

**REGULAR MEETING
LOCKHART CITY COUNCIL**

AUGUST 3, 2021

6:30 P.M.

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

Council present:

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

Mayor Lew White
Councilmember Derrick David Bryant
Councilmember Kara McGregor
Councilmember Brad Westmoreland

Staff present:

Steven Lewis, City Manager
Monte Akers, City Attorney
Sean Kelley, Public Works Director
Pam Larison, Finance Director
Randy Jenkins, Fire Chief

Connie Constancio, City Secretary
Victoria Maranan, Public Information Officer
Dan Gibson, City Planner
Mike Kamerlander, Economic Development Dir.

Citizens/Visitors Addressing the Council: Jeff Dahm of TRC Engineers; Jason Rasor of Raftelis Consulting; and Citizens: Andrew Dodson, Hunter Meuth, Chaz Bassett, B.J. Westmoreland, and Winn Smith.

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:

Mayor Pro-Tem Sanchez arrived at 6:35 p.m.

DISCUSSION ONLY

A. PRESENTATION OF DOWNTOWN REVITALIZATION PROJECT AND DISCUSS AGREEMENT WITH TRC ENGINEERS, INC. FOR ENGINEERING SERVICES OF CONCEPTUAL DESIGN ALTERNATIVES OF THE CITY OF LOCKHART DOWNTOWN REVITALIZATION PROJECT AND AUTHORIZE THE CITY MANAGER TO SIGN THE AGREEMENT.

Jeff Dahm of TRC Engineers provided information regarding proposed conceptual designs. There was discussion.

B. PRESENTATION AND DISCUSSION OF RAFTELIS WATER AND WASTEWATER RATE STUDY.

Ms. Larison stated that on February 2, 2021, the City Council awarded a contract to Raftelis Financial Consultants, Inc. to perform a water and wastewater rate study. The purpose of the study is to determine the total cost of providing water and wastewater services, equitably distribute costs to customers, and design rates to safeguard the financial integrity of the city utility systems. Besides monitoring the City's current capital needs and increasing demand against its current supply, other factors determine if rates are meeting the needs of the systems, maintaining current infrastructure, and meeting debt obligations. This

presentation will help the City develop a multi-year financial plan that is achievable to meet debt payments for all Water and Wastewater obligations including the Carrizo Groundwater Project while allowing the City to be prepared for any future capital improvement projects.

Jason Razor with Raftelis provided information and there was discussion regarding the following:

- Financial plan for water and sewer rates.
- Water and wastewater rate designs.
- Monthly rate comparison for water and wastewater rates.

C. DISCUSS CITY COUNCIL MINUTES OF THE JULY 6, 2021 MEETING.

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

RECESS: Mayor White announced that the Council would recess for a break at 7:20 p.m.

REGULAR MEETING

ITEM 1. CALL TO ORDER

Mayor Lew White called the meeting to order at 7:35 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-A. HOLD A PUBLIC HEARING ON APPLICATION ZC-21-10 BY ANDREW DODSON ON BEHALF OF MELVIN H. ALEX AND JONELLE SCHULZE, AND DISCUSSION AND/OR ACTION TO CONSIDER ORDINANCE 2021-23, FOR A ZONING CHANGE FROM AO AGRICULTURAL-OPEN SPACE DISTRICT TO CHB COMMERCIAL HEAVY BUSINESS DISTRICT ON 15.171 ACRES IN THE JAMES GEORGE SURVEY, ABSTRACT 9, LOCATED AT 1501 AND 1503 BLACKJACK STREET (FM 20).

Mayor White opened the public hearing at 7:38 p.m.

