

PUBLIC NOTICE

AGENDA

LOCKHART CITY COUNCIL

TUESDAY, JANUARY 2, 2018

**CLARK LIBRARY ANNEX-COUNCIL CHAMBERS
217 SOUTH MAIN STREET, 3rd 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 meeting of December 19, 2017. 5-14
- B. Discussion after a presentation by JES Holdings, LLC, of Austin, Texas, to consider Resolution 2018-01 stating the support of the City Council for the proposed Maple Park Senior Village development project to be constructed at the northwest quadrant of Clearfork Street at City Line Road. 15-37
- C. Discuss Resolution 2018-02 agreeing to waive up to \$250 in development fees by the City Council for JES Holdings, LLC, of Austin, Texas as support for the proposed Maple Park Senior Village development project to be constructed at the northwest quadrant of Clearfork Street at City Line Road. 38-39
- D. Discuss finalizing appointment at the next regular Council meeting of a Way-Finding Signage and Community Branding ad-hoc committee to research possibilities and to make recommendations to the Council for consideration. 40-42
- E. Discussion after presentation by Guadalupe-Blanco River Authority (GBRA) regarding long term potable water for the City of Lockhart. 43-67
- F. Discuss having a special Council meeting Tuesday, January 9, 2018, to further discuss the Guadalupe-Blanco River Authority (GBRA) long term water plan associated costs and possible revenues, and consider approval of the proposed agreement. 68

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

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

2. **INVOCATION, PLEDGE OF ALLEGIANCE**

Invocation - Ministerial Alliance.

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. **DISCUSSION/ACTION ITEMS**

- A. Discussion and/or action to consider minutes of the City Council meeting of December 19, 2017 5-14
- B. Discussion and/or action, after a presentation by JES Holdings, LLC, of Austin, Texas, to consider Resolution 2018-01 stating the support of the City Council for the proposed Maple Park Senior Village development project to be constructed at the northwest quadrant of Clearfork Street at City Line Road. 15-37
- C. Discussion and/or action, to consider Resolution 2018-02 agreeing to waive up to \$250 in development fees for JES Holdings, LLC, of Austin, Texas, as support for the proposed Maple Park Senior Village development project to be constructed at the northwest quadrant of Clearfork Street at City Line Road. 38-39
- D. Discussion and/or action regarding finalizing appointment at the next regular Council meeting of a Way-Finding Signage and Community Branding ad-hoc committee to research possibilities and to make recommendations to the Council for consideration. 40-42
- E. Discussion and/or action after presentation by Guadalupe-Blanco River Authority (GBRA) regarding long term potable water for the City of Lockhart. 43-67
- F. Discussion and/or action regarding having a special Council meeting Tuesday, January 9, 2018, to further discuss the Guadalupe-Blanco River Authority (GBRA) long term water plan associated costs and possible revenues, and consider approval of the proposed agreement. 68
- G. Discussion and/or action regarding appointments to various boards, commissions or committees. 69-76

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

- Update: St. Paul United Church of Christ property Ad Hoc Committee met on Monday November 27; heard presentations from Meals on Wheels Central Texas and Mr. Scott Paul about use of the sanctuary as an Art-Cultural Center; discussed possible joint use of the property; committee met on Monday, December 11, at 4:30 pm, here at City Hall and will meet again on Monday, January 8, at 3:30 here at City Hall with additional presentations from the two interested entities and discussions about possible joint use.

CITY MANGER'S REPORT continued...

- Update: About 85% of the lighting project on the Maple Street Walkway has been completed by City crew.
- Update: Contractor and City crew should finish lighting project at the Corporal Jason K LaFleur Sports Complex; construction on Maple Street has delayed the work and weather has been a detrimental factor. Contractor pulled off to perform work at Airport for emergency lighting project.
- Update: Sealed construction plans for the wall of remembrance and the eternal fountain were received from the Friends of the Cemeteries and will be put on the January 16 agenda for consideration by the Council.
- Update: City crews working on improving landscaping and appearance at City Hall as weather allows.
- Reminder: The Parks Master Plan Steering Committee met again on Wednesday, December 6, with focus on Public Input and will meet again in January at date undetermined.
- Reminder: Hot Rods and Hatters Car event to be held first weekend in February.

6. COUNCIL AND STAFF COMMENTS – ITEMS OF COMMUNITY INTEREST

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

7. 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; OR TO HEAR A COMPLAINT OR CHARGE AGAINST AN OFFICER OR EMPLOYEE.

A. Discussion regarding the City Manager's employment.

8. OPEN SESSION

A. Discussion and/or action regarding the City Manager's employment.

B. Discussion and/or action regarding having a special Council meeting Thursday, January 4, 2018 at 7:00 p.m. to conduct interview with professional search firm.

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.

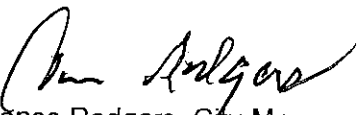
Section 551.087. To deliberate or discussion regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental 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 29th day of DECEMBER 2017 at 3:08pm. I further certify that the following News Media was properly notified of this meeting as stated above: Lockhart Post-Register


Vance Rodgers, City Manager

FOR

Connie Constancio, TRMC
City Secretary

**LOCKHART CITY COUNCIL
REGULAR MEETING**

DECEMBER 19, 2017

6:30 P.M.

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

Council present:

Mayor Lew White

Councilmember Juan Mendoza

Councilmember Jeffry Michelson

Mayor Pro-Tem Angie Gonzales-Sanchez (arrived at 7:26 p.m.)

Councilmember John Castillo

Councilmember Kara McGregor

Councilmember Brad Westmoreland

Staff present:

Vance Rodgers, City Manager

Dan Gibson, City Planner

Lee Weatherford, Public Works Director

Connie Constancio, City Secretary

James Jewell, EMS Director

Citizens/Visitors Addressing the Council: Citizens Roy Stephens, Jr.; Martin Benavides; and, Deward Cummings.

Work Session 6:30 p.m.

Mayor White announced that Mayor Pro-Tem Sanchez would be arriving late to the meeting. He 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 DECEMBER 5, 2017 AND DECEMBER 12, 2017.

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

B. DISCUSS A SEVEN YEAR LEASE-PURCHASE AGREEMENT FOR \$22,023.06 ANNUALLY WITH STRYKER SALES CORPORATION FOR TWO POWER LOAD STRETCHER UNITS FOR PATIENT SAFETY AND TO REDUCE EMPLOYEE INJURIES, AND TWO LUCAS COMPRESSION ASSIST UNITS FOR IMPROVING ADVANCED LIFE SAFETY (ALS) PATIENT CARE FOR LOCKHART-CALDWELL COUNTY EMERGENCY SERVICE (EMS) FRONT LINE AMBULANCES, AND APPOINTING THE MAYOR TO SIGN THE LEASE AGREEMENT IF APPROVED. [FORM 1295=2017-12-19-31]

Mr. Rodgers stated that EMS employees must currently load/unload patients, 69 percent of which are overweight, with stretcher units that are out of warranty and which require a lot of physical exertion. 79 percent of the injuries for EMS professionals are back-related which cost an average of \$70,000 each, not including loss of time expenses. The power load units will greatly reduce back injury incidents and provide safer loading/unloading for patients especially those that are grossly overweight. The Lucas units perform compressions on patients thereby eliminating the need for the second care giver to be present for the treatment; the second care giver who is usually the driver of the ambulance; and, the trip to the emergency room can continue without interruption in many cases. Warranty costs are included in the annual payments. The City Manager discussed the purchase of these items with Caldwell County Judge Ken Schawe who stated that he does not have a problem with the purchase as long as it has no impact to the County budget. Mr. Rodgers recommended approval.

Jim Jewell, EMS Director, stated that EMS had a demonstration of the equipment earlier tonight at 6:00 p.m. in front of the Library. He provided information concerning the need for these purchases and stated that Stryker Sales Corp is the single source vendor for these units in our area. Mr. Jewell also recommended approval. There was discussion.

C. DISCUSS AWARD OF FUEL BID BY SCHMIDT AND SONS, INC., OF LOCKHART, TEXAS, TO SUPPLY AND DELIVER GASOLINE (PLUS) AND DIESEL TO THE CITY OF LOCKHART FOR THE NEXT YEAR AT A MARGIN OF \$0.055 CENTS PER GALLON/GASOLINE (PLUS); \$0.055 CENTS PER GALLON/DIESEL ABOVE THE DAILY POSTED OIL PRICE INFORMATION SERVICE (OPIS) PRICE AT AUSTIN, TEXAS, REFERRED TO AS THE RACK PRICE. [FORM 1295=2017-12-19-32]

Mr. Weatherford stated that public bids were sought to supply and deliver diesel and plus gasoline with the bid award to be based on the lowest margin above the Daily OPIS price. Three bids were received. The term of the contract is for one year after receiving approval by the City Council. Local businesses preference can be up to 5% difference. Additional factors of consideration are that Schmidt & Sons is a local company that has a history of providing timely fuel deliveries from its local bulk plant. The company also provides fuel services when City fuel pumps are down which is a convenience that is not offered by competitors. Mr. Weatherford recommended approval.

D. DISCUSS RESOLUTION 2017-22 AUTHORIZING THE FILING OF A GRANT APPLICATION WITH THE CAPITAL AREA COUNCIL OF GOVERNMENTS (CAPCOG) FOR A REGIONAL SOLID WASTE GRANTS PROGRAM GRANT, AUTHORIZING THE MAYOR TO ACT ON BEHALF OF THE CITY OF LOCKHART, TEXAS IN ALL MATTERS RELATED TO THE APPLICATION, AND PLEDGING THAT IF A GRANT IS RECEIVED, THE CITY OF LOCKHART, TEXAS WILL COMPLY WITH THE GRANT REQUIREMENTS OF CAPCOG, THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ), AND THE STATE OF TEXAS.

Mr. Rodgers stated that the grant would provide funding to hold a city wide residential household hazardous waste (HHW) collection event in Spring 2019 in the amount of approximately \$20,000 (City match = \$4,000 and grant funding = \$20,000). It will be noted that the \$4,000 match for Fiscal Year 2018-2019 is contingent upon the future city budget.

There was discussion regarding concurrently holding an Electronic Waste Collection (EWC) event. Mr. Rodgers replied that an EWC would not be held because of the costs associated with recycling electronic waste.

E. DISCUSS AN AGREEMENT WITH CONCRETE RAISING & REPAIR OF AUSTIN, TEXAS, IN THE AMOUNT OF \$18,891.33 FOR CONCRETE RAISING SERVICES TO BE PERFORMED ON THE CLEARFORK STREET BRIDGE CULVERT AND ON THE KENNEDY STREET BRIDGE, AND APPOINTING THE CITY MANAGER TO SIGN THE AGREEMENT IF APPROVED. [FORM 1295=2017-12-19-33]

Mr. Rodgers stated that from time to time, bridge and culvert concrete approaches development voids which need to be filled. Concrete Raising and Repair is the only company in the immediate area that staff could find that provides the service that pumps materials into void areas to level the surface. This saves money by not having to take out the approaches, backfill them, and then replace them with concrete. The two areas identified are on Clearfork and Kennedy Streets. This company has commendably preformed these services for the city in the past on East Market and North Commerce Street bridges and culverts. Mr. Rodgers recommended approval. There was discussion.

F. DISCUSS AWARD OF BID TO REYNA DRYWALL AND PAINTING OF LOCKHART IN THE AMOUNT OF \$42,275 TO PERFORM MAJOR MAINTENANCE ON THE EXTERIOR OF THE LIBRARY ANNEX BY SEALING THE BRICK AND GLAZING/SEALING AROUND ALL EXTERIOR WINDOWS TO HELP PREVENT LEAKS INTO THE BUILDING ESPECIALLY DURING WINDY RAIN EVENTS, AND APPOINTING THE MAYOR TO SIGN THE AGREEMENT IF APPROVED. [FORM 1295=2017-12-19-34]

Mr. Rodgers stated that bids were advertised in compliance with State law for the major maintenance needs at the Library Annex involving the sealing of the exterior brick and windows of the Library Annex. There were three inquiries, but only one bid was received. Reyna Drywall and Painting of Lockhart submitted the bid for \$42,275. Staff has estimated almost \$50,000 for the project. Mr. Reyna will supply all materials, equipment, labor, and supervision to complete the major maintenance project. Proof of workers' compensation and general liability insurances naming the city as an additional insured will be required before work begins. Mr. Rodgers recommended approval. There was discussion.

