

City of Lockhart
Historical Preservation Commission
August 21, 2024

MINUTES

Members Present: Christine Ohlendorf, Jerry Haug, Marcia Proctor, Ray Ramsey, Ron Faulstich

Members Absent: Kevin Thuerwaechter, Frank Gomillion

Staff Present: Kevin Waller, David Fowler, Evan Olszewski, Romy Brossman

Public Present: Ronda Reagan (applicant, Agenda Item 4)

1. Call meeting to order. Chair Ohlendorf called the meeting to order at 5:31 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the minutes of the August 7, 2024, meeting.

Commissioner Haug moved to approve the minutes as presented. Commissioner Ramsey seconded; the motion passed by a vote of 5-0.

4. TA-23-02. Verification of substantial completion of enhancements made to a commercial building on property within the Historic District following a site visit conducted on January 3, 2024, as required for certification of a tax abatement on property owned by Ronda Reagan of 7G Texan, LLC, on part of Lot 6, Block 23, Original Town of Lockhart, zoned CCB (Commercial Central Business), and located at 112 North Main Street.

Planning Staff Kevin Waller provided a brief explanation of the purpose and logistics of the site visit.

Commissioner Proctor asked about the City Council's role with the tax abatement process.

Mr. Waller explained that Council's role was to approve it, prior to making the improvements, with no further involvement.

The Commission departed at 5:35 p.m. for a site visit to the subject property at 112 North Main Street, and returned at 5:53 p.m.

Applicant Ronda Reagan, 412 W. San Antonio St., Lockhart, TX, stated that she initially applied for the tax abatement with a contractor's estimate of the improvements (\$50,800), but the actual cost of the work was a higher amount. She asked if it is possible to get approval for the actual cost of the project, if receipts are provided tomorrow. Alternatively, could the vote be tabled until the next meeting, after the receipts are provided?

Mr. Waller confirmed that the ordinance does not address the Commission's approval relative to actual dollar amounts, and that the signed Tax Abatement Agreement specifies that the amount given is an estimated amount.

Chair Ohlendorf suggested moving forward with approving the work completed for the amount specified, with the stipulation that if the City determines the actual amount spent is higher, that amount is also approved.

Mr. Waller confirmed that the Chair's suggestion is reasonable.

Chair Ohlendorf moved to approve TA-23-02 with the dollar amount specified in the application, certifying that the proposed enhancements are complete, with the stipulation that if the City determines that the actual amount spent is higher, that amount is also approved. Commissioner Proctor seconded, and the motion passed by a vote of 5-0.

5. Update regarding the recent repainting of multiple buildings located primarily along the 100 block of North Main Street, approved on July 17, 2024 (Case File #CFA-24-08).

Mr. Waller reported that applicant Autum Fossmo recently provided the following update via email:

Locations Keeping Paint:

Field and Stable Antiques, 118 N. Main St. Lockhart, TX

Logos, 106 N. Main St. Lockhart, TX

Magnolia Jewels, 101 W. San Antonio St. Lockhart, TX

Big Dog Neon, 112 N. Church St. Lockhart, TX

Mr. Waller also noted that the filming production team painted (permanently) the property at 117 N. Main St. the black color that was approved by the Commission at the same meeting for the new Christian counseling center (CFA-24-07), in exchange for including the property as a backdrop during filming.

Commissioner Proctor asked if the properties that did not agree to keep the filming paint have been repainted to their pre-filming colors.

Mr. Waller replied that those not keeping the paint colors had a deadline to return to the original colors. Staff will confirm that those properties have been repainted, and will also confirm the deadline by which to do so.

6. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.

Mr. Waller reported that no new applications were received by the deadline for the September 4 meeting. The next regularly scheduled meeting would then be held September 18, if applications are received by the deadline. Waller continued that he spoke with the Fire Chief, who agreed to come before the Commission to discuss the future fire station improvements, ahead of a Certificate for Alteration submission, at a future meeting. Regarding the planned awning replacement at 117 N. Main St., Mr. Waller confirmed he's still waiting on information from the property owner, who has been out of town.

Commissioner Proctor requested a presentation from the owners of the former Carver School building to help spread the word about the future planned improvements to the building.

Mr. Waller stated that the representative of the Carver School plans to submit a Certificate for Alteration application when the time comes, and that he will ask if they're willing to present to the Commission ahead of the application.

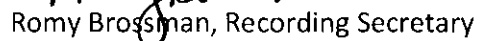
7. Adjournment.

Commissioner Faulstich moved to adjourn the meeting, and Commissioner Proctor seconded. The motion passed by a vote of 5-0, and the meeting adjourned at 6:10 p.m.

Approved:

9.11.2024

(date)


Romy Grossman, Recording Secretary


Christine Ohlendorf, Chairman