

**MINUTES OF REGULAR MEETING OF THE
LAMPASAS ECONOMIC DEVELOPMENT CORPORATION BOARD
OF THE CITY OF LAMPASAS, TEXAS
WEDNESDAY, APRIL 17, 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:

Neal Leavell
Charlie Pratus, III
Steve Hudson
Ronnie Vineyard
TJ Monroe
Misti Talbert
Roland Schaub
David Millican-Ex-Officio
Jamie Smart-Ex-Officio

LEDC Members Absent:

Roland Schaub

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. Discussion and possible action concerning approval of the minutes dated March 20, 2019

Board member Hudson moved to approve the minutes as presented. The motion was seconded by Board member Leavell and with a unanimous vote, the motion carried. (Schaub absent)

IV. Discussion and update from Board member Pratus on Local Option Election.

President Pratus gave the Board an update on the Local Option Election.

Topics of discussion included:

- Early voting begins April 22, 2019
- General Election is May 4, 2019
- Lampasas County has new voting machines – all touch screens. Machines also print out cards at the end so there will be both a paper record and electronic record.
- Presentation at Courtyard Square Association mixer regarding Prop 1

V. Discussion and possible action regarding cost-sharing with the City of Lampasas for USDA ReConnect Grant/Loan application.

Finley deGraffenried, City Manager/Executive Director, and Mandy Walsh, Economic Development Director, discussed with the Board, cost-sharing with the City of Lampasas for USDA ReConnect Grant/Loan application.

Walsh told the Board that cost of the application would not exceed \$10,000, but is a little higher than normal due to the Environmental Review. Walsh proposed that the Economic Development Corporation (EDC) and the City split the cost 50/50.

Board member Hudson moved to fund up to \$5,000.00 for the Application with the contingency that City Council may fund the full amount of \$10,000.00. The motion was seconded by Board member Monroe and with a unanimous vote, the motion carried. (Schaub absent)

VI. Discussion regarding scope of Comprehensive Plan.

Finley deGraffenried, City Manager/Executive Director, and Mandy Walsh, Economic Development Director, discussed the scope of Comprehensive Plan with the Board.

Topics of discussion included:

- Need at least two EDC members to be on committee
- Plan should be developed by stakeholders
- Board member Monroe said she is willing to participate
- Possible rotation of EDC Board members on the committee, based on expertise at the time of subject discussion

VII. Discussion and update on Deb Brown training for May 13-17.

Mandy Walsh, Economic Development Director, told the Board that she and the Chamber Director, due to time constraints, cannot commit 100% to the organization and execution of this event at this time. Walsh suggested maybe purchasing some workshops in the Fall to see the level of participation, and planning for a week-long training next year.

VIII. Update and possible action regarding March Financials.

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

No action was taken.

IX. Update on the following:

1.) County and LISD Updates

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

- New County Jail is coming along smoothly
- In preliminary discussion as to what to do with vacant house off of Highway 183 near the new jail.
- Lometa High School 1 Act Play advanced to state
- Re-signed contract with Acadian Ambulance Service – 3 year 5 month contract

David Millican, LISD Ex-officio member reviewed the following:

- Very busy with spring activities
- UIL – doing very well
- Sports – Baseball/Softball/Track
- STAAR testing
- Attendance is good
- Enrollment is good

2.) Staff Updates

Mandy Walsh, Economic Development Director, reviewed the following:

- Downtown Development
 - Walsh told the Board that the development project for the Santa Fe Depot is still moving forward.
 - Andy Fish will be storing some of his antique cars in the Swain's Hardware building as they transition.
 - The owner of Perks Coffee building has shown the property numerous times in the last few weeks.

- Bar 17 will be converting to a Mercantile.
- Rutland's and Swain's Hardware will still be open for a few more weeks.
- Gillen's Co-Op & Mercantile are doing very well in their new location next door to Eve's Café.
- Key Avenue Development
 - Mojo Coffee is working on their building at 1008 S. Key Avenue.
 - Burger King is continuing with plans for development and plan to be open by the end of the summer (July at the earliest). Burger King plans to hire 40-45 people.
 - Silver Creek Assisted Living is continuing with plans for development and plan to begin construction by May 2019.
- Residential Development
 - Currently looking at around 150 homes being built. These homes will be built in phases though (not all in one year).
 - Lampasas is experiencing steady growth
- Mike Irvin
 - Walsh told the Board that Staff recently met with Mike Irvin regarding retail plans for his property at 301 S. Highway 281.
- USDA Grant/Loan Application
 - Walsh told the Board that Judy Langford, grant writer, has begun working on the USDA ReConnect Grant/Loan Application.
 - 50/50 Grant/Loan option
 - Deadline for USDA ReConnect Grant/Loan Application has been pushed back to the end of June 2019.
 - Need screen shots validating internet service at businesses and/or homes in Lampasas
- Texas 4000 ATLAS
 - Texas 4000 Atlas will begin June 1, 2019 at 8:30 a.m. at Campbell Park
 - Will have 80+ riders this year
- Development Matrix
 - Council asked Staff to create a development matrix that will help determine cost-sharing strategies, incentives, etc.
- LCHEC

- Walsh serves on the Lampasas County Higher Education Center (LCHEC) Board and was recently elected to serve as president.
- LCHEC Board meets quarterly
- Walsh will be attending Career Day at Kline Whitis Elementary on April 29, 2019
- Hwy 281
 - Texas Department of Transportation (TxDOT) have proposed widening Highway 281 to five lanes within the next five years.
- Comprehensive Plan
 - Already discussed under Item VI.
- Job Fair
 - Job Fair will be on Friday, June 7, 2019 from 10:00 a.m. to 1:00 p.m.
 - Moved location to the old Middle School Cafeteria

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

There were no items requested to be placed on the next agenda.

XI. Adjourn

Board member Talbert moved to adjourn the meeting at 6:11 p.m. The motion was seconded by Board member Vineyard and with a unanimous vote, the motion carried. (Schaub absent)

PASSED AND APPROVED this _____ day of _____, 2019.

Charlie Pratus III, President

Vicki Tower, Administrative Secretary