G. DISCUSS RECOMMENDATION BY CITY MANAGER TO ENTER INTO A NEGOTIATED PROFESSIONAL SERVICES AGREEMENT WITH BUREAU VERITAS NORTH AMERICA (BVNA) ENGINEERS, INSPECTORS, AND SURVEYORS OF SAN MARCOS, TEXAS, TO ASSIST WITH RESIDENTIAL/COMMERCIAL/INDUSTRIAL PLAN REVIEWS AND BUILDING/FIRE CODE INSPECTIONS TO ENSURE COMPLIANCE WITH CURRENTLY ADOPTED CODES INCLUDING THE FIRE CODE WITH LOCAL AMENDMENTS, AND APPOINTING THE MAYOR TO SIGN ALL LEGAL DOCUMENTS. [FORM 1295=2017-12-19-35]

Mr. Rodgers stated that the City of Lockhart currently has a contract with ATS Engineering Services to provide fill in inspections and plan reviews but they have no Fire Plan Review Service or qualified Fire Inspectors. This causes problems for getting timely reviews of plans and inspections when needed. The city Fire Marshal position is still vacant. Under the proposed agreement, BVNA will perform plan review services and inspections as needed especially for fire code compliance. BVNA, a worldwide organization, has an office in San Marcos. The company has the required general liability and professional services insurance that will name the City of Lockhart as an additional insured. The company has good references with several local communities including Bastrop and Taylor. Mr. Rodgers stated that he and the Building Official recommend approval.

H. 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.

Mr. Gibson stated that 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 December 13, 2017 to consider their 31st semi-annual report since impact fees were originally adopted on January 15, 2002. The current total balance of all impact fee accounts is \$1,245,861. Total impact fee revenue during this six-month period was \$61,533, with the only expenses being \$646 paid to the road impact fee update consultants, and a total of \$154,957 for one water project and one wastewater project. Mr. Gibson provided information about the impact fee account balances, progress summary, collection/expenditure, and semi-annual revenue as of September 2017. Because the update to the impact fee capital improvement plans that was adopted on April 4 eliminated projects that had been accomplished and shows only projects that were not yet funded, the tracking of revenue and expenditures effectively starts over at zero and the fund balances are carried over. The water and wastewater expenses were for projects done after the update was adopted. The next report should be in May 2018. There was discussion.

I. DISCUSS RE-SCHEDULING THE AUGUST 7, 2018 COUNCIL MEETING DUE TO NATIONAL NIGHT OUT AND ANY OTHER COUNCIL MEETING(S) IN 2018 DUE TO A POSSIBLE CONFLICT WITH OTHER EVENTS.

Ms. Constancio requested direction from the Council regarding rescheduling Council meeting dates in 2018 due to conflicts with other events. After discussion, the Council indicated that they would reschedule August 7, 2018 to August 9, 2018 and July 3, 2018 to July 5, 2018.

Mayor Pro-Tem Sanchez arrived at the meeting at 7:26 p.m.

J. DISCUSSION AFTER PRESENTATION BY CITY MANAGER OF THE 2017-2022 ELECTRICAL SYSTEM STUDY.

Mr. Rodgers stated that the City of Lockhart Electric Distribution department has 74 miles of distribution electrical primary lines to maintain within the city. Distribution lines are those electric lines that distribute the electric power to homes and businesses after it is generated and delivered locally via transmission lines to the two electric substations. One substation is on FM 20 east and the other is on Maple Street just west of SH 130. Maintenance and improvements to the distribution systems are essential to deliver dependable and quality electrical power to residents and businesses. To help identify maintenance, new line, and balancing/synchronization needs, the city works with the Lower Colorado River Authority electrical engineers to produce a five-year system study. An analysis of the large breakers and feeder lines are also included in the study. This plan is essential when planning projects and when requesting required funds during the budget process. Mr. Rodgers recommended acceptance of the five-year electrical system study.

K. DISCUSSION REGARDING A \$5,000 CONTRIBUTION BY THE DOWNTOWN REVITALIZATION BOARD TO THE TEXAS SWING FESTIVAL PLANNED FOR SEPTEMBER 2018, WHICH IF APPROVED WILL BE DONE IN THE INTEREST OF A PUBLIC PURPOSE SINCE THE EVENT WILL ATTRACT OUT OF TOWN VISITORS TO THE CITY THEREBY INCREASING LOCAL BUSINESS AND CITY SALES TAX REVENUES.

Mayor White stated that the Downtown Revitalization Board met and recommended a one-time contribution of an additional \$5,000 to sponsor the Texas Swing Festival. He provided a brief overview of several events that the Downtown Revitalization hosts in addition to downtown beautification efforts. There was discussion regarding other events scheduled in the downtown area in September 2018.

L. DISCUSS POSSIBLE FUTURE COUNCIL AGENDA ITEM TO CONSIDER A NAME CHANGE FOR CITY LINE ROAD BETWEEN SH 142 AND CLEARFORK STREET.

Mr. Rodgers stated that the name change was mentioned during the last meeting of which there was discussion during the previous meeting regarding projects; one of which would be the realignment of City Line Road and the extension of SH 142 to be named Windsor Avenue.

There was discussion regarding the policy to name streets in subdivisions. Mr. Gibson clarified that the developer names the streets in the new subdivisions through a platting process that is reviewed and approved by the Planning and Zoning Commission.

M. DISCUSS SETTING DATE FOR CITY COUNCIL GOALS MEETING IN JANUARY OR FEBRUARY 2018.

There was discussion. Mayor White stated that the decision would be made during the work session.

RECESS: Mayor White announced that the Council would recess for a break at 7:56 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 8:10 p.m.

ITEM 2. INVOCATION, PLEDGE OF ALLEGIANCE.

Invocation – Councilmember McGregor

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-17-17 BY ROY STEPHENS ON BEHALF OF FLORES MH JV, LLC FOR A ZONING CHANGE FROM RLD RESIDENTIAL LOW DENSITY DISTRICT TO RMD RESIDENTIAL MEDIUM DENSITY DISTRICT ON 23.613 ACRES IN THE BYRD LOCKHART SURVEY, ABSTRACT NO. 17, LOCATED AT 601 FLORES STREET (FM 672).

Mayor White opened the public hearing at 8:13 p.m. and requested the staff report.

Mr. Gibson stated that the owner plans to develop a single-family residential subdivision on the site. The proposed RMD classification also allows duplexes and patio homes by-right, and townhouses and combined family (3-4 plex) upon approval of a Specific Use Permit by the Planning and Zoning Commission. Development under any zoning classification will be required to comply with all applicable subdivision standards including the provision of parkland, public sidewalks, and drainage detention. An off-site wastewater main extension will be necessary to serve the subject property. Traffic is a major consideration. Vehicular access to the site will be from Flores Street, and from one or both of the current Laredo Street and East Navarro Street dead-ends. There is already congestion along Flores Street during the morning and afternoon school rush hours at Plum Creek Elementary School, and any additional trips generated by a subdivision will exacerbate the problem. There was discussion regarding the potential traffic impact of development if the property remains zoned RLD compared to what it could be if rezoned to RMD. The Compress Hill Addition, which abuts the southwest corner of the subject property, is zoned RMD, so the proposed rezoning could be viewed as an expansion of that zoning classification in that area. However, the Lockhart 2020 Future Land Use Plan map envisions the subject property as low density residential, which is consistent with the existing RLD zoning of the site. Mr. Gibson stated that staff and the Planning and Zoning Commission recommend denial. He stated that five letters of opposition were received which represent less than 20 percent of the land area within 200 feet, so only a simple majority of the Council members present is required for either approval or denial of this application.

There was discussion.

Mayor White requested the applicant to address the Council.

Roy Stephens, 1515 Blackjack, spoke on behalf of the property owners, Flores, JV. He stated that the original intent was to develop a manufactured home subdivision but, after careful consideration, the property owner decided to develop a single-family home subdivision. He requested approval of the zoning change.

Mayor White requested citizens against the proposed zoning change to address the Council.

Martin Benavides, 11,100 Countydown Drive, Austin, and owner of 820 Navarro and 512 Laredo, requested that the owner of the property be required to develop the land consistent with the existing neighborhood and that follows the Lockhart Future Land Use Plan map. He spoke against the zoning change due to the additional traffic and safety issues near a school.

Deward Cummings, 709 Flores, spoke against the zoning change and suggested that the City consider increasing the notification boundary for zoning changes. He expressed concern about additional traffic and safety concerns at the school.

Mayor White requested additional citizens to address the Council regarding the zoning change. There were none. He closed the public hearing at 8:45 p.m.

ITEM 4-B. DISCUSSION AND/OR ACTION TO CONSIDER ORDINANCE 2017-47 AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LOCKHART, TEXAS, TO RECLASSIFY THE PROPERTY KNOWN AS 23.613 ACRES IN THE BYRD LOCKHART SURVEY, ABSTRACT NO. 17, LOCATED AT 601 FLORES STREET (FM 672), FROM RLD RESIDENTIAL LOW DENSITY DISTRICT TO RMD RESIDENTIAL MEDIUM DENSITY DISTRICT.

Councilmember Castillo made a motion to deny Ordinance 2017-47. Mayor Pro-Tem Sanchez seconded. Mayor Pro-Tem Sanchez clarified that she is not against growth yet her concern about this zoning change involved traffic congestion and safety issues near the school on Flores Street. The motion passed by a vote of 7-0.

ITEM 5. CONSENT AGENDA.

Councilmember Castillo made a motion to approve consent agenda items 5A, 5B, 5C, 5D, 5E, 5F, 5G, and 5H. Councilmember Michelson 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 meetings of December 5, 2017 and December 12, 2017.
- 5B: Approve a seven-year lease-purchase agreement for \$22,023.06 annually with Stryker Sales Corporation for two power load stretcher units for patient safety and to reduce employee injuries, and two Lucas compression assist units for improving Advanced Life Safety (ALS) patient care for Lockhart-Caldwell County Emergency Service (EMS) front line ambulances, and appointing the Mayor to sign the lease agreement if approved. [FORM 1295=2017-12-19-31]
- 5C: Approve award of fuel bid by Schmidt and Sons, Inc., of Lockhart, Texas, to supply and deliver Gasoline (plus) and Diesel to the City of Lockhart for the next year at a margin of \$0.055 cents per gallon/Gasoline (plus); \$0.055 cents per gallon/Diesel above the Daily Posted Oil Price Information Service (OPIS) price at Austin, Texas, referred to as the RACK price. [FORM 1295=2017-12-19-32]
- 5D: Approve Resolution 2017-22 authorizing the filing of a grant application with the Capital Area Council of Governments (CAPCOG) for a Regional Solid Waste Grants Program Grant, authorizing the Mayor to act on behalf of the City of Lockhart, Texas in all matters related to the application, and pledging that if a grant is received, the City of Lockhart, Texas will comply with the grant requirements of CAPCOG, the Texas Commission on Environmental Quality (TCEQ), and the State of Texas.

- 5E: Approve an agreement with Concrete Raising & Repair of Austin, Texas, in the amount of \$18,891.33 for concrete raising services to be performed on the Clearfork Street bridge culvert and on the Kennedy Street bridge, and appointing the City Manager to sign the agreement if approved. [FORM 1295=2017-12-19-33]
- 5F: Approve award of bid to Reyna Drywall and Painting of Lockhart in the amount of \$42,275 to perform major maintenance on the exterior of the Library Annex by sealing the brick and glazing/sealing around all exterior windows to help prevent leaks into the building especially during windy rain events, and appointing the Mayor to sign the agreement if approved. [FORM 1295=2017-12-19-34]
- 5G: Approve recommendation by City Manager to enter into a negotiated professional services agreement with Bureau Veritas North America (BVNA) Engineers, Inspectors, and Surveyors of San Marcos, Texas, to assist with residential/commercial/industrial plan reviews and building/fire code inspections to ensure compliance with currently adopted codes including the fire code with local amendments, and appointing the Mayor to sign all legal documents. [FORM 1295=2017-12-19-35]
- 5H: 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.

ITEM 6-A. DISCUSSION AND/OR ACTION TO CONSIDER RE-SCHEDULING THE AUGUST 7, 2018 COUNCIL MEETING DUE TO NATIONAL NIGHT OUT AND ANY OTHER COUNCIL MEETING(S) IN 2018 DUE TO A POSSIBLE CONFLICT WITH OTHER EVENTS.

Councilmember Castillo made a motion to reschedule July 3, 2018 to July 5, 2018 and August 7, 2018 to August 9, 2018. Councilmember McGregor seconded. The motion passed by a vote of 7-0.

ITEM 6-B. DISCUSSION AND/OR ACTION AFTER PRESENTATION BY CITY MANAGER OF THE 2017-2022 ELECTRICAL SYSTEM STUDY.

