

**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 OCTOBER 19, 2022
5:30 P.M.**

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

LEDC Members Present:

T.J. Monroe
Sid Ball
Roland Schaub
Steve Hudson

LEDC Members Absent:

Ryan Shahan
Bobby Carroll-Ex-Officio

City Staff Present:

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

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

I. Call to Order

President Talbert called the meeting to order at 5:30 p.m.

II. Open forum for citizen comments and questions (limited to five (5) minutes per person)

There were no citizen comments.

III. Discussion and possible action regarding approval of the minutes dated September 21, 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. (Shahan absent)

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

Board member Ball 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. (Shahan absent)

V. Discussion and possible action regarding Proposed Lampasas Business Park Subdivision plat.

Board member Schaub moved to move forward with presenting the Proposed Lampasas Business Park Subdivision Plat to the Planning Commission, Board member Hudson seconded the motion and with a unanimous vote, the motion carried. (Shahan absent)

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

Assistant City Manager Ward provided the Business Park progress

- *Clean up stage*
- *Storm drain close to completion*
- *Detention/drainage area (lot 2) cleaned up*
- *Stop signs installed*
- *Pavement still being completed*
- *2007 standard was used for rebar, Board wants to use new standard, Contractor should seek Staff approval to modify*
- *Septic area still being reviewed with Corbin (leach field between properties)*
- *Consulted Schneider Engineering for Electric Infrastructure*

City Manager provided a financial report

- *Staff anticipates 1 additional Change Order*
- *Pay Application 6 notes correction for excess retainage (retain 10%)*
- *Staff notes true-up in Pay application 7, not received, for qualifying ARPA expenses (trench/safety items)*
- *LEDC Capital funds (retained and loan) will cover LEDC expenses related to Phase 1*

VII. Discussion and possible action regarding board vacancy.

Board member Monroe moved to recommend appointment of Fin Erwin to the LEDC board, the motion was seconded by Board member Ball and with a unanimous vote, the motion carried (Shahan absent)

VIII. Discussion and possible action regarding Land Use Regulations and Zoning for the Business Park.

City Manager deGraffenried recommended to the board to consider very specific permitted uses as they fall into each Zoning Distinction. The board will discuss in detail at the next meeting.

IX. Discussion and possible action regarding Business Park signage off of Highway 183.

Recommended through discussion that Staff/Board request renderings/concept ideas from local sign contractors that have an eye for appropriate size of sign and lettering to ensure visibility from highway. Lettering is a priority to the board in comparison to size of sign.

This item will continue to be discussed at future meetings

- X. Update on the following
- County Update

Commissioner Carroll was not in attendance.

- LISD Update

School Board representative nor Board member Shahan were in attendance to provide update.

- Staff Update

Marketing

- *Flyer view brochures*
- *Ad in Site Selector Magazine*
- *Contact and Communication with Commercial Developers*

Advertisement for Director

- *Website, Texas Municipal League Job Board, Texas Economic Development Corporation Job Board*
- *4 Resumes received*
- *Staff considering additional print/web advertisement Austin, Killeen*
- *Salary comparable to other cities*

XI. Items the Board Members may request to be placed on the next agenda

Zoning, Signage

XII. Adjourn

Board member Hudson moved to adjourn the meeting at 6:35 p.m.; Board member Schaub seconded the motion and with a unanimous vote, the motion carried. (Shahan absent)

PASSED AND APPROVED this _____ day of _____, 2022.

Misti Talbert, President

Becky Sims, City Secretary