

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

Council present:

Mayor Lew White
Councilmember Derrick David Bryant
Councilmember Jeffry Michelson
Mayor Pro-Tem Angie Gonzales-Sanchez (arrived at 6:45 p.m.)
Councilmember Juan Mendoza
Councilmember Brad Westmoreland

Council absent:

Councilmember Kara McGregor

Staff present:

Steven Lewis, City Manager
Monte Akers, City Attorney
Sean Kelley, Public Works Director
Ernest Pedraza, Police Chief
Erin Westmoreland, Municipal Court Manager
Connie Constancio, City Secretary
Miles Smith, Public Information Officer
Julie Bowermon, Civil Service/HR Director
Dan Gibson, City Planner

Citizens/Visitors Addressing the Council: Michael Misrahi of Evergreen Solutions; Darrell Nichols of GBRA; Peter Newell of HDR Engineers; Jonathan McNamara of Matkin-Hoover Engineering; Jim Lindsey, Real Estate Development Consultant; and Loren Kirkpatrick of Texas Realty Partners.

Work Session 6:30 p.m.

Mayor White opened the work session and advised the Council, staff and the audience that staff would provide information and explanations about the following items:

PRESENTATION ONLY

A. PRESENTATION OF A PROCLAMATION DECLARING FEBRUARY 2020 AS DATING VIOLENCE PREVENTION AND AWARENESS MONTH.

Mayor White presented the proclamation to representatives of the Hays-Caldwell Women's Center and the Lockhart Victims Assistance Team.

DISCUSSION ONLY

A. PRESENTATION BY EVERGREEN SOLUTIONS REGARDING THE 2020 CITY OF LOCKHART CLASSIFICATION AND COMPENSATION STUDY.

Ms. Bowermon stated that the 2019-2020 Strategic Priorities identified a need for a classification study in the Fiscal Year 2019-2020 budget. Council approved a one-time expenditure for a classification and compensation study. Evergreen Solutions has been selected to conduct the study. They will provide the City Council an in-depth presentation of the study process and address any questions or requests for additional information. Evergreen Solutions' team members are anticipated to begin employee outreach activities during the second week of February. Ms. Bowermon introduced Michael Misrahi of Evergreen Solutions to make the presentation.

Michael Misrahi of Evergreen Solutions provided detailed information about the process. There was discussion.

B. PRESENTATION AND UPDATE BY GUADALUPE-BLANCO RIVER AUTHORITY (GBRA) AND HDR-ENGINEERS REGARDING THE CARRIZO GROUNDWATER PROJECT.

Darrell Nichols of GBRA and Peter Newell of HDR Engineers gave an update which provided information and there was discussion regarding tasks that have been completed and the additional phases that remain to obtain the water supply in the future. The information provided included the following topics:

- Project overview.
- Schedule of tasks to be carried out.
- GBRA Wellfield and Transmission leases.
- Lockhart Water Treatment Plant.
- Shared pipeline segments.
- Pipeline information.
- Lockhart delivery line and easement acquisition process.

C. DISCUSS MINUTES OF THE CITY COUNCIL MEETINGS OF JANUARY 7, 2020, JANUARY 21, 2020 AND JANUARY 23, 2020.

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

D. DISCUSS INTERLOCAL COOPERATION CONTRACT WITH TEXAS DEPARTMENT OF PUBLIC SAFETY FOR THE FAILURE TO APPEAR PROGRAM (OMNI BASE).

Ms. Westmoreland stated that the original contract with Texas Department of Transportation (TxDPS) was signed in August 2012. The contract provides for the Failure to Appear Program that allows the court to add and collect \$30 on cases that went into the OMNI system for people with driver licenses that did not appear on their citation or did not fulfill their obligations with the court. This program allows the court to put a hold on and prevents offenders from renewing their drivers license until they complete their obligations with the court. During the 2019 Legislative Session, the fees that are collected for the Failure to Appear Program were changed from \$30 to \$10, effective January 1, 2019. The new contract will update the current allowable fee. Ms. Westmoreland recommended approval. There was discussion.

