

**NOTICE OF REGULAR MEETING OF THE  
LAMPASAS ECONOMIC DEVELOPMENT BOARD  
OF THE CITY OF LAMPASAS, TEXAS  
WEDNESDAY, AUGUST 17, 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, August 17, 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 July 20, 2022.
- IV. Update and possible action regarding July 2022 Financial Statements and Balance Sheet.
- V. Discussion and possible action regarding Business Park progress, project accounting and financing, and change orders.
- VI. Discussion and possible action regarding costs, inputs and appraisal of Business Park Tracts 10, 11 & 12.
- VII. Discussion and possible action regarding Business Park entrance signage.
- VIII. Discussion and possible action regarding compensated time off for Economic Development Director's participation in community service activities and events.
- IX. Update on the following:
  - County Update
  - LISD Update
  - Staff Update
    - Business Park
    - Marketing
    - Zoning/Covenants
    - Sales Tax
- X. Items that the Board Members may request to be placed on the next agenda.
- XI. 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 1<sup>st</sup> 2 day of August 2022 at 2:10 pm.

Becky Sims  
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 JULY 20, 2022  
5:30 P.M.**

The Lampasas Economic Development Corporation of the City of Lampasas met in regular session on the above date with Board member Hudson presiding.

**LEDC Members Present:**

Neal Leavell  
T.J. Monroe  
Ryan Shahan  
Roland Schaub  
Bobby Carroll- Ex Officio

**LEDC Members Absent:**

Misti Talbert  
Sid Ball  
David Millican-Ex-Officio

**City Staff Present:**

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

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

I. Call to Order

*Vice President Hudson 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 June 15, 2022.

*Board member Monroe 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 Ball absent)*

IV. Update and possible action regarding June 2022 Financial Statements and Balance Sheets

*Board member Schaub moved to approve the Financial Statements and Balance Sheet as presented, Board member Shahan seconded the motion and with a unanimous vote, the motion carried. (Talbert and Ball absent)*

V. Discussion and possible action regarding FY 2022/2023 Budget

*Ms. Walsh presented the following changes to the LEDC Budget*

- *Add \$5,000 for Engineering*
- *Increase Promotion & Advertising from \$7,500 to \$12,500*
- *Increase Professional Services from \$6,000 to \$12,500*
- *Add \$2,500 for Building and Grounds Maintenance for Business Park upkeep*
- *Contingency/Reserves balance \$49,955.00*

*Board member Leavell moved to approve the FY 2022/2023 Budget as presented, Board member Schaub seconded the motion and with a unanimous vote, the motion carried. (Talbert and Ball absent)*

VI. Discussion and possible action regarding compensated time off for Economic Development Directors participation in community service activities and events.

*Board member Schaub moved to table Item VI. The motion was seconded by Board member Shahan and with a unanimous vote, the motion carried. (Talbert and Ball absent)*

VII. Discussion and possible action regarding Business Park Progress, project accounting and financing, and change orders.

*The Board discussed the following:*

- *Ryan Ward presented drone footage of improvements and progress at the Business Park*
- *Box culverts- supply availability*
  - *Prefer reinforced concrete pipe*
  - *Corrugated metal pipe is comparable; however, life expectancy is less*
- *Sewer and Water infrastructure approximately 75% complete*
- *Construction of storm drain collection system is 50%*
- *Anticipate a November completion date*

*Ms. Walsh reported that we have received 3 Pay Applications, Staff is still reviewing Pay Application #3 in the amount of \$162,825.00. The full note will be drawn by September 12, 2022; which ends the interest only period.*

*Remaining LEDC payment estimate to Gage & Cade~\$1,328,711.20*

*Amount covered by ARPA Funds (City) for construction of water/wastewater ~\$971,176.00*

*Total bid amount \$2,747,544.50*

*There was no action taken on this item, only discussion and updates.*

VIII. Update on the following

- County Update

*Commissioner Carroll provided the following updates:*

- *Paving*
- *EMS Service*
  - *Letter of Understanding with the City*
  - *Interlocal Agreement with the City*

- *Future plans for vacant lot where County Jail was located is still unknown.*

- LISD Update

*In Mr. Millican's absence Board member Shahan advised of the following:*

- *Security Discussions*
- *New Auto/Tech Building progressing*

- Staff Update

***Development** Meeting with the property owner for the former Rutland's building to discuss a possible new tenant lease structure. (She will likely utilize the Life Safety Grant as well.) I've introduced her to a small business owner looking for a location for his gourmet popcorn/candy/gelato shop. He has several locations in Central Texas, and hopes to be open here in downtown Lampasas by late September. Additionally, Saloon 37 (former Perks building) has had their soft opening the weekend of Spring Ho and reports very positive feedback. They have closed to make a few minor adjustments, and will notify us when they start promoting the grand opening. Starbucks poured perimeter footings last week, and they are officially going vertical on their shell. Building official has talked with the architect for the distillery going into the east side of the former Rutland's building and he reports the business owner is doing a topnotch job with the remodel and will likely be applying for the Life Safety grant. We haven't received an ETA yet on the opening. The former Lisa's Schnitzel House recently sold and the new owner hopes to create a business that flows well and complements all f the other recent developments in and around downtown. Will keep you updated as that progresses.*

***Website** The new website design went live on July 5<sup>th</sup>. I'm working on a few edits, especially with internal pages. I'll be working to add additional content in the next several weeks as some of the pages are dated. I'll also be adding new businesses, particularly the updates with activity downtown. The new site has a more professional look and should be easier to navigate.*

***TTIR** There is a new grant opportunity I received notice of on July 5<sup>th</sup> called the Texas Travel Industry Recovery Grant Program (TTIR). This grant was established by Senate Bill 8 during the 87<sup>th</sup> Legislature. Third Special Session, to administer \$180 million of funds received from the Coronavirus State Fiscal Recovery Fund, which was established under the American Rescue Plan Act of 2021. The purpose of TTIR is to provide grants for the recovery of Texas businesses in the tourism, travel, and hospitality industry that were negatively impacted due to COVID-19. TTIR will issue a one-time payment capped at \$20,000 to eligible Texas businesses that experienced an economic loss due to COVID-19. A grant will be available to eligible businesses in the following industries: Arts, Entertainment, and Recreation, Accommodation and Meetings, and food services and Drinking places. Applications will be accepted in phases by industry group. The Texas Economic Development & Tourism Office will be hosting a series of webinars for specific industry groups in order to provide more information and answer questions on the application process. I've talked with several local business owners that may qualify, provided the webinar information and will be working with them to put together their application.*

*CTCOG Central Texas Council of Governments recently held a Small-Town Summit webinar where over 15 City officials and EDCs discussed benefits of the Texas Triangle. By 2050, it is predicted 35 million people, or 85% of the Texas population, will live in the four metropolitan areas that comprise the Texas Triangle (Austin, DFW, San Antonio, Houston) The Central Texas MSA is the 7<sup>th</sup> best midsize area in the country for business creation. Killeen is the 9<sup>th</sup> fastest growing city over 100,000 pop. And Fort Hood's contribution to the Central Texas economy is \$28.9 billion annually. We discussed recent estimates of 1,500 people per day move to Texas, which equates to 30/day in Central Texas. This equates to over 3,600 new homes annually in our region, over 7,200 new cars on the road, 3,000 new students annually in the Centex region, which means two new 4A districts in our region each year!*

- *Rutlands Building
  - *Candy/Gelato Shop*
  - *Distillery/Wine Tasting**
- *Pholicious- Possible relocation*
- *Sulphur Creek Clinic- almost completed*
- *Train Depot Project- Permit issued for slab, plumbing and building (shell)*
- *Industrial Park- Martins project still under review*
- *Bill Burgers- Closed Lampasas Location*

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

*There were no specific requests for the next board meeting.*

X. Adjourn -*Board member Schaub moved to adjourn the meeting at 6:17 p.m.; Board member Shahan seconded the motion and with a unanimous vote, the motion carried. (Talbert and Ball absent)*

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

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

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

75 -LAMPASAS ECONOMIC DEV CRP

ACCT# ACCOUNT NAME

ASSETS  
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1020	FSB CHECKING 7001092 LEDC	588,416.27	
1021	FSB CAPITAL FD CHECKING7002363	( 2,749.39)	
1025	FSB LEDC LOAN 2678	0.00	
1026	BUSINESS BANK OF TX 4001561	0.00	
1030	CLAIM ON CASH	375,640.80	
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		2,533,023.29

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LIABILITIES & FUND BALANCE  
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2209	ACCOUNTS PAYABLE CAPITAL ACCT	0.00	
2210	ACCOUNTS PAYABLE	0.00	
2220	ACCOUNTS PAYABLE PENDING	0.00	
2225	ACCRUED INTEREST PAYABLE	2,890.42	
2283	UNAPPLIED CREDIT	0.00	
2284	BONDS PAYABLE	1,117,938.81	
3009	DESIGNATED RE/DONATIONS	0.00	
3010	UNASSIGNED FUND BALANCE	1,426,432.11	
3030	ASSIGNED FUND BALANCE	180,730.47	
	CURRENT INCREASE / (DECREASE) IN FUND BALANCE	<u>( 194,968.52)</u>	
	TOTAL LIABILITIES & FUND EQUITY		2,533,023.29

