIAL ON NON-QUALIFIED AG LA	52		\$111,900	\$6,383,920
E1	NON-RESIDENTIAL ON NON-QUALIFIED A	17		\$0	\$155,680
E2	MOBILE HOMES ON RURAL LAND	9		\$0	\$307,800
E3	RURAL LAND NON-QUALIFIED AG	53		\$0	\$5,341,320
F1	REAL - COMMERCIAL	411		\$4,904,740	\$122,851,002
F2	REAL - INDUSTRIAL	17		\$0	\$11,787,130
G1	OIL, GAS AND MINERAL RESERVES	13		\$0	\$10,524
J2	GAS DISTRIBUTION SYSTEMS	3		\$0	\$1,306,950
J3	ELECTRIC COMPANIES (INCLD CO-OP)	6		\$0	\$9,418,790
J4	TELEPHONE COMPANIES (INCLD CO-OP)	2		\$0	\$873,590
J5	RAILROADS	2		\$0	\$1,613,140
J6	PIPELINES	3		\$0	\$68,910
L1	COMMERCIAL PERSONAL PROPERTY - T	361		\$0	\$29,440,360
L2	INDUSTRIAL PERSONAL PROPERTY	33		\$0	\$7,185,270
L3	LEASED EQUIPMENT	79		\$0	\$2,193,870
L4	AIRCRAFT - INCOME PRODUCING COMME	2		\$0	\$33,000
L5	VEHICLES - INCOME PRODUCING COMME	76		\$0	\$2,566,850
M1	MOBILE HOME ONLY ON NON-OWNED L	246		\$110,510	\$2,441,060
O	REAL PROPERTY INVENTORY - RESIDEN	72		\$0	\$1,152,000
S	SPECIAL INVENTORY	11		\$0	\$2,254,660
X	EXEMPT	243		\$289,077	\$119,461,579
	<b>Totals</b>		5,043.2424	\$11,577,160	\$845,906,769

# 2018 CERTIFIED TOTALS

Property Count: 6,120

CLH - City of Lockhart  
Effective Rate Assumption

7/23/2018 3:06:50PM

## New Value

TOTAL NEW VALUE MARKET: \$11,577,160  
TOTAL NEW VALUE TAXABLE: \$11,284,188

## New Exemptions

Exemption	Description	Count		
EX366	HOUSE BILL 366	7	2017 Market Value	\$13,830
ABSOLUTE EXEMPTIONS VALUE LOSS				<b>\$13,830</b>

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	4	\$0
DV1	Disabled Veterans 10% - 29%	3	\$22,000
DV3	Disabled Veterans 50% - 69%	2	\$22,000
DV4	Disabled Veterans 70% - 100%	2	\$24,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100	1	\$12,000
DVHS	Disabled Veteran Homestead	1	\$100,500
OV65	OVER 65	41	\$390,000
PARTIAL EXEMPTIONS VALUE LOSS			54 \$570,500
NEW EXEMPTIONS VALUE LOSS			<b>\$584,330</b>

## Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			

TOTAL EXEMPTIONS VALUE LOSS **\$584,330**

## New Ag / Timber Exemptions

2017 Market Value	\$310,810	Count: 4
2018 Ag/Timber Use	\$5,620	
<b>NEW AG / TIMBER VALUE LOSS</b>	<b>\$305,190</b>	

## New Annexations

## New Deannexations

Count	Market Value	Taxable Value
1	\$180	\$180

## Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
2,196	\$138,258	\$1,420	\$136,838
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
2,169	\$137,949	\$1,435	\$136,514

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# 2018 CERTIFIED TOTALS

CLH - City of Lockhart  
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
171	\$22,205,321.00	\$18,577,815

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## 2018 FREEZE TOTALS

Property Count: 902

CLH - City of Lockhart  
Not Under ARB Review Totals

7/23/2018 3:07:09PM

Land		Value			
Homesite:		23,586,244			
Non Homesite:		338,550			
Ag Market:		1,430,460			
Timber Market:		0	<b>Total Land</b>	(-) 25,355,254	
Improvement		Value			
Homesite:		91,565,495			
Non Homesite:		969,560	<b>Total Improvements</b>	(+) 92,535,055	
Non Real		Count	Value		
Personal Property:	0		0		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+) 0
				<b>Market Value</b>	= 117,890,309
Ag		Non Exempt	Exempt		
Total Productivity Market:	1,430,460		0		
Ag Use:	31,800		0	<b>Productivity Loss</b>	(-) 1,398,660
Timber Use:	0		0	<b>Appraised Value</b>	= 116,491,649
Productivity Loss:	1,398,660		0	<b>Homestead Cap</b>	(-) 1,310,964
				<b>Assessed Value</b>	= 115,180,685
				<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-) 11,663,129
				=	

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	8,830,884	8,098,390	46,691.80	49,756.51	90			
OV65	105,009,891	94,079,256	529,123.76	538,535.86	812			
<b>Total</b>	<b>113,840,775</b>	<b>102,177,646</b>	<b>575,815.56</b>	<b>588,292.37</b>	<b>902</b>	<b>Freeze Taxable</b>	(-) 102,177,646	
<b>Tax Rate</b>	<b>0.726000</b>						=	

Tax Increment Finance Value: 0  
 Tax Increment Finance Levy: 0.00

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### 2018 FREEZE TOTALS

Property Count: 902

CLH - City of Lockhart  
Not Under ARB Review Totals

7/23/2018

3:07:13PM

#### Exemption Breakdown

Exemption	Count	Local	State	Total
DP	90	0	0	0
DV1	10	0	120,000	120,000
DV2	9	0	84,000	84,000
DV3	9	0	94,000	94,000
DV4	38	0	288,000	288,000
DV4S	2	0	24,000	24,000
DVHS	20	0	3,162,156	3,162,156
OV65	806	7,830,973	0	7,830,973
OV65S	6	60,000	0	60,000
<b>Totals</b>		<b>7,890,973</b>	<b>3,772,156</b>	<b>11,663,129</b>

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## 2018 FREEZE TOTALS

Property Count: 5

CLH - City of Lockhart  
Under ARB Review Totals

7/23/2018

3:07:09PM

Land		Value			
Homesite:		169,270			
Non Homesite:		0			
Ag Market:		0			
Timber Market:		0	<b>Total Land</b>	(+)	
				169,270	
Improvement		Value			
Homesite:		625,500			
Non Homesite:		0	<b>Total Improvements</b>	(+)	
				625,500	
Non Real		Count	Value		
Personal Property:	0		0		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+)
					0
			<b>Market Value</b>	=	794,770
Ag		Non Exempt	Exempt		
Total Productivity Market:	0		0		
Ag Use:	0		0	<b>Productivity Loss</b>	(-)
Timber Use:	0		0		0
Productivity Loss:	0		0	<b>Appraised Value</b>	=
					794,770
				<b>Homestead Cap</b>	(-)
					5,511
				<b>Assessed Value</b>	=
					789,259
				<b>Total Exemptions Amount</b>	(-)
				<b>(Breakdown on Next Page)</b>	40,000
				=	

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	85,404	85,404	620.03	665.40	1		
OV65	703,855	663,855	4,112.54	4,339.84	4		
<b>Total</b>	<b>789,259</b>	<b>749,259</b>	<b>4,732.57</b>	<b>5,005.24</b>	<b>5</b>	<b>Freeze Taxable</b>	(-)
<b>Tax Rate</b>	<b>0.726000</b>						<b>749,259</b>
							=

Tax Increment Finance Value: 0  
 Tax Increment Finance Levy: 0.00

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### 2018 FREEZE TOTALS

#### Exemption Breakdown

Exemption	Count	Local	State	Total
DP	1	0	0	0
OV65	4	40,000	0	40,000
Totals		40,000	0	40,000

# 2018 FREEZE TOTALS

Property Count: 907

CLH - City of Lockhart  
Grand Totals

7/23/2018

3:07:09PM

Land		Value		
Homesite:		23,755,514		
Non Homesite:		338,550		
Ag Market:		1,430,460		
Timber Market:		0	<b>Total Land</b>	(+) 25,524,524
Improvement		Value		
Homesite:		92,190,995		
Non Homesite:		969,560	<b>Total Improvements</b>	(+) 93,160,555
Non Real		Count	Value	
Personal Property:	0	0		
Mineral Property:	0	0		
Autos:	0	0	<b>Total Non Real</b>	(+) 0
			<b>Market Value</b>	= 118,685,079
Ag		Non Exempt	Exempt	
Total Productivity Market:	1,430,460	0		
Ag Use:	31,800	0	<b>Productivity Loss</b>	(-) 1,398,660
Timber Use:	0	0	<b>Appraised Value</b>	= 117,286,419
Productivity Loss:	1,398,660	0		
			<b>Homestead Cap</b>	(-) 1,316,475
			<b>Assessed Value</b>	= 115,969,944
			<b>Total Exemptions Amount</b>	(-) 11,703,129
			<i>(Breakdown on Next Page)</i>	
				=

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count	
DP	8,916,288	8,183,794	47,311.83	50,421.91	91	
OV65	105,713,746	94,743,111	533,236.30	542,875.70	816	
<b>Total</b>	<b>114,630,034</b>	<b>102,926,905</b>	<b>580,548.13</b>	<b>593,297.61</b>	<b>907</b>	<b>Freeze Taxable</b> (-) 102,926,905
Tax Rate	0.726000					=

