

**NOTICE OF REGULAR MEETING OF THE  
LAMPASAS ECONOMIC DEVELOPMENT BOARD  
OF THE CITY OF LAMPASAS, TEXAS  
WEDNESDAY, FEBRUARY 16, 2022  
JACK CALVERT MUNICIPAL BUILDING  
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, February 16, 2022 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 January 19, 2022.
- IV. Update and possible action regarding January Financial Statement.
- V. Discussion and possible action regarding Business Park Roadway & Utility Improvements, Phase 1 scope and add alternate.
- VI. Discussion and possible action regarding award of construction contract for Business Park Roadway & Utility Improvements, Phase 1 Based Bid in the amount of \$2,136,657.50 to Gage & Cade Construction, LLC.
- VII. Discussion and possible action regarding award of construction contract for Business Park Roadway & Utility Improvements, Phase 1 Add Alternate 1 Bid in the amount of \$610,887 to Gage & Cade Construction, LLC.
- VIII. Update on the following:
  - County Update
  - LISD Update
  - Staff Update
    - Silver Creek Expansion
    - GIS Mapping
    - Website
    - Council Planning Session
    - Development
    - Life Safety Grant
    - Arena Equipment
    - BRE
- IX. Items that the Board Members may request to be placed on the next agenda

X. Adjourn

I, Becky Sims, City Secretary of the City of Lampasas, Texas, do hereby certify that this Notice of Meeting was posted on the bulletin board/front window of City Hall, 312 East Third Street, Lampasas, Texas, at a place readily accessible to the general public at all times, on the 11<sup>th</sup> day of February 2022 at 4:30pm.

  
Becky Sims, City Secretary

**MINUTES OF REGULAR MEETING OF THE  
LAMPASAS ECONOMIC DEVELOPMENT CORPORATION BOARD  
OF THE CITY OF LAMPASAS, TEXAS  
JACK CALVERT MUNICIPAL BUILDING BOARD ROOM  
302 EAST THIRD STREET  
WEDNESDAY JANUARY 19, 2022  
5:30 P.M.**

The Lampasas Economic Development Corporation of the City of Lampasas met in regular session on the above date with President Misti Talbert presiding.

**LEDC Members Present:**

Steve Hudson  
Neal Leavell  
T.J. Monroe  
Ryan Shahan  
Sid Ball  
David Millican-Ex-Officio

**LEDC Members Absent:**

Bobby Carroll- Ex Officio  
Roland Schaub

**City Staff Present:**

Finley deGraffenried, City Manager/Executive Director  
Mandy Walsh, Economic Development Director  
Becky Sims, City Secretary  
Lupe Charping, Administrative Secretary

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

I. Call to Order

President Talbert 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 regarding approval of the minutes dated November 17, 2021

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

IV. Presentation by Flyer View Group, LLC.

Dale Appleby, CEO, Flyer View provided an overview of available products:

- GIS mapping & graphic design included
- Ability to download high-res imagery files

- Print-demand options
- A single online source for all your files
- Unlimited updates to files
- Ability to print smaller quantities
- Low cost subscription options
- 30 Years in service
- Staff will have full access to portal
- 48 hours turnaround time for modifications
- Build own Story Board

Staff was pleased with product will look at additional options/alternatives for GIS mapping.

V. Discussion and possible action regarding the Development Map & Guide Design Services Request for Proposals (RFP).

Staff only received one RFP; which was Flyer View. Board member Ball moved to approve the engagement of services with Flyer View; specifically, the Gold Package and allow Staff to review mapping/GIS options, identify additional funding and any possible commitment by City Council, the motion was seconded by Vice President Hudson and with a unanimous vote, the motion carried (Schaub absent)

VI. Update and possible action regarding November & December Financial Statement.

Board member Monroe moved to approve the Financials as presented, Board member Hudson seconded the motion and with a unanimous vote, the motion carried.

