

**NOTICE OF REGULAR MEETING OF THE  
LAMPASAS ECONOMIC DEVELOPMENT BOARD  
OF THE CITY OF LAMPASAS, TEXAS  
WEDNESDAY, MAY 5, 2021  
JACK CALVERT MUNICIPAL BUILDING BOARD ROOM  
302 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, May 5, 2021 at 5:30 p.m. in the Jack Calvert Municipal Building located at 302 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 regarding approval of the minutes dated March 24, 2021
- IV. Discussion and possible action concerning the 2019-2020 Audit Report from Singleton, Clark & Co.
- V. Discussion and possible action regarding Bancorp South loan proposal
- VI. Discussion and possible action regarding development & funding of Phase 1 infrastructure for the LEDC Business Park

**EXECUTIVE SESSION**

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

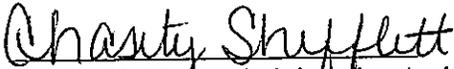
1. Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING. A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.
2. Sec. 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS; CLOSED MEETING. This chapter does not require a governmental body to conduct an open meeting: (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

3. Adjourn Executive Session and Reconvene Regular Session.

**REGULAR SESSION**

- VII. Discussion and possible action regarding resolution amending LEDC Bylaws
- VIII. Update and possible action regarding March Financial statements
- IX. Update on the following:
  - 1.) County Update
  - 2.) LISD Update
  - 3.) Staff Update
- X. Items that the Board Members may request to be placed on the next agenda
- XI. Adjourn

I, Chasity Shifflett, Administrative Assistant 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 30<sup>th</sup> day of April, 2021 at 9:15 am



Chasity Shifflett, Administrative Assistant

**MINUTES OF REGULAR MEETING OF THE  
LAMPASAS ECONOMIC DEVELOPMENT CORPORATION BOARD  
OF THE CITY OF LAMPASAS, TEXAS  
WEDNESDAY, MARCH 24, 2021  
JACK CALVERT MUNICIPAL BUILDING BOARD ROOM  
302 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:**

Steve Hudson  
TJ Monroe  
Neal Leavell  
Roland Schaub  
Ronnie Vineyard  
Bobby Carroll – Ex-Officio – (arrived at 5:31 p.m.)  
David Millican - Ex-Officio

**LEDC Members Absent:**

Misti Talbert

**City Staff Present:**

Finley deGraffenried, City Manager/Executive Director  
Mandy Walsh, Economic Development Director  
Chasity Shifflett, Administrative Assistant

**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 February 24, 2021

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

IV. Discussion and possible action regarding development & funding of Phase 1 infrastructure for the LEDC Business Park

Jim Lindemann spoke to the Board on behalf of a developer that has shown interest in the Business Park.

Mandy Walsh, Economic Development Director, informed the Board that Jack Clark will be providing the audited 2020 financials to Bancorp South to review for a new loan proposal. She advised there would be more information available at the next meeting.

The Board unanimously agreed that the revised loan proposal with 2020 financials was needed before any decisions could be made.

No action taken.

V. Discussion and possible action regarding LEDC Bylaws

The Board reviewed bylaws for possible modification of section 3.02 to allow appointment of Executive Director in consultation with City Council. Staff indicated they would prepare a resolution for Board consideration.

No action taken.

VI. Update and possible action regarding February Financials

Mandy Walsh reviewed the financials with the Board. Receipt was acknowledged without formal action.

No action taken.

VII. Discussion of request by Lampasas County WCID to assist in funding of high hazard upgrades to Dam #6

Finley deGraffenried discussed with the Board whether or not raising funds for WCID to repair a critical dam was possible. deGraffenried advised the Board that section 5.05 allows the Board to assist if this was a water supply issue, but this is a public safety issue. The Board agreed that LEDC cannot legally assist Lampasas County WCID with funding for upgrades to Dam #6.

VIII. Update on the following:

1.) County Updates

Ex-officio member Carroll informed the Board that the County Jail is in their new building and are now exploring ideas for the use of the former jail.

## 2.) Lampasas Independent School District Updates

Ex-officio member Millican advised the Board that the last day of school is May 20. Enrollment is at 3,380. There are still some remote learners, mainly high school students. Many activities at school are beginning again. There is growth on the East side of the county that will likely affect LISD and there are current plans being made for a spike in student population. Ex-officio Millican also advised the Board there will not be a school board election.

## 3.) Staff Updates

Mandy Walsh, Economic Development Director, reviewed her staff report. She mentioned Heritage Funeral Home will likely meet the max \$20,000 life safety reimbursement. The Doghouse Restaurant is continuing its construction. She mentioned Diamonds & Diesels has moved to the old Junk & Disorderly location. There was a pre-construction meeting with Whataburger and the Triangle Motel have pre-construction meetings next week. Walsh advised the Board there have been many inquiries from people looking for two to four (2-4) acres. She reminded the Board that Congressman Roger Williams will be hosting a meeting next week in Lampasas regarding rural broadband.

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

- Loan proposal update for the Business Park
- Review of the Lampasas Economic Development Corporation Board Bylaws

### X. Adjourn

Board member Talbert moved to adjourn the meeting at 6:32 p.m. The motion was seconded by Board member Withers and with a unanimous vote, the motion carried. (Talbert absent)

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Charlie Pratus III, President

\_\_\_\_\_  
Chasity Shifflett, Administrative Assistant



SINGLETON, CLARK  
& COMPANY, PC CERTIFIED PUBLIC ACCOUNTANTS

January 29, 2021

To the Board of Directors  
Lampasas Economic Development Corporation

We have audited the financial statements of the Lampasas Economic Development Corporation (hereafter the "Corporation") for the year ended September 30, 2020, and have issued our report thereon dated January 29, 2021. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards (and, if applicable, *Government Auditing Standards* and the Uniform Guidance), as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated May 29, 2020. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Matters

*Qualitative Aspects of Accounting Practices*

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by Lampasas Economic Development Corporation are described in Note 1 to the financial statements.

We noted no transactions entered into by the Corporation during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. As of year-end, the Corporation did not have accounts within the financial statements that required significant estimates to be made.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. As of year-end, the Corporation did not have accounts within the financial statements that required significant disclosures to be made.

*Difficulties Encountered in Performing the Audit*

We encountered no significant difficulties in dealing with management in performing and completing our audit.

*Corrected and Uncorrected Misstatements*

Professional standards require us to accumulate all misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole.

*Disagreements with Management*

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

*Management Representations*

We have requested certain representations from management that are included in the management representation letter dated January 29, 2021 addressed to the City.

*Management Consultations with Other Independent Accountants*

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Corporation's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

*Other Audit Findings or Issues*

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Corporation's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

This information is intended solely for the use of the Board of Directors and management of Lampasas Economic Development Corporation and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

*Singleton, Clark & Company, PC*

Singleton, Clark & Company, PC  
Cedar Park, Texas

LAMPASAS ECONOMIC DEVELOPMENT CORPORATION  
STATEMENT OF FINANCIAL POSITION  
SEPTEMBER 30, 2020

	2020
<b>ASSETS</b>	
Current assets:	
Cash and cash equivalents	\$ 900,754
Total current assets	900,754
Property and Equipment:	
Land	923,350
Buildings & improvements	17,975
Infrastructure	802,266
Accumulated depreciation	(142,005)
Total property and equipment	1,601,586
Total assets	\$ 2,502,340
<b>LIABILITIES AND NET ASSETS</b>	
Current liabilities:	
Accounts payable	\$ 73
Accrued interest	3,169
Current portion of long-term debt	109,912
Total current liabilities	113,154
Long-term liabilities:	
Long-term debt, less current portion	1,117,946
Total long-term liabilities	1,117,946
Total liabilities	1,231,100
<b>NET ASSETS</b>	
Unrestricted	
Without donor restrictions	1,271,240
Total net assets	1,271,240
Total liabilities and net assets	\$ 2,502,340

The notes to the financial statements are an integral part of this statement.

