

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

Notice is hereby given that the regular meeting of the Lampasas Economic Development Corporation Board of the City of Lampasas will be held on Wednesday, June 19, 2019 at 5:30 p.m. in the City Administration Building-Conference Room located at 312 East Third Street, Lampasas, Texas. The Lampasas Economic Development Corporation reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed, as authorized by the Texas Government Code sections 551.071 (consultation with the attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), and 551.087 (economic development).

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

- I. Call to Order
- II. Open forum for citizen comments and questions (limited to five (5) minutes per person)
- III. Presentations by representatives from Lampasas County Higher Education Center, Vision! Lampasas and Christmas on the Creek
- IV. Discussion and possible action concerning the 2017-2018 Audit Report from Singleton, Clark & Co.
- V. Discussion and possible action concerning audit services from Singleton, Clark & Co. for the FY 2018-2019
- VI. Discussion regarding City of Lampasas Comprehensive Plan with Halff & Associates
- VII. Discussion and possible action regarding proposal for geotechnical services from Langerman Foster Engineering Company for development of the Business Park
- VIII. Discussion and possible action regarding engineering services for the Business Park by Eckermann Engineering
- IX. Discussion and possible action concerning approval of the minutes dated May 15, 2019
- X. Update and possible action regarding May Financials
- XI. Discussion and update on USDA ReConnect Program Grant/Loan Application

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

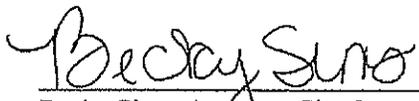
XIII. Update on the following:

- 1.) County and LISD Updates
- 2.) Staff Updates
 - Historic Foundation Board
 - Current Developments
 - Tala Resorts
 - Rural America Conference
 - Job Fair
 - Internship
 - USDA Grant
 - Comp Plan
 - Retired Teachers Association
 - LEDC Promo Video
 - City Logo
 - P-20 Council
 - Town Hall

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

XV. Adjourn

I, Becky Sims, Assistant City Secretary of the City of Lampasas, Texas, do hereby certify that this Notice of Meeting was posted on the bulletin board/front window of City Hall, 312 East Third Street, Lampasas, Texas, at a place readily accessible to the general public at all times, on the 14th day of June, 2019 at 5:15pm.



Becky Sims, Assistant City Secretary



SINGLETON, CLARK
& COMPANY, PC CERTIFIED PUBLIC ACCOUNTANTS

May 3, 2019

To the Board of Directors of the
Lampasas Economic Development Corporation

We are pleased to confirm our understanding of the services we are to provide for the Lampasas Economic Development Corporation (hereafter LEDC) for the year ended September 30, 2019.

We will audit the financial statements of the LEDC, which comprise the statement(s) of financial position as of September 30, 2019, the related statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements (the financial statements).

Audit Objective

The objective of our audit is the expression of an opinion about whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and will include tests of your accounting records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our audit of the LEDC's financial statements. Our report will be addressed to Board of Directors of the LEDC. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add an emphasis-of-matter or other-matter paragraph. If our opinion is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or withdraw from this engagement.

Audit Procedures

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will also request written representations from the Organization's attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the Organization or to acts by management or employees acting on behalf of the Organization.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, any fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

Our audit will include obtaining an understanding of the Organization and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. However, during the audit, we will communicate to you and those charged with governance internal control related matters that are required to be communicated under professional standards.

We may from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers, but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Management Responsibilities

You are responsible for designing, implementing, and maintaining internal controls, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with U.S. generally accepted accounting principles. You are also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the organization from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the Organization involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the Organization received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring the Organization complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with U.S. generally accepted accounting principles. You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon.

You agree to assume all management responsibilities for the tax services, financial statement preparation services, and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash, accounts receivable, and other confirmations we request and will locate any documents selected by us for testing.

Robert Gattilia is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. We expect to begin our audit during January 2020 and to complete your and issue our report no later than April 30, 2020.

Our fee for these services is expected to be \$2,300. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the engagement. If

significant additional time is necessary, we will keep you informed of any problems we encounter and our fees will be adjusted accordingly.

We appreciate the opportunity to be of service to you and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Singleton, Clark & Company, PC

Singleton, Clark & Company, PC

RESPONSE:

This letter correctly sets forth the understanding of Lampasas Economic Development Corporation.

Management signature: _____

Title: _____

Date: _____

Governance signature: _____

Title: _____

Date: _____



**LANGERMAN FOSTER
ENGINEERING COMPANY**

June 4, 2019

City of Lampasas
c/o Eckermann Engineering, Inc.
202 Spring Ho Avenue, Lampasas, TX 76550
O (512) 556-8160 / M (512) 731-3629

Attn: Derrek Eckermann, P.E.
Email: derrek@eckermannengineering.com

Reference: Pavement Investigation Proposal
Lampasas EDC Business Park
Lampasas, Texas
LFE Proposal No. GEO 19-076

We are pleased to submit this proposal for geotechnical services for the referenced project. The scope of services and costs summarized in this proposal are based on information provided by Eckermann Engineering.

Project Details and Purpose

Two new roads are proposed within the Lampasas EDC Business Park. The Phase 1 road is to extend about 2900 feet, and Phase 2 about 1200 feet. Based on past experience in the project area, clayey soil with varying granular content over limestone with clayey seams and layers is anticipated. The purpose of our services is to provide pavement material, thickness, and construction recommendations.



Figure 1. Site with possible bore locations



LFE Services

General. We recommend a 5-foot boring about every 500 feet or less of proposed road. The actual depth may vary depending in part on the field conditions encountered. The proposal assumes easy truck access to the boring locations. LFE uses drilling subcontractors.

For the 2900 linear feet in Phase 1, this equates to about 7 borings. For the 1200 linear feet in Phase 2, this equates to about 4 borings, and 10 borings total for Phases 1 and 2 combined (1 bore is eliminated due to overlap). Although LFE did a pavement investigation in 2016 (LFE Report W16-092) for an industrial project in the vicinity, we do not recommend using that information except as supplemental information for general consideration in this new report.

After drilling, laboratory tests will be done to evaluate the classification, strength, and volume change potential of the predominant subsurface materials observed in the borings. Typical laboratory tests may include Atterberg limits, -200 mesh sieves, swell tests, and strength testing. Sulfate detection tests are planned in case stabilizing the pavement subgrade with lime appears desirable.

Engineering and Report. A report prepared under the direction of and signed and sealed by a Texas licensed Professional Engineer will be provided with the following information:

1. Description of field operations and laboratory tests;
2. Description of subsurface materials and conditions including boring logs;
3. Short-term groundwater observations during drilling operations. These observations will consist strictly of noting the depth at which water is encountered during dry drilling and must not be interpreted as a "groundwater study";
4. Flexible and rigid pavement thickness recommendations
5. General earthwork and construction criteria including geotechnical material specifications.

Underground Utilities

We will contact the Texas 811 system for utility locations; however, be aware that the Texas 811 system only locates buried utilities within existing public easements and right-of-ways. All private on-site utilities such as irrigation lines, fire lines, electric lines, gas lines, and any other underground features (if any) must be located by the owner.

