

**LOCKHART CITY COUNCIL
REGULAR MEETING**

JULY 6, 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
Dan Gibson, City Planner

Connie Constancio, City Secretary
Jeff Hinson, Finance Director

Citizens/Visitors Addressing the Council: Charles Burditt, President of Burditt Land/Place Consultants;
and, Jay Remley, 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 MEETING OF JUNE 20, 2017.

Mayor White requested corrections to the minutes. There were corrections.

B. DISCUSS RECOMMENDATION BY CITY MANAGER TO AWARD BID IN THE AMOUNT OF \$104,456.63 TO HD SUPPLY WATER WORKS OF KYLE FOR 3,100 LINEAR FEET OF 18" C-900 DR-18 WATER MAIN PIPE AND RELATED INSTALLATION FITTINGS AND TRACE WIRES.

Mr. Rodgers stated that bids were advertised in compliance with State law. Three bids were received for the material which will be used to replace a raw water transmission main that was installed in 1952. This old line has had many water breaks over the past five years. The line supplies raw water from the well field to the water plant for treatment. Mr. Rodgers recommended approval. There was brief discussion.

C. DISCUSS SELECTION OF BURDITT LAND/PLACE CONSULTANTS OF CONROE, TEXAS, AS THE FIRM TO PREPARE THE UPDATE OF THE LOCKHART PARKS MASTER PLAN FOR A FEE NOT TO EXCEED \$38,500 WHICH INCLUDES ALL TRAVEL EXPENSES, AND APPOINTING THE MAYOR TO SIGN ALL REQUIRED DOCUMENTS.

Mr. Rodgers stated that Requests for Proposals for an updated Lockhart Parks Master Plan were advertised in compliance with State law. Four firms submitted proposals. The proposal Evaluation Team was comprised of Parks Advisory Board Chair Albert Villalpando, Parks Manager Chris Sager, Public Works Director Lee Weatherford, and City Manager Vance Rodgers. The Burditt firm submittal scored almost 300 points higher than the second ranked firm. References for the Burditt Firm were very good. Mr. Rodgers referred to the complete copy of the Burditt Firm proposal and recommended approval. There was discussion.

Mayor White requested Mr. Burditt to address the Council.

Charles Burditt, President of Burditt Land/Place Consultants thanked the Council provided a history of the firm's history with preparing parks master plans.

D. DISCUSS PRESENTATION OF THE PROPOSED FISCAL YEAR 2017-2018 BUDGET TO CITY COUNCIL AND SETTING TUESDAY, SEPTEMBER 5, 2017 AS THE DATE FOR THE PUBLIC HEARING REGARDING THE PROPOSED FISCAL YEAR 2017-2018 BUDGET.

Mr. Hinson presented information about the Fiscal Year 2017-2018 budget. A budget and tax rate adoption calendar will also be followed to meet the required deadlines for the budget and tax rate process.

E. DISCUSS PRESENTATION OF THE PROPOSED FISCAL YEAR 2017-2018 GENERAL FUND, ENTERPRISE FUND, DEBT BUDGETS, PROPOSED FUNDING SOURCES, AND THE SCHEDULE OF PRESENTATIONS BEFORE COUNCIL STARTING THURSDAY, JULY 13, 2017.

Mr. Rodgers provided information about the following:

- Budget and Tax Rate Adoption Calendar of scheduled meetings during the Fiscal Year (FY) 2017-2018 budget process.
- Schedule that reflects which meeting date that Department Heads will be available to answer questions.
- Encouraged Council to e-mail or call with questions.
- Summary of proposed FY 2017-2018 budget of all funds that includes revenue and expenditures.
- Synopsis of FY 2017-2018 proposed budget with a detailed description of requests by each Department Head with notes from City Manager reflecting his recommended funded requests.
- Additional revenue considerations or budget cuts.

Mr. Rodgers stated that the proposed FY 2017-2018 budget is currently not balanced with a deficit in the amount of \$144,450. To balance the budget, he recommended that either a three-cent tax increase be considered or funds must be cut from primarily the police and employee benefit line items.

There was discussion.

RECESS: Mayor White announced that the Council would recess for a break at 7:03 p.m.

