

**NOTICE OF SPECIAL JOINT MEETING OF THE  
LAMPASAS ECONOMIC DEVELOPMENT CORPORATION BOARD  
OF THE CITY OF LAMPASAS, TEXAS  
WITH THE GOVERNING BODY OF THE CITY OF LAMPASAS, TEXAS  
WEDNESDAY, MARCH 20, 2019  
CITY COUNCIL CHAMBERS  
405 SOUTH MAIN STREET  
5:30 P.M.**

Notice is hereby given that a meeting of the Lampasas Economic Development Corporation Board of the City of Lampasas will be held on Wednesday, March 20, 2019, 5:30 p.m. in the City Council Chambers for the following purpose:

**REGULAR SESSION**

- I. Call to Order and convene into Joint Session

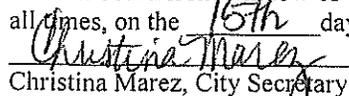
**JOINT SESSION**

- II. Discussion and possible action regarding presentation by Foresite Group, Inc. related to technology infrastructure design, assessment and inventory.
- III. Adjourn Joint Session and convene into Regular Session

**REGULAR SESSION**

- IV. Open forum for citizens comments and questions (limited to five (5) minutes per person)
- V. Discussion and possible action concerning approval of the minutes dated February 20, 2019
- VI. Discussion and possible action regarding 2019-2020 Strategic Plan
- VII. Discussion and possible action regarding booking Save Your Town's Deb Brown
- VIII. Update and possible action regarding February Financials
- IX. Update on the following:
- 1.) County and LISD Updates
  - 2.) Staff Updates
    - Rural Internship Program
    - Downtown Tour
    - New Opportunities
    - CDI
    - Downtown Development
    - Key Avenue Development
    - Residential Development
    - Oil States
- X. Items that the Board Members may request to be placed on the next agenda
- XI. Adjourn

I, Christina Marez, 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 15th day of March, 2019 at 4:40pm.

  
Christina Marez, City Secretary

**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

BALANCE SHEET

AS OF: FEBRUARY 28TH, 2019

75 -LAMPASAS ECONOMIC DEV CRP

ACCT# ACCOUNT NAME

ASSETS

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1020	FSB CHECKING 7001092 LEDC	359,722.19
1021	FSB CAPITAL FD CHECKING7002363	8,277.48
1025	FSB LEDC LOAN 2678	0.00
1026	BUSINESS BANK OF TX 4001561	536,226.70
1030	CLAIM ON CASH	126,281.66
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	<u>0.00</u>
	TOTAL ASSETS	

2,691,846.64

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LIABILITIES & FUND BALANCE

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2209	ACCOUNTS PAYABLE CAPITAL ACCT	0.00
2210	ACCOUNTS PAYABLE	106.06
2220	ACCOUNTS PAYABLE PENDING	0.00
2225	ACCRUED INTEREST PAYABLE	3,916.96
2283	UNAPPLIED CREDIT	0.00
2284	BONDS PAYABLE	1,435,861.80
3009	DESIGNATED RE/DONATIONS	0.00
3010	UNASSIGNED FUND BALANCE	970,385.01
3030	ASSIGNED FUND BALANCE	180,730.47
	CURRENT INCREASE / (DECREASE) IN FUND BALANCE	<u>100,846.34</u>

TOTAL LIABILITIES & FUND EQUITY

2,691,846.64

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CITY OF LAMPASAS  
 FINANCIAL STATEMENT  
 AS OF: FEBRUARY 28TH, 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
<u>REVENUE SUMMARY</u>							
<u>OPERATING REVENUE</u>							
	TAX REVENUE	295,000.00	28,980.56	130,273.55	44.16	0.00	164,726.45
	SERVICE REVENUE	0.00	0.00	0.00	0.00	0.00	0.00
	OTHER REVENUE	23,742.00	338.59	1,936.39	8.16	0.00	21,805.61
	TRANSFERS	<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 OPERATING REVENUE	318,742.00	29,319.15	132,209.94	41.48	0.00	186,532.06
<u>BOND FUND REVENUE</u>							
	OTHER REVENUE	538,040.00	727.01	3,905.24	0.73	0.00	534,134.76
	TRANSFERS	<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 BOND FUND REVENUE	<u>538,040.00</u>	<u>727.01</u>	<u>3,905.24</u>	<u>0.73</u>	<u>0.00</u>	<u>534,134.76</u>
	FUND TOTAL REVENUE	856,782.00	30,046.16	136,115.18	15.89	0.00	720,666.82
<u>EXPENDITURE SUMMARY</u>							
<u>LEDC OPERATING FUNDS</u>							
	SUPPLIES	500.00	45.10	45.10	9.02	0.00	454.90
	CONTRACTUAL SERVICES	38,176.00	1,037.99	11,037.98	29.18	100.00	27,038.02
	MAINTENANCE	6,900.00	0.00	1,973.26	28.60	0.00	4,926.74
	OTHER EXPENSES	68,500.00	687.72	22,212.50	33.59	793.83	45,493.67
	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	<u>154,809.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>154,809.00</u>
	TOTAL LEDC OPERATING FUNDS	318,742.00	1,770.81	35,268.84	11.35	893.83	282,579.33
<u>LAMPASAS EDC BOND FUNDS</u>							
	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	<u>538,040.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>538,040.00</u>
	TOTAL LAMPASAS EDC BOND FUNDS	<u>538,040.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>538,040.00</u>
	FUND TOTAL EXPENDITURES	856,782.00	1,770.81	35,268.84	4.22	893.83	820,619.33
	TOTAL PROFIT / (LOSS)	0.00	28,275.35	100,846.34	0.00	( 893.83)	( 99,952.51)

