



City of Lockney Council
Regular Meeting Minutes
May 19, 2026
7:00 am

Call to Order, Quorum Check

Mayor, Steve Wright called the meeting to order at 7:04 am.

Members Present: Mayor Steve Wright, Councilman Edward Marks, Councilwoman Rosio Reyes & Councilman Donnie McLaughlin,

Others Present: City Secretary/Interim City Manager, KayCee Thiebaud, City Attorney, Lanny Voss, Public Works Director, Raymond Kern, Texas Communities Group Director, Danny Barrett

Members Absent: Councilman Dart Carthel

Invocation and Pledge

Councilmember Ed Marks led the invocation followed by the Pledge of Allegiance.

Public Comments

None

Public Hearings regarding structures which are substandard and/or public nuisances as defined by law:

- a. **Public hearing on substandard structures and public nuisance at 307 E. Houston Street, Lockney, TX 79241, Parcel R10106 that is owned by Mary Ann Gonzales.**

No Property owners were present. Texas Communities Group Director, Danny Barrett presented Council with findings of the substandard structure.

Structure A: A weathered white wooden single-family home with peeling paint, a faded gray roof, brown porch trim.

Structure B: A small, weathered structure with a dull brown roof and faded gray exterior.

Structure C: A severely deteriorated gray wooden structure with missing siding, exposed framing, boarded and broken openings.

Structure D: A heavily deteriorated gray wooden single-story structure with faded siding, broken and missing windows, a dark open doorway.

Structure E: A small, dark brown wooden shed with a sagging light gray roof, partially hidden by leafless trees and surrounded by dry tan grass and scattered debris.

- b. **Public hearing on substandard structures and public nuisance at 609 S. Main Street, Lockney, TX 79241, Parcel R2850 that is owned by Webster Service & Supply.**

No Property owners were present. Texas Communities Group Director, Danny Barrett presented Council with findings of the substandard structure.

The property contains a vacant commercial structure. The structure is currently vacant, unsecured, and accessible to the public. Several portions of the building show significant deterioration, structural damage, and signs of long term neglect.

1. **The Lockney City Council shall discuss and consider appropriate action regarding the substandard structure and public nuisance at 307 E. Houston Street, Lockney, TX 79241, Parcel R10106, owned by Mary Ann Gonzales.**

Donnie McLaughlin made a motion, the owner of the property, and/or any lienholder or mortgagee, must demolish the structure located at 307 E Houston Street, Lockney, Texas, 79241, Parcel R10106 and eliminate all unhealthy and unsafe conditions within thirty days of this order, including cleaning and grading the property. Failure to take the ordered actions within the specified time may result in the City taking requisite actions to demolish the structures, clean and grade the lot, and establish a lien on the property without further notice or hearing. Ed Marks seconded the motion. All in favor, motion carried unanimously.

2. **The Lockney City Council shall discuss and consider appropriate action regarding the substandard structure and public nuisance at 609 S. Main Street, Lockney, TX 79241, Parcel R2850, owned by Webster Service & Supply.**

Donnie McLaughlin made a motion, the owner of the property, and/or any lienholder or mortgagee, must demolish the structure located at 609 S. Main Street, Lockney, Texas, 79241, Parcel R2850 and eliminate all unhealthy and unsafe conditions within thirty days of this order, including cleaning and grading the property. Failure to take the ordered actions within the specified time may result in the City taking requisite actions to demolish the structures, clean and grade the lot, and establish a lien on the property without further notice or hearing. Rosio Reyes seconded the motion. All in favor, motion carried unanimously.

3. **Administer the Oath of Office of Unopposed Council Members and obtain statement of Officer signed and sworn to by Council Members.**

**Mayor
Councilmember, at Large**

**Steve Wright
Dart Carthel**

Interim City Manager/City Secretary, KayCee Thiebaud administered the Oath of Office and Statement of Officer to Mayor, Steve Wright.
Councilmember Dart Carthel was not present.

4. **Discuss, consider and take appropriate action on approving the minutes from:**
Regular Council Meeting, April 21, 2026

Donnie McLaughlin made a motion to accept the minutes as presented from the regular council meeting held on April 21, 2026. Ed Marks seconded the motion.
All voted in favor. Motion passed unanimously.

5. **Consent agenda items – consider and take action on various reports**

- a. Financial Reports and Payment of Bills/Total Cash Balance
- b. Fire Department-
- c. Public Works Department-
- d. Mayor's Report
- e. City Manager/City Secretary Report
- f. City Attorney's Report
- g. EDC Report

Donnie McLaughlin made a motion to accept the consent agenda items. Rosio Reyes seconded the motion. All in favor. Motion carried unanimously.

6. **The Lockney City Council shall discuss and consider a Resolution adopting the 2026 Water Conservation Plan.**

No Action. Water Conservation Plan is still under review.

7. **The Lockney City Council shall discuss and consider a water adjustment request submitted by Melissa Bybee for 217 SW 3rd Street.**

Council reviewed the water adjustment request and supporting documents that were submitted by Melissa Bybee and found that there was no evidence of a leak and the water did in fact go through the meter. From the meter reading date on April 23rd to May 1st, there was 12,000 gallons of water usage that had been recorded through the meter.

Council suggested calling a sprinkler inspector specifically due to the meter recording movement when the sprinklers were turned on. The meter has been monitored and since turning off the sprinkler system there has been no usage.

Donnie McLaughlin made a motion to deny the request for a water leak adjustment. Rosio Reyes seconded the motion, all in favor. Motion carried unanimously.

8. **The Lockney City Council shall enter into a Closed Session in accordance with the Texas Government Code 551.071, Consultation with attorney regarding the Procedures and Operations of City of Lockney Municipal Court.**

Lockney City Council Entered into Closed Session at 7:56am.

Lockney City Council reconvened into Open Session at 8:29am.

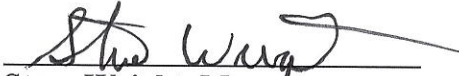
9. **The Council may take action to modify the procedures and operations of the Lockney Municipal Court to make processes more efficient and effective.**

Donnie McLaughlin made a motion for the City Council in conjunction with the City Attorney to create a structure and policy for operations of the Lockney Municipal Court. The policy shall include: Municipal Judge office hours/days, set regular monthly court dockets.

10. ADJOURN

With no further business matters, Mayor, Steve Wright adjourned the meeting at 8:34 am.

Passed and approved the 16th day of June 2026.


Steve Wright, Mayor

Attest:


KayCee Thiebaud, TRMC
City Secretary/Interim City Manager