

**NOTICE OF REGULAR MEETING OF THE
LAMPASAS ECONOMIC DEVELOPMENT BOARD
OF THE CITY OF LAMPASAS, TEXAS
WEDNESDAY, JANUARY 16, 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, January 16, 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.**

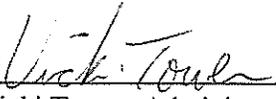
- I. Call to Order
- II. Open forum for citizen comments and questions (limited to five (5) minutes per person)
- III. Discussion and possible action concerning approval of the minutes dated November 14, 2018.
- IV. Discussion and update from Board member Pratus on Local Option Election.
- V. Discussion regarding status of contract with Foresite Group, Inc. related to technology infrastructure design, assessment and inventory.
- VI. Discussion and possible action regarding Business Park development.
- VII. Discussion and possible action regarding proposal for engineering services from Eckermann Engineering for development of a portion of the LEDC Business Park in the amount of \$125,000.
- VIII. Discussion and possible action regarding proposal for surveying and platting services from Triple C Surveying Company for development of a portion of the LEDC Business Park in an amount not to exceed \$9,000.
- IX. Update and possible action regarding November and December Financials.
- X. Update on the following:
 - 1.) County and LISD Updates
 - 2.) Staff Updates
 - Downtown Developments
 - Key Ave. Developments
 - BRE
 - HOTDA

- AUSA
- CTE Advisory Committee
- LCHEC Board Meeting
- DDOCT
- Technology
- Board Appreciation Party

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

XII. Adjourn

I, Vicki Tower, Administrative 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 11th day of January, 2019 at 4:42 pm.



Vicki Tower, Administrative Secretary

**MINUTES OF REGULAR MEETING OF THE
LAMPASAS ECONOMIC DEVELOPMENT CORPORATION BOARD
OF THE CITY OF LAMPASAS, TEXAS
WEDNESDAY, NOVEMBER 14, 2018
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 Neal Leavell presiding.

LEDC Members Present:

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

LEDC Members Absent:

Misti Talbert
Jim Lindeman-Ex-Officio

City Staff Present:

Finley deGraffenried, City Manager/Executive Director
Gary Cox, Assistant City Manager
Mandy Walsh, Economic Development Director
Vicki Tower, Administrative Secretary

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

I. Call to Order

President Leavell called the meeting to order at 5:34 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 October 17, 2018

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

IV. Discussion and possible action concerning the election of officers and commitment form for the LEDC Board

President Leavell told the Board that he does not wish to serve as Board President for the next term and opened it up for discussion and a nomination.

Board member Hudson moved to elect Board member Charlie Pratus as President. The motion was seconded by Board member Schaub and with a unanimous vote, the motion carried. (Talbert and Lindeman absent)

Board member Leavell moved to elect Board member Hudson as Vice President and Board member Schaub as Secretary/Treasurer. The motion was seconded by Board member Monroe and with a unanimous vote, the motion carried. (Talbert and Lindeman absent)

Mandy Walsh, Economic Development Director, reviewed the commitment form with the Board. The Board agreed on the following changes to be made to the commitment form:

- 1) I agree to attend ~~an~~ the Economic Development Training Course ~~within the first year of my appointment.~~
- 3) I agree to attend and be an active participant in ~~the annual~~ LEDC Board Training and Strategic Planning Efforts.
- 8) I understand per the LEDC By-laws that if I am absent for three consecutive Board meetings during the calendar year, I will ~~automatically be subject to forfeit~~ **forfeiture of** my seat **upon review by the Board of Directors.**

Board member Leavell moved to modify the commitment form as discussed. The motion was seconded by Board member Schaub and with a unanimous vote, the motion carried. (Talbert and Lindeman absent)

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

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

VI. Discussion regarding CIP Committee

Finley deGraffenried, City Manager/Executive Director, and Gary Cox, Assistant City Manager, discussed the role of the Capital Improvements Program (CIP) committee with the Board.

Topics of discussion included:

- CIP committee oversees the 5 year plan for Capital Improvement Projects
- Importance of getting projects on the CIP list to ensure funding

VII. Discussion and possible action regarding December LEDC Meeting

It was the consensus of the Board that a LEDC meeting in December was not necessary.

Board member Schaub moved to forgo the LEDC meeting for December 19, 2018. The motion was seconded by Board member Vineyard and with a unanimous vote, the motion carried. (Talbert and Lindeman absent)

VIII. Discussion and possible action regarding Business Park development

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

Topics of discussion included:

- What would it take to make ready for potential developers?
- Potential costs
- What value is the EDC getting? Activity at the Business Park.
- Scaling improvements
- Potential developers
- Location of Business Park entrance
- Which tract(s) should be developed first?
- Application for zoning
- Seek proposal for survey
- Return On Investment expectations
- Funding options
- Adding value to property
- Engage professional services
- Signage

Board member Schaub moved to seek additional information and proposals for development of Phase 1 (from Old Austin Road to the north entrance on US Highway 183 South) and adjacent tracts 1, 2, 3, 4, 5, 6, and 7. The motion was seconded by Board member Vineyard and with a unanimous vote, the motion carried. (Talbert and Lindeman absent)

IX. Update and possible action regarding October Financials

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

No action was taken.

X. Update on the following:

1.) County and LISD Updates

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

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

- Basketball season has started
- Varsity Football team won 2nd Place in District
- Band is doing well with competitions
- Met with architects about facilities for CAD Program
- Enrollment is good
- Attendance was down during recent flooding

2.) Staff Updates

Mandy Walsh, Economic Development Director, reviewed the following:

- Workforce Development – Walsh told the Board that they are working on a soft skills program and apprenticeship programs.
- Quick Service Restaurant (QSR) – Walsh told the Board that Domino’s Pizza just submitted their construction plans and that construction may begin once plans are approved. The developer interested in 404 North Key Avenue has completed their Phase I assessment and are now on Phase II and tank removal. Walsh told the Board that the development that was discussed for 1004 South Key Avenue and 1008 South Key Avenue has been cancelled for the time being.
- Multi-Modal Feasibility Study – Walsh told the Board that she attended a stakeholder workshop on October 23, 2018 for the Joint Use Multi-Modal Rail/Truck Facility Feasibility Study that is being spearheaded by Copperas Cove City Officials and Copperas Cove Economic Development Corporation. Walsh said that she believes Lampasas could benefit from having one of these facilities in close proximity, but that there is a large concern with using this as a recruitment tool. The facility would be controlled by Fort Hood, therefore, if the government chooses to shut it down, private sector companies would not be able to utilize it, unless one portion of the facility was reserved for private use.
- Opportunity Zones – An Opportunity Zone is classified as an economically-distressed community where new investments, under certain conditions, may be eligible for preferential tax treatment. To qualify as Opportunity Zones, the community has to be nominated for that designation by the State and that nomination has been certified by the Secretary of the U.S. Treasury. Walsh told the Board that she has researched this and found that Lampasas is not considered economically distressed, therefore, does not currently have any Opportunity Zones

in our City or County. Walsh told the Board that Burnet and San Saba are classified as economically-distressed.

- Silver Creek Expansion – Walsh told the Board that City Staff met with the Silver Creek Assisted Living team and walked through the site plan. The plan is to construct a one-story facility with 36 units. The facility is expected to create 25-30 jobs.
- Foresite Project – Walsh told the Board that she has presented the internet survey to Lampasas Independent School District School Board, Courtyard Square Association, Lampasas County Extension Education Agency, Town & Country Study Club, LAFTA, Vision Lampasas, Lion’s Club, Chamber of Commerce, and has several more scheduled. Walsh told the Board that they have had a great response to the survey, but need to continue spreading the word about the survey.
- Daughters of the Republic of Texas (DRT) – Walsh told the Board that they are working on ways to better promote the Hostess House. Walsh told the Board that Andy Fish took some photos of the Hostess House for marketing pieces.

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

- Information from City Staff on Business Park
- Update on the Local Option Election

XII. Adjourn

Vice President Hudson moved to adjourn the meeting at 7:03 p.m. The motion was seconded by Board member Schaub and with a unanimous vote, the motion carried. (Talbert and Lindeman absent)

PASSED AND APPROVED this _____ day of _____, 2018.