Councilmember Michelson made a motion to accept the 2017-2022 Electrical System Study, as presented. Councilmember Westmoreland seconded. The motion passed by a vote of 7-0.

ITEM 6-C. DISCUSSION AND/OR ACTION REGARDING APPROVAL OF A \$5,000 CONTRIBUTION BY THE DOWNTOWN REVITALIZATION BOARD TO THE TEXAS SWING FESTIVAL PLANNED FOR SEPTEMBER 2018, WHICH IF APPROVED WILL BE DONE IN THE INTEREST OF A PUBLIC PURPOSE SINCE THE EVENT WILL ATTRACT OUT OF TOWN VISITORS TO THE CITY THEREBY INCREASING LOCAL BUSINESS AND CITY SALES TAX REVENUES.

Councilmember McGregor made a motion to approve a \$5,000 contribution by the Downtown Revitalization Board to the Texas Swing Festival, as presented. Councilmember Mendoza seconded. The motion passed by a vote of 7-0.

ITEM 6-D. DISCUSSION AND/OR ACTION REGARDING POSSIBLE FUTURE COUNCIL AGENDA ITEM TO CONSIDER A NAME CHANGE FOR CITY LINE ROAD BETWEEN SH 142 AND CLEARFORK STREET.

Mayor White announced that the consensus of the Council was to let the name *City Line Road* remain without being changed.

ITEM 6-E. DISCUSSION AND/OR ACTION FOR SETTING DATE FOR CITY COUNCIL GOALS MEETING IN JANUARY OR FEBRUARY 2018.

Mayor White announced that the goals meeting will be held on Tuesday, February 13, 2018 at 6:30 p.m. in the Council Chambers.

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

Mayor White requested appointments to boards, commissions or committees.

Councilmember McGregor made a motion to appoint board/commission members as follows. Mayor Pro-Tem Sanchez seconded. The motion passed by a vote of 7-0.

Terry Black to Church ad-hoc Committee
Anne Clark to Board of Adjustment
Kirk Smith as an Alternate to the Board of Adjustment
Mayor Lew White to the Economic Development Revolving Loan Committee
Thomas Stephens to the Electric Board
Ronda Reagan to the Lockhart Historical Preservation Commission
Jean Clark Fox to the Library Board
Philip McBride to the Planning and Zoning Commission

Mayor White made a motion to appoint board/commission members as follows. Mayor Pro-Tem Sanchez seconded. The motion passed by a vote of 7-0.

John Hinnenkamp to the Airport Board
Mike Annas to the Board of Adjustment
Ralph Gerald to the Construction Board
Barbara Gilmer to the Economic Development Revolving Loan Committee
Alan Fielder to the Lockhart Economic Development Corporation
Joe Colley to the Electric Board
John Lairsen to the Lockhart Historical Preservation Commission
Stephanie Riggins to the Library Board
Albert Villalpando to the Parks Board
Paul Rodriguez to the Planning and Zoning Commission
Larry Metzler as the Representative of the Extraterritorial Jurisdiction to the Impact Fee Advisory Committee

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

- Update: St. Paul United Church of Christ property Ad Hoc Committee met on Monday November 27; heard presentations from Meals on Wheels Central Texas and Mr. Scott Paul about use of the sanctuary as an Art-Cultural Center; discussed possible joint use of the property; committee met on Monday, December 11, at 4:30 pm, at City Hall and will meet again on Monday, January 8, at 3:30 at City Hall with additional presentations from the two interested entities and discussions about possible joint use.
- Update: About 60% of the lighting project on the Maple Street Walkway has been completed by City crew.
- Update: City Water crew has completed 12" water main extension on SH 130 near Maple Street.
- Update: Within next 90-120 days, plans will be completed for the following projects and bids will be advertised for: 1) 18" water main from MLK JR Industrial Blvd to Patton Road, 2) Water main tower pump at the Maple Street water tower, 3) Water tower near SH 130 and FM 2001, 4) 18" Water main from SH 142 to FM 2001 east of SH 130, 5) City Line realignment between SH 142 and Borchert Lane,

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- 6) Feasibility of new water well, 7) Construction Plans for downtown drainage/pedestrian safety projects, 8) Upgrade of primary electric line on Main Street from Prairie Lea to State Park Road.
- Update: Contractor and City crew should finish lighting project at the Corporal James K. LaFleur Sports Complex in about three weeks, weather-permitting. Had to pull off to perform work at Airport for emergency lighting project.
 - Update: City Manager continues to meet with Guadalupe-Blanco River Authority (GBRA) and three other governmental entities regarding a long-term water supply agreement. Presentation and proposed agreement to be presented to Council January 2, 2018.
 - Reminder: The Parks Master Plan Steering Committee met again on Wednesday, December 6, with focus on Public Input and will meet again in mid-January.
 - Report: Dickens Luncheon sponsored by Bluebonnet Electric with in-kind services by the City was held on Friday, December 8, between 11 and 1 pm in the Council Chambers.
 - Report: City Employee luncheon was last Friday.

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

Councilmember Westmoreland expressed condolences to the family of Dorothy Greenwood for their loss. He congratulated Susan Bohn, Superintendent of LISD, for obtaining her Doctorate this past week.

Councilmember Mendoza expressed condolences to the Duran, Gonzales and Ignacio families for their loss. He thanked city employees for attending luncheon and for their work. Happy New Year and Merry Christmas to all.

Mayor Pro-Tem Sanchez expressed condolences to the families of Dorothy Greenwood, Donna Gonzales Duran and Henry Ignacio for their loss. He thanked the First Christian Church for hosting their annual coat for kids drive and to city employees for their work. Merry Christmas and Happy New Year to all.

Councilmember McGregor thanked all for the successful employee luncheon. She encouraged everyone to be safe during the holidays and during the colder weather coming this weekend. Merry Christmas to all.

Councilmember Castillo expressed condolences to all that have recently lost a loved one. He thanked city employees for their hard work and the City Council for their dedication. Merry Christmas and Happy New Year to all.

Councilmember Michelson congratulated Lilly's for a successful Annual Christmas Party where each child that attends receives a gift. He congratulated Susan Bohn for obtaining her Doctorate. Merry Christmas and Happy New Year to all. He thanked Council for their dedication and city employees for their hard work.

Mayor White thanked staff for their work and for a successful employee luncheon. He thanked those involved with recent community events that support the less fortunate. He thanked the Council for their dedication and stated that he looked forward to a new year.

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 9:15 p.m.

PASSED and APPROVED this the 2nd day of January 2018.

CITY OF LOCKHART

Lew White, Mayor

ATTEST:

Connie Constancio, TRMC
City Secretary

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Work Session Item # _____

Reg. Mtg. Item # _____

CITY OF LOCKHART COUNCIL AGENDA ITEM

CITY SECRETARY'S USE ONLY		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
Council Meeting Dates: January 2, 2018				
Department: City Manager			Initials	Date
Department Head: Vance Rodgers		Asst. City Manager		
Dept. Signature: <i>Vance Rodgers</i>		City Manager		12-28-2017
Agenda Item Coordinator/Contact (include phone #): Vance Rodgers				
ACTION REQUESTED: <input type="checkbox"/> ORDINANCE <input checked="" 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				
CAPTION				
Discussion and/or action, after a presentation by JES Holdings, LLC, of Austin, Texas, to consider Resolution 2018-01 stating the support of the City Council for the proposed Maple Park Senior Village development project to be constructed at the northwest quadrant of Clearfork Street at City Line Road				
FINANCIAL SUMMARY				
<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
FUND(S):				
SUMMARY OF ITEM				
A presentation will be made by JES Holdings, LLC, regarding a proposed Maple Park Senior Village development project to be constructed at the northwest quadrant of Clearfork at City Line Road. The City Manager has visited the company's development in Bastrop and was impressed with its' condition and amenities. The proposed resolution is a statement of support by the Lockhart City Council because affordable senior housing is needed in the City of Lockhart.				
STAFF RECOMMENDATION				
City Manager respectfully recommends approval of the resolution as presented.				
List of Supporting Documents:		Other Departments, Boards, Commissions or Agencies:		
Presentation and development information				

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RESOLUTION NO. 2018-01

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOCKHART, TEXAS,
EXPRESSING SUPPORT FOR THE PROPOSED MAPLE PARK SENIOR VILLAGE
DEVELOPMENT TO BE LOCATED AT THE NORTHWEST QUADRANT OF CLEARFORK
STREET AND CITY LINE ROAD IN THE CITY OF LOCKHART**

WHEREAS, Maple Park Senior, LP has proposed a development for affordable rental housing at the Northwest Quadrant of Clearfork Street and City Line Road named Maple Park Senior Village in the City of Lockhart, Texas; and

WHEREAS, Maple Park Senior, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2018 Competitive 9% Housing Tax Credits for Maple Park Senior Village; and

WHEREAS, the City Council supports the above described development because affordable senior housing is needed in Lockhart; and

WHEREAS, City staff has checked the developer references and past projects and found them commendable and an asset in the communities where they are located;

THEREFORE BE IT RESOLVED that the City Council of the City of Lockhart, Texas, acting through its governing body, hereby confirms that it supports the proposed Maple Park Senior Village located at the Northwest Quadrant of Clearfork Street and City Line Road, TDHCA application and that this formal action has been taken to put on record the opinion expressed by the City of Lockhart on January 2, 2018, and

FURTHER BE IT RESOLVED that for and on behalf of the Governing Body, the City Secretary of the City of Lockhart, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

Passed and approved this the _____ day of January, 2018.

CITY OF LOCKHART

Lew White
Mayor

ATTEST:

APPROVED AS TO FORM:

Connie Constancio, TRMC
City Secretary

Peter Gruning
City Attorney

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MAPLE PARK SENIOR VILLAGE

Lockhart, TX



JES HOLDINGS, LLC

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OVERVIEW

- Company Overview
- Community Features
- Unit Features & Resident Profile
- Low-Income Housing Tax Credit Process

COMPANY OVERVIEW

JES HOLDINGS, LLC

DEVELOP



BUILD



MANAGE



INVEST



QUALITY HOUSING WHERE **OUR FAMILIES**
WOULD BE PROUD TO LIVE.

DEVELOPER



- Over 20 years experience developing affordable multi-family housing
- Developed 135 apartment communities with over 4,300 residential units
- Three communities in Central Texas and a fourth under construction in North Texas.

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GENERAL CONTRACTOR



Fairway Construction Co., Inc.

- 30 years experience
- Over 135 apartment communities
- Over 4,500 apartment units
- Over \$375,000,000 construction value

PROPERTY MANAGER



- Over 20 years of experience
- Currently manages over 9,000 apartment units throughout the south and southwest.
- 190 apartment communities under management
- Overall portfolio occupancy of 97%

SYNDICATOR



Affordable Equity Partners, Inc.

- Provides a full range of services for developers and investors in the Section 42 LIHTC Program.
- More than 400 tax credit developments and has never had a foreclosure or credit recapture.
- Syndicated over \$3 billion in Federal and State Tax Credits.



COMMUNITY

TEXAS COMMUNITIES



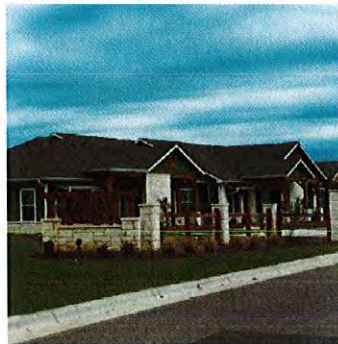
Settlement Estates

70 Garden- Style Senior Units
(32) One Bedroom Units – 651 Sq. Ft.
(38) Two Bedroom Units – 859 Sq. Ft.



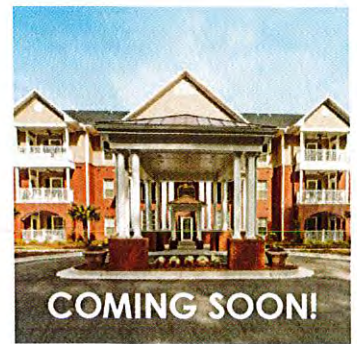
Riverwood Commons

36 Senior Units Located in a Three-Story Building
(11) One Bedroom Units – 725 Sq. Ft.
(25) Two Bedroom Units – 935 Sq. Ft.



