

**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 APRIL 19, 2023  
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  
Steve Hudson  
Fin Erwin  
Ryan Shahan  
Roland Schaub

**LEDC Members Absent:**

Bobby Carroll-Ex-Officio

**City Staff Present:**

Finley deGraffenried, City Manager/Executive Director  
Ryan Ward, Assistant City Manager  
Stacey Ybarra, LEDC 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 5:30 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 March 15, 2023.**

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

**IV. Discussion and possible action regarding the approval of the special called meeting minutes held on March 23, 2023.**

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

**V. Discussion and possible action regarding the approval of the special called meeting minutes held on April 3,2023**

*Board member Hudson moved to approve the minutes as presented, the motion was seconded by Board member Ball, and with Board member Monroe abstaining, the motion carried.*

**VI. Discussion and possible action regarding Financial Statements and Balance Sheet.**

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

**VII. Discussion and possible action regarding legal review and comments pertaining to Land Use Regulations & Covenants.**

*Stacey Ybarra, EDC Director presented the board with the comments and questions from the City Attorney. The board was in agreement with recommended changes and updates. By consensus, the board requested that the final draft be presented at the next meeting for final review.*

**VIII. Discussion and possible action regarding site selection interactive mapping services.**

*Board member Hudson moved to reconsider and reverse approval granted to purchase Flyer Viewer mapping services at the March 23, 2023 meeting and to approve the purchase of Moody's Analytics Catylist interactive mapping services for the price of \$2,400.00 annually, the motion was seconded by Board member Monroe and with a unanimous vote, the motion carried.*

**IX. Discussion and planning updates regarding the 2024 Solar Eclipse Town Hall.**

*Stacey Ybarra, LEDC Director provided update regarding the 2024 Solar Eclipse Town Hall that was held on Wednesday, April 5, 2023.*

*Participation/Representation*

- City Council
- City of Lampasas Staff
- Lampasas Chamber of Commerce
- Lampasas County
- Hamilton EMS
- Lampasas ISD
- Media Coverage-Lampasas Dispatch
- Citizens (Approximately 80)

*Discussion Points*

- Solar Eclipse Information
  - Safety
- Expected Visitor Attendance
- Collaboration/Coordination with Entities
  - EMS
  - County/City
  - Chamber

- *TXDOT*
- *Planning Tools/Resources*
- *Logistics*
- *Training/Preparedness*
- *Life Safety*
- *Communication*
- *Maximum Staffing*
  - *County Divided into quadrants for Emergency Services*
- *Possible Closures*
  - *Facilities*
  - *Schools*
  - *Businesses*
  - *Restroom Availability*
- *Congestion*
  - *Traffic*
  - *Internet*
  - *Cellular*
- *Supply Readiness*
  - *Gas*
  - *Water*
  - *Food*
  - *Medicines*
  - *Minimize travel*
- *Solar Eclipse Website*
  - *Event Form*
  - *List of Events/Happenings*
  - *FAQ*
- *Lease of homes/land/areas for visitors*
  - *AIRBNB/VRBO/HIPCAMP*
- *Permitting Requirements/Zoning Regulations*
- *Businesses*
  - *Adjust Hours/Staffing*
  - *Extra Supplies-Possibly additional storage areas*
  - *Transactions-Cash vs Credit Cards (internet)*
  - *Food Prep/Limited Menu*
  - *Preorder eclipse merchandise to sell*

#### **Walkaways**

- *Helicopters availability for emergencies*
- *Allow camping at airport for plane owners*
- *Event Planning*
  - *Friday at 5:00 pm thru Tuesday at noon*
  - *Positive experience for visitors*
  - *Open Parks*
  - *Necessities*
  - *Restrooms*
- *Designates places for people to park, watch, sleep*
  - *Possible charter bus availability*

- Radio Frequency/Radio station involvement
- Roll-offs
- Port-o-Potties/Cleaning services
- Burn Ban/Illegal Dumping

*Hosted business round table with the Chamber on Monday April 10, 2023.*

**X. Discussion and updates relating to City/County Joint Statement regarding US 281 Relief Route.**

*Mr. deGraffenried presented the joint statement agreed upon by the City of Lampasas and Lampasas County supporting the feasibility study understanding that elected official should be engaged in long term vision and planning; however, that a relief route is not needed at this time.*

**XI. Update on the following:**

**County Update**

*Staff will follow up with County regarding regular representation.*

**LISD Updates**

*Board member Shahan provided update.*

- 4% teacher raises
- Growth/Demographic Study impact
- Taylor Creek full to capacity
  - Possible Portable Building Opportunities
  - 39 million Bond Capacity
    - Extra Wing
    - Middle School Remodel
    - New Elementary School

**Staff Updates**

*Stacey Ybarra, LEDC Director provided the following updates.*

- Marketing Strategies
  - Flyer
  - LoopNet & CoStar Group - \$109.00 a Month
  - Business View Magazine
    - Staff/Board member interviews
  - The Office of the Governor, Economic Development and Tourism
    - Lead opportunities
    - Meet & Greet
- Business Update
  - Prior Lampasas Rice building scheduled for demolition
- Business Park Update
  - Electric design underway
  - Business Park Signs
    - Working with Studio 16:19 for concept design who is contracted with the City for Wayfinding Project.
- Networking Update
  - The Office of the Governor, Economic Development and Tourism
  - Economic Development Corporations

- Area Meetings
- Quarterly Meetings with EDC Directors along HWY 281
- Development District of Central Texas
  - Attended board meeting
- FY 23 Community Project- WWTP

**XII. Items that the board Members may request to be placed on the next agenda.**

N/A

**XIII. Adjourn into executive meeting**

*Board Member Hudson moved to adjourn into Executive Session at 6:42 p.m., Board member Schaub seconded the motion and with a unanimous vote, the motion carried.*

<b>EXECUTIVE SESSION</b>
--------------------------

The board of the Lampasas Economic Development Corporation will meet in closed Executive Session pursuant to the Texas Government Code, Chapter 551, as follows:

Section 551.087 (economic development) - (1) to receive and evaluate financial information received from a business prospect, to discuss same, and /or to deliberate regarding commercial or financial information that the LEDC has received from a business prospect that the LEDC seeks to have locate, stay, or expand in or near the city, with which the LEDC is conducting economic development negotiations; and/or (2) to deliberate an offer of any financial or other incentives to any business prospect described above

*Adjourn Executive Session and Reconvene Special Session at 6:48 p.m.*

<b>SPECIAL SESSION</b>
------------------------

**XIV. Discussion and possible action regarding items discussed during Executive Session.**

*There was no action taken*

**XV. Adjourn.**

*Board member Hudson moved to adjourn the meeting at 6:48p.m.; Board member Schaub 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