Mr. Gibson stated that the subject property currently contains a tire shop at the front of the property and a water pump business midway along the east side of the property. However, the property is for sale, and the application states that the proposed use of the property is a large civil construction company with an office and equipment yard. This would be considered a heavy commercial use, which the CHB zoning classification would accommodate. There is a small area of CHB zoning adjacent to the west side of the subject property, and on the south side of Blackjack Street. The potential transition of land use intensity with the existing IL zoning adjacent to the southeast portion of the subject property, and with the existing PI zoning adjacent to the west, is acceptable, but the proposed CHB zoning does not provide a compatible transition to the existing RMD zoning along much of the eastern boundary where future residential development is anticipated. The Land Use Plan map designates the front (south) portion of the property as future General-Heavy Commercial, which is consistent with the requested CHB zoning. However, the

future land use designation for the rear (north) portion is Low Density Residential, which is far from being compatible with CHB, which is the city's highest intensity commercial zoning classification. One person inquired about the proposed zoning and use of the property, but no opposition has been expressed either in writing or in person at the Planning and Zoning Commission hearing. Mr. Gibson stated that the Planning and Zoning Commission recommended approval and that staff recommends approval since there was no public opposition. There was discussion.

Mayor White requested the applicant's representative to address the Council.

Andrew Dodson stated that the proposed business would be moving their Austin facility to Lockhart and that they would generate approximately 40 jobs. He requested approval.

Mayor White requested citizens in favor of the zoning change to address the Council.

Hunter Meuth, Austin, stated that he represents the buyers and he spoke in favor of the zoning change. He stated that the business owners are moving from their current location and that they look forward to locating their business to Lockhart. The business will generate approximately 40 jobs in Lockhart.

Mayor White requested citizens in favor of or against the zoning change to address the Council. There were none. He closed the public hearing at 7:50 p.m.

Mayor Pro-Tem Sanchez made a motion to approve Ordinance 2021-23, as presented. Councilmember Mendoza seconded. The motion passed by a vote of 7-0.

ITEM 4. PUBLIC COMMENT

Mayor White requested citizens to address the Council regarding items that are not on the agenda.

Chaz Bassett, Sabine St., expressed concern about the lack of short term rentals in Lockhart.

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

ITEM 6-D. DISCUSSION AND/OR ACTION TO APPROVE PARTIAL LOAN RELIEF TO COVID-19 RELIEF LOAN RECIPIENTS.

Ms. Larison stated that on July 20, 2021, the City Council instructed the Lockhart Economic Development Director to work with staff to present information regarding a one-time loan relief option for Council's consideration. It was the consensus of the Council that \$2,500.00 of loan relief be considered to be credited to the recipients of COVID-19 Relief Loans. This amount is being considered because it is the same amount that was allocated for COVID-19 Relief Grants. In order to continue to support the local business community, partial debt relief will benefit the recipients by reducing their current liability to the City of Lockhart. There was discussion.

Mayor Pro-Tem Sanchez made a motion to approve the partial loan relief payment to COVID-19 Relief Loan recipients in the amount of \$2,500. Councilmember McGregor seconded. The motion passed by a vote of 7-0.

ITEM 6-C. DISCUSSION AND/OR ACTION ON CITY MANAGER'S PROPOSED BUDGET AND SET TWO PUBLIC HEARINGS ON THE FISCAL YEAR 2021-2022 PROPOSED BUDGET.

Ms. Larison stated that according to the City of Lockhart Charter, Article 9, Section 9.07, Public Hearing on Budget, the City Council shall hold a public hearing on the budget submitted and all interested persons shall be given an opportunity to be heard for or against any item or the amount of any item therein contained. The City of Lockhart is required by Charter to hold one public hearing on the budget. Staff recommends conducting two public hearings to allow the citizens of Lockhart the opportunity to discuss any item or amount presented in the Fiscal Year 2021-2022 Budget. The proposed dates for the public hearings are August 17, 2021 at 6:30 p.m. and September 7, 2021 at 6:30 p.m. in the Council Chambers.

There was discussion regarding the proposed Fiscal Year 2021-2022 tax rate and proposed monthly solid waste rates.

CONSENSUS: After discussion, the consensus of the Council was to select Option 2 for the monthly solid waste rates.