Hidden Glen

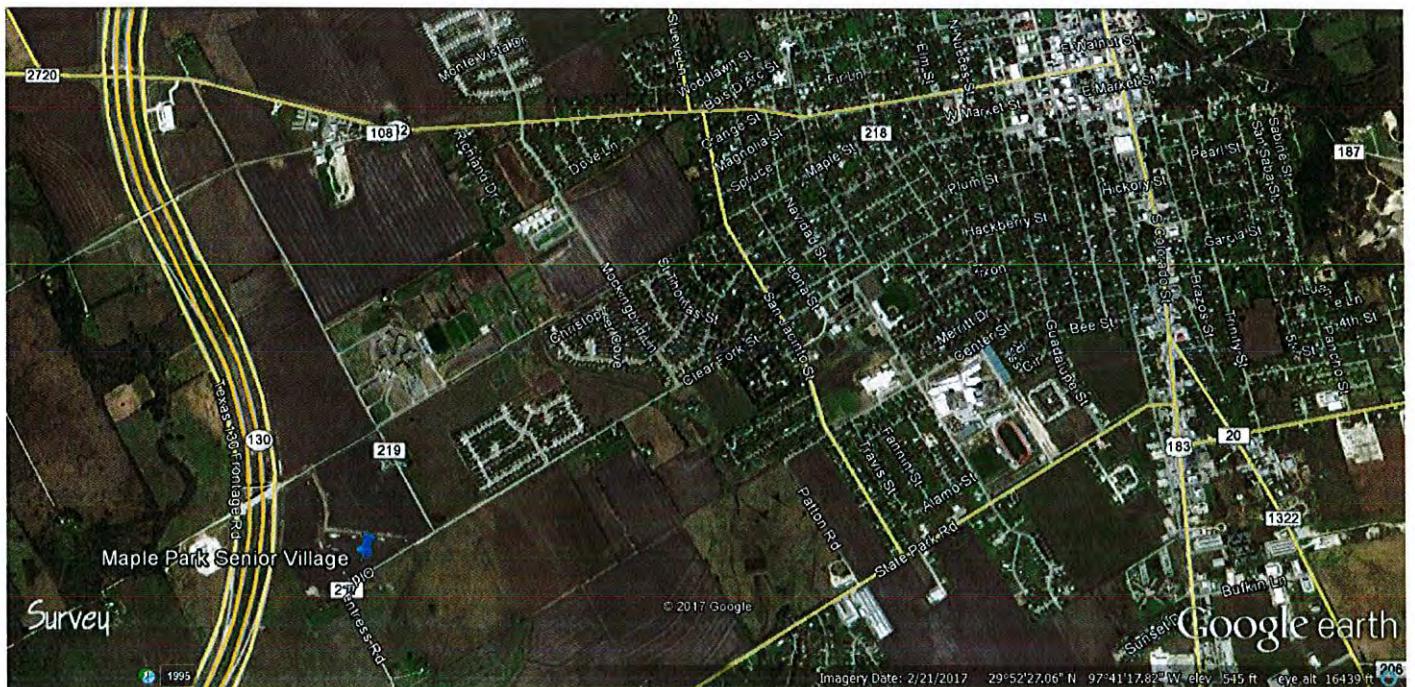
50 Garden- Style Senior Units
(15) One Bedroom Units – 700 Sq. Ft.
(35) Two Bedroom Units – 850 Sq. Ft.



Bluff View Senior Village

48 Senior Units Located in a Three-Story Building
(15) One Bedroom Units – 710 Sq. Ft.
(33) Two Bedroom Units – 893 to 925 Sq. Ft.

SITE LOCATION



SITE PLAN



EXTERIOR DESIGN



- 30% or greater masonry stone or brick
- 70% or less fiber cement board
- 30 Year architectural shingles

Recent properties completed by the proposed development team.

COMMUNITY FEATURES

- 1,600 sq. ft. community building
- Community lounge
- Community kitchen
- Fitness room
- Business center
- Laundry facility
- Community garden
- Gazebo with BBQ grills
- Leasing office w/ full-time manager



Recent property completed by the proposed development team.



UNIT FEATURES & RESIDENT PROFILE

RESIDENTIAL UNIT FEATURES



Unit Mix and Rents

- 15 one-bedroom units
- 33 two-bedroom units
- Rents range from \$395/mo - \$1,169/mo



Unit Features

- Full kitchen with energy-star appliances
- Ceiling fans in living room and bedrooms
- Washer/Dryer connections
- Carpet and vinyl flooring

RESIDENT PROFILE



Age and Income Requirements

- Age restricted 55 +
- 3 units set aside for residents at \$17K - \$20K
- 6 units set aside for residents at \$28K - \$33K
- 20 units set aside for residents at \$34K - \$44K
- 19 units unrestricted



Screening Requirements

- Rental history
- Credit history
- Criminal background

UNIT MIX & RENTS

Maple Park Senior Village
Lockhart, TX
Community Program

Type of Unit	# of Units	Target	Net Rentable Area (sf)	Gross Unit Size (sf)	Total SF (Net)	Total SF (Gross)	Monthly Rent	Net Rent/SF
1BR/1BA	1	30%	710	740	710	740	\$395	\$0.56
1BR/1BA	2	50%	710	740	1,420	1,480	\$700	\$0.99
1BR/1BA	8	60%	710	740	5,680	5,920	\$853	\$1.20
1BR/1BA	4	Market	710	740	2,840	2,960	\$981	\$1.38
2BR/1BA	2	30%	850	880	1,700	1,760	\$466	\$0.55
2BR/1BA	4	50%	850	880	3,400	3,520	\$833	\$0.98
2BR/1BA	12	60%	850	880	10,200	10,560	\$1,016	\$1.20
2BR/1BA	15	Market	850	880	12,750	13,200	\$1,169	\$1.38
Common space					1,600	1,600		
Total	48				40,300	41,740		



LOW-INCOME HOUSING TAX CREDIT PROCESS

LOW-INCOME HOUSING TAX CREDITS



- Federal funds administered by state agencies
- Dollar-for-dollar tax reduction to investors
- Credits acts like equity, reducing conventional debt and allowing for lower rents

TAX CREDIT TIMING



2018 Application Round

- Pre-apps due Jan. 9th
- Full apps due March 1st
- TDHCA releases final scoring mid-May
- TDHCA board approves final awards late-July

CITY SUPPORT



Competitive Applications Require City support in two forms

- Resolution of support
- Financial support



Work Session Item # _____

Reg. Mtg. Item # _____

CITY OF LOCKHART COUNCIL AGENDA ITEM

CITY SECRETARY'S USE ONLY		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
Council Meeting Dates: January 2, 2018				
Department: City Manager		Initials	Date	
Department Head: Vance Rodgers		Asst. City Manager		
Dept. Signature: <i>[Signature]</i>		City Manager	<i>[Signature]</i>	12-28-2017
Agenda Item Coordinator/Contact (include phone #): Vance Rodgers				
ACTION REQUESTED: <input type="checkbox"/> ORDINANCE <input checked="" 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				
CAPTION				
Discussion and/or action to consider Resolution 2018-02 agreeing to waive up to \$250 in development fees for JES Holdings, LLC, of Austin, Texas, as support for the proposed Maple Park Senior Village development project to be constructed at the northwest quadrant of Clearfork Street at City Line Road				
FINANCIAL SUMMARY				
<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
FUND(S): \$ 250 building permit revenues				
SUMMARY OF ITEM				
A presentation will be made by JES Holdings, LLC, regarding a proposed Maple Park Senior Village development project to be constructed at the northwest quadrant of Clearfork at City Line Road. The City Manager has visited the company's development in Bastrop and was impressed with its' condition and amenities. The proposed resolution is required for the grant application and is a commitment by the City Council to waive up to \$250 in development fees by the Lockhart City Council in support of JES Holdings, LLC for providing more affordable senior housing in the City of Lockhart				
STAFF RECOMMENDATION				
City Manager respectfully recommends approval of the resolution as presented.				
List of Supporting Documents:		Other Departments, Boards, Commissions or Agencies:		
Presentation and development information				

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RESOLUTION NO. 2018-02

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOCKHART, TEXAS,
MAKING A COMMITMENT TO WAIVE \$250 IN DEVELOPMENT FEES IN
SUPPORT OF THE MAPLE PARK SENIOR VILLAGE DEVELOPMENT PROJECT
TO BE CONSTRUCTED AT THE NORTHWEST QUADRANT OF CLEARFORK
STREET AND CITY LINE ROAD IN THE CITY OF LOCKHART**

WHEREAS, Maple Park Senior, LP has proposed a development for affordable rental housing at the Northwest Quadrant of Clearfork Street and City Line Road named Maple Park Senior Village in the City of Lockhart, Texas; and

WHEREAS, Maple Park Senior, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for Maple Park Senior Village; and

WHEREAS, Maple Park Senior, LP has requested a waiver of development fees in the amount of \$250 for the development of Maple Park Senior Village as a Commitment of Development Funding from the City of Lockhart, Texas; and

WHEREAS, City staff has checked company references and other development by the company and found them to commendable and attractive developments; and

WHEREAS, the City Council acknowledges the need for affordable Senior Housing in the City of Lockhart;

THEREFORE, BE IT RESOLVED, that the City of Lockhart, Texas, acting through its governing body, hereby adopts this resolution as evidence to its Commitment of Development Funding in the amount of \$250 to be provided to the development of Maple Park Senior Village in the form of a waiver of development fees.

FURTHER BE RESOLVED that for and on behalf of the Governing Body, the City Secretary of the City of Lockhart, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

Passed and approved this the _____ day of January, 2018.

CITY OF LOCKHART

Lew White
Mayor

ATTEST:

APPROVED AS TO FORM:

Connie Constancio, TRMC
City Secretary

Peter Gruning
City Attorney

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Work Session Item # _____

Reg. Mtg. Item # _____

CITY OF LOCKHART COUNCIL AGENDA ITEM

CITY SECRETARY'S USE ONLY		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
Council Meeting Dates: January 2, 2018				
Department: City Manager		Initials	Date	
Department Head: Vance Rodgers		Asst. City Manager		
Dept. Signature: <i>[Signature]</i>		City Manager		12-29-2017
Agenda Item Coordinator/Contact (include phone #): Vance Rodgers				
ACTION REQUESTED: <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				
CAPTION				
Discussion and/or action regarding finalizing appointment at the next Council meeting of a Way-Finding Signage and Community Branding ad-hoc committee to research possibilities and to make recommendations to the Council for consideration				
FINANCIAL SUMMARY				
<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
FUND(S):				
SUMMARY OF ITEM				
Mayor While asked that this item be on the agenda. Council discussed this at December 5, 2017, meeting.				
STAFF RECOMMENDATION				
N/A				
List of Supporting Documents:		Other Departments, Boards, Commissions or Agencies:		

H. DISCUSS 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.

Mr. Rodgers stated that he recently discussed the aspects about the clock being temporarily housed at the Museum with Mr. Galbraith. In 2009, Mr. Galbraith received approval to temporarily display the Clark Library antique clock at the Southwest Museum of Clocks and Watches. If approved, an agreement outlining the conditions and any other conditions the Council might want will be prepared and reviewed by the City Attorney. The Library Advisory Board and Friends group had previously discussed and approved the temporary display. The display at the museum would acknowledge that the clock belongs to the Dr. Eugene Clark Library and would provide more exposure to the public. Because of the complexity of moving the clock, it was discussed at least one year of display be approved. However, after discussions with Mr. Galbraith, Mr. Rodgers recommended that the loan agreement contain the following: 1) a 10-year period; 2) language stating that if the museum closed, the clock would be returned to the City; 3) language that the clock would be insured with the City as the beneficiary if there was a loss; 4) a renewal clause; and, 5) after ten years the City could request return of the clock. If approved, the move would not take place until after the Dickens' in Lockhart event is over. The clock is currently on the second floor in the Library and is not visible to the public nor is it in working order. Mr. Rodgers recommended approval.

Councilmember McGregor stated that she would abstain from voting on the item due to a conflict of interest.

There was brief discussion.

I. DISCUSS 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 White stated that projects such as drainage improvements are planned to be updated in the downtown area in the near future that would involve the County Courthouse. The purpose of the meeting would be to request the Caldwell County Commissioners' approval to proceed with infrastructure and road improvements surrounding the County Courthouse. The improvements are part of the Lockhart Sustainable Places Project.

J. DISCUSS THE POSSIBLE APPOINTMENT OF AN AD-HOC COMMITTEE TO ADDRESS WAYFINDING SIGNAGE AND COMMUNITY BRANDING.

Mayor White stated that staff has been working on wayfinding signage and community branding for a while and it is time to begin the process of addressing these issues. The ad-hoc committee would make recommendations to the Council. Hiring a consulting firm has been explored yet an ad-hoc committee would consist of local citizens and business owners that are interested in these efforts and it would save from the high expense of a consulting firm. Mayor White suggested that each Councilmember appoint one member to the committee.

There was discussion.