LAMPASAS ECONOMIC DEVELOPMENT CORPORATION  
STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED SEPTEMBER 30, 2020

	<u>2020</u> Unrestricted
REVENUES	
Sales tax	\$ 350,835
Total revenue	350,835
EXPENSES	
Economic development	268,257
Management and general	61,062
Total expenses	329,319
Excess (deficiency) of revenues over (under) expenditures	21,516
NON-OPERATING ACTIVITY	
Investment income	4,705
Total non-operating revenues	4,705
Change in net assets	26,221
Net assets, beginning of year	1,245,019
Net assets, end of year	\$ 1,271,240

The notes to the financial statements are an integral part of this statement.

*THIS PAGE LEFT BLANK INTENTIONALLY*

LAMPASAS ECONOMIC DEVELOPMENT CORPORATION  
STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED SEPTEMBER 30, 2020

	2020
<u>Cash Flows from Operating Activities:</u>	
Receipts from sales taxes	\$ 350,835
Add: depreciation	29,876
Payments to suppliers and service providers	(329,647)
Net Cash Provided by operating activities	51,064
<u>Cash Flows from Investing Activities</u>	
Interest on investments	4,705
Net cash provided by (used for) investing activities	4,705
<u>Cash Flows from Financing Activities</u>	
Principal on long-term debt	(105,901)
Net cash provided by (used for) financing activities	(105,901)
Net increase (decrease) in cash and cash equivalents	(50,132)
Cash and cash equivalent - beginning	950,886
Cash and cash equivalent - ending	\$ 900,754
Reconciliation of Operating Income (Loss) to Net Cash Provided by (Used for) Operating Activities:	
Operating income (loss)	\$ 21,516
Adjustments to reconcile change in net assets to net cash provided by operating activities:	
Depreciation expense	29,876
Increase (decrease) in operating liabilities:	
Accounts payable	(99)
Accrued interest payable	(229)
Total adjustments	29,548
Net cash provided by (used for) operating activities:	\$ 51,064
<u>Supplemental Information</u>	
Interest paid	\$ 48,906

The notes to the financial statements are an intergral part of this statement.



April 26, 2021

Re: Lampasas Economic Development Corporation  
Business Park Financing Proposal

To Lampasas EDC Board of Directors:

This letter is to inform you that BancorpSouth Bank has considered the \$1,500,000 request to finance improvements to the Lampasas Business Park known as Phase 1, Lots 1 – 8, currently estimated at \$1,973,879.

Based upon review of the fiscal year end 2020 cash flow of the Lampasas EDC, we are approving your request with conditions as follows:

- \$1,500,000 loan amount.
- LEDC will pay cash for the difference between the final construction cost (including closing costs) and the loan amount.
- Third party attorney to prepare all closing documents.
- 1.0% origination fee (if applicable by law).
- The Bank will allow a 12 month construction draw phase followed by semi-annual principal and interest payments on a 20 yr amortization.
- 3.20% fixed for the total 21 year term (tax free interest rate).
- Must sign an attestation to confirm the tax free status including the following terms:
  1. EDC will pay for this work solely from sales taxes collected.
  2. The project (roads, water, sewer) will be conveyed to the city.
  3. The roads will be made available to the general public.
  4. The purchasers of lots would not have preferential rights of use of the roads.
  5. Proceeds will be used only to construct/improve roads, water, and sewer. No site pads or improvements to those sites were made that are not available for public use.
- Draws for payment will need to be submitted with appropriate documentation to verify the funds tax-free use for construction (engineering reports, etc.)



- Loan agreement will contain covenants requiring an annual debt service coverage ratio of no less than 1.25x (net cash flow divided by total debt payments) and restriction that all future debt must be approved by BancorpSouth.
- Existing loan # 93300010855800 to be renewed/re-amortized and maturity date extended to March 5, 2040 (10 yr extension). The interest rate and all other terms will remain the same.
- An additional funds request up to \$250,000 is also pre-approved upon an in-branch review of the use of funds and the additional debt coverage requirement.

Please let me know if I can be of further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Shahan".

Ryan Shahan  
Community Bank President  
Lampasas Branch - BancorpSouth Bank  
[ryan.shahan@bxs.com](mailto:ryan.shahan@bxs.com)

**Engineer's Opinion of Probable Construction Cost**  
**Business Park Improvements - Phase 1 - 95%**  
**Lampasas Economic Development Corporation/City of Lampasas**  
**Prepared By: Eckermann Engineering, Inc.**  
**TBPE Firm # F-10496**  
**February 5, 2020**

<b>Roadway and Drainage</b>					
<b>Item No.</b>	<b>Description</b>	<b>Units</b>	<b>Quantity</b>	<b>Unit Price</b>	<b>Cost</b>
1	Prepare ROW.	STA	30	\$2,000	\$60,000
2	Roadway Excavation	CY	16100	\$8	\$128,800
3	Roadway Embankment	CY	15000	\$8	\$120,000
4	10" Crushed Limestone Base (TXDOT Item 247, Type A or D, Grade 1-2) with Tensar TX130S Geogrid	SY	14535	\$18	\$261,630
5	3" HMAC Pavement (TXDOT Item 340, Type C or D)	SY	12231	\$15	\$183,465
6	Concrete Curb and Gutter	LF	6084	\$20	\$121,680
7	Concrete Valley Gutter	SY	166	\$50	\$8,300
8	15" RCP Storm Drain Pipe	LF	23	\$100	\$2,300
9	18" RCP Storm Drain Pipe	LF	471	\$120	\$56,520
10	24" RCP Storm Drain Pipe	LF	251	\$130	\$32,630
11	30" RCP Storm Drain Pipe	LF	425	\$150	\$63,750
12	36" RCP Storm Drain Pipe	LF	153	\$175	\$26,775
13	10' Curb Inlet	EA	4	\$5,000	\$20,000
14	15' Curb Inlet	EA	10	\$7,000	\$70,000
15	4' x 4' Junction Box	EA	3	\$3,000	\$9,000
16	30" Safety End Treatment (TXDOT Type SETP-CD)	EA	1	\$3,500	\$3,500
17	36" Safety End Treatment (TXDOT Type SETP-CD)	EA	1	\$4,000	\$4,000
18	6' x 6' Area Inlet	EA	1	\$7,500	\$7,500
19	4' X 3' Concrete Box Culvert	LF	51	\$250	\$12,750
20	4' x 3' Headwall (TXDOT FW-0)	EA	1	\$6,000	\$6,000
21	8' x 5' Concrete Box Culvert	LF	148	\$500	\$74,000
22	8' x 5' Headwall (TXDOT Type PW-1) (Double)	EA	2	\$15,000	\$30,000
23	Pavement Markings (Striping)	LF	719	\$2	\$1,438
24	Pavement Markings (Symbol)	EA	2	\$300	\$600
25	Signage	EA	9	\$300	\$2,700
26	Street End Barricade	EA	2	\$1,000	\$2,000
27	Erosion Control and Tree Protection	LS	1	\$20,000	\$20,000
<b>Subtotal Roadway and Drainage:</b>					<b>\$1,269,338</b>
<b>10% Contingency:</b>					<b>\$126,934</b>
<b>Total Roadway and Drainage:</b>					<b>\$1,396,272</b>

<b>Wastewater to Support Phase 1 Improvements</b>					
<b>Item No.</b>	<b>Description</b>	<b>Unit</b>	<b>Quantity</b>	<b>Unit Price</b>	<b>Cost</b>
1	8" SDR-26 PVC Wastewater Pipe by Open Cut	LF	3351	\$55	\$184,305
2	4' Diameter Precast WW Manholes	EA	10	\$5,000	\$50,000
3	6" WW Service Lines with Cleanouts at ROW	EA	8	\$1,500	\$12,000
4	Trench Safety	LF	3923	\$2	\$7,846
				<b>Subtotal Wastewater:</b>	<b>\$254,151</b>
				<b>10% Contingency:</b>	<b>\$25,415</b>
				<b>Total Wastewater:</b>	<b>\$279,566</b>