There was discussion regarding the following:

- Cemetery comparison rates and the recycling rates.
- Additional one-time expenditures for street/sidewalks, City Hall, Parks & Recreation improvements and AWIA Risk & Resilience Assessment – water infrastructure.

Mr. Kelley provided an update regarding park improvement expenses that are estimated to cost an additional \$500,000 from what is budgeted.

B.J. Westmoreland, Chairman of the Lockhart Chamber of Commerce, reported that the 2021 Chisholm Trail Roundup was the most successful. He stated that the Lockhart Chamber would like to re-dedicate funds in the amount of \$26,500 back to the City of Lockhart and expressed appreciation to the City of Lockhart for sharing the city park and co-sponsoring the event. The Lockhart Chamber hopes that those funds could be used towards park improvements. He encouraged the City Council to consider upgrading ADA compliance issues, restrooms, and the amphitheater at City Park.

Winn Smith, Austin, also recommended the improvements as mentioned by BJ Westmoreland. He suggested that the City consider commit to saving funds in a certain amount for 3-5 years to cover costs of necessary park improvements.

There was discussion regarding updates at the City Park and researching different grants to assist in funding park improvements.

Mr. Kelley provided information regarding resurfacing streets for a cost of \$400,000.

Mayor White encouraged the Council to consider setting aside \$1million for the next few years for City Hall renovations.

Councilmember Michelson made a motion to set public hearings on the budget August 17, 2021 and September 7, 2021. Councilmember Mendoza seconded. The motion passed by a vote of 7-0.

ITEM 5-A. APPROVE CITY COUNCIL MINUTES OF THE JULY 6, 2021 MEETING.

Mayor Pro-Tem Sanchez made a motion to approve the minutes. Councilmember McGregor seconded. The motion passed by a vote of 7-0.

ITEM 5-B. APPROVE THE PURCHASE OF A POWERED LOADING SYSTEM AND POWERED COT THROUGH STRYKER MEDICAL FOR LOCKHART EMS MEDIC 3, AND AN AMBULANCE REMOUNT FOR MEDIC 1 THROUGH SIDDONS-MARTIN EMERGENCY GROUP UTILIZING HOUSTON-GALVESTON AREA COUNCIL (H-GAC).

Chief Jenkins stated that the “powered loading and cot system” is a method for managing the stretcher during loading and unloading in the ambulance, while increasing the safety of the patient and personnel. The powered loading system (Stryker MTS Power Load) and the powered ambulance cot (Stryker Power-PRO XT) are for Medic 3, a 2013 ambulance with approximately 176,000 miles. Medic 3 currently does not have a powered loading and cot system. The powered loading and cot system is currently used on other Lockhart EMS ambulances and is sole source through Stryker Medical. The cost for the powered loading and cot system is \$53,071.22 plus approximately \$3,000 to install for a total of \$56,000. A trade-in credit for an existing cot is included. An ambulance remount is where the patient box of an existing ambulance is removed from the existing cab and chassis and mounted onto a new cab and chassis. The remount will be for Medic 1, a 2016 Demers (Ford cab and chassis) with approximately 211,000 miles. Current cab and chassis will be a trade-in. The best practice is to remount an ambulance at 200,000 miles. The remount will be a new Dodge RAM 4500 Type 1 cab and chassis. The estimated cost including H-GAC fees for the remount is \$125,000. Due to the shortage of cab and chassis, the exact cost will depend on the availability once the purchase is approved. Caldwell County has budgeted their 50% share of this purchase. Chief Jenkins recommended approval.

Councilmember McGregor made a motion to approve the purchase of a powered loading system and powered cot through Stryker Medical for Lockhart EMS Medic 3, and an ambulance remount for Medic 1 through Siddons-Martin Emergency Group utilizing Houston-Galveston Area Council. Councilmember Westmoreland seconded. The motion passed by a vote of 7-0.