In the event that underground utility locations are not known, we can arrange for a vacuum truck to pothole at the boring locations. However, these services would constitute additional costs that are not included in this proposal.



Fee Estimate

The services described in this proposal will be performed for a **lump sum cost as follows:**

- **\$7,988** for the 10 bores done at one time (Phases 1 and 2)
- **\$6,478** for the 7 bores (Phase 1)
- **\$4,894** for the 4 bores (Phase 2)

These costs will not be exceeded without prior approval from the CLIENT. The parties may subsequently agree in writing to provide additional services under this AGREEMENT for additional, negotiated compensation.

The fee estimate assumes in part that this proposal and attached Agreement will be used to govern our involvement in the project with only minor changes. For a different contract, or if the Client requires significant other paperwork and signings as part of the project, LFE may need to adjust the proposed fee to account for the additional administrative time and associated costs.

Authorization

If this proposal with the following Agreement is acceptable, we request that whoever will be the Client please sign, date and complete the requested information in the space at the end of the Agreement and return via email one set for our files. We are prepared to put the project on our drilling schedule with verbal approval of this contract pending a signature. Verbal requests to proceed constitute approval of this contract, although a signed copy is also required.

We look forward to working with you on this project. Please call me if you have any questions.

Regards,

LANGERMAN FOSTER ENGINEERING COMPANY, LLC

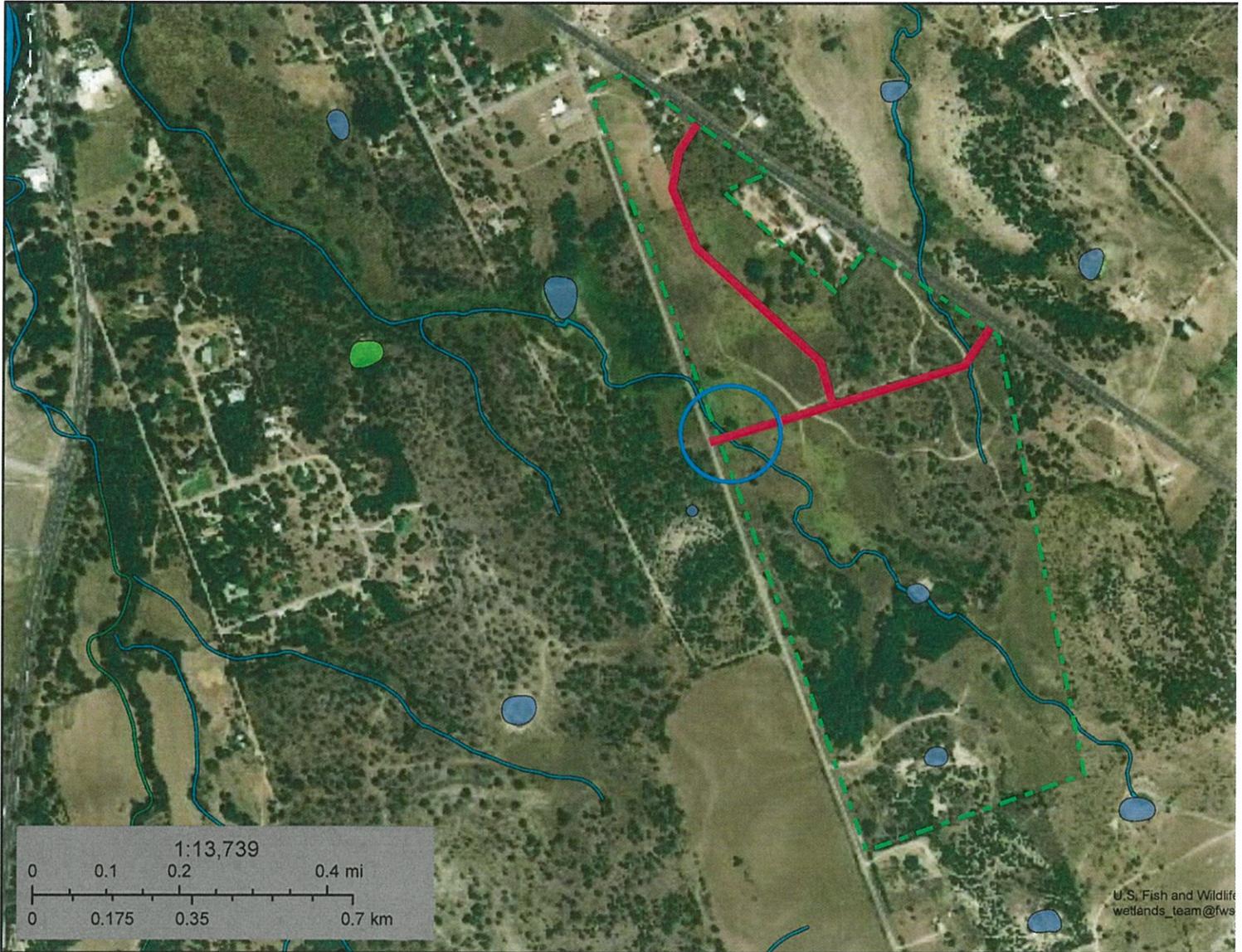
Texas Registered Engineering Firm No. F-13144

Ottis Foster, P.E.

Principal / Geotechnical Engineer

OFoster@LFEctx.com

Attachment: Professional Services Agreement



May 29, 2019

Wetlands

-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland

-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond

-  Lake
-  Other
-  Riverine

This map is for informational purposes only. The U.S. Fish and Wildlife Service is not responsible for any use of the data shown on this map. Wetlands Map

75 -LAMPASAS ECONOMIC DEV CRP

ACCT# ACCOUNT NAME

ASSETS

1020	FSB CHECKING 7001092 LEDC	279,848.95	
1021	FSB CAPITAL FD CHECKING7002363	8,302.52	
1025	FSB LEDC LOAN 2678	0.00	
1026	BUSINESS BANK OF TX 4001561	537,635.15	
1030	CLAIM ON CASH	199,227.65	
1210	ACCOUNTS RECEIVABLE	0.00	
1222	ACCOUNTS RECEIVABLE	0.00	
1235	NOTE RECEIVABLE BACHMAYER	0.00	
1236	NOTE RECEIVABLE-PECAN CRK HVM	0.00	
1300	LAND PURCHASE/IMPROVEMENTS	1,725,616.61	
1310	FAG-BUILDINGS & IMPROVEMENTS	17,975.00	
1396	ACCUMULATED DEPRECIATION	(82,253.00)	
1499	DUE FROM CASH & CONCENTRATION	0.00	
1999	LEDC CLEARING ACCOUNT	0.00	
	TOTAL ASSETS		2,686,352.88

LIABILITIES & FUND BALANCE

2209	ACCOUNTS PAYABLE CAPITAL ACCT	0.00	
2210	ACCOUNTS PAYABLE	3,609.75	
2220	ACCOUNTS PAYABLE PENDING	0.00	
2225	ACCRUED INTEREST PAYABLE	3,661.18	
2283	UNAPPLIED CREDIT	0.00	
2284	BONDS PAYABLE	1,435,861.80	
3009	DESIGNATED RE/DONATIONS	0.00	
3010	UNASSIGNED FUND BALANCE	970,640.79	
3030	ASSIGNED FUND BALANCE	180,730.47	
	CURRENT INCREASE / (DECREASE) IN FUND BALANCE	91,848.82	
	TOTAL LIABILITIES & FUND EQUITY		2,686,352.88