Charlie Pratus III, President

Vicki Tower, Administrative Secretary



December 20, 2018

Mrs. Mandy Walsh
Lampasas Economic Development Director
312 E. 3rd Street
Lampasas, Texas 76550

**RE: Professional Services Proposal
Business Park Roadway and Utility Improvements, Phase 1
Lampasas, Texas**

Dear Mrs. Walsh:

Eckermann Engineering, Inc. is pleased to submit the following scope and fee proposal for professional civil engineering services associated with Phase 1 of the roadway and utility improvements within the Business Park located in the City of Lampasas, Lampasas County, Texas.

This proposal assumes that the overall project limits are as identified in the attached Exhibit A. The improvements are generally described as the installation of approximately 3,000 linear feet of new roadway extending from the connection to County Road 4006 to the northernmost Business Park entrance as shown on Exhibit A, detention ponds and drainage structures to support the roadway extension, and installation of water and wastewater lines to serve the lots adjacent to the new road. Utility or roadway extensions outside of the project limits as shown on the attached Exhibit A are not included in this proposal, but can be added as an additional service if requested.

EEI assumes the previously provided topographical survey information will be adequate for the design of the Phase 1 improvements, so no additional survey effort is included in this proposal. EEI will establish right-of-way lines within the Business Park to support the roadway and utility improvements, but preparation of the dedication documents, subdivision plats, and exhibits is not included in this proposal. Additionally, it is understood that the City of Lampasas or the Lampasas Economic Development Corporation will have a geotechnical investigation performed and will provide EEI with a copy of the Geotechnical report with pavement section recommendations included as a basis for the roadway design.

Task 1. Project Management

EEI will provide project management support throughout the design, bidding, and construction phases of the project. EEI shall be the single point of contact for all correspondences during the project.

1. EEI will lead, monitor, and coordinate with the design team to ensure an efficient and effective project. EEI will communicate with sub-consultants, maintain project files, prepare correspondence, and provide overall management and coordination of the design team.
2. EEI will conduct project meetings as needed to obtain City and/or EDC input, review progress, schedule, issues, issues resolution, and other items as needed. Meetings shall

include a pre-design kickoff meeting, a review meeting with City and/or EDC staff following complete progress submittals, and project status review meetings as needed.

3. EEI will provide monthly progress reports to the City and/or EDC as necessary.

Task 2. Drainage Analysis

Utilizing the survey information and the preliminary Business Park layouts, EEI will perform one (1) on-site drainage analysis for the development for use in the detention pond design. The drainage analysis will quantify and route existing and proposed flows from the subject site to the analysis point. The analysis will attempt to verify that proposed flows are reduced to levels at or below existing conditions flows for the 2, 10, and 25-year storm events. For the purposes of this proposal, the detailed design of a detention pond structure and outfall has been included in the Construction Documents task below.

Task 3. Construction Documents (60%, 90%, and 100% Design)

EEI will provide the following civil design services to support the development of Construction Documents:

1. Design of approximately 3,000 linear feet of roadway design, including installation of sidewalks and drainage structures as required. EEI will rely on pavement recommendations provided in Geotechnical Report provided by Others.
2. Design of approximately 3,200 linear feet of 8 or 12-inch C-900 PVC water line extension installed by open cut installation. A plan and profile will be provided as part of this task. This proposal does not include an analysis of the City of Lampasas water system to determine available flows and pressures, or the need for other possible improvements, including pumps, elevated storage tanks, etc.
3. Design of small diameter wastewater lines to support the lots adjacent to the new roadway extension. A plan and profile will be provided as part of this task.
4. Design of up to two detention ponds to support both the Phase 1 Business Park improvements and future development to the south of east-west road within the Business Park.
5. Design of temporary erosion and sedimentation controls to support the proposed roadway and utility extensions. A Storm Water Pollution Prevention Plan (SWPPP) will be required prior to construction and is not included in this scope. It is assumed that the SWPPP will be provided by the Contractor, but can be provided by EEI as an additional service, if requested.
6. Development of a Project Manual which includes the bid documents and project specifications. Project Manual will be submitted to the City for review at the 90% design phase.

7. Preparation of an Engineer's Opinion of Probable Construction Cost to accompany each design phase submittal.

EEI intends to use the City of Lampasas's Standard Bid Documents and Standard Construction Specifications for the Project. If adequate specifications are not available the City of Austin Standard Construction Specifications or TXDOT specifications will be referenced to supplement the project specifications.

Task 4. Easement Documents (per each)

At the time of this proposal, no easements are expected to be required to support this project. If required, the Client pre-authorizes EEI to prepare the easement documents for a lump sum price of \$1,250 each. EEI will have prepared the necessary metes and bounds description to support the standard Lampasas dedication documents. EEI understands that the Client will negotiate the easements with applicable property Clients and obtain the required signatures. Upon execution of the documents, EEI will process the documents for recordation.

This proposal assumes all recording fees are to be paid by the Lampasas EDC or the City of Lampasas. Recording fees paid by EEI, if needed, will be billed as a reimbursable expense.

Task 5. Approvals and Permits

EEI will coordinate and obtain the following necessary approvals or permits:

1. EEI will provide the necessary design documents to the City and assist the City in obtaining approvals to construct a new driveway entrance within the state right-of-way connecting to U.S. Highway 183.
2. EEI will notify the Texas Commission on Environmental Quality (TCEQ) of the utility extensions and provide final design plans and specifications to TCEQ as requested to obtain necessary approvals prior to the start of construction.

Task 6. Bid Phase Services

The following bid phase services will be provided:

1. EEI will assist the EDC in advertising and soliciting bids one (1) time for the construction of the proposed improvements.
2. EEI will coordinate and attend up to one (1) pre-bid meeting with City of Lampasas/EDC representatives and contractors.
3. EEI will respond to bidder's inquiries prior to the bid opening and issue clarifications and/or addendums to bid package if necessary.
4. EEI will attend one (1) public bid opening to open and read bids.

5. EEI will review contractor bids that are received, formulate bid tabs, and submit a letter to the City of Lampasas/EDC with contractor recommendations. The Client shall have the sole responsibility in selecting a qualified contractor.
6. EEI will coordinate with the selected Contractor to obtain formal execution of the contract documents.

Task 7. Construction Phase Services

EEI will provide the Client with the construction phase services listed below, which are only related to the civil improvements under this contract. The Client will administer all construction contracts. EEI will:

1. Coordinate and attend up to one (1) pre-construction meeting with City of Lampasas/EDC representatives and the selected Contractor.
2. Make monthly visits to the project site in order to observe the progress and quality of the civil aspects of the work of the construction contractor. Based on EEI's site visits, EEI will inform the Client as to the progress of the work and advise the Client of any substantial defects and deficiencies in the work of the contractor which are discovered by EEI, or are otherwise brought to EEI's attention.
3. City Staff, EEI, and the Contractor will conduct a monthly project status conference call or meeting to review progress, schedule, issues, issues resolution and other items as needed.
4. Consult with and advise the Client and issue instructions to the contractor on civil engineering items requested by the Client.
5. Review Contractor submittals.
6. Review Contractor pay applications submitted on a monthly basis.
7. Conduct, in company with the Client, a final inspection of the civil facilities of the project for conformance with the design concept of the project and in general compliance with the Contract.
8. Revise contract drawings to show the work as actually constructed, and furnish Client with a set of record drawings.

EEI shall not be responsible for the means, methods, techniques, sequences, or procedures of construction selected by the Contractor or the safety precautions and programs incidental to the work of the Contractor. EEI shall not guarantee the performance of the Contractor nor be responsible for the acts, errors, omissions, or the failure of the Contractor to perform the construction work in accordance with the Contract Documents.

Client agrees to include in all construction contract provisions for Contract indemnification of both the Client and EEI for Contractor's negligence and to name both the Client and EEI as additional insured on applicable contractor's insurance policies.

Task 8. General On-Call Civil Engineering Consulting

EEI has prepared this general "on-call" task to address the Client's periodic requests that are not specifically included in another task or letter agreement regarding this Project. This task shall include items such as preparation of applications, opinions of probable construction cost, preparation of exhibits, meetings, and coordination as needed for items not specifically related to this Project, or any other general "on-call" services not previously authorized. All services provided under this task shall be provided on an hourly basis per the attached rate schedule.