K. DISCUSS THE SELECTION OF MAYOR PRO-TEM OF THE LOCKHART CITY COUNCIL AS REQUIRED BY SECTION 3.05 OF THE CITY CHARTER.

Mayor White stated that Mayor Pro-Tem Sanchez has commendably served in that capacity the past few years. He requested nominations during the regular meeting.

RECESS: Mayor White announced that the Council would recess for a break at 7:55 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 8:10 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. CONTINUE A PUBLIC HEARING ON APPLICATION ZC-17-16 BY NARJISSE MEDHOUS, AND DISCUSSION AND/OR ACTION TO CONSIDER ORDINANCE 2017-44, FOR A ZONING CHANGE FROM RLD RESIDENTIAL LOW DENSITY DISTRICT TO RMD RESIDENTIAL MEDIUM DENSITY DISTRICT ON LOT 18, BLOCK 6, PARKWAY SUBDIVISION, SECTION IV, LOCATED AT 1012 FANNIN STREET. [WITHDRAWN]

Mayor White announced that the zoning change application was withdrawn.

ITEM 4-B. HOLD A PUBLIC HEARING REGARDING PROPOSED AMENDMENTS TO THE LAND USE PLAN MAP (FIGURE 3.2) AND THOROUGHFARE PLAN MAP (FIGURE 4.9) OF THE LOCKHART 2020 COMPREHENSIVE PLAN FOR THE REALIGNMENT AND RENAMING OF THE EXTENSION OF CITY LINE ROAD NORTH OF WEST SAN ANTONIO STREET (SH 142), THE EXTENSION OF NORTH MOCKINGBIRD LANE, AND THE EXTENSION OR REALIGNMENT OF SILENT VALLEY ROAD (FM 2001).

Mayor White opened the public hearing at 8:15 p.m. and requested the staff report.

Mr. Gibson stated that staff and the Planning and Zoning Commission recommend amending the thoroughfare alignment and classification of the extension of City Line Road north of San Antonio Street, as well as changes to the intersection and alignment of the extensions of North Mockingbird Lane and Silent Valley Road as depicted on the Lockhart 2020 Land Use Plan map and Thoroughfare Plan map. The City is proposed to amend the Thoroughfare Plan map due to the necessary changes in the extension of City Line Road north of San Antonio Street on the current plan. Engineering work is already underway on the realignment of City Line Road south of San Antonio Street. The plat for The Stanton



Work Session Item # _____

Reg. Mtg. Item # _____

CITY OF LOCKHART COUNCIL AGENDA ITEM

CITY SECRETARY'S USE ONLY		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
Council Meeting Dates: January 2, 2018				
Department: City Manager		Initials	Date	
Department Head: Vance Rodgers		Asst. City Manager		
Dept. Signature: <i>[Signature]</i>		City Manager	<i>[Signature]</i>	12-27-2017
Agenda Item Coordinator/Contact (include phone #): Vance Rodgers				
ACTION REQUESTED: <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 checked="" type="checkbox"/> OTHER				
CAPTION				
Discussion and/or action after presentation by Guadalupe-Blanco River Authority (GBRA) regarding long term potable water for the City of Lockhart				
FINANCIAL SUMMARY				
<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
FUND(S):				
SUMMARY OF ITEM				
<p>Currently the City of Lockhart has 7 water wells some of which are over 25 years old. Our production from these wells is 3.2 mgd sustained and Lockhart can get up to .7 mgd from the GBRA Water Plant according to the contract for a total of about 3.9 million gallons a day. Over the past year the mean daily average water usage in Lockhart was 1.5 million gallons (mgd) with a peak of 2.18 mgd. The GBRA Luling water contract will expire in 2030 which could leave the City of Lockhart at 3.2 mgd if all wells are running at sustained capacity. Our current customer count now is 4834. With a projected growth in customers, Lockhart could have another 1,000 customers in 3 to 5 years. Lockhart must have an additional dependable water supply to meet the demands of growth. Lockhart's water plant was constructed in 1952 and needs major repairs to continue as water source; major improvements to the electrical and SCADDA systems are needed some of which have been done with 2015 CO funds. GBRA representatives will present a plan for a long term water supply for the City of Lockhart which could include partners such as the Cities of San Marcos, Buda, Kyle, New Braunfels Utilities, and the Goforth Water Supply District. <i>No decision on the proposed agreement is requested tonight.</i></p>				
STAFF RECOMMENDATION				
None at this time; another special Council meeting will be requested by the City Manager for January 9, 2018, to further discuss the details including estimated costs and possible funding scenarios for the proposed project.				
List of Supporting Documents: GBRA Presentations for Long Term Water Supply		Other Departments, Boards, Commissions or Agencies:		

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GBRA Gonzales Carrizo Water Supply Project

City of Lockhart
January 2, 2018

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GBRA

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Project Overview

Source

- Carrizo Aquifer
- GBRA has acquired groundwater leases from 42,000 acres of land in Gonzales and Caldwell counties

Permit

- 15,000 acre-feet permitted for production and export

Partners

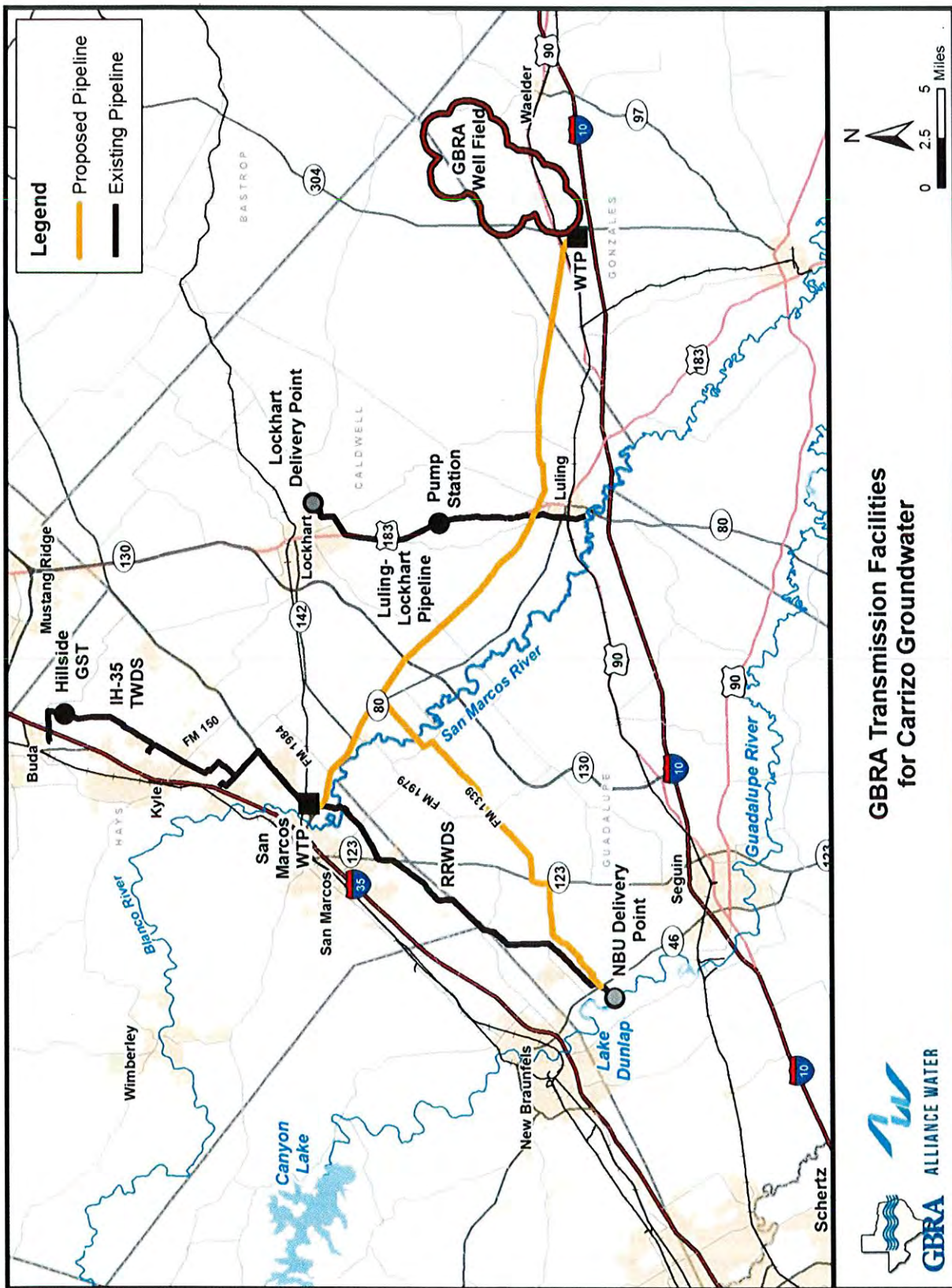
- Regional project that will also serve Goforth SUD and New Braunfels Utilities



GBRA

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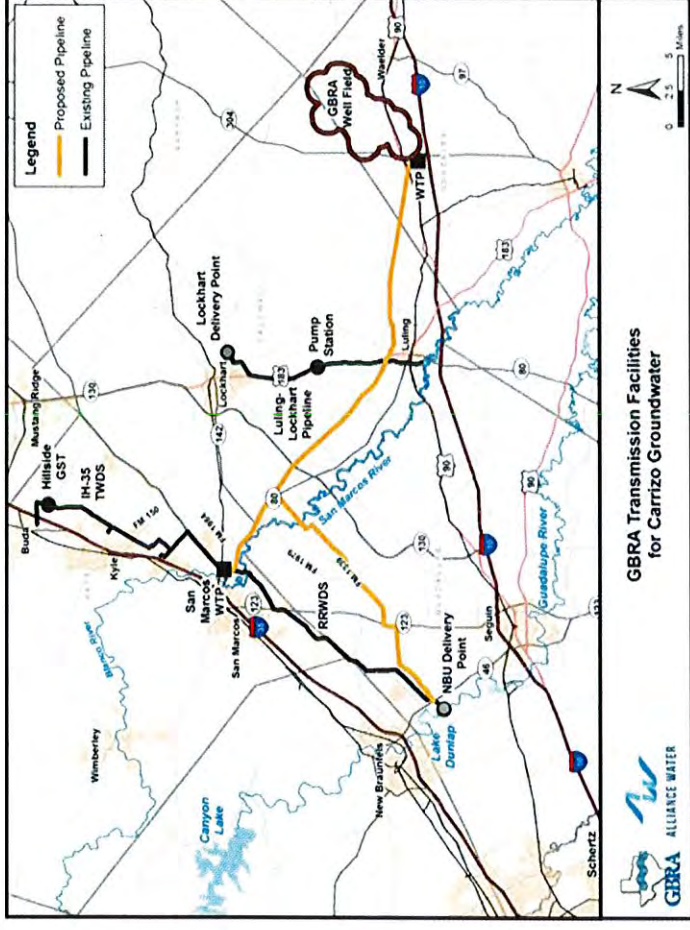


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Project Details

- Production wells, treatment plant, pump stations, and transmission mains

- GBRA to provide treated water suitable for blending with City's existing sources
- Integrated into City's water system without need to construct extensive facilities to receive water



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Additional Regional Partnerships

- GBRA and ARWA are each developing a Gonzales County groundwater project
- Significant capital savings in shared facilities
 - Treatment facilities
 - Pipelines
 - Pump stations
- Efficiencies in operation
- Potential for resource management