E. DISCUSS LOCKHART ECONOMIC DEVELOPMENT CORPORATION (LEDC) BUDGET AMENDMENT.

Mr. Kamerlander stated that LEDC has been searching for office space since Summer 2019. Separate space for economic development purposes is needed to provide proper customer service to prospects including confidentiality and best practice in the industry. LEDC is working on a lease agreement for office space at 105 S. Colorado Street. The space has two offices and a conference room large enough to host board meetings and other gatherings. The lease is not finalized, but the LEDC board has authorized the President to negotiate and execute a lease. This budget amendment is for the lease payments for the remainder of Fiscal Year 2019-2020 and all costs associated with starting up a new office. Lease and ongoing costs will be budgeted moving forward. Mr. Kamerlander recommended approval. There was discussion.

F. DISCUSS TEMPORARY CLOSURES OF AND PROHIBITING PARKING AS NEEDED ON THE FOLLOWING STREETS IN THE DOWNTOWN AREA ON MAY 14, 15, 16, AND 17, 2020, FOR THE 2020 LOCKHART GRAND PRIX KART RACE INCLUDING THE: 100-300 BLOCKS OF S. COMMERCE, 100-300 BLOCKS OF N. COMMERCE, 100-200 BLOCKS OF E. WALNUT, 100 BLOCK OF E. LIVE OAK, 100 BLOCK OF W. LIVE OAK, 300 BLOCK OF S. CHURCH, 100 BLOCK OF W. PRAIRIE LEA, 100 BLOCK OF E. PRAIRIE LEA, 100-300 BLOCKS OF S. MAIN, 100 BLOCK OF W. MARKET, 100-200 BLOCKS OF E. MARKET, AND THE 100 BLOCK OF E. SAN ANTONIO: EAST BOUND AND WITH NO PARKING ON THE WEST BOUND SIDE; SOME CLOSURES TO BEGIN ON THURSDAY EVENING MAY 14TH, WITH STREETS TO BE OPEN FOR TRAFFIC BY 6AM ON MONDAY, MAY 18, 2020.

Ms. Bowermon stated that in preparation for the 2020 Lockhart Grand Prix Kart Race, it is necessary to officially close the above captioned streets, as needed. The racetrack and street closures are the same as what was used during the previous kart race events. The above captioned streets will be what is commonly referred to as "hard closures." This includes the racetrack and pit areas. As preparations continue, it may become necessary for staff to make adjustments to the street closures to promote the safety and wellbeing of residents, visitors, and event participants. In addition to these "hard closures," there will be "soft closures" surrounding the track to prevent thru traffic. In the "soft closure" areas, residents will still be able to access their driveways. Special reserved parking is being identified for residents and business employees that will not have access to their normal parking areas. Letters will be sent to businesses and residents regarding reserved parking. There was discussion.

G. DISCUSS CHANGE ORDER WITH TECHLINE CONSTRUCTION FOR THE SOUTH MAIN PROJECT.

Mr. Lewis stated that LCRA completed an Electric System Study in December 2017 for the City of Lockhart. The Study determined the adequacy of the existing distribution system and identified improvements necessary to maintain reliable service over the next 5-year time frame, including a 2018 capacity project on South Main Street which included upgrading and adding overhead distribution lines. LCRA estimated the costs at \$107,700 which included engineering, materials and labor. As a result, the City entered into an agreement with Techline Construction to rebuild the South Main Street distribution line for an amount not to exceed \$79,976. Techline Construction thereafter submitted a letter to the City stating that they encountered utility location and relocation issues that resulted in large cost overruns thereby establishing a change order request in the amount of \$32,015.18. However, the City is limited by State law to pay no more than 25% as a change order from the original contract price. Mr. Lewis recommended granting the change order of 25% or \$19,994 to eliminate amending the original contract to identify the work resulting in the cost overrun and to avoid challenges in regard to contract laws and competitive bidding regulations. There was discussion.

RECESS: Mayor White announced that the Council would recess for a break at 7:35 p.m.

REGULAR MEETING

ITEM 1. CALL TO ORDER.

Mayor Lew White called the meeting to order at 7:54 p.m.

ITEM 2. INVOCATION, PLEDGE OF ALLEGIANCE.

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

ITEM 3. PUBLIC COMMENT.

Mayor White requested citizens to address the Council about items that are not on the agenda. There were none.