VII. Update on the following:

County Update

Mr. Carroll was not in attendance to provide County updates.

LISD Update

David Millican provided an update on the following

- Still experiencing staff shortages
- Attendance is at 90% with COVID
- Taylor Creek at 96% capacity

Staff Update

Mandy Walsh, EDC Director provided an update on the following:

- Industrial Park
- Business Park Phase 1
- CDI
- Eclipse Meeting
- Website
- Job Fair

VIII. Items that the Board Members may request to be place on the next agenda

There were no specific requests for the next board meeting.

IX. ADJOURN

Vice President Hudson moved to adjourn the meeting at 6:38 p.m.; Board member Monroe seconded the motion and with a unanimous vote, the motion was carried. (Schaub absent)

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Misti Talbert, President

\_\_\_\_\_  
Becky Sims, City Secretary

Lampasas Economic Development Corporation				
FY 2019 to FY 2022				
Month to Date and Year to Date Comparison				
<b>Month to Date: January</b>				
	Jan. 2019	Jan. 2020	Jan. 2021	Jan. 2022
<b>Income</b>				
Tax Revenue	\$24,334.76	\$26,510.50	\$31,618.82	\$37,602.52
Interest	\$461.76	\$139.15	\$112.03	
Bond Fund Revenue	\$803.57	\$342.77	\$62.50	
<b>Total Income</b>	<b>\$25,600.09</b>	<b>\$26,992.42</b>	<b>\$31,793.35</b>	<b>\$37,602.52</b>
<b>Expense</b>				
Supplies				\$25.83
Contract Services	\$1,097.99	\$1,037.99	\$1,037.99	\$1,037.99
Maintenance				
Other Expenses	\$743.34	\$1,076.21	\$525.00	\$525.00
Capital Expenditures				
Contingency				
Transfers				
Debt Service				
Bond Fund Expense				\$23,200.00
<b>Total Expense</b>	<b>\$1,841.33</b>	<b>\$2,114.20</b>	<b>\$1,562.99</b>	<b>\$24,788.82</b>
<b>Net Surplus/(deficit)</b>	<b>\$23,758.76</b>	<b>\$24,878.22</b>	<b>\$30,230.36</b>	<b>\$12,813.70</b>
<b>Year to Date: October through January</b>				
	FY 2019	FY 2020	FY 2021	FY 2022
<b>Income</b>				
Tax Revenue	\$101,292.99	\$108,875.35	\$129,679.76	\$149,262.91
Interest	\$1,597.80	\$728.91	\$423.89	\$492.79
Bond Fund Revenue	\$3,178.23	\$2,142.17	\$247.95	\$62.98
<b>Total Income</b>	<b>\$106,069.02</b>	<b>\$111,746.43</b>	<b>\$130,351.60</b>	<b>\$149,818.68</b>
<b>Expense</b>				
Supplies		\$194.95	\$74.45	\$130.96
Contract Services	\$9,999.99	\$4,676.61	\$10,547.69	\$7,347.69
Maintenance	\$1,973.26	\$2,071.92	\$2,175.52	\$2,284.29
Other Expenses	\$21,524.78	\$22,967.60	\$10,943.32	\$1,223.86
Capital Expenditures				
Contingency				
Transfers				
Debt Service				
Bond Fund Expense		\$29,988.00		\$42,156.00
<b>Total Expense</b>	<b>\$33,498.03</b>	<b>\$59,899.08</b>	<b>\$23,740.98</b>	<b>\$53,142.80</b>
<b>Net Surplus/(deficit)</b>	<b>\$72,570.99</b>	<b>\$51,847.35</b>	<b>\$106,610.62</b>	<b>\$96,675.88</b>