CITY OF LAMPASAS
 FINANCIAL STATEMENT
 AS OF: MAY 31ST, 2019

75 -LAMPASAS ECONOMIC DEV CRP
 FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY							
OPERATING REVENUE							
	TAX REVENUE	295,000.00	26,893.85	205,583.98	69.69	0.00	89,416.02
	SERVICE REVENUE	0.00	0.00	0.00	0.00	0.00	0.00
	OTHER REVENUE	23,742.00	475.55	3,435.47	14.47	0.00	20,306.53
	TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL OPERATING REVENUE	318,742.00	27,369.40	209,019.45	65.58	0.00	109,722.55
BOND FUND REVENUE							
	OTHER REVENUE	538,040.00	8.37	5,338.73	0.99	0.00	532,701.27
	TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL BOND FUND REVENUE	538,040.00	8.37	5,338.73	0.99	0.00	532,701.27
	FUND TOTAL REVENUE	856,782.00	27,377.77	214,358.18	25.02	0.00	642,423.82
EXPENDITURE SUMMARY							
LEDC OPERATING FUNDS							
	SUPPLIES	500.00	0.00	627.85	125.57	0.00	(127.85)
	CONTRACTUAL SERVICES	38,176.00	4,584.79	18,753.75	49.12	0.00	19,422.25
	MAINTENANCE	6,900.00	0.00	1,973.26	28.60	0.00	4,926.74
	OTHER EXPENSES	68,500.00	97.75	23,750.79	34.67	0.00	44,749.21
	CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00
	CONTINGENCY AND RESERVES	0.00	0.00	0.00	0.00	0.00	0.00
	TRANSFERS	49,857.00	0.00	0.00	0.00	0.00	49,857.00
	DEBT SERVICE	154,809.00	0.00	77,403.64	50.00	0.00	77,405.36
	TOTAL LEDC OPERATING FUNDS	318,742.00	4,682.54	122,509.29	38.44	0.00	196,232.71
LAMPASAS EDC BOND FUNDS							
	CONTRACTUAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
	CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00
	CONTINGENCY AND RESERVES	538,040.00	0.00	0.00	0.00	0.00	538,040.00
	TOTAL LAMPASAS EDC BOND FUNDS	538,040.00	0.00	0.00	0.00	0.00	538,040.00
	FUND TOTAL EXPENDITURES	856,782.00	4,682.54	122,509.29	14.30	0.00	734,272.71
	TOTAL PROFIT / (LOSS)	0.00	22,695.23	91,848.89	0.00	0.00	(91,848.89)

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CITY OF LAMPASAS
FINANCIAL STATEMENT
AS OF: MAY 31ST, 2019

75 -LAMPASAS ECONOMIC DEV CRP
FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
		=====	=====	=====	=====	=====	=====

CITY OF LAMPASAS
FINANCIAL STATEMENT
AS OF: MAY 31ST, 2019

15 -LAMPASAS ECONOMIC DEV CRP
REVENUES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
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OPERATING REVENUE
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TAX REVENUE

100-4017	SALES TAX	295,000.00	26,893.85	205,583.98	69.69	0.00	89,416.02
	TOTAL TAX REVENUE	295,000.00	26,893.85	205,583.98	69.69	0.00	89,416.02

SERVICE REVENUE

100-4330	LEASE REVENUE	0.00	0.00	0.00	0.00	0.00	0.00
100-4330.01	LEASE REVENUE (QUONSET HUT)	0.00	0.00	0.00	0.00	0.00	0.00
100-4335	WEBSITE REVENUES	0.00	0.00	0.00	0.00	0.00	0.00
100-4383	DONATIONS	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL SERVICE REVENUE	0.00	0.00	0.00	0.00	0.00	0.00

OTHER REVENUE

00-4710	BONDS	0.00	0.00	0.00	0.00	0.00	0.00
00-4820	INTEREST & DIVIDENDS	1,200.00	475.55	3,435.47	286.29	0.00	(2,235.47)
00-4821	INTEREST NOTE BACHMAYER	0.00	0.00	0.00	0.00	0.00	0.00
00-4822	INTEREST NOTE - HVM PECAN CR	0.00	0.00	0.00	0.00	0.00	0.00
00-4830	SALE OF FIXED ASSETS	0.00	0.00	0.00	0.00	0.00	0.00
00-4897	DESIGNATED RE/DONATIONS	0.00	0.00	0.00	0.00	0.00	0.00
00-4898	UNDESIGNATED RETAINED EARNIN	22,542.00	0.00	0.00	0.00	0.00	22,542.00
	TOTAL OTHER REVENUE	23,742.00	475.55	3,435.47	14.47	0.00	20,306.53

TRANSFERS

00-4910	TRANSFER FROM GENERAL FUND	0.00	0.00	0.00	0.00	0.00	0.00
00-4999	MISCELLANEOUS REVENUES	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00

TOTAL OPERATING REVENUE 318,742.00 27,369.40 209,019.45 65.58 0.00 109,722.55
=====

BOND FUND REVENUE
=====

OTHER REVENUE

10-4520	LOAN PROCEEDS	0.00	0.00	0.00	0.00	0.00	0.00
10-4710	BOND FUNDS	0.00	0.00	0.00	0.00	0.00	0.00
10-4820	INTEREST EARNED	6,000.00	8.37	5,338.73	88.98	0.00	661.27
10-4898	DESIGNATED RE/BOND FUNDS	532,040.00	0.00	0.00	0.00	0.00	532,040.00
	TOTAL OTHER REVENUE	538,040.00	8.37	5,338.73	0.99	0.00	532,701.27

TRANSFERS

10-4999	MISCELLANEOUS REVENUE	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00

TOTAL BOND FUND REVENUE 538,040.00 8.37 5,338.73 0.99 0.00 532,701.27
=====

CITY OF LAMPASAS
FINANCIAL STATEMENT
AS OF: MAY 31ST, 2019

75 -LAMPASAS ECONOMIC DEV CRP
REVENUES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
***	FUND TOTAL REVENUE ***	856,782.00	27,377.77	214,358.18	25.02	0.00	642,423.82

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FINANCIAL STATEMENT
 AS OF: MAY 31ST, 2019