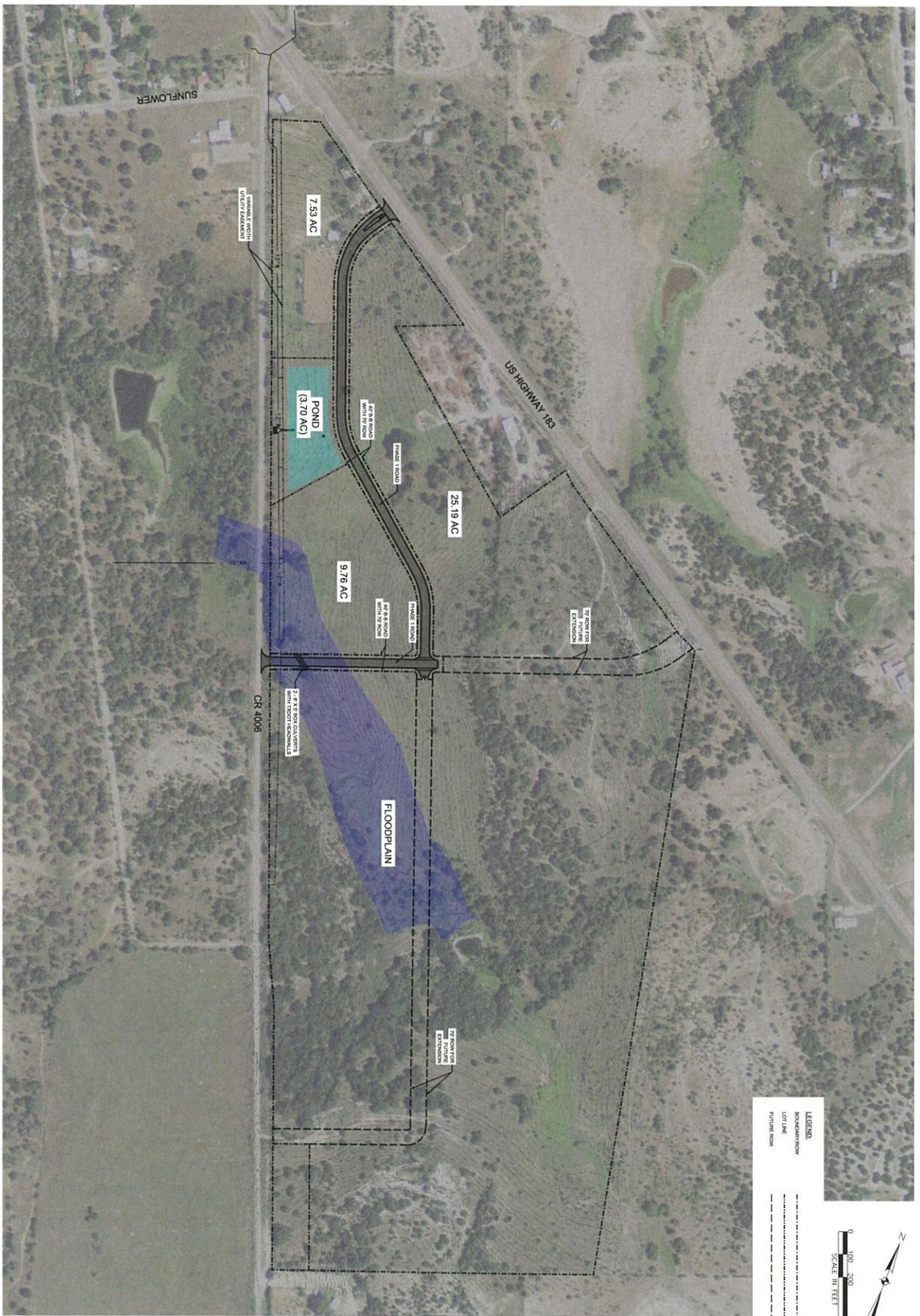
<b>Water to Support Phase 1 Improvements</b>					
<b>Item No.</b>	<b>Description</b>	<b>Unit</b>	<b>Quantity</b>	<b>Unit Price</b>	<b>Cost</b>
1	8" C-900 PVC Water Pipe by Open Cut	LF	2929	\$50	\$146,450
2	12" C-900 PVC Water Pipe by Open Cut	LF	806	\$60	\$48,360
3	Fire Hydrant Assembly	EA	10	\$4,000	\$40,000
4	8" Gate Valves	EA	9	\$1,500	\$13,500
5	12" Gate Valves	EA	5	\$2,000	\$10,000
6	DI Fittings	TON	0.5	\$10,000	\$5,000
7	Trench Safety	LF	3818	\$2	\$7,636
				<b>Subtotal Water:</b>	<b>\$270,946</b>
				<b>10% Contingency:</b>	<b>\$27,095</b>
				<b>Total Water:</b>	<b>\$298,041</b>

**Total: \$1,973,879**

\* Costs do not include fees associated with legal services, easement acquisition, engineering, or surveying.

\* Cost for extension of electric facilities is to be prepared by others.

\* The Engineer has no control over the cost of labor, materials, equipment, contractor's methods of determining prices, competitive bidding, or market conditions. Estimates of Probable Construction Costs, as provided herein are approximate, and compiled on the basis of the Engineer's experience and qualifications which represents the Engineer's judgement as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that the proposals, bids, or actual construction costs will not vary from these estimates of probably costs prepared for the owner or intended recipient of this document.



**PRELIMINARY**  
FOR INTERNAL REVIEW ONLY  
THIS PLAN AND ALL INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF ECKERMANN ENGINEERING, INC. AND ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF ECKERMANN ENGINEERING, INC.

PROJECT NO. 1806 3/12  
DATE 2/13/2020  
DRAWN BY M.V. VAI  
CHECKED BY DE

EX 1

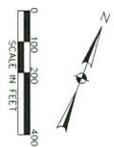
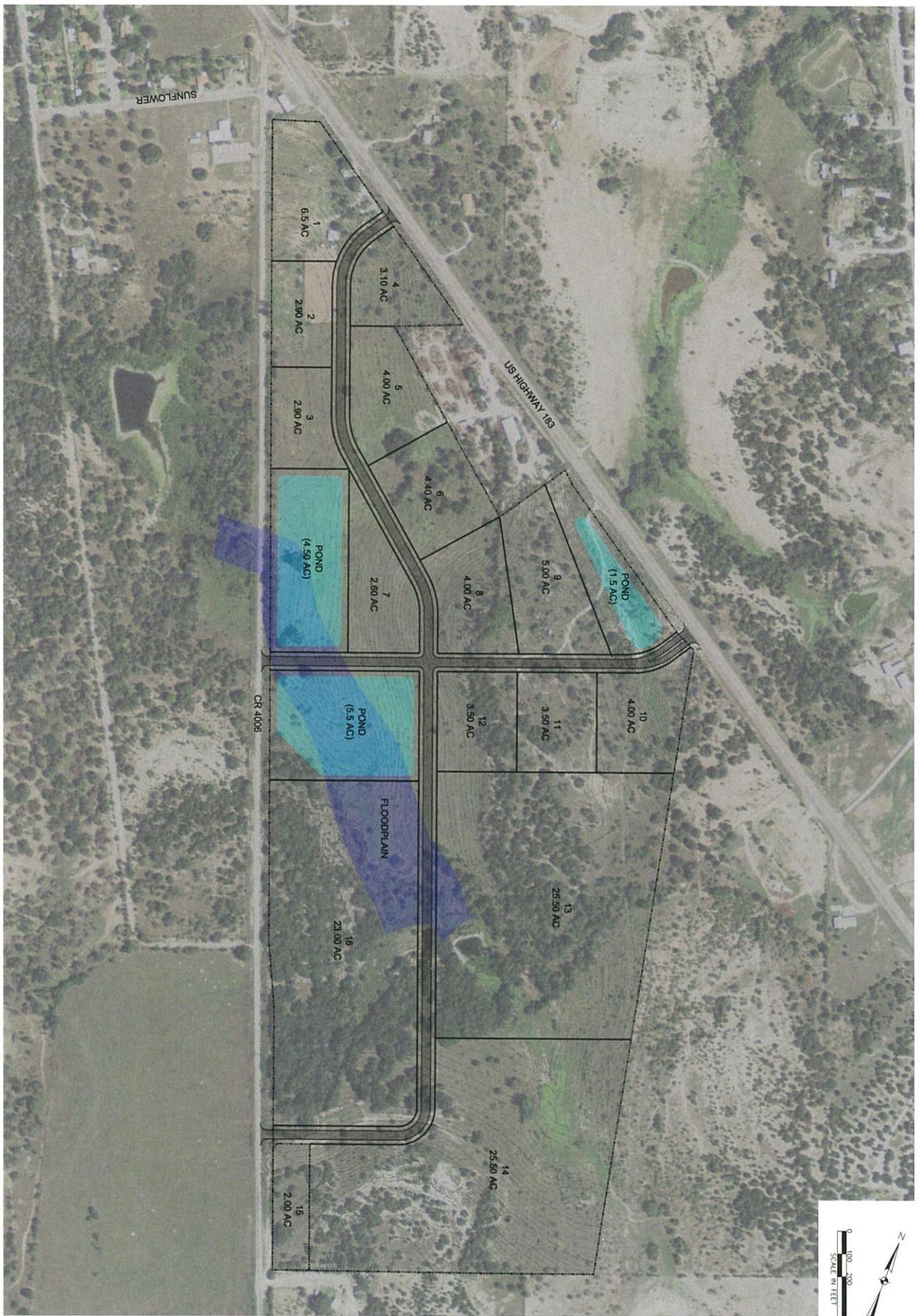
**BUSINESS PARK  
PHASE 1**



