

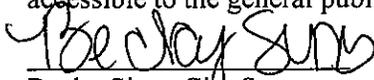
**NOTICE OF REGULAR MEETING OF THE
LAMPASAS ECONOMIC DEVELOPMENT BOARD
OF THE CITY OF LAMPASAS, TEXAS
WEDNESDAY, SEPTEMBER 21, 2022
JACK CALVERT MUNICIPAL BUILDING
302 EAST THIRD STREET
5:30 PM**

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, September 21, 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 August 17, 2022.
- IV. Update and possible action regarding August 2022 Financial Statements and Balance Sheet.
- V. Discussion and possible action regarding Board appointments.
- VI. Discussion and possible action regarding Business Park progress, project accounting and financing.
- VII. Discussion and possible action regarding Business Park Zoning, Covenants and Design Guidelines.
- VIII. Update on the following:
 - County Update
 - LISD Update
 - Staff Update
- 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 15 day of September 2022 at 5:30 pm


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 AUGUST 17, 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:

Neal Leavell
T.J. Monroe
Ryan Shahan
Sid Ball
Steve Hudson

LEDC Members Absent:

Roland Schaub
Bobby Carroll-Ex-Officio

City Staff Present:

Finley deGraffenried, City Manager/Executive Director
Mandy Walsh, Economic Development Director
Becky Sims, City Secretary
Ryan Ward, Assistant City Manager
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 July 20, 2022.

Board member Monroe moved to approve the minutes as presented, the motion was seconded by Board member Hudson, with Talbert abstaining, the motion carried. (Schaub absent)

IV. Update and possible action regarding July 2022 Financial Statements and Balance Sheet.

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

V. Discussion and possible action regarding Business Park progress, project accounting and financing, and change orders.

Derrek Eckermann reviewed his field observation report:

- *18-inch RCP Storm Drain Line C1 was being installed during observation*
- *Storm Drain Line C1 will all be installed by end of day, July 29th once the last curb inlet base is set.*
- *Storm Drain Line C2 has been installed.*
- *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*

Ms. Walsh reported the following payment report

- *Pay App #1 Paid on 05/20/2022 \$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 BBOT account, but we did draw \$10,000.00 to cover the difference.*
- *Pay App #4 Paid on 8/12/2022 \$128,657.56*
 - *We made a draw of \$130,000.00 on 8/11/2022 to cover Pay App #4*

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

VI. Discussion and possible action regarding costs, inputs and appraisal of Business Park Tracts 10, 11 & 12.

Ms. Walsh presented the appraisal report from CBRE

- *As is- Tract 10 \$520,000*
 - *4 acres/ 174,240 SF*
- *As is- Tract 11 \$440,000*
 - *3.50 acres/ 152,450 SF*
- *As is- Tract 12 \$440,000*
 - *3.50 acres/152/460 SF*

VII. Discussion and possible action regarding Business park entrance signage.

The Board will wait until the median entering the Business Park has been completed to decide on sign design; however, by consensus the board agreed to a limestone finish with less structure and a more defined sign name for visibility.

VIII Discussion and possible action regarding compensated time off for Economic Development Director's participation in community service activities and events.

City Manager deGraffenried reported that compensated time up to 40 hours for community service and events for all city employees has been approved by council.

IX Update on the following

- County Update

Commissioner Carroll was not present.

- LISD Update

- *Due to vacancy not being filled, Board member Shahan provided updates*
- *New school year is in progress with no issues, enrollment appears to be higher*
- *Making progress with the City to finalize interlocal agreement and hire additional SRO's*
- *Auto/Tech Building is moving slow, original deadline was in July. Contractor could be assessed Liquidated Damages depending on new agreed upon completion date.*
- *School budget looks good, State funding has gone down.*

- Staff Update

***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:*

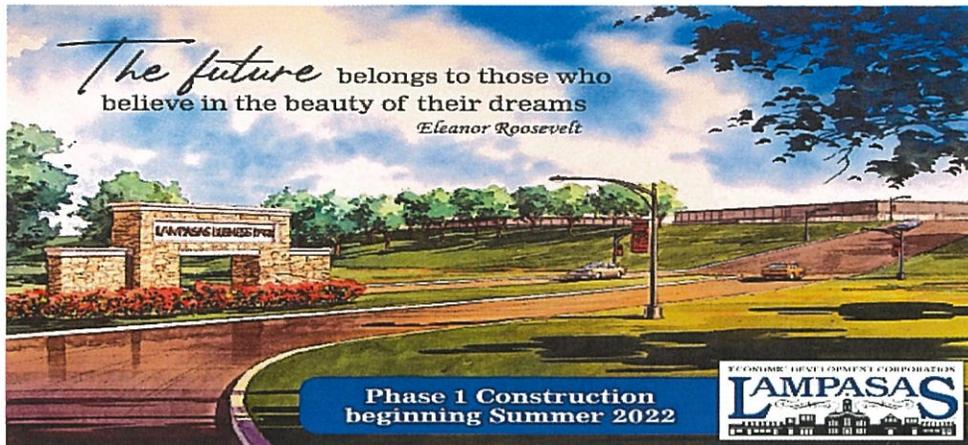
1. *Added the removal of a concrete slab to accommodate the water line alignment adjustment north of the BP entrance (water line was adjusted to eliminate the bore and avoid the trees)*
2. *Removed all bores under trees in base bid*
3. *Removed 18" PVC casing by open cut in add alternate bid*
4. *Added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

***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 life. We also held off until we received all professional photos from 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 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 was created 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 perfect time for us to showcase the Business Park Phase I 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
Neon Cloud	Email, Website, Social Media	\$10,000 *	2:00-3:00 min promotional video featuring Business Park, location, workforce, downtown, growth, transportation, quality of life.
Site Selection	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.
Flyerview	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

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

- Renewals

IX. Adjourn -Board member Hudson moved to adjourn the meeting at 6:27 p.m.; Board member Monroe seconded the motion and with a unanimous vote, the motion carried.

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				
Month to Date: August				
	Aug-19	Aug-20	Aug-21	Aug-22
Income				
Tax Revenue	\$27,334.03	\$33,946.32	\$39,579.08	\$43,922.97
Service Revenue				
Interest	\$421.91	\$106.13	\$156.00	\$691.36
Bond Fund Revenue	\$612.07	\$62.47	\$21.21	\$130,000.00
Total Income	\$28,368.01	\$34,114.92	\$39,756.29	\$174,614.33
Expense				
Supplies	\$130.00	\$22.39		
Contract Services	\$1,097.99	\$1,186.49	\$1,037.99	\$2,487.99
Maintenance				
Other Expenses	\$22.42	\$122.40	\$28.92	
Capital Expenditures				
Contingency				
Transfers				
Debt Service				\$19,999.77
Bond Fund Expense				\$290,810.59
Total Expense	\$1,250.41	\$1,331.28	\$1,066.91	\$313,298.35
Net Surplus/(deficit)	\$27,117.60	\$32,783.64	\$38,689.38	(\$138,684.02)
Year to Date: October through August				
	FY 2019	FY 2020	FY 2021	FY 2022
Income				
Tax Revenue	\$284,823.31	\$316,802.21	\$385,331.82	\$425,215.90
Service Revenue			\$100,000.00	
Interest	\$4,785.59	\$1,457.93	\$1,395.80	\$3,163.82
Bond Fund Revenue	\$7,986.71	\$3,136.59	\$607.59	\$140,255.61
Total Income	\$297,595.61	\$321,396.73	\$487,335.21	\$568,635.33
Expense				
Supplies	\$757.85	\$374.89	\$190.61	\$148.56
Contract Services	\$23,240.61	\$19,691.19	\$25,030.17	\$32,533.02
Maintenance	\$1,973.26	\$2,071.92	\$2,175.52	\$2,284.29
Other Expenses	\$25,932.08	\$125,451.42	\$35,933.71	\$3,072.87
Capital Expenditures				
Contingency				
Transfers				
Debt Service	\$77,403.64	\$77,403.64	\$77,403.64	\$71,202.79
Bond Fund Expense	\$29,400.00	\$51,788.00		\$911,844.16
Total Expense	\$158,707.44	\$276,781.06	\$140,733.65	\$1,021,085.69
Net Surplus/(deficit)	\$138,888.17	\$44,615.67	\$346,601.56	-\$452,450.36

