

**LOCKHART CITY COUNCIL
REGULAR MEETING**

JANUARY 3, 2017

6:30 P.M.

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

Council present:

Mayor Pro-Tem Angie Gonzales-Sanchez
Councilmember Juan Mendoza
Councilmember Jeffry Michelson

Mayor Lew White
Councilmember John Castillo
Councilmember Benny Hilburn
Councilmember Brad Westmoreland

Staff present:

Vance Rodgers, City Manager
Peter Gruning, City Attorney
Robert Tobias, Economic Development Director

Connie Constancio, City Secretary
Dan Gibson, City Planner

Citizens/Visitors Addressing the Council: Fermin Islas, 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:

PRESENTATION ONLY

A. PRESENTATION OF ROB TOBIAS, ECONOMIC DEVELOPMENT DIRECTOR.

Mr. Rodgers introduced Robert Tobias as the Economic Development Director.

Mayor and the Council welcomed Mr. Tobias to the City of Lockhart.

Mr. Tobias thanked the Council and Mr. Rodgers for the opportunity to serve as the Economic Development Director.

RECESS: Mayor White announced that the Council would recess for refreshments at 6:40 p.m. He reconvened the work session at 6:54 p.m.

DISCUSSION ONLY

A. DISCUSS MINUTES OF THE CITY COUNCIL MEETING OF DECEMBER 20, 2016.

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

**B. DISCUSSION REGARDING NAMING AN INDIVIDUAL AS THE CITY OF LOCKHART'S
NOMINEE TO FILL A VACANT POSITION TO THE BOARD OF DIRECTORS OF THE
CALDWELL COUNTY APPRAISAL DISTRICT.**

Mayor White stated that a vacancy has occurred on the Caldwell County Appraisal District Board of Directors. He stated that he spoke with James Bertram about being nominated as the City's nominee of which Mr. Bertram agreed. There was brief discussion.

C. DISCUSSION REGARDING USING UP TO \$4,500 OF DOWNTOWN PROMOTIONS FUNDS TO HELP SUPPORT THE PLANNED 2017 HOT RODS AND HATTERS CAR SHOW BY PAYING SOME EXPENSES DIRECTLY TO VENDORS PROVIDING SERVICES FOR THE EVENT.

Mr. Rodgers stated that there is \$17,000 in the current Mayor-Council approved Fiscal Year 2016-2017 budget for downtown promotion events. Considering the size of the event (800 cars) and number of out of town visitors (estimated 10,000 plus) for the planned 2017 Hot Rods and Hatters Car Show, it is requested that Council consider using up to \$4,500 for expenses to be paid directly to a vendor used at the event such as for portable hand washing and restroom facilities. Council approved a similar expense when the Kart Races were held in Lockhart. Council previously approved 8.7% (estimated at \$4,961) of Hotel Occupancy Tax which can be used for advertising to help attract out of town visitors to this event.

There was discussion about whether to authorize allocating \$4,500 towards the Hot Rod and Hatters Car Show. Mayor White stated that the decision will be made during the regular meeting.

RECESS: Mayor White announced that the Council would recess for a break at 7:25 p.m.

REGULAR MEETING

ITEM 1. CALL TO ORDER.

Mayor Lew White called the regular meeting of the Lockhart City Council to order on this date at 7:34 p.m.

ITEM 2. INVOCATION, PLEDGE OF ALLEGIANCE.

Invocation - Ministerial Alliance.

Pledge of Allegiance to the United States and Texas flags.

ITEM 3. CITIZENS/VISITORS COMMENTS.

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

ITEM 4-A. HOLD A PUBLIC HEARING ON AMENDING CHAPTER 64 "ZONING" OF THE CODE OF ORDINANCES, ARTICLE VII "ZONING DISTRICTS AND STANDARDS," SECTION 64-196 "ESTABLISHMENT OF ZONING DISTRICTS," TO ADD "WAREHOUSING FOR LOCAL SALES AND DISTRIBUTION" IN THE LIST OF SPECIFIC USES IN SUBSECTION (I) COMMERCIAL MEDIUM BUSINESS DISTRICT (CMB), AND TO DELETE "WAREHOUSING FOR LOCAL SALES AND DISTRIBUTION" IN SUBSECTION (J) COMMERCIAL HEAVY BUSINESS DISTRICT (CHB).

Mayor White opened the public hearing at 7:35 p.m. and requested the staff report.

Mr. Gibson stated that at the City Council's December 6 meeting, staff was directed to initiate this zoning text amendment to add "Warehousing for Local Sales and Distribution" as a specific use in the CMB district. That use is currently allowed by-right in the CHB district, but not at all in the CMB district. Once it's listed as a specific use in the CMB district it automatically flows through to the CHB district as a use allowed by-right, as noted in subsection (j)(1)a. Therefore, it is no longer necessary to list "Warehousing for Local Sales and Distribution" separately in the CHB district, and it can be deleted from the list of uses allowed by-right. Mr. Gibson stated that the Planning and Zoning Commission and staff recommend approval.

There was discussion.

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

Mayor White requested citizens against the zoning text amendment to address the Council.

Fermin Islas, 1702 Meadow Lane, requested clarification. Mr. Gibson provided clarification directly to Mr. Islas.

Mayor White requested additional citizens to address the Council. There were none. He closed the public hearing at 7:43 p.m.

