



City of Lockney Council
Regular Meeting Minutes
July 21, 2026
7:00 am

1. Call to Order, Quorum Check

Mayor, Steve Wright called the meeting to order at 7:00 am.

Members Present: Councilman Dart Carthel, 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, Danny Barret, Texas Communities Group, Jessica Shelton & Landon Cato, Mackenzie Municipal Water Authority.

2. Invocation and Pledge

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

3. Public Comments

None

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

- a. Public hearing on substandard structures and public nuisance at 307/311 E. Houston Street, Lockney, TX 79241, Parcel R2917 that is owned by Domingo Nuncio.

No owners/heirs were present for the meeting. Danny Barret from Texas Communities Group presented the following:

Upon inspection on May 29, 2026, the property was found to contain two substandard structures consisting of a one-story wood-frame single-family residence (Structure A) and a detached accessory building (Structure B). Both structures exhibit conditions that constitute a hazard to the public health, safety, and welfare.

• Specifically:

- Both structures appear to have suffered from long-term deferred maintenance, with visible deterioration of exterior building components creating hazardous conditions.
- Roof systems on both structures exhibit visible aging, deterioration, weather damage, and possible structural sagging, indicating prolonged neglect.
- Roof overhangs, fascia, soffits, porch components, and exterior trim are deteriorated and no longer being properly maintained.
- Windows, exterior doors, frames, and other openings are weathered and deteriorated, with some components no longer providing adequate weather protection.
- Exterior siding, wall surfaces, trim, and paint finishes exhibit extensive weathering, peeling, fading, and deterioration.
- Both structures exhibit visible signs of overall structural decline, including deteriorated roof systems, porch components, and exterior structural members that warrant further structural evaluation.
- Excessive overgrown vegetation, brush, tree limbs, and miscellaneous natural accumulation surround both structures, contributing to their neglected appearance, restricting access, and creating conditions conducive to rodent, vermin, and pest haborage.
- Based upon the visible conditions observed from the public right-of-way, both structures constitute substandard buildings requiring repair, rehabilitation, removal, or demolition in accordance with the City's Substandard Structure Ordinance.

Notices and Compliance Attempts:

- Pursuant to the International Property Maintenance Code, 2009 Edition, the International Wildland-Urban Interface Code, 2009 Edition, and the City's Substandard

Structure Ordinance, all statutory notifications regarding this property have been properly completed.

- Code Violation Notices and Hearing Notices were mailed by certified mail to all known heirs and interested parties identified through the title work, with USPS documentation maintained in the case file.
- Public notice requirements were completed in accordance with applicable ordinances and state law.
- Despite receiving notice and being provided an opportunity to correct the violations, no substantial repairs, rehabilitation, or demolition efforts have been observed.
- The property remains in substantially the same deteriorated condition and continues to violate the City's Substandard Structure Ordinance.

5. The Lockney City Council shall consider and take action on an order regarding Substandard structure and public nuisance at 307/311 E Houston Street, Lockney, TX 79241, that is owned by Domingo Nuncio (R2917)

Donnie McLaughlin made a motion that the owner/heirs of the property, and/or any lienholder or mortgagee, must demolish the structure located at 307 E Houston, Lockney, Texas, (Parcel:R2917), West Half (W/2) of Lots Eight (8), Nine (9), and Ten (10), in Block Five (5), of the Brewster Addition, to the Town of Lockney, Floyd County, Texas., 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 voted in favor for. Motion carried unanimously.

6. The Lockney City Council shall consider and take action on the 2026-2027 Mackenzie Municipal Water Authority Budget presented by General Manager, Jessica Shelton.

Jessica Shelton, General Manager for the Mackenzie Municipal Water Authority presented the Operating Budget for the 2026-2027 Fiscal Year. Jessica noted the only increases were in salaries to be able to hire another water operator. Lockney's annual expense for 2026-2027 will be \$50,031.00.

Ed Marks made a motion to accept the Mackenzie Municipal Water Authority Budget as presented. Donnie McLaughlin seconded the motion. All voted in favor for. Motion carried unanimously.

7. Discuss, consider and take appropriate action on approving the minutes from:

Regular Council Meeting, June 16, 2026

Donnie McLaughlin made a motion to accept the minutes as presented from the regular council meeting held on June 16, 2026. Rosio Reyes seconded the motion. All voted in favor. Motion passed unanimously.

8. 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.

9. **The Lockney City Council shall consider and take action approving an Application for Participation in the Texas Short Term Asset Reserve Program (TexSTAR).**
In compliance with the PFIA and the City of Lockney's investment policy, Donnie McLaughlin made a motion to approve application for participation in the TexSTAR investment Program. Rosio Reyes seconded the motion. All voted in favor. Motion passed unanimously.

10. **The Lockney City Council shall consider and take action approving an Application for Participation in the Local Government Investment Cooperative (LOGIC).**
In compliance with the PFIA and the City of Lockney's investment policy, Donnie McLaughlin made a motion to approve application for participation in the LOGIC investment Program. Rosio Reyes seconded the motion. All voted in favor. Motion passed unanimously.

11. **The Lockney City Council shall enter into a Closed Session in accordance with the Texas Government Code 551.074, Personnel Matters regarding discussion of an Employment Agreement with the City Manager for the City of Lockney, Texas.**

Lockney City Council entered into closed session at 7:55am

Lockney City council reconvened to open session at 8:31am

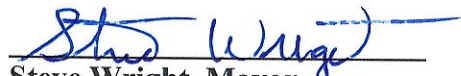
12. **The Council may take action to adopt a Resolution approving the agreement between the City of Lockney and the appointed City Manager.**

A motion was made by Ed Marks to employee KayCee Thiebaud as the City Manager for the City of Lockney following a written employment agreement review at the August meeting which will be effective September 1, 2026, Donnie McLaughlin seconded the motion, all in favor. Motion carried unanimously.

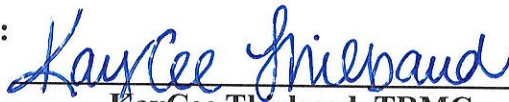
13. Adjourn.

With no further business matters, Rosio Reyes made a motion to adjourn, Donnie McLaughlin seconded the motion. Mayor, Steve Wright adjourned the meeting at 8:38 am.

Passed and approved the 18th day of August 2026.


Steve Wright, Mayor

Attest:


KayCee Thiebaud, TRMC
City Secretary/Interim City Manager