Tax Increment Finance Value: 0  
 Tax Increment Finance Levy: 0.00

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## 2018 FREEZE TOTALS

Property Count: 907

CLH - City of Lockhart  
Grand Totals

7/23/2018

3:07:13PM

### Exemption Breakdown

Exemption	Count	Local	State	Total
DP	91	0	0	0
DV1	10	0	120,000	120,000
DV2	9	0	84,000	84,000
DV3	9	0	94,000	94,000
DV4	38	0	288,000	288,000
DV4S	2	0	24,000	24,000
DVHS	20	0	3,162,156	3,162,156
OV65	810	7,870,973	0	7,870,973
OV65S	6	60,000	0	60,000
<b>Totals</b>		<b>7,930,973</b>	<b>3,772,156</b>	<b>11,703,129</b>

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**2018 FREEZE TOTALS**

Property Count: 902

CLH - City of Lockhart  
Not Under ARB Review Totals

7/23/2018

3:07:13PM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value Market	Market Value
A	SINGLE FAMILY RESIDENCE	871		\$180,400	\$113,090,709
B	MULTIFAMILY RESIDENCE	8		\$0	\$854,780
D1	QUALIFIED OPEN-SPACE LAND	9	206.8910	\$0	\$1,430,460
D2	IMPROVEMENTS ON QUALIFIED OPEN SP	4		\$0	\$65,260
E	RURAL LAND, NON QUALIFIED OPEN SP	12	33.4130	\$0	\$2,236,910
F1	COMMERCIAL REAL PROPERTY	1		\$0	\$39,760
M1	TANGIBLE OTHER PERSONAL, MOBILE H	12		\$0	\$172,430
	<b>Totals</b>		240.3040	\$180,400	\$117,890,309

# 2018 FREEZE TOTALS

## State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A	SINGLE FAMILY RESIDENCE	5		\$101,620	\$794,770
		<b>Totals</b>	0.0000	\$101,620	\$794,770

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**2018 FREEZE TOTALS**

Property Count: 907

CLH - City of Lockhart  
Grand Totals

7/23/2018

3:07:13PM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value Market	Market Value
A	SINGLE FAMILY RESIDENCE	876		\$282,020	\$113,885,479
B	MULTIFAMILY RESIDENCE	8		\$0	\$854,780
D1	QUALIFIED OPEN-SPACE LAND	9	206.8910	\$0	\$1,430,460
D2	IMPROVEMENTS ON QUALIFIED OPEN SP	4		\$0	\$65,260
E	RURAL LAND, NON QUALIFIED OPEN SP	12	33.4130	\$0	\$2,236,910
F1	COMMERCIAL REAL PROPERTY	1		\$0	\$39,760
M1	TANGIBLE OTHER PERSONAL, MOBILE H	12		\$0	\$172,430
	<b>Totals</b>		240.3040	\$282,020	\$118,685,079

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## 2018 FREEZE TOTALS

Property Count: 902

CLH - City of Lockhart  
Not Under ARB Review Totals

7/23/2018

3:07:13PM

### CAD State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A1		857		\$180,400	\$112,352,354
A2		14		\$0	\$604,755
A9		21		\$0	\$133,600
B2		5		\$0	\$559,960
BB		3		\$0	\$294,820
D1	QUALIFIED OPEN-SPACE LAND	9	206.8910	\$0	\$1,430,460
D2	IMPROVEMENTS ON QUALIFIED OPEN SP	4		\$0	\$65,260
E	RURAL LAND, NON QUALIFIED OPEN SP	12		\$0	\$2,106,130
E1		2		\$0	\$31,160
E3		1		\$0	\$99,620
F1	COMMERCIAL REAL PROPERTY	1		\$0	\$39,760
M1	TANGIBLE OTHER PERSONAL, MOBILE H	12		\$0	\$172,430
	<b>Totals</b>		206.8910	\$180,400	\$117,890,309

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Caldwell County

## 2018 FREEZE TOTALS

Property Count: 5

CLH - City of Lockhart  
Under ARB Review Totals

7/23/2018

3:07:13PM

### CAD State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A1		5		\$101,620	\$794,770
		<b>Totals</b>	0.0000	\$101,620	\$794,770

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# 2018 FREEZE TOTALS

## CAD State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A1		862		\$282,020	\$113,147,124
A2		14		\$0	\$604,755
A9		21		\$0	\$133,600
B2		5		\$0	\$559,960
BB		3		\$0	\$294,820
D1		9	206.8910	\$0	\$1,430,460
D2		4		\$0	\$65,260
E		12		\$0	\$2,106,130
E1		2		\$0	\$31,160
E3		1		\$0	\$99,620
F1		1		\$0	\$39,760
M1		12		\$0	\$172,430
		<b>Totals</b>	206.8910	\$282,020	\$118,685,079

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# 2018 FREEZE TOTALS

CLH - City of Lockhart  
Effective Rate Assumption

7/23/2018 3:07:13PM

## New Value

TOTAL NEW VALUE MARKET:  
TOTAL NEW VALUE TAXABLE:

## New Exemptions

Exemption	Description	Count
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### ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
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### PARTIAL EXEMPTIONS VALUE LOSS

NEW EXEMPTIONS VALUE LOSS \$0

## Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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### INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$0

## New Ag / Timber Exemptions

## New Annexations

## New Deannexations

## Average Homestead Value

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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## Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
-------------------------------	--------------------	------------------

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**CITY OF LOCKHART  
COUNCIL AGENDA ITEM**

<b>CITY SECRETARY'S USE ONLY</b> <input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory	Reviewed by Finance	<input type="checkbox"/> Yes	<input type="checkbox"/> Not Applicable	
	Reviewed by Legal	<input type="checkbox"/> Yes	<input type="checkbox"/> Not Applicable	
<b>Council Meeting Date: August 9, 2018</b>				
Department: City Manager		Initials	Date	
Department Head: Vance Rodgers	Asst. City Manager			
Dept. Signature: <i>Vance Rodgers</i>	City Manager	<i>[Signature]</i>	<i>8-3-2018</i>	
Agenda Item Coordinator/Contact (include phone #): Vance Rodgers, 376-8149				
<b>ACTION REQUESTED:</b> <input type="checkbox"/> ORDINANCE <input type="checkbox"/> RESOLUTION <input type="checkbox"/> CHANGE ORDER <input type="checkbox"/> AGREEMENT <input type="checkbox"/> APPROVAL OF BID <input type="checkbox"/> AWARD OF CONTRACT <input type="checkbox"/> CONSENSUS <input checked="" type="checkbox"/> OTHER				
<b>CAPTION</b>				
Discussion and/or action after presentation regarding proposed Fiscal Year 2018-2019 Lockhart/Caldwell County Emergency Medical Services budget.				
<b>FINANCIAL SUMMARY</b>				
<input type="checkbox"/> N/A <input type="checkbox"/> GRANT FUNDS <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP <input type="checkbox"/> BUDGETED <input type="checkbox"/> NON-BUDGETED				
FISCAL YEAR:	PRIOR YEAR (CIP ONLY)	CURRENT YEAR	FUTURE YEARS	TOTALS
Budget				\$0.00
Budget Amendment Amount				\$0.00
Encumbered/Expended Amount				\$0.00
This Item				\$0.00
<b>BALANCE</b>	\$0.00	\$0.00	\$0.00	\$0.00
<b>FUND(S):</b>				
<b>SUMMARY OF ITEM</b>				
Staff will update the Council regarding the EMS budget.				
<b>STAFF RECOMMENDATION</b>				
None.				
List of Supporting Documents:			Other Departments, Boards, Commissions or Agencies:	

CITY OF LOCKHART  
 Synopsis: FY 18-19  
 Proposed Budget  
 Working Document 7-14-2018  
 CLOSE # 5

Tab	Departments	Adopted Budget FY 17-18	Original Dept Requested Budget FY 18-19 #2 Incode Budget	Difference Amt Between Dept Requested FY 18-19 and Adopted FY 17-18	FY 18-19 Dept Totals After City Mgr Adjustments #5 Incode Budget.	Explanations includes Difference and Adjustment NotesLine Item, \$ Amount and notes. <i>Italized indicates removal</i> Health Insurance Rates Estimated at 15.0% more for all departments (HI below) Includes 3% Raise for all Non-Civil Service in Non-Dept 155
15	<u>EMS Dept</u>					
15	Operations	\$ 1,263,290	\$ 1,263,290			
15	Non-Departmental					
15	<b>Total Expense Projected</b>	\$ 1,263,290	\$ 1,263,290			
15	<b>Total Rev Projected</b>		\$ 1,179,290			
	<b>Balance</b>		\$ (84,000)			Fund Balance Approved by Council 7-5-2018: Half to be paid by County

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Work Session Item # \_\_\_\_\_