75 -LAMPASAS ECONOMIC DEV CRP

ACCT# ACCOUNT NAME

ASSETS		
=====		
1020	FSB CHECKING 7001092 LEDC	661,056.69
1021	FSB CAPITAL FD CHECKING7002363	2,599.81
1025	FSB LEDC LOAN 2678	0.00
1026	BUSINESS BANK OF TX 4001561	468,382.64
1030	CLAIM ON CASH	39,194.09
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	
		2,742,948.84
		=====

LIABILITIES & FUND BALANCE		
=====		
2209	ACCOUNTS PAYABLE CAPITAL ACCT	0.00
2210	ACCOUNTS PAYABLE	65.79
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>14,891.24</u>
	TOTAL LIABILITIES & FUND EQUITY	
		2,742,948.84
		=====

CITY OF LAMPASAS
 FINANCIAL STATEMENT
 AS OF: AUGUST 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	43,922.97	425,215.90	128.85	0.00	(95,215.90)
	SERVICE REVENUE	0.00	0.00	0.00	0.00	0.00	0.00
	OTHER REVENUE	1,250.00	691.36	3,163.82	253.11	0.00	(1,913.82)
	TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL OPERATING REVENUE	331,250.00	44,614.33	428,379.72	129.32	0.00	(97,129.72)
<u>BOND FUND REVENUE</u>							
	OTHER REVENUE	432,740.00	130,000.00	140,255.61	32.41	0.00	292,484.39
	TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL BOND FUND REVENUE	432,740.00	130,000.00	140,255.61	32.41	0.00	292,484.39
	FUND TOTAL REVENUE	763,990.00	174,614.33	568,635.33	74.43	0.00	195,354.67
<u>EXPENDITURE SUMMARY</u>							
<u>LEDC OPERATING FUNDS</u>							
	SUPPLIES	500.00	0.00	148.56	29.71	0.00	351.44
	CONTRACTUAL SERVICES	29,176.00	2,487.99	32,533.02	111.51	0.00	(3,357.02)
	MAINTENANCE	3,000.00	0.00	2,284.29	76.14	0.00	715.71
	OTHER EXPENSES	59,225.00	0.00	3,072.87	5.19	0.00	56,152.13
	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	154,808.00	19,999.77	71,202.79	45.99	0.00	83,605.21
	TOTAL LEDC OPERATING FUNDS	298,839.00	22,487.76	109,241.53	36.56	0.00	189,597.47
<u>LAMPASAS EDC BOND FUNDS</u>							
	CONTRACTUAL SERVICES	0.00	0.00	50,636.00	0.00	0.00	(50,636.00)
	CAPITAL EXPENDITURES	0.00	290,810.59	861,208.16	0.00	0.00	(861,208.16)
	CONTINGENCY AND RESERVES	432,740.00	0.00	0.00	0.00	0.00	432,740.00
	TOTAL LAMPASAS EDC BOND FUNDS	432,740.00	290,810.59	911,844.16	210.71	0.00	(479,104.16)
	FUND TOTAL EXPENDITURES	731,579.00	313,298.35	1,021,085.69	139.57	0.00	(289,506.69)
	TOTAL PROFIT / (LOSS)	32,411.00	(138,684.02)	(452,450.36)	395.98-	0.00	484,861.36

CITY OF LAMPASAS
FINANCIAL STATEMENT
AS OF: AUGUST 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
		=====	=====	=====	=====	=====	=====

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
OPERATING REVENUE							
TAX REVENUE							
400-4017	SALES TAX	330,000.00	43,922.97	425,215.90	128.85	0.00	(95,215.90)
	TOTAL TAX REVENUE	330,000.00	43,922.97	425,215.90	128.85	0.00	(95,215.90)
SERVICE REVENUE							
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
OTHER REVENUE							
400-4710	BONDS	0.00	0.00	0.00	0.00	0.00	0.00
400-4820	INTEREST & DIVIDENDS	1,250.00	691.36	3,163.82	253.11	0.00	(1,913.82)
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	691.36	3,163.82	253.11	0.00	(1,913.82)
TRANSFERS							
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	44,614.33	428,379.72	129.32	0.00	(97,129.72)
BOND FUND REVENUE							
OTHER REVENUE							
410-4520	LOAN PROCEEDS	0.00	130,000.00	140,000.00	0.00	0.00	(140,000.00)
410-4710	BOND FUNDS	0.00	0.00	0.00	0.00	0.00	0.00
410-4820	INTEREST EARNED	700.00	0.00	255.61	36.52	0.00	444.39
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	130,000.00	140,255.61	32.41	0.00	292,484.39
TRANSFERS							
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	130,000.00	140,255.61	32.41	0.00	292,484.39

CITY OF LAMPASAS
FINANCIAL STATEMENT
AS OF: AUGUST 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	174,614.33	568,635.33	74.43	0.00	195,354.67

CITY OF LAMPASAS
 FINANCIAL STATEMENT
 AS OF: AUGUST 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
SUPPLIES							
500-5230	UNIFORMS	0.00	0.00	0.00	0.00	0.00	0.00
500-5250	HAND TOOLS & SMALL EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00
500-5260	POSTAGE	0.00	0.00	0.00	0.00	0.00	0.00
500-5265	COMPUTER SOFTWARE & EQUIPMEN	250.00	0.00	0.00	0.00	0.00	250.00
500-5270	SUPPLIES	250.00	0.00	148.56	59.42	0.00	101.44
500-5295	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
CONTRACTUAL SERVICES							
500-5300	CONTRACT LABOR	0.00	0.00	0.00	0.00	0.00	0.00
500-5316	BOND AGENT FEES	0.00	0.00	0.00	0.00	0.00	0.00
500-5320	TELEPHONE SERVICES	1,176.00	37.99	417.89	35.53	0.00	758.11
500-5325	UTILITIES	0.00	0.00	0.00	0.00	0.00	0.00
500-5346	ENGINEERING/SURVEYING SERVIC	0.00	0.00	4,000.00	0.00	0.00	(4,000.00)
500-5355	INSURANCE-PROPERTY	0.00	0.00	0.00	0.00	0.00	0.00
500-5361	LEGAL SERVICES	2,500.00	0.00	2,660.00	106.40	0.00	(160.00)
500-5373	PROMOTION AND ADVERTISING	7,500.00	1,450.00	7,460.13	99.47	0.00	39.87
500-5388	TAXES ON PROPERTY	0.00	0.00	0.00	0.00	0.00	0.00
500-5395	PROFESSIONAL SERVICES	6,000.00	0.00	6,900.00	115.00	0.00	(900.00)
500-5397	ADMIN & OVERHEAD	12,000.00	1,000.00	11,000.00	91.67	0.00	1,000.00
500-5398	VISION LAMPASAS	0.00	0.00	0.00	0.00	0.00	0.00
500-5399	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	2,487.99	32,533.02	111.51	0.00	(3,357.02)
MAINTENANCE							
500-5405	BUILDING & GROUNDS MAINTENAN	500.00	0.00	0.00	0.00	0.00	500.00
500-5425	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
OTHER EXPENSES							
500-5451	BUSINESS EXPENSES	2,500.00	0.00	767.94	30.72	0.00	1,732.06
500-5452	TRAVEL & TRAINING	6,000.00	0.00	1,579.93	26.33	0.00	4,420.07
500-5453	DUES & MEMBERSHIPS	725.00	0.00	725.00	100.00	0.00	0.00
500-5499	ECONOMIC DEVELOPMENT PROGRAM	50,000.00	0.00	0.00	0.00	0.00	50,000.00
500-5499.01	ECON DVLPMNT 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	0.00	3,072.87	5.19	0.00	56,152.13
CAPITAL EXPENDITURES							
500-5505	BUILDING & GROUNDS	0.00	0.00	0.00	0.00	0.00	0.00
500-5530	WATER SYSTEMS	0.00	0.00	0.00	0.00	0.00	0.00
500-5535	ELECTRIC SYSTEMS	0.00	0.00	0.00	0.00	0.00	0.00
500-5540	SEWER SYSTEMS	0.00	0.00	0.00	0.00	0.00	0.00
500-5545	STREETS & DRAINAGE	<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: AUGUST 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
<u>CONTINGENCY AND RESERVES</u>							
500-5600	CONTINGENCY/RESERVES	0.00	0.00	0.00	0.00	0.00	0.00
500-5601	DONATION RESERVES	0.00	0.00	0.00	0.00	0.00	0.00
500-5610	DEPRECIATION	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL CONTINGENCY AND RESERVES	0.00	0.00	0.00	0.00	0.00	0.00
<u>TRANSFERS</u>							
500-5710	TRANSFER TO GENERAL FUND	0.00	0.00	0.00	0.00	0.00	0.00
500-5722	TRANSFER TO FUND 22	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
<u>DEBT SERVICE</u>							
500-5800	PRINCIPAL PAYMENT	114,013.00	13,529.08	43,419.24	38.08	0.00	70,593.76
500-5801	INTEREST PAYMENT	<u>40,795.00</u>	<u>6,470.69</u>	<u>27,783.55</u>	<u>68.11</u>	<u>0.00</u>	<u>13,011.45</u>
	TOTAL DEBT SERVICE	154,808.00	19,999.77	71,202.79	45.99	0.00	83,605.21
<hr/>							
	TOTAL LEDC OPERATING FUNDS	<u>298,839.00</u>	<u>22,487.76</u>	<u>109,241.53</u>	<u>36.56</u>	<u>0.00</u>	<u>189,597.47</u>