**ECKERMANN  
ENGINEERING, INC.**  
202 SPRING HO AVENUE  
LAMPASAS, TEXAS 76850  
PHONE: 512-556-8160  
TBPE FIRM NO. F-10496

No.	Date	Revisions	App.

16



**PRELIMINARY**  
 FOR INTERNAL USE ONLY  
 THIS PLAN IS THE PROPERTY OF ECKERMANN ENGINEERING, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF ECKERMANN ENGINEERING, INC.  
 GENERAL CONTRACTORS: SEE SHEET 1000  
 DATE: 4/22/2016 P.E. NO. 10000  
 DRAWN BY: AS  
 CHECKED BY: DE  
**EX 2A**

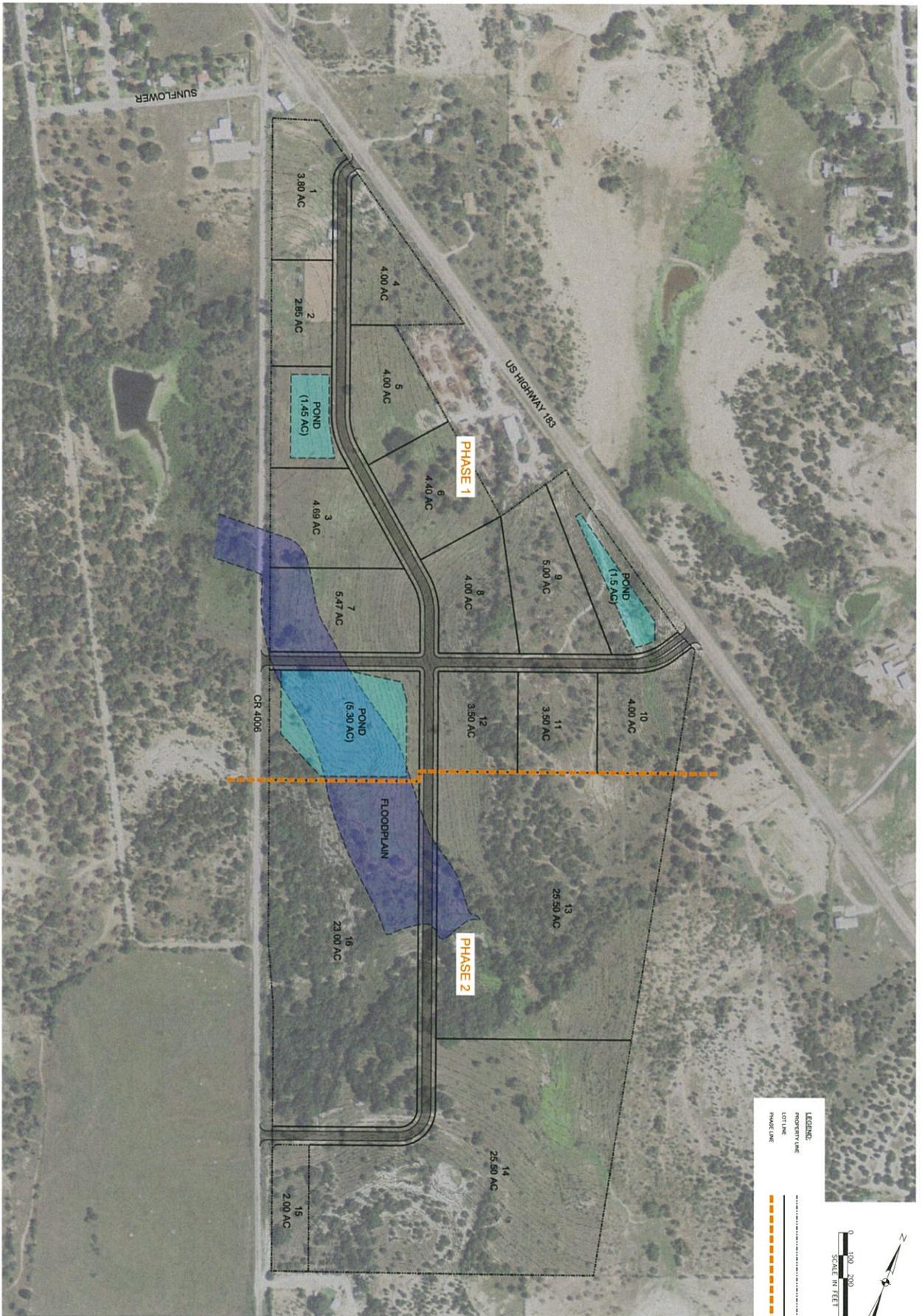
**BUSINESS PARK  
 MASTERPLAN  
 OPTION 2A**



**ECKERMANN  
 ENGINEERING, INC.**  
 202 SPRING HO AVENUE  
 LAMPASAS, TEXAS 76850  
 PHONE: 512-556-8160  
 TBPE FIRM NO. F-10496

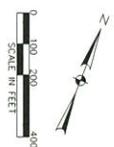
No.	Date	Revisions	App.