ITEM 5-C. APPROVE RECOMMENDATION TO AWARD BID TO LONE STAR PAVING OF AUSTIN, TEXAS IN THE AMOUNT OF \$488,740.00 FOR THE 2021 STREET IMPROVEMENTS PROJECT TO INCLUDE STREET IMPROVEMENTS TO PENDERGRASS STREET, LAKEVIEW DRIVE, BLUESTEM DRIVE, NUECES STREET, SUNSET DRIVE, LA FELICIANA DRIVE, ARANSAS STREET, LAREDO STREET, 2ND STREET, 3RD STREET, 4TH STREET, MONTERREY STREET AND THE MUNICIPAL COURT PARKING LOT, AND APPOINTING THE MAYOR TO SIGN ALL CONTRACTUAL DOCUMENTS.

Mr. Kelley stated that on September 17, 2019, City Council approved a 3-year plan to make enhancements on various streets. An aggressive approach to the plan was taken by allocating the use of an additional \$400,000 this year in Unassigned Fund Balance one-time expenditures. An amended street improvement plan was approved by City Council on May 4, 2021 to ensure use of the allocated funds for Capital Street Improvements in Fiscal Year 2020-2021. Street improvements in this project will include repaving the

Municipal Court's parking lot and street resurfacing on several streets throughout the city. Bids were advertised in compliance with State law for the construction of the 2021 Street Improvements Project. Four (4) bids were received ranging from \$488,740.00 to \$577,684.00. The lowest bid was submitted by Lone Star Paving. This company has a commendable reputation in the construction business. Mr. Kelley recommended approval.

Councilmember Michelson made a motion to award the bid to Lone Star Paving, as presented. Councilmember Mendoza seconded. The motion passed by a vote of 7-0.

ITEM 5-D. APPROVE BUDGET AMENDMENT #56 APPROVING THE ONE-TIME EXPENDITURE TO THE STREET DEPARTMENT FOR CAPITAL IMPROVEMENTS AND ALLOCATING FUNDS TO THE EMS BUDGET TO COVER ONE-HALF COSTS ASSOCIATED WITH THE MUNICIPAL COURT PARKING LOT REPAIRS, AS OUTLINED IN ORDINANCE 2021-24.

Ms. Larison stated that during the preparation of Fiscal Year 2020-2021 City of Lockhart Budget, the Council approved a one-time expenditure to the Street Department in the amount of \$400,000 in additional funds to repair city streets. During this meeting, the City Council awarded a bid for street repairs which resulted in a budget amendment due to increased cost of goods. This increase also affects the cost of the budgeted paving repairs for Municipal Court. It is staff's request that the Municipal Court parking area be shared with the EMS Fund due to the use by both departments. The presented Budget Amendment will increase the approved one-time expenditure for street repairs to \$435,000 to the General Fund and increase the EMS Fund budget by \$27,500. Ms. Larison recommended approval.

Mayor Pro-Tem Sanchez made a motion to approve Ordinance 2021-24 and budget amendment 56, as presented. Councilmember Mendoza seconded. The motion passed by a vote of 7-0.

ITEM 5-E. RATIFY THE AUTOMATIC REVERSION OF THE MH MANUFACTURED HOME DISTRICT ZONING CLASSIFICATION AS PROVIDED IN SECTION 64-196(M) FOR THE LOCKHART CODE OF ORDINANCES BY ORDERING AN AMENDMENT OF THE OFFICIAL ZONING MAP TO RECLASSIFY LOT 23, BLOCK 2, EAST SIDE ADDITION, CONSISTING OF 0.129 ACRE OWNED BY GIOVANNA LLAMAS AND LOCATED AT 519 SAN SABA STREET, FROM MH MANUFACTURED HOME DISTRICT TO RMD RESIDENTIAL MEDIUM DENSITY DISTRICT.