Reg. Mtg. Item # \_\_\_\_\_

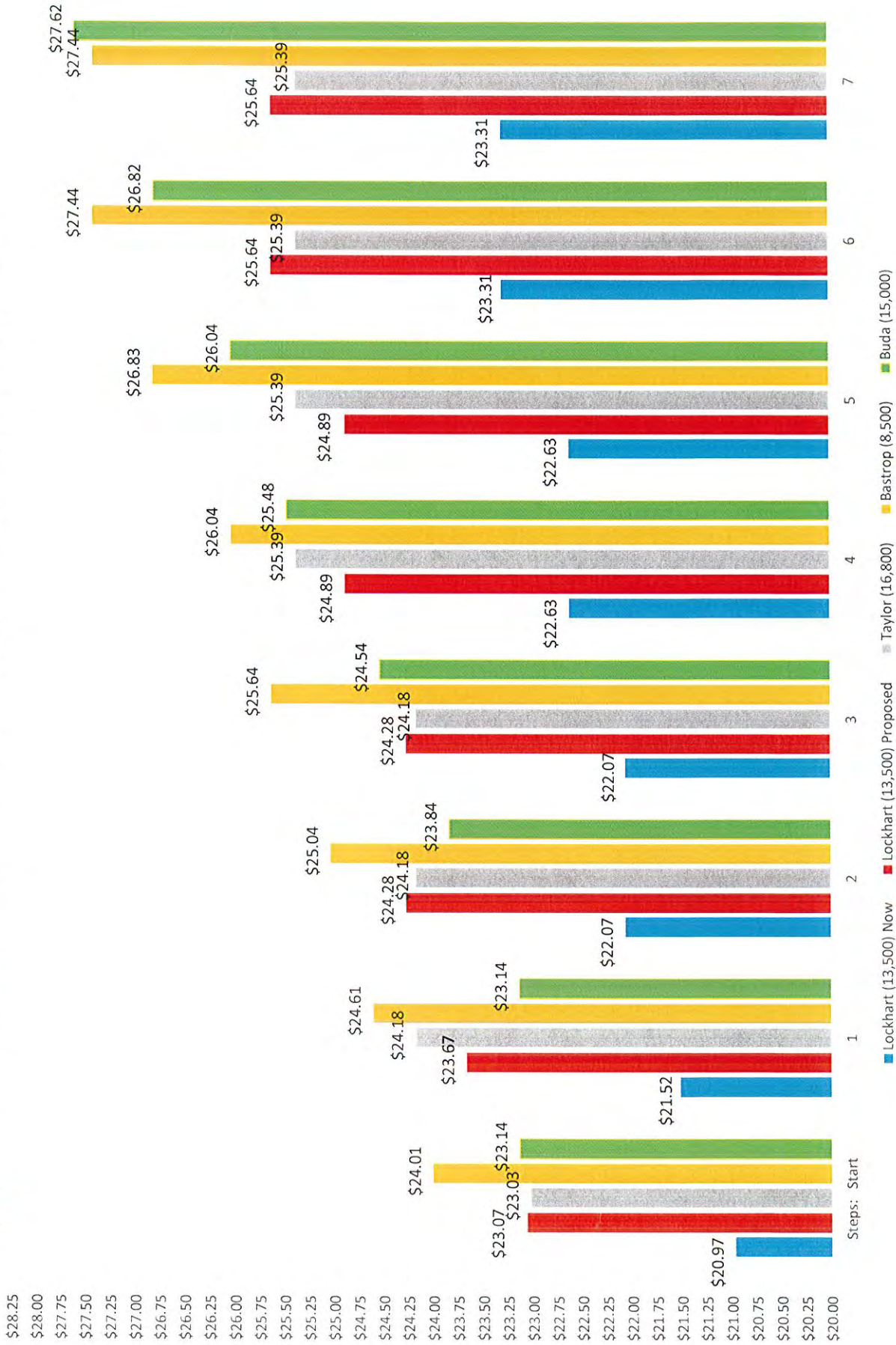
**CITY OF LOCKHART  
COUNCIL AGENDA ITEM**

<b>CITY SECRETARY'S USE ONLY</b> <input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory		Reviewed by Finance	<input type="checkbox"/> Yes	<input type="checkbox"/> Not Applicable
		Reviewed by Legal	<input type="checkbox"/> Yes	<input type="checkbox"/> Not Applicable
<b>Council Meeting Dates:</b> August 9, 2018				
Department: City Manager		Initials	Date	
Department Head: Vance Rodgers		Asst. City Manager		
Dept. Signature: <i>Vance Rodgers</i>		City Manager		<i>[Signature]</i> 8-3-2018
Agenda Item Coordinator/Contact (include phone #): Vance Rodgers				
<b>ACTION REQUESTED:</b> <input type="checkbox"/> ORDINANCE <input type="checkbox"/> RESOLUTION <input type="checkbox"/> CHANGE ORDER <input type="checkbox"/> AGREEMENT <input type="checkbox"/> APPROVAL OF BID <input type="checkbox"/> AWARD OF CONTRACT <input type="checkbox"/> CONSENSUS <input checked="" type="checkbox"/> OTHER				
<b>CAPTION</b>				
Discussion and/or action after presentation by City Manager regarding Lockhart Police Department officer wages and recommended considerations				
<b>FINANCIAL SUMMARY</b>				
<input type="checkbox"/> N/A <input type="checkbox"/> GRANT FUNDS <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP <input type="checkbox"/> BUDGETED <input type="checkbox"/> NON-BUDGETED				
FISCAL YEAR:	PRIOR YEAR (CIP ONLY)	CURRENT YEAR	FUTURE YEARS	TOTALS
Budget				\$0.00
Budget Amendment Amount				\$0.00
Encumbered/Expended Amount				\$0.00
This Item				\$0.00
<b>BALANCE</b>	\$0.00	\$0.00	\$0.00	\$0.00
<b>FUND(S):</b>				
<b>SUMMARY OF ITEM</b>				
<p>Staff has now received the property tax information from the Caldwell County Appraisal District. The City Manager told Council several times during budget process that when the property information was provided a recommendation regarding Police Department needed pay increases would be provided. According to recent survey, Lockhart's Police officers are generally paid 8 to 15% less than their counterparts in cities our size or larger in the area. The last adjustment to the step pay plan in 2016 placed Lockhart within 3 to 4% of the average, but that has changed dramatically over the past two years. In the interest of public safety in attracting and retaining officers, the difference in wages must be addressed. The City Manager respectfully asks that Council consider providing sufficient funding to increase the Police Step Pay Plan by 10% which is estimated to cost \$185,000. The M&amp;O Effective Rate+New Debt is 0.6727; a 4 cents increase to 0.7107 (current tax rate is 0.7260) would produce sufficient revenue to cover the additional cost should Council decide to do this. Staff will provide any funding scenario Council wishes.</p>				
<b>STAFF RECOMMENDATION</b>				
City Manager and Police Chief recommend that Council consider Step Pay Plan increases for Lockhart Police Officers.				
List of Supporting Documents: Charts for patrol and sergeants comparing Lockhart and other cities; increases by rank.		Other Departments, Boards, Commissions or Agencies:		

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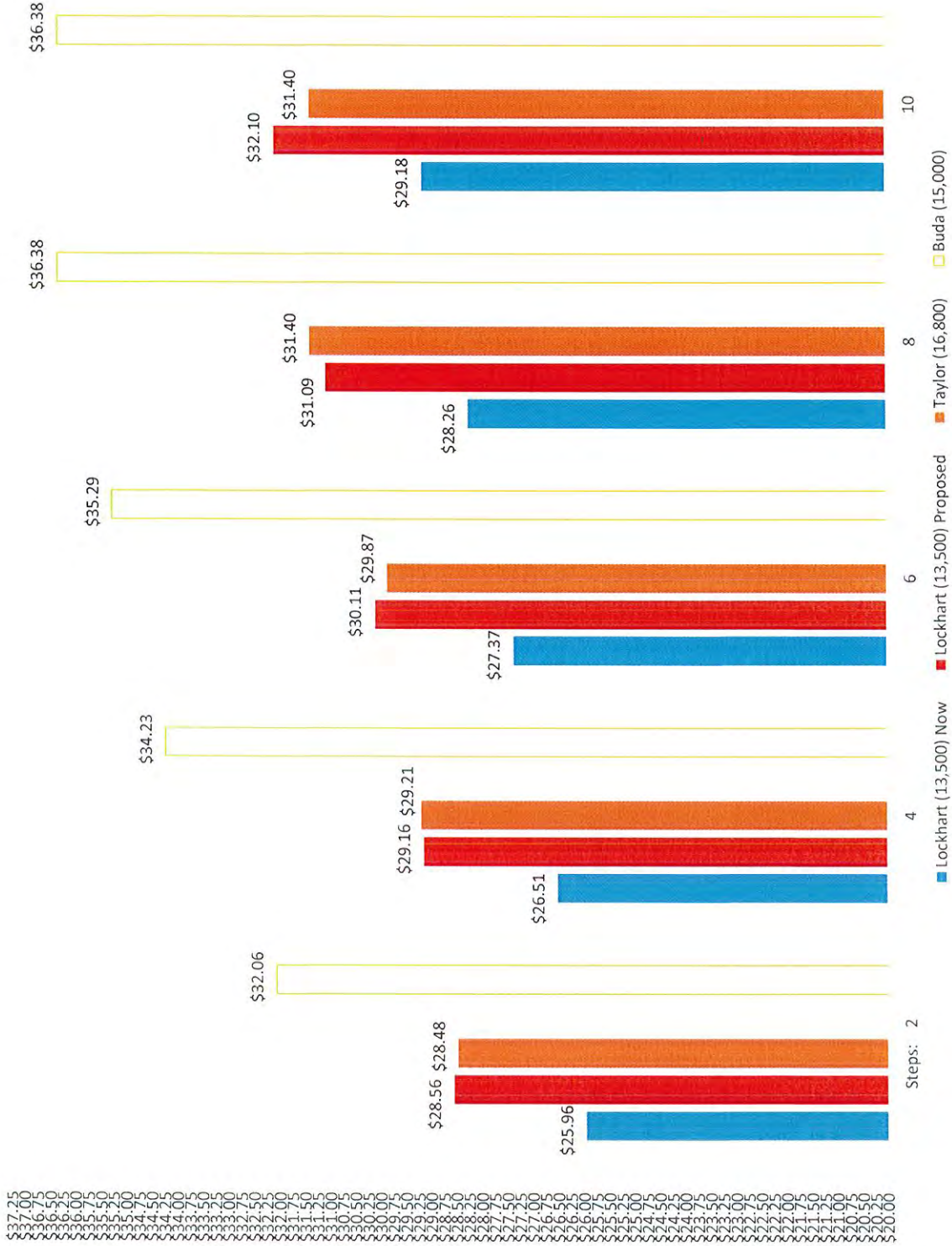
# Patrol Officers- FY 18-19 Proposed New Step Pay Plan