17



**LEGEND**

- PROPERTY LINE
- LOT LINE
- PHASE LINE



**PRELIMINARY**  
FOR INTERIM REVIEW ONLY

Project No. 090717003  
Drawn By: AS  
Checked By: DE

**EX 2A**

**BUSINESS PARK  
MASTERPLAN  
OPTION 2A**

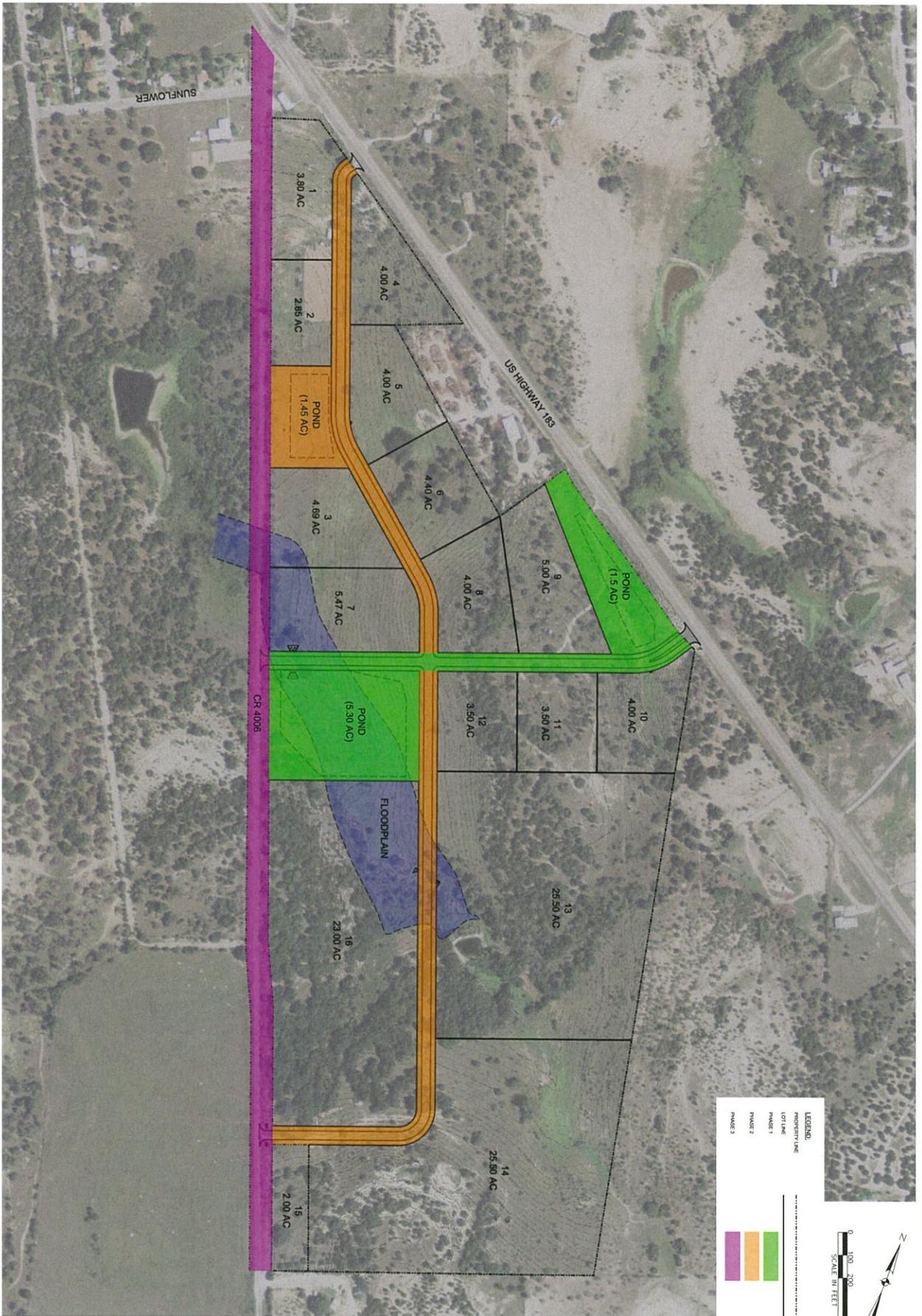
ECONOMIC DEVELOPMENT CORPORATION

**LAMPASAS**

**E ECKERMANN  
ENGINEERING, INC.**

202 SPRING HO AVENUE  
LAMPASAS, TEXAS 76850  
PHONE: 512-556-8100  
TBP E FIRM NO. F-10496

No.	Date	Revisions	App.



**LEGEND**

- PROPERTY LINE
- LOT LINE
- PHASE 1
- PHASE 2
- PHASE 3

0 100 200 400  
SCALE IN FEET

N

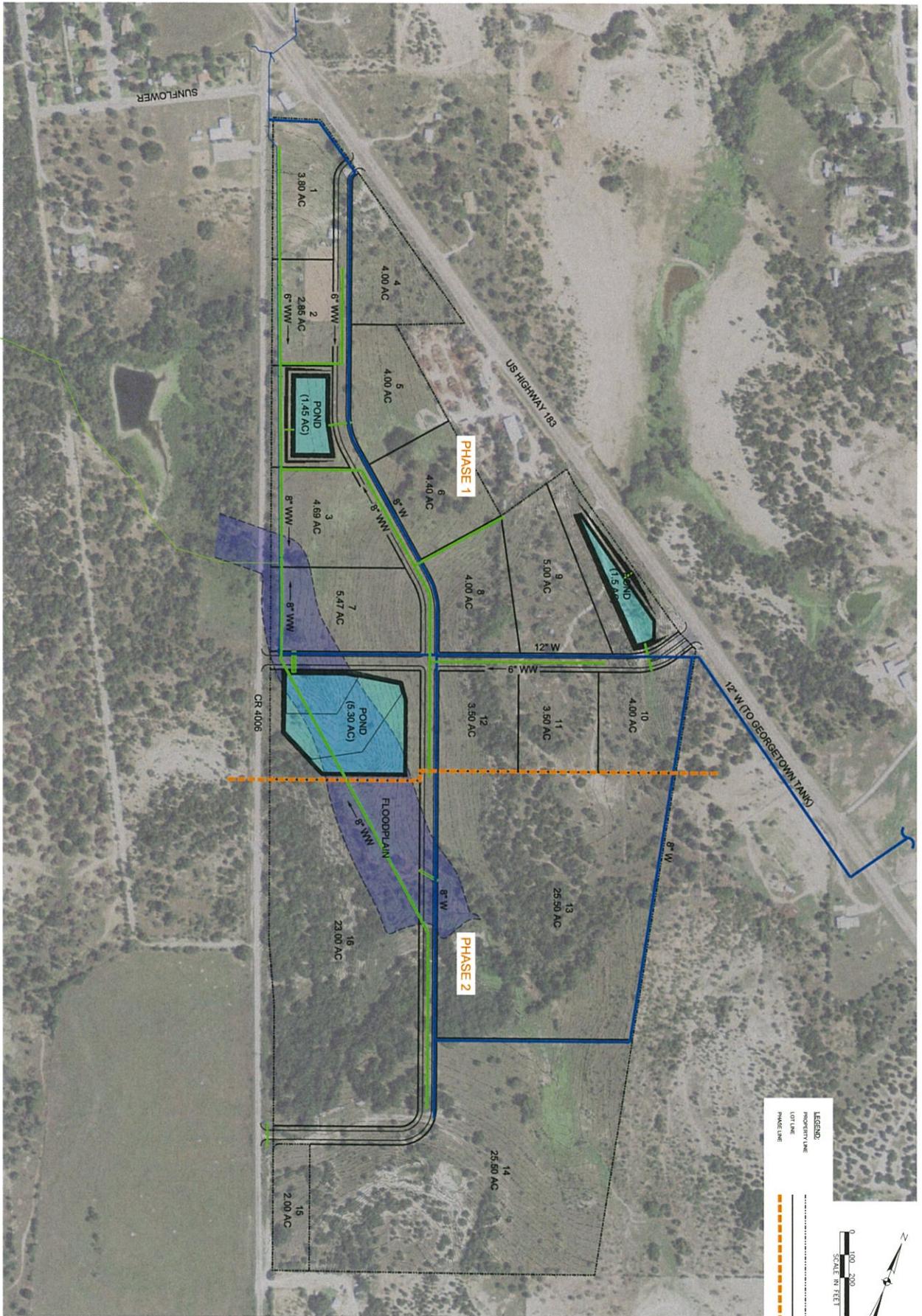
**PRELIMINARY**  
FOR INTERNAL REVIEW ONLY  
REVISIONS  
DRAWN BY: AS  
CHECKED BY: DE  
**EX 2A**

**BUSINESS PARK  
MASTERPLAN  
OPTION 2A  
CONSTRUCTION  
PHASE**

ECONOMIC DEVELOPMENT CORPORATION  
**LAMPASAS**  
LAMPASAS TEXAS 76850  
PHONE: 512-556-8160  
TBPE FIRM NO. F-10496

**E ECKERMANN  
ENGINEERING, INC.**  
202 SPRING HO AVENUE  
LAMPASAS, TEXAS 76850  
PHONE: 512-556-8160  
TBPE FIRM NO. F-10496

No.	Date	Revisions	App.