INFORMATION PROVIDED BY THE CLIENT

The Client will provide the following information, upon which EEI will rely:

1. Rights of Entry to all properties prior to performing any survey field work or site visits.
2. Geotechnical report with pavement recommendations upon which EEI can utilize for roadway design.
3. Executed copy of this agreement.

ADDITIONAL SERVICES

The following services are not included in the Scope of Services, but can be provided as Additional Services if authorized by the Client. If Additional Services are requested, EEI will prepare a specific scope and fee proposal to be reviewed and approved by the Client prior to services being initiated.

1. Surveying services not specifically outlined in the above Scope of Services.
2. Civil Engineering design services not specifically outlined in the above Scope of Services.
3. Assistance to the Client or Client as an expert witness in any litigation with third parties arising from the development or construction of the project.
4. Soil, foundation, and paving investigation, including field and laboratory tests, borings, related engineering analyses and recommendations.
5. Preparation of a flood study to include a hydrologic and hydraulic analysis, except as specifically outlined in the above Scope of Services.
6. Easement and/or deed research
7. Geological or Environmental Assessments
8. Coordination with the USACE concerning the identification, removal, or mitigation of Waters of the U.S., including wetlands.
9. Subsurface Utility Engineering Services
10. Professional services related to the findings of endangered species or archaeological resources during the design or construction of the project.
11. Design of electric, gas, telephone, cable or lighting utilities.
12. Negotiations with the City or other parties to resolve protracted disputes regarding the Project.
13. Easement acquisition services or acquisition of right-of-way or real property.
14. Preparation of a Storm Water Pollution Prevention Plan (SWPPP)

FEE SCHEDULE

EEI will provide the services identified herein based upon the summary below:

Lump Sum (LS) – EEI’s labor is included and will be billed based upon the lump sum amount identified.

Cost Plus (CP) – EEI’s labor will be billed on an hourly basis in accordance with the agreed upon hourly rates included in the attached Standard Rate Schedule.

Task	Task Description	Fee Type	Budget
1	Project Management	LS	\$ 6,000
2	Drainage Analysis	LS	\$ 6,000
3	Construction Documents (60%, 90%, and 100% Design)	LS	\$ 82,000
4	Easement Documents (\$1,250 each)	LS	TBD
5	Approvals and Permits	LS	\$ 6,000
6	Bid Phase Services	LS	\$ 5,000
7	Construction Phase Services	LS	\$ 20,000
8	General On-Call Civil Engineering Consulting	CP	Hourly
<i>Project Total</i>			<i>\$ 125,000</i>

Items not specifically identified in the above Scope of Services will be considered an additional service.

Fees will be invoiced monthly in the consultant’s format based, as applicable, upon the percentage of services completed or actual services performed and expenses incurred as of the invoice date. Payment will be due within 30 days of your receipt of the invoice.

Reimbursable expenses, including printing, plotting, reproduction, messenger service, taxes on surveys, recording fees, etc., will be considered reimbursable. They will be billed separately at 1.10 times the direct cost incurred. All permitting, application, and similar project fees will be paid directly by the Client.



Mrs. Mandy Walsh, December 20, 2018

CLOSURE

In addition to the matters set forth herein, our Agreement shall include and be subject to, and only to, the terms and conditions in the attached Standard Form of Agreement, which are incorporated by reference. As used in the Standard Form of Agreement, the term "Engineer" shall refer to Eckermann Engineering, Inc., and the term "Client" shall refer to the Lampasas Economic Development Corporation.

If you concur in all the foregoing and wish to direct us to proceed with the services, please have an authorized person execute this Agreement in the space provided below and in the Standard Form of Agreement, and return a copy to us. Fees stated in this Agreement are valid for sixty (60) days after the date of this letter.

We appreciate the opportunity to provide this proposal to you. If you have any questions, please call me at (512) 556-8160.

Sincerely,

ECKERMANN ENGINEERING, INC.

Derrek Eckermann, P.E.
President

Attachments: Exhibit A – Project Limits
EEI Standard Rate Schedule
Standard Form of Agreement

APPROVED:

Client: LAMPASAS ECONOMIC DEVELOPMENT CORPORATION

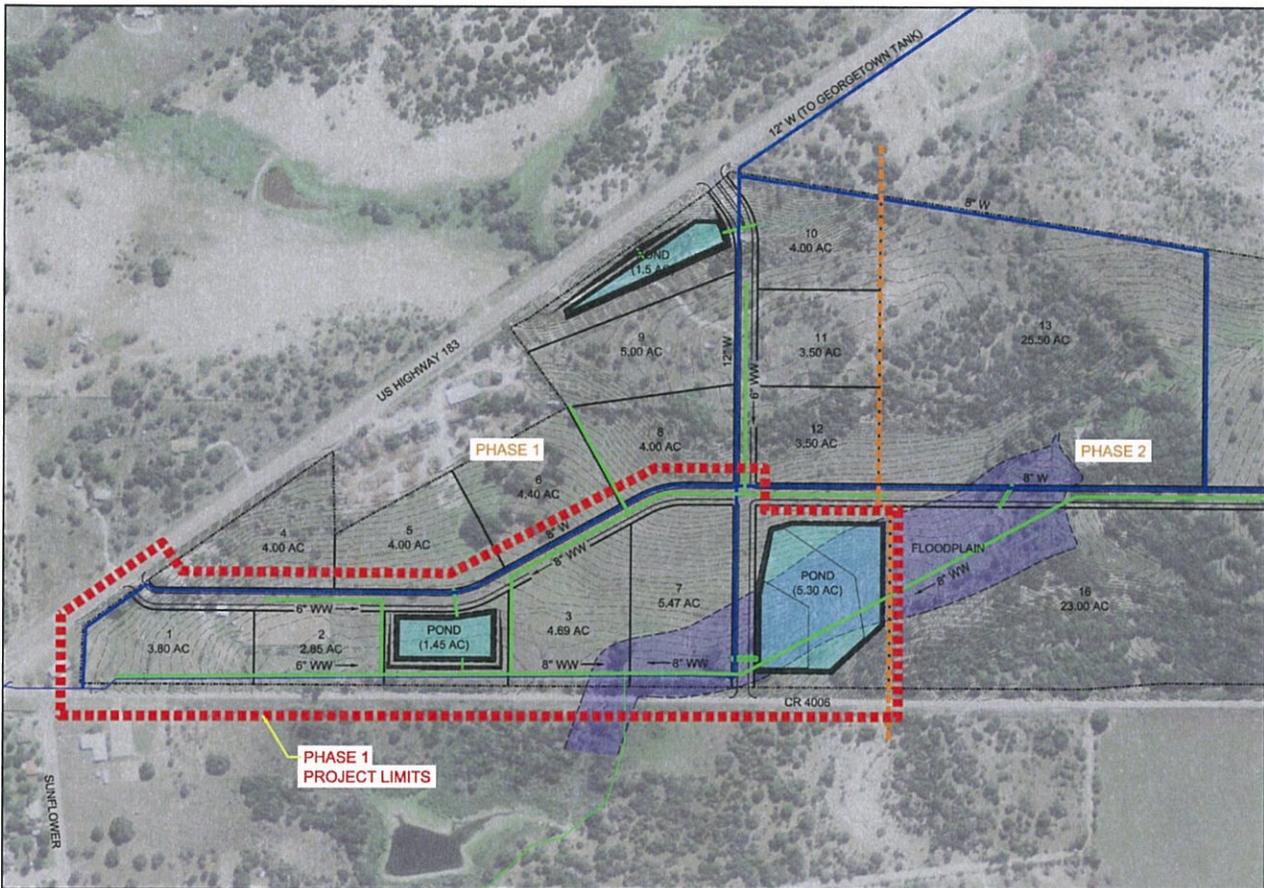
Signature: _____

Typed or Printed Name: _____

Title: _____

Date: _____

EXHIBIT A
PROJECT LIMITS



Eckermann Engineering, Inc.**Standard Rate Schedule**

(Hourly Rates)

Project Manager/Senior Civil Engineer	\$150
Civil Engineer (PE)	\$135
Engineer in Training (EIT)	\$95
CAD Technician/Designer	\$75
Clerical	\$35

Effective January 1, 2018
(subject to annual increases)

ATTACHMENT

**STANDARD FORM OF AGREEMENT BETWEEN CLIENT AND ENGINEER FOR
PROFESSIONAL SERVICES**

**THIS IS AN AGREEMENT EFFECTIVE THE LATEST DATE OF EXECUTION AS PROVIDED BELOW BETWEEN THE
LAMPASAS ECONOMIC DEVELOPMENT CORPORATION (CLIENT), AND ECKERMANN ENGINEERING, INC. (ENGINEER).**

I. SCOPE

Eckermann Engineering, Inc. (hereinafter "Engineer") agrees to perform the services described in the attached Scope of Services which incorporates these terms and conditions. Unless modified in writing by the parties hereto, the duties of Eckermann Engineering shall not be construed to exceed those services specifically set forth in the Scope of Services. The Scope of Services and these General Terms and Conditions, when executed by the Lampasas Economic Development Corporation (hereinafter "Client"), shall constitute a binding Agreement on both parties.

