

**REGULAR MEETING
LOCKHART CITY COUNCIL**

FEBRUARY 6, 2018

6:30 P.M.

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

Council present:

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

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

Staff present:

Vance Rodgers, City Manager
Sean Kelley, Water/Wastewater Superintendent
Randy Jenkins, Fire Chief

Connie Constancio, City Secretary
Police Chief, Ernest Pedraza

Citizens/Visitors Addressing the Council: Representatives of Hays-Caldwell Women's Center; Kevin Patteson and Darrell Nichols of GBRA; Todd Erickson and Jeff Markey of Bouldin Communities, LLC.; Ben Farmer of F&H Construction; Celine Williams of Alpha Barnes Real Estate Services, Robbye Meyer of Arx Advantage; and, Deward Cummings, Citizen.

Work Session 6:30 p.m.

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

PRESENTATION ONLY

A. PRESENTATION OF A PROCLAMATION DECLARING FEBRUARY 2018 AS "DATING VIOLENCE AWARENESS AND PREVENTION MONTH".

Mayor White presented the proclamation to Representatives of the Hays-Caldwell Women's Center (HCWC). Representatives of the HCWC provided encouraged citizens to wear orange in February to show support of dating violence awareness and prevention month.

DISCUSSION ONLY

A. DISCUSS MINUTES OF THE CITY COUNCIL MEETING OF JANUARY 18, 2018 AND JANUARY 23, 2018.

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

B. DISCUSS GRANT APPLICATION BY THE LOCKHART FIRE RESCUE TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) THROUGH THE ASSISTANCE TO FIREFIGHTERS GRANT (AFG).

Chief Jenkins stated that the primary goal of the Assistance to Firefighters Grant (AFG) is to enhance the safety of the public and firefighters with respect to fire-related hazards by providing direct financial assistance to eligible fire departments. The grant request is for mini-pumper fire apparatus. The apparatus would be used as a front-line response vehicle to medical, structure fires, wrecks, and other emergencies. Total grant is \$293,500 for vehicle and equipment. If awarded, the city's match would be \$13,976 or 5% of the cost. Chief Jenkins recommended approval.

C. DISCUSS CAPITAL AREA COUNCIL OF GOVERNMENTS (CAPCOG) HOUSEHOLD HAZARDOUS WASTE COLLECTION EVENT GRANT IN THE AMOUNT OF \$16,000 TO BE HELD IN THE SPRING OF 2019 WITH A LOCAL CASH MATCH OF \$4,000, AND A LOCAL IN-KIND LABOR/SERVICES MATCH VALUED AT \$6,565.

Mr. Rodgers stated that staff applied for this grant as the City has in the past. Julie Bowermon made the presentation to the CAPCOG Board. The event will be held in the Spring of 2019. The event has been historically successful. Mr. Rodgers commended Ms. Bowermon for taking over the grant process. He recommended approval.

D. DISCUSS INTERLOCAL COOPERATION AGREEMENT BETWEEN CITY OF AUSTIN AND CITY OF LOCKHART FOR MAINTENANCE AND REPAIR OF RADIO EQUIPMENT.

Mr. Rodgers stated that staff requests to enter into an agreement with the City of Austin Wireless Communication Services to use as an additional resource for maintenance for the Lockhart Police Department's hand held and mobile radios, to include repairs and programming as needed. Mr. Rodgers recommended approval. There was discussion.

E. DISCUSS TWO FOUR (4) YEAR CONTRACTS WITH THE LOWER COLORADO RIVER AUTHORITY (LCRA) TO PROVIDE VISUAL INSPECTION SERVICES AND INFRARED INSPECTION SERVICES FOR LOCKHART'S ELECTRICAL DISTRIBUTION SYSTEM WHICH ARE ESSENTIAL IN IDENTIFYING PREVENTIVE MAINTENANCE TASKS; BOTH SERVICES WOULD BE INVOICED A TOTAL OF \$1,476.30 PER MONTH ON LCRA POWER INVOICES, AND APPOINTING THE CITY MANAGER TO SIGN THE CONTRACTS IF APPROVED.

Mr. Rodgers stated that the City of Lockhart has used these LCRA contractual services for several years. The data obtained from these services is used by the Electric Distribution Department to identify preventive maintenance projects and repair tasks in the City's electric distribution. Mr. Rodgers recommended approval.