## BALANCE SHEET

AS OF: JANUARY 31ST, 2022

75 -LAMPASAS ECONOMIC DEV CRP

ACCT# ACCOUNT NAME

ASSETS			
1020	FSB CHECKING 7001092 LEDC	656,711.44	
1021	FSB CAPITAL FD CHECKING7002363	1,915.02	
1025	FSB LEDC LOAN 2678	0.00	
1026	BUSINESS BANK OF TX 4001561	445,391.76	
1030	CLAIM ON CASH	148,933.86	
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	( 171,876.00)	
1499	DUE FROM CASH & CONCENTRATION	0.00	
1999	LEDC CLEARING ACCOUNT	<u>0.00</u>	
	TOTAL ASSETS		2,824,667.69
			=====
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	3,168.85	
2283	UNAPPLIED CREDIT	0.00	
2284	BONDS PAYABLE	1,117,938.81	
3009	DESIGNATED RE/DONATIONS	0.00	
3010	UNASSIGNED FUND BALANCE	1,426,153.68	
3030	ASSIGNED FUND BALANCE	180,730.47	
	CURRENT INCREASE / (DECREASE) IN FUND BALANCE	<u>96,675.88</u>	
	TOTAL LIABILITIES & FUND EQUITY		2,824,667.69
			=====

CITY OF LAMPASAS  
 FINANCIAL STATEMENT  
 AS OF: JANUARY 31ST, 2022

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	330,000.00	37,602.52	149,262.91	45.23	0.00	180,737.09
	SERVICE REVENUE	0.00	0.00	0.00	0.00	0.00	0.00
	OTHER REVENUE	1,250.00	0.00	492.79	39.42	0.00	757.21
	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	331,250.00	37,602.52	149,755.70	45.21	0.00	181,494.30
<u>BOND FUND REVENUE</u>							
	OTHER REVENUE	432,740.00	0.00	62.98	0.01	0.00	432,677.02
	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>432,740.00</u>	<u>0.00</u>	<u>62.98</u>	<u>0.01</u>	<u>0.00</u>	<u>432,677.02</u>
	FUND TOTAL REVENUE	763,990.00	37,602.52	149,818.68	19.61	0.00	614,171.32
=====							
<u>EXPENDITURE SUMMARY</u>							
<u>LEDC OPERATING FUNDS</u>							
	SUPPLIES	500.00	25.83	130.96	26.19	0.00	369.04
	CONTRACTUAL SERVICES	29,176.00	1,037.99	7,347.69	25.18	0.00	21,828.31
	MAINTENANCE	3,000.00	0.00	2,284.29	76.14	0.00	715.71
	OTHER EXPENSES	59,225.00	525.00	1,223.86	2.13	36.47	57,964.67
	CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00
	CONTINGENCY AND RESERVES	0.00	0.00	0.00	0.00	0.00	0.00
	TRANSFERS	52,130.00	0.00	0.00	0.00	0.00	52,130.00
	DEBT SERVICE	<u>154,808.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>154,808.00</u>
	TOTAL LEDC OPERATING FUNDS	298,839.00	1,588.82	10,986.80	3.69	36.47	287,815.73
<u>LAMPASAS EDC BOND FUNDS</u>							
	CONTRACTUAL SERVICES	0.00	23,200.00	42,156.00	0.00	0.00	( 42,156.00)
	CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00
	CONTINGENCY AND RESERVES	<u>432,740.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>432,740.00</u>
	TOTAL LAMPASAS EDC BOND FUNDS	<u>432,740.00</u>	<u>23,200.00</u>	<u>42,156.00</u>	<u>9.74</u>	<u>0.00</u>	<u>390,584.00</u>
	FUND TOTAL EXPENDITURES	731,579.00	24,788.82	53,142.80	7.27	36.47	678,399.73
=====							
	TOTAL PROFIT / (LOSS)	32,411.00	12,813.70	96,675.88	298.17	( 36.47)	( 64,228.41)