 75 -LAMPASAS ECONOMIC DEV CRP
 LEDC OPERATING FUNDS
 DEPARTMENT EXPENSES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
SUPPLIES							
500-5230	UNIFORMS	0.00	0.00	0.00	0.00	0.00	0.00
500-5250	HAND TOOLS & SMALL EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00
500-5260	POSTAGE	0.00	0.00	0.00	0.00	0.00	0.00
500-5265	COMPUTER SOFTWARE & EQUIPMEN	0.00	0.00	0.00	0.00	0.00	0.00
500-5270	SUPPLIES	500.00	0.00	627.85	125.57	0.00	(127.85)
500-5295	BOOKS & PUBLICATIONS	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL SUPPLIES	500.00	0.00	627.85	125.57	0.00	(127.85)
CONTRACTUAL SERVICES							
500-5300	CONTRACT LABOR	0.00	0.00	0.00	0.00	0.00	0.00
500-5316	BOND AGENT FEES	0.00	0.00	0.00	0.00	0.00	0.00
500-5320	TELEPHONE SERVICES	1,176.00	37.99	723.92	61.56	0.00	452.08
500-5325	UTILITIES	0.00	0.00	0.00	0.00	0.00	0.00
500-5346	ENGINEERING/SURVEYING SERVIC	10,000.00	0.00	0.00	0.00	0.00	10,000.00
500-5355	INSURANCE-PROPERTY	0.00	0.00	0.00	0.00	0.00	0.00
500-5361	LEGAL SERVICES	2,000.00	0.00	0.00	0.00	0.00	2,000.00
500-5373	PROMOTION AND ADVERTISING	7,500.00	1,446.80	2,742.33	36.56	0.00	4,757.67
500-5388	TAXES ON PROPERTY	0.00	0.00	0.00	0.00	0.00	0.00
500-5395	PROFESSIONAL SERVICES	5,500.00	2,100.00	7,287.50	132.50	0.00	(1,787.50)
500-5397	ADMIN & OVERHEAD	12,000.00	1,000.00	8,000.00	66.67	0.00	4,000.00
500-5398	VISION LAMPASAS	0.00	0.00	0.00	0.00	0.00	0.00
500-5399	OTHER SERVICES	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL CONTRACTUAL SERVICES	38,176.00	4,584.79	18,753.75	49.12	0.00	19,422.25
MAINTENANCE							
500-5405	BUILDING & GROUNDS MAINTENAN	5,000.00	0.00	0.00	0.00	0.00	5,000.00
500-5425	OFFICE EQUIPMENT MAINTENANCE	<u>1,900.00</u>	<u>0.00</u>	<u>1,973.26</u>	<u>103.86</u>	<u>0.00</u>	<u>(73.26)</u>
	TOTAL MAINTENANCE	6,900.00	0.00	1,973.26	28.60	0.00	4,926.74
OTHER EXPENSES							
500-5451	BUSINESS EXPENSES	5,000.00	62.95	525.45	10.51	0.00	4,474.55
500-5452	TRAVEL & TRAINING	7,500.00	34.80	2,345.34	31.27	0.00	5,154.66
500-5453	DUES & MEMBERSHIPS	1,000.00	0.00	880.00	88.00	0.00	120.00
500-5499	ECONOMIC DEVELOPMENT PROGRAM	55,000.00	0.00	20,000.00	36.36	0.00	35,000.00
500-5499.01	ECON DVLPMNT PROGRAM	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL OTHER EXPENSES	68,500.00	97.75	23,750.79	34.67	0.00	44,749.21
CAPITAL EXPENDITURES							
500-5505	BUILDING & GROUNDS	0.00	0.00	0.00	0.00	0.00	0.00
500-5530	WATER SYSTEMS	0.00	0.00	0.00	0.00	0.00	0.00
500-5535	ELECTRIC SYSTEMS	0.00	0.00	0.00	0.00	0.00	0.00
500-5540	SEWER SYSTEMS	0.00	0.00	0.00	0.00	0.00	0.00
500-5545	STREETS & DRAINAGE	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00

CITY OF LAMPASAS
 FINANCIAL STATEMENT
 AS OF: MAY 31ST, 2019

75 -LAMPASAS ECONOMIC DEV CRP
 LEDC OPERATING FUNDS
 DEPARTMENT EXPENSES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
CONTINGENCY AND RESERVES							
500-5600	CONTINGENCY/RESERVES	0.00	0.00	0.00	0.00	0.00	0.00
500-5601	DONATION RESERVES	0.00	0.00	0.00	0.00	0.00	0.00
500-5610	DEPRECIATION	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL CONTINGENCY AND RESERVES	0.00	0.00	0.00	0.00	0.00	0.00
TRANSFERS							
500-5710	TRANSFER TO GENERAL FUND	0.00	0.00	0.00	0.00	0.00	0.00
500-5722	TRANSFER TO FUND 22	49,857.00	0.00	0.00	0.00	0.00	49,857.00
500-5751	TRANSFER TO FUND 51 (EDUCATI	0.00	0.00	0.00	0.00	0.00	0.00
500-5759	TRANSFER TO FUND 59	0.00	0.00	0.00	0.00	0.00	0.00
500-5776	TRANSFER TO LEDC DESIGNATED	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL TRANSFERS	49,857.00	0.00	0.00	0.00	0.00	49,857.00
DEBT SERVICE							
500-5800	PRINCIPAL PAYMENT	102,087.00	0.00	50,727.85	49.69	0.00	51,359.15
500-5801	INTEREST PAYMENT	<u>52,722.00</u>	<u>0.00</u>	<u>26,675.79</u>	<u>50.60</u>	<u>0.00</u>	<u>26,046.21</u>
	TOTAL DEBT SERVICE	154,809.00	0.00	77,403.64	50.00	0.00	77,405.36
<hr/>							
	TOTAL LEDC OPERATING FUNDS	<u>318,742.00</u>	<u>4,682.54</u>	<u>122,509.29</u>	<u>38.44</u>	<u>0.00</u>	<u>196,232.71</u>

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CITY OF LAMPASAS
 FINANCIAL STATEMENT
 AS OF: MAY 31ST, 2019

75 -LAMPASAS ECONOMIC DEV CRP
 LAMPASAS EDC BOND FUNDS
 DEPARTMENT EXPENSES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>CONTRACTUAL SERVICES</u>							
510-5316	BANK CHARGES	0.00	0.00	0.00	0.00	0.00	0.00
510-5346	ENGINEERING/SERVEYING SERVIC	0.00	0.00	0.00	0.00	0.00	0.00
510-5361	LEGAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
510-5395	PROFESSIONAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
510-5399	OTHER SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL CONTRACTUAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
<u>CAPITAL EXPENDITURES</u>							
510-5505	BUILDING AND GROUNDS	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00
<u>CONTINGENCY AND RESERVES</u>							
510-5600	CONTINGENCY/RESERVES	538,040.00	0.00	0.00	0.00	0.00	538,040.00
	TOTAL CONTINGENCY AND RESERVES	538,040.00	0.00	0.00	0.00	0.00	538,040.00
<hr/>							
	TOTAL LAMPASAS EDC BOND FUNDS	538,040.00	0.00	0.00	0.00	0.00	538,040.00
<hr/>							
***	TOTAL EXPENSES ***	856,782.00	4,682.54	122,509.29	14.30	0.00	734,272.71
<hr/>							
	TOTAL PROFIT / (LOSS)	0.00	22,695.23	91,848.89	0.00	0.00	(91,848.89)
<hr/>							

*** END OF REPORT ***

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BUDGET WORKSHEET
AS OF: JUNE 30TH, 2019

