

**MINUTES OF REGULAR MEETING OF THE  
LAMPASAS ECONOMIC DEVELOPMENT CORPORATION BOARD  
OF THE CITY OF LAMPASAS, TEXAS  
WEDNESDAY, FEBRUARY 20, 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

**LEDC Members Absent:**

David Millican-Ex-Officio  
Jamie Smart-Ex-Officio

**City Staff Present:**

Finley deGraffenried, City Manager/Executive Director  
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 January 16, 2019

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

IV. Discussion and updates regarding status of contract with Foresite Group, Inc. related to technology infrastructure design, assessment and inventory

Finley deGraffenried, City Manager/Executive Director, and Mandy Walsh, Economic Development Director, discussed the status of contract with Foresite Group, Inc. related to technology infrastructure design, assessment and inventory with the Board.

Topics of discussion included:

- Presentation by Foresite Group, Inc.
- Open Access Network
- Dark Fiber Lease Network
- Survey will run through the end of March 2019
- Joint session with City Council at the next LEDC meeting on March 20, 2019
- Board would like to visit with some ISP's and Open Access Networks to find out what options are available

President Pratus moved to Item VII.

VII. Discussion on development and recruitment priorities for LEDC

Finley deGraffenried, City Manager/Executive Director, and Mandy Walsh, Economic Development Director, discussed development and recruitment priorities for LEDC with the Board.

Topics of discussion included:

- What are our goals for the next year?
- Internet – most important - companies need it to operate
- Coalition building
- Marketing
- Workforce Development
- Business Park Development
- Retail recruitment
- Business Retention and Expansion
- Downtown revitalization
- Some local businesses that still need to meet with; Rollins Brook Community Hospital, Lampasas Independent School District, Lampasas County Higher Education Center, H-E-B, Walmart, Storm's Drive In, Phoenix Carved Stone, Putters & Gutters, and Lampasas County
- 2B Signs – possible expansion
- President Pratus asked the Board members to come up with a list of top five businesses they would like to visit.

- Walsh said she will visit with Lee Hoffpauir

President Pratus moved to Item VIII.

VIII. Discussion and update on Proposition 1 (Local Option Election) from Board member Pratus

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

Topics of discussion included:

- Social Media
- What can the City regulate?
- Mandy Walsh, Economic Development Director, suggested setting up small coffee shop discussion with the community to answer any questions and concerns regarding the Local Option Election.

President Pratus moved back to Item VII.

VII. Discussion on development and recruitment priorities for LEDC

President Pratus told the Board that Gillen's Co-op and Mercantile is going in next door to Eve's Café. Pratus told the Board that there will be office space upstairs above Gillen's Co-op and Mercantile.

Mandy Walsh, Economic Development Director, told the Board that they need to focus on the empty buildings in Lampasas, especially along Key Avenue. Walsh said when people drive through town, it needs to appear thriving.

President Pratus moved to Item V.

V. Discussion and possible action regarding proposal for surveying and platting services from Triple C Surveying Company for development of a portion of the LEDC Business Park in an amount not to exceed \$9,000.

Board member Schaub moved to table Item V. and move to Item VI. The motion was seconded by Board member Talbert and with a unanimous vote, the motion carried. (Millican and Smart absent)

VI. Discussion and possible action regarding revised proposal for engineering services from Eckermann Engineering for development of a portion of the LEDC Business Park in the amount of \$100,000.

Finley deGraffenried, City Manager/Executive Director, and Mandy Walsh, Economic Development Director, discussed with the Board, the revised proposal for engineering services from Eckermann Engineering for development of a portion of the LEDC Business Park in the amount of \$100,000.

Topics of discussion included:

- Restricted funds
- Un-restricted funds
- Claim on cash in checking account
- Bond funds (restricted)

Board member Vineyard moved to pull \$100,000 from the BBT Account to pay Eckermann Engineering for development of a portion of the LEDC Business Park. The motion was seconded by Board member Schaub and with a unanimous vote, the motion carried. (Millican and Smart absent)

President Pratus moved back to Item V.

- V. Discussion and possible action regarding proposal for surveying and platting services from Triple C Surveying Company for development of a portion of the LEDC Business Park in an amount not to exceed \$9,000.

Board member Schaub moved to not pull \$9,000.00 from the BBT Account. The motion was seconded by Board member Monroe, and with a unanimous vote, the motion carried. (Millican and Smart absent)

President Pratus moved back to Item VIII.

- VIII. Discussion and update on Proposition 1 (Local Option Election) from Board member Pratus

President Pratus said the Local Option Election was going well and that this item had already been discussed.