CITY OF LAMPASAS  
FINANCIAL STATEMENT  
AS OF: JANUARY 31ST, 2022

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

FINANCIAL STATEMENT  
AS OF: JANUARY 31ST, 2022

75 -LAMPASAS ECONOMIC DEV CRP  
REVENUES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<b>OPERATING REVENUE</b>							
<b>TAX REVENUE</b>							
400-4017	SALES TAX	330,000.00	37,602.52	149,262.91	45.23	0.00	180,737.09
	TOTAL TAX REVENUE	330,000.00	37,602.52	149,262.91	45.23	0.00	180,737.09
<b>SERVICE REVENUE</b>							
400-4330	LEASE REVENUE	0.00	0.00	0.00	0.00	0.00	0.00
400-4330.01	LEASE REVENUE (QUONSET HUT)	0.00	0.00	0.00	0.00	0.00	0.00
400-4335	WEBSITE REVENUES	0.00	0.00	0.00	0.00	0.00	0.00
400-4383	DONATIONS	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL SERVICE REVENUE	0.00	0.00	0.00	0.00	0.00	0.00
<b>OTHER REVENUE</b>							
400-4710	BONDS	0.00	0.00	0.00	0.00	0.00	0.00
400-4820	INTEREST & DIVIDENDS	1,250.00	0.00	492.79	39.42	0.00	757.21
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	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL OTHER REVENUE	1,250.00	0.00	492.79	39.42	0.00	757.21
<b>TRANSFERS</b>							
400-4910	TRANSFER FROM GENERAL FUND	0.00	0.00	0.00	0.00	0.00	0.00
400-4999	MISCELLANEOUS REVENUES	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL OPERATING REVENUE	331,250.00	37,602.52	149,755.70	45.21	0.00	181,494.30
<b>BOND FUND REVENUE</b>							
<b>OTHER REVENUE</b>							
410-4520	LOAN PROCEEDS	0.00	0.00	0.00	0.00	0.00	0.00
410-4710	BOND FUNDS	0.00	0.00	0.00	0.00	0.00	0.00
410-4820	INTEREST EARNED	700.00	0.00	62.98	9.00	0.00	637.02
410-4898	DESIGNATED RE/BOND FUNDS	432,040.00	0.00	0.00	0.00	0.00	432,040.00
	TOTAL OTHER REVENUE	432,740.00	0.00	62.98	0.01	0.00	432,677.02
<b>TRANSFERS</b>							
410-4999	MISCELLANEOUS REVENUE	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL BOND FUND REVENUE	432,740.00	0.00	62.98	0.01	0.00	432,677.02

CITY OF LAMPASAS  
FINANCIAL STATEMENT  
AS OF: JANUARY 31ST, 2022

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 ***	763,990.00	37,602.52	149,818.68	19.61	0.00	614,171.32



CITY OF LAMPASAS  
 FINANCIAL STATEMENT  
 AS OF: JANUARY 31ST, 2022

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>CONTINGENCY AND RESERVES</b>							
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
<b>TRANSFERS</b>							
500-5710	TRANSFER TO GENERAL FUND	0.00	0.00	0.00	0.00	0.00	0.00
500-5722	TRANSFER TO FUND 22	52,130.00	0.00	0.00	0.00	0.00	52,130.00
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	52,130.00	0.00	0.00	0.00	0.00	52,130.00
<b>DEBT SERVICE</b>							
500-5800	PRINCIPAL PAYMENT	114,013.00	0.00	0.00	0.00	0.00	114,013.00
500-5801	INTEREST PAYMENT	<u>40,795.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>40,795.00</u>
	TOTAL DEBT SERVICE	154,808.00	0.00	0.00	0.00	0.00	154,808.00
<hr/>							
	TOTAL LEDC OPERATING FUNDS	<u>298,839.00</u>	<u>1,588.82</u>	<u>10,986.80</u>	<u>3.69</u>	<u>36.47</u>	<u>287,815.73</u>