II. COMPENSATION

Client agrees to pay monthly invoices or their undisputed portions within 30 days of receipt. Payment later than 30 days shall include interest at 1-1/2 percent per month or lesser maximum enforceable interest rate, from the date the Client received the invoice until the date Engineer receives payment. Such interest is due and payable when the overdue payment is made.

It is understood and agreed by the parties that receipt of payment(s) by Engineer from Client is in no way contingent upon Client's receipt of payment, funding, reimbursement or any other remuneration from others.

Time-related charges will be billed as specified in this Agreement. Unless stated otherwise in this Agreement, direct expenses will be billed at actual cost and subcontracted services and costs will be billed at actual cost plus a service charge of 15 percent. Mileage incurred will be billed at current IRS rates.

III. RESPONSIBILITY

Engineer is employed to render a professional service only, and any payments made by Client are compensation solely for such services rendered and recommendations made in carrying out the work. Engineer shall follow the standard practices of the engineering profession to make findings, provide opinions, make factual presentations, and provide professional advice and recommendations. Engineer shall not be required to provide any certification, assignment or warranty of its work but, upon request and for a separate fee, Engineer may provide written statements regarding its services under this Agreement. Such statements shall be in a form acceptable to Engineer and shall be requested with sufficient advance notice to allow Engineer to review the documents and prepare a suitable statement.

Engineer's review or supervision of work prepared or performed by other individuals or firms employed by Client shall not relieve those individuals or firms of complete responsibility for the adequacy of their work.

It is understood that any resident engineering or observation provided by Engineer is for the purpose of determining compliance with the technical provisions of the project specifications and does not constitute any form of guarantee or insurance with respect to the performance of a contractor. Engineer does not assume responsibility for methods or appliances used by a contractor, for safety of construction work, or for compliance by contractors with laws and regulations.

IV. SCOPE OF CLIENT SERVICES

Client agrees to provide site access, and to provide those services described in the attached Scope of Services.

V. OWNERSHIP OF DOCUMENTS

Upon Engineer's completion of services and receipt of payment in full, Engineer grants to Client an exclusive license to all drawings, instruments and data produced in connection with Engineer's performance of the work under this Agreement. Said drawings, instruments and data may be copied, duplicated, reproduced, used and disclosed by Client for any purposes Client deems appropriate in connection with the work under this Agreement. **Client agrees that such documents are not intended or represented to be suitable for reuse by Client or others for purposes outside the Scope of Services of this Agreement.** Any reuse by Client, or by those who obtain said information from Client, without written verification or adaptation by Engineer will be at Client's sole risk and without liability or legal exposure to Engineer, Engineer's subconsultants or independent associates. Client shall indemnify Engineer, Engineer's subconsultants and independent associates for all damage, liability or cost arising therefrom. Engineer may reuse all drawings, reports, data and other information developed in performing the services described by this Agreement in Engineer's other activities.

VI. INDEMNIFICATION

Engineer agrees to indemnify and hold Client harmless from any actual damage, liability or costs, including reasonable attorney's fees and expenses, to the extent caused directly by a negligent act or omission or willful misconduct of Engineer, Engineer's subconsultants or those for whom Engineer is legally liable, in the performance of the professional services which are the subject of this Agreement.

In the event that Client is found to be concurrently negligent, Engineer shall not indemnify for the proportionate negligence of Client, but shall indemnify for the portion of negligence solely attributable to Engineer, its agents, servants, employees, and subcontractors of any tier, their agents, servants and employees.

Neither party shall be liable to the other for incidental or consequential damages, whether or not the possibility of such damages has been disclosed or could have been reasonably foreseen.

The parties shall indemnify one another against damages of third parties recoverable from the indemnitee to the extent caused by the comparative negligence of the indemnitor. Such negligence shall be measured by standards in effect at the time services are rendered, not by later standards. All legal actions by either party against the other arising out of or in any way connected with the services to be performed hereunder shall be barred and under no circumstances shall any such claim be initiated by either party after three (3) years have passed from the date of issuance of the Certificate of Completion, unless the Engineer's services shall be terminated earlier, in which case the date of termination of this Agreement shall be used.

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ECKERMANN ENGINEERING, INC.
General Terms and Conditions (continued)

Client acknowledges Engineer may perform work at facilities that may contain hazardous materials or conditions, and that Engineer had no prior role in the generation, treatment, storage, or disposition of such materials. In consideration of the associated risks that may give rise to claims by third parties or employees of Client, Client agrees to indemnify, defend, and hold Engineer harmless (including attorneys' fees) from any and all losses, damages, claims, or actions brought by any third party or employee of Client against Engineer or Engineer's employees, agents, officers or directors, in any way arising out of the presence of hazardous materials at the facilities, except for claims shown by final judgment of a court of competent jurisdiction to arise out of the sole negligence of Engineer.

VII. INSURANCE

Engineer shall maintain during the life of the Agreement the following minimum insurance:

- A. Commercial general liability insurance, including personal injury liability, blanket contractual liability, and broad form property damage liability. The limit shall be not less than \$1,000,000.
- B. Automobile bodily injury and property damage liability insurance with a limit of not less than \$1,000,000.
- C. Statutory workers' compensation and employers' liability insurance as required by state law.
- D. Professional liability insurance.

VIII. SUBCONTRACTS

Engineer shall be entitled, to the extent determined appropriate by Engineer, to subcontract any portion of the work described in the Scope of Services. All work that is to be subcontracted shall obtain prior approval, in writing, from the Client. The Engineer, prior to proceeding with the work, shall notify Client in writing the name of any subcontractors proposed for the work, including the extent and character of the work done by each.

IX. ASSIGNMENT

This Agreement is binding on the heirs, successors, and assigns of the parties hereto. Neither this Agreement, nor any claims, rights, obligations or duties associated hereto, shall be assigned or assignable by either Client or Engineer without the prior written consent of the other party.

X. INTEGRATION

These terms and conditions and the letter agreement (Scope of Services) to which they are attached represent the entire understanding of Client and Engineer as to those matters contained herein. No prior oral or written understanding shall be of any force or effect with respect to those matters covered herein. The Agreement may not be modified or altered except in writing signed by both parties.

XI. JURISDICTION AND VENUE

This Agreement shall be administered and interpreted under the laws of the State in which the Engineer's office performing the majority of the work described in the Scope of Services is located. Jurisdiction of litigation arising from the Agreement shall be in that State. If any part of the Agreement is found to be in conflict with applicable laws, such part shall be inoperative, null and void insofar as it is in conflict with said laws, but the remainder of the Agreement shall be in full force and effect. Exclusive venue shall lie in the county in which the Engineer's office performing the majority of the work described in the Scope of Services is located.

XII. SUSPENSION OF SERVICES

- A. If work under this Agreement is suspended for more than thirty (30) calendar days in the aggregate, the Engineer shall be compensated for services performed and charges incurred prior to receipt of notice to suspend and, upon resumption, an equitable adjustment in fees to accommodate the resulting demobilization and mobilization costs. In addition, there shall be an equitable adjustment in the work schedule based on the delay caused by the suspension. If work under this Agreement is suspended for more than ninety (90) calendar days in the aggregate, the Engineer may, at its option, terminate this Agreement upon giving notice in writing to the Client. Engineer may request that the work be suspended by notifying Client, in writing, of circumstances that are interfering with normal progress of the work.
- B. If the Client fails to make payments when due or otherwise is in breach of this Agreement, the Engineer may suspend performance of services upon five (5) calendar days notice to the Client. The Engineer shall have no liability whatsoever to the Client for any costs or damages as a result of such suspension caused by any breach of this Agreement by the Client.