- IX. Update and possible action regarding January Financials

Finley deGraffenried, City Manager/Executive Director, reviewed the January Financials with the Board.

Board member Talbert moved to accept the January Financials. The motion was seconded by Board member Schaub, and with a unanimous vote, the motion carried. (Millican and Smart absent)

- X. Update on the following:

- 1.) County and LISD Updates

There were no updates on the County due to the absence of Ex-officio member Smart.

There were no updates on the LISD due to the absence of Ex-officio member Millican.

- 2.) Staff Updates

Mandy Walsh, Economic Development Director, reviewed the following:

- Film Opportunity – Walsh told the Board that there is a possibility of a movie called “Bullyproof” to be shot in Lampasas at the old Junior High School. If they decided to shoot the movie in Lampasas, they would have at least 33 people here for at least 21 days.
- Marketing – Walsh has been working on marketing materials with the Chamber Director and hope to have some ready in the next few weeks to leave at local businesses.
- Downtown Development – Walsh told the Board that the Planning & Zoning Board approved the re-zoning of the Santa Fe Depot property on February 7, 2019 to Central Business District, and City Council approved it on February 11, 2019. It will go back to City Council for a second reading on February 25, 2019.

Walsh told the Board that Gillen’s Co-op and Mercantile plans to open in early March 2019.

- Key Avenue Development – Walsh told the Board that on February 19, 2019, the Zoning Board of Adjustments approved the setback variances for 404 North Key Avenue.

Walsh told the Board that Mojo Coffee will be closing on the property at 1008 South Key Avenue in March 2019.

- Quality Inn – Walsh told the Board that Quality Inn has completed a massive renovation and have really done a great job; high quality lodging option.
- Silver Creek Expansion – Walsh told the Board that Silver Creek Assisted Living is moving forward with their plans.
- M&M Expansion – Walsh told the Board that M&M Custom Slaughter is waiting on their inspection from USDA; which should be within the next 30 days. Once approved, they can begin operating. They are hoping to open March 4, 2019.
- Builder Homesite, Inc. – Walsh told that she met with a human resource representative for Builder Homesite, Inc. and they expressed the need for additional parking.
- Save Your Town Event – Walsh has been working with Melissa Unger, Chamber Director, and Deb Brown from Save Your Town, to come up with some ideas for our community.
  - Webinars to market wo small town business owners
  - Board training for both the Chamber and Economic Development Corporation
- 36 Club – Walsh presented to the 36 Club on February 14, 2019.
- Stand Up Rural America – Walsh plans to attend a dynamic economic development summit designed specifically for rural America, July 23, 2019 through July 25, 2019 in Tulsa, Oklahoma.
- SUSTEX 2019 – Walsh plans to attend the 2019 SUSTEX conference March 20, 2019 through March 22, 2019 in Killeen.

- Job Fair – Tentative date for the next Job Fair is June 16, 2019 from 10 a.m. to 1 p.m.
- Foresite Presentation – There will be a joint session between City Council and LEDC on March 20, 2019

VII. Adjourn into Executive Session

Board member Talbert moved to adjourn into executive session at 7:07 p.m. The motion was seconded by Board member Schaub, and with a unanimous vote, the motion carried. (Millican and Smart absent)

<b>EXECUTIVE SESSION</b>
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The Board of the Lampasas Economic Development Corporation will meet in closed Executive Session pursuant to the Texas Government Code, Chapter 551, as follows:

1. Section 551.087 (economic development) - (1) to receive and evaluate financial information received from a business prospect, to discuss same, and /or to deliberate regarding commercial or financial information that the LEDC has received from a business prospect that the LEDC seeks to have locate, stay, or expand in or near the city, with which the LEDC is conducting economic development negotiations; and/or (2) to deliberate an offer of any financial or other incentives to any business prospect described above.
2. Adjourn Executive Session and Reconvene Regular Session.

Executive session was adjourned at 7:15 p.m.

<b>REGULAR SESSION</b>
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VIII. Discussion and possible action regarding Executive Session items

There was no action taken.

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

- Selections for Business Retention and Expansion (BRE)
- Re-evaluate Strategic Plan
- Foresite Group, Inc.

X. Adjourn

Board member Talbert moved to adjourn the meeting at 7:18 p.m. The motion was seconded by Board

member Monroe and with a unanimous vote, the motion carried. (Millican and Smart absent)

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

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Charlie Pratus III, President

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Vicki Tower, Administrative Secretary