ITEM 4-A. HOLD A PUBLIC HEARING ON APPLICATIONS ZC-20-01 AND PDD-20-01 BY MATKIN HOOVER ENGINEERING & SURVEYING, ON BEHALF OF DANE BRAUN FOR A ZONING CHANGE FROM RMD RESIDENTIAL MEDIUM DENSITY DISTRICT TO PDD PLANNED DEVELOPMENT DISTRICT, INCLUDING BY-REFERENCE A REVISED PLANNED DEVELOPMENT DISTRICT DEVELOPMENT PLAN FOR HERITAGE PLACE SUBDIVISION, A PROPOSED MIXED RESIDENTIAL DEVELOPMENT ON 8.465 ACRES IN THE FRANCIS-BERRY SURVEY, ABSTRACT NO. 2, LOCATED AT 1501 CLEAR FORK STREET.

Mayor White opened the public hearing at 7:55 p.m.

Mr. Gibson stated that the PDD zoning classification is intended to accommodate developments with characteristics that may deviate from the normal zoning and subdivision 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. This proposal is for a mixed residential subdivision including 18 detached single-family dwellings, one building containing six condominium units, and eight duplex condominiums. The proposal also includes a private outdoor common area containing a small dog park, a pavilion, and the community mailboxes. In addition, along the east side there is a public hike/bike trail that conforms with the City's Sidewalk/Trail Plan, and a dual-purpose stormwater detention area and public parkland. A sidewalk will connect the public trail and parkland to a centrally located parking area adjacent to the common area. The proposed combination of residential users has a density of 4.7 units per gross acre. This is within the range considered low density and, therefore, would be consistent with the Low Density Residential designation of the Land Use Plan map for this site. Concerns have been expressed by neighbors about drainage and traffic, but no written objections have been received. Mr. Gibson stated that the Planning and Zoning Commission and staff recommend approval. There was discussion.

Mayor White requested the applicant to address the Council.

Jonathan McNamara, applicant stated that Jim Lindsey would give the presentation.

Jim Lindsey, Real Estate Development Consultant to the property owners, provided information about the development which included examples of the homes and condominiums proposed to be built.

Mayor White requested citizens to address the Council in favor of or against the zoning change. There were none. He closed the public hearing at 8:28 p.m.

ITEM 4-B. DISCUSSION AND/OR ACTION TO CONSIDER ORDINANCE 2020-02 AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LOCKHART, TEXAS, TO RECLASSIFY THE PROPERTY KNOWN AS 8.465 ACRES IN THE FRANCIS BERRY SURVEY, ABSTRACT NO. 2, LOCATED AT 1501 CLEAR FORK STREET, FROM RMD RESIDENTIAL MEDIUM DENSITY DISTRICT TO PDD PLANNED DEVELOPMENT DISTRICT, INCLUDING BY-REFERENCE A PDD DEVELOPMENT PLAN FOR HERITAGE PLACE SUBDIVISION.

Mayor Pro-Tem Sanchez made a motion to approve Ordinance 2020-02, as presented. Councilmember Michelson seconded. The motion passed by a vote of 6-0.

ITEM 5. CONSENT AGENDA.

Mayor Pro-Tem Sanchez made a motion to approve consent agenda items 5A and 5B. Councilmember Michelson seconded. The motion passed by a vote of 6-0.

The following are the consent agenda items that were approved:

- 5A: Approve minutes of the City Council meeting of January 7, 2020, January 21, 2020 and January 23, 2020.
- 5B: Approve Interlocal Cooperation Contract with Texas Department of Public Safety for the Failure to Appear Program (OMNI base).

ITEM 6-A. DISCUSSION AND/OR ACTION REGARDING LOCKHART ECONOMIC DEVELOPMENT CORPORATION (LEDC) BUDGET AMENDMENT.

Loren Kirkpatrick of Texas Realty Partners stated that they are looking forward to working with the LEDC on leasing space to conduct city business.

Councilmember Michelson made a motion to approve the budget amendment, as presented. Mayor Pro-Tem Sanchez seconded. The motion passed by a vote of 6-0.

ITEM 6-B. DISCUSSION AND/OR ACTION REGARDING TEMPORARY CLOSURES OF AND PROHIBITING PARKING AS NEEDED ON THE FOLLOWING STREETS IN THE DOWNTOWN AREA ON MAY 14, 15, 16, AND 17, 2020, FOR THE 2020 LOCKHART GRAND PRIX KART RACE INCLUDING THE: 100-300 BLOCKS OF S. COMMERCE, 100-300 BLOCKS OF N. COMMERCE, 100-200 BLOCKS OF E. WALNUT, 100 BLOCK OF E. LIVE OAK, 100 BLOCK OF W. LIVE OAK, 300 BLOCK OF S. CHURCH, 100 BLOCK OF W. PRAIRIE LEA, 100 BLOCK OF E. PRAIRIE LEA, 100-300 BLOCKS OF S. MAIN, 100 BLOCK OF W. MARKET, 100-200 BLOCKS OF E. MARKET, AND THE 100 BLOCK OF E. SAN ANTONIO: EAST BOUND AND WITH NO PARKING ON THE WEST BOUND SIDE; SOME CLOSURES TO BEGIN ON THURSDAY EVENING MAY 14TH, WITH STREETS TO BE OPEN FOR TRAFFIC BY 6AM ON MONDAY, MAY 18, 2020.