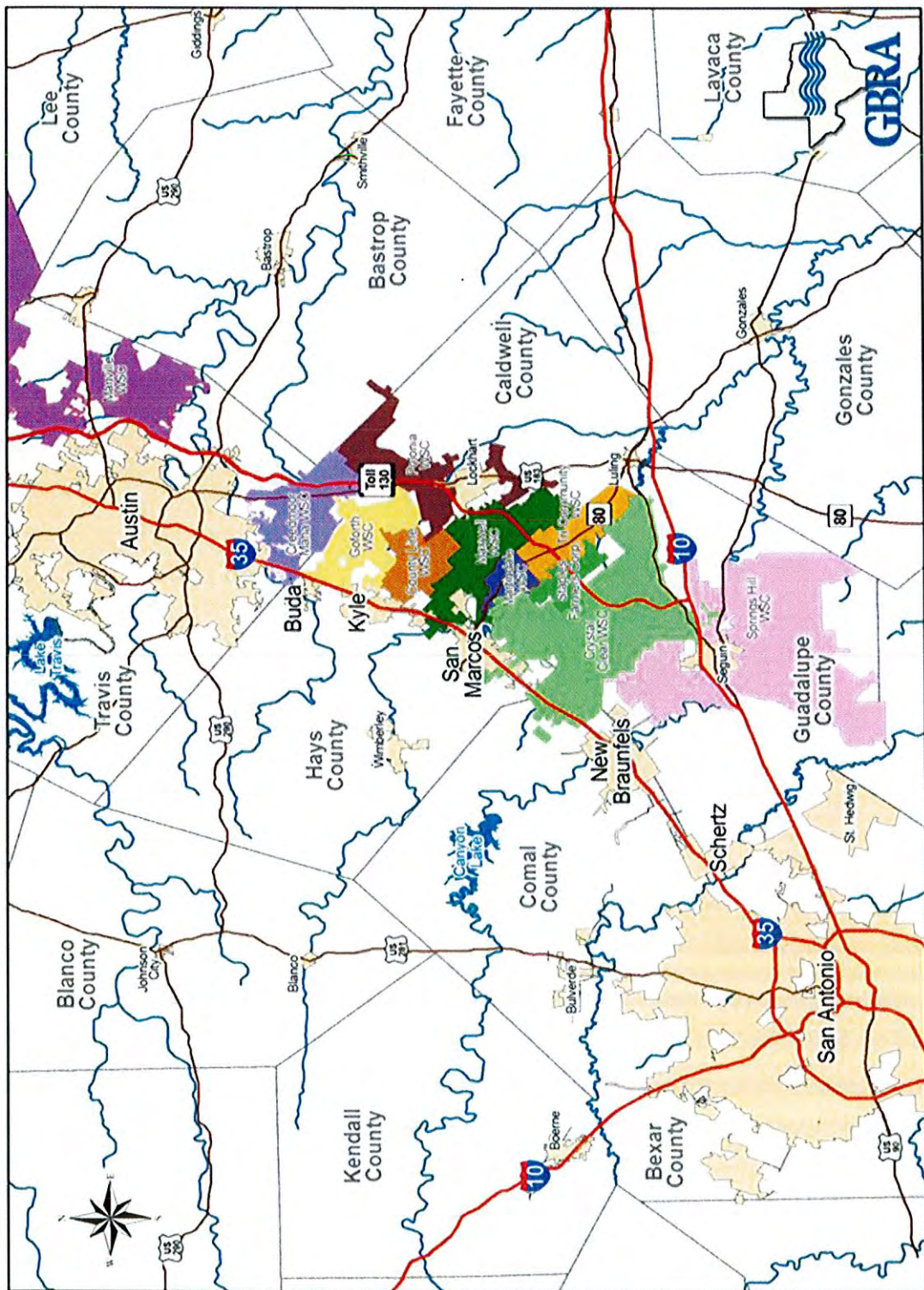
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GBRA

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Regional Project



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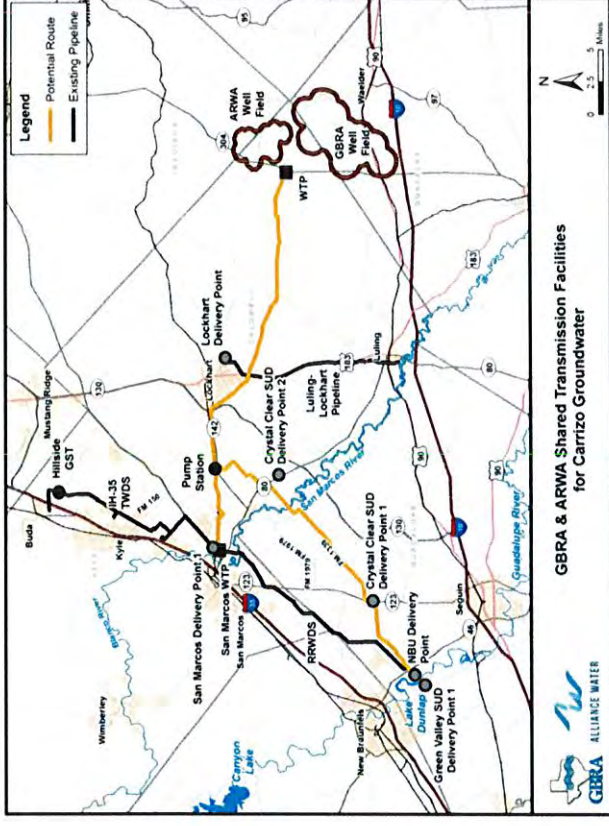
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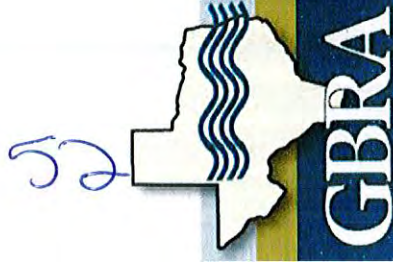
Regional Project

- Share in infrastructure and operation costs
- Regional project that will deliver 30,000 acft/yr
- Participants include Lockhart, San Marcos, Goforth SUD, New Braunfels Utilities, Buda, Kyle, Crystal Clear SUD, Canyon Regional Water Authority, and Green Valley SUD



GBRA Develops Regional Projects

- GBRA has developed multiple regional water supply projects that serve many entities within the basin
 - Western Canyon Water Supply Project
 - IH35 Water Supply Project
 - Mid-Basin Water Supply Project



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Western Canyon Water Supply Project

- Completed in 2006
- Surface water from Canyon Lake
- 10 mgd capacity water treatment plant
- 50 miles of pipeline
- Wholesale treated water delivered to Boerne, Fair Oaks, San Antonio, and multiple developments around the Bulverde area



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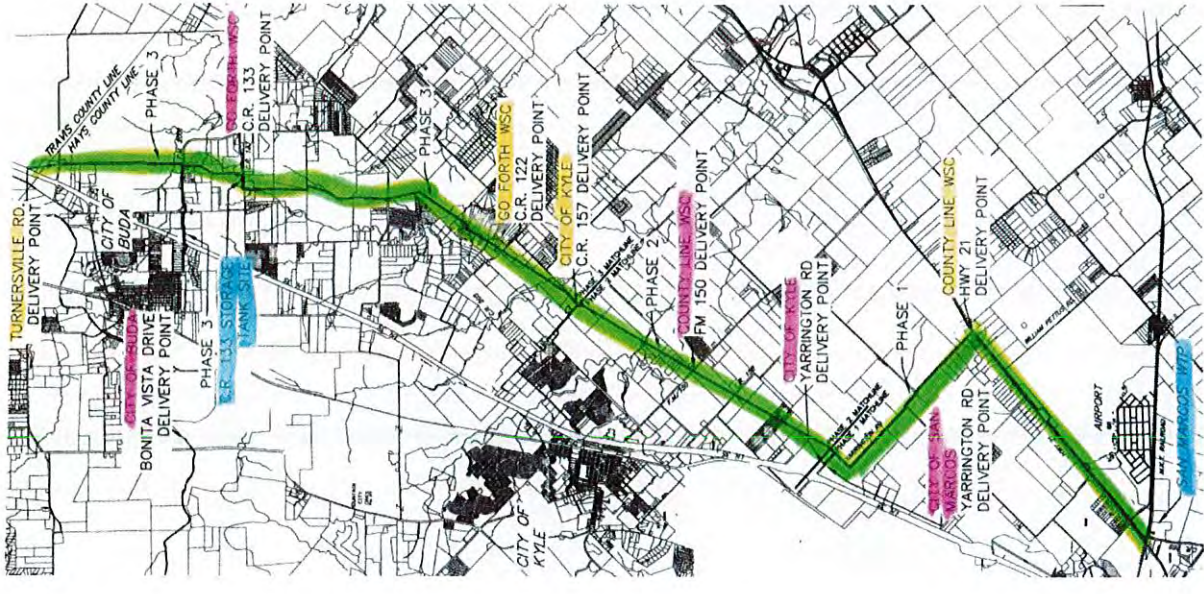
GBRA

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IH 35 Water Supply Project

- Raw water delivery system from Lake Dunlap to San Marcos
- 25 mgd water treatment plant in San Marcos
- 40 miles of pipeline
- Treated water delivered through project to San Marcos, Buda, Kyle, Goforth SUD, Sunfield MUD, and other entities

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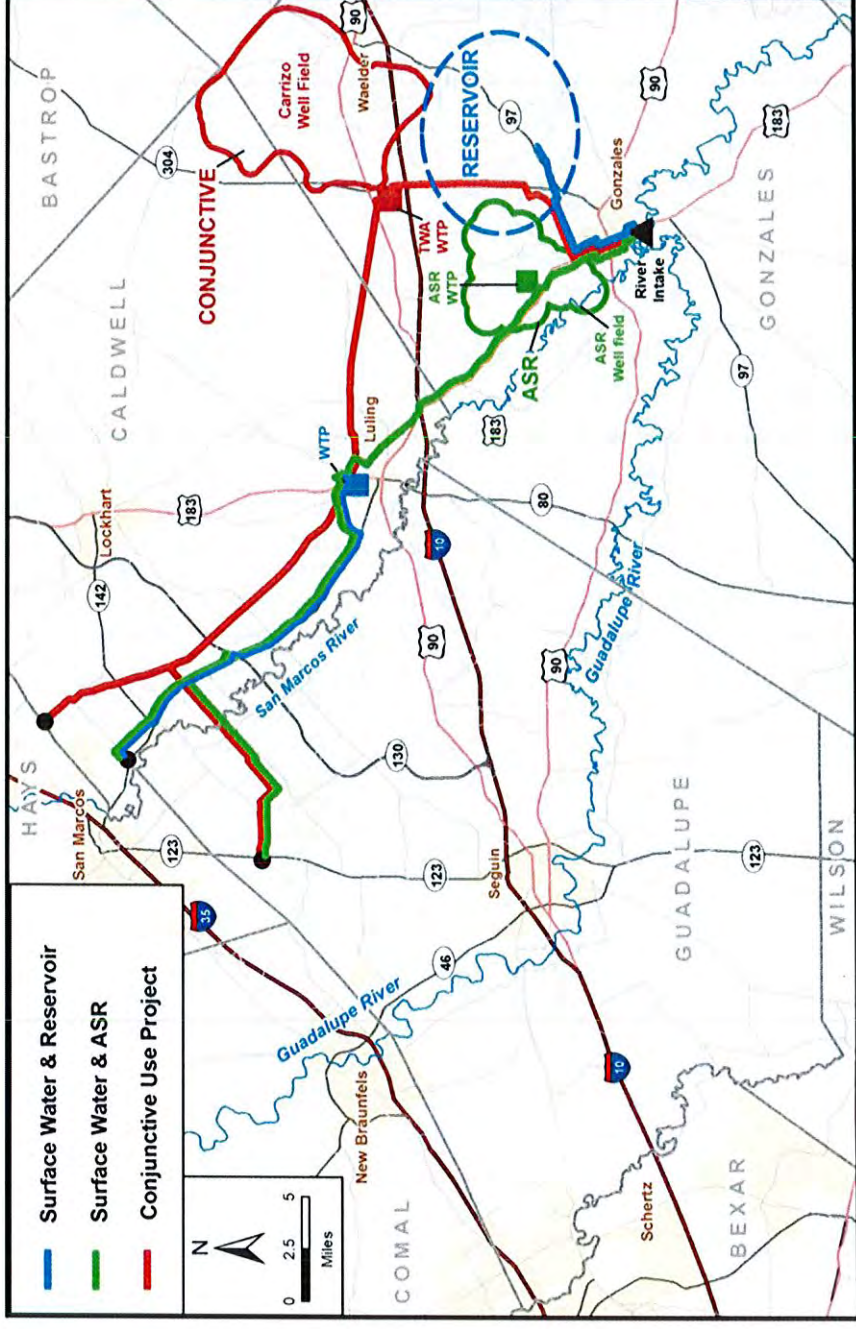
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Future Water Supplies

Mid-Basin Water Supply Project

- Groundwater
- Surface Water
- Off-channel Storage
- Aquifer Storage and Recovery
- 42,000+ acft/yr
- Demands beyond