# Sergeants- FY 18-19 Proposed New Step Pay Plan



**CITY OF LOCKHART POLICE DEPT-RECOMMENDED PROPOSED STEP PAY PLAN  
OCTOBER, 2018**

RECOMMENDED PROPOSED STEP PAY

PLAN 10% INCREASE Per Hour

Tenure		1
Police Cadet	\$	1.60
# of Officers		0.1
Increased Costs	\$	277

Tenure		0	1	2	4	6	8	10	12+
Police Officer	\$	2.10	2.15	2.21	2.26	2.33	2.40	2.47	2.55
# of Officers		2.6	5.1	4.2	4.0	2.7	1.2	0.7	0.3
Increased Costs	\$	11,223	22,828	19,487	18,828	13,299	6,218	3,416	1,759

Tenure		2	4	6	8	10+
Sergeant	\$	2.60	2.65	2.74	2.83	2.92
# Of officers		-	1.0	-	3.0	-
Increased Costs	\$	-	5,693	-	-	18,208

Tenure		4	6	8+
Lieutenant	\$	2.96	3.05	3.17
# of Officers		-	2.0	-
Increased Costs	\$	-	13,175	-

Tenure		4	6+
Captain	\$	3.18	3.37
# of Officers		-	1.0
Increased Costs	\$	-	7,005

# Positions

0.1 \$ 277

20.9 \$ 97,058

4.0 \$ 23,901

2.0 \$ 13,175

1.0 \$ 7,005

Totals	28	\$	141,416
OT	8%	\$	11,313
Benefits	24%	\$	36,655
<b>Total</b>		\$	<b>189,385</b>

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**City Of Lockhart  
FY 18-19 Property Tax Revenue  
Different Tax Rate Assumptions**

	Effective Tax Rate	Current Tax Rate	M&O Eff Rate + New Debt	OVER THE M&O EFFECTIVE RATE					Rollback Tax Rate	5 Cent Increase
				1 Cent Increase	2 Cent Increase	3 Cent Increase	4 Cent Increase	5 Cent Increase		
Selected Rate	0.6727	0.7260	0.6707	0.6807	0.6907	0.7007	0.7107	0.7157	0.7207	
Less: Debt Rate	0.1076	0.1076	0.1076	0.1076	0.1076	0.1076	0.1076	0.1076	0.1076	
M & O Rate per \$100 Valuation	0.5651	0.6184	0.5631	0.5731	0.5831	0.5931	0.6031	0.6081	0.6131	
Certified Taxable Value	\$ 565,051,907	\$ 565,051,907	\$ 565,051,907	\$ 565,051,907	\$ 565,051,907	\$ 565,051,907	\$ 565,051,907	\$ 565,051,907	\$ 565,051,907	
M & O Levy	\$ 3,193,108	\$ 3,494,281	\$ 3,181,807	\$ 3,238,312	\$ 3,294,818	\$ 3,351,323	\$ 3,407,828	\$ 3,436,081	\$ 3,464,333	
Collectible Revenue @ 96%	\$ 3,065,384	\$ 3,354,510	\$ 3,054,535	\$ 3,108,780	\$ 3,163,025	\$ 3,217,270	\$ 3,271,515	\$ 3,298,637	\$ 3,325,760	
Freeze Levy @ 96%	\$ 468,180	\$ 474,725	\$ 467,915	\$ 469,228	\$ 470,504	\$ 471,743	\$ 472,947	\$ 473,536	\$ 474,118	
Property Tax Revenue	\$ 3,533,564	\$ 3,829,235	\$ 3,522,450	\$ 3,578,008	\$ 3,633,529	\$ 3,689,013	\$ 3,744,462	\$ 3,772,174	\$ 3,799,878	
Amount in proposed budget: <u>\$3,521,148</u>	\$3,521,148	\$3,521,148	\$3,521,148	\$3,521,148	\$3,521,148	\$3,521,148	\$3,521,148	\$3,521,148	\$3,521,148	
Difference	\$ 12,416	\$ 308,087	\$ 1,302	\$ 56,860	\$ 112,381	\$ 167,865	\$ 223,314	\$ 251,026	\$ 278,730	

	Property Tax									
Tax on Property Valued at:										
\$ 50,000	\$ 336.35	\$ 363.00	\$ 335.35	\$ 340.35	\$ 345.35	\$ 350.35	\$ 355.35	\$ 357.85	\$ 360.35	\$ 360.35
\$ 75,000	\$ 504.53	\$ 544.50	\$ 503.03	\$ 510.53	\$ 518.03	\$ 525.53	\$ 533.03	\$ 536.78	\$ 540.53	\$ 540.53
\$ 100,000	\$ 672.70	\$ 726.00	\$ 670.70	\$ 680.70	\$ 690.70	\$ 700.70	\$ 710.70	\$ 715.70	\$ 720.70	\$ 720.70
\$ 250,000	\$ 1,681.75	\$ 1,815.00	\$ 1,676.75	\$ 1,701.75	\$ 1,726.75	\$ 1,751.75	\$ 1,776.75	\$ 1,789.25	\$ 1,801.75	\$ 1,801.75

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**LIST OF BOARD/COMMISSION VACANCIES**

*Updated: July 3, 2018*

<b>Board Name</b>	<b>Reappointments/Vacancies</b>	<b>Council member</b>
Board of Adjustment	Nic Irwin moved to Lockhart Economic Development Corp.	Any Councilmember

**APPLICATIONS RECEIVED TO BE ON A BOARD/COMMISSION**

<b>APPLICANT</b>	<b>BOARD REQUESTED</b>	<b>DATE RECEIVED</b>	<b>RESIDENCE DISTRICT</b>
Umesh Patel	Lockhart Economic Development Corp.	07/02/2018	?
Rick Arnic	Lockhart Economic Development Corp. And Planning & Zoning Commission	07/03/2018	District 3

<p>The following are NOTES regarding appointments to several boards that have certain criteria that should be met, such as qualifications or number to serve on the board. Boards that are not listed below have a seven member board and are open to any citizen without qualifications.</p>	
<p><b>NOTES:</b> AIRPORT ADVISORY BOARD</p>	<p><b>Sec. 4-26. Membership; appointments.</b> The Lockhart Airport Advisory Board shall be composed of seven members to be appointed in accordance with section 2-210. At least five members must currently be or have been flight rated, and two members may be appointed as at-large members. Members shall serve three-year terms, such terms coinciding with the council position making the appointment.</p> <p><b>Sec. 4-28. Eligibility for board membership.</b> No person having a financial interest in any commercial carrier by air, or in any concession, right or privilege to conduct any business or render any service for compensation upon the premises of the Lockhart Municipal Airport shall be eligible for membership on the Lockhart Airport Advisory Board.</p> <p><b>Sec. 4-32. Limitations of authority.</b> The Lockhart Municipal Airport Advisory Board shall not have authority to incur or create any debt in connection with airport operations; nor shall the board be empowered to enter into any contract, leases, or other legal obligations binding upon the City of Lockhart; nor shall the board have authority to hire airport personnel or direct airport personnel in the execution of their duties.</p> <p><i>Section B101.4, Board Decision, is amended to read as follows:</i> The construction board of adjustments and appeals shall have the power, as further defined in Appendix B, to hear appeals of decisions and interpretations of the building official and consider variances of the technical codes; and to conduct hearings on determinations of the building official regarding unsafe or dangerous buildings, structures and/or service systems, and to issue orders in accordance with the procedures beginning with section 12-442 of this Code [of Ordinances].</p> <p><i>Section B101.2, Membership of Board, is amended to read as follows:</i> Each District Council member and the Mayor shall appoint one member to the Construction Board of Appeals making it a five (5) member board and each Councilmember at Large shall appoint an alternate. The term of office of the board members shall be three (3) years, such terms coinciding with the council position making the appointment. The two (2) alternates shall also serve the term coinciding with the council position making the appointments. Vacancies shall be filled for an unexpired term in the manner in which the original appointments are required to be made. Board members shall consist of members who are qualified by experience and/or training to pass on matters pertaining to building construction and are not employees of the City of Lockhart.</p>
<p><b>NOTES:</b> CONSTRUCTION BOARD APPOINTMENTS</p>	<p><b>Sec. 12-132. Members.</b> (a) Appointments to the examining and supervisory board of electricians and appeals shall conform to section 2-210 except that the board shall consist of five persons with one being appointed by each district council member and one by the mayor. Each member shall serve three-year terms with such terms to coincide with the council position making the appointment.</p> <p>(b) Each board member shall reside within the county and such board shall include one member who shall be a building contractor; one layman; two members shall be master electricians who are currently licensed by the city; and one member shall be either a building contractor or master electrician licensed by the city. There shall be two ex-officio members, one who shall be the city electrical inspector, and one shall be the fire marshal.</p> <p><b>Sec. 12-133. Officers and quorum.</b> The members of the examining and supervising board of electricians and appeals shall select a chairman and secretary. A quorum shall consist of three members.</p>
<p><b>NOTES:</b> HISTORIC PRESERVATION COMMISSION</p>	<p><b>Sec. 28-3. Historical preservation commission.</b> (b) The commission shall consist of seven members, appointed by the city council in accordance with section 2-210, who shall whenever possible meet one or more of the following qualities:</p> <ol style="list-style-type: none"> <li>(1) A registered architect, planner or representative of a design profession,</li> <li>(2) A registered professional engineer in the State of Texas,</li> <li>(3) A member of a nonprofit historical organization of Caldwell County,</li> <li>(4) A local licensed real estate broker or member of the financial community,</li> <li>(5) An owner of an historic landmark residential building,</li> <li>(6) An owner or tenant of a business property that is an historic landmark or in an historic district,</li> <li>(7) A member of the Caldwell County Historical Commission.</li> </ol> <p><b>Sec. 40-133. Members.</b> (a) The board shall consist of seven members appointed in accordance with section 2-210 to serve three years terms, such terms to coincide with the council position making the appointment and two alternates shall also be appointed by the mayor and mayor pro-tem, one each. The two alternates shall also serve the term coinciding with the council position making the appointments. Vacancies shall be filled for an unexpired term in the manner in which the original appointments are required to be made. (Ordinance 06-08, adopted February 7, 2006)</p>
<p><b>NOTES:</b> PARKS ADVISORY BOARD</p>	

