

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

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

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

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