Mr. Gibson stated that Section 64-196(m) of the zoning ordinance provides that individual lots within the city presently zoned MH and not within a manufactured home subdivision or manufactured home park shall revert to the predominant zoning district classification adjacent to said lot upon removal, or by cessation of occupancy by utility disconnection in excess of 30 days, of an existing mobile or manufactured home thereon. Because the manufactured home that was previously on the subject property have been removed, the zoning has now reverted to RMD, which is the surrounding district classification. Section 64-196(m) further states that the City Council shall ratify such action by an agenda item ordering a corresponding amendment of the zoning map. No notice or hearing is required other than notification to the owner of the property. A map and copy of the notice sent to the owners. The RMD zoning classification allows a site-built single-family dwelling on a parcel of this size.

Councilmember McGregor made a motion to ratify the automatic reversion of the MH Manufactured Home District zoning classification as provided in Section 64-196(m) for the Lockhart Code of Ordinances by ordering an amendment of the Official Zoning Map to reclassify Lot 23, Block 2, East Side Addition, consisting of 0.129 acre owned by Jiovanna Llamas and located at 519 San Saba Street, from MH Manufactured Home District to RMD Residential Medium Density District. Councilmember Bryant seconded. The motion passed by a vote of 7-0.

ITEM 6-A. PRESENTATION AND DISCUSSION OF RAFTELIS WATER AND WASTEWATER RATE STUDY.

Mayor stated that the presentation was made during the work session.

ITEM 6-B. PRESENTATION OF DOWNTOWN REVITALIZATION PROJECT AND CONSIDER AGREEMENT WITH TRC ENGINEERS, INC. FOR ENGINEERING SERVICES OF CONCEPTUAL DESIGN ALTERNATIVES OF THE CITY OF LOCKHART DOWNTOWN REVITALIZATION PROJECT AND AUTHORIZE THE CITY MANAGER TO SIGN THE AGREEMENT.

Mayor White stated that the presentation was made during the work session.

Councilmember Michelson made a motion to approve the agreement with TRC Engineers, Inc., as presented. Councilmember McGregor seconded. The motion passed by a vote of 7-0.

ITEM 6-E. DISCUSSION REGARDING MATTERS RELATED TO COVID-19, IF NECESSARY.

Mayor White stated that there are no Orders that affect governmental entities. He encouraged citizens to wear face coverings due to the increase of COVID cases and citizens to get vaccinated. He informed the citizens that the city cannot monitor events and/or the number of individuals attending.

ITEM 6-F. DISCUSSION REGARDING CITYWIDE MOSQUITO SPRAYING.

Mr. Kelley provided information and there was discussion regarding the history of citywide mosquito spraying in Lockhart.

CONSENSUS: After discussion, the consensus of the Council was not to implement citywide mosquito spraying in Lockhart.

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

Mayor White requested appointments to boards and committees. There were none.

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

- Movie in the Park - "The Croods" on August 7.
- Special Council Meeting - Thursday, August 5, 2021 at 6:30 p.m. regarding Lockhart Animal Shelter.
- Northern Caldwell County Coalition meeting will be held on Wednesday, August 4 at 2:00 p.m. in the Caldwell County Courthouse, 110 S. Main St.
- Fire Fighter entrance exam will be held Saturday, August 28, 2021.

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

Councilmember Mendoza congratulated St. Mary's Catholic Church for a successful Jamaica.

Mayor Pro-Tem Sanchez expressed condolences to the families of Christina Moya Martinez, Lucia Silva Malaer, and Luis Sanchez, Sr. for their loss. She congratulated St. Mary's Catholic Church for a successful Jamaica.

Councilmember McGregor encouraged everyone to stay safe. She commented about the short term lease issue.

Mayor White also commented about short term leases and asked if the Council would like the item to be placed on a future agenda. The council decided not to discuss further.

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 9:46 p.m.


PASSED and APPROVED this the 17th day of August 2021.

CITY OF LOCKHART



Lew White, Mayor

ATTEST:



Connie Constancio, TRMC
City Secretary

