

**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 NOVEMBER 16, 2022  
5:30 P.M.**

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

**LEDC Members Present:**

T.J. Monroe  
Sid Ball  
Roland Schaub  
Steve Hudson  
Fin Erwin  
Ryan Shahan

**LEDC Members Absent:**

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 October 19, 2022.**

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

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

*There was no action taken on the October 2022 Financial Statements.*

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

Finley deGraffenried, City Manager

- As reported by email, FY 2023 budget numbers have not been loaded pending close of FY 2022.
- Sales Tax, as reflected from the State Comptroller is better than previous year, and better than plan

Lampasas Economic Development Corporation			
Sales Tax Allocation			
Oct-21	Oct-22	increase/ (decrease)	% increase/ (decrease)
\$36,566.01	\$41,791.87	\$5,225.86	14.29%
Nov-21	Nov-22	increase/ (decrease)	% increase/ (decrease)
\$40,468.51	\$41,863.24	\$1,394.73	3.45%
Sales Tax Annual Budget			\$431,500.00
% Annual Budget Received to date			19.39%

- Reviewed Business Park Project Funding

Item	Amount	Project Est. Balance
LEDC Business Park Phase 1		
Funding Recap		
October 17, 2022		
Phase 1 Construction	\$2,747,544.25	(\$2,747,544.25)
Change Order No. 1	(\$71,380.00)	(\$2,676,164.25)
YTD Engineering expense	\$58,676.00	(\$2,734,840.25)
Engineering Remaining balance	\$5,715.00	(\$2,740,555.25)
Engineering Platting balance	\$6,025.00	(\$2,746,580.25)
Well capping	\$2,950.75	(\$2,749,531.00)
City Allocation ARPA	\$902,642.01	(\$1,846,888.99)
LEDC paid to date	\$1,657,597.13	(\$189,291.86)
LEDC restricted fund balance	\$253,404.00	\$64,112.14
LEDC Loan proceeds	\$0.00	\$64,112.14

Department 75, LEDC, Operating Fund Balance available \$997,456.41 (\$939,283.93 FSB Checking; and \$58,172.48 Claim on Cash held in Cash in Concentration). Year-end modifications to Financial Statements and Balance Sheet may be made when FY 2022 is closed.

- No additional pay applications from contractor.

Ryan Ward, Assistant City Manager presented the following:

- Construction progress
- Signage
- Septic mitigation
- Electric

## VI. Discussion and possible action regarding Land Use Regulation and Zoning for the Business Park.

- Recap from October 19, 2022 Meeting
  - Design Guidelines
  - Impacts of HB 2439-ability to regulate exterior finishes
  - Revive Covenant discussion
  - Land Use designations within BP-1, BP-2 and BP-3 Zoning Districts
- Red-line /Land Use Documents
  - Provided by email
  - Permitted Uses and Ancillary Uses beneficial to primary employers
  - Staff seeks Board input on methods of determining Land Uses
  - Where are our Districts lines?
  - Staff to prepare Districts Uses for Broad review

- Staff proposes two bites
  - Zoning
  - Design Standards/ Covenants

**VII. Discussion and possible action regarding canceling the December 21, 2022 meeting.**

*Board member Schaub moved to cancel the December 21, 2022 meeting, the motion was seconded by Board member Shahan and with a unanimous vote the motion carried.*

**VIII. Update on the following**

**County Update**

*Commissioner Carroll was not in attendance.*

**LISD Update**

*Board member Shahan provided update*

- CATE (Career & Technology Education) building almost complete
  - Grading on sidewalk
- Security
  - Card readers
  - Door audits were good
  - SRO on duty
- Staffing and enrollment are both good.

**Staff Update**

*EDC Director*

- 5 Applications received for EDC Director
- Updated posting, extended for approximately 2 additional weeks
- Possible talent within applicants
- Staff recommends offering 2 to 3 interviews on or about November 29
- Format will include staff, elected, and appointed officials

*Marketing*

- Commercial Brokerage and Development Firms
- Flyerview brochure distribution
- GSLI Project Portal-Lead generator and tracker

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

- Zoning
- Covenants

**X. Adjourn**

*Board member Hudson moved to adjourn the meeting at 6:29 p.m.; Board member Shahan seconded the motion and with a unanimous vote, the motion carried.*

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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

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