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Sec. 2-209. - Rules for appointment.

The city council hereby sets the following rules:

- (1) Except as may be established by existing city ordinances/resolutions the process for selecting members shall be open to all Lockhart citizens, who must apply for appointment, to include those applying for reappointment. Reappointment shall not be deemed automatic.
- (2) Council shall seek to appoint the most qualified or best persons available, while also respecting the need for diverse community opinions.
- (3) No member of any appointed body shall serve on more than one quasi-judicial or advisory board or commission.
- (4) No appointed body shall deviate from its charge, deliberate items not on its agendas, or speak for the council or City of Lockhart without council authorization.
- (5) Subject to other qualifications as specifically required for membership on the below boards and commissions, the city council shall have the right (but not the duty) to appoint up to two members who are not Lockhart citizens but who are residents of Caldwell County to the Lockhart Airport Advisory Board, the Eugene Clark Library Board, and the construction board of appeals.
- (6) Subject to other qualifications as specifically required for membership on the below boards and commissions, the city council shall have the right (but not the duty) to appoint up to two members who are not Lockhart citizens but who are residents of Caldwell County, to the Lockhart Airport Advisory Board, the Eugene Clark Library Board, and the construction board of appeals.

**Section 2-210. Method of selection; number of members; terms.**

- (a) The mayor and city councilmembers shall nominate individuals to serve on boards and commissions. Each nomination shall then be confirmed by a simple majority of the entire city council.
- (b) Except as provided herein, there shall be seven members appointed to each board or commission corresponding with the seven members or places of the city council. Each city councilmember, except at provided herein, shall nominate a qualified person to serve in a place on an appointed body corresponding to their place on the council. At-large councilmembers shall be designated as places 5 and 6, and the mayor's position as place 7, for the purpose of this section. Nominations shall be made to fill vacant positions and/or positions whose terms have expired within 90 days of the event, such as a resignation or an election. Should any city councilmember fail to name an appointee to one of his/her corresponding places on any body within the above described 90 days, another councilmember shall then have the privilege to nominate a person to fill that same position, as described in subsection (a). However, once that position becomes vacant again for any reason, the appointment shall revert to the place corresponding with the original city council seat/place number for nominations.
- (c) Beginning with the election in May, 1998, the council shall nominate and confirm four members to serve in places 1, 2, 5, 6 on each board and commission in accordance with subsections (a) and (b) above, and with the standards set in Ordinance Number 97-09, Governance Policies. With the election of May, 1999, the remaining three places shall be filled following the same procedure as above.
- (d) Terms of service on appointed bodies shall be the same three-year terms as the councilmember who nominates a person to serve. However, a person may be appointed to complete the unexpired term of a vacant position, due to a resignation, for example.
- (e) When a person has completed a term, or terms, of service and will be vacating a place, that person may continue to serve until a replacement is nominated and confirmed by the city council.
- (f) At the discretion of the majority of the city council, one Caldwell County resident who is also an owner of real property within any local historic district may be appointed as a full member to the historical preservation commission.
- (g) Exceptions to the above regulations shall be all volunteer/special purpose/ad hoc committees appointed from time to time by the city council and the zoning board of adjustments, whose members shall serve two-year terms in accordance with V.T.C.A., Local Government Code § 211.008. All other provisions of this section, and ordinance number 97-09 which do not conflict with the chapters establishing these bodies shall be applicable.

**Sec. 2-212. Removal and resignation of members.**

- (a) All board, commission and committee members serve at the pleasure of the city council and may be removed from office with or without cause at the discretion of the city council.
- (b) Board, commission and committee members may resign from office at any time by filing a written resignation, dated and signed by the member, with the City Secretary. Such resignation shall take effect upon receipt by the City Secretary without further action by the city council. If the city council appoints a new member to replace the resigned member, the new member shall be appointed to serve out the remainder of the resigned member's term.

NOTES:  
ORDINANCE  
RE: ALL  
BOARD,  
COMMISSION  
APPOINTMENTS

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**COUNCILMEMBER BOARD/COMMISSION APPOINTMENTS**

<p><b>NOTES: PARKS MASTER PLAN STEERING COMMITTEE (Est. 09/05/2017)</b></p>	<p>Committee to have 8-10 members as follows:</p> <ul style="list-style-type: none"> <li>• Councilmembers</li> <li>• City staff</li> <li>• Two Parks Advisory Board members</li> <li>• Business owners</li> <li>• Civic Organization members</li> </ul> <p>Committee will assist Burditt Consultants to perform tasks outlined in the Parks Master Plan.</p>
<p><b>NOTES: AD-HOC COMMITTEE – ST. PAUL UNITED CHURCH OF CHRIST PROPERTY PROPERTY (Est. 09/05/2017)</b></p>	<p>Committee will consist of at least one appointment from Mayor and each Councilmember.</p> <p>The Committee will make recommendations to the Council about the use of the property at 728 S. Main.</p>
<p><b>WAYFINDING SIGNAGE AND COMMUNITY BRANDING AD-HOC (Est. 01/02/2018)</b></p>	<p>Committee will assist City Planner/Development Services with wayfinding signage and community branding tasks.</p> <p>Committee will consist of up to five members appointed by the Council.</p>

# COUNCILMEMBER BOARD/COMMISSION APPOINTMENTS

Councilmember	Board/Commission	Appointee	Date Appointed
Mayor – Lew White	Airport Board Board of Adjustment Construction Board Eco Dev. Revolving Loan Eco Dev. Corp. ½ Cent Sales Tax Electric Board Historical Preservation Library Board Parks and Recreation Planning & Zoning ETJ Rep-Impact Fee Adv Comm	John Hinnkamp Mike Annas Ralph Gerald Barbara Gilmer Alan Fielder, Vice-Chair Joe Colley, Chair John Lairsen Stephanie Riggins Albert Villalpando, Chair Paul Rodriguez Larry Metzler	12/19/17 12/19/17 12/19/17 12/19/17 12/19/17 12/19/17 12/19/17 12/19/17 12/19/17 12/19/17 12/19/17
District 1 – Juan Mendoza	Airport Board Board of Adjustment Construction Board Eco Dev. Revolving Loan Eco Dev. Corp. ½ Cent Sales Tax Electric Board Historical Preservation Library Board Parks and Recreation Planning & Zoning	Larry Burrier Lori Rangel Mike Votee Ryan Lozano Dyrall Thomas Thomas Herrera Victor Corpus Shirley Williams Linda Thompson-Bennett Marcos Villalobos	03/07/17 03/07/17 03/07/17 03/07/17 03/07/17 03/07/17 03/07/17 03/07/17 03/07/17 03/07/17
District 2 – John Castillo	Airport Board Board of Adjustment Construction Board EcoDev. Revolving Loan Eco Dev. Corp. ½ Cent Sales Tax Electric Board Historical Preservation Library Board Parks and Recreation Planning & Zoning	Reed Coats Juan Juarez Oscar Torres Rudy Ruiz Fermin Islas, Chair James Briceno Ron Faulstich Donnie Wilson James Torres Rob Ortiz, Alternate Manuel Oliva	03/07/17 03/07/17 05/15/18 03/07/17 03/07/17 03/07/17 03/07/17 03/07/17 03/07/17 03/07/17 03/07/17