CITY OF LAMPASAS  
FINANCIAL STATEMENT  
AS OF: FEBRUARY 28TH, 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
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CITY OF LAMPASAS  
 FINANCIAL STATEMENT  
 AS OF: FEBRUARY 28TH, 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
<b>OPERATING REVENUE</b>							
<b>TAX REVENUE</b>							
400-4017	SALES TAX	295,000.00	28,980.56	130,273.55	44.16	0.00	164,726.45
	TOTAL TAX REVENUE	295,000.00	28,980.56	130,273.55	44.16	0.00	164,726.45
<b>SERVICE REVENUE</b>							
400-4330	LEASE REVENUE	0.00	0.00	0.00	0.00	0.00	0.00
400-4330.01	LEASE REVENUE (QUONSET HUT)	0.00	0.00	0.00	0.00	0.00	0.00
400-4335	WEBSITE REVENUES	0.00	0.00	0.00	0.00	0.00	0.00
400-4383	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
<b>OTHER REVENUE</b>							
400-4710	BONDS	0.00	0.00	0.00	0.00	0.00	0.00
400-4820	INTEREST & DIVIDENDS	1,200.00	338.59	1,936.39	161.37	0.00	( 736.39)
400-4821	INTEREST NOTE BACHMAYER	0.00	0.00	0.00	0.00	0.00	0.00
400-4822	INTEREST NOTE - HVM PECAN CR	0.00	0.00	0.00	0.00	0.00	0.00
400-4830	SALE OF FIXED ASSETS	0.00	0.00	0.00	0.00	0.00	0.00
400-4897	DESIGNATED RE/DONATIONS	0.00	0.00	0.00	0.00	0.00	0.00
400-4898	UNDESIGNATED RETAINED EARNIN	22,542.00	0.00	0.00	0.00	0.00	22,542.00
	TOTAL OTHER REVENUE	23,742.00	338.59	1,936.39	8.16	0.00	21,805.61
<b>TRANSFERS</b>							
400-4910	TRANSFER FROM GENERAL FUND	0.00	0.00	0.00	0.00	0.00	0.00
400-4999	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	29,319.15	132,209.94	41.48	0.00	186,532.06
<b>BOND FUND REVENUE</b>							
<b>OTHER REVENUE</b>							
410-4520	LOAN PROCEEDS	0.00	0.00	0.00	0.00	0.00	0.00
410-4710	BOND FUNDS	0.00	0.00	0.00	0.00	0.00	0.00
410-4820	INTEREST EARNED	6,000.00	727.01	3,905.24	65.09	0.00	2,094.76
410-4898	DESIGNATED RE/BOND FUNDS	532,040.00	0.00	0.00	0.00	0.00	532,040.00
	TOTAL OTHER REVENUE	538,040.00	727.01	3,905.24	0.73	0.00	534,134.76
<b>TRANSFERS</b>							
410-4999	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	727.01	3,905.24	0.73	0.00	534,134.76

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CITY OF LAMPASAS  
FINANCIAL STATEMENT  
AS OF: FEBRUARY 28TH, 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	30,046.16	136,115.18	15.89	0.00	720,666.82