F. DISCUSS THE AGREEMENT WITH THE GUADALUPE-BLANCO RIVER AUTHORITY (GBRA) TITLED GONZALES CARRIZO WATER SUPPLY PROJECT-TREATED WATER SUPPLY AGREEMENT WHICH PROVIDES A LONG-TERM TREATED WATER SUPPLY AS PREVIOUSLY DISCUSSED IN SEVERAL PUBLIC MEETINGS AFTER PRESENTATIONS BY THE CITY MANAGER AND GBRA REPRESENTATIVES AND APPOINTING THE MAYOR TO SIGN THE AGREEMENT IF APPROVED.

Mr. Rodgers stated that the agreement with GBRA provides Lockhart citizens with a long-term treated water supply (up to 3,000 acre-feet) starting in 2023 and ending the last day of December in 2058, with contractual extension included. The agreement also states that if GBRA develops new water supplies in the future associated with the Mid-Basin Water Supply Project, the City of Lockhart will have the opportunity to participate and purchase water from such a project. All the changes to the draft agreement as previously discussed with Council have been included in the document. Mr. Rodgers recommended approval.

Kevin Patteson of GBRA thanked Mr. Rodgers for working with them on the long-term water supply plan. He explained details about the long-term water supply process and agreement.

Darrell Nichols of GBRA also briefly provided additional information about long-term water supply plan.

G. DISCUSSION REGARDING RESOLUTION 2018-04 COMMITTING TO FINANCIAL SUPPORT BY WAIVING UP TO \$250 IN BUILDING FEES FOR BOULDIN COMMUNITIES, LLC., WHICH IS TO DEVELOP AFFORDABLE RENTAL HOUSING TO BE KNOWN AS THE LOCKHART SPRINGS DEVELOPMENT TO BE LOCATED AT THE NORTHEAST CORNER OF BORCHERT LANE AND SH 130 IN THE CITY OF LOCKHART.

Todd Erickson and Jeff Markey of Bouldin Communities, LLC. provided information and there was discussion regarding the proposed affordable rental housing development that included the following topics: 1) Substantial market demand; 2) Experienced development team; 3) Development design details; Property management; 4) Grant submission timeline; 5) rental ranges and income requirement of tenants; and, 6) TDHCA tax credit regulations for Region 7.

Ben Farmer of F&H Construction provided information regarding the construction phase of housing developments and the unit interior and exterior amenities.

Celine Williams of Alpha Barnes Real Estate Services provided information regarding the on-site management staff, tenant background and leasing requirements; and, the property management requirements to maintain interior and exterior regulatory compliance.

Robbye Meyer of Arx Advantage provided information regarding the TDHCA grant timeline and the development process.

There was discussion.

H. DISCUSS COUNCIL'S SUGGESTIONS FOR A LOGO TO BE PAINTED ON THE NEW WATER TOWER TO BE CONSTRUCTED ON FM 2001 NEAR SH 130 TO BE CONSIDERED AT THE FIRST MEETING IN MARCH 2018.

Mr. Rodgers stated that staff seeks input from the Council at a future meeting to discuss which logo is to be painted on the new water tower to be constructed near FM 2001 and SH 130. The water tower may take up to 8-10 months to complete. Staff would like for Council to be considering it even though there is no rush especially since Branding is being considered. There was discussion.

I. DISCUSSION AFTER REPORT BY CITY MANAGER REGARDING WATER DISTRIBUTION PROJECTS THAT SHOULD BE BID OUT OVER THE NEXT 90 TO 120 DAYS.

Mr. Rodgers stated that future projects include: 1) 18 inch water mains on MLK, Jr. Industrial Blvd. West from Theater to Cunningham, north to State Park Road to Patton Road; 2) installation of water tower pump at Maple Street tower to pump water north to the new water tower; 3) 18 inch water main from SH 142 north along east side of SH 130 frontage to FM 2001 water tower; and, 4) improvements and repairs at the Lockhart Water Treatment Plant. There was discussion.

J. DISCUSS UPDATE BY MAYOR WHITE ABOUT THE PROGRESS TOWARDS HIRING A NEW CITY MANAGER.

Mayor White stated that staff has furnished Strategic Government Resources with the city manager profile and photographs to begin the new Lockhart City Manager recruitment process. The profile will be presented to Council before it is published for recruitment purposes.

K. DISCUSS COUNCIL FISCAL YEAR 2018-2019 GOALS MEETING TO BE HELD ON TUESDAY, FEBRUARY 13, 2018 AT 6:30 P.M. IN THE COUNCIL CHAMBERS.

Mayor White requested that Council submit their goals to Mr. Rodgers soon.