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

-LAMPASAS ECONOMIC DEV CRP  
 NANCIAL SUMMARY

CT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>VENUE SUMMARY</u>							
<u>OPERATING REVENUE</u>							
	X REVENUE	330,000.00	38,940.89	381,292.93	115.54	0.00	( 51,292.93)
	RVICE REVENUE	0.00	0.00	0.00	0.00	0.00	0.00
	HER REVENUE	1,250.00	130.35	2,069.36	165.55	0.00	( 819.36)
	ANSFERS	<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	39,071.24	383,362.29	115.73	0.00	( 52,112.29)
<u>ND FUND REVENUE</u>							
	HER REVENUE	432,740.00	10,028.79	10,255.61	2.37	0.00	422,484.39
	ANSFERS	<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>10,028.79</u>	<u>10,255.61</u>	<u>2.37</u>	<u>0.00</u>	<u>422,484.39</u>
	FUND TOTAL REVENUE	<u>763,990.00</u>	<u>49,100.03</u>	<u>393,617.90</u>	<u>51.52</u>	<u>0.00</u>	<u>370,372.10</u>
<u>PENDITURE SUMMARY</u>							
<u>DC OPERATING FUNDS</u>							
	PPLIES	500.00	0.00	148.56	29.71	0.00	351.44
	NTRACTUAL SERVICES	29,176.00	5,037.99	30,045.03	102.98	0.00	( 869.03)
	.INTENANCE	3,000.00	0.00	2,284.29	76.14	0.00	715.71
	HER EXPENSES	59,225.00	5.00	3,072.87	5.19	0.00	56,152.13
	.PITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00
	NTINGENCY AND RESERVES	0.00	0.00	0.00	0.00	0.00	0.00
	ANSFERS	52,130.00	0.00	0.00	0.00	0.00	52,130.00
	BT SERVICE	<u>154,808.00</u>	<u>0.00</u>	<u>51,203.02</u>	<u>33.08</u>	<u>0.00</u>	<u>103,604.98</u>
	TOTAL LEDC OPERATING FUNDS	298,839.00	5,042.99	86,753.77	29.03	0.00	212,085.23
<u>MPASAS EDC BOND FUNDS</u>							
	NTRACTUAL SERVICES	0.00	4,770.00	50,636.00	0.00	0.00	( 50,636.00)
	.PITAL EXPENDITURES	0.00	128,657.56	570,397.57	0.00	0.00	( 570,397.57)
	NTINGENCY 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>133,427.56</u>	<u>621,033.57</u>	<u>143.51</u>	<u>0.00</u>	<u>( 188,293.57)</u>
	ND TOTAL EXPENDITURES	<u>731,579.00</u>	<u>138,470.55</u>	<u>707,787.34</u>	<u>96.75</u>	<u>0.00</u>	<u>23,791.66</u>
	TAL PROFIT / (LOSS)	32,411.00	( 89,370.52)	( 314,169.44)	969.33-	0.00	346,580.44

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

-LAMPASAS ECONOMIC DEV CRP  
FINANCIAL SUMMARY

CT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
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CITY OF LAMPASAS  
 FINANCIAL STATEMENT  
 AS OF: JULY 31ST, 2022

-LAMPASAS ECONOMIC DEV CRP  
 VENUES

CT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>OPERATING REVENUE</u>							
<u>X REVENUE</u>							
0-4017	SALES TAX	330,000.00	38,940.89	381,292.93	115.54	0.00	( 51,292.93)
	TOTAL TAX REVENUE	330,000.00	38,940.89	381,292.93	115.54	0.00	( 51,292.93)
<u>SERVICE REVENUE</u>							
0-4330	LEASE REVENUE	0.00	0.00	0.00	0.00	0.00	0.00
0-4330.01	LEASE REVENUE (QUONSET HUT)	0.00	0.00	0.00	0.00	0.00	0.00
0-4335	WEBSITE REVENUES	0.00	0.00	0.00	0.00	0.00	0.00
0-4383	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
<u>OTHER REVENUE</u>							
0-4710	BONDS	0.00	0.00	0.00	0.00	0.00	0.00
0-4820	INTEREST & DIVIDENDS	1,250.00	130.35	2,069.36	165.55	0.00	( 819.36)
0-4821	INTEREST NOTE BACHMAYER	0.00	0.00	0.00	0.00	0.00	0.00
0-4822	INTEREST NOTE - HVM PECAN CR	0.00	0.00	0.00	0.00	0.00	0.00
0-4830	SALE OF FIXED ASSETS	0.00	0.00	0.00	0.00	0.00	0.00
0-4897	DESIGNATED RE/DONATIONS	0.00	0.00	0.00	0.00	0.00	0.00
0-4898	UNDESIGNATED RETAINED EARNIN	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL OTHER REVENUE	1,250.00	130.35	2,069.36	165.55	0.00	( 819.36)
<u>TRANSFERS</u>							
0-4910	TRANSFER FROM GENERAL FUND	0.00	0.00	0.00	0.00	0.00	0.00
0-4999	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	39,071.24	383,362.29	115.73	0.00	( 52,112.29)
<u>NON-FUND REVENUE</u>							
<u>OTHER REVENUE</u>							
0-4520	LOAN PROCEEDS	0.00	10,000.00	10,000.00	0.00	0.00	( 10,000.00)
0-4710	BOND FUNDS	0.00	0.00	0.00	0.00	0.00	0.00
0-4820	INTEREST EARNED	700.00	28.79	255.61	36.52	0.00	444.39
0-4898	DESIGNATED RE/BOND FUNDS	432,040.00	0.00	0.00	0.00	0.00	432,040.00
	TOTAL OTHER REVENUE	432,740.00	10,028.79	10,255.61	2.37	0.00	422,484.39
<u>TRANSFERS</u>							
0-4999	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	10,028.79	10,255.61	2.37	0.00	422,484.39

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

-LAMPASAS ECONOMIC DEV CRP  
VENUES

CT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
***	FUND TOTAL REVENUE ***	763,990.00	49,100.03	393,617.90	51.52	0.00	370,372.10

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

-LAMPASAS ECONOMIC DEV CRP  
 DC OPERATING FUNDS  
 DEPARTMENT EXPENSES

CT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<b>SUPPLIES</b>							
0-5230	UNIFORMS	0.00	0.00	0.00	0.00	0.00	0.00
0-5250	HAND TOOLS & SMALL EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00
0-5260	POSTAGE	0.00	0.00	0.00	0.00	0.00	0.00
0-5265	COMPUTER SOFTWARE & EQUIPMEN	250.00	0.00	0.00	0.00	0.00	250.00
0-5270	SUPPLIES	250.00	0.00	148.56	59.42	0.00	101.44
0-5295	BOOKS & PUBLICATIONS	<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 SUPPLIES	500.00	0.00	148.56	29.71	0.00	351.44
<b>CONTRACTUAL SERVICES</b>							
0-5300	CONTRACT LABOR	0.00	0.00	0.00	0.00	0.00	0.00
0-5316	BOND AGENT FEES	0.00	0.00	0.00	0.00	0.00	0.00
0-5320	TELEPHONE SERVICES	1,176.00	37.99	379.90	32.30	0.00	796.10
0-5325	UTILITIES	0.00	0.00	0.00	0.00	0.00	0.00
0-5346	ENGINEERING/SURVEYING SERVIC	0.00	4,000.00	4,000.00	0.00	0.00	( 4,000.00)
0-5355	INSURANCE-PROPERTY	0.00	0.00	0.00	0.00	0.00	0.00
0-5361	LEGAL SERVICES	2,500.00	0.00	2,660.00	106.40	0.00	( 160.00)
0-5373	PROMOTION AND ADVERTISING	7,500.00	0.00	6,010.13	80.14	0.00	1,489.87
0-5388	TAXES ON PROPERTY	0.00	0.00	0.00	0.00	0.00	0.00
0-5395	PROFESSIONAL SERVICES	6,000.00	0.00	6,900.00	115.00	0.00	( 900.00)
0-5397	ADMIN & OVERHEAD	12,000.00	1,000.00	10,000.00	83.33	0.00	2,000.00
0-5398	VISION LAMPASAS	0.00	0.00	0.00	0.00	0.00	0.00
0-5399	OTHER SERVICES	<u>0.00</u>	<u>0.00</u>	<u>95.00</u>	<u>0.00</u>	<u>0.00</u>	<u>( 95.00)</u>
	TOTAL CONTRACTUAL SERVICES	29,176.00	5,037.99	30,045.03	102.98	0.00	( 869.03)
<b>MAINTENANCE</b>							
0-5405	BUILDING & GROUNDS MAINTENAN	500.00	0.00	0.00	0.00	0.00	500.00
0-5425	OFFICE EQUIPMENT MAINTENANCE	<u>2,500.00</u>	<u>0.00</u>	<u>2,284.29</u>	<u>91.37</u>	<u>0.00</u>	<u>215.71</u>
	TOTAL MAINTENANCE	3,000.00	0.00	2,284.29	76.14	0.00	715.71
<b>OTHER EXPENSES</b>							
0-5451	BUSINESS EXPENSES	2,500.00	0.00	767.94	30.72	0.00	1,732.06
0-5452	TRAVEL & TRAINING	6,000.00	5.00	1,579.93	26.33	0.00	4,420.07
0-5453	DUES & MEMBERSHIPS	725.00	0.00	725.00	100.00	0.00	0.00
0-5499	ECONOMIC DEVELOPMENT PROGRAM	50,000.00	0.00	0.00	0.00	0.00	50,000.00
0-5499.01	ECON DVLEPMNT PROGRAM	<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 OTHER EXPENSES	59,225.00	5.00	3,072.87	5.19	0.00	56,152.13
<b>CAPITAL EXPENDITURES</b>							
0-5505	BUILDING & GROUNDS	0.00	0.00	0.00	0.00	0.00	0.00
0-5530	WATER SYSTEMS	0.00	0.00	0.00	0.00	0.00	0.00
0-5535	ELECTRIC SYSTEMS	0.00	0.00	0.00	0.00	0.00	0.00
0-5540	SEWER SYSTEMS	0.00	0.00	0.00	0.00	0.00	0.00
0-5545	STREETS & DRAINAGE	<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

