

**NOTICE OF REGULAR MEETING OF THE GOVERNING BODY
OF THE CITY OF LAMPASAS, TEXAS
CALVERT MUNICIPAL BUILDING
CITY COUNCIL CHAMBERS
302 E THIRD STREET**

Monday, February 23, 2026

5:30 p.m. Workshop/Regular Session

(regular session will begin immediately following workshop)

Notice is hereby given that a regular meeting of the City Council of the City of Lampasas, Texas will be held on Monday, February 23, 2026 in the Calvert Municipal Building located at 302 E Third Street, Lampasas, Texas. The City Council of Lampasas, Texas reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed, as authorized by the Texas Government Code sections 551.071 (consultation with attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), 551.087 (economic development), and Section 551.086 (relating to the authority of public power utility governing bodies to deliberate regarding competitive matters).

WORKSHOP SESSION

1. Call to Order Workshop Session
2. Discussion regarding historical relationship with the Kempner Water Supply Corporation in relation to the 2006 Wholesale Water Supply Contract. (Pages 5-6)
3. Discussion regarding any item on the Regular Session for February 23, 2026.
4. Discussion regarding any item **not included** on the Regular Session for February 23, 2026, for consideration on a future agenda. No action can be taken by City Council.
5. Adjourn Workshop Session

REGULAR SESSION

ANNOUNCEMENTS

- A. Call to Order
- B. Invocation and Pledge of Allegiance
- C. Presentations and Proclamations

1.0	PUBLIC HEARINGS/CITIZEN COMMENTS <i>3-Minute Time Limit</i>	PAGES
1.1	Citizen comments – Any citizen who desires to address the City Council on a matter not included on the Agenda may do so at this time, for possible posting and discussion by council on a future agenda. The City Council may not deliberate on items presented under this Agenda Item.	N/A
1.2	Citizen comments- Any citizen who desires to address the City Council on a matter that is included on the Agenda may do so at this time.	N/A

2.0	CONSENT AGENDA	PAGES
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2.1	Discussion and possible action regarding approval of minutes of the Regular Meeting held on February 9, 2026.	7-10
2.2	Discussion and possible action regarding approval of minutes of the Special Meeting held on February 13, 2026.	11
2.3	Discussion and possible action regarding the second reading of an Ordinance amending the Lampasas Code of Ordinances, regarding a request to request to rezone property being 144.996 acres out of the Daniel Stanley Survey, Abstract 0631, more specifically being the Lampasas Economic Development Corporation Business Park located on South U.S. Highway 183 from an area zoned Business Park Zone 1 “BPZ1”, Business Park Zone 2 “BPZ2” and Business Park Zone 3 “BPZ3” to Business Park Zone 3 “BPZ3”.	13-15
2.4	Discussion and possible action regarding the second reading of an Ordinance calling the May 2, 2026 General Election for the City of Lampasas to elect the expired terms of the Council Member Places Three, Four and Five; providing for early voting, polling times and places and bilingual election materials.	17-21
2.5	Discussion and possible action regarding purchases and charges in excess of \$4,000 for January 2026.	23-30

3.0	BOARDS/DEPARTMENT REPORTS	PAGES
3.1	<ol style="list-style-type: none"> 1. Finance Monthly Report 2. City Secretary Monthly Report 3. Public Works Monthly Report for Electric, Streets, Water/Wastewater 4. Police Department Monthly Report 5. Building Official Monthly Report (N/A) 6. Economic Development Monthly (N/A) 7. Fire Department Monthly Report 8. Parks and Recreation Monthly Report 9. Information Systems Monthly Report 10. Library Monthly Report 11. Golf Course Monthly Report 12. Municipal Court Monthly Report 	31-52
3.2	Upcoming Special Events/Meetings: <ul style="list-style-type: none"> • March 5, 2026 – Planning and Zoning Meeting • March 9, 2026 – City Council Meeting • March 9 – March 13 – Lampasas ISD Spring Break 	N/A

4.0	NEW BUSINESS	PAGES
4.1	Discussion and possible action regarding the appointment of Melissa Unger to represent the Chamber of Commerce to the Parks and Recreation Board.	53
4.2	Discussion and possible action regarding a deed correction for a bid on Parcel 8195, 1 acre +/-, John Burleson Survey awarded on October 27, 2014.	55-112
4.3	Discussion and possible action regarding approval to declare a 2000-2006 New Holland Backhoe as surplus fleet and allow staff to dispose of according to State law.	113-114
4.4	Discussion and possible action regarding approval to declare a 1999 Chevrolet Silverado 2500 Single Cab as surplus fleet and allow staff to dispose of according to State law.	115-116

4.5	Discussion and possible action regarding approval to declare a 2008 Yamaha Adventurer One YTF1 Golf Cart as surplus fleet and allow staff to dispose of according to State law.	117-118
4.6	Discussion and possible action regarding awarding a bid to Huber Technology, Inc for (1) Huber Screw Press Q-Press for the amount of \$516,155.00.	119-122

Adjourn into Executive Session

EXECUTIVE SESSION

The City Council of the City of Lampasas, Texas will meet in closed Executive Session pursuant to the Texas Government Code, Chapter 551, as follows:

5.1	Section 551.087 (economic development)- (1) to receive and evaluate financial information received from a business, to discuss same, and/or to deliberate regarding commercial or financial information that the City has received from a business that the City seeks to have locate, stay, or expand in or near the city, with which the City is conducting economic development negotiations; and/or (2) to deliberate an offer of any financial or other incentives to any business prospect described above. - Project Sweet Dreams
5.2	Section 551.071 Consultation with City Attorney (to seek and/or receive the advice of the legal counsel for the City concerning pending or contemplated litigation, settlement offers, or any matter in which the duty of the legal counsel to the City Council to advise the City’s Governing Body regarding such matters, pursuant to the State’s Laws/Statutes, including the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas, in compliance with the Texas Open Meetings Act).
5.3	Section 551.074 (personnel matters), to deliberate the appointment, employment, evaluation, reassignment, duties, or discipline of a public officer or employee; City Manager and other personnel matters as allowed by Texas Government Code, Chapter 551, et seq.
5.4	Adjourn Executive Session and Reconvene Regular Session

REGULAR SESSION

6.0	ACTION ON EXECUTIVE SESSION
6.1	Discussion and possible action concerning items posted and/or items posted by Council for Council’s Consideration in Executive Session

Adjourn

I, Kayleigh Stanley, City Secretary of the City of Lampasas, Texas, do hereby certify that this Notice of Meeting was posted on the bulletin board/front window of City Hall, 312 East Third Street, Lampasas, Texas, at a place readily accessible to the general public at all times, on the 18th day of February 2026 at 4:10PM

Kayleigh Stanley
 Kayleigh Stanley, City Secretary

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City Manager

ITEM NO. WORKSHOP 2

**BUSINESS FOR THE CITY COUNCIL
OF THE
CITY OF LAMPASAS**

Subject:

Discussion regarding historical relationship with the Kempner Water Supply Corporation in relation to the 2006 Wholesale Water Supply Contract.

Requested By: Stephen Sewell, Director of Public Works

Submitted By: Stephen Sewell, Director of Public Works

Date Submitted: February 17, 2026 **For the Agenda of:** February 23, 2026

Procurement and Funding Statement:

N/A

Attachments:

Summary Statement:

Staff to inform council on matters pertaining to the 2006 Wholesale Water Supply Contract and comments made during February 2, 2026 joint workshop.

Recommendation:

Discussion only.

To: Mayor & City Council
From: Stephen Sewell, Director of Public Works
Date: Tuesday, February 17, 2026
Re: Kempner Water Supply Corporation (KWSC) & Wholesale Contract
Recap

As a result of questions and comments from the Joint KWSC/City of Lampasas workshop held on February 2, 2026, staff determined it appropriate to explain some comments made during the workshop.

- It is staff's and consultant opinion surface water supplies on Stillhouse Hollow Lake will not greatly be impacted upon the completion of Lake Belton to Stillhouse connection.
- While local water supplies are tempting, they should only be considered as supplemental use.
- KWSC's obligations under the current contract require KWSC to pay a portion of O&M to the Central Texas Water Supply Corporation (CTWSC) Lakecliff Water Treatment Plant. This obligation echoes from previous versions of the contract that detailed KWSC to purchase water from CTWSC. While KWSC no longer utilizes CTWSC as a main source of treated water, their obligations under the contract clearly indicate financial responsibility.
- From staff's perspective, the Wholesale Contract is complex and should Council ever consider an amendment or revision, it would be highly recommended to obtain expert opinion from legal and engineering.
- While consideration of the City purchasing the Lakecliff Water Treatment Plant is completely warranted, staff would argue the significant investment needed to prepare the facility for additional long-term use. While the plant is producing quality water, the site visit conducted July 2024 indicated a significant need of capital improvement.
- KWSC and City staff to meet in March in order to discuss joint projects.

**MINUTES OF REGULAR CALLED MEETING OF THE GOVERNING BODY
OF THE CITY OF LAMPASAS, TEXAS
CALVERT MUNICIPAL BUILDING
CITY COUNCIL CHAMBERS
302 E THIRD STREET
Monday, February 9, 2026
5:30 p.m. Workshop/Regular Session**

The City Council of the City of Lampasas met in Regular Session on the above date and time with Mayor Pearce presiding.

Council Members Present:

Eric Hernandez
Davis Keele
Dorothy Person
Charlie Pratus
Mayor Pro Tem Kuehne (7:15)

City Staff Present:

Erin Harrison, Interim City Manager
Kayleigh Stanley, City Secretary
Monica Wright, IT Director
Bailey Carter, Recreation Specialist
Jody Cummings, Police Chief
Stephen Sewell, Public Works Director
Van Sims, Water/Wastewater Superintendent
Johnna Vessey – Permit Technician

Council Members Absent:

Edward Gold

WORKSHOP SESSION

1. Call to Order Workshop Session

Mayor Pearce called the Workshop Session to order at 5:31pm.

2. Discussion regarding any item on the Regular Session for February 9, 2026.

N/A

3. Discussion regarding any item **not included on the Regular Session for February 9, 2026, for consideration on a future agenda. No action can be taken by City Council.**

N/A

4. Adjourn Workshop Session

Council member Pratus made a motion to adjourn at 5:31 p.m., the motion was seconded by Council member Keele and with a unanimous vote, the motion carried. (Gold and Kuehne absent)

REGULAR SESSION

A. Call to Order

Mayor Pearce called the Regular Session to order at 5:32p.m.

B. Presentations and Proclamations

- Community Champion Recognition:
 - Jackie Baltrun and Rexann Johnson-Morrison



1.1	Citizen comments- Any citizen who desires to address the City Council on a matter that is not included on the agenda may do so at this time.
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Randy McGuire, Lampasas County Museum Foundation, wanted to notify the Council of the upcoming event on Sunday, February 15, 2026 at 2:00pm. Mrs. Dotson will have a presentation and Judge Hoyer will conduct a tour with an open house of the museum to follow.

1.2	Citizen comments- Any citizen who desires to address the City Council on a matter that is included on the agenda may do so at this time.
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N/A

1.3	Public hearing to receive citizen comments to consider a request to rezone property being 144.996 acres out of the Daniel Stanley Survey, Abstract 0631, more specifically being the Lampasas Economic Development Corporation Business Park located on South U.S. Highway 183 from an area zoned Business Park Zone 1 “BPZ1”, Business Park Zone 2 “BPZ2” and Business Park Zone 3 “BPZ3” to Business Park Zone 3 “BPZ3”.
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City Secretary, Kayleigh Stanley, provided Council with:

Lampasas Economic Development Corporation, property owner is asking the Commission to consider approval, denial, or approval with modification(s) a request to rezone property from Business Park Zone 1 “BPZ1”, Business Park Zone 2 “BPZ2” and Business Park Zone 3 “BPZ3” to Business Park 3 “BPZ3”.

All notifications and publications, as required by Ordinance and Statute, have been made. Staff mailed eighteen (18) notices to property owners within 200 feet of the applicant’s property, as of the date of this report no letters in favor or in opposition have been received.

With no further comment the Public Hearing was closed.

2.0	CONSENT AGENDA
2.1	Discussion and possible action regarding approval of minutes of the Regular Meeting held on February 2, 2026.
2.2	Discussion and possible action regarding approval of minutes of the Special Meeting held on February 3, 2026.
2.3	Discussion and possible action regarding the second reading of an Ordinance amending Appendix A of the City code (Fee Schedule), concerning fees for Chapter 54: Parks and Recreation (Hostess House Rental Fees), providing for a repeal of conflicting ordinances; providing for repeal a severability clause; and providing an effective date.

Council member Hernandez moved to approve the consent agenda, the motion was seconded by Council member Person and with a unanimous vote, the motion carried. (Gold and Kuehne absent)

3.0	BOARDS/DEPARTMENT REPORTS
3.1	<p>City Manager’s Operational Report</p> <p>LCRA Steps Fwd LCRA and city crews will be participating in the annual LCRA Steps Forward day on Friday, April 10th. This year’s project will focus on a clean up of WM Brook Park. We welcome any volunteers that would like to assist in the clean up and more details will be posted as the event date nears.</p> <p>FY25 Audit Auditors have been on site at City Hall to complete the fieldwork component of the FY 2025 municipal audit and all appears to be on track for a March delivery of audit documents for council review.</p> <p>Municipal Court Municipal Court is beginning their annual warrant resolution program on February 9th.</p>

4.0	NEW BUSINESS
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4.1	Discussion and possible action regarding request from 2Q Ranch Productions for HOT Funds for the Ranch Versatility Shows and Buckle Series in the amount of \$10,000.00.
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Council member Hernandez made a motion to approve the request from 2Q Ranch Productions for HOT Funds for the Ranch Versatility Shows and Buckle Series in the amount of \$1,500.00 for the event held on February 14, 2026 and \$1,500.00 for the event held on September 25, 2026, the motion was seconded by Council member Person and with a unanimous vote, the motion carried. (Gold and Kuehne absent)

4.2	Discussion and possible action regarding request from TFWC The '36 Club for HOT Funds for the Lampasas County Fair in the amount of \$1,000.00.
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Council member Keele made a motion to approve the request from TFWC The '36 Club for HOT Funds for the Lampasas County Fair in the amount of \$500.00, the motion was seconded by Council member Person and with Council member Hernandez in opposition, the motion carried. (Gold and Kuehne absent)

4.3	Discuss and consider the selection of winner of the City's website photo contest entry.
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Council member Hernandez made a motion to select entry number two, the motion was seconded by Council member Keele and with a unanimous vote, the motion carried. (Gold and Kuehne absent)

4.4	Discussion and possible action concerning approval of a new 5-year lease agreement between Holt Caterpillar Financial and the City of Lampasas for a new 2026 420XE Caterpillar backhoe and a new 2026 308CR Caterpillar excavator for the amount of \$4,417.94 per month/ \$53,015.28 annually.
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Council member Keele made a motion to approve the contract of a new 5-year lease agreement between Holt Caterpillar Financial and the City of Lampasas for a new 2026 420XE Caterpillar backhoe and a new 2026 308CR Caterpillar excavator for the amount of \$4,417.94 per month/ \$53,015.28 annually, the motion was seconded by Council member Person and with a unanimous vote, the motion carried. (Gold and Kuehne absent)

4.5	Discussion and possible action regarding the first reading of an Ordinance amending the Lampasas Code of Ordinances, regarding a request to request to rezone property being 144.996 acres out of the Daniel Stanley Survey, Abstract 0631, more specifically being the Lampasas Economic Development Corporation Business Park located on South U.S. Highway 183 from an area zoned Business Park Zone 1 "BPZ1", Business Park Zone 2 "BPZ2" and Business Park Zone 3 "BPZ3" to Business Park Zone 3 "BPZ3".
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Council member Keele made a motion to approve the first reading of an Ordinance amending the Lampasas Code of Ordinances, regarding a request to request to rezone property being 144.996 acres out of the Daniel Stanley Survey, Abstract 0631, more specifically being the Lampasas Economic Development Corporation Business Park located on South U.S. Highway 183 from an area zoned Business Park Zone 1 "BPZ1", Business Park Zone 2 "BPZ2" and Business Park Zone 3 "BPZ3" to Business Park Zone 3 "BPZ3"., the motion was seconded by Council member Hernandez and with a unanimous vote, the motion carried. (Gold and Kuehne absent)

Adjourn into Executive Session

Council member Keele made a motion to adjourn into Executive Session at 6:38pm, the motion was seconded by Council member Hernandez and with a unanimous vote, the motion carried. (Gold and Kuehne absent)

*Kayleigh Stanley and Erin Harrison entered Executive Session at this time.
Kayleigh Stanley and Erin Harrison left Executive Session at 6:58pm.*

Mayor Pro Tem Kuehne arrived and entered Executive Session at 7:15pm.

EXECUTIVE SESSION

The City Council of the City of Lampasas, Texas will meet in closed Executive Session pursuant to the Texas Government Code, Chapter 551, as follows:

5.1	Section 551.087 (economic development)- (1) to receive and evaluate financial information received from a business, to discuss same, and/or to deliberate regarding commercial or financial information that the City has received from a business that the City seeks to have locate, stay, or expand in or near the city, with which the City is conducting economic development negotiations; and/or (2) to deliberate an offer of any financial or other incentives to any business prospect described above. - Project Sweet Dreams
5.2	Section 551.072 (deliberations about real property)- Deliberation concerning the potential purchase, exchange, lease, acquisition, sale and/or value of real property. - Lampasas Trucking and Redi-Mix: 1550 N Highway US 281
5.3	Section 551.074 (personnel matters), to deliberate the appointment, employment, evaluation, reassignment, duties, or discipline of a public officer or employee; City Manager and other personnel matters as allowed by Texas Government Code, Chapter 551, et seq.
5.4	Adjourn Executive Session and Reconvene Regular Session

Council member Keele made a motion to adjourn Executive Session and Reconvene Regular Session at 7:34pm, the motion was seconded by Council member Hernandez and with a unanimous vote, the motion carried.

REGULAR SESSION	
6.0	ACTION ON EXECUTIVE SESSION
6.1	Discussion and possible action concerning items posted and/or items posted by Council for Council's Consideration in Executive Session

N/A

Adjourn

Council member Hernandez moved to adjourn at 7:34pm. The motion was seconded by Council member Pratus and with a unanimous vote, the motion carried.

PASSED AND APPROVED this _____ day of _____, 2026.