CITY OF LAMPASAS
 FINANCIAL STATEMENT
 AS OF: AUGUST 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	180.00	0.00	0.00	(180.00)
510-5346	ENGINEERING/SERVEYING SERVIC	0.00	0.00	49,970.00	0.00	0.00	(49,970.00)
510-5361	LEGAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
510-5395	PROFESSIONAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
510-5399	OTHER SERVICES	0.00	0.00	486.00	0.00	0.00	(486.00)
	TOTAL CONTRACTUAL SERVICES	0.00	0.00	50,636.00	0.00	0.00	(50,636.00)
<u>CAPITAL EXPENDITURES</u>							
510-5505	BUILDING AND GROUNDS	0.00	290,810.59	861,208.16	0.00	0.00	(861,208.16)
	TOTAL CAPITAL EXPENDITURES	0.00	290,810.59	861,208.16	0.00	0.00	(861,208.16)
<u>CONTINGENCY AND RESERVES</u>							
510-5600	CONTINGENCY/RESERVES	432,740.00	0.00	0.00	0.00	0.00	432,740.00
	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	290,810.59	911,844.16	210.71	0.00	(479,104.16)
<hr/>							
***	TOTAL EXPENSES ***	731,579.00	313,298.35	1,021,085.69	139.57	0.00	(289,506.69)
<hr/>							
	TOTAL PROFIT / (LOSS)	32,411.00	(138,684.02)	(452,450.36)	0.00	0.00	484,861.36
<hr/>							

*** END OF REPORT ***

BOARD MEMBERS (Term Expiring September 2022)							
CBAA	Lesley Wilson	Clifford Butts	Nathan Hooten	Vacant (mechanical)	Vacant		
LEDC	Neal Leavell	Misti Talbert	TJ Monroe	LISD Ex-Officio			
Library	Jennifer Walker	Ruth Martin	D'Anne Willis				
Parks	Diane Davis	Rick Rebando	Clay Harrington	Shirley Blake	Harvey Stinnett		
P & Z	Michael Sibberson	Robert McCauley					
ZBA	Jason Hamilton	Jack Harrell	Brandon Butts	Jerry Grayson	Vacant		
AZBOA	John Fingerhut	Steven Cohen					

CBAA members shall be represented by trades, groups or professions. 2-year term

ZBA & P&Z- member shall be resident citizens, taxpayers and qualified voters of the City of Lampasas or Extraterritorial Jurisdiction (ETJ) and own real property inside the Lampasas City Limits. P&Z 3-year terms/ ZBA- 2-year terms

EDC Three (3) members City/County residents- Two (2) Council- (2-year terms) Two (2) ex-officio (Commissioner/LISD) at each board's discretion- terms are for 1 year

Library Must be within the Library Service area as defined by the library circulation policy; however, majority must be within the City Limits. 3-year term

Parks Specific Organizations-/4 At-large- 5 shall reside within the City Limits & be a qualified voter, 4 must reside within Lampasas County and be a qualified voter. 2-year term

Becky Sims

From: noreply@civicplus.com
Sent: Friday, September 9, 2022 8:35 AM
To: Becky Sims; Finley deGraffenried
Subject: Online Form Submittal: Application for Appointment to a City Board or Commission

Caution: This email originated from outside of the City's organization. Do not click links nor open attachments unless you recognize the sender and know the content is safe.

Application for Appointment to a City Board or Commission

Date	9/9/2022
Personal Information	
First Name	Timothy
Last Name	Hefley
Address1	1326 Naruna Road
City	Lampasas
State	TX
Zip	76550
Home Phone Number	5127841010
Mobile Phone Number	5127841010
Email Address	tfhefley@hotmail.com
Business Address	2124 Avenue N
Business Phone Number	5127841010
Occupation	Operations Manager
Please indicate board/commission/committe preference(s):	Capital Improvements Program Committee, Economic Development Corporation Board, Golf Course Advisory Board, Parks and Recreation Advisory Board, Planning and Zoning Commission, Zoning Board of Adjustments

Residency Information

Length of residency in City of Lampasas 7 years

Length of residency of Lampasas County 7 years

Are you a registered voter? Yes

Voter Registration Number *Field not completed.*

Did you vote in the last City Election? Yes

Organization Membership Information

Are you currently serving on other Boards, Commissions, or Committees? No

If yes, please list current service, including dates. *Field not completed.*

Have you served on a Board, Commission, or Committee before? No

If yes, please list past service, including dates. *Field not completed.*

Please state why you wish to serve. Be more involved in the future of our community

What are your top three goals and objectives for the City Board, Commission or Committee you are applying for?
Involvement in the future growth of our community
Support the citizens of Lampasas
Create open dialogue between the citizens and the boards

Please list any special knowledge or experience applicable to City Board, Commission, or Committee with that you are applying for. *Field not completed.*

Please attach resume or additional experience to application *Field not completed.*

Signature of Applicant

Do you agree?

Agree

Email not displaying correctly? [View it in your browser.](#)



City Secretary's Office
312 East Third Street
Lampasas, Texas 76550
(512) 556-6831
Fax# (512) 556-8083

Email: Becky@cityoflampasas.com
Christina@cityoflampasas.com

Please indicate board/commission/committee preference(s):

- Airport Advisory Board
- Capital Improvement Program Committee
- Golf Course Advisory Board
- Economic Development Corporation Board
- Construction Board of Adjustments and Appeals
- Joint Airport Board of Adjustment
- Library Advisory Board
- Parks & Recreation Advisory Board
- Planning and Zoning Commission
- Zoning Board of Adjustment

Name(print): JAMI SANCHEZ

Email: ed.lampasas@silvercareliving.co

Home Address: 47 Sue Ann DR

Home Phone: 512-525-5571

Business Address: 2032 S. Hwy 281

Business Phone: 737-618-5264

Resident of City of Lampasas 39 ^{Years}/_{Months}

Resident of Lampasas County 39 ^{Years}/_{Months}

Voter Registration Number: _____

Occupation: EXECUTIVE DIRECTOR

Education: SOME COLLEGE

Special Knowledge or Experience Applicable to City Board/Commission/Committee Function:

Other Information (Civic Activities, etc)

Please attach resume or additional experience to application

I have attended one or more meetings of the board/commission/committee for which I have applied: Yes No

Signature: Jami Sanchez Date: 8/11/20

PLEASE RETURN COMPLETED FORM TO THE CITY SECRETARY'S OFFICE AT CITY HALL

Michael F. Sibberson
1901 Diamond Ridge Drive
Lampasas, Texas 76550 • msibberson@icloud.com
(254) 681-0630

Career Objective

To serve in a school district or educational company that believes that all students are important and that all students can learn and succeed.