# COUNCILMEMBER BOARD/COMMISSION APPOINTMENTS

District 3 – Kara McGregor	Airport Board Board of Adjustment  Construction Board Eco Dev. Revolving Loan Eco Dev. Corp. ½ Cent Sales Tax Electric Board Historical Preservation Library Board Parks and Recreation Planning & Zoning	Ray Chandler Anne Clark, Vice-Chair Kirk Smith (Alternate) Jerry West, Vice-Chair Lew White, Chair Nic Irwin Thomas Stephens Ronda Reagan Jean Clark Fox, Chair Warren Burnett Philip McBride, Chair	02/06/18 12/19/17 12/05/17 01/02/18 12/19/17 12/05/17 12/19/17 12/19/17 12/19/17 12/05/17 12/19/17
District 4 - Jeffry Michelson	Airport Board Board of Adjustment Construction Board Eco Dev. Revolving Loan Eco Dev. Corp. ½ Cent Sales Tax Electric Board Historical Preservation Library Board Parks and Recreation Planning & Zoning	Mark Brown, Vice-Chair Wayne Reeder Rick Winnett Frank Coggins Morris Alexander Ian Stowe Kathy McCormick Donaly Brice Russell Wheeler Mary Beth Nickel	03/07/17 12/05/17 12/05/17 12/05/17 12/05/17 03/06/18 12/05/17 12/05/17 12/05/17 12/05/17
Mayor Pro-Tem (At-Large) – Angie Gonzales-Sanchez	Airport Board Board of Adjustment Construction Board Eco Dev. Revolving Loan Eco Dev. Corp. ½ Cent Sales Tax Historical Preservation Library Board Parks and Recreation Planning & Zoning	Andrew Reyes Laura Cline, Chair Paul Martinez Irene Yanez Alfredo Munoz Juan Alvarez, Jr. Jodi King Chris Schexnayder Philip Ruiz, Vice-Chair	03/07/17 03/07/17 03/07/17 03/07/17 06/06/17 03/07/17 03/07/17 03/07/17 03/07/17 03/07/17

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# COUNCILMEMBER BOARD/COMMISSION APPOINTMENTS

At-Large - Brad Westmoreland	Airport Board Board of Adjustment Construction Board (Alternate) Eco Dev. Revolving Loan Eco Dev. Corp. ½ Cent Sales Tax Historical Preservation Library Board Parks and Recreation Planning & Zoning	Jayson "Tex" Cordova Severo Castillo Gary Shafer Edward Strayer Frank Estrada Richard Thomson Rebecca Lockhart Dennis Placke Christina Black	03/07/17 03/07/17 03/07/17 03/07/17 03/07/17 11/21/17 03/07/17 03/07/17 03/07/17
	Charter Review Commission (Five member commission) Term - 24 months after appointment	Ray Sanders Bill Hernandez Roland Velvin Elizabeth Raxter Alan Fielder	03/01/16 - Michelson 03/01/16 - Michelson 03/01/16 - Michelson 03/01/16 - Hilburn 03/15/16 - Hilburn
	Sign Review Committee (no longer meeting)	Gabe Medina Neto Madrigal Terry Black Kenneth Sneed Johnny Barron, Jr. Tim Clark	03/17/15 - Mayor Pro-Tem Sanchez 04/21/15 - Councilmember Mendoza 12/19/17 - Councilmember McGregor 03/17/15 - Mayor White 03/17/15 - Councilmember Castillo 03/17/15 - Councilmember Michelson
	Parks Master Plan Steering Committee (8-10 members)	Albert Villalapando Dennis Placke Nita McBride Rebecca Pulliam Bernie Rangel Derrick David Bryant Beverly Anderson Carl Ohlendorf Beverly Hill	09/05/17 - Parks Bd appointee 09/05/17 - Parks Bd appointee 12/05/17 - McGregor 09/19/17 - Michelson 09/19/17 - Castillo 09/19/17 - Sanchez 09/19/17 - Mendoza 09/19/17 - Westmoreland 09/19/17 - Mayor White

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**COUNCILMEMBER BOARD/COMMISSION APPOINTMENTS**

<p>Church Property Committee (7 members)</p>	<p>Ad-hoc</p>	<p>Amelia Smith Jackie Westmoreland Todd Blomerth Andy Govea Terry Black Jane Brown Raymond DeLeon Dyral Thomas</p>	<p>09/05/17 – Westmoreland 09/05/17 – Westmoreland 09/05/17 – Mayor White 09/19/17 – Sanchez 12/19/17 – McGregor 09/19/17 – Michelson 09/20/17 – Castillo 09/22/17 – Mendoza</p>
<p>Wayfinding and Community Branding Committee (5 members)</p>	<p>Signage and Ad-Hoc</p>	<p>Kara McGregor Roy Watson Chris St. Leger Taylor Burge Christie Pruitt–Lockhart Chamber Laura Rivera-Hispanic Chamber Vanessa Fischer Kate Collins Katie Westmoreland Mills</p>	<p>01/02/2018 01/02/2018 01/02/2018 02/06/2018 02/08/2018 02/09/2018 02/09/2018 (ex-officio) 02/06/2018 (ex-officio) 02/06/2018 (ex-officio)</p>

LOCKHART CITY COUNCIL FY 17-18 GOALS				
Category and Priority Order				
COUNCIL MEMBER	PRIORITY	GOALS IDENTIFIED BY COUNCIL FOR FY 17-18 (as submitted by Councilmembers)	SUGGESTED FUNDING SOURCE BY COUNCILMEMBER	CATEGORY
BH	3	Continue Improving City Cemetery	with GF Expiring debt saving and/or Cemetery Tax	CEMETERY
Jeff M	2	Refurbish City Hall in the inside (to make more inviting to the public) as well as doing some landscaping outside	General Fund	CITY BLDGS
BW	3	Spruce up and clean up City properties		CITY BLDGS
BH	4	Improve City Facilities Appearance		CITY BLDGS
JC	4	City Facilities		CITY BLDGS
AGS	10	Convention Center		CONVENTION CTR
JC	2	Crime		CRIME
AGS	4	Police Task Force: Budget extra funds for a Police Task Force, a Narcotics Officer and a Mental Health Officer to address any drug and gang related problems and mental issues our city is being faced not only on the East side of our city but citywide. Budget for updated training for our police officers. There is alot of training that is free but alot additional money for registration fees and course material.		CRIME
Jeff M	4	Work with Police Department to bring back drug enforcement program		CRIME
LW	8	Fund for helping utility customers in need	???	CUSTOMER SERV
BW	2	Continue to change angle parking downtown: 200 Blk S Main, 100 Blk N Main, 100 Blk N Commerce, 200 Blk E Market; little time and expense invovled	??	DOWNTOWN
LW	2	Downtown improvements,bathrooms, electric, pedestrian safety, beautification, wifi, lighting		DOWNTOWN
AGS	9	Parking around and surrounding the square. Issues with larger vehicles parked in areas that are narrow and that make it hard to see oncoming traffic		DOWNTOWN
LW	1	Expanding economic development department, budget, office, staff?, marketing	General fund, LEDC	ECCONOMIC DEV
AGS	3	Economic Development: Recurit more businesses especailly retail and continue efforts; contact existing and vacant building owners to see if they are willing to work with the City of Lockhart to bring retail businesses and speciality shops, as well as industrial. Purchase buildings and land when on the market for possible new businesses for the city.		ECCONOMIC DEV
JC	3	Economic Development		ECCONOMIC DEV
AGS	5	Subdivision development to attract more businesses to Lockhart.		ECCONOMIC DEV
JM	5	Set up meetings with developers for more retail space shopping centers along US 183		ECCONOMIC DEV

LOCKHART CITY COUNCIL FY 17-18 GOALS				
Category and Priority Order				
COUNCIL MEMBER	PRIORITY	GOALS IDENTIFIED BY COUNCIL FOR FY 17-18 (as submitted by Councilmembers)	SUGGESTED FUNDING SOURCE BY COUNCILMEMBER	CATEGORY
AGS	6	More Events to Attract Tourism in Lockhart and Include Way Finding Signage (Hotels and Restaurants)		ECONOMIC DEV
AGS	1	All Department Heads to Budget Salary Increases for all City Employees.		EMPLOYEES
JM	1	City Employee Raises		EMPLOYEES
JM	2	House or fund gym membership/space (weight rm) in Senior Center area (cardio machine) for City employees		EMPLOYEES
AGS	8	Employee: Possible additional Employee Holiday Time Off-Alternating System. Even though this has been discussed and the reasons for why it cannot be done, I would like to see a time off alternating system, especailly during the holidays.		EMPLOYEES
BW	1	ENFORCE ordinances that pertain to unsightly properties all over town		ENFORCEMENT
Jeff M	1	Enforce city ordinance regarding residential property		ENFORCEMENT
Jeff M	3	Continue to work on City Park improvements		PARKS
JM	3	Do inventory of City properties to idenify areas for pocket parks	LEDC funds	PARKS
LW	3	Park improvements	General fund	PARKS
BH	5	Parks Improvements	General Fund	PARKS
JC	5	Parks		PARKS
AGS	7	Parks Improvemens: Purchase and update the park equipment to provide safe and fun filled parks for all to use.		PARKS
LW	7	Town branch cleanup and beautification	???	PARKS
JM	4	Start process of Funding Sidewalks east of 183 connecting to the US 183 sidewalks		SIDEWALKS
LW	6	sidewalk repair and expansion	general fund bond	SIDEWALKS
BH	1	IMPLEMENT SIGNAGE IN LOCKHART	General Fund (LEDC) and/or Hotel Tax	SIGNAGE
LW	4	wayfinding, branding	general fund	SIGNAGE
LW	5	Entry signs	general fund	SIGNAGE
Jeff M	6	Signage on Highway 183 and SH130 = directing people to Lockhart		SIGNAGE
BW	4	Pursue oppportunity to move Senior Citizens' Center to St Paul United Church of Christ Property		SR CITIZENS CTR
JC	1	Roads	Grants or impact fees	STREETS/INFRAS
AGS	2	Infrastructure: Continue City Infrastructure: Drainage, Street Repairs, Completion of Curbing, Brighter Lighting in Neighborhoods		STREETS/INFRAS
BH	2	Continue improving City Streets	Increase Transportation Fund	STREETS/INFRAS
Jeff M	5	Continue to make improvements and redoing our city streets		STREETS/INFRAS