Herb Pearce, Mayor

ATTEST

Kayleigh Stanley, City Secretary

**MINUTES OF SPECIAL CALLED MEETING OF THE GOVERNING BODY
OF THE CITY OF LAMPASAS, TEXAS
CALVERT MUNICIPAL BUILDING
CITY COUNCIL CHAMBERS
302 E THIRD STREET
Friday, February 13, 2026
9:00 a.m. Special Session**

The City Council of the City of Lampasas met in a Special Called Meeting on the above date and time with Council member Eric Hernandez presiding

Council Members Present:

Dorothy Person
Eric Hernandez
Edward Gold
Charlie Pratus

City Staff Present:

Kayleigh Stanley, City Secretary
Erin Harrison, Finance Director/Acting City Manager
Johnna Vessey, Permit Technician

Council Members Absent:

Davis Keele
Mayor Pro Tem Kuehne
Mayor Pearce

**SPECIAL SESSION
9:00 A.M.**

1. Call to order Special Session

Council member Hernandez called the special meeting to order at 9:01 a.m.

2. Discussion and possible action regarding the first reading of an Ordinance calling the May 2, 2026 General Election for the City of Lampasas to elect the expired terms of the Council Member Places Three, Four and Five; providing for early voting, polling times and places and bilingual election materials.

Council member Pratus moved to approve the first reading of an Ordinance calling the May 2, 2026 General Election for the City of Lampasas to elect the expired terms of the Council Member Places Three, Four and Five; providing for early voting, polling times and places and bilingual election materials, the motion was seconded by Council member Gold and with a unanimous vote, the motion carried. (Pearce, Kuehne and Keele absent)

3. Discussion and possible action to issue Order of Election for Municipalities for the May 2, 2026 General Election.

Council member Pratus moved to issue Order of Election for Municipalities for the May 2, 2026 General Election, the motion was seconded by Council member Gold and with a unanimous vote, the motion carried. (Pearce, Kuehne and Keele absent)

4. Adjourn

Council member Pratus moved to adjourn at 9:02 p.m., the motion was seconded by Council member Gold and with a unanimous vote, the motion carried. (Pearce, Kuehne and Keele absent)

PASSED AND APPROVED this _____ day of _____, 2026.

Herb Pearce, Mayor

ATTEST

Kayleigh Stanley, City Secretary

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City Manager

ITEM NO. 2.3

**BUSINESS FOR THE CITY COUNCIL
OF THE
CITY OF LAMPASAS**

Subject:

Discussion and possible action regarding the second reading of an Ordinance amending the Lampasas Code of Ordinances, regarding a request to rezone property being 144.996 acres out of the Daniel Stanley Survey, Abstract 0631, more specifically being the Lampasas Economic Development Corporation Business Park located on South U.S. Highway 183 from an area zoned Business Park Zone 1 “BPZ1”, Business Park Zone 2 “BPZ2” and Business Park Zone 3 “BPZ3” to Business Park Zone 3 “BPZ3”.

Requested By: Kayleigh Stanley, City Secretary

Submitted by: Kayleigh Stanley, City Secretary

Date Submitted: February 4, 2026

For the Agenda of: February 23, 2026

Procurement and Funding Statement:

N/A

Attachments: Ordinance

Summary Statement:

Second reading of the Ordinance.

Recommendation:

Motion to approve the second reading of an Ordinance amending the Lampasas Code of Ordinances, regarding a request to rezone property being 144.996 acres out of the Daniel Stanley Survey, Abstract 0631, more specifically being the Lampasas Economic Development Corporation Business Park located on South U.S. Highway 183 from an area zoned Business Park Zone 1 “BPZ1”, Business Park Zone 2 “BPZ2” and Business Park Zone 3 “BPZ3” to Business Park Zone 3 “BPZ3”.

ORDINANCE NO. _____

AN ORDINANCE GRANTING A REQUEST TO ZONE PROPERTY, AND ORDERING A CHANGE TO ORDINANCE NO. 878 AND THE ACCOMPANYING CITY OF LAMPASAS OFFICIAL ZONING MAP, AS AMENDED, TO CHANGE THE ZONING CLASSIFICATION FROM BUSINESS PARK ZONE 1 “BPZ1”, BUSINESS PARK ZONE 2 “BPZ2” AND BUSINESS PARK ZONE 3 “BPZ3” TO BUSINESS PARK ZONE 3 “BPZ3” FOR THE LAMPASAS ECONOMIC DEVELOPMENT CORPORATION BUSINESS PARK DESCRIBED AS 144.996 ACRES, ABSTRACT 0631, DANIEL STANLEY SURVEY, COMMONLY KNOWN AS SOUTH US HIGHWAY 183 LAMPASAS, TEXAS LAMPASAS COUNTY. DETAILING RESTRICTIONS RELATED THERETO; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Lampasas Economic Development Corporation (owner) is asking the City of Lampasas Planning and Zoning Commission and City Council to consider zoning 144.996 acres out of the Daniel Stanley Survey, Abstract 0631, more specifically being the Lampasas Economic Development Corporation Business Park located on South U.S. Highway 183 from an area zoned Business Park Zone 1 “BPZ1”, Business Park Zone 2 “BPZ2” and Business Park Zone 3 “BPZ3” to Business Park Zone 3 “BPZ3” as follows:

- Lot 1- 7.526 acres – BP3-High Intensity
- Lot 2- 3.703 acres- BP3-High Intensity
- Lot 3- 9.762 acres- BP3-High Intensity
- Lot 4- 98.813 acres - BP3-High Intensity
- Lot 5- 25.192 acres - BP3-High Intensity

WHEREAS, pursuant to Section 10 of the City’s Zoning Ordinance, notice of the request to change the zoning classification on said property was given to all property owners located within two hundred feet (200’) of the property; and

WHEREAS, pursuant to Section 10 of the Zoning Ordinance of the City of Lampasas, Texas, public notice has been given, and a public hearing was held on February 5, 2026 by the Planning & Zoning Commission regarding the request for zoning classification by the Applicant; and

WHEREAS, pursuant to Section 10 of the Zoning Ordinance of the City of Lampasas, Texas, public notice has been given, and a public hearing was held on February 9, 2026 by the City Council regarding the request to provide a zoning distinction to the Lampasas Economic Development Business Park by the Applicant; and

WHEREAS, the City Council finds that it is in the public interest to approve the request to rezone the property from Business Park Zones 1,2 & 3 to Business Park Zone 3 as follows:

- Lot 1- 7.526 acres – BP3-High Intensity
- Lot 2- 3.703 acres- BP3-High Intensity
- Lot 3- 9.762 acres- BP3-High Intensity
- Lot 4- 98.813 acres - BP3-High Intensity
- Lot 5- 25.192 acres - BP3-High Intensity

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAMPASAS, TEXAS:

Part 1: That the zoning distinction requested by Lampasas Economic Development Corporation (owner) for property described as 144.996 acres out of the Daniel Stanley Survey, Abstract 0631, more specifically being the Lampasas Economic Development Corporation Business Park located on South U.S. Highway 183 from an area zoned Business Park Zone 1 “BPZ1”, Business Park Zone 2 “BPZ2” and Business Park Zone 3 “BPZ3” to Business Park Zone 3 “BPZ3” as described is hereby approved.

Part 2: The City’s staff shall take actions necessary to reflect this revision in City documentation, including a change to the City’s Zoning map.

Part 3: This Ordinance shall take effect upon the date of final passage noted below, or when all applicable publication requirements, if any, are satisfied in accordance with the City’s Charter, Code of Ordinances, and the laws of State of Texas.

PASSED AND APPROVED THE FIRST READING ON THE 9TH DAY OF FEBRUARY 2026

PASSED AND ADOPTED ON THE SECOND READING ON THE 23RD DAY OF FEBRUARY 2026.

APPROVED:

ATTEST:

Herb Pearce, Mayor

Kayleigh Stanley, City Secretary

APPROVED AS TO FORM:

Jo-Christy Brown, City Attorney
[Signature of Attorney Provided on Separate Page, to be Attached]

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City Manager

ITEM NO. 2.4

**BUSINESS FOR THE CITY COUNCIL
OF THE
CITY OF LAMPASAS**

Subject:

Discussion and possible action regarding the second reading of an Ordinance calling for a General Election to elect the expired terms of the Council Member Place Three, Four and Five for the City Council of the City of Lampasas, Texas to be held on the 2nd day of May, 2026; Providing for polling times and places; Providing for Early Voting; and Providing for Bilingual Election Materials

Requested by: Kayleigh Stanley, City Secretary

Submitted by: Kayleigh Stanley, City Secretary

Date Submitted: February 9, 2026

For the agenda of: February 23, 2026

Procurement and Funding Statement:

N/A

Attachments: Ordinance

Summary Statement:

Second reading of the Ordinance.

Recommendation:

To consider a motion to approve the second reading of an Ordinance calling for a General Election to elect the expired terms of the Council Member Place Three, Four and Five for the City Council of the City of Lampasas, Texas to be held on the 2nd day of May, 2026; Providing for polling times and places; Providing for Early Voting; and Providing for Bilingual Election Materials

ORDINANCE NO. _____

AN ORDINANCE CALLING FOR A GENERAL ELECTION TO ELECT INDIVIDUALS TO FILL THREE POSITIONS ON THE LAMPASAS CITY COUNCIL RESULTING FROM THE EXPIRED TERMS OF THE COUNCIL MEMBERS IN PLACES THREE, FOUR AND FIVE ON THE CITY COUNCIL OF THE CITY OF LAMPASAS, TEXAS; ELECTION TO BE HELD ON THE 2nd DAY OF MAY 2026; PROVIDING FOR POLLING TIMES AND PLACES; PROVIDING FOR EARLY VOTING; AND PROVIDING FOR BILINGUAL ELECTION MATERIALS

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAMPASAS, TEXAS:

Part 1: That in accordance with the provisions of the State law, the City Council hereby orders an Election be held on Saturday, May 2, 2026, to elect individuals to fill positions on the Lampasas City Council for Places Three (3), Four (4), and Five (5) of the City Council of the City of Lampasas, Texas, and the following provisions are made thereof:

- A. The Election shall be held at the Lampasas County Elections Administrator Office, 407 S. Pecan Street, Suite 102, Lampasas, Texas and at the Kempner Fire Training Center, 315 Pecan Street, Kempner, Texas (the 'polling places').
- B. The Election locations identified herein above (polling places) shall be open between the hours of 7:00 A.M. and 7:00 P.M.
- C. Elke White is hereby appointed Presiding Judge and Tori Dragoo as Alternate Presiding Judge at the Lampasas County Elections Administrator Office. The Presiding Judge shall appoint the necessary Election Clerks to assist her during the Election, as necessary, not to exceed five (5) assistant Election Clerks.
- D. All notices, instructions, directions, and election ballots shall be printed and distributed in the English and Spanish languages.
- E. **EARLY VOTING PROVISIONS:** Mark Bishop, who is the Election Administrator, is hereby appointed as the early voting Chief Clerk, Susie Miller is hereby appointed as the early voting Deputy Clerk. The following persons are hereby appointed as early voting assistant Clerks:

Janet Walsh, Clerk

Elke White, Clerk

Wanda Lang, Clerk

Victoria Dragoo, Clerk

Jo Anne Clark, Clerk

Early Voting Location, Dates and Times: Early voting for the Election shall be held at the Lampasas County Elections Administrator Office, located at 407 S. Pecan, Suite 102, in Lampasas, Texas. The Early Voting location, shall remain open for at least eight hours on each day that is not a Saturday, Sunday or an official state or City holiday, beginning on April 20, 2026 and ending on April 28, 2026. The Early Voting location shall remain open between the hours of 8:00 A.M. and 5:00 P.M. each day that early voting is available.

- F. The Early Voting Clerk's official address is 407 S. Pecan, Suite 102, Lampasas, Texas 76550.
- G. The Early Ballot Board is hereby appointed to include the following individuals, as follows:

Presiding Judge	Sheila Bean
Member	Randy Bean
Member	Mark Bishop
Member	Susie Miller

H. The Election shall be held in accordance with the Election Code of the State of Texas and only residents who are, qualified voters of the City of Lampasas, Texas shall be eligible to vote at the Election. The Election shall be held in compliance with all applicable provisions of the National Voting Rights Act, and amendments thereto,

I. The City Secretary shall give Notice of the Election by posting notice in each of the election precincts of the City of Lampasas, Texas, which posting shall be done not less than twenty-one (21) days prior to May 2, 2026.

J. The City Secretary shall cause notice of the Election to be posted according to the requirements of the Texas Election Code, Title 1, Chapter 4, Sec. 4.003.

K. Immediately after the Election is held, the presiding Election Official shall make the returns of the results of the Election known to the Mayor of the City of Lampasas, Texas, as required by the Texas Election Code.

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PART 2: This Ordinance shall become effective from and after its passage, and the Election Administrator is hereby directed and authorized to take such steps as are necessary to accomplish the Election as stated herein.

PASSED AND APPROVED this _____ day of _____, 2026.

Date of 1st reading: _____

Date of 2nd reading: _____

Herb Pearce, Mayor of Lampasas, Texas

ATTEST:

Kayleigh Stanley, City Secretary

APPROVED AS TO FORM:

Jo-Christy Brown, City Attorney

(Signature of Attorney Provided on Separate Page to be attached)

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City Manager

ITEM NO. 2.5

**BUSINESS FOR THE CITY COUNCIL
OF THE
CITY OF LAMPASAS**

Subject:

Discussion and possible action regarding purchases and charges in excess of \$4,000 for January 2026.

Requested By: Erin Corbell, Finance Director

Submitted By: Erin Corbell, Finance Director

Date Submitted: February 18, 2026

For the Agenda of: February 23, 2026

Procurement and Funding Statement:

N/A

Attachments: A/P History Check Report

Summary Statement:

The Check History Report presents the detail of individual charges and amounts for all checks over \$4,000 for the period of January 2026.

Recommendation:

Motion to approve by consent.

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
56260	LOWER COLORADO RIVER AUTHORITY							
I-EW710717168503	MONTHLY ELECTRIC INVOICE	E	1/20/2026	647,244.03		000146		647,244.03
27050	IRS-PAYROLL TAXES							
I-T1 202601088643	FEDERAL WITHHOLDING	D	1/09/2026	26,910.20		000327		
I-T3 202601088643	FICA TAX	D	1/09/2026	40,078.50		000327		
I-T4 202601088643	MEDICARE TAX	D	1/09/2026	9,373.30		000327		76,362.00
84250	TEXAS MUNICIPAL RETIREMENT SYS							
I-TMR202512018619	RETIREMENT CONTRIBUTIONS	D	1/13/2026	202.08		000328		
I-TMR202512118628	RETIREMENT CONTRIBUTIONS	D	1/13/2026	73,725.13		000328		
I-TMR202512238629	RETIREMENT CONTRIBUTIONS	D	1/13/2026	67,066.64		000328		140,993.85
27050	IRS-PAYROLL TAXES							
I-T1 202601228644	FEDERAL WITHHOLDING	D	1/23/2026	19,313.05		000329		
I-T3 202601228644	FICA TAX	D	1/23/2026	30,840.64		000329		
I-T4 202601228644	MEDICARE TAX	D	1/23/2026	7,212.62		000329		57,366.31
01845	LAMPASAS TIRE COMPANY							
M-CHECK	LAMPASAS TIRE COMPANY UNPOST	V	1/29/2026			183619		40.00CR
17865	COLONIAL LIFE & ACCIDENT							
C-AC2202512118628	ACCIDENT INSURANCE	R	1/07/2026	52.10CR		184945		
I-AC1202512118628	ACCIDENT INSURANCE	R	1/07/2026	435.59		184945		
I-AC2202512238629	ACCIDENT INSURANCE	R	1/07/2026	487.70		184945		
I-AC3202512118628	ACCIDENT INSURANCE	R	1/07/2026	632.77		184945		
I-AC3202512238629	ACCIDENT INSURANCE	R	1/07/2026	694.89		184945		
I-CN1202512118628	CANCER INSURANCE	R	1/07/2026	400.58		184945		
I-CN2202512238629	CANCER INSURANCE	R	1/07/2026	400.64		184945		
I-HO1202512118628	HOSPITAL INCOME PREMIUM	R	1/07/2026	79.76		184945		
I-HO3202512118628	HOSPITAL INCOME - PRETAX	R	1/07/2026	212.37		184945		
I-HO3202512238629	HOSPITAL INCOME - PRETAX	R	1/07/2026	212.37		184945		
I-HOS202512238629	HOSPITAL INCOME - PRETAX	R	1/07/2026	79.79		184945		
I-LF3202512238629	UNIV/COL LIFE AFTER TAX	R	1/07/2026	974.91		184945		
I-LF7202512118628	NON-PRETAX LIFE INSURANCE	R	1/07/2026	974.99		184945		
I-LF8202512118628	AFTER TAX COLONIAL PRODUCTS	R	1/07/2026	967.62		184945		
I-LF8202512238629	AFTER TAX COLONIAL PRODUCTS	R	1/07/2026	1,247.97		184945		
I-LP1202512118628	PRETAX LPSD DISABILITY	R	1/07/2026	0.01		184945		
I-LP3202512118628	LPSD DISABILITY AFTERTAX	R	1/07/2026	44.17		184945		
I-LP3202512238629	LPSD DISABILITY AFTERTAX	R	1/07/2026	44.17		184945		7,838.20
03376	PRINCIPAL LIFE INSURANCE COMPA							
I-202601058632	PRINCIPAL LIFE INSURANCE COMPA	R	1/07/2026	517.62		184953		
I-DN1202512118628	EMPLOYEE SHARE HEALTH INSUR	R	1/07/2026	996.97		184953		
I-DN2202512238629	EMPLOYEE SHARE HEALTH INSUR	R	1/07/2026	1,003.58		184953		
I-GDC202512238629	DENTAL INSURANCE PREMIUM	R	1/07/2026	1,393.60		184953		
I-GDE202512238629	DENTAL INSURANCE PREMIUM	R	1/07/2026	1,335.84		184953		
I-GDF202512238629	DENTAL INSURANCE PREMIUM	R	1/07/2026	2,101.92		184953		