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

-LAMPASAS ECONOMIC DEV CRP  
 DC OPERATING FUNDS  
 DEPARTMENT EXPENSES

CT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<b>CONTINGENCY AND RESERVES</b>							
0-5600	CONTINGENCY/RESERVES	0.00	0.00	0.00	0.00	0.00	0.00
0-5601	DONATION RESERVES	0.00	0.00	0.00	0.00	0.00	0.00
0-5610	DEPRECIATION	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL CONTINGENCY AND RESERVES	0.00	0.00	0.00	0.00	0.00	0.00
<b>TRANSFERS</b>							
0-5710	TRANSFER TO GENERAL FUND	0.00	0.00	0.00	0.00	0.00	0.00
0-5722	TRANSFER TO FUND 22	52,130.00	0.00	0.00	0.00	0.00	52,130.00
0-5751	TRANSFER TO FUND 51 (EDUCATI	0.00	0.00	0.00	0.00	0.00	0.00
0-5759	TRANSFER TO FUND 59	0.00	0.00	0.00	0.00	0.00	0.00
0-5776	TRANSFER TO LEDC DESIGNATED	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL TRANSFERS	52,130.00	0.00	0.00	0.00	0.00	52,130.00
<b>DEBT SERVICE</b>							
0-5800	PRINCIPAL PAYMENT	114,013.00	0.00	29,890.16	26.22	0.00	84,122.84
0-5801	INTEREST PAYMENT	40,795.00	0.00	21,312.86	52.24	0.00	19,482.14
	TOTAL DEBT SERVICE	154,808.00	0.00	51,203.02	33.08	0.00	103,604.98
<b>TOTAL LEDC OPERATING FUNDS</b>							
		298,839.00	5,042.99	86,753.77	29.03	0.00	212,085.23

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

-LAMPASAS ECONOMIC DEV CRP  
 MPASAS EDC BOND FUNDS  
 PARTMENT EXPENSES

CT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>CONTRACTUAL SERVICES</u>							
0-5316	BANK CHARGES	0.00	0.00	180.00	0.00	0.00	( 180.00)
0-5346	ENGINEERING/SERVEYING SERVIC	0.00	4,770.00	49,970.00	0.00	0.00	( 49,970.00)
0-5361	LEGAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
0-5395	PROFESSIONAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
0-5399	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	4,770.00	50,636.00	0.00	0.00	( 50,636.00)
<u>CAPITAL EXPENDITURES</u>							
0-5505	BUILDING AND GROUNDS	<u>0.00</u>	<u>128,657.56</u>	<u>570,397.57</u>	<u>0.00</u>	<u>0.00</u>	<u>( 570,397.57)</u>
	TOTAL CAPITAL EXPENDITURES	0.00	128,657.56	570,397.57	0.00	0.00	( 570,397.57)
<u>CONTINGENCY AND RESERVES</u>							
0-5600	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	133,427.56	621,033.57	143.51	0.00	( 188,293.57)
<hr/>							
	* TOTAL EXPENSES ***	<u>731,579.00</u>	<u>138,470.55</u>	<u>707,787.34</u>	<u>96.75</u>	<u>0.00</u>	<u>23,791.66</u>
<hr/>							
	TOTAL PROFIT / (LOSS)	<u>32,411.00</u>	<u>( 89,370.52)</u>	<u>( 314,169.44)</u>	<u>0.00</u>	<u>0.00</u>	<u>346,580.44</u>

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

Lampasas Economic Development Corporation				
FY 2019 to FY 2022				
Month to Date and Year to Date Comparison				
<b>Month to Date: July</b>				
	<b>Jul-19</b>	<b>Jul-20</b>	<b>Jul-21</b>	<b>Jul-22</b>
<b>Income</b>				
Tax Revenue	\$25,492.73	\$32,267.91	\$42,111.70	\$38,940.89
Service Revenue				
Interest	\$457.44	\$105.52	\$158.70	
Bond Fund Revenue	\$680.34	\$62.46	\$35.86	
<b>Total Income</b>	<b>\$26,630.51</b>	<b>\$32,435.89</b>	<b>\$42,306.26</b>	<b>\$38,940.89</b>
<b>Expense</b>				
Supplies				
Contract Services	\$1,097.99	\$1,334.99	\$1,255.94	\$5,037.99
Maintenance				
Other Expenses	\$1,052.79		\$3,119.18	-\$400.00
Capital Expenditures				
Contingency				
Transfers				
Debt Service				
Bond Fund Expense	\$17,600.00			\$4,770.00
<b>Total Expense</b>	<b>\$19,750.78</b>	<b>\$1,334.99</b>	<b>\$4,375.12</b>	<b>\$9,407.99</b>
<b>Net Surplus/(deficit)</b>	<b>\$6,879.73</b>	<b>\$31,100.90</b>	<b>\$37,931.14</b>	<b>\$29,532.90</b>
<b>Year to Date: October through July</b>				
	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
<b>Income</b>				
Tax Revenue	\$257,489.28	\$282,855.89	\$345,752.74	\$381,292.93
Service Revenue			\$100,000.00	
Interest	\$4,363.68	\$1,351.80	\$1,239.80	\$1,939.01
Bond Fund Revenue	\$7,374.64	\$3,074.12	\$586.38	\$226.82
<b>Total Income</b>	<b>\$269,227.60</b>	<b>\$287,281.81</b>	<b>\$447,578.92</b>	<b>\$383,458.76</b>
<b>Expense</b>				
Supplies	\$627.85	\$352.50	\$190.61	\$148.56
Contract Services	\$22,142.62	\$18,504.70	\$23,992.18	\$29,747.53
Maintenance	\$1,973.26	\$2,071.92	\$2,175.52	\$2,284.29
Other Expenses	\$25,909.66	\$125,329.02	\$35,904.79	\$2,667.87
Capital Expenditures				
Contingency				
Transfers				
Debt Service	\$77,403.64	\$77,403.64	\$77,403.64	\$51,203.02
Bond Fund Expense	\$29,400.00	\$51,788.00		\$492,376.01
<b>Total Expense</b>	<b>\$157,457.03</b>	<b>\$275,449.78</b>	<b>\$139,666.74</b>	<b>\$578,427.28</b>
<b>Net Surplus/(deficit)</b>	<b>\$111,770.57</b>	<b>\$11,832.03</b>	<b>\$307,912.18</b>	<b>-\$194,968.52</b>



## Memo

**To:** LEDC Board

**Date:** August 11, 2022

**From:** Mandy Walsh

**Subject:** Business Park Phase 1: Application & Certification for Payment to Gage & Cade

We have received Pay App #1, #2, #3 and #4 from Gage & Cade Construction LLC. Each Pay App is reviewed by Eckermann Engineering and City staff to verify and cross-check with bid items, amounts, costs and completion.

Below are the LEDC payments for Pay App #1, #2, #3 & #4:

- Pay App #1 PAID on 5/20/2022: **\$189,388.23**
- Pay App #2 PAID on 6/20/2022: **\$84,481.07**
  - We had \$430,360.53 in our BBOT account we moved over to cover Pay App #1 & #2, therefore we did not have to draw any funding from our Business Park loan at this time.
- Pay App #3 PAID on 7/22/2022: **\$162,825.21**
  - The majority of Pay App #3 was covered by the funds from the BBOT account, but we did draw \$10,000 to cover the difference.
- Pay App #4 PAID on 8/12/2022: **\$128,657.56**
  - We made a draw of \$130,000 on 8/11 to cover Pay App #4.