**Lockhart City Council**  
**FY 16-17 Goals**  
**Revised 3-10-2016, 8:30 pm**

Priority	Council Person	Goals Submitted	City Manager Comments
1	Castillo	Infrastructure	Complete 2015 CO projects and need budget of \$250,000 per year for streets, continue water and sewer main replacements; continue electric distribution maintenance plan-get new substation on line. Replace bad water raw water mains and find additional water for the future.
1	Gonzales-Sanchez	Department Heads to Budget Salary Increases for city employees so that we can keep our current city employees.	Est Cost Per % Increase Annually: Gen Fund (Not Civil Serv) \$ 29,000; Gen Fund Civil Serv \$ 24,000; Other/Utilities: \$ 15,000- Add'l
1	Hilburn	Improve City Cemetery with GF Expiring debt saving and/or Cemetery Tax	Cemetery Tax up to 5 cents allowed by State Law. Expiring GF debt committed to Police and Fire increased pay rates. (\$132,000)
1	Mendoza	Find ways to use activity center for multi-purpose use. (basketball, volleyball). Funding source: Different companies in town	If approved by Council staff would approach local businesses
1	Michelson	Continue to improve infrastructure (drainage, street repairs) throughout the city	Complete 2015 CO and budget \$250,000 per year for street materials
1	Westmoreland	Enforce ordinances that pertain to unsightly properties all over town. Make homeowners/residents (because some may be renters) take pride in their environment. It is an eyesore to drive around town and see overgrown properties, junked cars, and stacks of trash on porches, in yards and driveways. All levels of socio-economic residents in this town have shown evidence of being disrespectful to their environment.	City has no esthetics ordinance currently. The term "unsightly" is subjective and is difficult to prove in court.
1	White	Economic Development-expanding budget to get staff qualified to help Sandra with recruitment, working with LEDC to either build Spec building or invest in more property, Main St program to relieve Sandra of a lot of those duties	Main Street Program would require another person and funding to work with local businesses while Economic Development would concentrate on new businesses and new jobs
2	Castillo	Economic Development	Need 12-15,000 sf of retail spaces with reasonable lease per sf and buildings that are 20 to 50,000 sf for industrial and manufacturing
2	Gonzales-Sanchez	Infrastructure: Continue City Infrastructure: Drainage, Street Repairs, Completion of Curbing, Brighter Lighting in Neighborhoods	Complete 2015 CO projects and need budget of \$250,000 per year for streets, continue water and sewer main replacements; continue electric distribution maintenance plan-get new substation on line. Replace bad water raw water mains and find additional water for the future. Most streets that lack curbing will need to be totally reconstructed. Brighter LED lights being experimented with since costs have come down.
2	Hilburn	Implement City Signage	Initial required funds up to \$40,000 if City Crew does the work; total cost could be more than \$70,000
2	Mendoza	New Park equipment. Funding Source: Each Councilmember responsible for a park and finding funding sources	Estimate: \$ 400,000 annually over next 4 years based on input from Parks Board Advisory Board
2	Michelson	Continue to improve ways to attract businesses to Lockhart	Need more 12-15,000 sf of retail spaces with reasonable lease per sf and buildings that are 20 to 50,000 sf for industrial and manufacturing
2	Westmoreland	Create a policy for the residency of future administrative positions to live within the Lockhart city limits. If an administrator wants to be employed by the City of Lockhart, they need to reside here. Sharing in the daily lives of our citizens seems crucial to making decisions about Lockhart. They are paid by city taxes.	It is not legal to require all department heads to live in the City limits; only the City Manager is required to do so. All non-24 emergency response employees must live within 25 minutes of City Limits
2	White	Continue street rehab	Need \$ 250,000 annually minimum for street work materials
3	Castillo	City Facilities	Not sure what this includes; can assess all departments for physical needs
3	Gonzales-Sanchez	Economic Development: Recruit more businesses especially retail and continue efforts ; contact existing and vacant bldg owners to see if they are willing to work with City to bring these small retail businesses, as well as industrial; possibly purchasing two downtown county buildings when on the market for possible new businesses in the downtown area. Stronger platform with LEDC with methods to sell Lockhart and attract businesses.	LEDC could fund another report but the company says our numbers still should be good. Costs estimated \$22,500 for updating data and recruitment. Prime softgood companies constantly want to be on Highway 183 in 12-15,000 sf and at a reasonable cost per sf plus higher traffic counts.

**Lockhart City Council**  
**FY 16-17 Goals**  
**Revised 3-10-2016, 8:30 pm**

Priority	Council Person	Goals Submitted	City Manager Comments
3	Hilburn	Continue improving city streets: Increase Transportation Fund	Current transportation monthly rate is \$ 4 for residential and others; \$260,000 annual which helps fund labor and equipment, but is not sufficient for materials. Another \$250,000 for materials is needed annually.
3	Mendoza	Wi-Fi Free Zones Downtown Square. Funding source City Budget, School District, Downtown sponsors	Rough estimate is about \$12,000
3	Michelson	Refurbish City Hall	If atrium removed, add more offices estimated at \$45,000 and more outside landscaping estimated at \$ 5,000; elevator going in with improvements to restrooms and offices
3	Westmoreland	Approach interested and future businesses cordially. Stringent ordinances (and the way they are approached), scare off some businesses. Let's be friendly in a positive way.	City Mgr respectfully requests names of such businesses. He has met with 18 business representatives over past 15 months that were looking at Lockhart but did not come. Except for the non-residential exterior building esthetics ordinance, none of them indicated a problem with the current ordinances or with staff. The main problems were high land prices and the lack of "ready built retail and industrial buildings", and traffic counts were not high enough. Most thought the impact fee schedules were very reasonable compared to other cities. Will continue to work toward friendlier customer service with simplified ordinances.
3	White	Park master plan to consider park bond issue, recreation dept and staff issues	Master Plan estimate: \$ 45,000, recreation dept est at least \$ 60,000 for a recreational professional with another \$30,000 for equipment and materials
4	Castillo	Employees Wages	Est Cost Per % Increase Annually: Gen Fund (Not Civil Serv) \$ 29,000; Gen Fund Civil Serv \$ 24,000; Other/Utilities: \$ 15,000- Add'l Cost FY 16-17 due to Civil Serv Pay Plan Expansions already approved: \$ 132,000
4	Gonzales-Sanchez	Police Task Force: Budget extra funds to bring back a much needed Police Task Force to address any drug and gang related problems this city is being faced with especially on the East side of our city. Possibly ask the County to assist with funding.	Initial required funds up to \$40,000 if City Crew does the work; total cost could be more than \$70,000
4	Hilburn	Continue working on bringing industry to Lockhart: Continue supporting Ms. Mauldin	LEDC is will have sufficient funding to be more aggressive starting FY 16-17
4	Mendoza	Training Start up: Neighborhood Watch Training and Program: Police Budget	Have tried Neighborhood Watch Program in past but was not sustained because of lack of participation. Willing to try again.
4	Michelson	Improve signage on HWY 183 as well as SH130 = directing people to Lockhart	Possibly use of some of the KTB grant money
4	Westmoreland	Evaluate and/or change the degree of the angled parking along the 4 blocks off of the square. This would be: Main Street from Market to Prairie Lea Street; Main Street from San Antonio Street to Walnut Street; Commerce Street from Market Street to Prairie Lea Street, and Commerce Street from San Antonio Street to Walnut Street. These parking spaces were made before long vehicles were made! If there are cars parked on both sides of the streets, only one car can pass through at a time. Then it becomes a one lane street. I have witnessed a different angled parking arrangement, and it provides more room and is much safer for the drivers and pedestrians.	Estimate to black out existing thermoplastic markings, redefine layout, and apply new thermoplastic markings with angle parking = \$ 12,000; will probably lose 4 spaces per block. 2 on each side
4	White	Branding and wayfinding—may be included in #1	Initial required funds up to \$40,000 if City Crew does the work; total cost could be more than \$70,000
5	Castillo	Parks	Estimate: \$ 400,000 annually over next 4 years based on input from Parks Board Advisory Board
5	Gonzales-Sanchez	Subdivision development to attract more businesses to Lockhart	Working with 6 more subdivisions, either new or expanding, and possibly one more very large one northwest.
5	Hilburn	Improve tourism in Lockhart - City Council continue to work with and encourage Chambers of Commerce to be more involved	Council can make this directive to Chambers when dividing out HOT funds
5	Mendoza	Finding more funding for Retail Market Study. Zip code demographics with reports. Funding LEDC	LEDC could fund another report but the company says our numbers still should be good. Costs estimated \$22,500 for updating data and recruitment.