XIII. TERMINATION OF WORK

Either the Client or the Engineer may terminate this Agreement at any time with or without cause upon giving the other party ten (10) calendar days prior written notice. Client agrees that termination of Engineer for Client's convenience shall only be utilized in good faith, and shall not be utilized if the purpose or result is performance of all or part of Engineer's services under this Agreement by Client or by another service provider. The Client shall within ten (10) calendar days of termination pay the Engineer for all services rendered and all costs incurred up to the date of termination, in accordance with the compensation provisions of this contract.

XIV. LIMITATION OF LIABILITY

In recognition of the relative risks and benefits of the Project to the Client and the Consultant, the risks have been allocated such that the Client agrees, to the fullest extent of the law, and notwithstanding any other provisions of this Agreement or the existence of applicable insurance coverage, that the total liability, in the aggregate, of the Consultant and the Consultant's officers, directors, employees, agents, and subconsultants to the Client or to anyone claiming by, through or under the Client, for any and all claims, losses, costs or damages whatsoever arising out of, resulting from or in any way related to the services under this Agreement from any cause or causes, including but not limited to, the negligence, professional errors or omissions, strict liability or breach of contract or any warranty, express or implied, of the Consultant or the Consultant's officers, directors, employees, agents, and subconsultants, shall not exceed twice the total compensation received by the Consultant under this Agreement or \$25,000, whichever is less. Higher limits of liability may be negotiated for additional fee. Under no circumstances shall the Consultant be liable for extra costs or other consequences due to changed conditions, or for costs related to the failure of contractors to perform work in accordance with the plans and specifications. This Section XIV is intended solely to limit the remedies available to the Client or those claiming by or through the Client, and nothing in this Section XIV shall

ECKERMANN ENGINEERING, INC.
General Terms and Conditions (continued)

require the Client to indemnify the Consultant.

XV. TAXES

The fees and costs stated in this Agreement, unless stated otherwise, exclude all sales, consumer, use and other taxes which are promulgated following execution of this Agreement. Client agrees to reimburse Engineer and its subconsultants for the taxes paid by Engineer and its subconsultants in accordance with the laws and regulations of the applicable taxing authorities.

XVI. ALTERNATIVE DISPUTE RESOLUTION

Any conflicts that arise during the work described by this Agreement or following the completion thereof shall be submitted to nonbinding mediation unless the parties agree otherwise. The parties further agree to require all independent contractors and consultants retained in connection with this Agreement to include a similar mediation provision in all Agreements with subcontractors, subconsultants, suppliers or fabricators.

XVII. SEVERABILITY

In case any one or more of the provisions contained in this Agreement shall for any reason be held to be void, invalid, illegal, or unenforceable in any respect, such voiding, invalidity, illegality, or unenforceability shall not affect any other provision hereof and this Agreement shall be considered as if the entirety of such void, invalid, illegal, or unenforceable provision had never been contained in this Agreement.

XVIII. TIMELINESS OF PERFORMANCE

The Engineer will perform its services with due and reasonable diligence consistent with sound professional practices.

XIX. WAIVER

Any failure by Engineer to require strict compliance with any provision of this Agreement shall not be construed as a waiver of such provision, and Engineer may subsequently require strict compliance at any time, notwithstanding any prior failure to do so.



Triple C Surveying Co.

Date: December 21, 2018

Finely DeGraffenried
City of Lampasas
312 E. Third Street
Lampasas, Texas 76550

Finley,

Thank you for the opportunity to provide surveying services for your firm. Please find the attached scope of work, an estimated cost for each line item and the total estimated cost as listed below.

PROJECT: LAMPASAS BUSINESS PARK PHASE 1 (SEE ATTACHED)

The above estimate does not include surveying requirements other than noted. Additional revisions and other services may be provided at our Standard Rate Schedule (see attached). Work will be billed monthly and at the completion of the scope of work. Unless there is a written agreement between both parties stating otherwise, payment terms are "due and payable upon receipt". Any outstanding balances due past 30 days will incur a late fee of 1½% per month beginning on the 30th day past due. Client will be responsible for collection costs on past due invoices including but not limited to attorney's fees and court costs. The client shall promptly review invoice statements and shall submit any objections in writing within 15 days from the date of the invoice. If no objections are received, the invoice shall be deemed proper and acceptable. Clyde C. Castleberry, Jr./Triple C Surveying Co. has the right (but not obligation) to cease all work on any project when fees become past due on this project or any others. This Proposal and Contract Terms represents the entire understanding between the Lampasas Economic Development Corporation and Clyde C. Castleberry, Jr./Triple C Surveying Co., and may not be altered unless in writing and signed by both parties. Field staff does not have the authority to bind Clyde C. Castleberry, Jr./Triple C Surveying Co. to changes to this Proposal and Contract Terms. Client and Clyde C. Castleberry, Jr./Triple C Surveying Co. agree and stipulate that any claims for damages by Client against Clyde C. Castleberry, Jr./Triple C Surveying Co. shall be limited to the amount paid by Client to Clyde C. Castleberry, Jr./Triple C Surveying Co. for services rendered. Payment is to be made at the offices of Clyde C. Castleberry, Jr./Triple C Surveying Co. currently 21224 FM 963, Briggs, Texas 78608.

If you agree with the terms set forth in these documents, your signature will be accepted as authorization to proceed with the scope of work as defined herein. Thank you again for the opportunity to submit this proposal and we look forward to working with you.

Work will be scheduled and proceed once written acceptance is provided. This proposal is valid for 60 days.

ACCEPTED BY:
Triple C Surveying Co.



12/21/18
By: Clyde C. Castleberry Jr. Date:

Lampasas Economic Development Corporation Date:

~ P.O. Box 544 Lampasas, Texas 76550 ~

LAMPASAS BUSINESS PARK PHASE ONE (LOTS 1-9/POND LOT)

CONCEPT PLAN

- Calculate a base Concept drawing based on the initial design shown below
- Revisions to lot/road location will be billed at the attached corporate rates (if revisions are requested after road stake)
- Client will provide base file of the provided exhibit for submittal

Cost \$475

INITIAL ROAD CENTERLINE STAKE (to confirm/determine appropriate location of proposed utilities)

- Stake centerline of proposed road at 100' stations
- Approx 2500 linear feet
- Revisions/restaking if road/lot configuration is revised will be performed at the attached corporate rates

Cost \$2250

PLAT DOCUMENT

- Prepare Preliminary Plat Document for the City of Lampasas
- Prepare Final Plat Document for the City of Lampasas
- Calc lots/provide lot closure reports of final plat
- Based on 9 lots and 1 pond lot (see attached)