We will draw the full note (ending our interest-only period) by September 12, 2022.

Total Bid Amount: \$2,747,544.50

Remaining LEDC Payment *ESTIMATE* to Gage & Cade: ~\$1.2M

*TOTAL Water/Wastewater Construction Amount covered by City's ARPA Funds: \$971,176*



## FIELD OBSERVATION REPORT

**Project:** Business Park Roadway and Utility Improvements, Phase 1

**Field Report No.:** 02

**Date:** July 29, 2022

**EI Project No.:** 18009-TO12

**Time:** 1:30 P.M.

**Weather:** Sunny/Clear

**Temperature:** 98° F

**Present at Site:** Derrek Eckermann, P.E. (Eckermann Engineering)  
Michael White (City of Lampasas)  
Dayton Harrell (Gage and Cade)  
Other Gage and Cade construction workers

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### **WORK OBSERVED:**

18-inch RCP Storm Drain Line C1 was being installed between Station 7+00 and the upstream 15-foot curb inlet at Station 7+47.96.

### **CONSTRUCTION PROGRESS:**

Storm Drain Line C1 will all be installed by the end of the day once the last curb inlet base is set. Most of the RCP has been bedded and covered to above the crown of the pipe except at connections to junction boxes, curb inlet boxes, and other pipe junctions.

Storm Drain Line C2 has been installed. Most of the RCP has been bedded and covered to above the crown of the pipe except at connections to junction boxes, curb inlet boxes, and other pipe junctions.

SET's entering the detention pond have been formed and are ready to pour

Contractor will finish grouting all connections of RCP to inlets and junction boxes and will install curb inlet tops next week.

11 fire hydrants have been set

Contractor is bringing in hammer or rock saw to complete the last sections of wastewater line

### **OTHER NOTES:**

Discussed pavement section with Dayton Harrell. Dayton said once storm drain is complete, they plan to clean up subgrade under Road 1 and wanted to visit about the need for lime stabilization or geogrid. I told Dayton that my recollection was that the geogrid is part of the base bid and is required regardless of the subgrade PI and that lime stabilization is not required, but I would confirm once I get back to the office. Upon reviewing the bid documents, the pavement section will include geogrid between the recompacted subgrade and base layers as was included in the base bid. The option to remove the geogrid and add a thicker base section and lime stabilized subgrade was a bid option that was not selected.

**REPORT BY:** Derrek Eckermann

# CHANGE ORDER

No. 1

DATE OF ISSUANCE 8/4/2022

OWNER Lampasas Economic Development Corporation  
 CONTRACTOR Gage and Cade Construction LLC  
 Project: Business Park Roadway and Utility Improvements, Phase 1  
 OWNER's Contract No. NA ENGINEER's Contract No. 18009-TO12  
 ENGINEER Eckermann Engineering, Inc.

You are directed to make the following changes in the Contract Documents:

Description:

- Add 160 LF 8" water line by open cut - \$9,160
- Remove 160 LF 8" Water Line installed inside steel encasement - (\$6,360)
- Remove 160 LF 16" Steel Encasement Pipe by Bore - (\$83,680)
- Add 1750 SF of Demolition of Concrete Slab - \$2,625
- Remove 50 LF 18" PVC Encasement Pipe by Open Cut - (\$13,750)
- Add 103 LF 15" RCP - \$7,725
- Add 2 EA 10' curb inlets - \$12,900

Total Changer Order Amount - (\$71,380)

Reason for Change Order:

- Removes all water line casing (by bore and open cut) under roads and adjacent to trees except for the crossing at the northern 183 entrance.
- Added removal of existing concrete slab near northern entrance to 183
- Added storm pipe and curb inlets that were not included on bid form in Add Alternate 1 bid

CHANGE IN CONTRACT PRICE:	
Original Contract Price	\$ <u>2,747,544.50</u>
Net Increase (Decrease) from previous Change Orders No. <u>0</u> to <u>0</u>	\$ <u>0.00</u>
Contract Price prior to this Change Order:	\$ <u>2,747,544.50</u>
Net increase (decrease) of this Change Order:	\$ <u>(71,380.00)</u>
Contract Price with all approved Change Orders:	\$ <u>2,676,164.50</u>

CHANGE IN CONTRACT TIMES:	
Original Contract Times:	Substantial Completion: _____ Ready for final payment: _____ (days or dates)
Net change from previous Change Orders No. ___ to ___ No. ___:	Substantial Completion: <u>0</u> days Ready for final payment: _____ (days)
Contract Times prior to this Change Order:	Substantial Completion: _____ Ready for final payment: _____ (days or dates)
Net increase (decrease) this Change Order:	Substantial Completion: _____ Ready for final payment: _____ (days)
Contract Times with all approved Change Orders:	Substantial Completion: _____ Ready for final payment: _____ (days or dates)

RECOMMENDED:  
By: *Derek Echeverria*  
ENGINEER (Authorized Signature)

APPROVED:  
By: \_\_\_\_\_  
OWNER (Authorized Signature)

ACCEPTED:  
By: \_\_\_\_\_  
CONTRACTOR (Authorized Signature)

Date: 8/4/2022

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**Change Order Itemized List**  
**Business Park Improvements - Phase 1**  
**Lampasas Economic Development Corporation/City of Lampasas**

<b>Base</b>					
<b>Item No.</b>	<b>Description</b>	<b>Unit</b>	<b>Quantity</b>	<b>Unit Price</b>	<b>Cost</b>
40	Construction of 8" C-900 DR18 PVC Water Pipe by Open Cut (Add to Bid)	LF	160	\$57.25	\$9,160
42	Construction of 8" C-900 DR18 PVC Water Pipe inside 16" Steel Encasement (Remove from Bid)	LF	-160	\$39.75	(\$6,360)
45	16" Steel Encasement Pipe by Bore (Remove from bid)	LF	-160	\$523.00	(\$83,680)
	Add Slab Demolition	SF	1750	\$1.50	\$2,625
				<b>Total Base</b>	<b>(\$78,255)</b>

<b>Add Alternate 1</b>					
<b>Item No.</b>	<b>Description</b>	<b>Unit</b>	<b>Quantity</b>	<b>Unit Price</b>	<b>Cost</b>
28	Construction of 18" C-900 PVC Encasement Pipe by Open Cut (Remove from Bid)	LF	-50	\$275	(\$13,750)
	Add 15" RCP (at 48" CMP Culvert)	LF	103	\$75	\$7,725
	Add 10' Curb Inlet (at 48" CMP Culvert)	EA	2	\$6,450	\$12,900
				<b>Total Add Alternate 1</b>	<b>\$6,875</b>

<b>Total Change Order</b>	<b>(\$71,380)</b>
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**Notes:**

1. See attached quote for slab demolition cost
2. Contractor quoted \$75/lf for additional 15" RCP
3. All other unit prices are per Contractor's bid form





# APPLICATION AND CERTIFICATION FOR PAYMENT

TO OWNER:  
LAMPASAS ECONOMIC DEVELOPMENT CORP  
312 EAST THIRD  
LAMPASAS, TX 76550  
FROM CONTRACTOR:  
GAGE & CADE CONSTRUCTION LLC  
1107 COUNTY RD 264  
BERTRAM, TX 78605

AIA DOCUMENT G702

APPLICATION NO: 4

PAGE 1 OF 4

PAGES

PERIOD TO: 7/31/2022

DATE: 7/31/2022

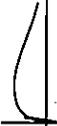
## CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$	2,747,544.50
2. Net change by Change Orders	\$	0.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	2,747,544.50
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	1,352,631.98
5. RETAINAGE:		
a. 10 % of Completed Work (Column D + E on G703)	\$	135,263.20
b. _____ % of Stored Material (Column F on G703)	\$	Included in above
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	135,263.20
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	1,217,368.78
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	1,017,752.09
8. CURRENT PAYMENT DUE	\$	199,616.69
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	1,530,175.72

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By:  Date: 7/31/2022

### CERTIFICATION OF THE ENGINEER

I certify that I have checked and verified the above and foregoing Periodic Pay Estimate for Partial Payment, to the best of my knowledge and belief, is a true and correct statement of work performed and/or material supplied by the Contractor; all work and/or material included herein has been inspected by representatives authorized by the City of Lampasas, and this partial payment claimed/request by the contractor is computed correctly.

 DATE: 8/4/2022

Derrek Eckerman, P.E, Eckermann Engineering, Inc.

### PRE-PAYMENT CERTIFICATION BY DEPARTMENT:

I certify, to the best of my knowledge, that all work and/or materials furnished conform to the approved Contract Documents, the statement of work performed and/or materials supplied is accurate, the Contractor is observing the requirements of the Contract, and the Contractor should be paid the amount requested.

DATE:

Lampasas Economic Development Corporation

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	
Total approved this Month	\$0.00	
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order		\$0.00

# CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached. In tabulations below, amounts are stated to the nearest dollar.