75 -LAMPASAS ECONOMIC DEV CRP
FINANCIAL SUMMARY

ACCT NO#	ACCT NAME	ACTUAL 2YRS AGO	ACTUAL 1YR AGO	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED BALANCE	PROPOSED BUDGET
<u>REVENUE SUMMARY</u>							
	OPERATING REVENUE	<u>347,390</u>	<u>302,492</u>	<u>318,742</u>	<u>209,019</u>	<u>299,750</u>	<u>305,660</u>
	*** TOTAL REVENUES ***	<u>347,390</u>	<u>302,492</u>	<u>318,742</u>	<u>209,019</u>	<u>299,750</u>	<u>305,660</u>
<u>EXPENDITURE SUMMARY</u>							
	EDC OPERATING FUNDS	<u>265,919</u>	<u>222,423</u>	<u>318,742</u>	<u>122,729</u>	<u>267,055</u>	<u>305,660</u>
	*** TOTAL EXPENDITURES ***	<u>265,919</u>	<u>222,423</u>	<u>318,742</u>	<u>122,729</u>	<u>267,055</u>	<u>305,660</u>
	TOTAL PROFIT / (LOSS)	<u>81,471</u>	<u>80,069</u>	<u>0</u>	<u>86,290</u>	<u>32,695</u>	<u>0</u>

75 -LAMPASAS ECONOMIC DEV CRP
REVENUES

ACCT NO#	ACCT NAME	ACTUAL 2YRS AGO	ACTUAL 1YR AGO	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED BALANCE	PROPOSED BUDGET
OPERATING REVENUE							
TAX REVENUE							
400-4017	SALES TAX	295,760	298,357	295,000	205,584	295,000	301,000
***	REVENUE CATEGORY TOTALS ***	295,760	298,357	295,000	205,584	295,000	301,000
SERVICE REVENUE							
400-4330	LEASE REVENUE	360	210	0	0	0	0
400-4330.01	LEASE REVENUE (QUONSET HUT)	0	0	0	0	0	0
400-4335	WEBSITE REVENUES	0	0	0	0	0	0
400-4383	DONATIONS	2,000	2,000	0	0	0	0
***	REVENUE CATEGORY TOTALS ***	2,360	2,210	0	0	0	0
OTHER REVENUE							
400-4710	BONDS	0	0	0	0	0	0
400-4820	INTEREST & DIVIDENDS	1,021	1,925	1,200	3,435	4,750	4,660
400-4821	INTEREST NOTE BACHMAYER	0	0	0	0	0	0
400-4822	INTEREST NOTE - HVM PECAN CR	0	0	0	0	0	0
400-4830	SALE OF FIXED ASSETS	0	0	0	0	0	0
400-4897	DESIGNATED RE/DONATIONS	0	0	0	0	0	0
400-4898	UNDESIGNATED RETAINED EARNIN	0	0	22,542	0	0	0
***	REVENUE CATEGORY TOTALS ***	1,021	1,925	23,742	3,435	4,750	4,660
TRANSFERS							
400-4910	TRANSFER FROM GENERAL FUND	0	0	0	0	0	0
400-4999	MISCELLANEOUS REVENUES	48,248	0	0	0	0	0
***	REVENUE CATEGORY TOTALS ***	48,248	0	0	0	0	0
***	REVENUE DEPARTMENT TOTALS ***	347,390	302,492	318,742	209,019	299,750	305,660
***	TOTAL REVENUES ***	347,390	302,492	318,742	209,019	299,750	305,660

BUDGET WORKSHEET
AS OF: JUNE 30TH, 2019

75 -LAMPASAS ECONOMIC DEV CRP
LEDC OPERATING FUNDS
DEPARTMENT EXPENSES

ACCT NO#	ACCT NAME	ACTUAL 2YRS AGO	ACTUAL 1YR AGO	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED BALANCE	PROPOSED BUDGET
SUPPLIES							
500-5230	UNIFORMS	0	0	0	0	0	100
500-5250	HAND TOOLS & SMALL EQUIPMENT	0	195	0	0	0	0
500-5260	POSTAGE	0	0	0	0	0	0
500-5265	COMPUTER SOFTWARE & EQUIPMEN	4,000	0	0	0	0	0
500-5270	SUPPLIES	552	174	500	628	628	500
500-5295	BOOKS & PUBLICATIONS	115	120	0	0	0	0
** CATEGORY TOTAL **		4,667	489	500	628	628	600
CONTRACTUAL SERVICES							
500-5300	CONTRACT LABOR	0	0	0	0	0	0
500-5316	BOND AGENT FEES	0	0	0	0	0	0
500-5320	TELEPHONE SERVICES	936	1,176	1,176	724	1,176	1,176
500-5325	UTILITIES	0	0	0	0	0	0
500-5346	ENGINEERING/SURVEYING SERVIC	9,800	0	10,000	0	0	10,000
500-5355	INSURANCE-PROPERTY	0	0	0	0	0	0
500-5361	LEGAL SERVICES	3,744	0	2,000	0	0	2,000
500-5373	PROMOTION AND ADVERTISING	5,120	6,701	7,500	2,962	7,500	7,500
500-5388	TAXES ON PROPERTY	0	0	0	0	0	0
500-5395	PROFESSIONAL SERVICES	37,500	39,393	5,500	7,288	8,538	7,000
500-5397	ADMIN & OVERHEAD	12,000	12,000	12,000	8,000	12,000	12,000
500-5398	VISION LAMPASAS	0	0	0	0	0	0
500-5399	OTHER SERVICES	1,000	0	0	0	0	0
** CATEGORY TOTAL **		70,100	59,269	38,176	18,974	29,214	39,676
MAINTENANCE							
500-5405	BUILDING & GROUNDS MAINTENAN	350	0	5,000	0	0	5,000
500-5425	OFFICE EQUIPMENT MAINTENANCE	1,696	1,736	1,900	1,973	1,948	2,065
500-5451	BUSINESS EXPENSES	1,582	1,737	5,000	525	2,200	5,000
500-5452	TRAVEL & TRAINING	8,303	4,690	7,500	2,345	7,500	7,500
500-5453	DUES & MEMBERSHIPS	565	775	1,000	880	1,000	1,000
500-5499	ECONOMIC DEVELOPMENT PROGRAM	45,025	20,000	55,000	20,000	20,000	40,000
500-5499.01	ECON DVLPMNT PROGRAM	0	0	0	0	0	0
** CATEGORY TOTAL **		57,521	28,939	75,400	25,724	32,648	60,565