**LEGEND**  
 PROPERTY LINE  
 LOT LINE  
 PHASE LINE

0 100 200 400  
 SCALE IN FEET

**PRELIMINARY**  
 FOR INTERNAL REVIEW ONLY!  
 THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION OR AS A BASIS FOR OBTAINING PERMITS OR LICENSES FROM ANY AGENCY. THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM ANY AND ALL SUCH USES OF THIS PLAN.

DESIGNED BY: AS  
 DRAWN BY: AS  
 CHECKED BY: DE

EX 2A

**BUSINESS PARK  
 MASTERPLAN  
 OPTION 2A**

ECONOMIC DEVELOPMENT CORPORATION

**E ECKERMANN  
 ENGINEERING, INC.**

202 SPRING HO AVENUE  
 LAMPASAS, TEXAS 76850  
 PHONE: 512-556-8150  
 TBPE FIRM NO. F-10496

No.	Date	Revisions	App.

CITY OF LAMPASAS  
 FINANCIAL STATEMENT  
 AS OF: MARCH 31ST, 2021

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
<b>REVENUE SUMMARY</b>							
<b>OPERATING REVENUE</b>							
	TAX REVENUE	310,000.00	32,401.03	200,930.79	64.82	0.00	109,069.21
	SERVICE REVENUE	0.00	100,000.00	100,000.00	0.00	0.00	( 100,000.00)
	OTHER REVENUE	1,400.00	44.77	576.53	41.18	0.00	823.47
	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	311,400.00	132,445.80	301,507.32	96.82	0.00	9,892.68
<b>BOND FUND REVENUE</b>							
	OTHER REVENUE	435,040.00	61.98	366.39	0.08	0.00	434,673.61
	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 BOND FUND REVENUE	<u>435,040.00</u>	<u>61.98</u>	<u>366.39</u>	<u>0.08</u>	<u>0.00</u>	<u>434,673.61</u>
	FUND TOTAL REVENUE	<u>746,440.00</u>	<u>132,507.78</u>	<u>301,873.71</u>	<u>40.44</u>	<u>0.00</u>	<u>444,566.29</u>
<b>EXPENDITURE SUMMARY</b>							
<b>LEDC OPERATING FUNDS</b>							
	SUPPLIES	500.00	23.99	98.44	19.69	0.00	401.56
	CONTRACTUAL SERVICES	38,176.00	1,037.99	12,623.67	33.07	0.00	25,552.33
	MAINTENANCE	2,300.00	0.00	2,175.52	94.59	0.00	124.48
	OTHER EXPENSES	59,300.00	200.00	11,493.32	19.64	150.51	47,656.17
	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	50,875.00	0.00	0.00	0.00	0.00	50,875.00
	DEBT SERVICE	<u>154,808.00</u>	<u>77,403.64</u>	<u>77,403.64</u>	<u>50.00</u>	<u>0.00</u>	<u>77,404.36</u>
	TOTAL LEDC OPERATING FUNDS	305,959.00	78,665.62	103,794.59	33.97	150.51	202,013.90
<b>LAMPASAS EDC BOND FUNDS</b>							
	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>435,040.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>435,040.00</u>
	TOTAL LAMPASAS EDC BOND FUNDS	<u>435,040.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>435,040.00</u>
	FUND TOTAL EXPENDITURES	<u>740,999.00</u>	<u>78,665.62</u>	<u>103,794.59</u>	<u>14.03</u>	<u>150.51</u>	<u>637,053.90</u>
	TOTAL PROFIT / (LOSS)	5,441.00	53,842.16	198,079.12	637.72	( 150.51)	( 192,487.61)

CITY OF LAMPASAS  
FINANCIAL STATEMENT  
AS OF: MARCH 31ST, 2021

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
		=====	=====	=====	=====	=====	=====

22

CITY OF LAMPASAS  
FINANCIAL STATEMENT  
AS OF: MARCH 31ST, 2021

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>							
100-4017	SALES TAX	310,000.00	32,401.03	200,930.79	64.82	0.00	109,069.21
	TOTAL TAX REVENUE	310,000.00	32,401.03	200,930.79	64.82	0.00	109,069.21
<b>SERVICE REVENUE</b>							
100-4330	LEASE REVENUE	0.00	0.00	0.00	0.00	0.00	0.00
100-4330.01	LEASE REVENUE (QUONSET HUT)	0.00	0.00	0.00	0.00	0.00	0.00
100-4335	WEBSITE REVENUES	0.00	0.00	0.00	0.00	0.00	0.00
100-4383	DONATIONS	0.00	100,000.00	100,000.00	0.00	0.00	( 100,000.00)
	TOTAL SERVICE REVENUE	0.00	100,000.00	100,000.00	0.00	0.00	( 100,000.00)
<b>OTHER REVENUE</b>							
100-4710	BONDS	0.00	0.00	0.00	0.00	0.00	0.00
100-4820	INTEREST & DIVIDENDS	1,400.00	44.77	576.53	41.18	0.00	823.47
100-4821	INTEREST NOTE BACHMAYER	0.00	0.00	0.00	0.00	0.00	0.00
100-4822	INTEREST NOTE - HVM PECAN CR	0.00	0.00	0.00	0.00	0.00	0.00
100-4830	SALE OF FIXED ASSETS	0.00	0.00	0.00	0.00	0.00	0.00
100-4897	DESIGNATED RE/DONATIONS	0.00	0.00	0.00	0.00	0.00	0.00
100-4898	UNDESIGNATED RETAINED EARNIN	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL OTHER REVENUE	1,400.00	44.77	576.53	41.18	0.00	823.47
<b>TRANSFERS</b>							
100-4910	TRANSFER FROM GENERAL FUND	0.00	0.00	0.00	0.00	0.00	0.00
100-4999	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	311,400.00	132,445.80	301,507.32	96.82	0.00	9,892.68

**BOND FUND REVENUE**

<b>OTHER REVENUE</b>							
110-4520	LOAN PROCEEDS	0.00	0.00	0.00	0.00	0.00	0.00
110-4710	BOND FUNDS	0.00	0.00	0.00	0.00	0.00	0.00
110-4820	INTEREST EARNED	3,000.00	61.98	366.39	12.21	0.00	2,633.61
110-4898	DESIGNATED RE/BOND FUNDS	432,040.00	0.00	0.00	0.00	0.00	432,040.00
	TOTAL OTHER REVENUE	435,040.00	61.98	366.39	0.08	0.00	434,673.61
<b>TRANSFERS</b>							
110-4999	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	435,040.00	61.98	366.39	0.08	0.00	434,673.61

23

CITY OF LAMPASAS  
FINANCIAL STATEMENT  
AS OF: MARCH 31ST, 2021

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 ***	746,440.00	132,507.78	301,873.71	40.44	0.00	444,566.29