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
I-GDS202512238629	DENTAL INSURANCE PREMIUM	R	1/07/2026	485.76		184953		
I-GVC202512238629	VISION INSURANCE PREMIUM	R	1/07/2026	180.48		184953		
I-GVE202512238629	VISION INSUR PREMIUM	R	1/07/2026	260.38		184953		
I-GVF202512238629	VISION INSURANCE PREMIUM	R	1/07/2026	268.06		184953		
I-GVS202512238629	VISION INSURANCE PREMIUM	R	1/07/2026	111.60		184953		
I-VS1202512118628	EMPLOYEE SHARE HEALTH PLAN	R	1/07/2026	96.80		184953		
I-VS2202512238629	EMPLOYEE SHARE HEALTH INSUR	R	1/07/2026	97.75		184953		8,850.36
74775	SCOTT & WHITE HEALTH PLAN							
I-202601058633	SCOTT & WHITE HEALTH PLAN	R	1/07/2026	13,985.54		184968		
I-202601078642	INSURANCE ADJ M SMITH	R	1/07/2026	259.52		184968		
I-CCC202512238629	HEALTH INSURANCE PREMIUM	R	1/07/2026	13,123.37		184968		
I-CCE202512238629	HEALTH INSURANCE PREMIUM	R	1/07/2026	12,162.30		184968		
I-CCF202512238629	HEALTH INSURANCE PREMIUMS	R	1/07/2026	6,304.50		184968		
I-CCS202512238629	HEALTH INSURANCE PREMIUM	R	1/07/2026	4,508.28		184968		
I-HE1202512238629	HEALTH INSURANCE PREMIUM	R	1/07/2026	6,740.40		184968		
I-HEA202512118628	EMPLOYEE SHARE HEALTH INSURANC	R	1/07/2026	15,368.92		184968		
I-HEA202512238629	EMPLOYEE SHARE HEALTH INSURANC	R	1/07/2026	564.33		184968		
I-HEC202512238629	EMPLOYEE SHARE HEALTH INSURANC	R	1/07/2026	15,774.62		184968		
I-HI1202512238629	CITY HEALTH INSURANCE	R	1/07/2026	27,472.81		184968		
I-HID202512238629	CITY HEALTH INSURANCE	R	1/07/2026	22,842.90		184968		
I-HIE202512238629	EMPLOYEE CITY HEALTH CONTRIB	R	1/07/2026	29,918.40		184968		169,025.89
03561	INTERNATIONAL CITY MANAGEMRNT							
I-DFI202601088643	PLAN 307545	R	1/09/2026	24,165.44		184986		24,165.44
03957	BEXAR ENVIRONMENTAL.INC							
I-7870	ASBESTOS ABATEMENT	R	1/13/2026	4,784.00		185007		4,784.00
01490	CENCO, INC							
I-INV-0931	SUPER ENZYMES	R	1/13/2026	4,990.00		185016		4,990.00
01344	CORE & MAIN LP							
I-Y225410	METER REGISTERS	R	1/13/2026	4,820.00		185018		4,820.00
03870	FRONTIER WASTE TEXAS HOLDCO, L							
I-8115468	COLLECTION CENTER	R	1/13/2026	1,362.20		185026		
I-8115469	RECYCLE CENTER	R	1/13/2026	731.60		185026		
I-8115470	ROLL OFF FEE	R	1/13/2026	599.20		185026		
I-8115471	ROLL OFF FEE	R	1/13/2026	500.00		185026		
I-8141151	DEC INV	R	1/13/2026	137,241.21		185026		140,434.21
02860	FUELMAN							
I-NP69715164	FUELMAN	R	1/13/2026	13,077.69		185028		13,077.69

VENDOR SET: 99 CITY OF LAMPASAS
 BANK: FSB BANCORPSOUTH
 DATE RANGE: 1/01/2026 THRU 1/31/2026

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
02209	JONES-HEROY & ASSOCIATES INC							
I-26831	AFNA CONTRACT	R	1/13/2026	1,050.00		185041		
I-26832	AFNA TMT FACILITY REVIEW	R	1/13/2026	4,630.00		185041		
I-26833	WWTP SLUDGE D E	R	1/13/2026	25,250.00		185041		
I-26834	WWTP SOLIDS HANDLING	R	1/13/2026	14,935.00		185041		45,865.00
01297	L & H AUTOMOTIVE INC							
I-27932	UNIT 14 VEH REPAIRS	R	1/13/2026	1,149.14		185042		
I-27983	2017 F350 MECH REPAIRS	R	1/13/2026	3,833.03		185042		4,982.17
03931	MCCORD ENGINEERING INC							
I-17975	UNDERGROUND MAPPING	R	1/13/2026	4,216.82		185060		4,216.82
59920	MILLER'S SERVICE CO							
I-102967	SHELTER EMERG LIGHTS REPL	R	1/13/2026	450.00		185062		
I-103134	PD MONTHLY CHECK	R	1/13/2026	150.00		185062		
I-103355	TWIST TIMER	R	1/13/2026	80.42		185062		
I-103368	A/C UNIT FOR SAMPLER SHED	R	1/13/2026	3,270.00		185062		
I-103377	JANUARY ICE MAKER RENTALS	R	1/13/2026	630.00		185062		4,580.42
82300	TECHLINE, INC							
I-1376072-00	CT'S	R	1/13/2026	1,095.60		185075		
I-1388553-00	LINE MATERIAL	R	1/13/2026	11,024.22		185075		
I-1388553-01	LINE MATERIAL	R	1/13/2026	322.00		185075		
I-1388553-02	LINE MATERIAL	R	1/13/2026	2,872.10		185075		15,313.92
03785	THE HUNTINGTON NATIONAL BANK							
I-2345553	LEASE FOR CLUB CAR	R	1/13/2026	5,668.36		185078		5,668.36
91599	VERIZON WIRELESS							
I-6131223408	TELEPHONE SERVICES	R	1/13/2026	4,057.88		185085		4,057.88
02235	BOKF, NA							
I-CITYOFLAMPASAS*	DEBT SERVICE PAYMENT	R	1/14/2026	200,227.50		185104		200,227.50
02469	BUREAU VERITAS NORTH AMERICA I							
I-25057530	2025-	R	1/14/2026	5,725.44		185106		
I-25057531	2025-	R	1/14/2026	983.80		185106		
I-25057532	2025-	R	1/14/2026	3,791.34		185106		
I-25057533	2025-	R	1/14/2026	76.92		185106		
I-25057534	2025-	R	1/14/2026	76.92		185106		
I-25057535	2025-	R	1/14/2026	150.00		185106		
I-25057536	2025-	R	1/14/2026	76.92		185106		
I-25057537	2025-	R	1/14/2026	76.92		185106		
I-25057538	2025-	R	1/14/2026	76.92		185106		
I-25057539	2025-	R	1/14/2026	265.05		185106		
I-25057540	2025-	R	1/14/2026	76.92		185106		
I-25057541	2025-	R	1/14/2026	117.15		185106		

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
I-25057542	2025-	R	1/14/2026	117.15		185106		
I-25057543	2025-	R	1/14/2026	76.92		185106		
I-25057544	2025-	R	1/14/2026	159.15		185106		
I-25057545	2025-	R	1/14/2026	76.92		185106		
I-25057546	2025-	R	1/14/2026	76.92		185106		
I-25057547	2025-	R	1/14/2026	150.75		185106		
I-25057548	2025-	R	1/14/2026	76.92		185106		
I-25057549	2025-	R	1/14/2026	192.75		185106		
I-25057550	2025-	R	1/14/2026	76.92		185106		
I-25057551	2025-	R	1/14/2026	76.92		185106		
I-25057552	2025-	R	1/14/2026	76.92		185106		
I-25057553	2025-	R	1/14/2026	300.00		185106		
I-25057554	2025-	R	1/14/2026	76.92		185106		
I-25057555	2025-	R	1/14/2026	319.59		185106		
I-25057556	2025-	R	1/14/2026	76.92		185106		13,425.97
03870	FRONTIER WASTE TEXAS HOLDCO, L							
I-7087057	LOWER YARD CLEAN UP	R	1/14/2026	711.40		185114		
I-8112347	COLLECTION CENTER	R	1/14/2026	609.40		185114		
I-8112348	RECYCLE CENTER	R	1/14/2026	616.40		185114		
I-8162286	COLLECTON CENTER	R	1/14/2026	672.40		185114		
I-8162287	RED BUILDING DEMO	R	1/14/2026	1,073.20		185114		
I-8162288	RECYCLE CENTER	R	1/14/2026	614.00		185114		
I-8162289	OLD RED BUILD DEMO	R	1/14/2026	1,991.00		185114		6,287.80
02202	H & H TREE SERVICE INC							
I-01132026	REMOVAL OF CHRISTMAS LIGH	R	1/14/2026	10,000.00		185118		10,000.00
02209	JONES-HEROY & ASSOCIATES INC							
I-27249	STATUS RPT & PROJECT REVI	R	1/14/2026	1,400.00		185127		
I-27250	AFNA CONTRACT	R	1/14/2026	977.50		185127		
I-27250*	AFNA CONTRACT	R	1/14/2026	700.00		185127		
I-27251	WWTP SLUDGE PROJECT	R	1/14/2026	15,150.00		185127		
I-27252	WWTP DEWATERING PROJ	R	1/14/2026	11,025.00		185127		
I-27268	AFNA CONTRACT	R	1/14/2026	1,050.00		185127		30,302.50
52200	LAMPASAS PUBLIC UTILITIES							
I-12312025	DECEMBER 2025	R	1/14/2026	34,341.78		185151		34,341.78
01488	LAW OFFICES OF JO-CHRISTY BROW							
I-29888 NOVEMBER	NOV INVOICE	R	1/14/2026	4,707.50		185160		4,707.50
00479	NAFECO, INC							
I-1390843	BUNKER GEAR	R	1/14/2026	15,457.48		185164		15,457.48

VENDOR SET: 99 CITY OF LAMPASAS
 BANK: FSB BANCORPSOUTH
 DATE RANGE: 1/01/2026 THRU 1/31/2026

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
03179	CANON FINANCIAL SERVICES							
I-42469902	MAY-DEC 2025 INVOICE	R	1/27/2026	4,464.92		185234		4,464.92
01490	CENCO, INC							
I-INV-0943	SUPER ENZYME DEGREASER	R	1/27/2026	3,620.00		185236		
I-INV-0944	MONSTER SEWER SOLVENT	R	1/27/2026	3,188.00		185236		6,808.00
01050	MCCOY TREE SURGERY COMPANY							
I-9685	ANNUAL TREE TRIMMING	R	1/27/2026	762.80		185263		
I-9686	ANNUAL TREE TRIMMING	R	1/27/2026	1,585.00		185263		
I-9687	ANNUAL TREE TRIMMING	R	1/27/2026	1,585.00		185263		
I-9688	ANNUAL TREE TRIMMING	R	1/27/2026	3,051.20		185263		
I-9689	ANNUAL TREE TRIMMING	R	1/27/2026	6,340.00		185263		
I-9690	ANNUAL TREE TRIMMING	R	1/27/2026	6,340.00		185263		
I-9691	ANNUAL TREE TRIMMING	R	1/27/2026	6,112.40		185263		25,776.40
03819	TECHLINE SPORTS LIGHTING, LLC							
I-12331-00	TURNER FIELD LIGHTING	R	1/27/2026	5,479.00		185276		5,479.00
02893	TEXAS MATERIALS GROUP INC							
I-201623101	COLD MIX	R	1/27/2026	4,830.00		185281		4,830.00
03406	WELLS FARGO FINANCIAL LEASING							
I-5037175540	2022 EQUIPMENT LEASE	R	1/27/2026	2,750.00		185288		
I-5037175541	2020 LEASE FOR FAIRWAY MO	R	1/27/2026	1,470.00		185288		4,220.00
01201	BANK OF AMERICA NA							
I-06PH8S4GHW	2007 CO DEBT PAYMENT	R	1/29/2026	25,810.54		185299		25,810.54
03398	CLASSIC BANK, N.A.							
I-00001 01162026	2020 GO REFUNDING	R	1/29/2026	156,970.10		185302		156,970.10
03870	FRONTIER WASTE TEXAS HOLDCO, L							
I-7487543	CITIZENS COLLECTION	R	1/29/2026	3,999.00		185305		
I-7487544	RECYCLE CENTER	R	1/29/2026	1,223.80		185305		
I-7632774	RECYCLE CENTER	R	1/29/2026	753.20		185305		
I-7632775	DUMPSTER RENTAL	R	1/29/2026	1,224.40		185305		
I-7632776	DUMPSTER RENTAL	R	1/29/2026	645.40		185305		7,845.80
47585	KEMPNER WATER SUPPLY CORP							
I-12312025	CTWSC/KWSC PRIN/INT	R	1/29/2026	19,146.97		185308		19,146.97
47585	KEMPNER WATER SUPPLY CORP							
I-12312025*	KEMPNER WATER SUPPLY CORP	R	1/29/2026	54,978.99		185309		54,978.99

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
* * T O T A L S * *								
		NO		INVOICE AMOUNT		DISCOUNTS		CHECK AMOUNT
	REGULAR CHECKS:	35		1,093,751.61		0.00		1,093,751.61
	HAND CHECKS:	0		0.00		0.00		0.00
	DRAFTS:	3		274,722.16		0.00		274,722.16
	EFT:	1		647,244.03		0.00		647,244.03
	NON CHECKS:	0		0.00		0.00		0.00
	VOID CHECKS:	1	VOID DEBITS	0.00				
			VOID CREDITS	40.00CR	40.00CR	0.00		

TOTAL ERRORS: 0

VENDOR SET: 99	BANK: FSB	TOTALS:	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
			40	2,015,677.80	0.00	2,015,717.80
BANK: FSB	TOTALS:		40	2,015,677.80	0.00	2,015,717.80
REPORT TOTALS:			40	2,015,677.80	0.00	2,015,717.80

SELECTION CRITERIA

VENDOR SET: 99-CITY OF LAMPASAS 99
VENDOR: ALL
BANK CODES: Include: FSB
FUNDS: All

CHECK SELECTION

CHECK RANGE: 000000 THRU 999999
DATE RANGE: 1/01/2026 THRU 1/31/2026
CHECK AMOUNT RANGE: 4,000.01 THRU 999,999,999.99
INCLUDE ALL VOIDS: YES

PRINT OPTIONS

SEQUENCE: CHECK NUMBER

PRINT TRANSACTIONS: YES
PRINT G/L: NO
UNPOSTED ONLY: NO
EXCLUDE UNPOSTED: NO
MANUAL ONLY: NO
STUB COMMENTS: NO
REPORT FOOTER: NO
CHECK STATUS: NO
PRINT STATUS: * - All



CITY SECRETARY DEPARTMENT/ JANUARY 2026 MONTHLY REPORT

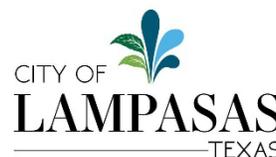
Brief Monthly Overview of Department Employees:

Kayleigh Stanley- City Secretary

- Advised Citizens/Contractors of required documentation for permits; upon receipt of documentation issued building permits through My Government Portal and TMS/ Assigned Inspections
- Maintained vehicle inspection/registration process
- Prepared Cemetery Deeds and filed with County
- Handled Frontier Solutions Inquiries
- Assisted the City Manager and Building Department with daily operations.
- Attended a meeting with an investor on January 7, 2026.
- Attended a meeting with Cen-Tex Sustainability Partnership on January 8, 2028.
- Attended an onsite meeting with an investor on January 12, 2026.
- Attended a meeting with Quadient on January 13, 2026.
- Attended a meeting with Frontier Solutions on January 14, 2026.
- Attended a training with Bureau Veritas on January 15, 2026.
- Prepared and posted packet, attended and took minutes for the January 12, 2026 City Council Meeting.
- Attended the Election Law Seminar hosted by TMCA on January 21-23, 2026.
- Prepared and posted packet for the LEDC Meeting on January 21, 2026.
- Worked with RCI for records retention.
- Worked on TML Risk Pool claims
- Reviewed concept plans for proposed projects/provided development & utility information to several prospects.
- Processed/Facilitated Open Records Requests
- Daily Building /Planning & Zoning responsibilities – key contact person who handles inquiries/requests and all administrative work/research.

Memo

To: Kayleigh Stanley, City Secretary
 From: Monica Wright, Director of Information Systems
 Date: Monday, February 9, 2026
 Re: January Monthly Report



Information
Systems

Service Tickets - Social Media - Website Stats

IT Service Tickets	193
Facebook Followers	9,255
Twitter Followers	857
Instagram Followers	964
Website Page Views	35,011

IT Supported Hardware & Software

PCs	105	Wireless Access Points (WAP)	16	Servers	30
Laptops	60	Verizon Aircards	16	Firewalls	3
Printers	78	Network Attached Storage (NAS)	5	Tablets	15
Switches	22	Cell Phones	57	Software Applications	30+
CC Reader	8	Security Cameras	61	CradlePoint Routers	20
Time Clock	4	WatchGuard Dock	8		

January Projects Completed:

- Attended website re-design meetings
- Submitted website re-design deliverables
- Configured replacement Library Kyocera printer on Clerk/Patron Pc's
- Configured/issued out (1) replacement EOL Patrol Toughbook's
- Configured/installed security camera at Airport
- Configured/installed Airport NVR
- Posted 2026 Golf events on website
- Installed network switch at 580 Parks Barn
- Quote for WWW mini pc, monitor, and Surface Pro tablet/ordered
- Obtained quote for (4) Ubiquiti UNVRs for off network security cameras
- Obtained quote for backup software renewals/ordered
- Completed form to get signed up for the OMNIA Mesa purchasing contract
- Built out PC for new Parks Superintendent
- Maintenance to servers

February Projected Projects:

- Attend website re-design meetings
- Configure/install (2) replacement City host servers
- Configure/issue out (1) replacement EOL Patrol Toughbook's
- Upgrade TxDPS SDWAN PD Router
- Configure/install 580 Sports Complex NVR
- Configure/install Golf Course NVR
- Configure/install WWW mini pc
- Configure/issue out WWW Microsoft Surface Pro tablet
- Obtain quote/order Parks Superintendent printer
- Meeting w/ Public Works Director to discuss fiber to substations
- Configure/install (4) Golf security cameras
- Install Parks Superintendent new PC and Parks Barn
- Build out City 2025 Domain Controller 1
- Build out City 2025 Domain Controller 2
- Build out City 2025 Incode server
- Upgrade 2019 City servers to 2025
- PD cell phone upgrades

- Configure/replace (10) replacement desktop PCs
- Configure/install external security camera at entry at City Hall
- Replace Electric SCADA Windows PC
- Configure/install security camera at W/WW facility
- Configure/install WatchGuard AuthPoint software on PD PC's

FY 2025/2026 Budgeted Projects:

- Configure/replace (4) EOL Library training laptops **(completed)**
- Nextlink internet service at Airport **(completed)**
- Obtain quote/order (15) Microsoft Office 2024 STD licenses **(completed)**
- Obtain quotes/configure/replace (2) PD Training EOL Laptops **(completed)**
- Upgrade all EOL Microsoft Office licenses **(completed)**
- Upgrade all EOL Windows 10 PCs/Remove from inventory **(completed)**
- Migrate Cardinal Windows 10 VM server to Windows 11 **(completed)**
- Replacement (2) PD Host Servers **(completed)**
- Upgrade all Windows 2019 PD servers to Windows 2025 OS **(completed)**
- Configure/replace (7) EOL switches (Animal Shelter, Municipal Court, Streets, Electric, Water/WasteWater, Library, Calvert AV) **(completed)**
- Obtain quotes/configure/replace (5) PD Patrol Toughbook's **(completed)**
- Upgrade TxDPS SDWAN PD Router **(completed)**
- Quote/order/configure/install Airport security cameras *(in-progress)*
- Obtain quotes/configure/replace (10) desktop PCs *(in-progress)*
- Replacement (2) City Host Servers *(in-progress)*
- Assist with the Core & Main water meter software upgrade/Incode interface (Neptune 360) (EOL) *(in-progress)*
- City Website Re-Design *(in-progress)*
- Upgrade all Windows 2019 City servers to Windows 2025 OS *(in-progress)*
- Configure/install (4) security cameras at the Golf Pro Shop
- Assist PD with Cardinal software conversion to ARMS *(Mar 2026)*
- Obtain quotes/configure/replace (3) laptops
- Replacement EOL W/WW SCADA PC
- Replacement IT Server Room mini-split
- FY 26-27 Budget projections
- FY 26-27 Proposed Budget
- Tyler Payments
- VOIP Phone System
- Dispose of outdated/broken technology items
- Deploy City wide cyber security training for all employees/report to State DIR
- Configure/install WatchGuard AuthPoint software on PD PC's
- CJIS Security Audit

Daily/Weekly/Monthly Tasks:

- OS updates on all NAS devices, firewalls, WAPs
- Activate/configure all City data cell phones
- Activate/configure all City Verizon jetpacks
- Assist with all issues related to online payments
- Install Windows updates on City/PD servers & workstations
- Content updates to City website/social media platforms/setup recurring dlvr.it social media posts
- Reply to website/social media submissions/requests
- Perform routine maintenance on hardware and software
- Backup all workstations/servers/NAS storage devices

- Update virus/spyware definitions and apply security patches to computers/servers
- Prepare reports for and attend directors meeting and City Council meeting
- Continued education of network security threats
- Continued research of applications/software for departments
- Documentation for all software/hardware configurations
- Setup Council Live Stream meetings/archive to website and file server
- Create cyber security phishing campaigns/deploy to employees/council members

Future Projects & Goals:

- Migrate Incode v.9 to Incode v.10 Cloud (unknown)
- Migrate AT&T land lines over to digital/VOIP Phones (unknown)
- Assist with the migration e-merchant solution to Tyler Web Payments (unknown)
- Assist with the replacement of Utility Billing & Municipal Court chip readers (unknown)

Monthly Airport Operations Report – Lampasas Municipal Airport (LZZ)

Reporting Period: January 1 – 31, 2026

Prepared by: Robert Lansford, Aviation Director

Date: February 2026

1. Executive Summary

January was a weather-impacted month at Lampasas Municipal Airport. A significant ice storm required the temporary closure of the airport and the issuance of a NOTAM to ensure the safety of flight operations. Due to the closure and related system limitations, no flight operations data was collected during the reporting period. Following reopening, fuel operations resumed and airport staff focused on inspections, safety, and restoration of normal operations.

2. Key Operational Metrics (January 2026)

Metric	January 2026
Flight operations data	Not collected
Fuel sales (transactions)	50
Fuel sold (gallons)	860
Courtesy car trips	8

Note: No flight operations data was collected during January 2026 due to a weather-related airport closure caused by an ice storm.

3. Maintenance & Facility Accomplishments – January 2026

- Coordinated airport closure during a winter ice storm to maintain airfield safety.
 - Issued and subsequently closed a NOTAM related to unsafe airfield conditions.
 - Conducted post-storm inspections of runways, taxiways, apron, and landside areas prior to reopening.
 - Monitored facilities and utilities during freezing conditions to prevent damage.
-

4. Ongoing Projects & Capital Improvements

- Continued coordination on planned pavement, striping, and facility improvement projects.
 - Continued discussions with TxDOT Aviation regarding future airport development initiatives.
-

5. Safety & Compliance

- Weather-related NOTAM issued and properly closed.
 - No reported safety incidents or runway incursions.
 - Post-storm airfield inspections completed prior to resuming operations.
-

6. Priorities for February 2026

- Resume normal operational data collection and reporting.
 - Monitor recovery from winter weather impacts.
 - Continue progress on capital improvement planning and bid evaluations.
-

7. Appendices (available upon request)

- January 2026 fuel sales summaries
- Maintenance and incident response logs

To: Erin Harrison, City Manager
From: Stephen Sewell, Public Works Director
Date: Wednesday, February 18, 2026
Re: January 2026 Monthly Report

Fee Schedule- Began preliminary discussions concerning a fee schedule adjustment to catch any losses we are experiencing in relation to new services. Staff met and discussed implementing new costs to fee schedule.

Notification to property owners in 1958 Flood Easement- Met with Lampasas County WCID regarding notification to property owners in easement. Notification verbiage adjusted to reflect WCID concerns. After legal review, notification to property owners will be sent.

KWSC- Met with KWSC staff to discuss billing methodology with regard to the Wholesale Contract.

Rate Study- Communities Unlimited reviewing information previously sent.

Solids Handling Project-Equipment Procurement- Bid opening January 13th. A total of 3 bids opened and tabulated.

Lower Brazos RFPG- Attended meeting with the Regional Flood Planning Group. Current discussion revolving around Flood Management Evaluations.

TWDB Water Supply & Infrastructure Grant- Attended meeting to discuss new grant availability. We have two potential projects that qualify. While the application period has not yet opened, once it does, we will have until June 2026 to apply.

HR- New staff member, Shawn Richards, Electric Lineman. New staff member, Jesse Chism, Plant Operator. John Moffett promoted to Electric Crew Supervisor. Fully staffed.

MEMO:

To: Erin Corbell, City Manager
From: Kris Morin, Golf Course Manager
cc: City Council Members
Date: February 5, 2026
Re: Monthly Report, January 2026

- Weekly mowing and maintenance procedures performed on an as needed basis on the golf course
 - Down to once, if not every one to two weeks, due to freezing temps
 - We are basically completely dormant with the exception of tee boxes
- Vertical mowing has stopped due to freezing temperatures
- We continue to adjust irrigation run times for a winter program
- Monthly Application of turf pigment (PAR SC) to greens, fairways, and approaches is being applied monthly
 - Pigment retains heat, therefore gives the grass (in fairways and approaches) a “greener” appearance
- Monthly application of custom slow-release fertilizer (granular) tee boxes to aid in plant health for the overseeded areas
- A monthly application of root and soil enhancer
- Applied a 3rd application of pre-emerge herbicide to all greens to aid in preventing “winter weeds”, in particular *Poa annua*
- Watering of Perennial Ryegrass has been adjusted to an as needed basis
 - We are currently 4 times per week
- Blowing of fairways is being performed on a regular basis with the Buffalo Blower; many areas leaves are being blown into a pile, and then mulched with our rough mowers
- Applied sand to bad areas on the edges of greens to aid in recovery after winter dormancy
- Maintenance crew repaired several old irrigation heads, as the internals were worn, and the entire heads needed to be replaced
- Maintenance crew repaired several satellite boxes as they are becoming outdated, and circuit boards and breakers are starting to wear out
- Maintenance crew made a new “left” mechanism to aid in transport of the cocoa-mat that is used to drag the sand in to the greens
 - This allows one person to move a little faster while dragging greens

- Maintenance crew has started working on preventative maintenance on all equipment this winter, so that all equipment is “ready to go” this spring.
- Greens covers were used this month on one occasion on #13 green
 - This will protect these two greens during the freezing temperatures this winter
 - These two greens have been historically tough to manage greens in previous years
- We had a winter storm that forced us to close the course from Saturday, January 24, 2026 through Wednesday, January 28, 2026. During this time, we “iced” the greens and tee boxes by doing the following:
 - **Set Greens and Tee Watering Program for Winter Storm as Follows:**
 - **Morning Around 5:00 am= 10 minutes**
 - **Afternoon Around 11:00 am= 10 minutes**
 - **Night around 8:00 pm= 10 minutes**
 - **This was set to start running the night of the winter storm (Friday) and ran for the entirety of the storm through the following Tuesday)**
 - This was done as the ice acts as an insulator for the grass below the ice, and protects them from the freezing air.
- Weather was hit or miss during the month of January; however, we had a busier month this year than we had in January of 2025. We had an increase of approximately 25% in January 2026 compared to January 2025.
 - January 2026 Greens Fee Totals = 551 Rounds (This does not include member play)
 - January 2025 Greens Fee Totals = 429 Rounds (This does not include member play)

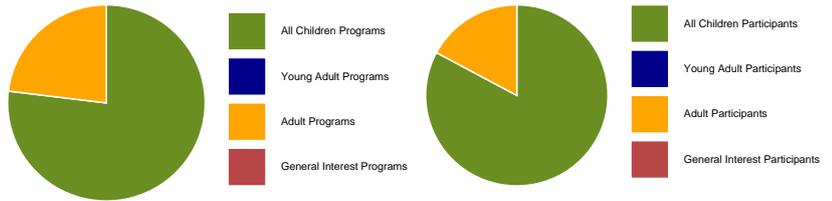
Lampasas Public Library

October, 2025 - January, 2026

October

Overview

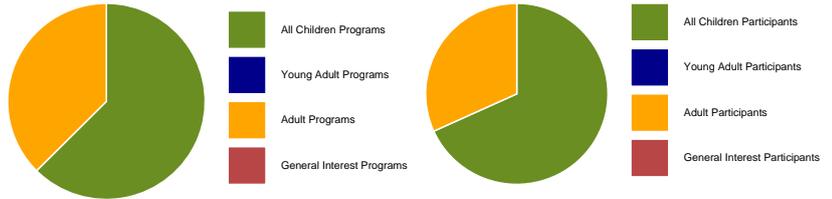
All Children Programs	10	76.92%	All Children Participants	111	82.84%
Young Adult Programs	0	0%	Young Adult Participants	0	0%
Adult Programs	3	23.08%	Adult Participants	23	17.16%
General Interest Programs	0	0%	General Interest Participants	0	0%
Total Programs	13		Total Participants	134	



November

Overview

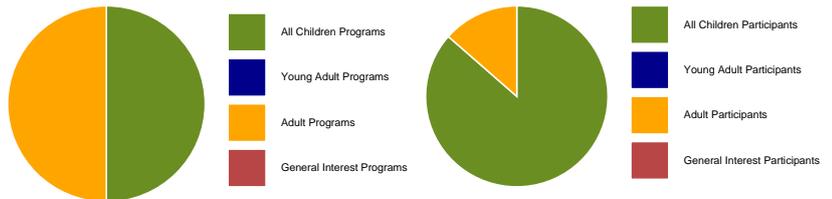
All Children Programs	5	62.5%	All Children Participants	58	68.24%
Young Adult Programs	0	0%	Young Adult Participants	0	0%
Adult Programs	3	37.5%	Adult Participants	27	31.76%
General Interest Programs	0	0%	General Interest Participants	0	0%
Total Programs	8		Total Participants	85	



December

Overview

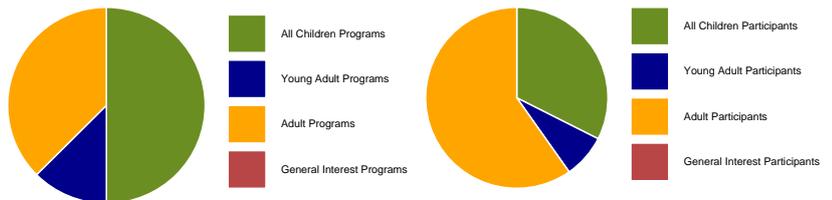
All Children Programs	3	50%	All Children Participants	64	86.49%
Young Adult Programs	0	0%	Young Adult Participants	0	0%
Adult Programs	3	50%	Adult Participants	10	13.51%
General Interest Programs	0	0%	General Interest Participants	0	0%
Total Programs	6		Total Participants	74	



January

Overview

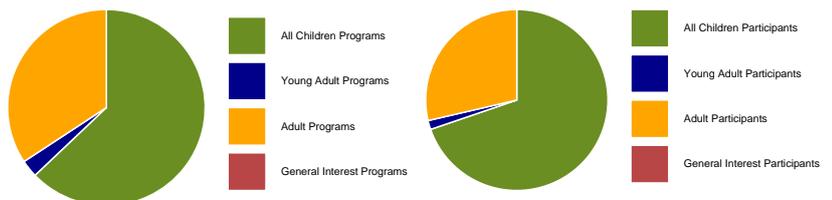
All Children Programs	4	50%	All Children Participants	25	32.47%
Young Adult Programs	1	12.5%	Young Adult Participants	6	7.79%
Adult Programs	3	37.5%	Adult Participants	46	59.74%
General Interest Programs	0	0%	General Interest Participants	0	0%
Total Programs	8		Total Participants	77	



Year in Review

Overview

All Children Programs	22	62.86%	All Children Participants	258	69.73%
Young Adult Programs	1	2.86%	Young Adult Participants	6	1.62%
Adult Programs	12	34.29%	Adult Participants	106	28.65%
General Interest Programs	0	0%	General Interest Participants	0	0%
Total Programs	35		Total Participants	370	



LAMPASAS PUBLIC LIBRARY

JANUARY 2026

Circulation	We circulated 3,595 items in January, which is down 7.4% from last January (3,883). The library was closed for New Year's Day and MLK Jr. Day, as well as 3 days for inclement weather/ice.
Door Count	There were 2,442 visitors during January, which is down 8.2% from last year (2,660).
Internet Usage	There were 231 Internet sessions in January, down 9.8% from the previous year.
Wifi Usage	In January, 110 unique visitors accessed our wifi network, which is down 14.1% from last year. Our total number of sessions in January was 317, down 7.3% from the previous year. (Attached infographic only shows difference between this month and last month.)
Text Interactions	We communicated, via text messages, with 124 unique phone numbers in January, which is up 15.9% from last January (107). We sent/received a total of 582 messages, which is up 15.5% from the previous year (504).
January Programs	In January, we had two staff story times, ag story time, 42 Club (one was cancelled due to ice), 4-H STEM class, and Cornelia Key Book Club. One STEAM class met, while the other was cancelled due to ice. We also had the first Mahjong class, which was well-attended.
Upcoming Programs	In February, we will have two staff story times, ag story time, 42 Club twice, Cornelia Key Book Club, STEAM classes (grades 2-5 & grades 6+), 4-H STEM class, and Mahjong class.
Upcoming Closures	The library will be closed Monday, February 16 in honor of Presidents' Day.
Survey	We have launched a short survey about library programs and services. We would like for you to complete the survey, whether you use the library or not. Just scan the QR code below.



Lampasas Public Library

January-2026

In January, 110 unique patrons used your library WiFi. On average, these patrons visited to use the WiFi on just under 3 individual days.

Change from prior month



317 ↑ 3.59%

Monthly Sessions



265 ↓ -1.49%

Total Visits



110 ↓ -4.35%

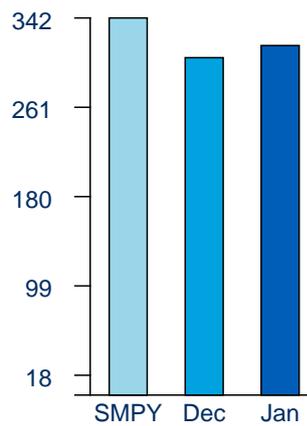
Unique Visitors



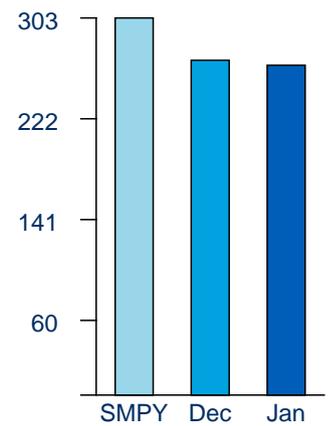
2.41 ↑ 2.99%

Average Return Rate

Total Monthly Session Count

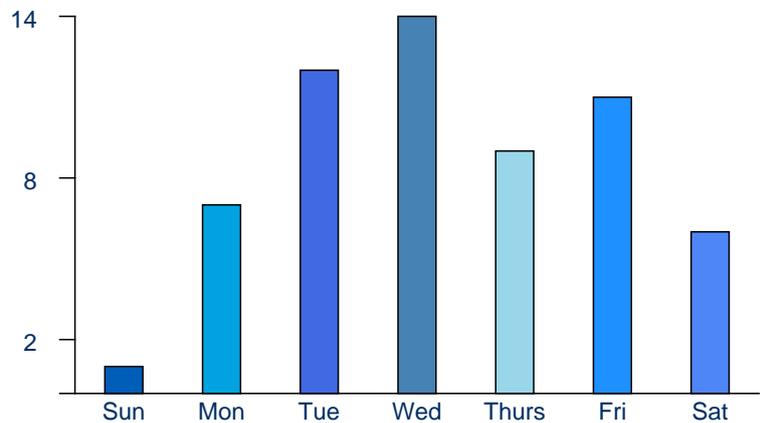


Total Monthly Visits

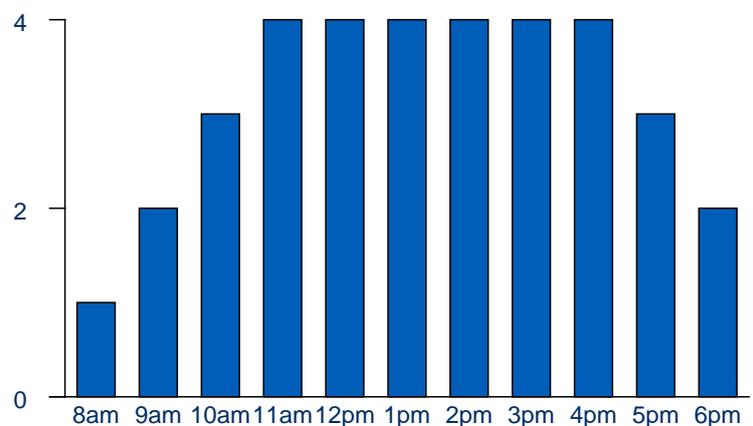


*SMPY: Same Month Prior Year

Average Daily Visits



Average Peak Hourly



**CITY OF LAMPASAS
POLICE DEPARTMENT
Jody Cummings, Chief of Police**

MEMORANDUM

TO: Erin Corbell, Finance Director and Interim City Manager

FROM: Jody Cummings, Chief of Police

DATE: February 9, 2026

SUBJECT: Police Department Monthly Report – January 2026

January 2026 Activities

- Attended one Director’s Meeting.
- Attended one City Council Workshop and Meeting, as well as an AED (defibrillator) meeting.
- Attended a CTCOG Grant Funding Workshop.
- Chief Cummings and Patrol Lieutenant Chuck Montgomery attended a Code Enforcement Webinar.
- Attended a Commissioners Court Meeting regarding a Sirens in Flood Plains Grant.
- Chief Cummings, Lt. Montgomery, Assistant Chief Charlie Boswell, and Communications Supervisor Kelli Sanguinet participated in ARMS (records management) online training.
- Communications Supervisor Sanguinet participated in Texas Violent Death Reporting System online training.
- LPD participated in the Winter Storm Fern emergency response.
- Chief Cummings participated in six Winter Storm Fern weather-update conference calls.
- LPD officers conducted rifle range training and completed annual qualifications.
- Lieutenant Investigator Fidel Morua attended a Children’s Advocacy Center Multidisciplinary Meeting.
- Lt. Montgomery continued progress on completing the Police Department’s Annual Special Events Calendar.
- Chief Cummings and Assistant Chief Boswell completed the annual Racial Profiling Report, which was presented to City Council.
- Chief Cummings negotiated a new Xerox copier/printer contract and presented it to City Council for approval.
- The department assisted and provided support following the Copperas Cove Police Department officer shooting/death.
- Chief Cummings completed an interlocal agreement with DPS regarding radios.