CITY OF LAMPASAS
 BUDGET WORKSHEET
 AS OF: JUNE 30TH, 2019

75 -LAMPASAS ECONOMIC DEV CRP
 LEDC OPERATING FUNDS
 DEPARTMENT EXPENSES

ACCT NO#	ACCT NAME	ACTUAL 2YRS AGO	ACTUAL 1YR AGO	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED BALANCE	PROPOSED BUDGET
CAPITAL EXPENDITURES							
500-5505	BUILDING & GROUNDS	0	0	0	0	0	0
500-5530	WATER SYSTEMS	0	0	0	0	0	0
500-5535	ELECTRIC SYSTEMS	0	0	0	0	0	0
500-5540	SEWER SYSTEMS	0	0	0	0	0	0
500-5545	STREETS & DRAINAGE	0	0	0	0	0	0
** CATEGORY TOTAL **		0	0	0	0	0	0
CONTINGENCY AND RESERVES							
500-5600	CONTINGENCY/RESERVES	0	0	0	0	0	0
500-5601	DONATION RESERVES	0	0	0	0	0	0
500-5610	DEPRECIATION	29,877	29,877	0	0	0	0
** CATEGORY TOTAL **		29,877	29,877	0	0	0	0
TRANSFERS							
500-5710	TRANSFER TO GENERAL FUND	6,000	0	0	0	0	0
500-5722	TRANSFER TO FUND 22	38,104	47,806	49,857	0	49,758	50,011
500-5751	TRANSFER TO FUND 51 (EDUCATI	0	0	0	0	0	0
500-5759	TRANSFER TO FUND 59	0	0	0	0	0	0
500-5776	TRANSFER TO LEDC DESIGNATED	0	0	0	0	0	0
** CATEGORY TOTAL **		44,104	47,806	49,857	0	49,758	50,011
DEBT SERVICE							
500-5800	PRINCIPAL PAYMENT	0	0	102,087	50,728	98,403	105,879
500-5801	INTEREST PAYMENT	59,650	56,042	52,722	25,676	56,404	48,929
** CATEGORY TOTAL **		59,650	56,042	154,809	77,404	154,807	154,808
*** DEPARTMENT TOTAL ***		265,919	222,423	318,742	122,729	267,055	305,660
*** TOTAL EXPENSES ***		265,919	222,423	318,742	122,729	267,055	305,660

BUDGET WORKSHEET
AS OF: JUNE 30TH, 2019

75 -LAMPASAS ECONOMIC DEV CRP
LEDC OPERATING FUNDS
DEPARTMENT EXPENSES

ACCT NO#	ACCT NAME	ACTUAL 2YRS AGO	ACTUAL 1YR AGO	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED BALANCE	PROPOSED BUDGET
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TOTAL PROFIT / (LOSS)		81,471	80,069	0	86,290	32,695	0
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*** END OF REPORT ***

**MINUTES OF REGULAR MEETING OF THE
LAMPASAS ECONOMIC DEVELOPMENT CORPORATION BOARD
OF THE CITY OF LAMPASAS, TEXAS
WEDNESDAY, MAY 15, 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
Roland Schaub (arrived at 5:31 p.m.)
David Millican-Ex-Officio (arrived at 5:34 p.m.)
Jamie Smart-Ex-Officio

LEDC Members Absent:

Misti Talbert

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 April 17, 2019

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

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

IV. Update and possible action regarding April Financials

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

No action was taken.

V. Update and discussion regarding Proposition 1 election results.

President Pratus gave the Board an update on the Proposition 1 election results.

Topics of discussion included:

- 580 voted for Proposition 1
- 206 voted against Proposition 1
- Proposition 1 passed

Board member Millican arrived at 5:34 p.m.

VI. Update and discussion regarding status of internet project and USDA grant/loan application

Mandy Walsh, Economic Development Director, discussed the status of internet project and USDA grant/loan application with the Board.

Topics of discussion included:

- City Council approved two resolutions
 - 1) Authorizing the City Manager as Rep-Sign-Cert in order to authorize and sign USDA grant/loan application
 - 2) Authorizing as a "City" we are an eligible entity to receive this grant/loan
- Drafting support letters
- Validation/ internet speed test information
- Need support letters from people who are directly affected by lack of internet access
- Need support letters from the businesses that were directly affected by internet outages

VII. Update and discussion regarding the status with engineering for the Business Park roads and utilities.

Mandy Walsh, Economic Development Director, updated and discussed with the Board, the status with engineering for the Business Park roads and utilities.

Topics of discussion included:

- TxDOT recommends relocating the north entrance 100' south in order to create more space between entrance and Lampasas Monuments.
- Business Park entrance with median

- Access to Lot 1
- Retention ponds
- Floodplain

VIII. Update on the following:

1.) County and LISD Updates

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

- The two vacant houses off of Highway 183 South near the new jail have been listed on GovDeals
- Lampasas County Commissioner's Court received a petition from Kempner Volunteer Fire Department to create a new Emergency Services District (ESD)
- Jail construction – slow right now due to weather

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

- Enrollment is good – about 3,360
- End of year activities going on
- Graduation will be Friday, May 24, 2019 at Badger Stadium – weather permitting
- New Principal at Hanna Springs Elementary
- New Assistant Principal at Hanna Springs Elementary

2.) Staff Updates

Mandy Walsh, Economic Development Director, reviewed the following:

- Town Hall – The next Town Hall meeting will be June 17, 2019 at 6 p.m. at the old Middle School Cafeteria.
- Board Training – Board Training Session for various City Boards and Committees on May 20, 2019 at 5:30 p.m. at the Hostess House.
- Downtown
 - Santa Fe Depot development moving forward
 - Developer will be closing on 511 East Third Street building in August 2019
 - Facilitated several recent walk-throughs of 406 East Third Street
- Keystone Hotel – Keystone Hotel owner, Andy Fish, will have an event at the hotel on July 6, 2019 to celebrate one year since their open house.
- Development Participation – Walsh told the Board that staff is working with City Council on a development participation document with guidelines that will assist in the development process for projects that may not meet the incentive requirements from the Economic Development Corporation (EDC), but could possibly meet requirements for City participation.

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- Internship – Walsh told the Board that she met with Lampasas High School and they have a list of 11 possible candidates for the EDC/Chamber of Commerce/Visitors Center internship.
- Job Fair – The next Job Fair will be on June 7, 2019 from 10 a.m. to 1 p.m. at the old Middle School cafeteria.
- Comprehensive Plan – Walsh told the Board there was a kickoff meeting on May 9, 2019 with Halff & Associates, Inc. and will begin scheduling in-person kickoff meetings for stakeholders tentatively June 19, 2019 and June 20, 2019. A representative from Halff & Associates, Inc. may attend the next EDC meeting on June 19, 2019 to discuss the process for the comprehensive plan.
- Budget – Walsh told the Board that she will have a preliminary budget outlined and turned into the Finance Department by May 17, 2019.
- Kline Whitis Career Day – Walsh told the Board that she enjoyed presenting the LEDC promotional video to 1st – 5th graders on Career Day at Kline Whitis Elementary and explaining the importance of community and economic development. Walsh told the Board that the students were all very impressed with the promotional video.
- USDA ReConnect Application – Already discussed under Item VI.
- LHS CTE Director – Walsh told the Board that the LHS CTE Director, Randy Brady, will be retiring. Brady will be working through December 2019 and the new Director beginning January 2020.

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

- Business Park update
- USDA Grant Application
- LEDC Budget
- Halff & Associates, Inc.

X. Adjourn

Board member Schaub moved to adjourn the meeting at 6:35 p.m. The motion was seconded by Board member Vineyard and with a unanimous vote, the motion carried. (Talbert absent)

PASSED AND APPROVED this _____ day of _____, 2019.

