

**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 SEPTEMBER 21, 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
Roland Schaub
Bobby Carroll-Ex-Officio

LEDC Members Absent:

Steve Hudson

City Staff Present:

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

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

I. Call to Order

President Talbert called the meeting to order at 5:32 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 August 17, 2022.

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

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

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

V. Discussion and possible action regarding Board appointments.

Board appointments will be discussed at a future meeting

VI. Discussion and possible action regarding Business Park progress, project accounting and financing.

Ms. Walsh provided a progress report for the Business Park:

- *Pay app #5 was paid on August 23, 2022 in the amount of \$ 290,810.59.*
 - *Full note was drawn on September 8 totaling \$1,340,000.00*

Progress being made in the following areas:

- *Sewer line/manholes*
- *Base rolling, paving*
- *Fire Hydrant Riser*
- *Box Culverts*

- Detention Pond

Adjustments made in the field

- Change order for curb replacement
- Staff noticed contractors using 2 rebar instead of 3 per engineer plan set for portion of job.
 - 2007 City Specifications call for 2 rebar
 - 2015 City Specifications were modified to 3 rebar
 - Civil plans that were approved by owner call for 3 rebar

Board member Schaub moved to have plans reviewed by Property Owner for modification approval not engineer of record, the motion was seconded by Board member Ball and with a unanimous vote, the motion carried. (Hudson absent)

Board member Ball moved to allow Staff to approve change orders in amount not to exceed \$10,000.00 without board approval, the motion was seconded by Board member Schaub and with a unanimous vote, the motion carried. (Hudson absent)

VII. Discussion and possible action regarding Business Park Zoning, Covenants and design Guidelines.

Becky Sims, Zoning Administrator advised that the subcommittee made the following amendments to the Business Park Zoning for board consideration:

- Minimum 3,000 sq ft buildings
- No portable/temporary buildings or open storage allowed in low and medium intensity zoning districts
- Trash receptacles must be in a three-sided enclosure towards rear of property- 8 ft minimum height
- Electrical Service and Exterior Lighting shall be supplied by underground feed to pad mount transformer in low and medium intensity zoning districts
- No portable/temporary buildings are permitted in high intensity zoning districts and open storage shall not exceed 30% of gross floor area of the main structure, screened from public view with a minimum height of 6 ft and maximum height of 12 ft.

Exterior finishes are still under review.

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.

VIII. Update on the following

- County Update

Commissioner Carroll provided the following update:

- *Previous County Jail lot on 4th street will be on the market soon.*
- *Hamilton County Ambulance will start October 1, 2022*
- *Hamilton County Ambulance hired 24 people, 6 from Acadian*

- LISD Update

Board member Shahan provided the following update

- *Enrollment numbers continue to improve*
 - *Managing 22-1 ratio for class sizes*
- *Issued contractor Notice of Default on Auto Tech Building, Liquidated Damages, anticipated completion date October 2022.*

- Staff Update

Mandy Walsh, EDC Director announced her resignation to the board. Her last day with the City will be October 5, 2022. She has accepted a new job in the Public Relations.

Becky Sims, City Secretary, on behalf of the board, presented Neal Leavell with an appreciation gift for his work and dedication while on the LEDC board.

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

Discussion regarding board appointments

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. (Hudson absent)

PASSED AND APPROVED this _____ day of _____, 2022.

Misti Talbert, President

Becky Sims, City Secretary