- Investigators presented cases to the Lampasas County Grand Jury.
- The department created and/or shared 69 social media posts on Facebook.

Staff Anniversaries

Dispatcher Shaka Powell-two years

Officer Justin Loudenslager-one year

Patrol Sergeant Jon Rinehart-two years

SRO John Reza-four years

Officer Jameson Varnado-four years

Memo



To: Stephen Sewell, Public Works Director
From: Van Sims, W/WW Operations Manager
Date: February 13, 2026
Re: January 2026 Monthly Report

Water/Wastewater & Plant Operations

- ***Operation of Water Distribution System***

1. Collected 8 routine Bac T samples.
2. Repaired 7 water leaks.
3. Installed 4 new water tap
4. Repaired 1 fire hydrant
5. 238 disinfection residual monitoring samples.
6. 339 nitrification action plan monitoring samples.

- ***Operation of Wastewater Collection System***

1. Completed all monthly lift station checks.
2. Resolved 8 sewer stoppages.
3. Installed 2 new sewer taps.

- ***Operation of Municipal and AFNA Treatment Facilities***

1. Treated 50,744 gallons of septic waste.
2. Performed all routine maintenance on scheduled equipment.
3. Removed 100 cubic yds of cake.
4. Collected and analyzed 105 samples for municipal wwtp.
5. Collected and analyzed 37 samples for AFNA treatment plant.

- Total Work Orders Completed – 32
- Utility Locates – 153
- Customer Service Calls – 9
- Building Dept Routing Forms -- 2

Memo



To: Jessie Acosta, Parks & Recreation Director
From: Nick Geagley
Date: January 18, 2026
Re: Monthly Report – January

Sports Facilities

Brief Monthly Overview – Sports Facilities

Weekly Activities

- Weekly/Monthly reports, Weekly work schedules, and Employee timesheets
- Sports Parks maintenance & irrigation systems inspection
- Cleaned shop, breakroom, and bathroom
- Checked facilities for leaks and freeze damage

Service, Maintenance

- Picked up the SCAG mower from the shop
- Assisted in taking down Christmas lights and decorations from Brook Park
- Winterized all facilities with heaters, antifreeze, and covers

Goodrich Tennis Courts

- Cleaned the courts

Gavin Garrett Soccer Complex

- Irrigated all fields (2x)

Turner Complex

- Installed 4ft, 300 ft radius chain-link fence at GEICO field
- Back filled with 625 lbs. of dirt
- Backed filled with 1300lbs of dirt
- Installed 300FT of fence topper at the GEICO field
- Backfilled 2500 pounds of dirt
- Bust and dig out rocks at GEICO
- Installed Sports light router
- Edged the fields

580 Complex

- Irrigated and flagged irrigation damage
- Irrigation repairs
- Replace Musco lights on softball field #1, security and playground
- Replace 2-inch gate valve
- Installed barricades for the east and west entrances
- Trimmed and removed brush and tree limbs

Memo



To: Jessie Acosta, Parks and Recreation Director
From: Bailey Carter, Parks and Recreation Specialist
Date: February 2, 2026
RE: Monthly Report-December 2026

Parks and Recreation

Bailey Monthly Summary January 2026

- Met with Sportsman Solutions regarding Push to Market on January 5, 6, 7, 16, & 28, 2026
- Attended meeting with Community Garden on January 7 & 20, 2026
- Planned, prepared, and executed all tasks related to Firehouse Grant in conjunction with LFD on January 8, 2026
- Attended meeting with Cen-Tex Sustainability Partnership on January 8, 2026
- Attended National Recreation and Parks Association Network meeting on January 8, 20, and 22, 2026
- Planned, prepared, and executed all tasks related to FEMA meeting on January 9, 16, 22, 23, and 30, 2026
- Met with American Red Cross regarding newly formed Mission CPR on January 9, 2026
- Planned, prepared, and executed all tasks related to Steps Forward meeting with FORWARD Lampasas and LCRA on January 12 & 30, 2026
- Planned, prepared, and executed all tasks related to Turner Ballfield Bid Opening on January 12, 2026
- Attended City Council on January 12 and 26, 2026
- Attended LCYLA Board meeting to execute contract on January 13, 2026
- Planned, prepared, and executed all tasks related to Parks and Recreation Board meeting on January 14, 2026
- Attended Texas Parks and Wildlife Department Town Hall on January 15, 2026
- Met with playground design company at the request of a potential sponsor for the area of Campbell Park on January 15 & 22, 2026
- Attended CEU course with Texas Recreation and Parks Society in Georgetown, TX on January 20, 2026
- Created public notices and fielded questions for 580 Complex Closure on January 29 & 30, 2026

Memo



To: Jessie Acosta
From: Steven Knowlton
Date: February 18, 2026
RE: Monthly Report -January 2026

Parks and Recreation

Daily Activity

- Parks properties: Inspect, maintain & clean all Parks Department property grounds, structures & public restrooms, daily
- Airport: Perform security check at Fuel Station & around Hangars / Clean Pilot's Lounge / Inspect Runway light fixtures & fence lines
- Clerical: Plan & execute daily crew work schedules / Create & submit weekly & monthly reports / Update & approve employee timesheets

MONTHLY ACTIVITY - SUMMARY

- Weed eaten the City Hall Complex.
- Picked up five dog stations from City Hall and assembled two.
- Removed all Christmas light fixtures and stored.
- Assembled and installed two trashcan fixtures at the new trail at Brook Park
- Planted 6 trees along the new trail in Brook Park
- Picked up fencing supplies from American Fence in Georgetown and continued the fence project at Turner Complex.
- Spot mowed/mulched leaves at Brook Park.
- Mulched leaves at Hancock Park and Pool.
- Picked up and disposed of debris pile and rock from the spring area at Campbell Park.
- Located vandalism and reported to LPD Case # 202600374.
- The Levy project consisted of mowing, weed eating, removal of trash and debris, removing small saplings and some trees; there were 10 truckloads of materials that were removed.
- The first phase of the Walk Trail Re-establishment project consisted of applying 28 tons of granite over the existing trail from the lower dam of Brook Park North to the Western Street bridge.
- Deep Freeze winterizing of properties consisted of closing restrooms, cutting off water, draining valves and faucets, adding antifreeze in bowls and traps, covering vents, installing heaters and heating lamps, and covering hose bibs.
- Replaced 18 light bulbs and one hose bib at the Library.
- Replaced door handle on 2003 Chevy 2500.
- Removed the American Flag behind NAPA and retired at the Fire Station.

- Vehicle & equipment maintenance – As needed
- Rake & level mulch at Brook Park & Sueann Park Playgrounds; Blow off sidewalks & gazebos in all Parks – As needed
- Clean Parks Shop / Restroom / Break Room – Every Friday

Memo



Parks & Recreation

To: Jessie Acosta, Parks & Recreation Director

From: Lupe Charping, Administrative Assistant

Date: February 18, 2026

Re: Monthly Report – January 2025

Brief Monthly Overview – Parks & Recreation

Lupe Charping, Administrative Assistant

- Attended meetings with Parks, Parks Facilities, Airport, and Cemetery supervisors
- Processed all Purchase orders for Parks, Parks Facilities, Airport, Cemetery, and Hostess House
- Answered all inquiries regarding the Airport, Parks, Facilities, Parks, Cemetery and Hostess House
- Manage calendar for Hostess House reservations
- Order supplies for Parks, Cemetery, Airport, Hostess House, and Parks Facilities
- Scheduled reservations for Campbell Pavilion and Ruth Eakin Center
- Managed event calendars for Parks facilities, Parks, and Hostess House
- Assisted with various ongoing projects
- Followed up with vendors regarding invoices
- Created and posted agenda for January Airport Meeting
- Attended and took minutes for the Airport Advisory Board meeting
- Created and posted agenda for Parks Board Meeting
- Attended and took minutes for the Parks Board Meeting
- Submitted all Parks and Recreation monthly reports for council
- Provided budget report balances to Park, Cemetery, and Parks Facilities supervisors. including the Airport director
- Worked closely with the Aviation Director regarding the Airport
- Received and updated the airport hangar waiting list
- Responded to emails regarding reservations of the Hostess House
- Continued organizing the cemetery deeds
- Showed the Hostess House for potential special events

Memo



To: Stephen Sewell, Director of Public Works
From: Micah Harry, Electric Superintendent
Date: Wednesday, February 18, 2026
Re: Monthly Report for January 2026

Public Works

Locates 149
Set New/Replaced Poles 4
Connects 5
Service Upgrades 3
Repaired/Replaced Lights 2
Trimmed/Removed Trees 8
Raised Low Lines Including Communications 4
Overtime Call Outs 5
Power Outage 2
Transformer Replacement 1
Assisted Other Departments 7

- Started changing poles to accommodate 3 phase power at the new Sulfur Creek Urgent Care location.
- Finished 4 pole line extension on CR 3420

To: Stephen Sewell, Public Work Director

From: Carlos Garcia, Street Superintendent

Street Department

Date: Wednesday, February 18, 2026

Re: January Monthly

Completed Projects

- Willis St.- Patch St where fire hydrant was installed.
- 7th St – Western to Pecan - Patch St where water line was installed.
- Hackberry road edge – Patch Edges
- Winter Storm Clean up – City Hall, Library, Ajinomoto, Fire Department, Police Department.
- Del Norte – Patch Street due to water leak.

Current Projects

- CDBG – In progress.
- Campbell Park – cleaning out silt.

Future Projects

- West 5th St – Ridge to Walnut – Patch Street per water line install.
- Western Street Drainage- Clear the drainage for better flow and remove rocks and debris from drain.
- Fourth St to Fifth Street Drainage- Regrade drainage – Easement pending.
- Fair View Drainage – Clear drain and regrade drainage.
- Brush Chipping – Spring brush chipping program for the month of March.



City Manager

ITEM NO. 4.1

**BUSINESS FOR THE CITY COUNCIL
OF THE
CITY OF LAMPASAS**

Subject:

Discussion and possible action regarding the appointment of Melissa Unger to the Parks and Recreation Board.

Requested By: Kayleigh Stanley, City Secretary

Submitted By: Kayleigh Stanley, City Secretary

Date Submitted: February 10, 2026

For the Agenda of: February 23, 2026

Procurement and Funding Statement:

N/A

Attachments: N/A

Summary Statement:

This item has been placed on the agenda to consider the appointment of Melissa Unger to the Parks and Recreation Board.

Recommendation:

To consider a motion to appoint Melissa Unger to the Parks and Recreation Board.

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**BUSINESS FOR THE CITY COUNCIL
OF THE
CITY OF LAMPASAS**

Subject:

Discussion and possible action regarding request for deed correction from John Robert McBryde for a 2014 Tax Resale Bid.

Requested By: Kayleigh Stanley, City Secretary

Submitted by: Kayleigh Stanley, City Secretary

Date Submitted: February 17, 2026

For the Agenda of: February 23, 2026

Procurement and Funding Statement:

N/A

Attachments: 2014 Resale Notice; Minutes from October 27, 2014 Council Meeting, Tax Resale Deed, Packet Submitted by Mr. McBryde, various email correspondence

Summary Statement:

John Robert McBryde has been reaching out to City Council and City Staff since at least March 2025 in an effort to have the City issue a deed correction for what Mr. McBryde believes to be a deed error based on a 2014 Tax Resale.

- In February 2013, the Appraisal District listed for Tax Resale a 50'x50' piece of property.

- No bids were received at the Courthouse for the property on February 7, 2013.

- The Lampasas Central Appraisal District subsequently accepted sealed bids for the property.

- Mr. McBryde submitted a bid in the amount of \$10 for the property, which was the high bid for the parcel.

- The high bid was then conveyed to the taxing entities, with each entity accepting the high bid. Minutes from the October 27, 2014, City Council meeting show that the bid was awarded for Parcel 8195 to John Robert McBryde in the amount of \$10. It was noted during the meeting that the parcel would have significant titling issues because "no one is sure where this property is exactly located. This property has never been platted or surveyed."

- Mr. McBryde has submitted to staff what he states was his bid packet, where he maintains that he attached exhibits that he claims shows his intent to purchase the land included in the exhibits, even though that land was not identified as part of the tax sale.

- Mr. McBryde maintains that in accepting the \$10.00 bid for the 50'x50' lot, as identified in notices of sale and in council minutes, that the city is bound to conveying additional property to him.

- Mr. McBryde has submitted for reference a hand drawn map, sectioning out a parcel of land that is significantly larger than the 50'x50' parcel identified in all records.

- In writing, Mr. McBryde has maintained that his \$10 bid entitles him to “equitable title” to 16.5 acres of the McComb Mill property conveyed to the City in a 1945 deed.
- Staff has explained to Mr. McBryde that his 2014 bid for the 50’x50’ parcel of land, roughly 0.0574 acres does not provide ownership of any additional land.
- Staff has explained that the property was being sold under Tax Resale on behalf of the taxing entities and that any other land could not be conveyed under this method as the method of a municipality selling land that is owned by the city is strictly governed by the Local Government Code and a fair market value requirement.
- Mr. McBryde states that he is the rightful owner of the 16.5 acres identified in the 1945 deed, which stretches from the Western Avenue Bridge, to 1st and Main, across Sulphur Creek and encompasses the entirety of downtown, and all of the City’s surplus land within.

Recommendation:

Staff recommends denying the request for deed correction. It is the City’s position that the 2014 Tax Resale Deed accurately identifies the land that was subject to sale and conveyed appropriately.

Help Wanted

New Horizons Treatment Center, Goldthwaite, is accepting applications for full time positions providing Direct Care for children and adolescents. High school diploma or GED required. Must be 21 years or older. Interested persons may pick up an application at New Horizons Ranch or call (325)938-5518. This is an EOE and Drug Free Workplace.
www.newhorizonsinc.com.

Help Wanted

Colorado Bend State Park
Seasonal Maintenance Assistant. Salary: \$9.87 per hour plus benefits. For more information see job posting 13-00360 and application at www.twb.state.tx.us/business/jobs/ or call 325-628-3240. E.O.E.

Public Notice

(15') down to ten feet (10') for both sides; and
(2) A reduction to the minimum floor area per dwelling unit from one thousand six hundred (1,600) square feet down to one thousand four hundred (1,400) square feet.

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- Medical Technologist PRN
- ER RN (Sat-Sun) PRN
- RNs PRN
- LVNs PRN

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Reference: LAMPASAS EOE M/F

Public Notice

NOTICE OF PUBLIC HEARING OF THE ZONING BOARD OF ADJUSTMENTS

Notice is hereby given that the Zoning Board of Adjustments of the City of Lampasas, Texas under Sections 9.6 and 9.7A of the City of Lampasas Zoning Ordinance, will hold the following Public Hearings in the City Council Chambers of the City of Lampasas, Texas located at 405 South Main Street, at 7:00 p.m. on February 19, 2013 to consider the following request:

- Grant a variance to Section 36.6 Parking Requirements Based on Use, of the City of Lampasas Zoning Ordinance, for property in the Retail Zoning District "R" and generally located at 2208 S. Hwy. 281, Lampasas, Texas, for the following:
 - (1) A reduction to the required minimum parking spaces of seventy-seven (77) down to thirty-eight (38) spaces for an exercise club
- Grant a variance to the Single Family Residential-20 "SF-20" Zoning District requirements for property generally located at 13 Dana, Lampasas, Texas for the following:
 - (1) A reduction to the minimum front yard setback of forty foot (40') down to one foot (1')
- Grant a variance to the Single Family Residential-10 "SF-10" Zoning District requirements for property generally located at 206 S. Ridge, Lampasas, Texas, for the following:
 - (1) A reduction to the minimum side yard setback from fifteen feet

I, Christina Marez, Asst. City Secretary of the City of Lampasas do hereby certify that this notice of meeting was posted on the bulletin board of the City Hall, 312 East Third Street, Lampasas, Texas, at a place readily accessible to the general public at all times, on the 30th day of January, 2013 at 4:30 p.m.

/s/Christina Marez,
Asst. City Secretary

NOTICE OF PUBLIC HEARING

The Lometa ISD Board of Trustees will hold a public hearing on the 2011-2012 Academic Excellence Indicator System report on Thursday, February 14, 2013 at 6:30 p.m. in the school library.

Application has been made with the Texas Alcoholic Beverage Commission for a Wine and Beer Retailer's Permit by Duck-fork, Inc. dba Hart's Firehouse BBQ to be located at 392 Depot St. in Kempner, Lampasas County, Texas. Ronnie Hart, CEO & President; Sandra Hart, VP & Secretary.

