

**MINUTES OF REGULAR MEETING OF THE
LAMPASAS ECONOMIC DEVELOPMENT CORPORATION BOARD
OF THE CITY OF LAMPASAS, TEXAS
WEDNESDAY, JANUARY 16, 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
David Millican-Ex-Officio

LEDC Members Absent:

Misti Talbert
Roland Schaub
Jim Lindeman-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 5:32 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 November 14, 2018

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

V. Discussion 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 the Foresite Group, Inc. contract with the Board.

Mandy Walsh, Economic Development Director, told the Board that the survey will remain active through the end of February 2019. Board agreed to continue standard promotion of survey via social media marketing and word-of-mouth.

VI. Discussion and possible action regarding Business Park development.

Finley deGraffenried, City Manager/Executive Director, and Mandy Walsh, Economic Development Director, discussed Business Park development with the Board.

Topics of discussion included:

- Walsh visited with Eric Davis, formerly with KSA Engineers and now with Cobalt
- Challenge with spec buildings in a secondary market
- Owning property verses leasing property
- Build to Suit option

No action was taken.

VII. Discussion and possible action regarding proposal for engineering services from Eckermann Engineering for development of a portion of the LEDC Business Park in the amount of \$125,000.

Finley deGraffenried, City Manager/Executive Director, and Mandy Walsh, Economic Development Director, discussed with the Board, the proposal for engineering services from Eckermann Engineering for development of a portion of the LEDC Business Park in the amount of \$125,000.

Topics of discussion included:

- Project Management
- Drainage Analysis
- Construction Documents
- Easement Documents
- Approvals and Permits
- Bid Phase Services

- Construction Phase Services
- Fee schedule
- Project limits
- Geotech report

No action was taken.

- VIII. 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.

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

Topics of discussion included:

- Concept Plan
- Initial Road Centerline Stake
- Plat document
- Extents of project
- Fee schedule
- Triple C Surveying Company left some items off of their proposal – they may need to resubmit

No action was taken.

- IX. Update and possible action regarding November and December Financials.

Finley deGraffenried, City Manager/Executive Director, reviewed the November and December Financials with the Board.

No action was taken.

- 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 Lindeman.

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

- Enrollment is up – 3,380 as of January 15, 2019
- Lampasas Middle School UIL this week and next week

- Roofing Projects are almost done
- Possible expansion of Culinary Arts program into old High School Choir room to allow for more space
- Possible new facility for ag/animal science, depending on funding
- Seats up for election – Kirk Whitehead and David Millican
- Special Education program has increased by 100 students in the last 18 months

2.) Staff Updates

Mandy Walsh, Economic Development Director, reviewed the following:

- Downtown Developments – Walsh told the Board that the development project for the Santa Fe Depot property is moving forward. An application has been received to re-zone the property to Central Business District which will go before Planning & Zoning on February 7, 2019 and City Council on February 11, 2019.

Walsh told the Board that she has been working with downtown business owners and developers on various concepts to revitalize the downtown area.

- Key Avenue Developments – Walsh told the Board that MOJO Coffee is scheduled to close on the property next to Dairy Queen in the middle of February 2019. MOJO Coffee will be a drive thru coffee shop with a small seating area.
- Business Retention and Expansion – Planning for the Silver Creek Assisted Living expansion continues. Silver Creek Assisted Living will be hiring approximately 35 additional employees.
- Heart of Texas Defense Alliance (HOTDA) – Walsh told the Board that she met with HOTDA to review and discuss Community-Based strategies to support Fort Hood, one of the most valuable posts in the Army.
- Association of the United States Army (AUSA) – Walsh told the Board that she attended the AUSA meeting on November 28, 2018. Walsh told the Board that the Soldier Support fund, raised by our Chapter of AUSA, is currently at \$12,418 for the families of our soldiers. Walsh told the Board that scholarships for high school students are available and if they know a student interested, to please have them contact her.
- CTE Advisory Committee – Walsh told the Board that the CTE Advisory Committee met on December 12, 2018 and discussed the proposed new facilities for Lampasas High School. The discussion included possible expansion for the Culinary Arts building at Lampasas High School and possibly a new facility for ag/animal science. New CTE courses proposed in 2019-2020 school year, if approved by the School Board would be: Agribusiness Systems, Animal Science, Arts & A/V, Auto Tech., Computer Programming & Robotics, Construction, Cosmetology, Advanced Culinary Arts, Criminal Justice, Education & Child Care, Engineering, and Welding.
- Lampasas County Higher Education Center (LCHEC) Board Meeting – Walsh told the Board that she attended the quarterly meeting on December 6, 2018. LCHEC has a new program,

Massage Therapy, which will begin in March 2019. Walsh told the Board that the Phlebotomy certification rate from LCHEC courses has been 100%. Funding for the IT program at LCHEC has been approved for a second year.

- Development District of Central Texas (DDOCT) – Walsh told the Board that Lampasas has been certified Film-Friendly and there was quite a bit of discussion regarding Film-Friendly cities in the recent DDOCT meeting. The Rural Internship program will be ramping up soon and the Board is accepting those applications.
- Technology – This was discussed under Item V.
- Board Appreciation Party – Walsh reminded the Board about the Board Appreciation Dinner on January 29, 2019 from 6pm-9pm at Putters & Gutters.

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

- Update on Foresite Group, Inc.
- Follow up with Eckermann Engineering

XII. Adjourn

Board member Vineyard moved to adjourn the meeting at 6:55 p.m. The motion was seconded by Board member Leavell and with a unanimous vote, the motion carried. (Talbert, Schaub, and Lindeman absent)

PASSED AND APPROVED this _____ day of _____, 2019.

Charlie Pratus III, President

Vicki Tower, Administrative Secretary