7:30 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 7:30 p.m.

ITEM 2. INVOCATION, PLEDGE OF ALLEGIANCE.

Invocation – Mayor White.

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 APPLICATION ZC-17-11 BY MANUMIT INVESTMENT GROUP, INC., FOR A ZONING CHANGE FROM PDD PLANNED DEVELOPMENT DISTRICT TO PDD PLANNED DEVELOPMENT DISTRICT, INCLUDING PDD-17-01, A REVISED PLANNED DEVELOPMENT DISTRICT DEVELOPMENT PLAN FOR MAPLE PARK, CONSISTING OF A PROPOSED MIXED-USE DEVELOPMENT ON 56.239 ACRES IN THE FRANCES BERRY SURVEY, ABSTRACT NO. 2, LOCATED ALONG THE WEST SIDE OF THE 700-1000 BLOCKS OF CITY LINE ROAD.

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

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. The subject property was rezoned from AO to PDD in 2012 concurrently with adoption of the associated PDD Development Plan for a fixed use project. However, no development has occurred yet, and the owner now wishes to make changes to the proposed land uses, which then alters the PDD Development Plan and requires rezoning from the original PDD to the revised PDD. The most significant change is replacing the previous apartments with 103 small single-family homes on very small lots that are well below the minimum size required in the conventional residential zoning districts. The other uses remain generally the same except that the number of buildings has been increased for some uses, and separate lots are now proposed where multiple buildings were previously shown on larger common lots. There have been no citizen objections except for one concern that has subsequently been addressed on the development plan. Mr. Gibson stated that the Planning and Zoning Commission and staff recommend approval.

Mayor White requested the applicant to address the Council.

Jay Remley, 1665 FM 671, provided information about the proposed development and requested approval of the zoning change.

Mayor White requested citizens in favor of or against the zoning change to address the Council. There were none. He closed the public hearing at 7:48 p.m.

ITEM 4-B. DISCUSSION AND/OR ACTION TO CONSIDER ORDINANCE 2017-17 AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LOCKHART, TEXAS, TO RECLASSIFY THE PROPERTY KNOWN AS 56.239 ACRES IN THE FRANCES BERRY SURVEY, ABSTRACT NO. 2, LOCATED ALONG THE WEST SIDE OF THE 700-1000 BLOCKS OF CITY LINE ROAD, FROM PDD PLANNED DEVELOPMENT DISTRICT TO PDD PLANNED DEVELOPMENT DISTRICT.

Mayor Pro-Tem Sanchez made a motion to approve Ordinance 2017-17, as presented. Councilmember Michelson seconded. The motion passed by a vote of 7-0.

ITEM 5. CONSENT AGENDA.

Mayor Pro-Tem Sanchez made a motion to approve consent agenda items 5A (with correction) and 5B. Councilmember Hilburn seconded. The motion passed by a vote of 7-0.

The following are the consent agenda items that were approved:

- 5A: Approve minutes of the City Council meeting of June 20, 2017, with corrections.
 5B: Approve recommendation by City Manager to award bid in the amount of \$104,456.63 to HD Supply Water Works of Kyle for 3,100 linear feet of 18" C-900 DR-18 water main pipe and related installation fittings and trace wires.

ITEM 6-A. DISCUSSION AND/OR ACTION REGARDING THE SELECTION OF BURDITT LAND/PLACE CONSULTANTS OF CONROE, TEXAS, AS THE FIRM TO PREPARE THE UPDATE OF THE LOCKHART PARKS MASTER PLAN FOR A FEE NOT TO EXCEED \$38,500 WHICH INCLUDES ALL TRAVEL EXPENSES, AND APPOINTING THE MAYOR TO SIGN ALL REQUIRED DOCUMENTS.

Councilmember Michelson made a motion to select Burditt Land/Place Consultants, as presented. Councilmember Mendoza seconded. The motion passed by a vote of 7-0.

ITEM 6-B. DISCUSSION AND/OR ACTION REGARDING PRESENTATION OF THE PROPOSED FISCAL YEAR 2017-2018 BUDGET TO CITY COUNCIL AND SETTING TUESDAY, SEPTEMBER 5, 2017 AS THE DATE FOR THE PUBLIC HEARING REGARDING THE PROPOSED FISCAL YEAR 2017-2018 BUDGET.