CITY OF LAMPASAS  
 FINANCIAL STATEMENT  
 AS OF: JANUARY 31ST, 2022

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	70.00	0.00	0.00	( 70.00)
510-5346	ENGINEERING/SERVEYING SERVIC	0.00	23,200.00	41,600.00	0.00	0.00	( 41,600.00)
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>486.00</u>	<u>0.00</u>	<u>0.00</u>	( <u>486.00</u> )
	TOTAL CONTRACTUAL SERVICES	0.00	23,200.00	42,156.00	0.00	0.00	( 42,156.00)
<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>432,740.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>432,740.00</u>
	TOTAL CONTINGENCY AND RESERVES	432,740.00	0.00	0.00	0.00	0.00	432,740.00
<hr/>							
	TOTAL LAMPASAS EDC BOND FUNDS	432,740.00	23,200.00	42,156.00	9.74	0.00	390,584.00
<hr/>							
***	TOTAL EXPENSES ***	<u>731,579.00</u>	<u>24,788.82</u>	<u>53,142.80</u>	<u>7.27</u>	<u>36.47</u>	<u>678,399.73</u>
<hr/>							
	TOTAL PROFIT / (LOSS)	<u>32,411.00</u>	<u>12,813.70</u>	<u>96,675.88</u>	<u>0.11-</u>	<u>( 36.47)</u>	<u>( 64,228.41)</u>
<hr/>							

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



February 8, 2022

Mandy Walsh  
Economic Development Director  
Lampasas Economic Development Corporation  
312 E. 3<sup>rd</sup> Street  
Lampasas, Texas 76550

**RE: Business Park Roadway and Utility Improvements, Phase 1  
Recommendation of Award Letter**

Dear Mrs. Walsh:

Based upon the bids received for the referenced project, Gage and Cade Construction, LLC. (Gage and Cade Construction) was the apparent low bidder.

Gage and Cade Construction has recently begun work on the City of Lampasas East 3<sup>rd</sup> Street Reconstruction project. Although they have only been on site for a couple of weeks and the amount of work completed is minimal at this point, they do appear to be making good progress and providing quality work. Prior to the 3<sup>rd</sup> Street project, Gage and Cade Construction had not performed any other work for the City of Lampasas to my knowledge.

During the bid review for the East 3<sup>rd</sup> Street project, I contacted Mr. David Renfro with Carr Utility Contracting. Gage and Cade Construction was brought in as a sub-contractor to Carr Utility Contracting to provide site work, utility installation, and concrete and asphalt pavement for a subdivision project. Mr. Renfro indicated that Gage and Cade Construction performed quality work and worked very efficiently in completing the project. He stated that he would not hesitate to use them again if given the opportunity.

The received bid from Gage and Cade Construction was very competitive and came in below the Engineer's Opinion of Probable Construction Cost. Based on our review of Gage and Cade Construction's project experience and in speaking with the above-mentioned reference, we recommend acceptance of the low bidder and recommend awarding both the Base Bid and Add Alternate 1 bid, provided funds are available.

Prior to proceeding with this project, it is recommended that the Lampasas Economic Development Corporation seek legal review of the contract between the client and the construction contractor, including review of the bonding company's qualifications, financial status, and ability to provide bonding services in the project's jurisdiction.

Sincerely,

**ECKERMANN ENGINEERING, INC.**

A handwritten signature in blue ink, appearing to read 'Derrek Eckermann', is written over a horizontal line.

Derrek Eckermann, P.E.  
President



## Lampasas Economic Development Corporation

From: Mandy Walsh

Re: Staff Report

Date: February 16, 2022



### Silver Creek Expansion

The owner of Silver Creek Assisted Living reached out recently to discuss plans for an expansion, Silver Creek Independent Living. Staff met with the architect to review first draft plans of (2) 4-story buildings being proposed, on either side of the newly constructed Assisted Living Center on S Hwy 281 (east of Hancock Golf Course). There are several items that will need to be reviewed (TxDOT project, location of electric, parking, etc.) along with a possible ordinance amendment from 2-story to 4-story allowable structures. The architect plans to meet separately with our electric and water/wastewater departments to iron out some of the questionable items.