Cost \$2225

Set Lot Corners

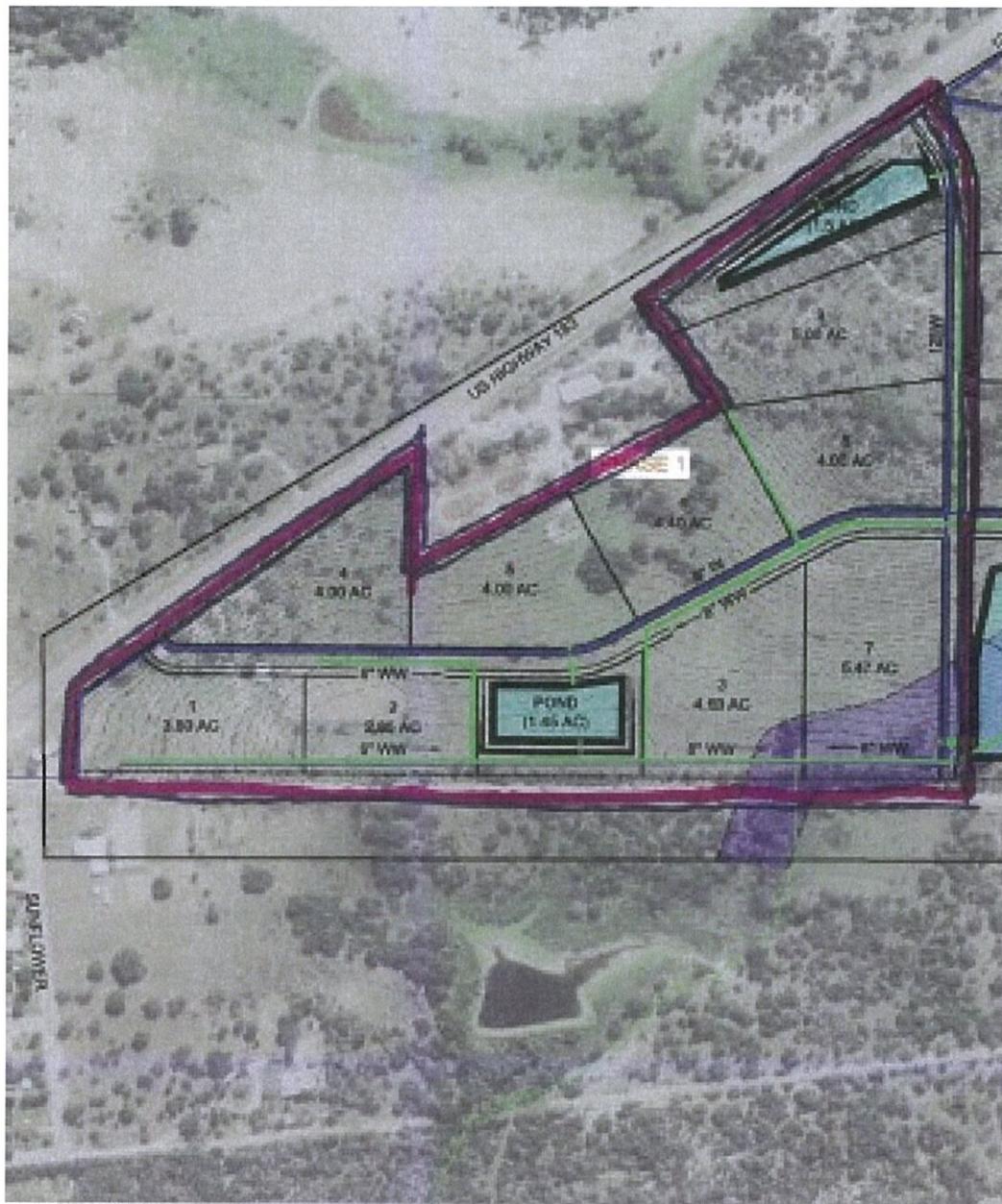
- \$200/lot x 9 lots & 1 pond lot

Cost \$2000 (no tax)

OWNER/AGENT HEREBY AUTHORIZES CLYDE C. CASLTERRY, JR/TRIPLE C SURVEYING CO. TO ENTER SUBJECT PROPERTY AND TO PERFORM NECESSARY CUTTING/TRIMMING (EXCEPT HARDWOODS GREATER THAN 3" DIA.) TO PROVIDE THE AFOREMENTIONED SURVEYING SERVICES .

Agent

Date:



EXTENTS OF PROJECT

Standard Rate Schedule
Effective December 21, 2018

Survey Field Crew Services:

Conventional Field Crew \$150/hr

GPS Field Crew \$150/hr

Crew Rates include one vehicle. There is no mileage charge for survey crew vehicles when the job site is within fifty (50) miles of the office from which the field crew originates.

Office Personnel Services:

Principal/Surveyor \$150.00 per hour

Project Manager/staff surveyor \$100.00 per hour

Senior Technician/LSIT \$ 95.00 per hour

Survey Technician \$ 85.00 per hour

Draftsman \$ 75.00 per hour

Clerical Support \$ 57.50 per hour

Travel & Substance:

All travel and substance expenses are invoiced at actual cost plus 10 % handling. Cost for company– owned vehicle drive is computed at the current I.R.S. mileage allowance plus \$30.00 per day.

Additional Copies:

Bond Paper-1st page \$ 25.00

Bond additional pages \$ 5.00

Mylar Paper-1st page \$ 35.00

Mylar additional pages \$ 10.00

Purchased Services:

All purchased services are invoiced at actual cost plus ten percent (10%) handling. These include but are not limited to reproduction, computer time, long distance telephone, consultants, subcontract services, rented or leased equipment, expendable, and project required supplies.

Taxes:

Boundary surveying services and fees are subject to State and Local 8.25% sales tax, when applicable, will be collected.

Agent

Date:

CITY OF LAMPASAS
 FINANCIAL STATEMENT
 AS OF: NOVEMBER 30TH, 2018

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	26,036.54	51,015.65	17.29	0.00	243,984.35
	SERVICE REVENUE	0.00	0.00	0.00	0.00	0.00	0.00
	OTHER REVENUE	23,742.00	373.02	719.93	3.03	0.00	23,022.07
	TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL OPERATING REVENUE	318,742.00	26,409.56	51,735.58	16.23	0.00	267,006.42
<u>BOND FUND REVENUE</u>							
	OTHER REVENUE	538,040.00	774.40	1,572.62	0.29	0.00	536,467.38
	TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL BOND FUND REVENUE	538,040.00	774.40	1,572.62	0.29	0.00	536,467.38
	FUND TOTAL REVENUE	856,782.00	27,183.96	53,308.20	6.22	0.00	803,473.80
<u>EXPENDITURE SUMMARY</u>							
<u>LEDC OPERATING FUNDS</u>							
	SUPPLIES	500.00	0.00	0.00	0.00	0.00	500.00
	CONTRACTUAL SERVICES	38,176.00	6,225.49	7,323.48	19.18	0.00	30,852.52
	MAINTENANCE	6,900.00	0.00	1,973.26	28.60	0.00	4,926.74
	OTHER EXPENSES	68,500.00	39.18	20,781.44	30.34	0.00	47,718.56
	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	0.00	0.00	0.00	154,809.00
	TOTAL LEDC OPERATING FUNDS	318,742.00	6,264.67	30,078.18	9.44	0.00	288,663.82
<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	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	6,264.67	30,078.18	3.51	0.00	826,703.82
	TOTAL PROFIT / (LOSS)	0.00	20,919.29	23,230.02	0.00	0.00	(23,230.02)

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CITY OF LAMPASAS
FINANCIAL STATEMENT
AS OF: NOVEMBER 30TH, 2018

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: NOVEMBER 30TH, 2018

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
OPERATING REVENUE							
TAX REVENUE							
400-4017	SALES TAX	295,000.00	26,036.54	51,015.65	17.29	0.00	243,984.35
	TOTAL TAX REVENUE	295,000.00	26,036.54	51,015.65	17.29	0.00	243,984.35
SERVICE REVENUE							
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
OTHER REVENUE							
400-4710	BONDS	0.00	0.00	0.00	0.00	0.00	0.00
400-4820	INTEREST & DIVIDENDS	1,200.00	373.02	719.93	59.99	0.00	480.07
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	373.02	719.93	3.03	0.00	23,022.07
TRANSFERS							
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	26,409.56	51,735.58	16.23	0.00	267,006.42
BOND FUND REVENUE							
OTHER REVENUE							
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	774.40	1,572.62	26.21	0.00	4,427.38
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	774.40	1,572.62	0.29	0.00	536,467.38
TRANSFERS							
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	774.40	1,572.62	0.29	0.00	536,467.38

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CITY OF LAMPASAS
FINANCIAL STATEMENT
AS OF: NOVEMBER 30TH, 2018

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	27,183.96	53,308.20	6.22	0.00	803,473.80