Mayor Pro-Tem Sanchez made a motion to set the date of the public hearing regarding the proposed Fiscal Year 2017-2018 budget on Tuesday, September 5, 2017 at 7:30 p.m. in the Clark Library Annex-Council Chambers, 217 S. Main Street, 3rd Floor, Lockhart, Texas. Councilmember Hilburn seconded. The motion passed by a vote of 7-0.

ITEM 6-C. DISCUSSION AND/OR ACTION AFTER PRESENTATION OF THE PROPOSED FISCAL YEAR 2017-2018 GENERAL FUND, ENTERPRISE FUND, DEBT BUDGETS, PROPOSED FUNDING SOURCES, AND THE SCHEDULE OF PRESENTATIONS BEFORE COUNCIL STARTING THURSDAY, JULY 13, 2017.

Councilmember Michelson stated that he will not be at the July 13, 2017 meeting.

There was brief discussion.

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.

Councilmember Hilburn made a motion to appoint Nick Irwin to the Lockhart Economic Development Corporation subject to his resignation as an Alternate on the Zoning Board of Adjustment. Mayor Pro-Tem Sanchez seconded. The motion passed by a vote of 7-0.

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

- Update: US Hwy 183 expansion project, Blackjack to Wal-Mart; final paving underway, finishing up sidewalks, and correction of some drainage issues.
- Update: Bids will be advertised within the next 45-60 days for expansion and improvements at Fire Station # 3 on Borchert Lane; the idea is to finish it, move crews there, and then start major renovations of Fire Station # 1.
- Update: Bids will be opened on Tuesday, July 11 for the drainage interceptor ditches West of US 183.
- Update: Pre-construction meeting with Smith Contracting was held Friday, June 30 for the Ash, Comal, Pine Street drainage project.
- Update: Pre-construction meeting with Evans Constructions was held today for the large wastewater main to be installed along the north side of the railroad tracks near SH 130, north of SH 142.
- Update: The Construction Board of Appeals issued Seven (7) demolition orders for residential structures, some of which the owners are taking out permits to perform the work. An email was sent to you with details.
- Update: Summer Reading Program.
- Reminder: Movies in the Park
July 15, The Jungle Book
August 12, Finding Dory
- Reminder: First budget workshop meeting Thursday, July 13 starting at 6 pm. Please send me questions or concerns about the budget information given to you.
- Announcement: Still taking City Pool Lifeguard Applications.

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

Councilmember Westmoreland expressed condolences to the family of Dr. Philip Wales for their loss.

Councilmember Mendoza congratulated the Lockhart Chamber of Commerce for the fireworks show.

Mayor Pro-Tem Sanchez congratulated the Lockhart Chamber of Commerce for the successful fireworks show. She expressed condolences to the families of Dr. Philip Wales and Alvino Mendez for their loss.

Councilmember Hilburn expressed condolences to the Wales family for their loss. He also congratulated the Lockhart Chamber of Commerce for the successful fireworks show. He thanked citizens for their patience and staff for their work on Highway 183 expansion project that almost complete.

Councilmember Castillo congratulated the Lockhart Chamber of Commerce for the great fireworks show. He expressed condolences to the Mendez and Wales families for their loss. Thanks to all staff that was involved with the Highway 183 expansion project.

Councilmember Michelson announced that he will not be at the July 13 meeting.

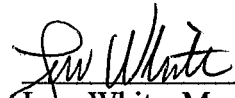
Mayor White welcomed the Boy Scout for attending the meeting. He thanked the Lockhart Chamber of Commerce and the First Lockhart National Bank for the successful fireworks show. He expressed condolences to the Mendez and Wales families for their loss. He suggested scheduling a reception soon to thank the Capital Area Metropolitan Planning Organization Board members to thank them for selecting Lockhart as a recipient of grant funds that enabled the Highway 183 expansion project. There was brief discussion.

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 8:13 p.m.

PASSED and APPROVED this the 18th day of July 2017.

CITY OF LOCKHART



Lew White, Mayor

ATTEST:



Connie Constancio, TRMC
City Secretary