Personal Highlights

- *Through my tenacious, yet caring style, I am able to motivate students and staff to give the maximum to their daily drive toward excellence.*
- *Through my belief in the potential of the youth in our schools, I have broken barriers to learning and success, crossing cultural and economic lines.*
- *My ability to learn quickly and adapt serves as an incredible asset to my professional personality.*

Professional Education and Qualifications

2007 – 2008 **Texas Superintendent's Certification Institute (TSCI)**
Superintendent Certification **Texas ESC Region 13/20**

1999 – 2000 **Tarleton State University** **Killeen, Texas**
Principal Certification Classes

1996 – 1997 **Texas A&M University** **College Station, Texas**
Master of Science – Human Resource Development

- Focus on Human Resource Development with an additional focus of Distance Education.

1985 – 1989 **University of Texas** **Austin, Texas**
Bachelor of Science

- Focus on Physics and Chemistry

Working Experience

2018 – 2020 **Lometa ISD** **Lometa, Texas**
Principal

2015 - 2016 **Dunedin High School** **Dunedin, Florida**
Teacher

Served as a Chemistry and Physics Teacher

2013 – 2015 **Hawley Independent School District** **Hawley, Texas**
Superintendent

I have served as the Superintendent of the Hawley Independent School District leading the instruction, budget, employment, and operations of the district. The Hawley Independent School District is a school district located just north of Abilene, Texas.

2002 - 2013 **Killeen High School** **Killeen, Texas**
Principal

- Served as the Instructional Leader of Killeen High School (6A).
- Supervised all staff (Professional, Para-Professional, and Auxiliary) of Killeen High School.
- Have taken the school from Underperforming to nearly Recognized
- Have implemented the International Baccalaureate program from inception. The IB Diploma rate is currently significantly above the international average.
- Have driven the advancement of the AVID program. KHS is currently a National Demonstration School.
- Manage the special programs and the special populations of Killeen High School.
- Work closely with the Military leaders and the Military Child Education Coalition to ensure that the Military Child is well represented in the academic environment.
- Serve as the Campus Hearing Officer.
- Serve as a PDAS supervisor (evaluation system).
- Implemented community connections with the school by supporting the formation of the Exchange Excel Club and the Kiwanis Key Club.
- Oversee the campus level professional development for Killeen High School.
- Imposed the tenets of Capturing Kids Hearts school-wide to increase the relationships between the staff and the students.

2000 - 2002 **Killeen High School** **Killeen, Texas**
Director of Curriculum/Assistant Principal

- Oversee the Curriculum of courses taught at Killeen High School.
- Managed all aspects of the budget for Killeen High School.

- Served as Chairman of the Killeen High School Site-Based Committee.
- Served as the Campus Hearing Officer in the absence of the Principal.
- Served as a *PDAS* appraiser.
- Oversee the campus level professional development for Killeen High School.

1997 - 1999 **Killeen High School** **Killeen, Texas**
Teacher Leader

- Served as an instructional leader for the physical sciences and social sciences.
- Duties include intense mentoring of new teachers, curriculum alignment, curriculum development, vertical team building, and mentoring of veteran teachers.

1989 - 1999 **Killeen High School** **Killeen, Texas**
Teacher

- Established and built the Advanced Placement Physics program by adding both Advanced Placement Physics B and Advanced Placement Physics C to the offerings at Killeen High School.
- *Chosen as Teacher of the Year by the Killeen Daily Herald, 1995*
- Successfully procured a grant for \$20,000 in 1992, which implemented probing equipment.
- Successfully procured an upgrade grant for \$15,000 in 1998 with a focus on teaching using the video conferencing equipment.
- *Sponsored the Killeen High School Key Club from 1989 – 1993 and Killeen High School Junior Engineering Technical Society from 1993 – 1999.*

1980 - 1986 **United States Army**
Warrant Officer

- Served as a *Cobra Combat Pilot*

Certifications

- Florida Teacher Certification
- Florida Principal Certification
- Texas Superintendent Certificate
- Texas Principal Certificate
- Texas Composite Science Teacher Certificate
- Texas Physics Teacher Certificate

References

Available upon request



City Secretary's Office
312 East Third Street
Lampasas, Texas 76550
(512) 556-6831
Fax# (512) 556-8083
Email: Becky@cityoflampasas.com

Please indicate board/commission/committee preference(s):

- Airport Advisory Board
- Capital Improvement Program Committee
- Golf Course Advisory Board
- Economic Development Corporation Board**
- Construction Board of Adjustments and Appeals
- Library Advisory Board**
- Parks & Recreation Advisory Board**
- Planning and Zoning Commission**
- Zoning Board of Adjustment
- Airport Zoning Board of Adjustment

Name: Clayton Tucker Email: clayton@claytontuckertx.com

Home Address: 208 S. Western Ave, Lampasas, TX 76550 Home Phone: 512-887-0007

Business Address: PO Box 59, Lampasas, TX 76550 Business Phone: 512-887-0007

Resident of City of Lampasas: 5 years

Resident of Lampasas County: 5 years

Voter Registration Number: 1168600161

Occupation: Political organizer/rancher/writer

Education: Southwestern University, BA

Special Knowledge or Experience Applicable to City Board/Commission/Committee Function:

I've cofounded non-profits, such as Killeen Creators, and have experience on boards/commissions/committees. I'm also a published author, former teacher, and I once worked with the National Science Foundation regarding studying the economic impact of water resources.

Other Information (Civic Activities, etc):

Volunteer for Lampasas Museum, volunteer for Lampasas community gardens and Killeen Creators (also a community garden), etc.

Please attach resume or additional experience to application

I have attended one or more meetings of the board/commission/committee for which I have applied:

yes no

Signature:  Date: 9/25/2021

PLEASE RETURN COMPLETED FORM TO THE CITY SECRETARY'S OFFICE AT CITY HALL

Becky Sims

From: noreply@civicplus.com
Sent: Tuesday, August 10, 2021 5:28 PM
To: Becky Sims; Finley deGraffenried
Subject: Online Form Submittal: Application for Appointment to a City Board or Commission

Caution: This email originated from outside of the City's organization. Do not click links nor open attachments unless you recognize the sender and know the content is safe.

Application for Appointment to a City Board or Commission

Date	8/10/2021
Personal Information	
First Name	Kathy
Last Name	Crawford
Address1	519 E. 3rd St.
City	Lampasas
State	TX
Zip	76550
Home Phone Number	512-496-3316
Mobile Phone Number	512-496-3316
Email Address	Mooniekathy@gmail.com
Business Address	519 E. 3rd St.
Business Phone Number	512-496-3316
Occupation	Property manager and retail store owner
Please indicate board/commission/committe preference(s):	Capital Improvements Program Committee, Economic Development Corporation Board, Parks and Recreation Advisory Board, Planning and Zoning Commission
Residency Information	

Length of residency in City of Lampasas 2 years, 5 months

Length of residency of Lampasas County 2 years, 5 months

Are you a registered voter? Yes

Voter Registration Number 1158299659

Did you vote in the last City Election? Yes

Organization Membership Information

Are you currently serving on other Boards, Commissions, or Committees? Yes

If yes, please list current service, including dates. Christmas on the Creek/ LAFTA June - present, Wings of Eagles Outreach Dec, 2020 - present, Lampasas Retailers Association Founder

Have you served on a Board, Commission, or Committee before? Yes

If yes, please list past service, including dates. Hill Country Ministries Board, Poodie's Party Fundraiser Committee Chair, Wings of Eagles Fundraising Committee see attached

Please state why you wish to serve. My business is on the Courtyard Square, which is in dire need of improvements and I would like to be involved with productive growth that can retain the Lampasas small town atmosphere but can also compete with successful neighboring communities for tourism.