CITY OF LAMPASAS  
 FINANCIAL STATEMENT  
 AS OF: FEBRUARY 28TH, 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
<u>SUPPLIES</u>							
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	45.10	45.10	9.02	0.00	454.90
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	45.10	45.10	9.02	0.00	454.90
<u>CONTRACTUAL SERVICES</u>							
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	429.95	36.56	0.00	746.05
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	0.00	420.53	6.94	100.00	6,979.47
500-5388	TAXES ON PROPERTY	0.00	0.00	0.00	0.00	0.00	0.00
500-5395	PROFESSIONAL SERVICES	5,500.00	0.00	5,187.50	94.32	0.00	312.50
500-5397	ADMIN & OVERHEAD	12,000.00	1,000.00	5,000.00	41.67	0.00	7,000.00
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	1,037.99	11,037.98	29.18	100.00	27,038.02
<u>MAINTENANCE</u>							
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
<u>OTHER EXPENSES</u>							
500-5451	BUSINESS EXPENSES	5,000.00	60.96	256.51	6.43	64.98	4,678.51
500-5452	TRAVEL & TRAINING	7,500.00	446.76	1,575.99	30.73	728.85	5,195.16
500-5453	DUES & MEMBERSHIPS	1,000.00	180.00	380.00	38.00	0.00	620.00
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	687.72	22,212.50	33.59	793.83	45,493.67
<u>CAPITAL EXPENDITURES</u>							
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: FEBRUARY 28TH, 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
<u>CONTINGENCY AND RESERVES</u>							
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
<u>TRANSFERS</u>							
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
<u>DEBT SERVICE</u>							
500-5800	PRINCIPAL PAYMENT	102,087.00	0.00	0.00	0.00	0.00	102,087.00
500-5801	INTEREST PAYMENT	<u>52,722.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>52,722.00</u>
	TOTAL DEBT SERVICE	154,809.00	0.00	0.00	0.00	0.00	154,809.00
<hr/>							
TOTAL LEDC OPERATING FUNDS		318,742.00	1,770.81	35,268.84	11.35	893.83	282,579.33
		=====	=====	=====	=====	=====	=====

CITY OF LAMPASAS  
 FINANCIAL STATEMENT  
 AS OF: FEBRUARY 28TH, 2019

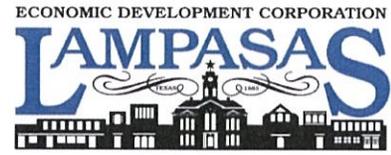
75 -LAMPASAS ECONOMIC DEV CRP  
 LAMPASAS EDC BOND FUNDS  
 DEPARTMENT EXPENSES

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	<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	0.00	0.00	0.00	0.00	0.00	0.00
<u>CAPITAL EXPENDITURES</u>							
510-5505	BUILDING AND GROUNDS	<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
<u>CONTINGENCY AND RESERVES</u>							
510-5600	CONTINGENCY/RESERVES	<u>538,040.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>538,040.00</u>
	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	1,770.81	35,268.84	4.22	893.83	820,619.33
<hr/>							
	TOTAL PROFIT / (LOSS)	0.00	28,275.35	100,846.34	0.00	( 893.83)	( 99,952.51)
<hr/>							

\*\*\* END OF REPORT \*\*\*

**Memo**

To: Mandy Walsh, LEDC Director  
 From: Monica Wright, Director of Information Systems  
 Date: Tuesday, March 12, 2019  
 Re: February Website/Social Media Analytics Report

**Information Systems****February 1-28, 2019****Communication**

	January 2019	February 2019
'Contact Us" Submissions	0	0
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	1,625	1,629
Twitter (Followers)	115	122

**LEDC Website**

	January 2019	February 2019
<b>Page Views</b>	554	462
<b>Page Visits</b>	266	244
<b>Total Searches</b>	28	15
<b>Total Downloads</b>	99	157

*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	164
Smart Phone	57
Tablet	16
Unknown	5
Phablet	2

**Browser Views**

Chrome	96
Mobile Safari	32
Chrome Mobile	30
Firefox	27
Microsoft Edge	21
Internet Explorer	11
Unknown	9
Safari	7
Chrome Mobile iOS	6
Opera	2

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

Unknown	78
El Paso, TX	16
Austin, TX	14
Leander, TX	14
Vancouver, British Colombia, Canada	13
Midland, TX	6
Dallas, TX	5
Forney, TX	4
Lampasas, TX	4
Mesquite, TX	4
San Antonio, TX	4
Conroe, TX	4
Houston, TX	3
Menlo Park, California	3
Spring, TX	3
Bertram, TX	3
Charlotte, North Carolina	2
Columbus, Ohio	2
Grand Prairie, TX	2
Manhattan, Kansas	2

**Site Search Keywords**

Jobs	2	purchasing	1
Bids	1		
Historic	1		
Permit cost	1		

**Top Visits**

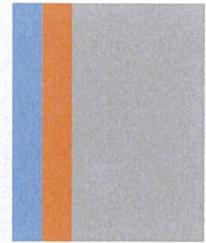
Lampasas Economic Development Official Website	280
Top Employers	14
Incentives & Financing	14
Demographics	13
Local Incentives	11
Labor Force	11
History of Lampasas	10
About Your EDC Director	8
Local Clubs & Organizations	7
State Incentives	6
Business Climate	5
K-12 Education	5
Lampasas Dining	5
Living Here	5
EDC Board	4
About Us	4
Events	4
Lampasas Business Park	3