Mayor Pro-Tem Sanchez made a motion to approve the street closures, as presented. Councilmember Mendoza seconded. The motion passed by a vote of 6-0.

ITEM 6-C. DISCUSSION AND/OR ACTION TO CONSIDER CHANGE ORDER WITH TECHLINE CONSTRUCTION FOR THE SOUTH MAIN PROJECT.

Councilmember Westmoreland made a motion to approve the change order in the amount of \$19,994. Councilmember Mendoza seconded. The motion passed by a vote of 6-0.

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

Mayor White requested appointments to boards and commissions.

Councilmember Westmoreland made a motion to appoint Brad Lingvai to the Planning & Zoning Commission. Mayor Pro-Tem Sanchez seconded. The motion passed by a vote of 6-0.

Councilmember Westmoreland made a motion to re-appoint several board members as listed below. Mayor Pro-Tem Sanchez seconded. The motion passed by a vote of 6-0.

Councilmember Westmoreland's re-appointments:

Jayson Cordova – Airport Board

Severo Castillo – Board of Adjustment

Gary Shafer – Construction Board

Edward Strayer – Economic Development Revolving Loan Committee

Frank Estrada – Lockhart Economic Development Corporation

Richard Thomson – Historical Preservation Commission

Rebecca Lockhart – Library Board

Dennis Placke – Parks & Recreation Board

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

- Bids for the Town Branch Trail Phase I sidewalk, pedestrian ramps, and drainage infrastructure projects are due on February 20th at 10:00 a.m.
- Update regarding anticipated repairs to the North Blanco Street bridge as required by TXDOT.
- Lockhart Police Department entrance exam will be held on February 29, 2020.
- Household Hazardous Waste Collection Event will be held on Saturday, March 14 at City Park.
- 2020 Residential Citywide Cleanup Program scheduled on April 1, 8, 15 and 22, depending on customer location.
- HOT Advisory Board will meet on February 6th at 6:00 p.m. in the Glosserman Room to begin discussions about the application process, funding application form and post event report form.
- Northern Caldwell County Coalition (NCCC) meeting will be held on February 19, 2020 from 2:00 – 4:00 p.m. at the M.L. Cisneros Education Support Center Boardroom.
- Councilmember Bryant is hosting a District 2 Neighborhood Watch meeting on Sunday, February 9, 2020 at 5:00 p.m. at St. Mary's Church Parish Hall.
- Retirement reception for Lieutenant Chris Knudsen will be held on February 5, 2020 at 1:00 p.m. in the Council Chambers.

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

Councilmember Mendoza expressed condolences to Mary McHaney for the loss of her son.

Mayor Pro-Tem Sanchez expressed condolences to the families of Lillian Siemering, Gabriel Cuellar and Henry Jennings for their loss. She congratulated all involved in the successful MLK March and the Lockhart Chamber of Commerce for a successful banquet and to those that received awards at the banquet.

Councilmember Bryant invited all to attend the District 2 Neighborhood Watch meeting that he will host on February 9th at 5:00 p.m. at St. Mary's Church Hall. He congratulated the Carter family for hosting the scholarship fundraiser.

Mayor White congratulated the Carter Family and District 1 Pride for hosting Black History Month events. He expressed condolences to the Cuellar family for their loss. He requested that staff research additional safety signage along south Highway 183. He congratulated the Lockhart Chamber of Commerce and TDS for a successful banquet.

ITEM 9. ADJOURNMENT.

Mayor Pro-Tem Sanchez made a motion to adjourn. Councilmember Mendoza seconded. The motion passed by a vote of 6-0. The meeting was adjourned at 8:50 p.m.


PASSED and APPROVED this the 18th day of February 2020.

CITY OF LOCKHART



Lew White, Mayor

ATTEST:



Connie Constancio, TRMC
City Secretary

