

**LOCKHART CITY COUNCIL
REGULAR MEETING**

JUNE 4, 2019

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

Councilmember John Castillo

Councilmember Kara McGregor

Councilmember Brad Westmoreland

Council absent:

Mayor Pro-Tem Angie Gonzales-Sanchez

Staff present:

Steven Lewis, City Manager

Monte Akers, City Attorney

Pam Larison, Finance Director

Randy Jenkins, Fire Chief

Connie Constancio, City Secretary

Sean Kelley, Public Works Director

Bertha Martinez, Library Director

Citizens/Visitors Addressing the Council: Robert Steinbomer of Studio Steinbomer; Jeannie Fox of the Library Advisory Board, and JoAnn Labay, Citizen.

Work Session 6:30 p.m.

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

DISCUSSION ONLY

A. DISCUSS MINUTES OF THE CITY COUNCIL MEETING OF MAY 21, 2019.

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

B. DISCUSS IMPLEMENTATION OF POLICIES OF THE DR. EUGENE CLARK LIBRARY.

Ms. Martinez provided information regarding new policies for the Clark Meeting Room, Bulletin Board, Donation Gifts, and Patron Behavior. The Library Advisory Board met and recommended approval of the proposed policies. There was discussion.

C. DISCUSS AWARDING BID TO CONSTRUCT LOCKHART FIRE STATION #2 AT 1911 BORCHERT DRIVE LOOP AS DESIGNED BY THE ARCHITECT FIRM OF STUDIO STEINBOMER TO COUNTYWIDE BUILDERS OF LOCKHART, TEXAS IN THE AMOUNT OF \$895,000.

Chief Jenkins stated that sealed bids were advertised as required by State law for the construction of Lockhart Fire Station #2 as designed by Studio Steinbomer. Bids were due on April 9, 2019. A total of two bids were received with the lowest bid in the amount of \$895,000 submitted by Countywide Builders. Also, after opening bids, Countywide Builders recommended change order #1 from the original bid that is based on value engineering performed by Countywide Builders. Chief Jenkins clarified that the address for the new Fire Station #2 is 1911 Borchert Drive, not Borchert Loop.

Robert Steinbomer of Studio Steinbomer, provided information and there was discussion about construction of the Lockhart Fire Station #2. He recommended approval.

D. DISCUSS CHANGE ORDER #1 TO THE CONTRACT FOR CONSTRUCTION OF LOCKHART FIRE STATION #2 AT 1911 BORCHERT DRIVE AS PROPOSED BY COUNTYWIDE BUILDERS BASED ON A VALUE ENGINEERING REVIEW.

Chief Jenkins stated that the original awarded bid for construction of Fire Station #2 at 1911 Borchert Drive was \$895,000 to Countywide Builders. Significant savings were identified during a value engineering review on May 3, 2019. Change order #1 reflects the changes in construction methods, materials, and equipment and the associated cost savings based on the review. The revised cost to build Fire Station #2 is reduced from \$895,000 to \$827,420; a savings of \$67,580. Reductions in construction cost include; Foundation and Ramps (\$3,500), Shell Structure Material Change (\$14,130), Carpentry, Cabinetry, Countertops (\$3,000), Windows (\$2,500), Flooring and Tile (\$3,000), Plumbing (\$19,500), Landscaping (\$2,000), and Remove Generator (\$19,950).

Mr. Steinbomer stated that he recommended change order #1 after working with the low bidder, which gave a substantial amount of savings through value engineering of acceptable reductions as mentioned by Chief Jenkins. There was discussion.

E. DISCUSS PROPOSAL FOR ADDITIONAL ARCHITECTURAL AND ENGINEERING SERVICES FOR THE NEW FIRE STATION #2 WITH STUDIO STEINBOMER IN THE AMOUNT OF \$15,466.

Mr. Steinbomer stated that the revised project scope with value engineering required his firm to conduct additional architectural and engineering services for the new Fire Station #2. The services agreement would cover costs associated with assisting with the value engineering. He recommended approval.

F. DISCUSSION RESOLUTION REGARDING THE PROPOSED KINDER MORGAN GAS PIPELINE.

Mayor White announced that the item would be pulled because discussions between Kinder Morgan and Caldwell County are ongoing. The Council would reconsider the Resolution during the June 18, 2019 meeting.

RECESS: Mayor White announced that the Council would recess for a break at 6:55 p.m.

REGULAR MEETING

ITEM 1. CALL TO ORDER.

Mayor Lew White called the meeting to order at 7:30 p.m.

ITEM 2. INVOCATION, PLEDGE OF ALLEGIANCE

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

ITEM 3. CITIZENS/VISITORS COMMENTS.

JoAnn Labay, 1484 Old Luling Road, spoke against the Kinder Morgan proposed gas pipeline in Caldwell County.

ITEM 4. CONSENT AGENDA.

Councilmember Michelson made a motion to approve consent agenda items 4A, 4B, 4C, 4D, and 4E. Councilmember McGregor seconded. The motion passed by a vote of 6-0.