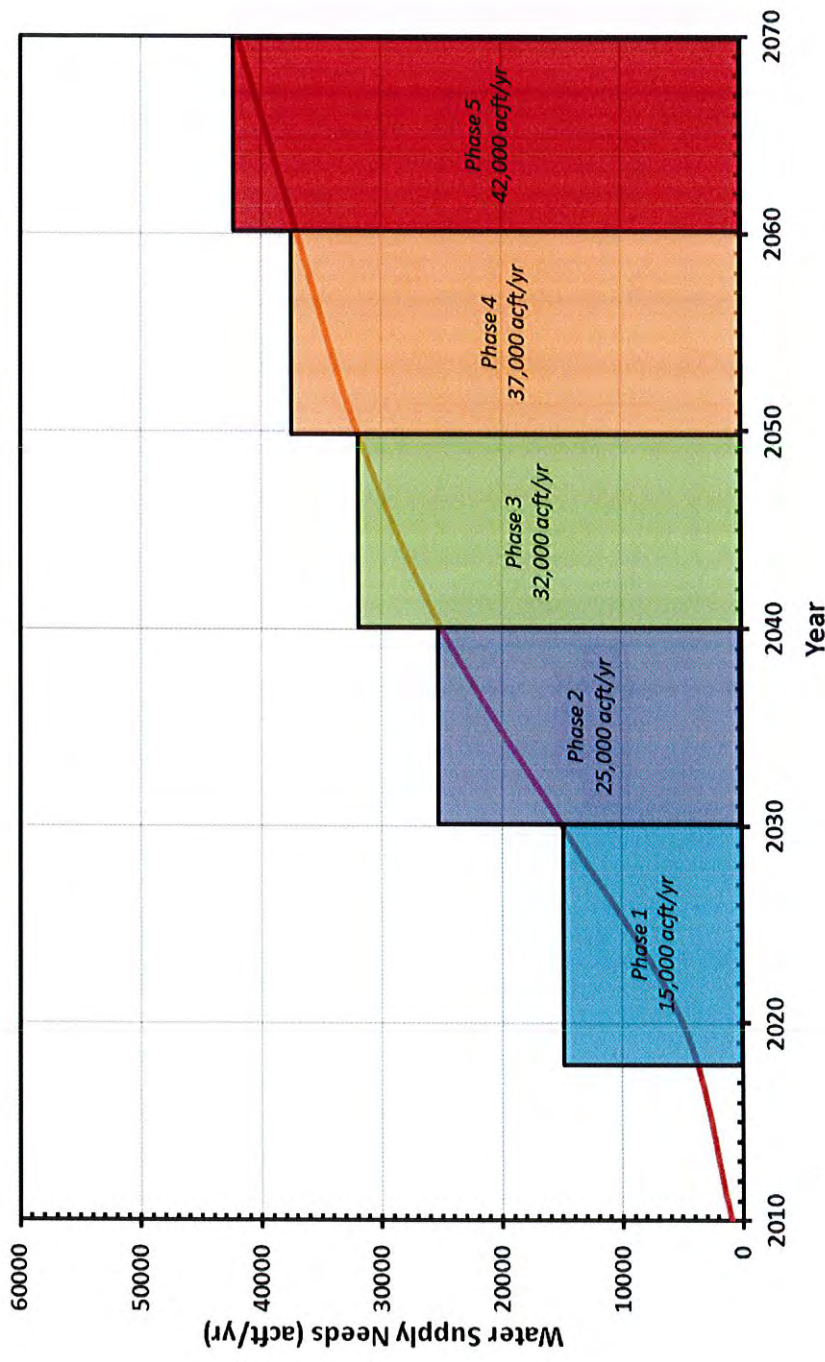
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Mid-Basin Water Supply Project

- Multi-phased
- Planning started in 2008
- Gonzales Carrizo Water Supply Project is initial phase

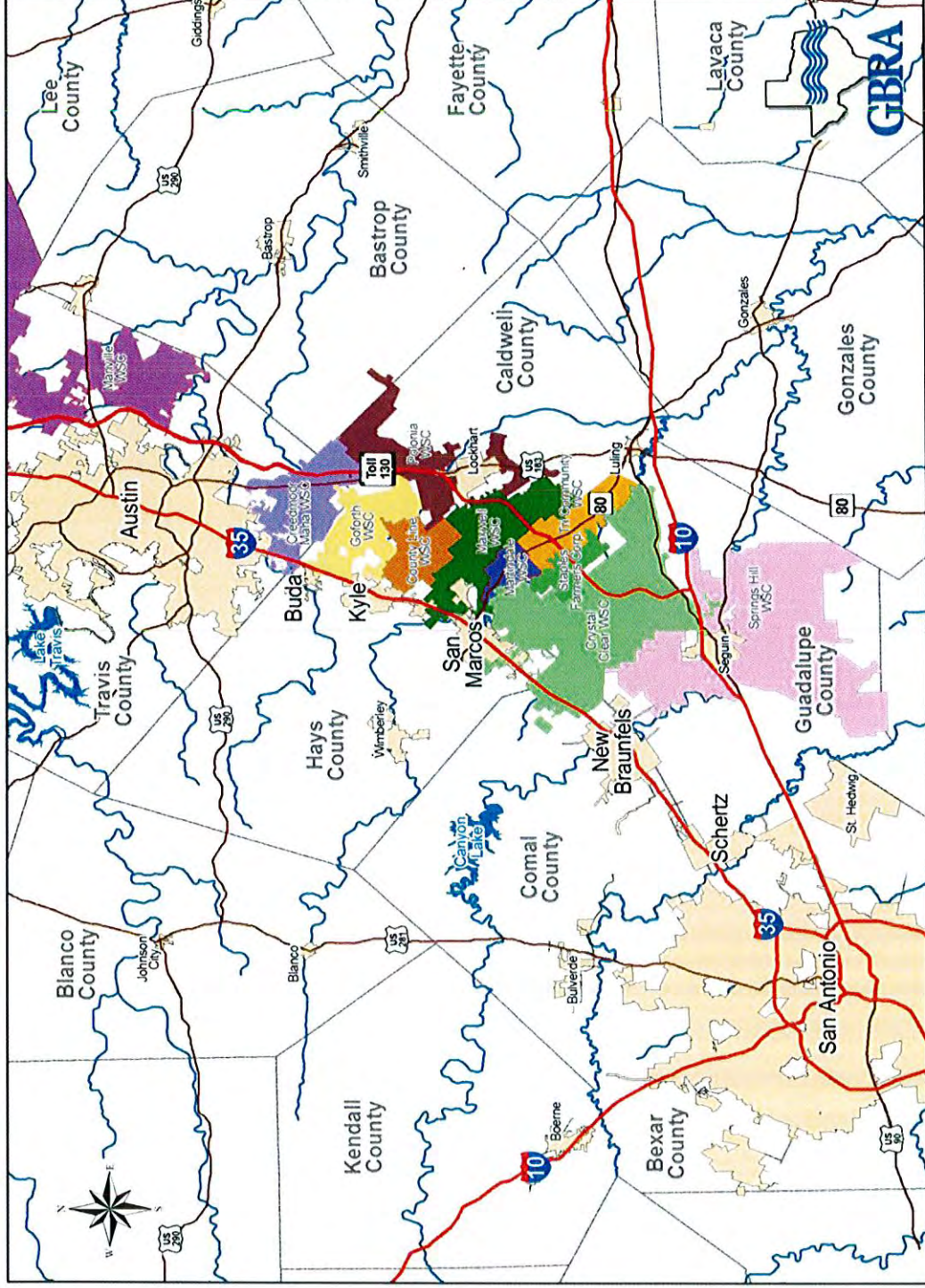


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Mid-Basin Water Supply Project



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Gonzales Carrizo Project

Contract Structure and Terms

- Based on cost-of-service
- Take or Pay Water Rate and Charge
 - Groundwater Lease Payments
 - Groundwater District Fees
 - Fixed Operation and Management Costs
- Charges commence when GBRA begins paying these fees

✓ 8



Gonzales Carrizo Project

Contract Structure and Terms

- Take and Pay Delivery Rate and Charge
 - Variable operation and maintenance expenses related to the delivery of water through the project
 - Rate per 1,000 gallons of water
- Charges commence with the delivery of water

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Gonzales Carrizo Project

Contract Structure and Terms

- Debt Service Charge
 - GBRA intends to secure State financing from the TWDB SWIFT program
 - Lockhart can choose from various structures of financing that best meets City's needs including low interest and capital deferral
- Debt Service Charge ends when debt is retired

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GBRA

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Gonzales Carrizo Project

Contract Structure and Terms

- Long term water supply for 40 years with 4 successive 10 year auto renewals
- The delivery of water is uniformed
- The water will be treated and with a disinfection method that makes the water suitable for blending

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Legislation Creating the SWIFT

- In 2013, the Texas Legislature passed House Bill 4 to provide financial assistance to ensure adequate future water supplies for Texas
- SWIFT was capitalized with a one-time, \$2 billion up-front transfer from the Rainy Day Fund
- The goal of the SWIFT is to incentivize the timely development of State Water Plan projects by providing financings with low interest and deferred payments

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SWIRFT Financial Assistance Structures

Low-Interest

- Structure provides a subsidy of interest rates beginning immediately and through the life of the bond issue
- The tax-exempt subsidy amount is 35% for 20 year maturities, 25% for 25 year maturities and 20% for 30 year maturities

Board Participation

- Structure provides payment deferrals the first 10 years of amortization, stair-stepping up to level debt service
- Amortization is generally 34 years
- All deferred interest is repaid on a simple interest basis

Deferred

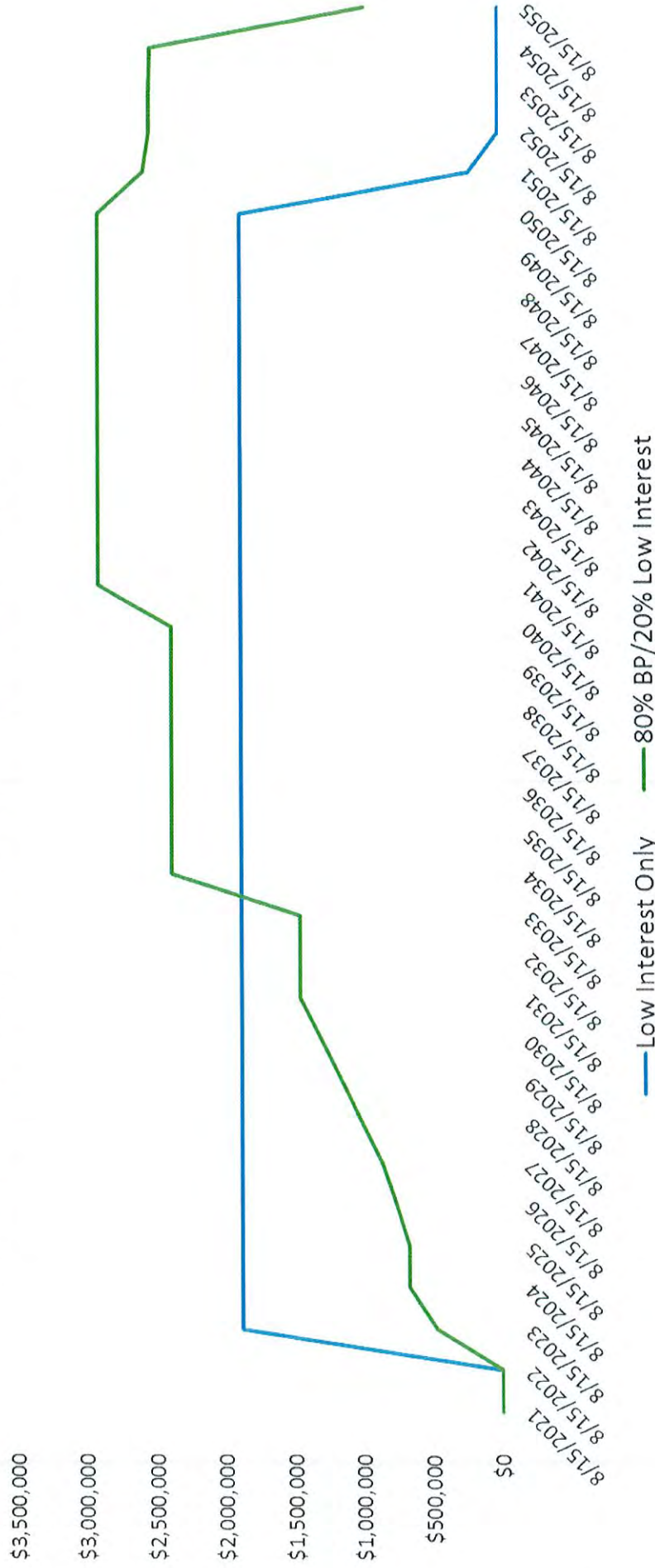
- Proceeds can only be used for planning and design
- Maturities range from 20 to 30 years with principal deferral and interest does not accrue up to 8 years or the end of construction, whichever is sooner



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Projected Debt Service Structure Comparisons

GBRA - ARWA Projected Debt Service - City of Lockhart



While Board Participation has significantly lower annual debt service in the early years, the total debt service over the life of the debt is more than the Low Interest only structure



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Financial Benefits of SWIFT

- From 2015 through 2017
 - TWDB SWIFT program has funded over \$2.793 billion in projects
 - Approximate savings of \$376 million in interest to program participants
- Multi-Year Loan Commitments
 - Fund loans for up to 5 cycles
 - Save interest expense by timing loan closings with construction draws

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GBRA

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Key Dates

- February 2, 2018 Abridged applications due to TWDB
- Spring 2018 TWDB Prioritization Process; invitations extended to submit complete Financial Assistance Application (“Application”)
- Summer 2018 30 days after invitation, complete Applications due; TWDB considers Applications and makes commitments; authorizes bond sale
- Fall 2018 TWDB Bond Sale
- Winter 2018 TWDB Bond Closing and Borrower Closings

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Questions?