L. DISCUSS COUNCILMEMBER APPOINTMENTS TO A WAYFINDING SIGNAGE AND COMMUNITY BRANDING AD-HOC COMMITTEE WHICH CAN HAVE ASSISTANCE FROM THE CITY PLANNER'S OFFICE WHICH HAS COMPILED A CONSIDERABLE AMOUNT OF INFORMATION THAT CAN BE PROVIDED TO THE COMMITTEE.

Mayor White stated that the City Planner's office has compiled a considerable amount of wayfinding and community branding information which can be provided to the committee for consideration. There was discussion regarding appointing Kate Collins and Katie Westmoreland Mills for input and Taylor Burge as a member to the ad-hoc committee.

RECESS: Mayor White announced that the Council would recess for a break at 7:50 p.m.

REGULAR MEETING

ITEM 1. CALL TO ORDER.

Mayor Lew White called the regular meeting of the Lockhart City Council to order on this date at 8:07 p.m.

ITEM 2. INVOCATION AND PLEDGE OF ALLEGIANCE TO THE UNITED STATES AND TEXAS FLAGS

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

ITEM 3. CITIZENS/VISITORS COMMENTS.

Mayor White requested citizens to address the Council.

Deward Cummings, 709 Flores, thanked Mr. Rodgers for his service and wished him well during his retirement. He spoke against the proposed affordable housing development projects. He also requested that the city investigate installing barriers to use his driveway, which is across Plum Creek School, as a turnaround. The traffic is very congested during

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

ITEM 4. CONSENT AGENDA.

Mayor Pro-Tem Sanchez made a motion to approve consent agenda items 4A, 4B, 4C, 4D, and 4E. Councilmember McGregor seconded. The motion passed by a vote of 7-0.

The following are the consent agenda items that were approved:

- 4A: Approve minutes of the City Council meeting of January 18, 2018 and January 23, 2018.
- 4B: Approve grant application by the Lockhart Fire Rescue to the Federal Emergency Management Agency (FEMA) through the Assistance to Firefighters Grant (AFG).
- 4C: Accept a Capital Area Council of Governments (CAPCOG) Household Hazardous Waste Collection Event Grant in the amount of \$16,000 to be held in the Spring of 2019 with a local cash match of \$4,000, and a local in-kind labor/services match valued at \$6,565.

- 4D: Approve Interlocal Cooperation Agreement between City of Austin and City of Lockhart for maintenance and repair of radio equipment.
- 4E: Approve two four (4) year contracts with the Lower Colorado River Authority (LCRA) to provide Visual Inspection Services and Infrared Inspection Services for Lockhart's electrical distribution system which are essential in identifying preventive maintenance tasks; both services would be invoiced a total of \$1,476.30 per month on LCRA power invoices and appointing the City Manager to sign the contracts if approved.

ITEM 5-A. DISCUSSION AND/OR ACTION TO CONSIDER APPROVAL OF THE AGREEMENT WITH THE GUADALUPE-BLANCO RIVER AUTHORITY (GBRA) TITLED GONZALES CARRIZO WATER SUPPLY PROJECT-TREATED WATER SUPPLY AGREEMENT WHICH PROVIDES A LONG-TERM TREATED WATER SUPPLY AS PREVIOUSLY DISCUSSED IN SEVERAL PUBLIC MEETINGS AFTER PRESENTATIONS BY THE CITY MANAGER AND GBRA REPRESENTATIVES AND APPOINTING THE MAYOR TO SIGN THE AGREEMENT IF APPROVED.

Councilmember Michelson made a motion to approve the agreement with the Guadalupe-Blanco River Authority (GBRA), titled Gonzales Carrizo Water Supply Project-Treated Water Supply Agreement, as presented. Councilmember Westmoreland seconded. The motion passed by a vote of 7-0.

ITEM 5-B. DISCUSSION AND/OR ACTION REGARDING RESOLUTION 2018-04 COMMITTING TO FINANCIAL SUPPORT BY WAIVING UP TO \$250 IN BUILDING FEES FOR BOULDIN COMMUNITIES, LLC., WHICH IS TO DEVELOP AFFORDABLE RENTAL HOUSING TO BE KNOWN AS THE LOCKHART SPRINGS DEVELOPMENT TO BE LOCATED AT THE NORTHEAST CORNER OF BORCHERT LANE AND SH 130 IN THE CITY OF LOCKHART.

Councilmember McGregor made a motion to approve Resolution 2018-04, as presented. Councilmember Castillo seconded. The motion carried by a vote of 5-2, with Mayor White and Councilmember Michelson opposing.