APPLICATION NO: 4  
 APPLICATION DATE: 7/31/2022  
 PERIOD TO: 7/31/2022

A ITEM NO.	B DESCRIPTION OF WORK	QTY	UNIT	UNIT PRICE	C SCHEDULED VALUE	D WORK COMPLETED		E THIS PERIOD	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H % (G ÷ C)	I BALANCE TO FINISH (C - G)	J RETAINAGE (IF VARIABLE RATE)
						FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	Construction of Prepare Right of Way/Clearing and Grubbing	30	STA	400.00	\$12,000.00	\$12,000.00			\$12,000.00	100.00%	\$0.00	\$1,200.00
2	Construction of Remove Existing Asphalt Pavement	354	SY	10.00	\$3,540.00	\$3,540.00			\$0.00	0.00%	\$3,540.00	\$0.00
3	Construction of Remove Existing Concrete Sidewalk and Ret W	305	LF	20.00	\$6,100.00	\$6,100.00			\$6,100.00	100.00%	\$0.00	\$610.00
4	Construction of Roadway Excavation (Cut)	14,700	CY	2.50	\$36,750.00	\$36,750.00			\$36,750.00	100.00%	\$0.00	\$3,675.00
5	Construction of Roadway Embankment (Fill)	21,300	CY	3.00	\$63,900.00	\$63,900.00			\$63,900.00	100.00%	\$0.00	\$6,390.00
6	Construction of 6" Recompacted Subgrade	14,450	SY	1.50	\$21,675.00	\$0.00			\$0.00	0.00%	\$21,675.00	\$0.00
7	Construction of 10" Crushed Limestone Base (TXDOT Item 247 Type A or D, Grade 1-2)	14,450	SY	13.75	\$198,687.50	\$0.00			\$0.00	0.00%	\$198,687.50	\$0.00
8	Construction of Tensar TX-7 Geogrid	14,450	SY	3.45	\$49,852.50	\$0.00			\$0.00	0.00%	\$49,852.50	\$0.00
9	Construction of 3" HMA Pavement (TXDOT Item 340 Type C)	12,250	SY	16.20	\$198,450.00	\$0.00			\$0.00	0.00%	\$198,450.00	\$0.00
10	Construction of Concrete Curb and Gutter	5,894	LF	17.30	\$101,966.20	\$0.00			\$0.00	0.00%	\$101,966.20	\$0.00
11	Construction of Ribbon Curb (2')	208	LF	16.00	\$3,328.00	\$0.00			\$0.00	0.00%	\$3,328.00	\$0.00
12	Construction of Concrete Valley Gutter	166	SY	55.00	\$9,130.00	\$0.00			\$0.00	0.00%	\$9,130.00	\$0.00
13	Construction of 15" RCP Storm Drain Pipe	23	LF	430.00	\$9,890.00	\$9,890.00			\$9,890.00	100.00%	\$0.00	\$989.00
14	Construction of 18" RCP Storm Drain Pipe	471	LF	84.25	\$39,681.75	\$22,326.25		\$17,355.50	\$39,681.75	100.00%	\$0.00	\$3,968.18
15	Construction of 24" RCP Storm Drain Pipe	252	LF	106.25	\$26,775.00	\$14,662.50		\$12,112.50	\$26,775.00	100.00%	\$0.00	\$2,677.50
16	Construction of 30" RCP Storm Drain Pipe	430	LF	133.00	\$57,190.00	\$19,019.00		\$38,171.00	\$57,190.00	100.00%	\$0.00	\$5,719.00
17	Construction of 36" RCP Storm Drain Pipe	158	LF	195.00	\$30,810.00	\$30,810.00			\$30,810.00	100.00%	\$0.00	\$3,081.00
18	Construction of 10' Curb Inlet	4	EA	6,450.00	\$25,800.00	\$10,547.40		\$15,252.60	\$25,800.00	100.00%	\$0.00	\$2,580.00
19	Construction of 15' Curb Inlet	10	EA	6,450.00	\$64,500.00	\$27,473.76		\$37,026.24	\$64,500.00	100.00%	\$0.00	\$6,450.00
20	Construction of 4' x 4' Junction Box	3	EA	4,733.00	\$14,205.00	\$9,470.00		\$4,735.00	\$14,205.00	100.00%	\$0.00	\$1,420.50
21	Construction of 30" Safety End Treatment (TXDOT Type SETP)	1	EA	3,250.00	\$3,250.00	\$3,250.00		\$0.00	\$3,250.00	100.00%	\$0.00	\$325.00
22	Construction of 36" Safety End Treatment (TXDOT Type SETP)	1	EA	4,050.00	\$4,050.00	\$4,050.00		\$0.00	\$4,050.00	100.00%	\$0.00	\$405.00
23	Construction of 6' x 6' Junction Box	1	EA	7,475.00	\$7,475.00	\$7,475.00		\$0.00	\$7,475.00	100.00%	\$0.00	\$747.50
24	Construction of 4' x 3' Concrete Box Culvert	51	EA	490.00	\$24,990.00	\$24,990.00		\$0.00	\$24,990.00	100.00%	\$0.00	\$2,499.00
25	Construction of 4' x 3' Wingwall (TXDOT Type FW-0)	1	EA	6,695.00	\$6,695.00	\$6,695.00		\$0.00	\$6,695.00	100.00%	\$0.00	\$669.50
26	Construction of 8' x 5' Concrete Box Culvert	148	LF	950.00	\$140,600.00	\$140,600.00		\$0.00	\$140,600.00	100.00%	\$0.00	\$14,060.00
27	Construction of 8'x5' Wingwall for Double Box Culvert (TXDO	2	EA	30,385	\$60,770.00	\$60,770.00		\$0.00	\$60,770.00	100.00%	\$0.00	\$6,077.00
28	Construction of Rock Riprap (12" to 18" Rock)	36	CY	73.00	\$2,628.00	\$2,628.00		\$0.00	\$2,628.00	100.00%	\$0.00	\$262.80
29	Construction of Pavement Markings (Striping) 4" Solid Single Y	450	LF	1.65	\$742.50	\$742.50		\$0.00	\$742.50	100.00%	\$0.00	\$74.25
30	Construction of Pavement Markings (Striping) 4" Solid Single V	96	LF	1.65	\$158.40	\$158.40		\$0.00	\$158.40	100.00%	\$0.00	\$15.84
31	Construction of Pavement Markings (Striping) 12" Solid Single	74	LF	4.90	\$362.60	\$362.60		\$0.00	\$362.60	100.00%	\$0.00	\$36.26
32	Construction of Pavement Markings (Striping) 24" Solid Single	80	LF	9.75	\$780.00	\$780.00		\$0.00	\$780.00	100.00%	\$0.00	\$78.00
33	Construction of Pavement Markings (Symbol) Arrow	2	EA	195.00	\$390.00	\$390.00		\$0.00	\$390.00	100.00%	\$0.00	\$39.00
34	Construction of Street Signs (TXDOT)	1	EA	975.00	\$975.00	\$975.00		\$0.00	\$975.00	100.00%	\$0.00	\$97.50
35	Construction of Street Signs (POZ-LOC Socket System Base	5	EA	975.00	\$4,875.00	\$4,875.00		\$0.00	\$4,875.00	100.00%	\$0.00	\$487.50
36	Construction of Street Barricade	1	EA	1,625	\$1,625.00	\$1,625.00		\$0.00	\$1,625.00	100.00%	\$0.00	\$162.50
<b>GRAND TOTALS THIS PAGE</b>									\$394,901.75		\$839,695.70	\$39,490.18

# CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 3 OF PAGES 4

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

APPLICATION NO: 4

APPLICATION DATE: 7/31/2022

PERIOD TO: 7/31/2022

A ITEM NO.	B DESCRIPTION OF WORK	C QTY	D UNIT	E UNIT PRICE	F SCHEDULED VALUE	G WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	H WORK COMPLETED THIS PERIOD	I TOTAL COMPLETED AND STORED TO DATE (D+E+H)	J % (G + C)	K BALANCE TO FINISH (C - G)	L RETAINAGE (IF VARIABLE RATE)
	<b>TOTALS FROM PAGE 2</b>				\$1,234,597.45	\$262,948.91	\$131,952.84	\$394,901.75		\$839,695.70	\$39,490.18
37	Construction of Erosion Controls and Tree Protection	1	LS	30,300	\$30,300.00	\$30,300.00		\$30,300.00	100.00%	\$0.00	\$3,030.00
38	Construction of Signs, Barricades and Traffic Control Devices	1	LS	2,500	\$2,500.00	\$0.00		\$0.00	0.00%	\$2,500.00	\$0.00
39	Construction of 4" SCH 40 PVC Sleeves	70	LF	12.00	\$840.00	\$428.00		\$428.00	50.95%	\$412.00	\$42.80
40	Construction of 8" C-900 DR 18 PVC Water Pipe by Open Cut	2,698	LF	57.25	\$154,460.50	\$113,240.50		\$113,240.50	73.31%	\$41,220.00	\$11,324.05
41	Construction of 8" C-900 DR 18 PVC Water Pipe Installed	72	LF	48.50	\$3,492.00	\$348.24		\$348.24	9.97%	\$3,143.76	\$34.82
42	Construction of 8" C-900 DR 18 PVC Water Pipe Installed	160	LF	39.75	\$6,360.00	\$696.48		\$696.48	10.95%	\$5,663.52	\$69.65
43	Construction of 12" C-900 DR 18 PVC Water Pipe by Open Cut	810	LF	90.50	\$73,305.00	\$64,255.00		\$64,255.00	87.65%	\$9,050.00	\$6,425.50
44	Construction of 15" C-900 DR 18 PVC Water Pipe by Open Cut	72	LF	145.00	\$10,440.00	\$6,219.20		\$6,219.20	59.57%	\$4,220.80	\$621.92
45	Construction of 16" Steel Encasement Pipe by Bore	160	LF	523.00	\$83,680.00	\$7,730.09		\$7,730.09	9.24%	\$75,949.91	\$773.01
46	Construction of Fire Hydrant Assembly	10	EA	7,540.00	\$75,400.00	\$18,181.26		\$18,181.26	80.00%	\$15,079.74	\$6,032.03
47	Construction of 8" Gate Valves	9	EA	2,750.00	\$24,750.00	\$14,908.85		\$14,908.85	60.24%	\$9,841.15	\$1,490.89
48	Construction of 12" Gate Valves	5	EA	4,115.00	\$20,575.00	\$18,963.20		\$18,963.20	92.17%	\$1,611.80	\$1,896.32
49	Construction of DI Fittings	0.75	TON	27,595	\$20,696.25	\$9,078.72		\$9,078.72	90.01%	\$2,067.53	\$1,862.87
50	Construction of 6" SDR-26 PVC Wastewater Pipe by Open Cut	70	LF	58.00	\$4,060.00	\$4,060.00		\$4,060.00	100.00%	\$0.00	\$406.00
51	Construction of 8" SDR-26 PVC Wastewater Pipe by Open Cut	3,266	LF	56.80	\$185,508.80	\$128,708.80		\$128,708.80	69.38%	\$56,800.00	\$12,870.88
52	Construction of 4' Diameter Precast WW Manhole	6	EA	6,335.00	\$38,010.00	\$38,010.00		\$38,010.00	100.00%	\$0.00	\$3,801.00
53	Construction of 4' Diameter Precast WW Manhole (Waterlight)	4	EA	9,450.00	\$37,800.00	\$14,547.16		\$14,547.16	38.48%	\$23,252.84	\$1,454.72
54	Construction of Connect to Existing WW Manhole	1	EA	8,545.00	\$8,545.00	\$8,545.00		\$8,545.00	100.00%	\$0.00	\$854.50
55	Construction of 6" WW Service Line with Cleanout at ROW	8	EA	4,365.00	\$34,920.00	\$34,920.00		\$34,920.00	100.00%	\$0.00	\$3,492.00
56	Construction of Trench Safety	8,250	LF	1.85	\$15,262.50	\$9,325.85		\$9,325.85	61.10%	\$5,936.65	\$932.59
57	Construction of Mobilization	1	LS	###	\$71,155.00	\$71,155.00		\$71,155.00	100.00%	\$0.00	\$7,115.50
	<b>ADD ALTERNATE 1 BID</b>				\$6,727.50	\$6,727.50		\$6,727.50	100.00%	\$0.00	\$672.75
1	Construction of Prepare Right of Way Clearing and Grubbing	11.5	STA	\$85.00	\$6,727.50	\$6,727.50		\$6,727.50	100.00%	\$0.00	\$0.00
2	Construction of Remove Existing Asphalt Pavement and Base Existing Entrance	500	SY	18.00	\$9,000.00	\$0.00		\$0.00	0.00%	\$9,000.00	\$0.00
3	Construction of Remove Existing 24" RCP Culvert Pipe	30	LF	100.00	\$3,000.00	\$0.00		\$0.00	0.00%	\$3,000.00	\$0.00
4	Construction of Remove Existing 24" Safety End Treatment	2	EA	1,525.00	\$3,050.00	\$0.00		\$0.00	0.00%	\$3,050.00	\$0.00
5	Construction of Roadway Excavation (Cut)	7,800	CY	2.50	\$19,500.00	\$19,500.00		\$19,500.00	100.00%	\$0.00	\$1,950.00
6	Construction of Roadway Embankment (Fill)	7,500	CY	2.50	\$18,750.00	\$18,750.00		\$18,750.00	100.00%	\$0.00	\$1,875.00
7	Construction of 6" Recompacted Subgrade	6,095	SY	1.50	\$9,142.25	\$0.00		\$0.00	0.00%	\$9,142.25	\$0.00
8	Construction of 10" Crushed Limestone Base (TXDOT Type 24)	6,095	SY	13.75	\$83,806.25	\$0.00		\$0.00	0.00%	\$83,806.25	\$0.00
9	Construction of Tensar TX-7 Geogrid	6,095	SY	3.45	\$21,027.75	\$0.00		\$0.00	0.00%	\$21,027.75	\$0.00
10	Construction of 3" HMAC Pavement (TXDOT Item 340 Type C)	5,236	SY	16.20	\$84,823.20	\$0.00		\$0.00	0.00%	\$84,823.20	\$0.00
	<b>GRAND TOTALS THIS PAGE</b>				\$2,395,484.45	\$901,547.76	\$183,641.84	\$1,085,189.60		\$1,310,294.85	\$108,518.96