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CITY OF LAMPASAS
 FINANCIAL STATEMENT
 AS OF: NOVEMBER 30TH, 2018

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	0.00	0.00	0.00	0.00	500.00
500-5295	BOOKS & PUBLICATIONS	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL SUPPLIES	500.00	0.00	0.00	0.00	0.00	500.00
<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	135.98	11.56	0.00	1,040.02
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	0.00	0.00	0.00	7,500.00
500-5388	TAXES ON PROPERTY	0.00	0.00	0.00	0.00	0.00	0.00
500-5395	PROFESSIONAL SERVICES	5,500.00	5,187.50	5,187.50	94.32	0.00	312.50
500-5397	ADMIN & OVERHEAD	12,000.00	1,000.00	2,000.00	16.67	0.00	10,000.00
500-5398	VISION LAMPASAS	0.00	0.00	0.00	0.00	0.00	0.00
500-5399	OTHER SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL CONTRACTUAL SERVICES	38,176.00	6,225.49	7,323.48	19.18	0.00	30,852.52
<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	1,900.00	0.00	1,973.26	103.86	0.00	(73.26)
	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	139.18	139.18	2.78	0.00	4,860.82
500-5452	TRAVEL & TRAINING	7,500.00	(100.00)	442.26	5.90	0.00	7,057.74
500-5453	DUES & MEMBERSHIPS	1,000.00	0.00	200.00	20.00	0.00	800.00
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	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL OTHER EXPENSES	68,500.00	39.18	20,781.44	30.34	0.00	47,718.56
<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	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

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CITY OF LAMPASAS
FINANCIAL STATEMENT
AS OF: NOVEMBER 30TH, 2018

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	6,264.67	30,078.18	9.44	0.00	288,663.82
		=====	=====	=====	=====	=====	=====

CITY OF LAMPASAS
 FINANCIAL STATEMENT
 AS OF: NOVEMBER 30TH, 2018

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	6,264.67	30,078.18	3.51	0.00	826,703.82
<hr/>							
	TOTAL PROFIT / (LOSS)	0.00	20,919.29	23,230.02	0.00	0.00	(23,230.02)
<hr/>							

*** END OF REPORT ***

75 -LAMPASAS ECONOMIC DEV CRP

ACCT# ACCOUNT NAME

ASSETS

=====			
1020	FSB CHECKING 7001092 LEDC	366,076.45	
1021	FSB CAPITAL FD CHECKING7002363	8,253.61	
1025	FSB LEDC LOAN 2678	0.00	
1026	BUSINESS BANK OF TX 4001561	533,917.95	
1030	CLAIM ON CASH	49,864.32	
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		2,619,450.94
			=====

LIABILITIES & FUND BALANCE

=====			
2209	ACCOUNTS PAYABLE CAPITAL ACCT	0.00	
2210	ACCOUNTS PAYABLE	5,326.68	
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>23,230.02</u>	
	TOTAL LIABILITIES & FUND EQUITY		2,619,450.94
			=====

CITY OF LAMPASAS
 FINANCIAL STATEMENT
 AS OF: DECEMBER 31ST, 2018

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	25,942.58	76,958.23	26.09	0.00	218,041.77
	SERVICE REVENUE	0.00	0.00	0.00	0.00	0.00	0.00
	OTHER REVENUE	23,742.00	0.00	719.93	3.03	0.00	23,022.07
	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	25,942.58	77,678.16	24.37	0.00	241,063.84
<u>BOND FUND REVENUE</u>							
	OTHER REVENUE	538,040.00	0.00	1,572.62	0.29	0.00	536,467.38
	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>0.00</u>	<u>1,572.62</u>	<u>0.29</u>	<u>0.00</u>	<u>536,467.38</u>
	FUND TOTAL REVENUE	856,782.00	25,942.58	79,250.78	9.25	0.00	777,531.22
		=====	=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>							
<u>LEDC OPERATING FUNDS</u>							
	SUPPLIES	500.00	0.00	0.00	0.00	0.00	500.00
	CONTRACTUAL SERVICES	38,176.00	1,318.34	8,641.82	22.64	0.00	29,534.18
	MAINTENANCE	6,900.00	0.00	1,973.26	28.60	0.00	4,926.74
	OTHER EXPENSES	68,500.00	0.00	20,781.44	30.34	0.00	47,718.56
	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	1,318.34	31,396.52	9.85	0.00	287,345.48
<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	1,318.34	31,396.52	3.66	0.00	825,385.48
		=====	=====	=====	=====	=====	=====
	TOTAL PROFIT / (LOSS)	0.00	24,624.24	47,854.26	0.00	0.00	(47,854.26)

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CITY OF LAMPASAS
FINANCIAL STATEMENT
AS OF: DECEMBER 31ST, 2018

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: DECEMBER 31ST, 2018

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
OPERATING REVENUE							
TAX REVENUE							
400-4017	SALES TAX	295,000.00	25,942.58	76,958.23	26.09	0.00	218,041.77
	TOTAL TAX REVENUE	295,000.00	25,942.58	76,958.23	26.09	0.00	218,041.77
SERVICE REVENUE							
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
OTHER REVENUE							
400-4710	BONDS	0.00	0.00	0.00	0.00	0.00	0.00
400-4820	INTEREST & DIVIDENDS	1,200.00	0.00	719.93	59.99	0.00	480.07
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	0.00	719.93	3.03	0.00	23,022.07
TRANSFERS							
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	25,942.58	77,678.16	24.37	0.00	241,063.84
BOND FUND REVENUE							
OTHER REVENUE							
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	0.00	1,572.62	26.21	0.00	4,427.38
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	0.00	1,572.62	0.29	0.00	536,467.38
TRANSFERS							
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	0.00	1,572.62	0.29	0.00	536,467.38

CITY OF LAMPASAS
FINANCIAL STATEMENT
AS OF: DECEMBER 31ST, 2018

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	25,942.58	79,250.78	9.25	0.00	777,531.22

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	0.00	0.00	0.00	0.00	500.00
500-5295	BOOKS & PUBLICATIONS	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL SUPPLIES	500.00	0.00	0.00	0.00	0.00	500.00
<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	173.97	14.79	0.00	1,002.03
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	280.35	280.35	3.74	0.00	7,219.65
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	3,000.00	25.00	0.00	9,000.00
500-5398	VISION LAMPASAS	0.00	0.00	0.00	0.00	0.00	0.00
500-5399	OTHER SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL CONTRACTUAL SERVICES	38,176.00	1,318.34	8,641.82	22.64	0.00	29,534.18
<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	1,900.00	0.00	1,973.26	103.86	0.00	(73.26)
	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	0.00	139.18	2.78	0.00	4,860.82
500-5452	TRAVEL & TRAINING	7,500.00	0.00	442.26	5.90	0.00	7,057.74
500-5453	DUES & MEMBERSHIPS	1,000.00	0.00	200.00	20.00	0.00	800.00
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	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL OTHER EXPENSES	68,500.00	0.00	20,781.44	30.34	0.00	47,718.56
<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	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

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CITY OF LAMPASAS
 FINANCIAL STATEMENT
 AS OF: DECEMBER 31ST, 2018

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	1,318.34	31,396.52	9.85	0.00	287,345.48
		=====	=====	=====	=====	=====	=====

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CITY OF LAMPASAS
 FINANCIAL STATEMENT
 AS OF: DECEMBER 31ST, 2018

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	1,318.34	31,396.52	3.66	0.00	825,385.48
<hr/>							
	TOTAL PROFIT / (LOSS)	0.00	24,624.24	47,854.26	0.00	0.00	(47,854.26)
<hr/>							

*** END OF REPORT ***

75 -LAMPASAS ECONOMIC DEV CRP

ACCT# ACCOUNT NAME

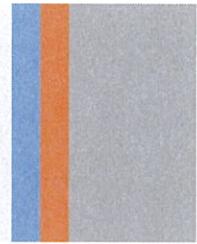
ASSETS			
1020	FSB CHECKING 7001092 LEDC	360,431.43	
1021	FSB CAPITAL FD CHECKING7002363	8,253.61	
1025	FSB LEDC LOAN 2678	0.00	
1026	BUSINESS BANK OF TX 4001561	533,917.95	
1030	CLAIM ON CASH	74,806.90	
1210	ACCOUNTS RECEIVABLE	0.00	
1222	ACCOUNTS RECEIVABLE	0.00	
1235	NOTE RECEIVABLE BACHMAYER	0.00	
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		2,638,748.50
			=====
LIABILITIES & FUND BALANCE			
2209	ACCOUNTS PAYABLE CAPITAL ACCT	0.00	
2210	ACCOUNTS PAYABLE	0.00	
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>47,854.26</u>	
	TOTAL LIABILITIES & FUND EQUITY		2,638,748.50
			=====

Lampasas Economic Development Corporation

From: Mandy Walsh

Re: Staff Report

Date: January 16, 2019



Downtown Development

We are continuing moving forward on a development project for the Santa Fe Depot property. We have received an application to re-zone the property to Central Business District, which will go before Planning & Zoning on February 7th and City Council on February 11th. Additionally, we are having continued discussions on various concepts with downtown business owners and developers to revitalize the downtown area.