24

CITY OF LAMPASAS  
 FINANCIAL STATEMENT  
 AS OF: MARCH 31ST, 2021

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
<b>SUPPLIES</b>							
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	250.00	0.00	0.00	0.00	0.00	250.00
500-5270	SUPPLIES	250.00	23.99	98.44	39.38	0.00	151.56
500-5295	BOOKS & PUBLICATIONS	0.00	0.00	0.00	0.00	0.00	0.00
	<b>TOTAL SUPPLIES</b>	<b>500.00</b>	<b>23.99</b>	<b>98.44</b>	<b>19.69</b>	<b>0.00</b>	<b>401.56</b>
<b>CONTRACTUAL SERVICES</b>							
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	227.94	19.38	0.00	948.06
500-5325	UTILITIES	0.00	0.00	0.00	0.00	0.00	0.00
500-5346	ENGINEERING/SURVEYING SERVIC	0.00	0.00	0.00	0.00	0.00	0.00
500-5355	INSURANCE-PROPERTY	0.00	0.00	0.00	0.00	0.00	0.00
500-5361	LEGAL SERVICES	2,500.00	0.00	0.00	0.00	0.00	2,500.00
500-5373	PROMOTION AND ADVERTISING	7,500.00	0.00	3,195.73	42.61	0.00	4,304.27
500-5388	TAXES ON PROPERTY	0.00	0.00	0.00	0.00	0.00	0.00
500-5395	PROFESSIONAL SERVICES	15,000.00	0.00	3,200.00	21.33	0.00	11,800.00
500-5397	ADMIN & OVERHEAD	12,000.00	1,000.00	6,000.00	50.00	0.00	6,000.00
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
	<b>TOTAL CONTRACTUAL SERVICES</b>	<b>38,176.00</b>	<b>1,037.99</b>	<b>12,623.67</b>	<b>33.07</b>	<b>0.00</b>	<b>25,552.33</b>
<b>MAINTENANCE</b>							
500-5405	BUILDING & GROUNDS MAINTENAN	0.00	0.00	0.00	0.00	0.00	0.00
500-5425	OFFICE EQUIPMENT MAINTENANCE	2,300.00	0.00	2,175.52	94.59	0.00	124.48
	<b>TOTAL MAINTENANCE</b>	<b>2,300.00</b>	<b>0.00</b>	<b>2,175.52</b>	<b>94.59</b>	<b>0.00</b>	<b>124.48</b>
<b>OTHER EXPENSES</b>							
500-5451	BUSINESS EXPENSES	2,500.00	0.00	398.32	21.95	150.51	1,951.17
500-5452	TRAVEL & TRAINING	6,000.00	0.00	370.00	6.17	0.00	5,630.00
500-5453	DUES & MEMBERSHIPS	800.00	200.00	725.00	90.63	0.00	75.00
500-5499	ECONOMIC DEVELOPMENT PROGRAM	50,000.00	0.00	10,000.00	20.00	0.00	40,000.00
500-5499.01	ECON DVLPMT PROGRAM	0.00	0.00	0.00	0.00	0.00	0.00
	<b>TOTAL OTHER EXPENSES</b>	<b>59,300.00</b>	<b>200.00</b>	<b>11,493.32</b>	<b>19.64</b>	<b>150.51</b>	<b>47,656.17</b>
<b>CAPITAL EXPENDITURES</b>							
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
	<b>TOTAL CAPITAL EXPENDITURES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

25

CITY OF LAMPASAS  
 FINANCIAL STATEMENT  
 AS OF: MARCH 31ST, 2021

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	50,875.00	0.00	0.00	0.00	0.00	50,875.00
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	50,875.00	0.00	0.00	0.00	0.00	50,875.00
<u>DEBT SERVICE</u>							
500-5800	PRINCIPAL PAYMENT	109,912.00	54,607.13	54,607.13	49.68	0.00	55,304.87
500-5801	INTEREST PAYMENT	<u>44,896.00</u>	<u>22,796.51</u>	<u>22,796.51</u>	<u>50.78</u>	<u>0.00</u>	<u>22,099.49</u>
	TOTAL DEBT SERVICE	154,808.00	77,403.64	77,403.64	50.00	0.00	77,404.36
<hr/>							
	TOTAL LEDC OPERATING FUNDS	305,959.00	78,665.62	103,794.59	33.97	150.51	202,013.90
		=====	=====	=====	=====	=====	=====

CITY OF LAMPASAS  
 FINANCIAL STATEMENT  
 AS OF: MARCH 31ST, 2021

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
<b>CONTRACTUAL SERVICES</b>							
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
<b>CAPITAL EXPENDITURES</b>							
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
<b>CONTINGENCY AND RESERVES</b>							
510-5600	CONTINGENCY/RESERVES	435,040.00	0.00	0.00	0.00	0.00	435,040.00
	TOTAL CONTINGENCY AND RESERVES	435,040.00	0.00	0.00	0.00	0.00	435,040.00
<hr/>							
	TOTAL LAMPASAS EDC BOND FUNDS	435,040.00	0.00	0.00	0.00	0.00	435,040.00
<hr/>							
***	TOTAL EXPENSES	740,999.00	78,665.62	103,794.59	14.03	150.51	637,053.90
<hr/>							
	TOTAL PROFIT / (LOSS)	5,441.00	53,842.16	198,079.12	2.77-	( 150.51)	( 192,487.61)
<hr/>							

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

27

BALANCE SHEET

AS OF: MARCH 31ST, 2021

75 -LAMPASAS ECONOMIC DEV CRP

ACCT# ACCOUNT NAME

ASSETS

=====		
1020	FSB CHECKING 7001092 LEDC	411,578.73
1021	FSB CAPITAL FD CHECKING7002363	2,593.70
1025	FSB LEDC LOAN 2678	0.00
1026	BUSINESS BANK OF TX 4001561	486,559.38
1030	CLAIM ON CASH	198,029.65
1210	ACCOUNTS RECEIVABLE	0.00
1222	ACCOUNTS RECEIVABLE	0.00
1235	NOTE RECEIVABLE BACHMAYER	0.00
1236	NOTE RECEIVABLE-PECAN CRK HVM	0.00
1300	LAND PURCHASE/IMPROVEMENTS	1,725,616.61
1310	FAG-BUILDINGS & IMPROVEMENTS	17,975.00
1396	ACCUMULATED DEPRECIATION	( 142,005.00)
1499	DUE FROM CASH & CONCENTRATION	0.00
1999	LEDC CLEARING ACCOUNT	<u>0.00</u>
	TOTAL ASSETS	2,700,348.07
		=====

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	3,397.85
2283	UNAPPLIED CREDIT	0.00
2284	BONDS PAYABLE	1,227,858.14
3009	DESIGNATED RE/DONATIONS	0.00
3010	UNASSIGNED FUND BALANCE	1,090,282.49
3030	ASSIGNED FUND BALANCE	180,730.47
	CURRENT INCREASE / (DECREASE) IN FUND BALANCE	<u>198,079.12</u>
	TOTAL LIABILITIES & FUND EQUITY	2,700,348.07
		=====

28

# Lampasas Economic Development Corporation

From: Mandy Walsh

Re: Staff Report

Date: APRIL 2021



## Current Development

Developers of CEFCO have begun demo at the former Triangle Motel property. Whataburger demo is underway as well, with a target open date in mid-July. Staff is working on a possible market lease rate for the 5.61 acres of City-owned property at the Industrial Park. There has been interest from numerous prospects due to its location and size. Assisting the owner of Golden Chick & Pizza Werx with leasing the two vacant spaces at the retail center on HWY 190. Working with the owner of property located at HWY 190 & HWY 281 on acquiring additional acreage adjacent to their property and discussing future land use. High interest in the past few months on Key Ave. properties near what developers consider the "heartbeat" of Lampasas, at the intersection of HWY 281 & HWY 183.

## Broadband

Nextlink is continuing their buildout. Their team has been visible all across town trimming trees and deploying fiber. Several residential developers are contacting them to install underground fiber while their subdivisions are being constructed. Roll-Call is continuing buildout in the Sunrise Hills subdivision. Connected Nation and CTCOG had a kickoff meeting with stakeholders in San Saba and Lampasas counties for the survey they are conducting in order to bring internet to rural areas in Central Texas. Judge Hoyer was also on the call and plans to discuss at Commissioners Court on April 12 as to spread the word and encourage those within the county to fill out the survey.

## 2024 Eclipse Event

There are a few citizens that have reached out to the Chamber Director and the City regarding the 2024 Eclipse. Lampasas will be in the Central Line of the Total Eclipse. They'd like to establish a planning committee, which would include the Chamber, the City (parks, electric, police dept.), and any other organization that can assist. [www.Eclipse2024.org](http://www.Eclipse2024.org) is giving each town in the path a page on their website that shows points of interest, places to stay, eat and shop. Vision Lampasas wants to be involved and will likely organize a committee to get things started, but they anticipate worldwide visitors, sold out campsites and hotels.