ITEM 4-B. DISCUSSION AND/OR ACTION TO CONSIDER ORDINANCE 2017-01 AMENDING CHAPTER 64 "ZONING" OF THE CODE OF ORDINANCES, ARTICLE VII "ZONING DISTRICTS AND STANDARDS," SECTION 64-196 "ESTABLISHMENT OF ZONING DISTRICTS," TO ADD "WAREHOUSING FOR LOCAL SALES AND DISTRIBUTION" IN THE LIST OF SPECIFIC USES IN SUBSECTION (I) COMMERCIAL MEDIUM BUSINESS DISTRICT (CMB), AND TO DELETE "WAREHOUSING FOR LOCAL SALES AND DISTRIBUTION" IN SUBSECTION (J) COMMERCIAL HEAVY BUSINESS DISTRICT (CHB).
Councilmember Hilburn made a motion to approve Ordinance 2017-01, as presented. Councilmember Michelson seconded. The motion passed by a vote of 6-1, with Councilmember Castillo opposing.

ITEM 6-A. DISCUSSION AND/OR ACTION TO CONSIDER APPROVAL OF THE MINUTES OF THE CITY COUNCIL MEETING OF DECEMBER 20, 2016.
Councilmember Michelson made a motion to approve the December 20, 2016 Council minutes. Mayor Pro-Tem Sanchez seconded. The motion passed by a vote of 6-0-1, with Councilmember Castillo abstaining because he was not present at the December 20, 2016 meeting.

ITEM 6-B. DISCUSSION AND/OR ACTION REGARDING NAMING AN INDIVIDUAL AS THE CITY OF LOCKHART'S NOMINEE TO FILL A VACANT POSITION TO THE BOARD OF DIRECTORS OF THE CALDWELL COUNTY APPRAISAL DISTRICT.
Mayor White made a motion to nominate James Bertram as the City of Lockhart's nominee. Mayor Pro-Tem Sanchez seconded. The motion passed by a vote of 7-0.

ITEM 6-C. DISCUSSION AND/OR ACTION REGARDING USING UP TO \$4,500 OF DOWNTOWN PROMOTIONS FUNDS TO HELP SUPPORT THE PLANNED 2017 HOT RODS AND HATTERS CAR SHOW BY PAYING SOME EXPENSES DIRECTLY TO VENDORS PROVIDING SERVICES FOR THE EVENT.

Councilmember Castillo made a motion to deny use of any of the discretionary funds (\$4,500) for the Hot Rods and Hatters Car Show or to any established events and that Council consider seeking a different avenue to utilize the funds. Councilmember Mendoza seconded. There was discussion. The motion passed by a vote of 5-2, with Mayor White and Councilmember Westmoreland opposing.

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

Mayor White requested appointments to various boards, commissions or committees. There were none.

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

- Update: US Hwy 183 expansion project, Blackjack to Wal-Mart; drainage design.
- Update: Drainage work continues on Mesquite, Braden, Wichita, and Vega Street areas; detention ponds and other work about 85% complete; patching and paving of streets should be completed within the next 30 days, weather-permitting.
- Update: E Walnut Street Neighborhood Drainage Project, utility clearance work almost completed; waiting on telephone and gas.
- Update: Bid advertisements for the Ash, Comal and Pine Street Drainage Project will be done this month; neighborhood meeting will be set up before the project starts.
- Update: Police Chief position interviews complete; City Mgr will be interviewing top two candidates this week if their schedule allows.
- Update: As LEDC President, I am working with 7 prospects in the SH 130 and SH 142 area; when companies are ready to announce, I will provide more detail.
- Update: 112 E. MLK has been purchased for Pure Castings operations and Pure Castings has signed a lease/purchase at 119 E. MLK; job potential to start.
- Update: Hill Country Food Works has submitted plans to expand 215 E. MLK by 90%; closing on the LEDC property should be within next 30 days.
- Reminder: Lockhart Chamber of Commerce Annual Banquet is Saturday, January 28, at Embassy Suites in San Marcos.
- Welcome to new employees:
 - Monica Parra – Library Services Dept
 - Kaylee Goerlitz – Animal Services Dept
 - Austin Mueller – Fire Dept
 - Zachary Castilleja – Library Services Dept
 - Datron Plummer – Parks Dept

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

Councilmember Westmoreland wished everyone a Happy New Year.

Councilmember Mendoza wished everyone a Happy New Year. He announced that soccer registration would be held next week.

Mayor Pro-Tem Sanchez expressed condolences to family of Donna Darnell for their loss. She wished everyone a Happy New Year.

Councilmember Hilburn wished everyone a Happy New Year.

Councilmember Castillo wished everyone a Happy New Year and thanked Mr. Rodgers for his work on the Highway 183 construction.

Councilmember Michelson wished everyone a Happy New Year.

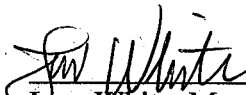
Mayor White also wished everyone a Happy New Year. He welcomed Rob Tobias to the City of Lockhart.

ITEM 9. ADJOURNMENT.

Mayor Pro-Tem Sanchez made a motion to adjourn the meeting. Councilmember Mendoza seconded. The motion passed by a vote of 7-0. The meeting was adjourned at 8:05 p.m.

PASSED and APPROVED this the 17th day of January 2017.

CITY OF LOCKHART



Lew White, Mayor

ATTEST:



Connie Constancio, TRMC
City Secretary