Charlie Pratus III, President

Vicki Tower, Administrative Secretary

LEDC OPERATING BUDGET
2019-2020 Fiscal Year

Operating Revenues

Account Number	Revenue Description	Actual 2016-2017	Actual 2017-2018	Budget 2018-2019	Projected 2018-2019	Budget 2019-2020
400-4017	Sales Tax	295,760	298,357	295,000	295,000	301,000
	Tax Revenue Subtotal	\$295,760	\$298,357	\$295,000	\$295,000	\$301,000
400-4330	Lease Revenue	360	210	-	-	-
400-4330.01	Lease Revenue (Quonset Hut)	-	-	-	-	-
400-4383	Donations	2,000	2,000	-	-	-
	Service Revenue Subtotal	2,360	2,210	-	-	-
400-4820	Interest & Dividends	1,021	1,925	1,200	4,750	4,660
400-4821	Interest Note Bachmayer	-	-	-	-	-
400-4830	Sale of fixed Assets	-	-	-	-	-
400-4898	Undesignated Retained Earnings	-	-	22,542	-	-
400-4999	Miscellaneous Revenues	48,248	-	-	-	-
	Other Revenue Subtotal	49,269	1,925	23,742	4,750	4,660
	Total LEDC Revenues	347,389	302,492	318,742	299,750	305,660

Operating Expenses

Account Number	Account Description	Actual 2016-2017	Actual 2017-2018	Budget 2018-2019	Projected 2018-2019	Budget 2019-2020
500-5230	Uniforms	\$ -	-	-	-	100
500-5250	Hand Tools & Small Equipment	-	195	-	-	-
500-5265	Computer Software & Equipment	4,000	0	-	-	-
500-5270	Supplies	552	174	500	628	500
500-5295	Books & Publications	115	120	-	-	-
	Supplies Subtotal	\$ 4,667	\$ 489	\$ 500	628	600
500-5300	Contract Labor	-	-	-	-	-
500-5320	Telephone Services	936	1176	1,176	1,176	1,176
500-5346	Engineering & Surveying Services	9,800	0	10,000	-	10,000
599-5355	Insurance - Property	-	-	-	-	-
500-5361	Legal Services	3,744	0	2,000	-	2,000
500-5373	Promotion & Advertising	5,120	6701	7,500	7,500	7,500
500-5388	Taxes on Property (Quonset Hut)	-	-	-	-	-
500-5395	Professional Services	37,500	39393	5,500	8,538	7,000
500-5397	Admin & Overhead	12,000	12000	12,000	12,000	12,000
500-5399	Other Services	1,000	0	-	-	-
	Contractual Services	70,100	\$ 59,270	\$ 38,176	29,214	39,676
500-5405	Building & Grounds Maintenance	350	0	5,000	-	5,000
500-5425	Office Equipment Maintenance	1,696	1736	1,900	1,948	2,065
	Maintenance Subtotal	2,046	\$ 1,736	\$ 6,900	1,948	7,065
500-5451	Business Expenses	1,582	1737	5,000	2,200	5,000
500-5452	Travel & Training	8,303	4690	7,500	7,500	7,500
500-5453	Dues & Memberships	565	775	1,000	1,000	1,000
500-5499	Economic Development Programs	45,025	20000	55,000	20,000	40,000
	Services Subtotal	55,475	\$ 27,202	68,500	30,700	53,500
500-5610	Depreciation	29,877	29877	-	-	-
	Contingency & Reserves Subtotal	29,877	\$ 29,877	-	-	-
500-5710	Transfer to General Fund	6,000	0	-	-	-
500-5722	Transfer to Fund 22	38,105	47806	49,857	49,758	50,011
	Transfers Subtotal	44,105	\$ 47,806	49,857	49,758	50,011
500-5800	Principal Payment - 2004 Series/2015 Series	94,914	98509	102,087	98,403	105,879
500-5801	Interest Payment - 2004 Series/2015 Series	59,650	56298	52,722	56,404	48,929
	Debt Service	154,564	\$ 154,807	154,809	154,807	154,808
	Total LEDC Expenses	360,834.00	321,187.00	318,742	267,055	305,660
	Balance	(13,445)	(18,695)	-	32,695	-

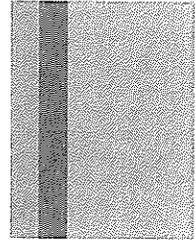
Lampasas Economic Development Corporation

From: Mandy Walsh

Re: Staff Report

Date: June 19, 2019

SALES TAX INCREASE OF 11.2%



Historic Foundation Board

I've been asked to serve on the board for a non-profit historic conservation foundation. This idea was brought to me by Andy Fish and Debbie Reynolds, both of which have been instrumental in the Keystone Hotel restoration project as well as others in the pipeline for Lampasas. The history of each property/building will be researched by the museum and they will work with us on verifying accuracy of information. There is quite a bit of history in Lampasas and we have individuals interested in restoring these properties and keeping our history alive.

Current Developments

Santa Fe Depot development will be receiving bids soon and will be able to evaluate the overall project and where the City might potentially contribute on the project. Mojo Coffee is still moving along, but not much to report as of this month. Burger King is moving along as well and plans to be open within the next 120 days. Silver Creek Assisted Living has poured parking lot and are moving quickly. We are planning a ground-breaking with their owner, Mayor and key people involved in the development. I'll be sure to let the Board know when it's scheduled so you may attend as well. We have a new business coming in called Lampasas Nutrition. They will be serving energy teas and healthy smoothies. They should be open sometime this summer, but I'll keep everyone updated as they near their opening. They are planning to move into a retail space being built by Mike Irvin on his property on South Hwy 281.

Tala Resorts

I was invited to Commissioners Court on Monday, June 10th by Judge Hoyer to hear a presentation from a group with Tala Resorts. The developer is proposing a full-service resort on 1,725 acres with a spa, pavilions, restaurants, winery/brewery barn, hotel and more. In addition, they're proposing a 250-home subdivision on the other 1,500 acres they are purchasing of the Jackson Ranch on 580 W. They presented to the County Commissioners to propose acceptance of a Public Improvement District for this territory that would finance the construction of public improvements within this territory. They've presented to the County as no-risk financially to them. The funding method would be through PID bonds that provide upfront and/or



reimbursement financing capability; secured by a lien on the benefitted land. We are working with the County to assist in any way they may need as they work through this development negotiation and determine whether or not to accept the proposed PID for this property.

Rural America Conference

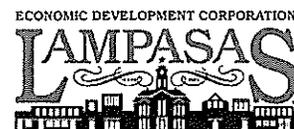
As a reminder I'll be attending the national Rural Economic Development Summit July 23-25 in Tulsa, OK. This event, Stand Up Rural America-Get Yourself a Seat At the Big Table, will feature more than 18 nationally renowned subject matter experts and successful economic development practitioners. Topics to be covered include planning, leadership, entrepreneurship, downtown revitalization, marketing, regionalism, BRE, rural retail recruitment, housing, rural health services and more. I'm very impressed with the speakers and presenters they have lined up and looking forward to the education this summit will provide.

Job Fair

This year's job fair featured just under 30 businesses including: Wal-Mart, Domino's, National Guard, Ajinomoto Foods North America, Rustler's Junction, Atkinson Electric, Visiting Angels, Farmers Insurance, Bush's Chicken, Log Cabin Café, Central Texas College, Putters & Gutters Fun Center, Oil States Industries, Central County Services, Workforce Solutions of Central Texas, Texas Department of Transportation, Spring Oaks Nursing & Rehab, Cedar Hill Healthcare Centre, U.S. Census Bureau, Family Medicine Clinic, Horseshoe Bay Resort, ACE Hardware/Lampasas Builders Mart, Builder Homesite Inc., Lampasas ISD, City of Lampasas, Lampasas County, Lampasas Sherriff's Department. While the attendance for job seekers was down, just under 100 total, we understand this may occur when unemployment is as low as it is in Lampasas County. We currently sit at 2.7% (as of May 31, 2019) unemployment, which is the lowest we've seen since starting the local job fair and well below the national average of 3.9%. The job fair was advertised in all of the same outlets we've utilized in the past two years, as well as additional advertising for this year knowing the unemployment number we were facing. Businesses and job seekers I spoke to were all pleased with the turnout and the location was better suited for this type of event. The address made it confusing to find, but the overall layout of the fair was much more efficient so we'll look to keep it at this location in the future.