What are your top three goals and objectives for the City Board, Commission or Committee you are applying for? I would like to help improve tourism by developing more downtown retail shopping, entertaining events and experiences. We have also discussed a cultural arts district and similar local attractions. One main goal is to help with the upcoming Solar Eclipse by volunteering to be of help with infrastructure and planning.

Please list any special knowledge or experience applicable to City Board, Commission, or Committee with that you are applying for. Event planning, set up, volunteer coordination, marketing, vendor coordination, communications, cash flow management and tracking, donation and auction solicitation.

Please attach resume or additional experience to application

[Simple resume for volunteering 8.10.2021.docx](#)

Signature of Applicant

Do you agree?

Agree

Email not displaying correctly? [View it in your browser.](#)

Kathy Crawford 8.10.2021

Interior Decorator from 1983 to 1995, Interior Designer from 1995 to 1998

Pedernales Disaster Recovery: President and Founder of the 1997 Spicewood Tornado Recovery Program May 31, 1997 to July 1998

Hill Country Community Ministries (Director of the HCM Thrift Shop)

Wedding coordinator of Resort Ranch on Lake Travis 1999 to Sept 11, 2001

Moon River Bar and Grill Manager 2001 to 2004

Austin Golf Club Food and Beverage Manager 2004 to 2012

Property Management for owners of vacation homes on Lake Travis from 2011 to now.

Have raised over 1.5 million dollars for charity including:

Pedernales Disaster Recovery: 1997 Spicewood Tornado Recovery Program

Hill Country Community Ministries

Poodie's Party for Helping Hands Crisis Ministries in Spicewood, TX

Refuge for Domestic Minor Sex Trafficking

Marble Falls Helping Center Food Bank

I own, Sustainable Pulse Community (501 c3), 419 Events, LLC and Kapeck Coop LLC,
dba Moonie's Hemporium



Memo

To: LEDC Board

Date: September 13, 2022

From: Mandy Walsh

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

We have received Pay App #1, #2, #3, #4 & #5 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 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.
- Pay App #5 PAID on 8/23/2022: **\$290,810.59**
 - Full note was drawn on September 8th totaling \$1,340,000.

Total Bid Amount: \$2,747,544.50

Loan Amount: \$1.5M

City's ARPA Amount for W/WW: \$971,176

LEDC PAID-TO-DATE: \$856,162.66

Remaining LEDC Payment *ESTIMATE*: ~\$892,426.88

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

PROJECT: BUSINESS PARK ROADWAY
 AND UTILITY IMPRMTS PH 1

AIA DOCUMENT G702

PAGE 1 OF 4 PAGES

APPLICATION NO: 5

PERIOD TO: 8/31/2022

DATE: 8/23/2022

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	\$	(71,380.00)
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	2,676,164.50
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	1,764,820.51
5. RETAINAGE:		
a. 10 % of Completed Work (Column D + E on G703)	\$	\$176,482.05
b. % of Stored Material (Column F on G703)	\$	Included in above
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	176,482.05
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	1,588,338.45
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	1,217,368.78
8. CURRENT PAYMENT DUE	\$	370,969.67
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	1,087,826.05

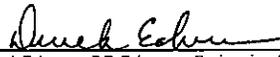
The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates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

CONTRACTOR:

By:  Date: 8/23/2022

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: 8/30/2022
 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	(\$71,380.00)
Total approved this Month	\$0.00	
TOTALS	\$0.00	(\$71,380.00)
NET CHANGES by Change Order		(\$71,380.00)

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 2 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: 5
APPLICATION DATE: 8/31/2022
PERIOD TO: 8/31/2022

A ITEM NO.	B DESCRIPTION OF WORK	QTY	UNIT	UNIT PRICE	C SCHEDULED VALUE	D WORK COMPLETED		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	\$3,540.00	100.00%	\$0.00	\$354.00	
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	\$21,675.00	\$21,675.00	100.00%	\$0.00	\$2,167.50	
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	\$139,081.25	\$139,081.25	70.00%	\$59,606.25	\$13,908.13	
8	Construction of Tensor TX-7 Geogrid	14,450	SY	3.45	\$49,852.50	\$0.00	\$44,867.25	\$44,867.25	90.00%	\$4,985.25	\$4,486.73	
9	Construction of 3" HMAc Pavement (TXDOT Item 340 Type C)	12,250	SY	16.20	\$198,450.00	\$0.00	\$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	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	0.00%	\$3,328.00	\$0.00	
12	Construction of Concrete Valley Gutter	166	SY	\$5.00	\$9,130.00	\$0.00	\$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	\$39,681.75		\$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	\$26,775.00		\$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	\$57,190.00		\$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	\$25,800.00		\$25,800.00	100.00%	\$0.00	\$2,580.00	
19	Construction of 15' Curb Inlet	10	EA	6,450.00	\$64,500.00	\$64,500.00		\$64,500.00	100.00%	\$0.00	\$6,450.00	
20	Construction of 4' x 4' Junction Box	3	EA	4,735.00	\$14,205.00	\$14,205.00		\$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		\$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		\$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	\$0.00		\$0.00	0.00%	\$7,475.00	\$0.00	
24	Construction of 4' x 3' Concrete Box Culvert	51	LF	490.00	\$24,990.00	\$0.00		\$0.00	0.00%	\$24,990.00	\$0.00	
25	Construction of 4' x 3' Wingwall (TXDOT Type FW-0)	1	EA	6,695.00	\$6,695.00	\$0.00		\$0.00	0.00%	\$6,695.00	\$0.00	
26	Construction of 8' x 5' Concrete Box Culvert	148	LF	950.00	\$140,600.00	\$0.00		\$0.00	0.00%	\$140,600.00	\$0.00	
27	Construction of 8'x5' Wingwall for Double Box Culvert (TXDO	2	EA	30,385	\$60,770.00	\$0.00		\$0.00	0.00%	\$60,770.00	\$0.00	
28	Construction of Rock Riprap (12" to 18" Rock)	36	CY	73.00	\$2,628.00	\$0.00		\$0.00	0.00%	\$2,628.00	\$0.00	
29	Construction of Pavement Markings (Striping) 4" Solid Single Y	450	LF	1.65	\$742.50	\$0.00		\$0.00	0.00%	\$742.50	\$0.00	
30	Construction of Pavement Markings (Striping) 4" Solid Single V	96	LF	1.65	\$158.40	\$0.00		\$0.00	0.00%	\$158.40	\$0.00	
31	Construction of Pavement Markings (Striping) 12" Solid Single	74	LF	4.90	\$362.60	\$0.00		\$0.00	0.00%	\$362.60	\$0.00	
32	Construction of Pavement Markings (Striping) 24" Solid Single	80	LF	9.75	\$780.00	\$0.00		\$0.00	0.00%	\$780.00	\$0.00	
33	Construction of Pavement Markings (Symbol) Arrow	2	EA	195.00	\$390.00	\$0.00		\$0.00	0.00%	\$390.00	\$0.00	
34	Construction of Street Signs (TXDOT)	1	EA	975.00	\$975.00	\$0.00		\$0.00	0.00%	\$975.00	\$0.00	
35	Construction of Street Signs (POZ-LOC Socket System Base	5	EA	975.00	\$4,875.00	\$0.00		\$0.00	0.00%	\$4,875.00	\$0.00	
36	Construction of Street Barricade	1	EA	1,625	\$1,625.00	\$0.00		\$0.00	0.00%	\$1,625.00	\$0.00	
GRAND TOTALS THIS PAGE						\$1,234,597.45	\$394,901.75	\$209,163.50	\$604,065.25		\$630,532.20	\$60,406.53

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.