ITEM 5-C. DISCUSSION AND/OR ACTION REGARDING COUNCIL'S SUGGESTIONS FOR A LOGO TO BE PAINTED ON THE NEW WATER TOWER TO BE CONSTRUCTED ON FM 2001 NEAR SH 130 TO BE CONSIDERED AT THE FIRST MEETING IN MARCH 2018.

After discussion, the consensus of the Council was to postpone suggestions of a logo until after the wayfinding and community branding ad-hoc committee makes a recommendation of a new community branding logo.

ITEM 5-D. DISCUSSION AND/OR ACTION AFTER REPORT BY CITY MANAGER REGARDING WATER DISTRIBUTION PROJECTS THAT SHOULD BE BID OUT OVER THE NEXT 90 TO 120 DAYS.

There was no additional discussion or action taken.

ITEM 5-E. DISCUSSION AND/OR ACTION AFTER UPDATE BY MAYOR WHITE ABOUT THE PROGRESS TOWARDS HIRING A NEW CITY MANAGER.

There was no additional discussion or action taken.

ITEM 5-F. DISCUSSION AND/OR ACTION REGARDING COUNCIL FISCAL YEAR 2018-2019 GOALS MEETING TO BE HELD ON TUESDAY, FEBRUARY 13, 2018 AT 6:30 P.M. IN THE COUNCIL CHAMBERS.

Mayor White requested that all goals are provided to the City Manager by Thursday, February 8, 2018.

ITEM 5-G. DISCUSSION AND/OR ACTION REGARDING COUNCILMEMBER APPOINTMENTS TO A WAYFINDING SIGNAGE AND COMMUNITY BRANDING AD-HOC COMMITTEE WHICH CAN HAVE ASSISTANCE FROM THE CITY PLANNER'S OFFICE WHICH HAS COMPILED A CONSIDERABLE AMOUNT OF INFORMATION THAT CAN BE PROVIDED TO THE COMMITTEE.

Mayor White made a motion to appoint Taylor Burge, Kara McGregor, Roy Watson, Chris St. Leger, to the committee and to appoint Kate Collins and Katie Westmoreland Mills for input. Councilmember Michelson seconded. The motion passed by a vote of 7-0.

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

Mayor White requested appointments to boards and commissions.

Councilmember McGregor made a motion to reappoint Ray Chandler to the Airport Advisory Board. Councilmember Westmoreland seconded. The motion passed by a vote of 7-0.

Mayor White requested additional appointments to boards or commissions. There were none.

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

- Update: St. Paul United Church of Christ property.
- Reminder: Burditt Consultants have provided a preliminary report which staff is reviewing and will be presented to the Parks Master Committee before bringing it to Council for consideration which should be in late February or early March.
- Report: Hot Rods and Hatters Car event.
- Reminder: Annual Progressive Club Banquet to be held Saturday, February 17, 6:30 pm at the Lions Club.

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

Councilmember Westmoreland commended all involved with the successful car show. He requested anyone interested or needing hymnals to get in touch with him.

Councilmember Mendoza thanked Joel Gammage for the successful car show. He also congratulated Richard Dzenowski on his retirement.

Mayor Pro-Tem Sanchez expressed condolences to the families of Arthur Velasquez, Roger Romero, Henry Verne Schaefer, and Eula Mae Branch for their loss. She congratulated the Carter family for hosting a successful memorial scholarship banquet. She congratulated Joel Gammage, and all involved with the successful car show.

Councilmember McGregor expressed get well wishes to the Caldwell County Deputy that was recently injured in Dale. She commended the candidates for stepping up to run for office of several elected positions coming up in November.

Councilmember Castillo thanked Joel Gammage, and all involved with the successful car show including city employees. He encouraged individuals with concerns about these types of events to express their concern a few weeks prior to the event to allow staff to try to address it.

Councilmember Michelson congratulated all involved with the successful car show. He thanked city employees for working long hours to assist with the car show.

Mayor White thanked city staff and all involved with the successful car show. He thanked Council for working on goals and suggested that Council consider thinking about when to review and consider updating the 2020 Comprehensive Plan to a 2040 Comprehensive Plan. He will meet with the school district to discuss a few issues such Mr. Cummings' concern about citizens using his driveway as a turnaround, and about possibly using the Adams Gym as a recreation center.

ITEM 8. ADJOURNMENT.

Mayor Pro-Tem Sanchez made a motion to adjourn the meeting. Councilmember Mendoza seconded. The motion passed by a vote of 7-0. The meeting was adjourned at 8:40 p.m.

PASSED and APPROVED this the 20th day of February 2018.

CITY OF LOCKHART



Lew White, Mayor

ATTEST:



Connie Constancio, TRMC
City Secretary