Auction-Farm Dispersal: 11:00 a.m. Sharp Saturday, Feb. 2nd - 2465 CR 3430, Lampasas, TX

Retirement Auction - 1987 Prevost 40' Motorhome, 133K in Unreal Condition, 1979 Airstream Extrella Class a 25' 4K Running, New Holland Tractor 6635 with Bucket, John Deere 630 pl, Kabota with Bush-Hog and Blade, Drill, Post Hole Digger, Ford Hay Bailer, Thrasher, 30ft Windmill, Horse Panels, Windows, Appro 30 Goose-neck Trailer, Livestock Trailer 16', Much More

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NOTICE OF TAX RESALE

Pursuant to a resolution of the Board of Trustees, Lampasas County, as authorized by Section 34.04(c), Property Tax Code, has requested a public resale by any of its officers of certain properties previously foreclosed and bid off to the taxing units in the suits described below. Therefore, I will on February 7, 2013, at the West Door, 400 South Livestock Street of the Courthouse of the said County, in the City of Lampasas, Texas, beginning at 6:00 P.M., proceed to sell for cash to the highest bidder, and in the manner provided by Section 34.04(d), Property Tax Code, all of the right, title and interest of the taxing units, acquired through each of the suits listed below, in and to the following described real estate being situated in Lampasas County, Texas, to wit:

Lampasas Central Appraisal District vs Eva Burgess, Act No. 435, 101.475; Pt Lot 1, Blk 20, East Lampasas, Town of Lampasas, Opening Bid \$2,420.00

Lampasas Central Appraisal District vs Septrano S Sapient, Act No. 8195, 50' x 50', 0.574 Acres, John Burkston Survey, Abstract 42, Lampasas County, Opening Bid \$2,892.67

Lampasas Central Appraisal District vs John Mac Olliphant, Act No. 6200, W10' Lot 11, Blk A, Section One, Taylor Creek Estates, Opening Bid \$3,597.09

Lampasas Central Appraisal District vs Joe W Davis, Act No. 2024, W50', L30' 3 & 4, Blk 8, Matthews & Wilkes Addition, City of Lampasas, Opening Bid \$2,360.08

Lampasas Central Appraisal District vs Bobby A Givens, Act No. 4884, Pt 7, Oak Springs #1, Approximately 1.50 Acres situated in Lampasas County, Opening Bid \$4,575.89

Lampasas Central Appraisal District vs Loyce Frances Dopree, Act No. 3077, Lot 12, Blk 20, Matthew & Wilkes Addition, City of Lampasas, Opening Bid \$1,787.89

Lampasas Central Appraisal District vs Steven Dinslip, Act No. 18906, 0.59 Acre, being part of abandoned Nichols Street, GC & SF RR Co Addition, City of Lampasas Opening Bid \$3,328.24

All sales are without warranty, expressed or implied. Legal descriptions are in reference to deed records of the County Clerk of Lampasas. Prospective bidders should make their own investigation of the location, condition and values of subject properties. All sales are final. All sales are subject to cancellation without prior notice.

William Boyd
Chief Appraiser,
Lampasas County Central Appraisal District

Judge gives jail sentence

Judge John Gauntt of the 27th District Court announced that the Feb. 8 docket has been canceled, and all cases will need to be reset.

In other court action, Justice Alynn Deible, 30, of Coppervale Cove was sentenced to two years in the 33-year-old Department of Criminal Justice Institutional Division for burglary of a habitation and one year in state jail for possession of a controlled substance less than one gram. The terms are to run concurrently.

A warrant was issued for the arrest of Derek Joe Bishop when the Kempner resident failed to show up for court. The 18-year-old is charged with theft of material 50 percent aluminum/bronze/copper less than \$200.

Marvin Douglas is charged with 47, of Lampasas had a motion to revoke probation dismissed. His probation was amended for him to attend a Substance Abuse Felony Punishment program.

Dates are pending for the following court action as a result of Gauntt's cancellation announcement:

- arraignment for Douglas Anthony Morrison, 58, of Flower Mound for possession of a controlled substance over one gram and less than four grams.
- pretrial hearings for Robin Dean Henderson, 42, of Lampasas for theft over \$1,500 and less than \$20,000; and Alvin Rodriguez Aleman, 58, of Lampasas for manufacture/delivery of a controlled substance over four grams and less than 200 grams.
- For tamper/fabricate physical evidence with intent to impair, 27-year-old Armando Garcia-Ramos of Nolanville is set for a Feb. 15 review.
- On Feb. 22, the following court action is scheduled:
 - arraignment for Nicholas Ryan Lucier, 26, of Cedar Park on a charge of possession of a controlled substance over four grams and less than 400 grams.
 - a motion to revoke hearing for Manuel Mondragon Martinez, 34, of Austin for driving while intoxicated and more.
 - arraignment of Jesse Lee Cimino, 35, of Kempner for evading arrest or detention with a previous conviction.
 - plea and sentencing for Jeremiah John Caughron, 30, for engaging in organized criminal activity.
 - pretrial hearings for Orlando Castaneda, 31, of Lampasas for driving while intoxicated and felony repetition; John Thomas Alexander, 18, of Lampasas for arson, accident involving injury, and harassment of a public servant; and Leticia Monroe

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through mutual consent that the City would handle requests from outside entities that request hotel occupancy tax funds (HOT) for advertising.

Masonheimer presented a proposed guidelines and application form for the request of HOT funds. This form is a starting point and can be modified. Deadline dates for applications will be advertised.

Council member Talbert moved to approve the application and reporting process forms for use by entities seeking use of Hotel Occupancy Tax (HOT) Funds. The motion was seconded by Mayor Pro Tem Bierschwale and with a unanimous vote, the motion carried.

7.5	Discussion and possible action concerning approval of the Lampasas Economic Development Corporation Semi-Annual Report for the period ending September 30, 2014
-----	---

Kathi Masonheimer, Economic Development Director, informed Council that the Lampasas Economic Development Board met on Wednesday, October 15, 2014 and approved this Semi-Annual Report for the period ending September 30, 2014.

Council member Williamson moved to approve the Lampasas Economic Development Corporation Semi-Annual Report for the period ending September 30, 2014 as presented. The motion was seconded by Council member Toups and with a unanimous vote, the motion carried.

7.6	Discussion and possible action regarding Bids on Real Property of the Appraisal District
-----	--

City Manager deGraffenried explained that the Lampasas Appraisal District solicited for bids for real property that had past due taxes owed. This property has been struck off to the County, LISD and the City. The two properties are:

- Parcel 684, Lots 7 & 8, Block 31, GC & SF Addition – appraised value is \$3,600.00
- Parcel 8195, 1 acre +/-, John Burleson Survey – appraised value is \$1,200.00

Two bids were submitted:

1. Robert Harris for Parcel 684 in the amount of \$1,407.00.
2. John Robert McBryde for Parcel 8195 in the amount of \$10.00.

deGraffenried said that Parcel 8195 would have significant titling issues because no one is sure where this property is exactly located. This property has never been platted or surveyed. There is some information that indicates that it is a strip of land that is less than an acre somewhere along the Sulphur Creek, possibly under the 4th Street bridge. He said that LISD accepted the \$10.00 bid.

Council member Talbert moved to accept the bid from Robert Harris for Parcel 684, Lots 7 & 8, Block 31, GC & SF Addition in the amount of \$1,407.00 and the bid from John Robert McBryde for Parcel 8195, 1 acre +/-, John Burleson Survey in the amount of \$10.00. The motion was seconded by Council member Monroe and with a vote of six in favor and one opposed (Toups), the motion carried.

7.7	Discussion and possible action regarding the first reading of an Ordinance amending Chapter 54, Parks and Recreation, Appendix A Fee Schedule to amend the Golf Course Fees; containing repealer clause; containing severability clause; providing effective date
-----	---

Van Berry, Golf Course Manager, explained that the reason for this proposed increase is to cover the shortfall of the unexpected increase on the lease of the new golf cart rentals and the two utility vehicles. The amount that was budgeted for 2014-2015 budget year was short \$3,484.00. With the proposed \$1.00 increase on golf cart rentals, it would generate approximately \$7,600.00, which would cover the shortfall. This proposed increase is comparable to what surrounding golf courses are charging.

Mayor Pro Tem Bierschwale moved to approve the first reading of an Ordinance amending Chapter 54, Parks and Recreation, Appendix A Fee Schedule to amend the Golf Course Fees; containing repealer clause; containing severability clause; providing effective date. The motion was seconded by Council member White and with a unanimous vote, the motion carried.

Erin Harrison

From: Erin Harrison
Sent: Monday, December 15, 2025 3:41 PM
To: John McBryde; Kayleigh Stanley; Jo-Christy Brown
Cc: @yahoo.com; green-and-green@austin.rr.com
Subject: RE: Subject: Clarification of 2014 Accepted Sealed Bid – Property Identification and Chain of Title
Attachments: 8195 deed 2000.pdf; 2025-12-15 14-54.pdf

Mr. McBryde-

The property that you submitted the bid for, via tax sale, in 2014 was a 50'x50' lot. The sale was conducted by the Lampasas Central Appraisal District on behalf of the trustees: the City of Lampasas, Lampasas County and the Lampasas Independent School District. No additional property, surplus or otherwise, in the vicinity was made available during the tax sale so regardless of the map that you have now submitted to the City, the only property purchased to which you are entitled through the sale is the 50'by50' lot described in 2015 deed.

I have attached the deed history for that parcel from 1957 until your purchase. Any deeds or recordings you have directed us to show zero ownership on your part. Additionally, the minutes that you received earlier dated in 2014 reflect that the awarded bid was solely for Parcel 8195 and that the parcel would have significant titling issues, and that some information indicates that it is a strip of land less than an acre somewhere along the Sulphur Creek. I have recently been made aware that the property has actually been located and is not adjacent to the creek, but rather across the road.

Again, your bid of \$10 in 2014 does not entitle you to receive 16+/- acres of land that were not, and are not, available for sale and, if they were, could not be legally sold through a tax sale as municipalities are restricted in the methods by which they can sell "surplus" property not the least of which is to sell AT MINIMUM for fair market value. \$10 is far from fair market value.

In summary, the City will not be issuing any corrected deed as there is no deed correction due on the property that you actually purchased with your 2014 bid. We have found no additional supporting documents to support your claim that there is a contract or commitment for a second parcel of land.

If your attorney disagrees, I would welcome a call directly with your counsel, myself and the City's counsel.

Respectfully,

Erin C. Harrison, CPM
Acting City Manager/Finance Director
City of Lampasas
512.556.6831



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From: John McBryde <[redacted]@gmail.com>
Sent: Monday, December 15, 2025 12:18 PM
To: Kayleigh Stanley <kstanley@cityoflampasas.com>; Erin Harrison <ecorbell@cityoflampasas.com>; Jo-Christy Brown <jcbrown@jcbrownlegal.com>
Cc: [redacted]@yahoo.com; green-and-green@austin.rr.com
Subject: Subject: Clarification of 2014 Accepted Sealed Bid – Property Identification and Chain of Title

Caution: This email originated from outside of the City's organization. Do not click links nor open attachments unless you recognize the sender and know the content is safe.

“Further to the volume and page references provided in the 2014 sealed bid and Exhibits A and B, a complete chain-of-title examination will reveal that one recorded instrument in the chain expressly refers to a prior City Council resolution that excluded a defined portion from the original 16.5-acre tract. That resolution is part of the official public record of the City of Lampasas and is incorporated by reference into the county deed records. A title examiner following the recorded references is therefore necessarily led to both the 1944 deed conveying the full 16.5 acres (historically known as the McComb Mill property) and to the subsequent City Council action that adjusted the boundaries. My bid clearly encompassed the City’s remaining interest after giving effect to that recorded exclusion.”

Subject: Clarification of 2014 Accepted Sealed Bid – Property Identification and Chain of Title

Dear City of Lampasas administration.

Thank you for your recent inquiry regarding my sealed bid accepted by the City of Lampasas in 2014.

The resulting contract documents included specific volume and page references from the Lampasas County Official Public Records, together with Exhibits A and B (survey and plat). Any competent title examination following those recorded references will lead directly and without interruption to the 1944 deed that originally conveyed the 16.5-acre tract historically known as the McComb Mill property.

Additionally, one of the instruments in that recorded chain expressly references a City Council resolution that excluded a defined portion from the original 16.5 acres. That resolution forms part of the official public record of the City and is incorporated into the county deed records. Thus, a complete title run will reveal both the original 1944 conveyance and the subsequent municipal action adjusting the boundaries.

The City accepted the bid without reservation or exception in 2014, thereby agreeing to convey whatever interest it then held in the surplus parcel as identified by those objective record references.

I am prepared to provide copies of the contract documents, (previously given to the city secretary) (see contract documents 124-124), the referenced recorded instruments, the City Council resolution in question.

Please note; a professional abstractor's chain-of-title report would request a search for city documents that recorded dedication or carve -outs pertaining to the 16.5 acre tract. , similar to Volume 124 Page 124 as shown on the contract documents) these documents will assist the City (and my attorney) in promptly preparing a correction deed.

Thank you again for your attention to this matter.

Respectfully,
John Robert McBryde

PO Box 1194
Lampasas, Texas 76550
512-

12-15-25

Erin Harrison

From: Erin Harrison
Sent: Friday, December 12, 2025 10:48 AM
To: John McBryde; Kayleigh Stanley
Cc: ir@yahoo.com; Jo-Christy Brown
Subject: RE: Deed correction resolution request. Brief Note for the City manager- Legal Council.

Mr. McBryde-

I have copied the city's attorney, JC Brown, on this email.

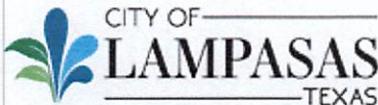
There is nothing in the paperwork that you have submitted to the city that indicates you purchased anything other than a 50'x50' parcel of land for \$10 in 2014.

Additionally, our attorney has twice attempted to reach back to your attorney, with no response. If you wish, please provide your counsel with Ms. Brown's email address.

Do you have a survey for the 50'x50' lot referenced in the tax resale deed that can be provided as I continue doing research on this matter?

Thank you,

Erin C. Harrison, CPM
Acting City Manager/Finance Director
City of Lampasas
512.556.6831



CONFIDENTIALITY NOTICE: This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. This information is intended only for the use of the individual to whom this e-mail is addressed. If you are not the intended recipient, or the employee or agent responsible to the intended recipient, you should return this e-mail to the sender immediately and delete this message from your computer. You are hereby notified, if you are not the intended recipient, any disclosure, copying, distribution, or taking of action based on the contents of this message is prohibited.

From: John McBryde <7@gmail.com>
Sent: Friday, December 12, 2025 10:26 AM
To: Erin Harrison <ecorbell@cityoflampasas.com>; Kayleigh Stanley <kstanley@cityoflampasas.com>
Cc: John McBryde <7@gmail.com>; ir@yahoo.com
Subject: Deed correction resolution request. Brief Note for the City manager- Legal Council.

Caution: This email originated from outside of the City's organization. Do not click links nor open attachments unless you recognize the sender and know the content is safe.

“Thank you for taking time to review this brief note. I've owned equitable title to the approximately 16.5-acre McComb Mill tract on Sulphur Creek since the City accepted my sealed bid in 2014. As you know, the 2014 deed conveyed only a small 50×50 parcel instead of the full tract described and awarded in the bid, and that clerical omission has now created a cloud on title that is affecting neighboring property owners and delaying an important economic-development project.

My attorney has reached out twice to the City Attorney without response, so I wanted to briefly restate my ongoing efforts to find an amicable, common-sense solution. I'm confident the City Council can resolve this quickly with a simple correction deed or resolution ratifying the original sale—something that aligns with the sealed-bid award the City made over eleven years ago. My counsel assures me the contract is fully enforceable and that any further delay would unnecessarily harm the City's reputation.

On a very positive note, my urban architect, Stu Alderman, is scheduled to meet soon with the Forward Lampasas group to present a mixed-use, eco-tourism and residential plan for the creekfront tract and some adjoining properties. This project will bring new investment, jobs, and tax revenue to Lampasas—exactly the kind of growth the City has said it wants. All we need is the corrected deed so Stu and the development team can move forward without title concerns hanging over the properties.

I'm not here to threaten litigation; I'm here because I believe in Lampasas and want this to be a win for everyone. If you're willing, I'd appreciate your help in getting this placed on an upcoming Council agenda for a quick resolution—ideally a correction deed that reflects the 2014 bid the City accepted. Can we work together to make that happen in the next thirty to sixty days?”

Subject: Request for Amicable Resolution – 2014 Sealed-Bid Tract (16.5 acres – McComb Mill / Sulphur Creek)

I am seeking a simple correction deed or Council resolution that reflects the City's 2014 sealed-bid award of the approximately 16.5-acre surplus tract along Sulphur Creek. Resolving this minor clerical omission from the original deed will clear title, remove clouds affecting neighboring owners, and allow my architect, Stu Alderman, and the Forward Lampasas group to proceed with an exciting economic-development project that will benefit the entire community.

I remain committed to an amicable solution and would greatly appreciate your assistance in correspondence with legal counsel, if you so choose.

Thank you again for your help and have a very merry Christmas holiday....

Best regards,

John Robert McBryde

512- () r hoo.com/ 7@gmail.com

LAMPASAS CENTRAL APPRAISAL DISTRICT

Board of Directors

David Hamilton, Chairman
Mike Kriegel, Vice Chairman
Robert Wright, Secretary
Tom Casbeer
Paul Wilborn



P.O. Box 175
Lampasas, Texas 76550

TELEPHONE:
512-556-8058
512-556-8138
FAX: 512-556-4660

November 26, 2014

John Robert McBryde
P. O. Box 1194
Lampasas, TX 76550

Dear Mr. Harris,

This letter is in regards to the sealed bid you submitted on August 25, 2014 for the property account number 10100-031-007-00.

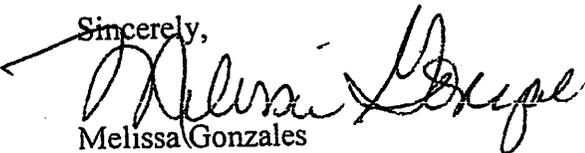
The Lampasas County, the City of Lampasas and the Lampasas Independent School District have each held their public meetings.

Your bid has been accepted by the entities, as they accepted the highest bid for the property.

You are required to pay the full amount of the bid within ten days of this notification, December 8, 2014. This amount must be paid my money order or cashier's check.

If you have any further questions, please feel free to contact me.

Sincerely,


Melissa Gonzales
Chief Appraiser

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your social security number or your driver's license number.

TAX RESALE DEED

STATE OF TEXAS X
X KNOW ALL MEN BY THESE PRESENTS
COUNTY OF LAMPASAS X

That Lampasas Independent School District, Trustee, Lampasas County, and City of Lampasas, acting through the presiding officer of its governing body, hereunto duly authorized by resolution and order of each respective governing body which is duly recorded in their official Minutes, hereinafter called grantors, for and in consideration of the sum of \$10.00 cash in hand paid by

**JOHN ROBERT MCBRYDE
P.O. BOX 1194
LAMPASAS, TX 76550**

hereinafter called grantee(s), the receipt of which is acknowledged and confessed, have quitclaimed and by these presents do quitclaim unto said grantee(s) all of the right, title and interest of grantor and all other taxing units interested in the tax foreclosure judgment against the property herein described, acquired by tax foreclosure sale heretofore held under Cause No. 12,451, Lampasas County Appraisal District, et al vs. Sepriano S. Sapien, Also Known as Cipriano Sapien, et al, in the district court of said county, said property being located in Lampasas County, Texas, and described as follows:

50 FEET BY 50 FEET, BEING .0574 ACRE, MORE OR LESS, OUT OF THE JOHN BURLSON SURVEY, ABSTRACT 42, AS DESCRIBED IN VOLUME 110, PAGE 134, DEED RECORDS OF LAMPASAS COUNTY, TEXAS.