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A ITEM NO.	B DESCRIPTION OF WORK	QTY	UNIT	UNIT PRICE	C SCHEDULED VALUE	D WORK COMPLETED		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				
TOTALS FROM PAGE 2					\$1,234,597.45	\$394,901.75	\$209,163.50	\$604,065.25		\$630,532.20	\$60,406.53
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	\$412.00	\$840.00	100.00%	\$0.00	\$84.00
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	41,220.00	\$154,460.50	100.00%	\$0.00	\$15,446.05
41	Construction of 8" C-900 DR 18 PVC Water Pipe Installed Inside 15" PVC Encasement Pipe	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 Inside 16" PVC Encasement Pipe	160	LF	39.75	\$6,360.00	\$696.48	\$5,663.52	\$6,360.00	100.00%	\$0.00	\$636.00
43	Construction of 12" C-900 DR 18 PVC Water Pipe by Open Cut	810	LF	90.50	\$73,305.00	\$64,255.00	\$9,050.00	\$73,305.00	100.00%	\$0.00	\$7,330.50
44	Construction of 15" C-900 DR 18 PVC Water Pipe by Open Cut	72	LF	143.00	\$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	\$75,949.91	\$83,680.00	100.00%	\$0.00	\$8,368.00
46	Construction of Fire Hydrant Assembly	10	EA	7,540.00	\$75,400.00	\$60,320.26	\$15,079.74	\$75,400.00	100.00%	\$0.00	\$7,540.00
47	Construction of 8" Gate Valves	9	EA	2,750.00	\$24,750.00	\$14,908.85	\$9,841.15	\$24,750.00	100.00%	\$0.00	\$2,475.00
48	Construction of 12" Gate Valves	5	EA	4,115.00	\$20,575.00	\$18,963.20	\$1,611.80	\$20,575.00	100.00%	\$0.00	\$2,057.50
49	Construction of DI Fittings	0.75	TON	27,595	\$20,696.25	\$18,628.72	\$2,067.53	\$20,696.25	100.00%	\$0.00	\$2,069.63
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
	ADD ALTERNATE 1 BID										\$0.00
1	Construction of Prepare Right of Way Clearing and Grubbing	11.5	STA	585.00	\$6,727.50	\$6,727.50		\$6,727.50	100.00%	\$0.00	\$672.75
2	Construction of Remove Existing Asphalt Pavement and Base										
2	Existing Entrance	500	SY	18.00	\$9,000.00	\$0.00	\$4,500.00	\$4,500.00	50.00%	\$4,500.00	\$450.00
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	\$9,142.25	\$9,142.25	100.00%	\$0.00	\$914.23
8	Construction of 10" Crushed Limestone Base (TXDOT Type 24)	6,095	SY	13.75	\$83,806.25	\$0.00	\$58,664.38	\$58,664.38	70.00%	\$25,141.88	\$5,866.44
9	Construction of Tensar TX-7 Geogrid	6,095	SY	3.45	\$21,027.75	\$0.00	\$21,027.75	\$21,027.75	100.00%	\$0.00	\$2,102.78
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
GRAND TOTALS THIS PAGE					\$2,395,484.45	\$1,085,189.60	\$463,393.53	\$1,548,583.13		\$846,901.33	\$154,858.31

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 4 OF PAGES 4

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

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						FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD				
TOTALS FROM PAGE 3					\$2,395,484.45	\$1,085,189.60	\$463,393.53	\$1,548,583.13		\$846,901.33	\$154,858.31
11	Construction of Concrete Curb and Gutter	2,500	LF	17.30	\$43,250.00			\$0.00	0.00%	\$43,250.00	\$0.00
12	Construction of 48" CMP Culvert	186	LF	275.00	\$51,150.00	\$51,150.00		\$51,150.00	100.00%	\$0.00	\$5,115.00
13	Construction of 24" Safety End Treatment (TXDOT Type SETP-PD) (6:1)	2	EA	2,800.00	\$5,600.00			\$0.00	0.00%	\$5,600.00	\$0.00
14	Construction of 48" Safety End Treatment (TXDOT Type SETP-PD) (6:1)	2	EA	5,500.00	\$11,000.00	\$11,000.00		\$11,000.00	100.00%	\$0.00	\$1,100.00
15	Construction of Rock Riprap (12" to 18" Rock) (18" Min Depth)	8	CY	73.00	\$584.00			\$0.00	0.00%	\$584.00	\$0.00
16	Construction of Pavement Markings (Striping) 4" Solid Single Y	308	LF	1.65	\$508.20			\$0.00	0.00%	\$508.20	\$0.00
17	Construction of Pavement Markings (Striping) 4" Solid Single V	60	LF	1.65	\$99.00			\$0.00	0.00%	\$99.00	\$0.00
18	Construction of Pavement Markings (Striping) 12" Solid Single Y	64	LF	4.90	\$313.60			\$0.00	0.00%	\$313.60	\$0.00
19	Construction of Pavement Markings (Striping) 24" Solid Single Y	32	LF	9.75	\$312.00			\$0.00	0.00%	\$312.00	\$0.00
20	Construction of Pavement Markings (Symbol) Arrow	2	EA	195.00	\$390.00			\$0.00	0.00%	\$390.00	\$0.00
21	Construction of Street Signs (TXDOT)	1	EA	975.00	\$975.00			\$0.00	0.00%	\$975.00	\$0.00
22	Construction of Street Signs (POZ-LOC Socket System Base)	2	EA	975.00	\$1,950.00			\$0.00	0.00%	\$1,950.00	\$0.00
23	Construction of Erosion Controls and Tree Protection	1.00	LS	1,500.00	\$1,500.00	\$1,500.00		\$1,500.00	100.00%	\$0.00	\$150.00
24	Construction of Signs, Barricades and Traffic Control Devices	1	LS	1,500.00	\$1,500.00			\$0.00	0.00%	\$1,500.00	\$0.00
25	Construction of 4" SCH 40 PVC Sleeves	64	LF	12.00	\$768.00	\$428.00	\$340.00	\$768.00	100.00%	\$0.00	\$76.80
26	Construction of 12" C-900 DR 18 PVC Water Pipe by Open Cut	1,040	LF	90.50	\$94,120.00	\$80,002.00	\$14,118.00	\$94,120.00	100.00%	\$0.00	\$9,412.00
	Construction of 12" C-900 DR 18 PVC Water Pipe Installed inside 18" PVC Encasement Pipe	50	LF	90.00	\$4,500.00	\$497.64		\$497.64	11.06%	\$4,002.36	\$49.76
28	Construction of 18" C-900 DR 18 PVC Encasement Pipe by Op	50	LF	275.00	\$13,750.00	\$8,033.00	\$5,717.00	\$13,750.00	100.00%	\$0.00	\$1,375.00
29	Construction of Fire Hydrant Assembly	4	EA	7,540.00	\$30,160.00	\$30,160.00		\$30,160.00	100.00%	\$0.00	\$3,016.00
30	Construction of 12" Gate Valves	2	EA	4,115.00	\$8,230.00	\$5,006.40		\$5,006.40	60.83%	\$3,223.60	\$500.64
31	Construction of DI Fittings	0.3	TON	27,595	\$8,278.50	\$7,450.34		\$7,450.34	90.00%	\$828.16	\$745.03
32	Construction of 6" SDR-26 PVC Wastewater Pipe by Open Cut	500	LF	58.00	\$29,000.00	\$29,000.00		\$29,000.00	100.00%	\$0.00	\$2,900.00
33	Construction of 4' Diameter Precast WW Manhole	2	EA	6,335.00	\$12,670.00	\$12,670.00		\$12,670.00	100.00%	\$0.00	\$1,267.00
34	Construction of 6" WW Service Line with Cleanout at ROW	4	EA	4,365.00	\$17,460.00	\$17,460.00		\$17,460.00	100.00%	\$0.00	\$1,746.00
35	Construction of Trench Safety	1,590	LF	1.85	\$2,941.50	\$2,035.00		\$2,035.00	69.18%	\$906.50	\$203.50
36	Construction of Mobilization	1	LS	11,050	\$11,050.00	\$11,050.00		\$11,050.00	100.00%	\$0.00	\$1,105.00
1	CO#1 Add Construction of 8" C-900 DR 18 PVC Water Pipe by	160	LF	57.25	\$9,160.00		\$9,160.00	\$9,160.00	100.00%	\$0.00	\$916.00
2	CO#1 Ded Construction of 8" C-900 DR 18 PVC Water Pipe In	-160	LF	39.75	(\$6,360.00)		(\$6,360.00)	(\$6,360.00)	100.00%	\$0.00	(\$636.00)
3	CO#1 Ded Construction of 16" Steel Encasement Pipe by Bore	-160	LF	523.00	(\$83,680.00)		(\$83,680.00)	(\$83,680.00)	100.00%	\$0.00	(\$8,368.00)
4	CO#1 Add Slab Demolition	1,750	SF	1.50	\$2,625.00		\$2,625.00	\$2,625.00	100.00%	\$0.00	\$262.50
5	CO#1 Ded Construction of 18" C-900 DR 18 PVC Encasement	-50	LF	275.00	(\$13,750.00)		(\$13,750.00)	(\$13,750.00)	100.00%	\$0.00	(\$1,375.00)
6	CO#1 Add 15" RCP (at 48" CMP Culvert)	103	LF	75.00	\$7,725.00		\$7,725.00	\$7,725.00	100.00%	\$0.00	\$772.50
7	CO#1 Add 10" Curb Inlet (at 48" CMP Culvert)	2	EA	6,450.00	\$12,900.00		\$12,900.00	\$12,900.00	100.00%	\$0.00	\$1,290.00
GRAND TOTALS					\$2,676,164.25	\$1,352,631.98	\$412,188.53	\$1,764,820.51	66%	\$911,343.75	\$176,482.05

