

**MINUTES OF REGULAR MEETING OF THE
LAMPASAS ECONOMIC DEVELOPMENT CORPORATION BOARD
OF THE CITY OF LAMPASAS, TEXAS
WEDNESDAY, JUNE 19, 2019
CITY ADMINISTRATION BUILDING - CONFERENCE ROOM
312 EAST THIRD STREET
5:30 P.M.**

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

LEDC Members Present:

Misti Talbert
Neal Leavell
Charlie Pratus, III
Ronnie Vineyard
TJ Monroe
Roland Schaub (arrived at 5:31 p.m.)
Jamie Smart-Ex-Officio (arrived at 6:22 p.m.)

LEDC Members Absent:

Steve Hudson
David Millican –Ex-Officio

City Staff Present:

Finley deGraffenried, City Manager/Executive Director
Gary Cox, Assistant City Manager
Mandy Walsh, Economic Development Director
Vicki Tower, Administrative Secretary

**REGULAR SESSION
5:30 p.m.**

I. Call to Order

President Pratus called the meeting to order at 5:30 p.m.

II. Open forum for citizen comments and questions (limited to five (5) minutes per person)

There were no citizen comments.

III. Presentations by representatives from Lampasas County Higher Education Center, Vision! Lampasas and Christmas on the Creek

Board member Schaub arrived at 5:31 p.m.

Presentation by Derrick Berrios with Lampasas County Higher Education Center (LCHEC) included:

- Main goal – affordable quality education and job training
- Over 1,000 Central Texas College students have taken courses at the LCHEC facility since 2010
- Since 2011, over 550 students have been certified through Allied healthcare training courses with an average starting wage of \$11.15 per hour
- 545 students have attended adult community education courses
- Since 2012, over 700 children have participated in “College for Kids” program
- Overall, more than 3,000 have participated in programs at LCHEC since 2010
- Reviewed LCHEC budget with the Board
- Berrios told the Board that LCHEC relies on grants and donations
- Continuing partnerships and continue looking for additional partnerships
- Continuing to study trends and statistics
- Only institution offering GED preparation within 33 mile radius
- Berrios thanked LEDC for their support
- Requesting \$10,000.00 from LEDC
- Berrios told the Board that he is working with Lampasas Independent School District (LISD) to hopefully reduce rent to help cut costs

Presentation by Dianna Hodges with Vision! Lampasas included:

- Requesting \$10,000.00 from LEDC to help fund their activities and projects that help revitalize Lampasas
- Major projects for 2019
 - Squared Silly – last Saturday in October
 - Carol of Lights – first Saturday in December
 - Christmas on the Creek – Thanksgiving to New Year’s Day
 - Murals
 - Atlas 4000 – First weekend of June – had over 800 riders and their families this year
 - Indian Artifact Gem and Mineral Show – September 21 – Last year was the first year for the Indian Artifact Gem and Mineral Show and it was very successful. It was held at the Lampasas Youth Livestock Barn with 50 vendors who booked 16 hotel rooms for 2-night stay and approximately 400 visitors attended.
- Fundraiser – Wild West Casino Night – partner with Lampasas County Chamber of Commerce and Lampasas Association for the Arts (LAFTA) – event will be in February
- Total Solar Eclipse April 8, 2024 – Lampasas is prime location to see it clearly – putting together a committee for Total Solar Eclipse

Presentation by Katherine Mezger with Christmas on the Creek included:

- Christmas on the Creek Committee only has approximately 8 members

- Last year it cost approximately \$30,000.00 to hang five miles of lights in the trees at W.M. Brook Park
- New displays last year – the animated train and four animated singing Christmas trees
- Re-painted Santa’s Village
- Re-painted all the trees in the “Forest of Fanciful Furs”
- Used boat trailer for Santa’s Candy Cane Express
- New this year – large Elf and marquee sign – saved approximately \$2,300.00 by ordering these two items early
- Would like to do lighted candy cane walkway and lighted arches
- Mezger told the Board that the Christmas on the Creek Committee could always use help with fundraisers and donations.

Dianna Hodges told the Board that Senator Roger Williams offered Vision! Lampasas \$1,000.00 donation to repaint the boot mural.

IV. Discussion and possible action concerning the 2017-2018 Audit Report from Singleton, Clark & Co.

Jack Clark with Singleton, Clark & Company, PC reviewed the LEDC 2017-2018 Audit Report with the Board.

Topics of discussion included:

- No findings and no comments – clean report
- Financial balance sheet looks good
- Revenues went down, but so did expenses
- Good financial position

No action was taken.

V. Discussion and possible action concerning audit services from Singleton, Clark & Co. for the FY 2018-2019

Mandy Walsh, Economic Development Director, reviewed audit services from Singleton, Clark & Co. for the FY 2018-2019 with the Board.

Board member Talbert moved to approve audit services from Singleton, Clark & Co. for the FY 2018-2019. The motion was seconded by Board member Schaub and with a unanimous vote, the motion carried. (Hudson, Millican and Smart absent)

VI. Discussion regarding City of Lampasas Comprehensive Plan with Halff & Associates
Mandy Walsh, Economic Development Director, discussed with the Board, the City of Lampasas Comprehensive Plan with Halff & Associates.

Topics of discussion included:

- Importance of Technology – internet service
- Transportation System – asset
- Housing shortage
- Quality of workforce
- Fort Hood – asset to our community
- Lack of available rental homes and apartments
- General consensus – growth is coming and how does the City of Lampasas and the community want to approach it
- Need to support local businesses
- Marketing

Board member Smart arrived at 6:22 p.m.