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GBRA

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Work Session Item # _____

Reg. Mtg. Item # _____

CITY OF LOCKHART COUNCIL AGENDA ITEM

CITY SECRETARY'S USE ONLY		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
Council Meeting Dates: January 2, 2018				
Department: City Manager			Initials	Date
Department Head: Vance Rodgers		Asst. City Manager		
Dept. Signature: <i>[Signature]</i>		City Manager		<i>[Signature]</i>
Agenda Item Coordinator/Contact (include phone #): Vance Rodgers				
ACTION REQUESTED: <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				
CAPTION				
Discussion and/or action regarding having a special Council meeting Tuesday, January 9, 2018, to further discuss the Guadalupe Blanco River Authority (GBRA) long term water plan associated costs and possible revenues, and consider approval of the proposed agreement.				
FINANCIAL SUMMARY				
<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
FUND(S):				
SUMMARY OF ITEM				
This meeting is requested to provide more information to the Council regarding the GBRA long term water supply agreement, associated costs, and possible revenues. Council will consider approval of the long term water supply agreement.				
STAFF RECOMMENDATION				
City Manager respectfully requests that the Council holds this meeting on Tuesday, January 9, 2018				
List of Supporting Documents:		Other Departments, Boards, Commissions or Agencies:		
None at this time				

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LIST OF BOARD/COMMISSION VACANCIES

Updated: November 22, 2017

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Board Name	Reappointments/Vacancies	Council member
Board of Adjustment	Nic Irwin moved to Lockhart Economic Development Corp.	Any Councilmember
Electric Board	James Paul Denny – moved to Kyle – 05/04/2017	Michelson

APPLICATIONS RECEIVED TO BE ON A BOARD/COMMISSION

APPLICANT	BOARD REQUESTED	DATE RECEIVED	RESIDENCE DISTRICT
Kobe Hurt	Airport Advisory Board	February 3, 2017	County resident

Updated 12/20/2017

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<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.</p> <p>Boards that are not listed below have a seven member board and are open to any citizen without qualifications.</p>	
<p>NOTES: AIRPORT ADVISORY BOARD</p>	<p>Sec. 4-26. Membership; appointments. 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>Sec. 4-28. Eligibility for board membership. 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>Sec. 4-32. Limitations of authority. 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 B107.4, Board Decision, is amended to read as follows:</i></p>
<p>NOTES: CONSTRUCTION BOARD APPOINTMENTS</p>	<p>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 B107.2, Membership of Board, is amended to read as follows:</i></p> <p>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>Sec. 12-132. Members.</p> <p>(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>Sec. 12-133. Officers and quorum. 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>NOTES: ELECTRIC BOARD APPOINTMENTS</p>	<p>Sec. 28-3. Historical preservation commission (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"> (1) A registered architect, planner or representative of a design profession, (2) A registered professional engineer in the State of Texas, (3) A member of a nonprofit historical organization of Caldwell County, (4) A local licensed real estate broker or member of the financial community, (5) An owner of an historic landmark residential building, (6) An owner or tenant of a business property that is an historic landmark or in an historic district, (7) A member of the Caldwell County Historical Commission.
<p>NOTES: PARKS ADVISORY BOARD</p>	<p>Sec. 40-133. Members. (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>

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 as 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

COUNCILMEMBER BOARD/COMMISSION APPOINTMENTS

PAGE 3

Updated 12/20/2017



<p>NOTES: PARKS MASTER PLAN STEERING COMMITTEE (Est. 09/05/2017)</p>	<p>Committee to have 8-10 members as follows:</p> <ul style="list-style-type: none"> • Councilmembers • City staff • Two Parks Advisory Board members • Business owners • Civic Organization members <p>Committee will assist Burditt Consultants to perform tasks outlined in the Parks Master Plan.</p>
<p>NOTES: AD-HOC COMMITTEE - ST. PAUL UNITED CHURCH OF CHRIST PROPERTY (Est. 09/05/2017)</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>

COUNCILMEMBER BOARD/COMMISSION APPOINTMENTS

PAGE 4

Updated 12/20/2017

Councilmember	Board/Commission	Appointee	Date Appointed
Mayor – Lew White	Airport Board Board of Adjustment Construction Board Eco Dev. Revolving Loan Ec Dev. Corp. ½ Cent Sales Tax Electric Board Historical Preservation Library Board Parks and Recreation Planning & Zoning ETJ Rep-Impact Fee Adv Comm	John Hinnekamp 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 Dyral 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 Israel Zapien Rudy Ruiz Fermín Islas, Chair James Briceno Ron Faulstich Donnie Wilson James Torres Rob Ortiz, Alternate Manuel Oliva	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 03/07/17

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COUNCILMEMBER BOARD/COMMISSION APPOINTMENTS

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Updated 12/20/2017

<p>District 3 – Kara McGregor</p> <p><i>(Appointments prior to 11/16/17 were made by Benny Hilburn)</i></p>	<p>Airport Board Board of Adjustment</p>	<p>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 William Burnett Philip McBride, Chair</p>	<p>03/07/17 12/19/17 12/05/17 03/07/17 12/19/17 12/05/17 12/19/17 12/19/17 12/19/17 12/05/17 12/19/17</p>
	<p>Construction Board Eco Dev. Revolving Loan Eco Dev. Corp. ½ Cent Sales Tax Electric Board Historical Preservation Library Board Parks and Recreation Planning & Zoning</p>		
<p>District 4 - Jeffry Michelson</p>	<p>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</p>	<p>Mark Brown, Vice-Chair Wayne Reeder Rick Winnett Frank Coggins Morris Alexander VACANT-Denny resigned 5/4/17 Kathy McCormick Donaly Brice Russell Wheeler Mary Beth Nickel</p>	<p>03/07/17 12/05/17 12/05/17 12/05/17 12/05/17 12/05/17 12/05/17 12/05/17 12/05/17 12/05/17 12/05/17</p>
	<p>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</p>	<p>Andrew Reyes Laura Cline, Chair Paul Martinez Irene Yanez Alfredo Munoz Juan Alvarez, Jr. Jodi King Chris Schexnayder Philip Ruiz, Vice-Chair</p>	<p>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 03/07/17</p>
<p>Mayor Pro-Tem (At-Large) – Angie Gonzales-Sanchez</p>			

COUNCIL MEMBER BOARD/COMMISSION APPOINTMENTS

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Updated 12/20/2017

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

COUNCILMEMBER BOARD/COMMISSION APPOINTMENTS

PAGE 7

Updated 12/20/2017

	Church Committee (7 members)	Property Ad-hoc	Amelia Smith Jackie Westmoreland Todd Blomernth Andy Govea Terry Black Jane Brown Raymond DeLeon Dyral Thomas	09/05/17 – Westmoreland 09/05/17 – Westmoreland 09/05/17 – Mayor White 09/1917 – Sanchez 09/19/17 – Hilburn 09/19/17 – Michelson 09/20/17 – Castillo 09/22/17 - Mendoza

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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 properies		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 additonal 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 opportunity 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 conscentrate 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 maunufacturing
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 maunufacturing
2	Westmoreland	Create a policy for the residency of future admininstrative 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 mintues of City Limis
2	White	Continue street rehab	Need \$ 250,000 annually minimum for street work materials
3	Castillo	City Facilites	Not sure what this includes; can asses all departments for physical needs
3	Gonzales-Sanchez	Economic Development: Recurit more businesses especailly 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 reasonalbe 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
General Government																						
Hotel Tax Fund																						
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
Total Hotel Tax Fund P & I		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
LEDC																						
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
Total LEDC Fund P & I		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
2015 Capital Projects Fund																						
2015 Tax & Revenue	122,620																					122,620
Total 2015 Capital Projects Fund	122,620	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	122,620
Drainage																						
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	100,000	2,016,289
Total Drainage Fund P & I	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	100,000	2,116,289
General Fund																						
2008 GO Refunding	91,210																					91,210
2015 Tax & Revenue	-																					-
Total General Fund P & I	91,210	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	91,210
Debt Service Fund																						
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
Total Debt Service Fund P & I	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	
Total General Government	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
Proprietary																						
Electric Fund																						
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
																						-
Total Electric Fund P & I		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
Water Fund																						
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
Total Water Fund P & I		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
Sewer Fund																						
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
Total Sewer Fund P & I		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
Airport Fund																						
2000 Airport	100.00%																					-
Total Airport Fund P & I		-	-	-	-	-	-	-														-
Total Proprietary Fund P & I		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
Grand Total		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

City of Lockhart
2015 BOND PROGRAM

Cost	Notes	Task Name	Duration	Start	Finish	2015	2016	2017
						FebMarAprMayJunJulAugSepOctNovDecJanFebMarAprMayJunJulAugSepOctNovDecJanFebMarAprMayJunJulAugSepOctNovDecJan		
\$14,124,890.00		TOTAL PROJECT COST						
\$2,068,024.00	1	DRAINAGE IMPROVEMENTS CONTRACT 1 - Mesquite/Wichita Street & Richland Drive						
		Surveying Proposal	17 days	Fri 3/6/15	Sun 3/22/15			
		Survey	30 days	Mon 3/23/15	Tue 4/21/15			
		Acquisition	120 days	Wed 4/22/15	Wed 8/19/15			
		Engineering Design	90 days	Wed 4/22/15	Mon 7/20/15			
		Bid Ad/NTP	60 days	Tue 7/21/15	Fri 9/18/15			
		Construction	180 days	Sat 9/19/15	Wed 3/16/16			
\$1,999,200.00	2	DRAINAGE IMPROVEMENTS CONTRACT 2 - Century Oaks/Market Street, & Ash/Comal Streets						
		Surveying Proposal	17 days	Fri 3/6/15	Sun 3/22/15			
		Survey	30 days	Sat 4/25/15	Sun 5/24/15			
		Acquisition	150 days	Mon 5/25/15	Wed 10/21/15			
		Engineering Design	120 days	Mon 5/25/15	Mon 9/21/15			
		Bid Ad/NTP	60 days	Tue 9/22/15	Fri 11/20/15			
		Construction	180 days	Sat 11/21/15	Wed 5/18/16			
\$3,394,038.00	3	DRAINAGE IMPROVEMENTS CONTRACT 3 - Downtown Improvements Project						
		Surveying Proposal	15 days	Sun 8/2/15	Sun 8/16/15			
		Survey	45 days	Mon 8/17/15	Wed 9/30/15			
		Engineering Design	180 days	Thu 10/1/15	Mon 3/28/16			
		Bid Ad/NTP	60 days	Tue 3/29/16	Fri 5/27/16			
		Construction	365 days	Sat 5/28/16	Sat 5/27/17			
\$323,400.00	4	DRAINAGE IMPROVEMENTS CONTRACT 4 - Medina & US183 Project						
		Surveying Proposal	15 days	Sun 11/1/15	Sun 11/15/15			
		Survey	7 days	Mon 11/16/15	Sun 11/22/15			
		Acquisition	90 days	Mon 11/23/15	Sat 2/20/16			
		Engineering Design	60 days	Mon 11/23/15	Thu 1/21/16			
		Bid Ad/NTP	60 days	Fri 1/22/16	Mon 3/21/16			
		Construction	90 days	Tue 3/22/16	Sun 6/19/16			
\$1,764,000.00	5	FM 2001 ELEVATED TANK PROJECT						
		Surveying Proposal	15 days	Sat 1/2/16	Sat 1/16/16			
		Survey	15 days	Sun 1/17/16	Sun 1/31/16			
		Acquisition	120 days	Mon 2/1/16	Mon 5/30/16			
		Engineering Design	90 days	Mon 2/1/16	Sat 4/30/16			
		Bid Ad/NTP	60 days	Sun 5/1/16	Wed 6/29/16			

City of Lockhart
2015 BOND PROGRAM

Cost	Notes	Task Name	Duration	Start	Finish	2015												2016												2017																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
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