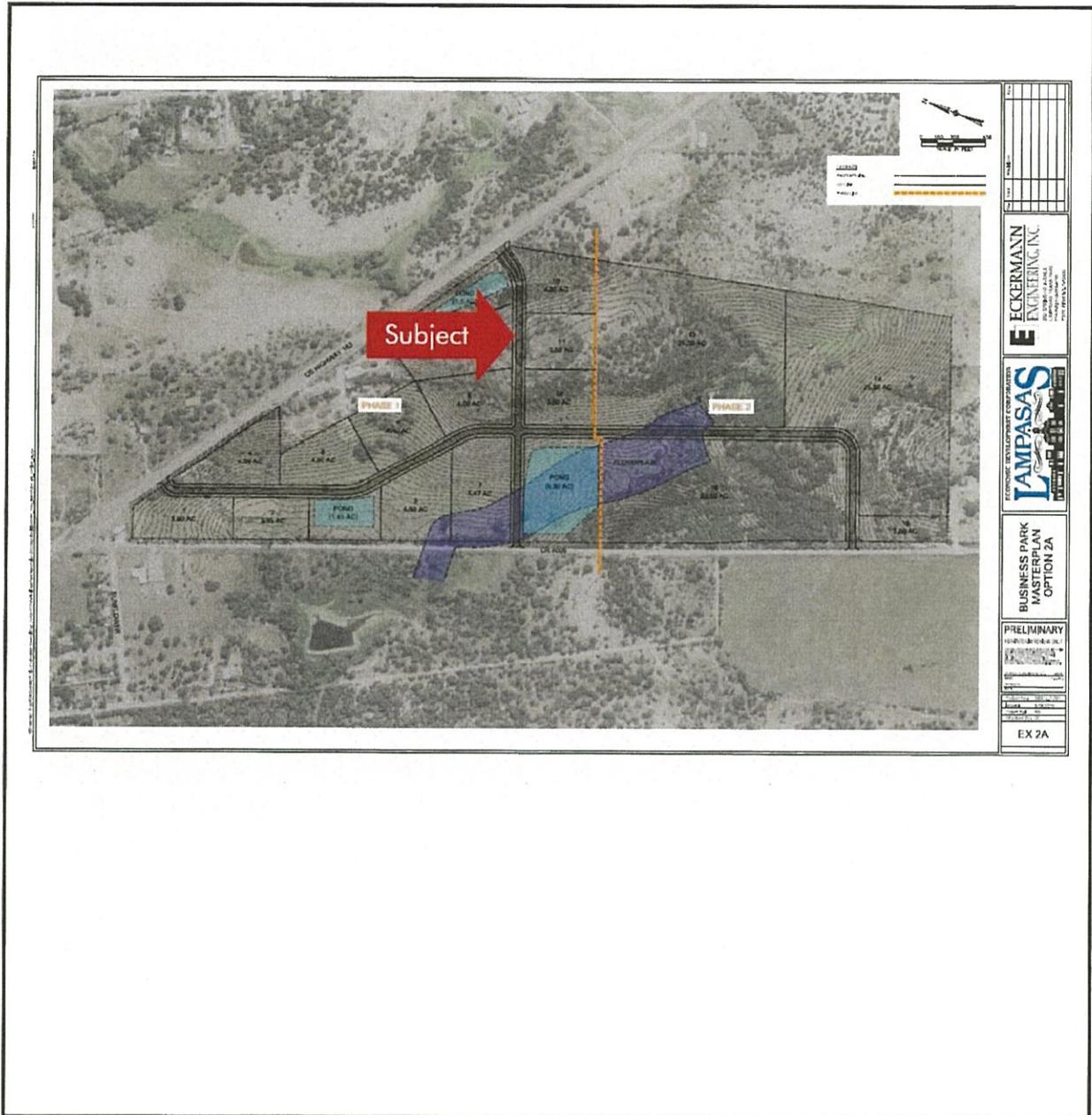
## Executive Summary

<b>Property Name</b>	Lampasas Business Park	
<b>Location</b>	Tracts 10, 11 and 12, Lampasas, Lampasas County, TX 76550	
<b>Client</b>	Economic Development Corporation City of Lampasas	
<b>Highest and Best Use</b>	Commercial Development	
As If Vacant		
<b>Property Rights Appraised</b>	Fee Simple Estate	
<b>Date of Report</b>	July 18, 2022	
<b>Date of Inspection</b>	July 7, 2022	
<b>Estimated Exposure Time</b>	6 Months	
<b>Estimated Marketing Time</b>	6 Months	
<b>Land Area - Tract 10</b>	4.00 AC	174,240 SF
<b>Land Area - Tract 11</b>	3.50 AC	152,460 SF
<b>Land Area - Tract 12</b>	3.50 AC	152,460 SF
<b>Zoning</b>	Ag	
<b>Buyer Profile</b>	Developer	
<b>VALUATION</b>		
Land Value	<b>Total</b>	<b>Per SF</b>
	\$520,000	\$2.98

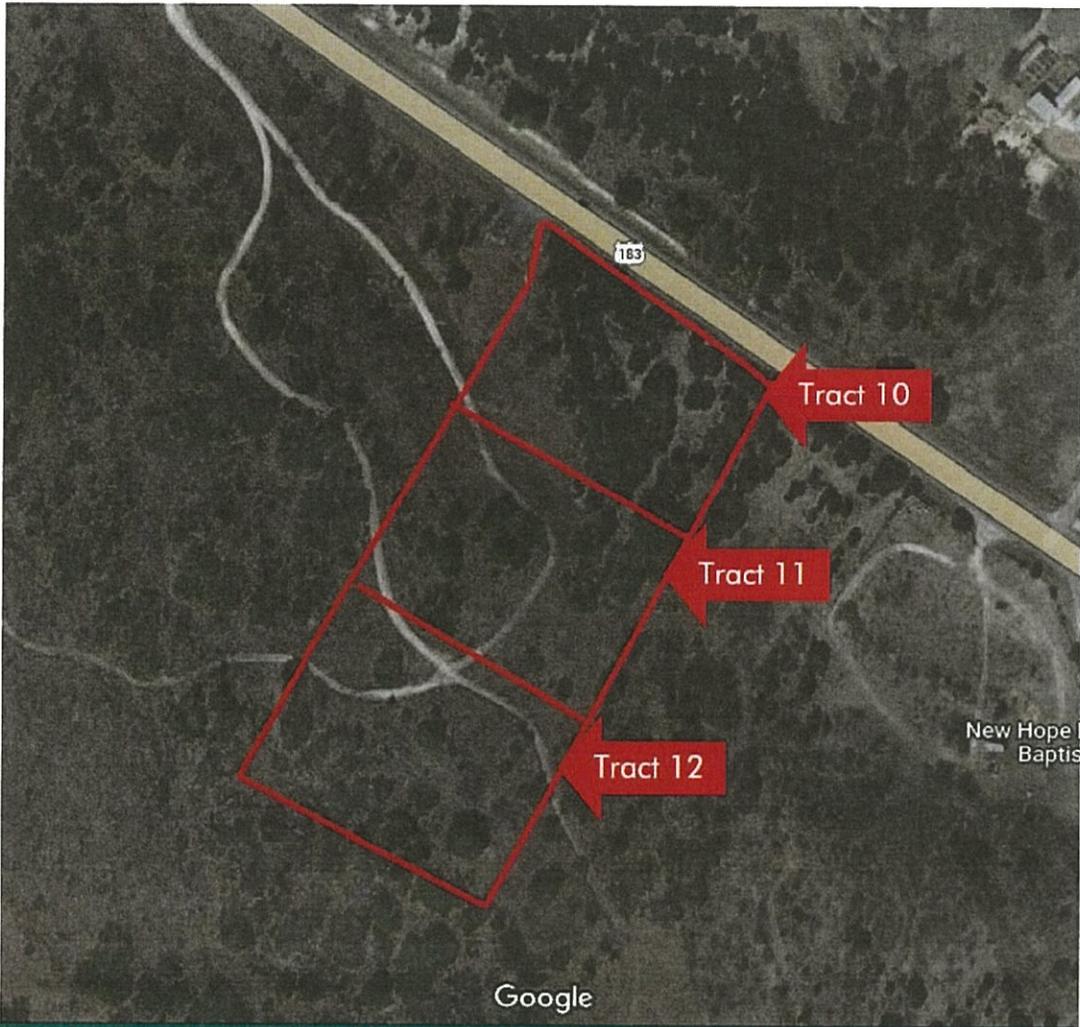
CONCLUDED MARKET VALUE			
Appraisal Premise	Interest Appraised	Date of Value	Value
As Is - Tract 10	Fee Simple Estate	July 7, 2022	\$520,000
As Is - Tract 11	Fee Simple Estate	July 7, 2022	\$440,000
As Is - Tract 12	Fee Simple Estate	July 7, 2022	\$440,000

Compiled by CBRE

SITE PLAN



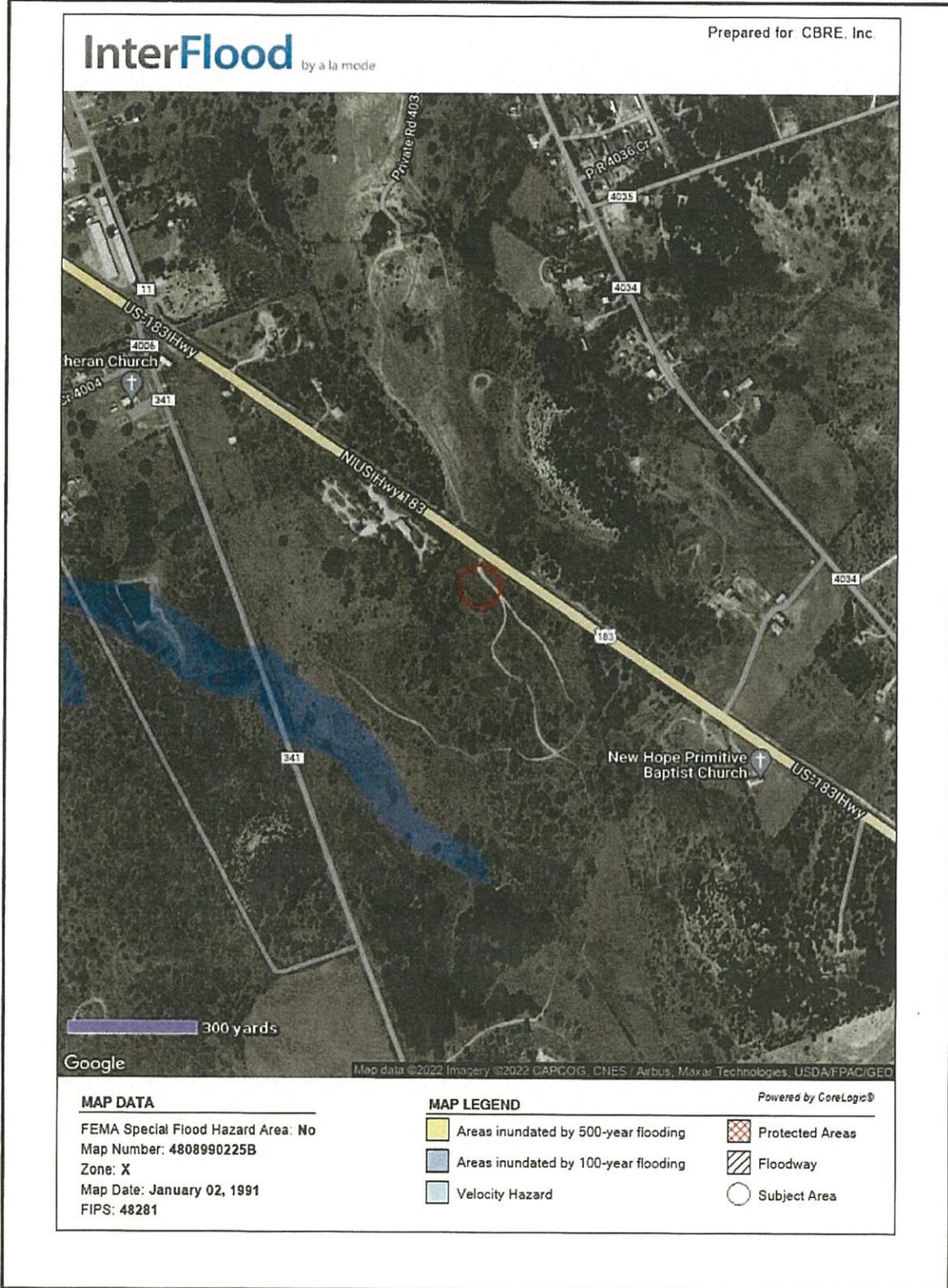
# Subject Photographs



Aerial View – Source: Google (boundaries are approximate)

The image and outline above are presented to merely assist the reader in visualizing the subject. It is not a legal representation or considered to represent a survey of the subject.