## Sales Tax

The April collections indicated a 5.97% increase over the same period a year ago with a net payment of \$157,398.33 compared to \$148,525.31 last year.

**Workshops**

Chamber Director and I have had discussions with a local marketing company (Surge Companies) requesting to partner together and host a series of workshops for our local business owners. We are tentatively set for the first workshop/discussion on Monday, May 10<sup>th</sup> from 11:30a-1p at the Calvert Municipal Building. We hope to continue offering every other month.

**Job Fair**

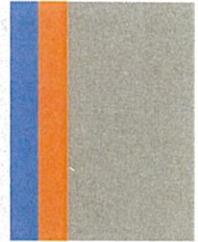
The Job Fair has been tentatively set for Thursday, June 10<sup>th</sup> from 10am-2pm. The location is still TBD, but the options will be former Middle School Cafeteria, LCHEC, Hostess House and High School Auditorium. Numerous employers are seeking help, and we hope this event will be highly attended after being asked to cancel the 2020 Job Fair.

# Lampasas Economic Development Corporation

From: Mandy Walsh

Re: Staff Report

Date: APRIL 2021



## Current Development

Developers of CEFCO have begun demo at the former Triangle Motel property. Whataburger demo is underway as well, with a target open date in mid-July. Staff is working on a possible market lease rate for the 5.61 acres of City-owned property at the Industrial Park. There has been interest from numerous prospects due to its location and size. Assisting the owner of Golden Chick & Pizza Werx with leasing the two vacant spaces at the retail center on HWY 190. Working with the owner of property located at HWY 190 & HWY 281 on acquiring additional acreage adjacent to their property and discussing future land use. High interest in the past few months on Key Ave. properties near what developers consider the "heartbeat" of Lampasas, at the intersection of HWY 281 & HWY 183.

## Broadband

Nextlink is continuing their buildout. Their team has been visible all across town trimming trees and deploying fiber. They have already strung fiber down Third Street into Downtown. Several residential developers are contacting them to install underground fiber while their subdivisions are being constructed. Roll-Call is continuing buildout in the Sunrise Hills subdivision. Connected Nation and CTCOG had a kickoff meeting with stakeholders in San Saba and Lampasas counties for the survey they are conducting in order to bring internet to rural areas in Central Texas. Judge Hoyer was also on the call and plans to discuss at Commissioners Court on April 12 as to spread the word and encourage those within the county to fill out the survey.

## 2024 Eclipse Event

There are a few citizens that have reached out to the Chamber Director and the City regarding the 2024 Eclipse. Lampasas will be in the Central Line of the Total Eclipse. They'd like to establish a planning committee, which would include the Chamber, the City (parks, electric, police dept.), and any other organization that can assist. [www.Eclipse2024.org](http://www.Eclipse2024.org) is giving each town in the path a page on their website that shows points of interest, places to stay, eat and shop. Vision Lampasas wants to be involved and will likely organize a committee to get things started, but they anticipate worldwide visitors, sold out campsites and hotels.

## Sales Tax

The April collections indicated a 5.97% increase over the same period a year ago with a net payment of \$157,398.33 compared to \$148,525.31 last year.

**Workshops**

Chamber Director and I have had discussions with a local marketing company (Surge Companies) requesting to partner together and host a series of workshops for our local business owners. We are tentatively set for the first workshop/discussion on Monday, May 10<sup>th</sup> from 11:30a-1p at the Calvert Municipal Building. We hope to continue offering every other month.

**Job Fair**

The Job Fair has been tentatively set for Thursday, June 10<sup>th</sup> from 10am-2pm. The location is still TBD, but the options will be former Middle School Cafeteria, LCHEC, Hostess House and High School Auditorium. Numerous employers are seeking help, and we hope this event will be highly attended after being asked to cancel the 2020 Job Fair.



Glenn Hegar  
Texas Comptroller of Public Accounts



Tax Allocations

## City Sales and Use Tax Comparison Summary April 2021

Download and further analyze current and historic data using the Texas Open Data Center.

NOTE: Some jurisdictions may have changed tax rates, thus affecting the comparison. See Local Sales Tax Rate Information Report [[comptroller.texas.gov/taxes/sales/rate-report.php](https://comptroller.texas.gov/taxes/sales/rate-report.php)] for a list of jurisdictions who have changed rates in the preceding 14 months.

U/C = Unable To Compute Percentage Change

Total Net Payments This Period: **\$436,043,829.06**; Comparable Payment Prior Year: **\$448,009,410.53**; Percent Change: **-2.67%**

Total Payments YTD: **\$2,117,404,705.52**; Total Prior Year Payment YTD: **\$2,093,927,982.41**; Percent Change: **1.12%**

lamp

City	Net Payment This Period	Comparable Payment Prior Year	% Change	Payment YTD	Prior Year Payment YTD	% Change
Lampasas	\$157,398.33	\$148,525.31	5.97%	\$774,617.50	\$657,142.90	17.87%

Rows 1 to 1 of 1166 Total

If you have questions about Tax Allocation Payment Distribution Schedule, please contact us [<mailto:Taxalloc.RevAcct@cpa.texas.gov>].

**Memo**

To: Mandy Walsh, LEDC Director  
 From: Monica Wright, Director of Information Systems  
 Date: Wednesday, April 7, 2021  
 Re: March Website/Social Media Analytics Report

ECONOMIC DEVELOPMENT CORPORATION



Information Systems

March 1-31, 2021

**Communication**

	March 2020	March 2021
'Contact Us' Submissions	0	0
Notify Me Subscribers (Calendar)	43	41
Notify Me Subscribers (News Flash)	43	42
Notify Me Subscribers (News Carousel)	5	5
Notify Me Subscribers (Local Business Profile & Community Spotlight)	38	36
Notify Me Subscribers (Property Listings)	41	38
Notify Me (Jobs)	11	11
Facebook (Followers)	1,956	2,201
Twitter (Followers)	145	152

**LEDC Website**

	March 2020	March 2021
<b>Page Views</b>	367	1,409
<b>Page Visits</b>	224	710
<b>Total Searches</b>	13	50
<b>Total Downloads</b>	61	469
<i>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.</i>		
<b>Mobile vs Desktop</b>		
Desktop	529	
Smartphone	123	
Unknown	46	
Tablet	12	
<b>Browser Views</b>		
Internet Explorer	269	
Chrome	168	
Mobile Safari	76	
Safari	50	
Unknown	45	
Chrome Mobile	42	
Firefox	42	
Chrome Mobile iOS	7	
Samsung Browser	4	
Opera	2	

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

Unknown	611
San Jose, California	12
Newark, Delaware	5
Atlanta, Georgia	4
Austin, TX	4
Evanston, Wyoming	4
Houston, TX	4
Leander, TX	4
Mundelein, Illinois	4
Vancouver, British Columbia, Canada	4
Dallas, TX	3
Boardman, Oregon	2
Buffalo, New York	2
Chicago, Illinois	2
Fort Lee, New Jersey	2
Lewes, Delaware	2
New York, New York	2
Phoenix, Arizona	2
Wilmington, Delaware	2
Ashburn, Virginia	1

**Site Search Keywords**

Buying land	2	Form – hot use application	1
2020 grant info	1	How can I find out about new business coming to Lampasas	1
BBQ Cook-Off and rodeo	1	I need to get a library card	1
Building Permit	1	EDC meeting rescheduled	1

**Top Visits**

Lampasas Economic Development Corporation	923
History of Lampasas	24
Top Employees	23
Lampasas Business Park	17
Location	16
Demographics	15
About Your EDC Director	14
Living Here	12
Parks & Recreation	12
Wineries	12
Quarterly Reports	11
Tourism	11
Labor Force	10
Municipal Airport	10
Public Safety	10
Sports Complex	10
Incentives & Financing	9
Local Incentives	9
Higher Education	8
News & Media	8