TO HAVE AND TO HOLD the said premises, together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto the said grantee(s), their heirs and assigns forever, so that neither the grantors, nor any other taxing unit interested in said tax foreclosure judgment, nor any person claiming under it and them, shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

Taxes for the present year are to be paid by grantee(s) herein.

This deed is given expressly subject to recorded restrictive covenants running with the land, and valid easements of record as of the date of this sale, if such covenants or easements were recorded prior to January 1 of the year the tax lien(s) arose.

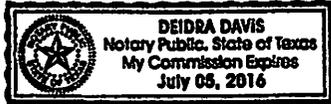
IN TESTIMONY WHEREOF Lampasas Independent School District, Trustee has caused these presents to be executed this 12 day of January, 2015.

Lampasas Independent School District

BY: [Signature]
Kirk Whitehead
Board President

STATE OF TEXAS X
COUNTY OF LAMPASAS X

This instrument was acknowledged before me on this 12 day of January, 2015, by Kirk Whitehead, President of the Board of Trustees for Lampasas Independent School District.



[Signature]
Printed Name: Deidra Davis
Notary Public, State of Texas
My Commission Expires: 7-5-16

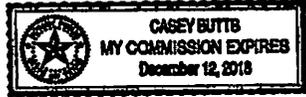
IN TESTIMONY WHEREOF Lampasas County has caused these presents to be executed this 7th day of January, 20 15.

Lampasas County

BY: Wayne L. Boultinghouse
Wayne L. Boultinghouse
Lampasas County Judge

STATE OF TEXAS X
COUNTY OF LAMPASAS X

This instrument was acknowledged before me on this 7th day of January, 20 15, by Wayne L. Boultinghouse, County Judge, of Lampasas County.



Casey Butts
Printed Name: Casey Butts
Notary Public, State of Texas
My Commission Expires: 12-12-18

IN TESTIMONY WHEREOF City of Lampasas has caused these presents to be executed this 12th day of January, 2015.

City of Lampasas

BY: Jerry Grayson
Jerry Grayson
Mayor

STATE OF TEXAS X
COUNTY OF LAMPASAS X

This instrument was acknowledged before me on this 12th day of January, 2015, by Jerry Grayson, Mayor, of the City of Lampasas.



Ursula Paddie
Printed Name: Ursula Paddie
Notary Public, State of Texas
My Commission Expires: 10-30-2015

After recording return to:

JOHN ROBERT MCBRYDE
P.O. BOX 1194
LAMPASAS, TX 76550

157989

FILED FOR RECORD
2:00 PM
JAN 29 2015

CONNIE HARTMANN, COUNTY CLERK
LAMPASAS COUNTY, TEXAS
Connie Hartmann DEPUTY

Filed 1-29-15 @ 2:00P M.
Recd 1-29-15 @ 2:15P M.
CONNIE HARTMANN, COUNTY CLERK
By: Connie Hartmann Dep.

THE STATE OF TEXAS
COUNTY OF LAMPASAS

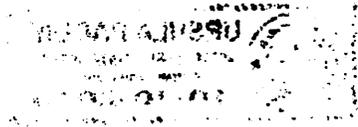
} Connie Hartmann CLERK OF THE

County Court in and for the County do hereby certify that the foregoing instrument
with its certificate of authentication was filed for
record in my office the 29th day of January 2015 at 2:00 o'clock P.M.
and duly Recorded the 29th day of January 2015 at 2:15 o'clock P.M.
Deed Records of said County, in Vol 504 on page 567-570

WITNESS my head and seal of the County Court of said County, at office in Lampasas, Texas
the day and year last above written,

Rutha Melfe Deputy

Connie Hartmann Clerk
County Court of Lampasas County





Cover Letter to Lampasas Texas City Council

John Robert McBryde
PO BOX 1194
Lampasas, TX 76550
mcbrydejohnr@yahoo.com

September 23, 2025

Lampasas City Council
City Hall
312 E 3rd St
Lampasas, TX 76550

Dear Members of the Lampasas City Council,

I am writing to formally request a correction to the deed associated with the sealed bid process conducted in 2014 for the resale of property. Enclosed with this letter are the following documents: the Sealed Bid Form, Exhibit A, Exhibit B, the Award Letter dated November 26, 2014, the Payment Document, and the deed recorded in Volume 504, Pages 567–570, which represents Partial One of the property.

I respectfully request a correction to the deed to include the additional portion of the property described in Volume 78, Pages 552–554, identified as Partial Two. Including both Partial One and Partial Two will constitute the totality of the deed correction, ensuring the deed accurately reflects the complete property description.

Please review the attached documents and consider my request for the deed correction. I am available to provide any additional information or clarification needed to facilitate this process. You may contact me at () or @yahoo.com.

Thank you for your attention to this matter. I appreciate your time and consideration in addressing this request.

Sincerely,
John Robert McBryde

Resale Bid Form

The property is being sold for taxes, and all sales are made subject to a right to redeem within the time and manner provided by law. Purchasers do have a legal right to possession of the property during the redemption period. Purchasers will receive a Tax Resale Deed, which is without warranty. The firm will not give out information on the title to the property other than the existence of post judgment taxes and municipal liens. It is the bidder's responsibility to do their own title examination and satisfy themselves as to the condition of the title before submitting a bid. It is also the bidder's responsibility to satisfy themselves concerning the location and condition of the property on the ground before submitting a bid. All properties are sold "AS IS."

If a higher bid is received any time before all interested tax jurisdiction have approved a previous bid, the firm will contact all of the bidders so that an auction can be held at a time that is mutually convenient.

All bids must be submitted on this form. The completed form may be submitted to Lampasas Central Appraisal District at P.O. Box 175, 109 E Fifth St., Lampasas, Texas 76550. All bids will be subject to approval by the taxing entities that have an interest in the subject property. The bidder is required to pay the full amount of their bid within ten (10) days of their notification of the acceptance of their bid. The amount must be paid by money order or cashier's check.

Bidders should be prepared to wait at least 60 to 90 days for approval.

Bidders should also understand that they will be subject to the penalty provisions of applicable Texas law for failure to submit payment in accordance with the amount bid.

The Law Firm or the Taxing Entities will not supply or pay for any closing costs, including, but not limited to:

Owner Financing Title Policy	Abstract of Title Survey	Appraisal Termite Certificate
---------------------------------	-----------------------------	----------------------------------

Subject to the terms and conditions stated herein, I submit the following bid on the property described below.

Amount of Bid: \$10,000 Ten dollars

Suit Number: _____

Tax Account No.: _____

Legal Description: 1 ACRE +/- John Dupleson

Bidder's Names(s): John Robert McBryde A-42 see attached

Phone Number: 512-734-3000

Address: P.O. Box 1194 LAMPASAS, TX 76550 Exhibit 5
A & B

Signed: [Signature]

Dated: 9-16-14

Ex. 101 A

Being 1 acre more or less out of the John Burleson Survey, A-42, Lampasas County, property (including any improvements):

Beginning at the NW corner of the Abraham tract Volume 345, Page 834;

Thence: S 68° W 165' +/- to the NW corner of Lot 1 Block 12 East Lampasas Addition;

Thence: S 19° W 208' +/- to the SW corner of Lot 1 Block 12 in the north line of 4th Street;

Thence: N 83° W 215' +/- with the north line of 4th Street to a point in the center of Sulfur Creek;

Thence: N 45° E 400' +/- with the center of sulfur Creek;

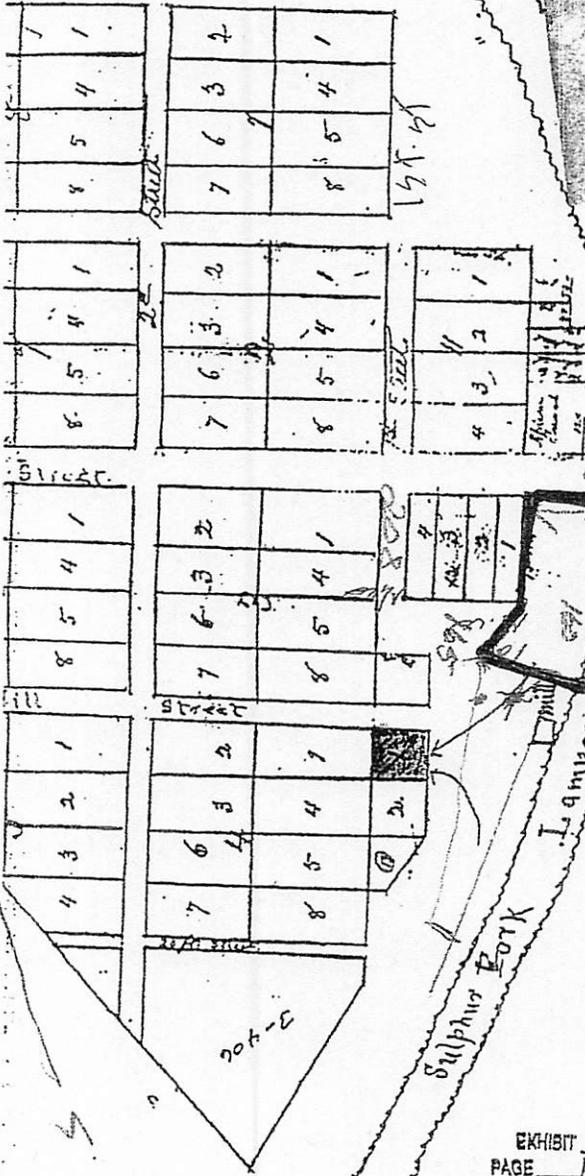
Thence: S 71° E at the edge of Sulfur Creek joining the south line of the York tract Volume 500, Page 85, and continuing with the south line of the York tract, in all 160' +/- to the point of Beginning.

058

438/662

R-530

1013 Mill Street



Melissa
I did
come across
cob
SUNNY
MILL STREET

Special water
EMOS
1500
058
124
DANSON
124
CITY

BRK 12

Record March 15, 1902 at 10 o'clock - AM
 rec'd 14, 1902 at 11:15 o'clock - AM

J. Carmon
 Co. G. 26

Miss
 10/1/04

EXHIBIT A
 PAGE 1 of 1

113313
 FILED FOR RECORD
 11:30 AM
 JUL 16 2004

CONNIE HARTMANN, COUNTY CLERK
 LAMPASAS COUNTY, TEXAS
 Kathy Wolfe DEPUTY

Filed 7-16-04 @ 11:30 aM.
 Rec: 7-16-04 @ 1:05 pM.
 CONNIE HARTMANN, COUNTY CLERK
 By: Amy Lewis Dep.

73
 B. R. Skidmore

L.C.A.D. 303 creek street

AGT 621340 LOC 000432 DT 120514 \$10.00 10DOLLARS AND NO CENTS

Payable to: RETAIN THIS MONEY ORDER RECEIPT. IT MUST BE INCLUDED WITH ALL REFUND REQUESTS. BE SURE TO READ IMPORTANT INFORMATION BELOW AND ON BACK. For your own records, it is recommended that you make a photocopy of the completed Money Order before providing it to the receiver. PURCHASE AGREEMENT: You the purchaser agree that Western Union Financial Services Inc. (WUFSI) need not stop payment on, or replace, or refund a lost or stolen WUFSI Money Order unless (1) you file in the face of the Money Order at the time of purchase, and (2) you report the loss or theft to Western Union Financial Services Inc. in writing immediately, and (3) You provide WUFSI with this original Money Order receipt issued by Western Union Financial Services Inc., Englewood, Colorado. For customer service, call 1-800-959-9660.

* 17126596047 *



LOAD THIS DIRECTION, THIS SIDE UP

RECEIPT No. 233262

DATE 12-5-14

FROM John R. McBryde \$10⁰⁰

10100-031-007-00 DOLLARS

FOR RENT sealed bid

ACCT. 1000 CASH

PAID 10 00 CHECK 17-26596047 FROM TO

DUE -0- MONEY ORDER

CREDIT CARD BY *JB*

A-1152
T-4161

303 creek street



1042 8559 1205 1410 4400 432

1 Card #: 401535****1249
NETSPEND RECHARGE 150.00

2 MONEY ORDER 10.00

MONEY ORDER FEE 0.69

***** Total Sale*** 160.69

*** CASH Change : 39.31 \$

ITEMS PURCHASED: 3

RECEIPT EXPIRES ON 03-05-15



Your Cashier: BARBARA D
428559 12-05-14 10:44A 111/37/00432

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your social security number or your driver's license number.

TAX RESALE DEED

STATE OF TEXAS	X	
	X	KNOW ALL MEN BY THESE PRESENTS
COUNTY OF LAMPASAS	X	

That Lampasas Independent School District, Trustee, Lampasas County, and City of Lampasas, acting through the presiding officer of its governing body, hereunto duly authorized by resolution and order of each respective governing body which is duly recorded in their official Minutes, hereinafter called grantors, for and in consideration of the sum of \$10.00 cash in hand paid by

**JOHN ROBERT MCBRYDE
P.O. BOX 1194
LAMPASAS, TX 76550**

hereinafter called grantee(s), the receipt of which is acknowledged and confessed, have quitclaimed and by these presents do quitclaim unto said grantee(s) all of the right, title and interest of grantor and all other taxing units interested in the tax foreclosure judgment against the property herein described, acquired by tax foreclosure sale heretofore held under Cause No. 12,451, Lampasas County Appraisal District, et al vs. Sepriano S. Sapien, Also Known as Cipriano Sapien, et al, in the district court of said county, said property being located in Lampasas County, Texas, and described as follows:

50 FEET BY 50 FEET, BEING .0574 ACRE, MORE OR LESS, OUT OF THE JOHN BURLESON SURVEY, ABSTRACT 42, AS DESCRIBED IN VOLUME 110, PAGE 134, DEED RECORDS OF LAMPASAS COUNTY, TEXAS.

TO HAVE AND TO HOLD the said premises, together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto the said grantee(s), their heirs and assigns forever, so that neither the grantors, nor any other taxing unit interested in said tax foreclosure judgment, nor any person claiming under it and them, shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

Taxes for the present year are to be paid by grantee(s) herein.

This deed is given expressly subject to recorded restrictive covenants running with the land, and valid easements of record as of the date of this sale, if such covenants or easements were recorded prior to January 1 of the year the tax lien(s) arose.

IN TESTIMONY WHEREOF Lampasas Independent School District, Trustee has caused these presents to be executed this 12 day of January, 2015.

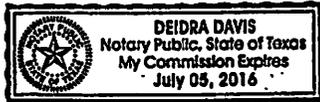
Lampasas Independent School District

BY: [Signature]
Kirk Whitehead
Board President

STATE OF TEXAS X

COUNTY OF LAMPASAS X

This instrument was acknowledged before me on this 12 day of January, 2015, by Kirk Whitehead, President of the Board of Trustees for Lampasas Independent School District.



[Signature]
Printed Name: Deidra Davis
Notary Public, State of Texas
My Commission Expires: 7-5-16

IN TESTIMONY WHEREOF Lampasas County has caused these presents to be executed this 7th day of January, 20 15.

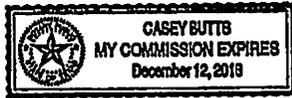
Lampasas County

BY: Wayne L. Boultinghouse
Wayne L. Boultinghouse
Lampasas County Judge

STATE OF TEXAS X

COUNTY OF LAMPASAS X

This instrument was acknowledged before me on this 7th day of January, 20 15, by Wayne L. Boultinghouse, County Judge, of Lampasas County.



Casey Butts
Printed Name: Casey Butts
Notary Public, State of Texas
My Commission Expires: 12-12-18

IN TESTIMONY WHEREOF City of Lampasas has caused these presents to be executed this 12th day of January, 2015.

City of Lampasas

BY: Jerry Grayson
Jerry Grayson
Mayor

STATE OF TEXAS X

COUNTY OF LAMPASAS X

This instrument was acknowledged before me on this 12th day of January, 2015, by Jerry Grayson, Mayor, of the City of Lampasas.



Ursula Paddie
Printed Name: Ursula Paddie
Notary Public, State of Texas
My Commission Expires: 10-30-2015

After recording return to:

JOHN ROBERT MCBRYDE
P.O. BOX 1194
LAMPASAS, TX 76550

157989

FILED FOR RECORD
2:00 PM
JAN 29 2015

CONNIE HARTMANN, COUNTY CLERK
LAMPASAS COUNTY, TEXAS

Connie Hartmann DEPUTY

4

Filed 1-29-15 @ 2:00P M.
Rec: 1-29-15 @ 2:15P M.
CONNIE HARTMANN, COUNTY CLERK
By: Connie Hartmann Dep.

Erin Harrison

From: Herb Pearce <[redacted]@gmail.com>
Sent: Monday, March 24, 2025 3:20 PM
To: Erin Corbell
Subject: Fwd: Draft. Update deed and survey project for the city mayor review. Draft 3-24-25

Caution: This email originated from outside of the City's organization. Do not click links nor open attachments unless you recognize the sender and know the content is safe.

Need a little help on this one how to proceed, I told him to get an attorney to look over this.
Kind Regards,

Herb Pearce
Pelican Bay Forest Products
Lampasas Texas
Bend Oregon



“Leaders are called to discover the hidden, encourage the uncertain, develop the untrained, and empower the less powerful.”

Building with wood is the single most significant thing mankind can do to lessen his impact on the environment. Growing and harvesting trees provides direct employment for millions of men and women, and millions more in secondary, related employment. Working forests are good for the environment, providing clean air, clean water, wildlife habitat, recreational opportunities and carbon storage. Thanks to improved forest management, we have more trees in America today than we had 100 years ago.

----- Forwarded message -----

From: John Robert <[redacted]@yahoo.com>
Date: Mon, Mar 24, 2025 at 3:02 PM
Subject: Draft. Update deed and survey project for the city mayor review. Draft 3-24-25
To: Herb Pearce Wood Pelican Bay Forest Products <[redacted]@gmail.com>, John McBryde <[redacted]@gmail.com>

Howdy Mr. Mayor, please see the draft letter for your information. If it's agreeable with you I would like to move forward with the deed correction and an updated survey for same. If you would like to meet and

discuss further with councilman Mr. Morris or visit with my legal counsel concerning any additional information you may require. Please advise thank you. I look forward to hearing from you soon.

In any event, please advise how best to proceed in this regard.