Key Avenue Developments

We are continuing conversations and planning for development on Key Avenue with (2) QSRs. We will have an in-person meeting on Jan. 15 with one of the development groups to discuss and review site plan. We have met in-person with the other development group and are currently reviewing their plans.

BRE

We are continuing conversations and planning for the Silver Creek Assisted Living expansion. Not much to report this month, but will keep everyone updated as it moves along.

HOTDA

I met with the Heart of Texas Defense Alliance to review and discuss the report from Conger Strategies regarding "Reinforcing the Great Place: A Community-Based Strategy to Support Fort Hood." We discussed that it is a critical time for Fort Hood and how it is one of the most valuable posts in the Army and incredibly well-positioned to grow. Surrounding communities should recognize that now is a time of strategic opportunity, created by recent force reductions, increased focus on Fort Hood's strengths in NDS and the strength of the Congressional delegation. Communities and HOTDA need to embrace a proactive approach to messaging and outreach, anticipating requests and providing information to Congress before they request it. Finally, the community must seize the opportunity provided by Austin. Even before the establishment of the AFC (Army Futures Command), the relative proximity to Austin would have provided an opportunity for synergy and growth given the high-tech center of gravity it offers and the comparative affordability of the Fort Hood region. However, with the establishment of the AFC, the connections the community retains with its senior leadership, the support Fort Hood can give to this command and vice versa, the conditions are set for synergistic growth.

AUSA

The Board of Governors for the Central Texas-Fort Hood Chapter of the Association of the United States Army met on November 28th. We heard an update from Col (P) Brett G. Sylvia, III Corps Chief of Staff on the state of Fort Hood. He noted how Fort Hood is "very globally engaged at the moment, staying as busy as ever." We have troops currently in Korea, Iraq, Kuwait and Afghanistan. The Soldier Support fund,



raised by our Chapter of AUSA, is currently at \$12,418 for the families of our soldiers. Scholarships to high school students open in January and if you know a student interested, please have them contact me.

CTE Advisory Committee

We met on December 12th and discussed proposed new facilities, which included possible expansion of Culinary Arts program into old HS Choir room to allow for more space, and a new facility for ag/animal science, depending on funding. The School Board did hire an architect to draw up plans for a new building. New CTE courses proposed the 2019-20 school year, if approved by School Board, will be:

1. AGRIBUSINESS SYSTEMS: Agribusiness Management & Marketing, Professional Standards and Landscape Designs and Practicum in Ag.
2. ANIMAL SCIENCE: Advanced Animal Science
3. ARTS & A/V: Practicum in Arts & A/V
4. AUTO TECH: Practicum in Auto Tech
5. COMPUTER PROGRAMMING & ROBOTICS: Video Game Design, Practicum in Programming
6. CONSTRUCTION: (still need an instructor for this course) HVAC and Practicum in Construction
7. COSMETOLOGY: (complete new course proposed due to demand/interest) Intro to Cosmetology Principles, Cosmetology I & II, Practicum in Cosmetology
8. CULINARY ARTS: Additional Advanced Culinary Arts class and Practicum in Culinary Arts
9. CRIMINAL JUSTICE: Practicum in LPSCS (Law Public Safety Corrections & Security)
10. EDUCATION & CHILD CARE: Principles of Education & Training, Human Growth or Child Development, Instructional Practices or Counseling & Mental Health, Practicum in Education & Training
11. ENGINEERING: Drone Pilot, Rocketry, Practicum in Engineering
12. WELDING: (separated into its own course, not with Agribusiness Systems) Intro to Welding, Welding I & II, Practicum

LCHEC Board Meeting

In our quarterly meeting on December 6th we discussed a new program, Massage Therapy, beginning in March. This is a program the LEDC has assisted in funding and is one of the top high-growth careers for our region. We have several well-qualified therapists that we need to consider for instructing this course. The Phlebotomy certification rate from LCHEC courses has been 100%, and we hit a 75% CMA job placement rate, which is the highest LCHEC has ever seen. We have (3) current Fall semester courses going on with CTC at the LCHEC campus, which are Microbiology, Anatomy & Physiology and College Algebra. The IT program has been approved funding with Texas Workforce Commission for a second year, and they'll pay for students interested in IT based on their application requirements. If you know someone interested, please let me know. We have a strong IT instructor and a small class so there's a lot of potential for anyone wishing to learn more or get into the field of Information Technologies.

DDCOT

The Development District of Central Texas Board of Directors met on January 10th. We listened to presentations from Lindsay Dennis, who provided an update from the Office of the Governor on programs and funding opportunities. She really pushed the benefits of being Film-Friendly and how that has taken off, so we in a good



position being certified Film-Friendly with the TFC and hope to gain more leads this year. Charley Ayers, the former Temple EDC Director, is now the Director of Industry & Education Partnerships for Workforce Solutions of Central Texas. He discussed some of the programs they are working on within CTE programs in our region and I've invited him to join our local CTE Advisory Board. Their office in Killeen also provides various reports from EMSI & ESRI on drive times, retail reports, demographics, customized economic profiles, etc. so I'll be utilizing these tools now that they offer them as a service to their partners.

Technology

Discussion during regular meeting regarding need to go door-to-door to obtain additional survey results, along with overall assessment of design and deliverables from Foresite Group, Inc.

Board Appreciation Party

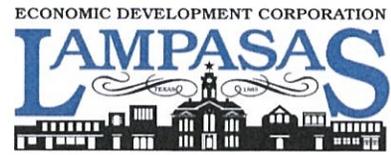
Lastly, don't forget the Board Appreciation Party is on January 29th from 6-9 p.m. at Putters & Gutters Fun Center. I hope to see you all there so staff may show our appreciation to you for volunteering your time on one of our boards. THANK YOU!



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Memo

To: Mandy Walsh, LEDC Director
 From: Monica Wright, Director of Information Systems
 Date: Thursday, January 3, 2019
 Re: December Website/Social Media Analytics Report

**Information Systems****December 1-31, 2018****Communication**

	November 2018	December 2018
'Contact Us" Submissions	0	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	1,639	1,623
Twitter (Followers)	108	113

LEDC Website

	November 2018	December 2018
Page Views	566	365
Page Visits	299	205
Total Searches	23	18
Total Downloads	282	135

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	134
Smartphone	58
Tablet	9
Unknown	3
Phablet	1

Browser Views

Chrome	76
Mobile Safari	33
Firefox	29
Chrome Mobile	25
Safari	13
Microsoft Edge	12
Internet Explorer	7
Unknown	4
Chrome Mobile iOS	3
Opera	2

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

Unknown	55
Leander, TX	20
Vancouver, British Columbia, Canada	15
ElPaso, TX	9
Houston, TX	9
Forney, TX	8
Grand Prairie, TX	5
Montreal, Quebec, Canada	4
San Antonio, TX	4
Anadarko, Oklahoma	3
Azle, TX	3
Columbus, Ohio	3
Copperas Cove, TX	3
Odessa, TX	3
Austin, TX	2
Bertram, TX	2
Boerne, TX	2
Fort Worth, TX	2
Kerville, TX	2
Lampasas, TX	2

Site Search Keywords

Construction booklet	1	State Sales Tax	1
David Millican	1		
Opening a Business	1		
Staff Directory	1		

Top Visits

Lampasas Economic Development Official Website	239
Labor Force	10
Top Employers	9
Living Here	6
Events	5
Location	5
About Us	4
City Governance	4
History of Lampasas	4
Local Clubs & Organizations	4
Parks & Recreation	4
Demographics	4
Workforce	4
Incentives & Financing	3
About Your EDC Director	2
Business Climate	2
EDC Board	2
K-12 Education	2