**Lockhart City Council**  
**FY 16-17 Goals**  
**Revised 3-10-2016, 8:30 pm**

Priority	Council Person	Goals Submitted	City Manager Comments
5	Michelson	Work with LEDC or someone equivalent to build a building to help attract business	Need more 12-15,000 sf of retail spaces with reasonable lease per sf. Most softgood retailers want 12-15,000 on Hwy 183 at a reasonable price and increased traffic volumes
5	White	Sidewalks to include lighting	Funding required; for example San Jacinto to Jr High estimate is \$130,000 just for materials along Maple walkway
6	Gonzales-Sanchez	More Events to Attract Tourism in Lockhart and Include Way Finding Signage (Hotels and Restaurants)	Initial required funds up to \$40,000 if City Crew does the work; total cost could be more than \$70,000. Chambers could use HOT for more tourism.
6	Michelson	Continue to work on City Park improvements	Estimate: \$ 400,000 annually over next 4 years based on input from Parks Board Advisory Board
6	White	Pursue possible ESD-EMS district	Legal issue with participation by County and City of Luling preferable
7	Gonzales-Sanchez	Parks Improvemens: Purchase more park equipment to provide safe and fun filled parks for all to use.	Estimate: \$ 400,000 annually over next 4 years based on input from Parks Board Advisory Board
7	Mendoza	Start Talks With YMCA Austin again. Seek sponsors funding if necessary	Our population hurt in previous discussions, Will pursue again. They usually want commitment for a minimum number of individuals and families depending on population of not only City but its metro area
7	Michelson	Work on building a civic center/ recreation center	\$ 9 million plus land \$ 2.5 million for about 20,000 sf plus about \$240,000 annual maintenance costs and minimum of \$60,000 for utilities; estimated revenues offset is about \$60,000; take out recreation center and cost go down about 20%. It has been reported that Bastrop is spending over \$500,000 per year to operate its civic center. Revenues not covering costs.
7	White	Cemetery maintenance	Cemetery Tax up to 5 cents allowed by State Law
8	Gonzales-Sanchez	City Hall: Refurbish with Improvements and/or Upgrades	Elevator and improvements to restrooms planned; better offices for Connie and Sandra planned also.
9	Gonzales-Sanchez	Convention Center	\$ 9 million plus land \$ 2.5 million for about 20,000 sf plus about \$240,000 annual maintenance costs and minimum of \$60,000 for utilities; estimated revenues offset is about \$60,000; take out recreation center and cost go down about 20%. It has been reported that Bastrop is spending over \$500,000 per year to operate its civic center. Revenues not covering costs.
10	Gonzales-Sanchez	Employee: Possible additional Employee Holiday Time off-Alternating system	City employees now have 12 holidays and 1 personal holiday; time off is granted by seniority with department head responsible for keeping sufficient personnel to serve the public needs. Employees also receive at least 2 weeks of vacation time. Those employees required to work on holidays receive their normal pay plus holiday pay.



City of Lockhart  
Future Debt Payments as of 9/30/15

Description		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	TOTAL DEBT
<b>General Government</b>																						
<b>Hotel Tax Fund</b>																						
2009 Tax & Revenue		40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000								520,000
<b>Total Hotel Tax Fund P &amp; I</b>		40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000								520,000
<b>LEDC</b>																						
2008 GO Refunding		300,000																				300,000
2015 Tax & Revenue		37,357	48,093	48,093	48,044	48,103	48,152	63,645	63,670	63,513	63,543	63,555	63,643	63,687	65,647	65,544	65,575	65,482	65,579	65,538	65,676	1,182,139
<b>Total LEDC Fund P &amp; I</b>		337,357	48,093	48,093	48,044	48,103	48,152	63,645	63,670	63,513	63,543	63,555	63,643	63,687	65,647	65,544	65,575	65,482	65,579	65,538	65,676	1,482,139
<b>2015 Capital Projects Fund</b>																						
2015 Tax & Revenue		122,620																				122,620
<b>Total 2015 Capital Projects Fund</b>		122,620	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	122,620
<b>Drainage</b>																						
2008 GO Refunding	31.00%	100,000																				100,000
2015 Tax & Revenue		100,000	116,289	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	2,016,289
<b>Total Drainage Fund P &amp; I</b>		200,000	116,289	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	2,116,289
<b>General Fund</b>																						
2008 GO Refunding		91,210																				91,210
2015 Tax & Revenue		-																				-
<b>Total General Fund P &amp; I</b>		91,210	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	91,210
<b>Debt Service Fund</b>																						
2009 Tax & Rev CO's	100.00%	333,210	331,060	328,972	327,883	336,575	329,615	737,655	742,642	741,325	743,920	750,210	749,978	753,440								7,206,485
2006 Tax & Rev CO's	100.00%	50,455	48,815	47,175	50,535	48,690	46,845															292,515
2006-A Tax & Rev CO's	93.00%	266,916	267,594	267,890	267,803	267,332	271,128															1,608,664
2015 Tax & Revenue	12.00%	91,487	117,779	117,779	117,659	117,803	117,923	155,867	155,927	155,543	155,615	155,645	155,861	155,969	160,769	160,517	160,592	160,365	160,602	160,502	160,831	2,895,035
<b>Total Debt Service Fund P &amp; I</b>		742,068	765,248	761,816	763,880	770,400	765,511	893,522	898,569	896,868	899,535	905,855	905,839	909,409	160,769	160,517	160,592	160,365	160,602	160,502	160,831	12,002,699
<b>Total General Government</b>		1,533,255	969,630	949,909	951,924	958,503	953,663	1,097,167	1,102,239	1,100,381	1,103,078	1,109,410	1,109,482	1,113,096	326,416	326,061	326,167	325,847	326,181	326,040	326,507	16,334,957

City of Lockhart  
Future Debt Payments as of 9/30/15

Description		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	TOTAL DEBT
<b>Proprietary</b>																						
<b>Electric Fund</b>																						
2008 GO Refunding	3.59%	40,379																				40,379
2013 SIB Loan	30.81%	71,151	71,151	71,151	71,152	71,151	71,151	71,151	71,151	71,151	71,152	71,151	71,151	71,151	71,151	71,151	71,151	71,151	71,152			1,280,721
<b>Total Electric Fund P &amp; I</b>		111,530	71,151	71,151	71,152	71,151	71,151	71,151	71,151	71,151	71,152	71,151	71,151	71,151	71,151	71,151	71,151	71,151	71,152	-	-	1,321,100
<b>Water Fund</b>																						
2006A Tax & Rev CO's	7.00%	20,090	20,142	20,164	20,157	20,122	20,408															121,082
2008 GO Refunding	36.38%	409,192																				409,192
2009 GO Refunding	86.69%	165,829	165,775	165,656	165,477	169,357	168,625	167,709	170,852	169,384	171,937	174,082	171,534	177,194								2,203,410
2015 Tax & Revenue	49.60%	378,148	486,818	486,818	486,322	486,917	487,413	644,248	644,496	642,909	643,207	643,331	644,223	644,670	664,510	663,468	663,778	662,842	663,822	663,406	664,800	11,966,146
2013 SIB Loan	35.80%	82,676	82,676	82,676	82,676	82,676	82,676	82,676	82,676	82,676	82,676	82,676	82,676	82,676	82,676	82,676	82,676	82,676	82,676			1,488,169
<b>Total Water Fund P &amp; I</b>		1,055,935	755,411	755,314	754,632	759,071	759,122	894,633	898,024	894,969	897,820	900,089	898,433	904,540	747,186	746,144	746,454	745,518	746,498	663,406	664,800	16,187,999
<b>Sewer Fund</b>																						
2008 GO Refunding	16.36%	183,990																				183,990
2009 GO Refunding	13.31%	25,461	25,452	25,434	25,407	26,002	25,890	25,749	26,232	26,006	26,398	26,728	26,336	27,206								338,302
2015 Tax & Revenue	4.30%	32,783	42,204	42,204	42,161	42,213	42,256	55,852	55,874	55,736	55,752	55,773	55,850	55,889	57,609	57,518	57,545	57,464	57,549	57,513	57,643	1,037,388
2015 Tax & Revenue	TRNSF		170,305	186,594	186,302	186,653	186,945	279,275	279,421	278,487	278,662	278,735	279,261	279,523	291,203	290,590	290,773	290,222	290,798	290,554	291,374	4,905,677
2013 SIB Loan	33.39%	77,102	77,102	77,102	77,103	77,102	77,102	77,103	77,102	77,102	77,103	77,102	77,102	77,103	77,102	77,102	77,103	77,102	77,102			1,387,844
<b>Total Sewer Fund P &amp; I</b>		319,336	315,064	331,334	330,973	331,971	332,193	437,979	438,629	437,331	437,915	438,338	438,549	439,721	425,914	425,210	425,421	424,788	425,449	348,067	349,017	7,853,201
<b>Airport Fund</b>																						
2000 Airport	100.00%																					-
<b>Total Airport Fund P &amp; I</b>		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Proprietary Fund P &amp; I</b>		1,486,801	1,141,626	1,157,799	1,156,757	1,162,193	1,162,466	1,403,764	1,407,804	1,403,451	1,406,887	1,409,579	1,408,133	1,415,412	1,244,252	1,242,505	1,243,026	1,241,458	1,243,099	1,011,473	1,013,817	25,362,300
<b>Grand Total</b>		3,020,056	2,111,256	2,107,708	2,108,681	2,120,696	2,116,129	2,500,931	2,510,043	2,503,832	2,509,965	2,518,989	2,517,615	2,528,508	1,570,668	1,568,566	1,569,193	1,567,305	1,569,280	1,337,513	1,340,324	41,697,257