SECTION 30-A BUSINESS PARK ZONE-1 (LOW INTENSITY) “BPZ1”

30A.1 GENERAL PURPOSE AND DESCRIPTION

The Low Intensity District anticipates land uses that do not impact the area in terms of noise, traffic, density; and design standards that promote a higher architectural standard including landscaping, exterior finishes and signage.

30A.2 PERMITTED USES:

1. Those uses specified in Section 35 (Use Charts).
2. Such uses as may be permitted under provisions of Specific Use Permits, Section 34.
3. Typical land uses include Offices, Research, Financial Services, Software Development, Retail and Hospitality.

30A.3 HEIGHT REGULATIONS:

A. Maximum Height:

1. Occupied structure/buildings – No more than 70 feet in height

30A.4 AREA REGULATIONS

A. Size of Yards:

1. **Minimum Front Yard** – Twenty-five feet (25')
2. **Minimum Side Yard** - Fifteen feet (15'); twenty feet (20') if adjacent to a street
3. **Minimum Rear Yard** - Twenty feet (20')

B. Maximum Lot Coverage: Sixty-five percent (65%).

C. Minimum Main Building per lot shall be 3,000 square feet.

D. Parking Regulations:

1. As required by Section 36, Off-Street Parking and Loading Requirements.

30A.5 SPECIAL REQUIREMENTS

- A. For site plan requirements, see Section 40.
- B. Temporary Portable Buildings are not allowed in BPZ1 District
- C. Open Storage is not allowed in the BPZ1 District
- D. Trash receptacles must be oriented to the building service areas and screened with a three-sided enclosure.
 - a. The enclosure must be two (2) feet higher than the height of the receptacle

and a minimum of eight (8) feet in height. **Waste Connections specifications**

- b. The enclosure shall be constructed of brick, stone, concrete block, decorative metal or any combination of these elements.
- E. Electrical Service and exterior lighting shall be supplied by underground feed to pad mount transformer.
- F. Exterior finishes shall be 100% masonry, EFIS, lap or glazing with architectural detail.**
- G. Other Regulations: As established in the Development Standards, Sections 36 through 44.

SECTION 30-B BUSINESS PARK ZONE 2 (MEDIUM INTENSITY) “BPZ2”

30B.1 GENERAL PURPOSE AND DESCRIPTION

The Medium Intensity District anticipates land uses that can accommodate slightly more intense uses that require more frequent or after hour traffic patterns; have a greater potential for increased noise and have a reduced construction and design standards due to the proximity to streets or access.

30B.2 PERMITTED USES:

1. Those uses specified in Section 35 (Use Charts).
2. All uses allowed in the “BPZ1” zoning district.
3. Such uses as may be permitted under provisions of Specific Use Permits, Section 34.
4. Typical land uses within the Medium Intensity District would include light manufacturing, warehousing, offices, research and development, call or data centers, fabrication, furniture manufacturer, or refinishing, sheet metal or structural metal sales and fabrication, hospitality, accessory installation, and uses generally allowed in the Low Intensity District.

30B.3 HEIGHT REGULATIONS

A. Maximum Height:

1. Occupied structure/buildings – no more than 70 feet in height
2. Unoccupied structures (e.g., grain silos, etc., elevated water storage etc. except communications antennae, see Section 41.5C) - No height limit unless adjacent to a residential zoning district (SF-20, SF-10, SF-8, SF-6, SF-PH, 2F, SFA, MF-1, MF-2 and MH), whereas additional setback (i.e., front, side, rear yard) distance must be provided from the residential zoning district boundary line of one (1) additional foot for each two feet that such structures exceed thirty-five feet (35').

30B.4 AREA REGULATIONS

A. Size of Yards:

1. **Minimum Front Yard** – Twenty-five feet (25')
2. **Minimum Side Yard** - Fifteen feet (15'); twenty feet (20') if adjacent to a street
3. **Minimum Rear Yard** - Twenty feet (20')

B. Minimum Main Building per lot shall be 3,000 square feet.

C. Maximum Lot Coverage: Sixty-five percent (65%).

D. Parking Regulations:

2. As required by Section 36, Off-Street Parking and Loading Requirements.

30B.5 SPECIAL REQUIREMENTS

- A. For site plan requirements, see Section 40.
- B. Temporary Portable Buildings are not allowed in the BPZ2 District.
- C. Open Storage is not allowed in the BPZ2 District
- D. Trash receptacles must be oriented to the building service areas and screened with a three-sided enclosure.
 - a. The enclosure must be two (2) feet higher than the height of the receptacle and a minimum of eight (8) feet in height. **Waste Connections specifications**
 - b. The enclosure shall be constructed of brick, stone, concrete block, decorative metal or any combination of these elements.
- E. Electrical Service and exterior lighting shall be supplied by underground feed to pad mount transformer.
- F. **Exterior finishes shall be at least 50% masonry, EFIS or lap.**
- G. **Other Regulations:** As established in the Development Standards, Sections 36 through 44

SECTION 30-C BUSINESS PARK ZONE 3 (HIGH INTENSITY) “BPZ3”

30C.1 GENERAL PURPOSE AND DESCRIPTION

The High Intensity District anticipates uses that are typical of an industrial zoning district with higher volume of traffic, possibly in the evening and week end; noise generated from more intense manufacturing or assembly; and greater latitude for exterior finishes and outdoor storage of materials.