## Lampasas Economic Development Corporation

From: Mandy Walsh

Re: Staff Report

Date: March 20, 2019



### **Rural Internship Program**

CTCOG and the Development District of Central Texas began accepting applications for the DDCT Rural Internship Program. This program awards scholarships to economic development programs for the internship of high school juniors or seniors in their local area. Students gain hands on experience in promoting economic development in rural communities. In turn, the community benefits through advanced efforts of economic development and assistance in cultivating ambassadors for rural Central Texas. \$500 scholarships are awarded to Chambers of Commerce, Economic Development Organizations or Departments of Tourism within the 7-county CTCO region. I've applied for this, and if awarded plan to share their time with the Chamber/Visitor Center. Start date would be in May.

### **Downtown Tour**

I had a recent developer reach out interested in our downtown. I set up (4) vacant buildings with their owners so we may tour them. He was very impressed and is looking into our market and strategizing ways to develop. He did meet with the owner of the Santa Fe Depot to discuss ideas with him, which went very well. He also met with a local broker to visit a few vacant lots near downtown that might work well for residential development. We had great feedback on how impressed he is with our community and hope to continue working with him on his development ideas in the coming months.

### **New Opportunities**

We've had some recent business closings, and I encourage everyone to visit them before their final day. Swain's and Rutland's should be open for at least another 1-2 months as they clear their inventory. These businesses were vital to our community, and we will miss the value they brought to our downtown, but we will embrace the change. Both buildings, thankfully, have been purchased and have conceptual plans in the works.

### **CDI**

I attended the Community Development Institute at Lone Star College in The Woodlands and successfully completed my second year of a three-year training program in order to obtain my certification for PCED (Professional Community & Economic Developer). I will complete this training next year in March and take my certification test. I've learned many valuable tools in this training as well as networking opportunities. This year we had to build a city from the ground up. It was very hands-on and helpful in many ways. We also had to give presentations regarding best practices in our communities. We learned about fostering entrepreneurial growth, community development challenges and opportunities,



target markets, quality of place, business retention and expansion, business attraction, site selection, redevelopment, community surveying, presentation and facilitation tools, global trends and financial tools for community and economic development. I benefit the most from sharing ideas with other ED Directors and what works within their communities.

### **Downtown Development**

The new Gillen's Co-op & Mercantile opened on the Square next to Eve's Café. The Hart House Historic Stagecoach Stand & Hotel was also recently purchased by a couple from Austin, but we have not discussed their plans yet. Staff is continuing discussions regarding downtown concepts with a few of the downtown building owners and developers. As we walk through their ideas and get a better understanding of what makes sense for our market, I will keep everyone updated.

### **Key Avenue Development**

Mojo Coffee should be finalizing their purchase of the property at 1008 S Key Ave. They will not be demolishing any of the current structures. They plan to enclose the awning that once covered the fuel pumps in order to have adequate seating for customers. They are anxious to begin renovating the building and I'll keep everyone updated as they move forward. In addition, Burger King had their variance approved in February, has submitted site plans and pulled a demo permit for 404 N Key Ave. Their building plans are currently being reviewed. Not located on Key Avenue, but Silver Creek Assisted Living continues their plans for expansion. Staff had a full site/building plan review and civil utility meeting with their general contractor on March 14<sup>th</sup> regarding fire lines and utilities. They are getting ready to mobilize for construction. Both Silver Creek and Burger King will have a pre-construction meeting with City staff before they go vertical.

### **Residential Development**

MD Homes has submitted their preliminary plat and civil plans for Hillside Acres located on FM 580 West. They will be building 28 total homes in (3) phases. There are also two other local developers building 22 homes on Brown Street. Their preliminary plat is pending, but should receive by March 22<sup>nd</sup> in order to get on Planning & Zoning for April meeting. Stone Valley, being developed by Deorald Finney, has requested temporary electric and will begin paving streets in order to break ground on the first (4) homes. Also, the DLF addition (Finney) on CR 3420 will have (5) homes. Electric easements have been completed and (2) of the lots will begin construction soon.

### **Oil States**

Oil States held their grand opening ceremony on March 6<sup>th</sup>. They seem very pleased with their new facility and the relationship with the City throughout this project. Their top executives were in attendance and had positive feedback regarding the project and Lampasas. We look forward to their continued growth. I was unable to attend due to my CDI training in The Woodlands, but was able to take them a congratulatory gift once I returned. Their GM was out of town, but I plan to go visit once he returns so I may tour the new facility.