VII. Discussion and possible action regarding proposal for geotechnical services from Langerman Foster Engineering Company for development of the Business Park

Mandy Walsh, Economic Development Director, reviewed with the Board, the proposal for geotechnical services from Langerman Foster Engineering Company for development of the Business Park.

Topics of discussion included:

- \$7,988 for 10 bore holes to be done at one time (Phase 1 and Phase 2)
- \$6,478 for 7 bore holes (Phase 1)
- \$4,894 for 4 bore holes (Phase 2)
- Wetland
- Phase 1 & Phase 2 to be done at one time will save money

Board member Schaub moved to do Phase 1 and Phase 2 at one time for a total of ten bore holes. The motion was seconded by Board member Vineyard and with a unanimous vote, the motion carried. (Hudson and Millican absent)

VIII. Discussion and possible action regarding engineering services for the Business Park by Eckermann Engineering

Mandy Walsh, Economic Development Director, discussed with the Board, engineering services for the Business Park by Eckermann Engineering.

Topics of discussion included:

- Other possible options for development at the Business Park

- Could land be used for apartment/housing/residential
- Can portion of property at Business Park purchased with Bond funds be sold for residential use

No action was taken.

IX. Discussion and possible action concerning approval of the minutes dated May 15, 2019

Board member Vineyard moved to approve the minutes as presented. The motion was seconded by Board member Schaub with a vote of 6 in favor and one abstention (Talbert), the motion carried. (Hudson and Millican absent)

X. Update and possible action regarding May Financials

Mandy Walsh, Economic Development Director, reviewed the May Financials with the Board.

No action was taken.

XI. Discussion and update on USDA ReConnect Program Grant/Loan Application

Mandy Walsh, Economic Development Director, told the Board that she has received quite a few support letters and speed tests for the USDA ReConnect Program Grant/Loan Application, which is due on Friday, June 21, 2019.

XII. Discussion and possible action regarding FY 2019-2020 LEDC Budget

Mandy Walsh, Economic Development Director, reviewed the FY 2019-2020 LEDC Budget with the Board.

Topics of discussion included:

- Uniforms – increased to \$100.00
- Supplies – had to order new checks since the bank changed its name
- Professional services – increased in the event we need to run impact studies

No action was taken.

XIII. Update on the following:

1.) County and LISD Updates

Jamie Smart, County Ex-Officio member, reviewed the following:

- Working on Budget
- Tala Resorts – proposed resort in Lampasas County off of FM 580 West
 - Proposed full-service resort on 1,725 acres with a spa, nomadic pavilions,

- restaurants, micro- brewery, hotel, convention center and more.
- Proposed 250 home subdivision on 1,500 acres
- Yellow house near the new County Jail will be moved

Mandy Walsh, Economic Development Director reviewed the following information from David Millican, LISD Ex-officio:

- Several vacancies – need teachers

2.) Staff Updates

Mandy Walsh, Economic Development Director, reviewed the following:

- Rusty Garrett with KWTX News 10 farewell tour – will be broadcasting live from the Lampasas County Courthouse on Friday, June 21, 2019
- Historic Foundation Board - Walsh has been asked to serve on the Historic Foundation Board which is a non-profit historic conservation foundation.
- Current Developments
 - Santa Fe Depot development – should be receiving bids soon for this development
 - Mojo Coffee – project is still moving along
 - Burger King – project is moving along and plans to be open within the next 120 days
 - Silver Creek Assisted Living – parking lot has been poured and project is moving along quickly; planning a ground breaking ceremony
 - Lampasas Nutrition – new business coming to town – will be serving energy teas and healthy smoothies and are planning to move into a retail space being built by Mike Irvin off of US Hwy 281 South.
- Tala Resorts – Discussed under Item XIII.
- Rural America Conference – Walsh plans to attend the Rural Economic Development Summit in Tulsa, Oklahoma July 23-25, 2019
- Job Fair
 - Nearly 30 businesses participated in the Job Fair
 - Although the physical address for the old Middle School cafeteria makes it confusing to find, it is still a good location/space for the Job Fair
 - Walsh told the Board that businesses and job seekers that she spoke to were pleased with the turnout and the location
 - Horseshoe Bay Resort – hired three people
 - Ace Hardware – hired one person
 - Ajinomoto – interviews
 - Oil States - interviews
- Internship – Cole Wheeler has been hired as the summer intern for the Lampasas County Chamber of Commerce
- USDA Grant – discussed under Item XI
- Comp Plan – beginning stake holder meetings June 19-20, 2019

- Retired Teachers Association – Walsh told the Board that a member of the Retired Teachers Association attended a presentation that Walsh gave to the 36 Club and was very impressed with the EDC promotional video. She asked Walsh to do the presentation for the Retired Teachers Association in November 2019.
- LEDC Promo Video – Great marketing tool and plan to promote it again
- City Logo – City Council recently adopted a new City logo that highlights our natural springs
- P-20 Council – Walsh recently attended meeting for P-20 Council
- Town Hall – Town Hall meeting on Monday, June 17, 2019 at the old Middle School cafeteria. Topics for discussion are comprehensive planning and budgeting for the City of Lampasas.

XIV. Items that the Board Members may request to be placed on the next agenda

- Budget
- Engineering services for the Business Park by Eckermann Engineering
- Business Park

XV. Adjourn

Board member Talbert moved to adjourn the meeting at 7:43 p.m. The motion was seconded by Board member Schaub and with a unanimous vote, the motion carried. (Hudson and Millican absent)

PASSED AND APPROVED this _____ day of _____, 2019.

Charlie Pratus III, President

Vicki Tower, Administrative Secretary