

**MINUTES OF SPECIAL JOINT MEETING OF THE
LAMPASAS ECONOMIC DEVELOPMENT CORPORATION BOARD
OF THE CITY OF LAMPASAS, TEXAS
WITH THE GOVERNING BODY OF THE CITY OF LAMPASAS, TEXAS
TUESDAY, MAY 26, 2020
CITY COUNCIL CHAMBERS
302 EAST THIRD STREET
5:30 P.M.**

The Lampasas Economic Development Corporation of the City of Lampasas met in special joint session on the above date with President Charlie Pratus, III presiding.

LEDC Members Present:

Steve Hudson
Misti Talbert
TJ Monroe
Ronnie Vineyard
Roland Schaub

City Council Members Present:

Misti Talbert
TJ Monroe
Chuck Williamson
Mike White
Randy Clark
Cathy Kuehne
Delana Toups

LEDC Members Absent:

Neal Leavell
David Millican – Ex-Officio
Bobby Carroll – Ex-Officio

City Council Members Absent:

None

City Staff Present:

Finley deGraffenried, City Manager/Executive Director
Rickie Roy, Assistant City Manager
Mandy Walsh, Economic Development Director
Christina Marez, City Secretary
Becky Sims, Zoning Administrator
Yvonne Moreno, Finance Director
Monica Wright, Information Systems Director
Sammy Bailey, Police Chief
Jeff Smith, Fire Chief
Chris Eicher, Parks & Recreation Director
Kim Watkins, Pool Manager

JOINT SESSION

I. Call to Order

After Mayor Talbert called Council to order, LEDC Board President Pratus immediately followed and called the LEDC Board to order at 5:31 p.m.

II. Discussion and possible action regarding development and funding of Business Park improvements

City Manager deGraffenried explained that this joint meeting is placed on the agenda to allow updates and discussion regarding development of Phase 1 of the Business Park. Recent development included extension of utilities to the site, however; prospects have generally been unwilling to wait for water, sewer, roads and electric extensions to the various lots. With recent prospect activity, the LEDC would like to discuss with Council options on how to proceed with making the property make-ready.

Mandy Walsh, Economic Development Director, provided a brief timeline and development costs of Phase I:

- In 2015/2016, the City extended utilities to the Business Park.
- The note for the land purchase was in 2004 and has been refinanced in 2012 and again in 2015. When the loan was refinanced in 2015, it extended the loan for 26 years. The balance on the note is \$312,444.88.
- For the utilities to the Business Park, the cost was \$976,042.87. This amount plus the previous note total \$1,288,847.75.
- In 2019, the LEDC engaged Eckermann Engineering to prepare construction plans and estimates for utility extensions and roads for the North side, approximately 35 acres. The engineering plans were completed in February 2020. The total probable construction cost is \$1.9 million for Phase I.
- She said that she and the LEDC Board have been exploring grant opportunities to fund Phase I.
- She said that there is a prospect interested in property within the Business Park.

Charlie Pratus, LEDC Board President, informed Council that LEDC had thought of selling some of the property to raise some funds but the front property lots are the most valuable, and if they sold those lots, they wouldn't have much of a Business Park. He said that they have tried to look at every option possible to be able to do Phase I. He knows that it is currently difficult to market but they need to move forward to make it a Business Park.

Steve Hudson, LEDC Board member, said that currently they have a prospect that would bring in job opportunities that would not be competition to any other business in town. LEDC has always tried to focus on bringing primary jobs in with no competition to our local business owners. This prospect is ready to go and we need to move forward with making that happen.

Council member Clark stressed that the City needs to move forward and see whether any funds could be contributed towards this project. This has gone on way too long and we need to move forward.

City Manager deGraffenried informed Council that LEDC has \$510,000.00 in Restricted Funds for this purpose. He talked about possible funding opportunities including that the prospect could also apply for State or Federal funding. He talked about a temporary drive access, and utility connections to lots adjacent to Old Austin Road.

Council member White agreed that something needed to be done or sell the whole property. However, he would hate to sell it because the City has already put too much into it. He just didn't want to throw more money into the Business Park and then do nothing with the property.

Council member Williamson also agreed with Council member White's comments. The City needs to do something now and not lose out on another business prospect.

Council member Clark said that if the City does nothing, then nothing will ever go out in the Business Park.

Roland Schaub, LEDC Board member, said that the City and LEDC need to move forward with Phase I development of the Business Park.

It was the consensus of Council members and the LEDC Board members to fully support this project and move forward.

After discussions, Mayor Talbert said that City Staff has direction to look into funding options, including grant opportunities, and present back to them.

Mayor Talbert thanked LEDC Board members for their work on this and their presence at the Joint Workshop.

No action was taken.

III. Adjourn

After Council adjourned the Joint Session, LEDC Board member Hudson immediately followed to adjourn the Joint Session at 5:57 p.m. The motion was seconded by LEDC Board member Schaub and with a unanimous vote, the motion carried. (Leavell, Millican & Carroll absent)

PASSED AND APPROVED this _____ day of _____, 2020.

Charlie Pratus III, President

Mandy Walsh, EDC Director