The following are the consent agenda items that were approved:

- 4A: Approve minutes of the City Council meeting of May 21, 2019.
- 4B: Approve implementation of Policies of the Dr. Eugene Clark Library.
- 4C: Approve awarding bid to construct Lockhart Fire Station #2 at 1911 Borchert Drive as designed by the architect firm of Studio Steinbomer to Countywide Builders of Lockhart, Texas in the amount of \$895,000.
- 4D: Approve Change Order #1 to the contract for construction of Lockhart Fire Station #2 at 1911 Borchert Drive as proposed by Countywide Builders based on a value engineering review.
- 4E: Approve proposal for additional Architectural and Engineering Services for the new Fire Station #2 with Studio Steinbomer in the amount of \$15,466.

ITEM 5-A. DISCUSSION AND/OR ACTION REGARDING A RESOLUTION REGARDING THE PROPOSED KINDER MORGAN GAS PIPELINE.

Mayor White announced that the item was pulled.

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

Mayor White requested appointments to boards and commissions.

Councilmember Castillo made a motion to appoint Quarter Metra Hughes to the Library Advisory Board. Councilmember Mendoza seconded. The motion passed by a vote of 6-0.

Mayor White made a motion to appoint Raymond DeLeon to the Construction Board. Councilmember McGregor seconded. The motion passed by a vote of 6-0.

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

- Library Updates:
 - June 3 – August 2: Free Summer Meals at the Library.
Breakfast 10:00 a.m. to 10:30 a.m.; Lunch 12:30 p.m. to 1:30 p.m.
 - Summer Reading Kick Off Party is scheduled for June 7.
- Events:
 - Movies in the Park
 - June 22: Beauty and the Beast
 - July 13: Spider-Man into the Spider-Verse
 - August 10: Small Foot
- Texas Health and Human Services Commission urges families and facilities to prepare for hurricane season beginning June 1.
- Staff is reviewing City of Lockhart permit fee structure to comply with HB 852 which mandates that fees of a building permit shall not be based on the value of the dwelling or the cost of construction/improvement.
- Texas State and the Greater San Marcos Partnership are partnering to identify training needs of the region.

- Fire Department Updates:
 - 75 children from Navarro Elementary visited Fire Station No. 1.
 - Firefighters attended career day at Navarro Elementary for approximately 200 students and provided information on a career in firefighting.
 - Monthly Drill of the Month (DOM) training was on Wildland Fire response.
- The first phase of the rehabilitation to Water Well #9 is complete. The next phase will include modifications. GBRA is developing a preventative maintenance program for the wells to maintain pumping capacities.
- Drainage projects completed at City Park near Scheh Street and West San Antonio Street at Stueve Lane. An improvement in drainage at intersections was observed last Thursday following 2" of rain within a few hours.
- Water Project Update: 12" Water Main Extension on FM1322. Installation has begun and is anticipated to be complete in approximately 2 months, weather permitting. This project is in conjunction with the new phase of Summerside Subdivision.
- Water Project Bids: Phase II Water Line Extension on SH130, Pump Station at Maple Elevated Water Storage Tank, New Elevated Storage Water Tank (SH130 at FM 2001) bids were opened on May 30th, staff anticipates bringing these items to Council on June 18th.
- City Pool is scheduled to open June 18th, lifeguard applications are still being accepted.
- Police Department Updates:
 - Lockhart Jr. High School National Honor Society performed community hours at the Police Station by washing patrol vehicles and speaking with numerous officers about law enforcement careers.
 - Police Chief's Forum Meeting at Police Department on June 20th at 6:30 p.m.
- Job Fair Update: Texas Workforce Solutions hosted a job fair in Lockhart on May 30, 2019. Approximately 66 job seekers and 23 employers participated. Approximately 45 job seekers visited the City of Lockhart booth.

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

Councilmember Westmoreland invited everyone to the First Friday event this week. He expressed condolences to the family of Joe Wright for their loss.

Councilmember Mendoza stated that he visited Mr. Rodgers and reported that he is doing well. He announced a program with the Hispanic Chamber of Commerce and Community Action on Thursday.

Councilmember McGregor invited everyone to the Chisholm Trail Roundup festivities on June 13-15 beginning with a Cowboy Breakfast on June 12. She also encouraged children to consider volunteering at local organizations during the summer.

Councilmember Castillo wished First Friday downtown merchants luck this weekend. He wished the Lockhart Chamber of Commerce luck for another successful Chisholm Trail Roundup event.


Mayor White stated that the Greater San Marcos Partnership will bring their public relations firm to town next week to visit with local citizens to update the profile for our area. He encouraged Councilmembers to fill boards within their respective district. He mentioned that eight-liners were operating in the area and suggested that Fred Weber, District Attorney, attend the next meeting to give the Council feedback about how to address the issue. He invited everyone to attend the annual Chisholm Trail Roundup on June 13-15 and he thanked all involved.

ITEM 8. ADJOURNMENT.

Councilmember Mendoza made a motion to adjourn the meeting. Councilmember McGregor seconded. The motion passed by a vote of 6-0. The meeting was adjourned at 7:55 p.m.

PASSED and APPROVED this the 18th day of June 2019.

CITY OF LOCKHART



Lew White, Mayor

ATTEST:



Connie Constancio, TRMC
City Secretary