Internship

The Chamber Director and I have agreed on Cole Wheeler as our intern for the summer. As a reminder, this internship is a \$500 grant the LEDC was awarded early this year upon submitting an application.



I've suggested sharing some of his time with the Chamber/Visitors Center to give him even more experience. I'll be sending out a press release regarding his hiring and hope to have him start once he returns from camp in the next 2 weeks.

USDA Grant

I have a list of the survey respondents from Foresite and I'll be going through the resident information and contacting them to provide speed tests in order to justify our need for this grant. I'm also continuing work on support letters from various stakeholders and businesses. Deadline is still end of June for the application to be submitted, but Foresite and Langford Community Services (our grant writer) are working closely on piecing together all of the information for our story.

Comp Plan

We will begin meetings with stakeholders June 19-20. We've identified various people within the community to help direct our economic development piece within this comp plan. I'll be sure to loop in the Board as we move along in this process, but it will likely be 12 months of gathering data and information, along with meetings, before we see a plan with actionable goals outlined.

Retired Teachers Association

I was approached by the Retired Teachers Association after one of their members attended a presentation I gave to the 36 Club. She raved about our EDC promotional video and how well it was done. This presentation isn't until November, but I am looking forward to sharing information from the EDC and educating this group on what it is that we do for our local economy. As I've mentioned before, I enjoy doing these presentations. I think it helps our citizens understand the goals we've set out for our economy and how we intend to meet them. I'm happy to do more so if you have a group in mind let me know.

LEDC Promo Video

City Manager and I have been discussing promoting this video again. I just put it out onto social media and online back in October, but I've paid to promote it online twice now. I planned to promote again once I made it through Job Fair promotions, so don't be surprised if it pops up on your social media feed soon. If you're on social media, please be sure to share it! It's a great marketing tool for us and has gained a lot of traction.

City Logo

I wanted to be sure you all know about the re-branding of the City logo. Council recently adopted a new logo so if you see it around town, we are phasing out the old one. This one will have a new fresh look to it, highlighting our natural springs and excellent quality of life. If



you'd like me to send the logo to you electronically for you to use for any City purposes, please let me know.

P-20 Council

I recently attended a meeting for the P-20 Council I serve on. The speaker was representing Five STAR Innovation, which began in 2013 with a request by Major General John Charlton, formerly assigned to the Joint Modernization Command, to the President of the El Paso STEM Foundation to create a unique STEM, coding and robotics competition that became known as The Five Star Innovation Cup. Five STAR Innovation was originally designed to inspire students in low socio-economic areas. Students have the opportunity to present their STEM projects to military judges with winners receiving scholarships, internships, and the coveted Five Star Innovation STEM Cup. The event became so successful that Major General Charlton has challenged the Five Star Innovation team to carry this competition to every base in the United States, so we discussed the event planned in Fort Hood. This unique partnership with the military provides a platform for superintendents and their staff to be recognized by their communities through public relations held on the base with the Military's executive team. This helps district staff create sustainable continuous STEM, coding and robotics programming year round. Five Star Innovation helps develop three-year district innovation plans that are cost effective and positively impact all students. I'm working on ways to make sure our Lampasas youth are able to be involved in events and opportunities such as these. In addition to the presentation by Five STAR, we were updated on several bills in the legislature that we need to stay aware of and perhaps have an opportunity for input from a P-20 perspective. These bills were sent to the Governor, but not yet signed: HB 963, HB 3511 and SB 25.

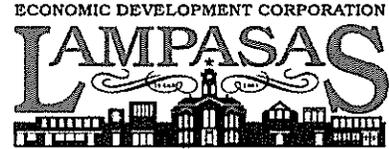
Town Hall

We have Town Hall on Monday, June 17th at the Old Middle School Cafeteria. Topics are comprehensive planning and budgeting for the City. I hope to assist in some of the discussion and Q&A. I plan to be heavily involved in the comp planning process as it directly relates to economic development, so I hope to hear constructive feedback from our citizens at Town Hall on Monday. Please share with your friends and family so we can have a great turnout with lots of input.



Memo

To: Mandy Walsh, LEDC Director
From: Monica Wright, Director of Information Systems
Date: Wednesday, June 5, 2019
Re: May Website/Social Media Analytics Report



Information Systems

May 1-31, 2019

Communication

	April 2019	May 2019
'Contact Us" Submissions	1	1
Notify Me Subscribers (Calendar)	43	43
Notify Me Subscribers (News Flash)	44	44
Notify Me Subscribers (News Carousel)	5	5
Notify Me Subscribers (Local Business Profile & Community Spotlight)	38	38
Notify Me Subscribers (Property Listings)	42	42
Notify Me (Jobs)	11	11
Facebook Likes	1,671	1,685
Twitter (Followers)	130	131

LEDC Website

	April 2019	May 2019
Page Views	840	541
Page Visits	414	319
Total Searches	20	8
Total Downloads	98	145

A page view is a visit to a page on your website. If the visitor reloads a page, this counts as an additional page view. If the user navigates to a different page and then returns to the original page, this will count as another page view. A visit is defined as a sequence of consecutive page views without a 30-minute break. A visit always contains one or more page views.

Mobile vs Desktop

Desktop	180
Smartphone	115
Tablet	14
Unknown	9
Phablet	1

Browser Views

Chrome	113
Mobile Safari	65
Chrome Mobile	50
Internet Explorer	22
Firefox	21
Safari	16
Unknown	12
Microsoft Edge	9
Samsung Browser	9
Chrome Mobile iOS	2

Geo Map Overlay- Visits (top 20 Country/Region/City)

Unknown	90
Leander, TX	23
Austin, TX	16
Houston, TX	16
Vancouver, British Columbia, Canada	14
Forney, TX	12
El Paso, TX	11
San Antonio, TX	9
Boardman, Oregon	7
Spring, TX	6
Springtown, TX	6
Bay City, TX	5
Copperas Cove, TX	4
Grand Prairie, TX	4
Midland, TX	4
College Station, TX	3
Georgetown, TX	3
Lampasas, TX	3
Manhattan, Kansas	3
Temple, TX	3

Site Search Keywords

Careers	1		
land	1		
Oil disposal	1		
	1		

Top Visits

Lampasas Economic Development Official Website	308
Demographics	15
Labor Force	12
Lampasas Business Park	12
Local Incentives	12
Public Safety	11
History of Lampasas	10
Parks & Recreation	10
Top Employers	10
Incentives & Financing	9
About Your EDC Director	8
EDC Board	8
Business Climate	7
Events	7
Lampasas Dining	7
Living Here	7
Retention & Expansion	7
News & Media	6