

**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 FEBRUARY 16, 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
Roland Schaub
David Millican-Ex-Officio
Bobby Carroll- Ex Officio

LEDC Members Absent:

N/A

City Staff Present:

Finley deGraffenried, City Manager/Executive Director
Mandy Walsh, Economic Development Director
Ryan Ward, Assistant City Manager
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 January 19, 2022

Board member Monroe moved to approve the minutes as presented, the motion was seconded by Vice President Hudson and with a unanimous vote, the motion carried.

IV. Update and possible action regarding January Financial Statement.

Board member Schaub moved to approve the financials as presented, Board member Leavell seconded the motion and with a unanimous vote, the motion carried.

V. Discussion and possible action regarding Business Park Roadway & Utility Improvements, Phase 1 scope and add alternate.

Vice President Hudson moved to approve Phase 1 scope and add alternate. The motion was second by Board member Shahan and with unanimous vote, the motion carried.

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.

Vice President Hudson moved to approve the 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. the motion was seconded by Board member Schaub. President Talbert opened the floor for discussion. Vice President Hudson took the opportunity to recognize and thank Mr. Paul Wilborn. He was president of the LEDC when the land was purchased. With a unanimous vote, the motion carried.

- 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 \$610,887.00 to Gage & Cade Construction, LLC.

Vice President Hudson moved to approve the award of construction contract for Business Park Phase 1 Add Alternate 1 Bid in the amount of \$610,887.00 to Gage & Cade Construction LLC, the motion was seconded by Board member Schaub. President Talbert opened the floor for discussion. Ms. Walsh, EDC Director advised that President Talbert and Vice President Hudson attended the Council Meeting Monday, February 14, 2022 to ask for support and financial assistance for the Water/ Wastewater Improvements by utilizing \$971,176.00 of the American Recovery Fund Act. Council unanimously approved the funding. With a unanimous vote, the motion carried.

- VIII. Update on the following:

County Update

Bobby Carroll provided an update on the following:

- Jail Demolition
- Election

LISD Update

David Millican Provided an update on the following:

- Sports Activities
- Covid numbers down

Staff Update

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

- Industrial Park

Staff is working with the City Attorney on a two-phase agreement, a 1-2 year lease agreement followed by a development agreement for Martin's Rod & Custom. This local business was awarded the RFP for the Industrial Park property at 1203 McLean St. Martin wishes to lease the property for RV/Boat Storage the first year, intending to purchase the property upon the second year and build out a mini Hot Rod Business Park. The plans for the destination-themed Business Park includes a manufacturing facility to house businesses such as the chassis shop, suspension manufacturers, body shop, upholstery shop and other custom stores and hot rod related trades. Additionally, they are proposing other entrepreneurial possibilities like a cigar lounge, distillery/ microbrewery, barber shop, food truck spots and a park area. Their hope is this will provide a location for customers traveling from outside of Lampasas (which defines 98% of their clientele) and locals to have a safe, clean and fun destination to hang out or while they wait for their vehicle to complete services. They propose the new development will initially produce an additional 20+ jobs with wages up to \$30/hour.

- Business Park Phase 1

Pre-Bid was held on January 4th, followed by a site visit. We had (14) total attendees, which included City staff and (5) construction companies. Those in attendance were TTG Utilities, HCS Inc., Diamond X Contracting, Knife River and Gage & Cade Construction. We discussed an addendum, which includes Project Manual Revisions. Those revisions include bid date/time changed to January 25th at 2 p.m., separate bid item for mobilization and recompacted subgrade, description change for type of geogrid and added an option for an alternate pavement section that includes a thicker base section and lime-stabilized subgrade in lieu of geogrid and recompacted subgrade. Also noted in the addendum is the change of frequency in the density testing for roadway embankment. Drawing revisions listed in the addendum included the modification of the typical pavement section from geogrid TX130S to TX-7 (Langerman Foster was notified and has made an amendment to their Geotech report; this could likely increase construction costs by \$30-\$40,000), and the alternate pavement section utilizing lime-stabilized subgrade in lieu of the geogrid and recompacted subgrade. The addendum also clarified construction water costs, all testing requirements fall under contractor's responsibility (embankment, subgrade, limestone base) and specific details for lane closures on HWY 183 per TXDOT. The City and Eckermann Engineering are still researching the size of the existing well on the property that needs to be capped. TXDOT has approved and issued permits as of January 12th. Also, CAD files were requested at the pre-bid, however EEI will not be releasing these during the bid phase. CAD files will be released to the GC after contract award. We are anticipating award by LEDC Board on February 16.

- CDI

The Community Development Institute is returning to their original schedule hosting annual training in March. I attend the Advanced course annually for continuing education, networking and to retain my PCED. CDI Texas' intent is to provide practical, interactive and comprehensive training

designed to meet the needs of both economic and community development professionals working in fast-paced environments. Understanding the need for balance between community and economic development fosters better outcomes for community well-being and improved quality of life for our cities, regions and beyond. I'll be attending at Lone Star College in The Woodlands March 1-4.

○ Eclipse Meeting

There was a public meeting held on January 13th for those interested in learning about the Eclipse 2024 event and how they may be a part of the planning. As we've discussed previously, Lampasas lies in the bullseye for one of the longest periods of totality on April 8th, 2024, and will likely attract visitors from around the world. Sub-committees are being formed and if anyone is interested in assisting, please email lampasaseclipse2024@gmail.com. There is a website (www.2024Eclipse.org) which will feature a page for each community, but you may also visit the Facebook page, 2024 Solar Eclipse – Lampasas Experience, for more information.

○ Website

Staff is working with Civic Plus on restructuring the LEDC website. We are condensing some of the graphic buttons, rearranging how information is laid out on the homepage and also where it can be located internally. We've looked at various City and EDC sites to compare. We are cleaning up the colors to make it cleaner and more modern, and easy to navigate. The demographic visiting the LEDC site differs significantly from the City site so we are tailoring it to developers, realtors, brokers, business owners. We will review the Mood Board and Layout Proposal on January 18th based on feedback staff gave to the Civic Plus team. If no changes are requested, the layout approval form will be submitted on January 28th and their team will begin the redesign. We are anticipating a mid-to-late April launch date based on approvals and resources.

○ Job Fair

The Texas Veterans Commission met with me, Melissa Unger and reps from the Central Texas Workforce Solutions regarding a partnership to host the Summer Job Fair. They will coordinate with businesses that wish to participate along with input from me and Melissa, as well as promoting and advertising in Lampasas and surrounding areas. In the past the LEDC has handled all aspects of the job fair and with limited funding, and the logistics for an event this size as a one-person department, this offer is very promising. Based on the success of the event we will plan to continue this partnership moving forward. We have tentatively set the date for June 15th from 10a-1p at the Lampasas Middle School Gymnasium. There are more details that need to be ironed out, but looking forward to an even larger event now with the help of another organization.

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

- *Scoring for Prospects*
- *Incentive Guidelines*
- *Pricing*

X. ADJOURN

Vice President Hudson moved to adjourn the meeting at 6:00 p.m.; Board member Schaub seconded the motion and with a unanimous vote, the motion was carried.

PASSED AND APPROVED this _____ day of _____, 2022.

Misti Talbert, President

Becky Sims, City Secretary