30C.2 PERMITTED USES:

1. Those uses specified in Section 35 (Use Charts).
2. All uses allowed in the “BPZ1” and “BPZ2” zoning districts.
3. Such uses as may be permitted under provisions of Specific Use Permits, Section 34.
4. Typical land uses might include: heavy manufacturing, material batching or mixing, warehousing, trade shop, food processing, logistics, welding or metal manufacturing, paint or repair shops, fabrication or propane storage.

30C.3 HEIGHT REGULATIONS

A. Maximum Height:

1. Occupied structure/buildings – no more than 70 feet in height.
2. Unoccupied structures (e.g., grain silos, elevated water storage etc., except communications antennae, see Section 41.5C) - No height limit unless adjacent to a residential zoning district (SF-20, SF-10, SF-8, SF-6, SF-PH, 2F, SFA, MF-1, MF-2 and MH), whereas additional setback (i.e., front, side, rear yard) distance must be provided from the residential zoning district boundary line of one (1) additional foot for each two feet that such structures exceed thirty-five feet (35').

30C.4 AREA REGULATIONS

A. Size of Yards:

1. **Minimum Front Yard** – Twenty-five feet (25')
2. **Minimum Side Yard** - Fifteen feet (15'); twenty feet (20') if adjacent to a street
3. **Minimum Rear Yard** - Twenty feet (20')

B. Minimum Main Building per lot shall be 3,000 square feet.

C. Maximum Lot Coverage: Seventy-five percent (75%).

D. Parking Regulations:

3. As required by Section 36, Off-Street Parking and Loading Requirements.

30C.5 SPECIAL REQUIREMENTS

- A. For site plan requirements, see Section 40.
- B. Temporary Portable Buildings are not allowed in the BPZ3 District
- C. Open Storage shall not exceed 30% of the gross floor area of the main structure of the business. Open storage shall not occupy any required parking space(s), or traffic circulation drive aisle, and/or fire lane(s).
 - Outdoor storage must be screened from view from all public road right-of-ways. A combination of screening elements may be used, including walls, berms, and landscape.
 - Solid walls and fences utilized as a means of screening outdoor storage areas shall be at least six (6) feet high with a maximum height of twelve (12) feet.
- D. Trash receptacles must be oriented to the building service areas and screened with a three-sided enclosure.
 - The enclosure must be two (2) feet higher than the height of the receptacle and a minimum of eight (8) feet in height. **Waste Connections specifications**
 - The enclosure shall be constructed of brick, stone, concrete block, decorative metal or any combination of these elements.
- E. **Other Regulations:** As established in the Development Standards, Sections 36 through 44

BUSINESS PARK ZONE-1 (LOW INTENSITY)

Permitted Uses

- Business Offices
- Research
- Financial Services
- Software Development
- Retail
- Hospitality

BUSINESS PARK ZONE-2 (MEDIUM INTENSITY)

Permitted Uses

- Business Offices
- Research and Development
- Financial Services
- Software Development
- Retail
- Hospitality
- Light Manufacturing
- Warehousing
- Call or Data Centers
- Fabrication
- Furniture Manufacturing
- Accessory Installation

BUSINESS PARK ZONE-3 (HIGH INTENSITY)

Permitted Uses

- Business Offices
- Research and Development
- Financial Services
- Software Development
- Retail
- Hospitality
- Light and/or Heavy Manufacturing
- Warehousing
- Call or Data Centers
- Fabrication
- Furniture Manufacturing
- Accessory Installation
- Material Batching or Mixing
- Trade Shop
- Food Processing
- Logistics
- Welding or Metal Manufacturing
- Paint or Repair Shops
- Propane Storage

**BUSINESS PARK- ALL ZONES-
Prohibited Uses**

1. Any establishment that offers or sells a product or service that is intended to provide sexual gratification to its users (including, but not limited to, the dissemination or exhibition of obscene materials; any establishment featuring topless, bottomless, or totally nude performances or personnel; or any establishment that regularly shows X-rated or pornographic movies, or sells or rents pornographic material or movies)
2. Any massage parlor, modeling studio, or establishment where men and/or women are engaged in salacious activities
3. Single Family Residential
4. Duplex Residential
5. Apartments
6. Mobile Homes
7. Radio/Television Tower/Cell Tower
8. Public Parking
9. Recycling Facility
10. Commercial and/or non-commercial arena/coliseum;
11. Commercial amusements and/or theme parks
12. Drive-in eating establishments
13. Funeral homes
14. Commercial automotive garages
15. Hospital or sanitarium
16. Boarding, care, or treatment of any animal not involved in medical research
17. Growing or production of any agricultural product
18. Nursery/plant retail/wholesale sales
19. Salvage or junkyards
20. Commercial or non-commercial theater or motion picture house.

SECTION 40 SITE PLAN REVIEW

40.1 SITE PLAN REVIEW:

A. **Purpose** - This Section establishes a site plan review process for proposed developments. The purpose of the review is to ensure efficient and safe land development, harmonious use of land, compliance with appropriate design standards, safe and efficient vehicular and pedestrian circulation, parking and loading, and adequate water supply, drainage and storm water management, sanitary facilities, and other utilities and services.

B. **Applicability** - Site plan review and approval shall be required for the following:

1. Any nonresidential development
2. Any multi-family development or manufactured/mobile home park
3. Any development with two (2) or more buildings per platted lot
4. Any Planned Development District or Specific Use Permit (public hearings may also be required, see Sections 31 and 34).

No building permit shall be issued for any of the above developments unless a site plan is first approved by the City. No certificate of occupancy shall be issued unless all construction and development conform to the site plan as approved by the City. A public hearing on a site plan is not required unless a site plan is prepared in conjunction with a Planned Development or SUP.

C. **Exemptions and exceptions** - Site plan review shall be conducted through the Building Inspection Department for any detached one or two dwelling unit buildings or any accessory uses incidental thereto, except as provided in (B.4.) above.

D. **Site plan details** - The site plan shall contain sufficient information relative to site design considerations, including but not limited to the following:

1. Location, dimensions and orientations of all proposed buildings and other structures including parking areas and driveways in relation to site boundaries and required setback lines, and also depicting the means of ingress and egress, driveways, traffic patterns, parking spaces, parking ratios, fencing, dumpster enclosures and any and all other proposed improvements sealed by a State of Texas Registered Architect or Registered Professional Engineer;
2. On-and off-site circulation (including truck loading and pickup areas) and fire lanes;
3. Parking (See Section V. Development Standards Section 36 Off-Street Parking and Loading Requirements) ;
4. Grading and drainage plans, including elevation of all proposed utility connections sealed by a State of Texas Registered Professional Engineer;
5. Landscaping and Irrigation Plan (refer to City of Lampasas Zoning Regulations for Landscaping requirements);
6. Engineering and placement of utilities;
7. Screening of storage areas, utilities and trash receptacles; and
8. Exterior building elevations (all sides) with finish schedule.

Provision of the above items shall conform to the principles and standards of this Ordinance. To ensure the submission of adequate site plan information, the City is hereby empowered to maintain and distribute a list of specific requirements for site plan review applications. Upon periodic review, the Building Official shall have the authority to update such requirements for site plan details.



Glenn Hegar
Texas Comptroller of Public Accounts



City Sales and Use Tax Comparison Summary September 2022

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

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

U/C = Unable To Compute Percentage Change

Total Net Payments This Period: **\$665,700,950.01**; Comparable Payment Prior Year: **\$595,700,716.86**;
Percent Change: **11.75%**

Total Payments YTD: **\$6,047,500,531.50**; Total Prior Year Payment YTD: **\$5,258,633,512.69**; Percent Change: **15.00%**

City	Net Payment This Period	Comparable Payment Prior Year	% Change	Payment YTD	Prior Year Payment YTD	% Change
Lampasas	\$249,953.39	\$223,199.35	11.98%	\$2,131,286.52	\$1,946,824.83	9.47%

Rows 1 to 1 of 1168 Total

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