### GIS Mapping

The Assistant CM and I met with Brian Shirley, our GIS planner with 3cGeo. He gave us a brief training to compare our current GIS platform versus the Flyer View platform Dale Appleby presented to us in the January meeting. We learned we have the ability to create a separate Interactive Web Map (IWM) specific to the LEDC. We will be able to feature certain layers relevant to the LEDC's goals and have this as a usable tool for developers and prospects to access from our LEDC site. In the past we've only had the City's GIS on the City website and there are many layers that don't pertain to LEDC or are necessary. The more layers, the more lag time and can become less user-friendly. I will be reviewing some of the other EDCs that 3cGeo services and comparing layers they use as I build the LEDC IWM. 3cGeo does not produce tangible maps for marketing purposes, as Flyer View presented, so for now we will move forward with that portion of the proposal.

### Website

Staff approved the mood board, new color scheme and content layout for the website. The Civic Plus Design Team will build the JPG version of our new design based on the approved Layout & Mood Board. They will complete the design build and their QC of the design over the next few weeks. We will meet April 13<sup>th</sup> for the Design Concept Presentation Meeting to reveal the new design. I'll also be working on featuring the LEDC promo video, created by Neon Cloud a few years ago, on the homepage. Once we complete the LEDC's Interactive Web Map with 3cGeo, and the static pieces from Flyer View, I will have all of those featured in various areas on the website as well. The most important update will fall under "available properties." We will have new tools to use from our mapping system to feature these on our site, where they are easier to find and more visually appealing than how they've been featured in the past. Also, they can be in a



PDF form for a user to quickly print off, with details regarding the property, ownership, own/lease, etc.

#### **Council Planning Session**

Staff and City Council met on Monday, February 7<sup>th</sup> to review objectives, expectations and updates on current projects. Staff and council reviewed capital projects and funding options, including Phase 1 of the Business Park, and implementation of the comprehensive plan short-term objectives. Bond counsel was also in attendance to explain certificates of obligation, timing, acceptable projects, interest rates, issuance cost and deb service. There was also discussion on potential projects for the \$1.978M Recovery Act funding.

#### **Development**

The owner of 406 E Third St (formerly Perks) met with the building official recently to discuss the possibility of leasing the building for a bar/restaurant. The tenants currently operate a bar in downtown Austin. The property at 301 N Key Ave (formerly Lampasas Rice) is under new ownership. Owner has proposed renovating the current building to lease to a restaurant prospect. It is in the early stages, but will keep the Board updated on the rehab timeline, potential restaurant and when they might occupy. Staff recently met with a local business looking to expand on Key Avenue. Working through details with the business owner and the property owner on Key Ave; staff hopes to give more information on this expansion/relocation in the next few months.

#### **Life Safety Grant**

We have had another application submitted for the Life Safety grant. This is a business on the downtown square that has been working on a remodel since December 2020. Once all paid invoices are received with the application, the Review Committee will meet to discuss the project and potential for funding.

#### **Arena Equipment**

Per the Board's direction we have found an individual that wishes to remove all of the rodeo arena equipment, fencing and small barn from the Business Park. The LEDC has no use for the equipment and it will assist us in clearing the land for Phase 1 development. Staff will develop a formal agreement for the work, i.e. a "demised property/removal contract" with the individual offering services to remove demised property from the LEDC land in exchange for the demised materials.

#### **BRE**

The Chamber Director and I met with Bob Davis recently to review the workshops offered last year. Our hope is to continue these quarterly, but need to gauge what topics are relevant and necessary for our current businesses. In light of the pandemic, our businesses are still experiencing various challenges we need to discuss and assist in developing tools to be successful, as well as future planning and projections. The Chamber Director and I are planning to sit down in small groups with business owners in the next few months to hear from them on what they most need assistance with and how we can meet those needs.

