

**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 JULY 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
Roland Schaub
Ryan Shahan
Bobby Carroll-Ex-Officio

City Staff Present:

Finley deGraffenried, City Manager/Executive Director
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 June 21, 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 Financial Statements and Balance Sheet.

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

V. Discussion and possible action regarding the LEDC Budget for FY23.

Mrs. Ybarra, presented the FY 2023 Budget with the proposed amendments:

- *Increase Supplies line item by \$900.00 to purchase IPAD for EDC Director*
- *Increase Contract Services line item by \$8,019.00 for additional professional services and advertisement*
- *Increase Maintenance line item by \$7,595.00 for additional travel and training expenses, specifically for site visits, conferences and school.*
- *Latitude to increase grant opportunities similar to Life Safety Grant*

Board member Schaub moved to approve the FY 2023 Budget as presented, the motion was seconded by Board member Hudson and with unanimous vote, the motion carried.

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

Mrs. Ybarra presented recommended land uses for Low, Medium and High Intensity Zoning for the Business Park along with definitions as defined in the City of Lampasas Zoning Regulations. The board does recommend outdoor storage based on percentage of square foot of building in BP1 and percentage of lot in BP2 & BP3, BP1 will require screening from public view. Light Industrial with show room floor is a new allowed use for BP-1, 75% of the building utilized for storage, warehousing, industrial type work that is not open to the public and the remaining space is devoted to an open showroom for the public. Outdoor Retail is an allowed use in all districts

By consensus, the board was in agreement with the recommended land uses for the Business Park. The board is in favor of Staff moving forward with presenting to the Planning Commission for consideration and recommendations to City Council.

The proposed Business Park Zoning Regulations and zoning distinctions for the 151 acres will be presented to the Planning and Zoning Commission on August 3, 2023 with their recommendations to Council presented at the August 14, 2023 meeting.

VII. Update on the following

County Update

Commissioner Carroll provided update

- *100% disabled vet bill failed*
- *Old jail parking lot cleaned*
- *Old lumber yard parking lot cleaned*

LISD Update

Board member Shahan provided update

- *School Funding*
- *Budget done in August*
- *Mandate on increased security on all campuses*
 - *Required to have security officer at all times (will need to cover breaks/lunches)*

Staff Update

LEDC Director Stacey Ybarra provided update

- *TEDC Mid-Annual Conference*
 - *Attended June 21-23*
 - *Good Connections*
- *OU EDI Entrepreneurship and Small Business Development Course*
 - *Started course ends in August*
- *Business Park Update*
 - *Business Park WWW Capacity*
 - *Electrical Design (overhead exterior of park)*
 - *Alliance Architect- 3D renderings*
 - *Business Prospects*
- *Site Selection Agencies*
 - *Angelou Economics*
- *Site Visit*
 - *R&K Barber Shop*
 - *Alamo Coffee*
- *Solar Eclipse*
 - *Business Round table meetings*
 - *Quotes for sanitary restrooms & parking management company*
 - *Internal solar eclipse meeting*

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

Demonstration of data widgets and analytics services.

IX. Adjourn.

Board member Ball moved to adjourn the meeting at 6:39 p.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