FLOOD PLAIN MAP



## Site Analysis

The following chart summarizes the salient characteristics of the subject site.

<b>SITE SUMMARY</b>		
<b>Physical Description</b>		
Tract 10 Site Area	4.00 Acres	174,240 Sq. Ft.
Tract 11 Site Area	3.50 Acres	152,460 Sq. Ft.
Tract 12 Site Area	3.50 Acres	152,460 Sq. Ft.
Surplus Land Area	None	n/a
Shape	Rectangular	
Topography	Generally Level	
Zoning District	Ag	
Flood Map Panel No. & Date	4808990225B	2-Jan-91
Flood Zone	Zone X (Unshaded)	
Adjacent Land Uses	Residential, commercial, vacant land, and agricultural uses	
Earthquake Zone	N/A	
<b>Comparative Analysis</b>		<b>Rating</b>
Visibility	Average	
Functional Utility	Average	
Traffic Volume	Average	
Adequacy of Utilities	Assumed adequate	
Landscaping	Average	
Drainage	Assumed adequate	
<b>Utilities</b>		<b>Availability</b>
Water	City of Lampasas	Yes
Sewer	City of Lampasas	Yes
Electricity	Lampasas Electric Department	Yes
Telephone	Various	Yes
<b>Other</b>		<b>Unknown</b>
	<b>Yes</b>	<b>No</b>
Detrimental Easements		X
Encroachments		X
Deed Restrictions		X
Reciprocal Parking Rights		X
Source: Various sources compiled by CBRE		

### INGRESS/EGRESS

The property has frontage along the west side of US 183.

### EASEMENTS AND ENCROACHMENTS

There are no known easements or encroachments impacting the sites that are considered to affect the marketability or highest and best use. It is recommended that the client/reader obtain

# Lampasas Economic Development Corporation

From: Mandy Walsh

Re: Staff Report

Date: August 17, 2022

## Business Park

Eckermann Engineering was on-site at the Business Park recently and discussed the pavement section with Gage & Cade, and the use of geogrid and/or lime stabilized subgrade. The base bid included the geogrid and is required. As a reminder we discussed possibly removing the grid, thickening the base section and adding lime stabilized subgrade, but due to higher costs we opted for the base bid. Included in this packet is the description of Change Order No. 1, which is:

1. Added the removal of a concrete slab to accommodate the water line alignment adjustment north of the BP entrance (water line was adjusted to eliminate the bore and avoid the trees)
2. Removed all bores under trees in base bid
3. Removed 18" PVC casing by open cut in add alternate bid
4. Added 15" RCP and 2-curb inlets to Add Alternate 1 near the 48" culvert (these were called for in the plans, but were not included as a line item in the bid form – the cost of \$75/lf was a negotiated price instead of using the bid amount of \$430/lf from the base bid) to be installed.

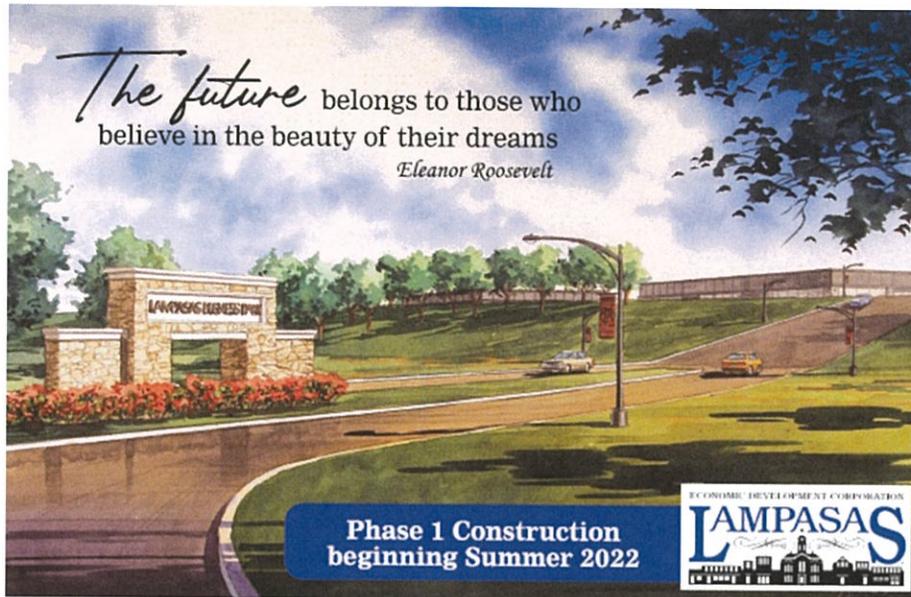
After reviewing with Eckermann and staff, there was an overall savings in the Change Order, but the savings are water/wastewater specific so it reduces the funds allocated by the City through the American Rescue Plan Act. The costs for the curb inlet and concrete slab demo will fall under the LEDC costs and will be an increase of approximately \$23,250. Construction has continued on schedule with the exception of the spine road (East-West), which has had portions being delayed due to availability of pre-cast storm drains. We inquired about the timeline for the box culverts, as discussed in the July meeting, and Derrek mentioned when he was onsite G&C said the culverts wouldn't be in until October. Derrek will be in attendance to give an update and discuss these items, and the project timeline, in more detail.

## Marketing

I am wrapping up the digital map and print-out piece with Flyer View Group. We have gone through many revisions, but we are close to wrapping up. We wanted this piece to be more development and workforce driven to appeal to prospects, and less about retail and quality of life. We also held off until we received all professional photos from the photographer hired by the City and LEDC to use for both website redesigns. The cost will decrease this year as the information has been created and built into the digital map. This year's cost will be for maintaining and updating the map/demographics as needed. I've also engaged Neon Cloud to create another Lampasas promo video. The last one we created was in 2018 and it was more focused on Lampasas as a whole, quality of life, parks, amenities, etc. My goal with this video is to still feature those, but focus heavier on the Business Park development, workforce, transportation and growth. If you recall when we engaged Neon

Cloud in 2018 we were able to use funding from Hotel Occupancy Tax for a portion of the promo video; our plan is to explore this same option, particularly for any segments related to parks, quality of life, downtown and/or events. Additionally, I spoke with Site Selection Magazine regarding an ad for their September Texas issue (print & digital). I've included their distribution, which consists of 42,000 corporate leaders and site selectors. This issue specifically features Texas development and infrastructure, which will be a perfect time for us to showcase the Business Park Phase 1 development. Deadline for artwork is Friday, 8/19, but I may use the ad created for the Dispatch Visitors Guide (seen below), with some minor adjustments. They have a creative team that can assist in edits to a current ad.

Media	Distribution	Cost	Description
<b>Neon Cloud</b>	Email, Website, Social Media	~\$10,000 *	2:00-3:00 min promotional video featuring Business Park, location, workforce, downtown, growth, transportation, quality of life.
<b>Site Selection</b>	42,000 CEOs, Site Selectors	\$2,950 **	1/3 page print & digital ad in September-TEXAS edition, e-blasted in the digital edition, which links back to our LEDC website.
<b>Flyerview</b>	Email, Mail, Meeting Handout, Website, Social Media	\$2,195	Digital & Print Map featuring Business Park, Location, Demographics, Target Industries, Transportation, Downtown, Quality of Life, Fort Hood
<p>* Could utilize HOT Funds for a portion, specifically Quality of Life piece  ** Will utilize remaining FY 21-22 marketing budget for a portion</p>			



**Zoning/Covenants** The subcommittee met on 8/12 and determined the need for the Architectural Control Committee isn't necessary. We collectively agreed with proper zoning ordinances the LEDC will be able to meet the intent of this committee by creating standards within the Business Park Zoning Districts. The subcommittee is working off of a completely new document, inspired by much of what the Tomball EDC has implemented into their Business Park restrictions & covenants. The document is being broken down into sections, comparing to our City zoning regs, and then reworked to fit our needs at the Business Park. Once we have completed this, we will bring back to the Board for any additional suggestions or comments before allowing our legal counsel to give the final approval.

**Sales Tax** Sales Tax has increased 10.97% for the month of July. Last year's July payments totaled \$237,474.51 compared to this year's receipt of \$263,537.84. Overall year-to-date is \$1,881,333.13 versus last year's YTD at \$1,723,625.48, reflecting a 9.14% increase.