Many thanks,
John Robert McBryde
512·

! r@yahoo.com
gmail.com

[Your Name]
[Your Address]
Lampasas, TX 76550
[Your Phone Number]
[Your Email Address]

March 24, 2025

City Council of Lampasas
Attn: Mayor Herb Pearce
Lampasas City Hall
312 E. Third Street
Lampasas, TX 76550

Lampasas County Judge
[County Judge's Name]
Lampasas County Courthouse
501 E. Fourth Street
Lampasas, TX 76550

Dear Honorable Members of the Lampasas City Council, Mayor [Mayor's Name], and County Judge [County Judge's Name],

I request an updated deed and survey for a 16.5-acre tract I purchased through a 2014 sealed bid from the Lampasas Independent School District (LISD). My bid aimed to acquire the full City-owned 16.5 acres, and the Lampasas County Appraisal District's award letter confirmed this intent. However, I received only a 2000 sheriff's tax deed, which doesn't reflect the conveyance. Unbeknownst to me, LISD was told the property "may not exist" and lacked lot-and-block recording—details not shared. Despite this, the bid and award letter legally secured the 16.5 acres for me.

The sale is done and binding under Texas law—public sales like this are enforceable once accepted (*City of Corpus Christi v. Gregg*, 275 S.W.2d 547 [Tex. Civ. App. 1955]). My intent, and the City's, was to convey the 16.5 acres, as courts recognize from bid records (*Hooks v. Bridgewater*, 229 S.W. 1114 [Tex. 1921]). The only issue is an oversight: no survey or updated deed was provided. Texas Property

Code §§ 5.028-5.030 allows correction deeds to fix this (*Broadway National Bank v. Yates Energy Corp.*, 2021), ensuring marketable title as required (*City of Beaumont v. Moore*, 202 S.W.2d 448 [Tex. 1947]). A survey will confirm the 16.5 acres, including the original 50x50 square, aligning the record with our 2014 deal.

Mayor, I know you want this done legally and support transferring the property. This correction—routine under Texas law—resolves the oversight discreetly in an executive session, avoiding scrutiny while benefiting the 19-plus surrounding owners with clear titles. Please advise by April 4, 2025, if this can be addressed. I'll provide bid documents or meet to assist. This ensures everything's above board, as intended.

Thank you for your attention. I look forward to your response.

Sincerely,
[Your Full Name]
[Your Signature, if mailing]

John Robert McBryde
512-

Erin Harrison

From: John Robert <[redacted]@yahoo.com>
Sent: Friday, March 28, 2025 5:10 AM
To: Erin Corbell; John McBryde
Subject: Re: Request deed reformation and survey.
Attachments: IMG_20250327_094119802_MP.jpg

Caution: This email originated from outside of the City's organization. Do not click links nor open attachments unless you recognize the sender and know the content is safe.

On Mar 28, 2025 5:08 AM, John Robert <[redacted]@yahoo.com> wrote:

Erin-

City Manager

[Your Name]
[Your Address]
Lampasas, TX 76550
512-734-3000
[Your Email Address]

March 28, 2025

City Manager
City of Lampasas
312 E. Third Street
Lampasas, TX 76550

Dear City Manager,

Thank you for your inquiry regarding the tract I purchased in 2014 from the John Burleson Survey, Abstract 42, locally known as the McComb Mill property. In response to your request for more information—specifically, the property’s location and how the Lampasas County Appraisal District (LCAD) and Lampasas Independent School District (LISD) transferred City-owned land—my 2014 sealed bid documents, accepted as a contract by LISD and notified by LCAD, intended to acquire the remainder of the historical McComb Mill property, originally 16.5 acres, more or less.

My bid described this remainder using metes and bounds tied to Volume 500, Page 58—referencing a chain of title (e.g., Volume 124, Page 124) to the original tract—and Exhibits A and B, maps at 404 Creek Street, approximating one acre, more or less, to reflect what remained in 2014 without overstating uncertain boundaries (*Hooks v. Bridgewater*, 229 S.W. 1114 [Tex. 1921]). Volume 500, Page 58 includes a 1.19-acre parcel carved from the original 16.5 acres, and my intent, reasonably inferred and

accepted, was to purchase the City's remaining portion of the McComb Mill tract (*City of Corpus Christi v. Gregg*, 275 S.W.2d 547 [Tex. Civ. App. 1955]). The 2015 sheriff's deed, signed by the LISD president with concurrence from the Mayor and County Judge, conveyed this but mistakenly described only a 50x50 square from an 1891 sheriff's deed—a separate parcel in Abstract 42, locatable per a surveyor but unconfirmed by LCAD in 2014 (*Texas Property Code § 5.001*).

This discrepancy requires a deed reformation under *Texas Property Code §§ 5.028-5.030* to align with my contracted intent—the McComb Mill remainder as it existed in 2014—not a mere correction (*Broadway National Bank v. Yates Energy Corp.*, 2021 WL 3611125 [Tex. 2021]). LCAD facilitated and LISD accepted the sale on behalf of the City and its taxing entities, as authorized (*Texas Local Government Code § 272.001*; *Texas Tax Code § 34.05*), and a decade of acquiescence binds this agreement (*Hruska v. First State Bank*, 747 S.W.2d 783 [Tex. 1988]). I request a survey to define the remainder and a reformed deed for marketable title (*City of Beaumont v. Moore*, 202 S.W.2d 448 [Tex. 1947]). Please advise by April 4, 2025, if this can proceed in an executive session. I'm available to discuss further.

Sincerely,

[Your Full Name]

[Enclosure: LCAD Award Letter]

PS- please note that the award letter contains clerical errors that can be addressed at your convenience

Erin Harrison

From: John Robert <r@yaho.com>
Sent: Friday, March 28, 2025 8:02 AM
To: Erin Corbell
Cc: John McBryde; r@yaho.com
Subject: Rough draft deed format

Caution: This email originated from outside of the City's organization. Do not click links nor open attachments unless you recognize the sender and know the content is safe.

Erin-
Appreciate your time and effort.

John Robert McBryde
512-

Follow-Up Letter

[Your Name]
[Your Address]
Lampasas, TX 76550
[Your Phone Number]
[Your Email Address]

March 28, 2025

City Manager
City of Lampasas
312 E. Third Street
Lampasas, TX 76550

Dear City Manager,

Following my letter today outlining the 2014 sealed bid for the McComb Mill property in the John Burleson Survey, Abstract 42, I offer a proposed framework to resolve the 2015 sheriff's deed discrepancy. A deed reformation under *Texas Property Code §§ 5.028-5.030* could efficiently: (1) retain the 50x50 square from the 2000 sheriff's deed, recorded in 2015, and (2) include the McComb Mill remainder (16.5 acres, more or less) as intended in my 2014 contract.

A survey, as previously requested, will provide precise metes and bounds for both tracts, ensuring marketable title (*City of Beaumont v. Moore*, 202 S.W.2d 448 [Tex. 1947]).

This cost-effective solution—legal review, survey, and recording—saves time and resources. I've enclosed a rough draft of possible deed language for your counsel's consideration, to be finalized with survey data. Please advise by April 4, 2025, if this can proceed in an executive session. I'm available to discuss.

Enclosed Proposed Deed Language (Rough Draft)

****PROPOSED REFORMED DEED FRAMEWORK****

****STATE OF TEXAS****

****COUNTY OF LAMPASAS****

****Grantor**:** City of Lampasas, via LISD and LCAD

****Grantee**:** [Your Full Name]

****Consideration**:** 2014 sealed bid acceptance

****Property Description**:**

- ****Tract 1**:** A 50x50-foot parcel in the John Burleson Survey, Abstract 42, as per the 2000 sheriff's deed, re-conveyed in 2015, exact location per survey.
- ****Tract 2**:** The remainder of the McComb Mill property, originally 16.5 acres, more or less, in Abstract 42, per 2014 contract documents at 404 Creek Street, exact metes and bounds per survey (*Hooks v. Bridgewater*, 229 S.W. 1114 [Tex. 1921]).

****Purpose**:** Reforms the 2015 deed to reflect 2014 intent (*Texas Property Code §§ 5.028-5.030*).

****[To be finalized by Grantor with survey data]****

Erin Harrison

From: John Robert <r@yahoocom.com>
Sent: Friday, March 28, 2025 10:34 AM
To: Erin Corbell
Cc: @yahoocom.com; John McBryde
Subject: Contract documents for your review and comment. Thank you for your research assistance..
Attachments: IMG_20250328_094122068.jpg; IMG_20250327_094143318_MP.jpg

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Erin- thank you for your assistance. Please see additional documents per your request. This will eventually make sense.. please be patient with me.. thank you..

Erin- please advise when you would like to visit in person.
Until then I appreciate your time in your research.

This document provided for your review needs to be revised for several reasons.

Some reasons may include however not limited to contract documents associated with a seal bid process..

Some alterations to this document maybe required and or necessary to satisfy requirements mandated by compliance requirements..

Please see vol 504 PG 567-570

Also attached is a address for your review that is associated with the resulting contract documents from a sealed bid process..

I'm unable to commit directly at this time concerning the clerical error related to your previous comments .

However I do have some comments about them when you and I have time to visit. If that's agreeable with you.

I would prefer to concentrate on the contract documents and the execution of the intent of the successful bidder...

Thank you for your assistance..

I look forward to seeing you as well figure this out.

Erin Harrison

From: John Robert <n @yahoo.com>
Sent: Saturday, March 29, 2025 10:31 AM
To: Erin Corbell
Cc: John McBryde
Subject: Conveying multiple parcels. FYI

Caution: This email originated from outside of the City's organization. Do not click links nor open attachments unless you recognize the sender and know the content is safe.

Erin-
Please advise on how best to proceed..
Thank you for your assistance with this matter..
Many thanks,
John Robert McBryde
512-

In this situation, where a sealed bidder described an adjoining property owned by the seller and also referenced another property the seller was selling—described by volume and page number as well as metes and bounds—the goal is to understand how to combine both properties into a single deed and identify the proper terminology for doing so.

Combining Properties into One Deed

To include both properties in one deed, the deed must clearly list the legal descriptions of each property in its property description section. This is a straightforward process in real estate conveyancing:

- **Parcel 1***: The property identified by its recorded information (volume and page number in the county records).
- **Parcel 2***: The adjoining property described using metes and bounds (a method detailing the boundaries by directions and distances).

For example, the deed might read:

> "The grantor conveys to the grantee the following real property:
> - Parcel 1: As recorded in Volume [X], Page [Y], in the official records of [County Name], [State].
> - Parcel 2: Beginning at [starting point], thence [direction and distance], thence [direction and distance], and so on, containing [acres or square footage], being the adjoining property."

No special process is typically required to list multiple parcels in a single deed, as long as the descriptions are accurate and complete. The properties remain separate parcels for purposes like taxation or zoning unless a formal consolidation process (like re-platting) is undertaken with local

authorities, which doesn't seem to be the case here.

Legal Terminology

The legal term for including multiple properties in one deed is simply **"conveying multiple parcels"**. There's no unique phrase for combining descriptions into a single document; it's a standard practice in deed drafting. However, depending on the context, a few related terms might apply:

- **Correction Deed**: If the original deed from the sale incorrectly described or omitted one of the properties, a correction deed could be issued to fix clerical errors or clarify the intent. For instance, if the bidder's offer included both properties but the deed only listed one, a correction deed would ensure both are properly conveyed.

- **Reformation**: If there was a mutual mistake (e.g., the seller and bidder agreed to transfer both properties, but the deed doesn't reflect this), reformation is a legal remedy where a court revises the deed to match the true agreement. This is less likely here unless there's a dispute or significant error.

What Likely Happened

Based on the scenario, it seems the sealed bidder intended to purchase both properties as a package, describing them in the bid with specific details (volume/page and metes/bounds). The deed resulting from this sale should reflect that intent by including both descriptions. If it already does, no further action is needed. If it doesn't, the seller or buyer could issue a new deed—often a correction deed—to ensure both properties are included, making the title clear and marketable.

Final Answer

To put both properties into one deed, draft the deed with the full legal descriptions of each parcel. The proper terminology for this is **"conveying multiple parcels"** in a single deed. If correcting an existing deed, it's called a **"correction deed"**; if a court must intervene to fix a mistake, it's **"reformation"**. For a legitimate sale, simply ensure the deed accurately lists both properties as described by the bidder.

_Disclaimer:

Erin Harrison

From: John Robert < @yahoo.com>
Sent: Tuesday, April 1, 2025 11:01 AM
To: Erin Corbell
Cc: Herb Pearce Wood Pelican Bay Forest Products
Subject: April 1, 2025 letter email to the City Manager.

Caution: This email originated from outside of the City's organization. Do not click links nor open attachments unless you recognize the sender and know the content is safe.

Erin--

----- Forwarded message -----

From: John Robert McBryde
512-

[Your Name]
[Your Address]
Lampasas, TX 76550
[Your Phone Number]
[Your Email Address]

April 1, 2025

Erin [Last Name]
City Manager
City of Lampasas
312 E. Third Street
Lampasas, TX 76550

Dear Erin,

Thank you for your prompt response to my letters of March 28, 2025, concerning the McComb Mill property in the John Burleson Survey, Abstract 42. I value your perspective and suggestion to contact the Lampasas County Appraisal District (LCAD), but I must clarify a critical distinction between the City's apparent intent and my explicit intent as the 2014 sealed bidder, supported by Texas law and recent surveyor input, to resolve this matter fully.

The 2014 sealed bid process, accepted by the City through LISD and LCAD, formed a contract documented in Volume 500, Page 58 (referencing Volume 124, Page 124) and Exhibits A and B. My bid unequivocally targeted the City-owned McComb Mill property remainder—historically 16.5 acres, more or less—located at 404 Creek Street. The August 25, 2014, LCAD award letter, previously enclosed,

confirms my identity as the successful bidder, despite clerical errors like an incorrect property number and salutation. While the 2015 sheriff's deed, filed at the courthouse, conveys only a 50x50 square from a 2000 sheriff's deed—a parcel included in the contract documents—this does not reflect my bid's full scope. Texas law prioritizes the bidder's intent in a sealed bid contract over a partial deed (*Hooks v. Bridgewater*, 229 S.W. 1114 [Tex. 1921]). The City's apparent belief that its obligation ended with transferring the 50x50 square, as recorded in 2015, misaligns with my intent and the City's ownership of the broader 16.5-acre tract in 2014, which it conveyed through the sale.

This distinction matters because public perception, based solely on the 2015 deed, assumes I own only the 50x50 square, overshadowing the reality of the transaction. The City owned the McComb Mill property—acquired post-foreclosure (e.g., 2000 sheriff's deed)—and my 2014 bid secured its full remainder as held in 2014, not merely an old sheriff's deed. A surveyor recently affirmed that, as public property since at least 1945, the 16.5 acres could not be lost to neighbors via adverse possession before the sale (*City of Corpus Christi v. McCarver*, 275 S.W.2d 73 [Tex. Civ. App. 1955]). Some neighbors have claimed portions in their deeds without title policies or recorded City conveyances, but these lack validity unless the City sold them pre-2014 (*Stafford v. King*, 30 Tex. 257 [1867]). Thus, my purchase encompasses all 16.5 acres the City owned in 2014, minus only legitimate prior sales, far exceeding the 50x50 square the City seems to limit its obligation to.

To honor the 2014 contract and deliver marketable title—recordable at the courthouse and mappable by LCAD—the City must reform the 2015 deed to reflect this full remainder, supported by a survey (*City of Beaumont v. Moore*, 202 S.W.2d 448 [Tex. 1947]). The surveyor suggests a deed search to verify any City sales from 1945 to 2014, ensuring neighbors' baseless claims don't shrink my tract. The 2015 deed's filing, signed with the Mayor's and County Judge's concurrence, underscores the City's role beyond a mere LCAD action. I'll reach out to LCAD as you advised, but I urge the City's collaboration—perhaps with LISD and LCAD—to correct this efficiently, consistent with a decade of acquiescence (*Hruska v. First State Bank*, 747 S.W.2d 783 [Tex. 1988]). Please let me know by April 6, 2025, if we can proceed jointly. I'm available to discuss further.

Sincerely,
John Robert McBryde

512-

Erin Harrison

From: John Robert <ir@yahoo.com>
Sent: Thursday, April 3, 2025 1:24 PM
To: Erin Corbell
Cc: John McBryde; Herb Pearce Wood Pelican Bay Forest Products
Subject: Bidders intent and title chain McComb Mill property (draft)

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John Robert McBryde
[Your Address]
Lampasas, TX 76550
[Your Phone Number]
[Your Email Address]

April 3, 2025

Erin [Last Name]
City Manager
City of Lampasas
312 E. Third Street
Lampasas, TX 76550

Dear Erin,

Thank you for your recent correspondence regarding my 2014 sealed bid purchase of the McComb Mill property in the John Burleson Survey, Abstract 42. I appreciate your perspective and the details you've provided. However, I'd like to redirect our discussion to the heart of the matter: the contract formed between the City and me through the 2014 sealed bid process, which my prior (draft) letters have consistently addressed. My aim is to simplify this and focus on fulfilling that agreement.

The sealed bid, organized by the City through LISD and LCAD, included my clear intent to purchase the City-owned McComb Mill property remainder—historically 16.5 acres, more or less—as outlined in the contract documents, including Volume 500, Page 58 and Exhibits A and B.

(Bidders Intent, see Title chain McComb Mill same as city property Hammet trustee to city 1945 +- the remainder of)

When the City issued the 2014 award letter accepting my bid, it triggered a contract. For your research, this title chain—undeniably referred to in the contract documents—traces the McComb Mill property.

These documents—my bid and your acceptance—define our mutual obligations, and my correspondence has always been about this contract.

Under this contract, the City agreed to deliver its McComb Mill property holdings as they stood in 2014, a commitment rooted in the straightforward process of a sealed bid. My efforts now are to ensure that obligation is met—specifically, to correct the 2015 deed (Volume 504, Pages 567-568) to reflect the full remainder conveyed, rather than just the 50x50 square. To move forward, title work is needed to confirm the City's ownership from its 1945 (time frame) acquisition, allowing my surveyor to finalize the boundaries of what was contracted. This isn't about additional conveyance but about delivering what the contract already promises.

I trust this refocuses us on the 2014 agreement and the City's duty to perform without further delay. Please let me know by April 10, 2025, if we can collaborate with LCAD and LISD to complete this title correction and survey. I'm happy to assist further and remain available to discuss.

Sincerely,
John Robert McBryde

512-

[Enclosure: LCAD Award Letter (if not already retained)]

Erin Harrison

From: John Robert < r@yahoo.com >
Sent: Monday, April 14, 2025 5:11 AM
To: Erin Corbell
Cc: Herb Pearce Wood Pelican Bay Forest Products
Subject: (draft letter) follow up

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****Subject:**** Follow-Up on Request for Marketable Deed and Title Run for 2014 Sealed Bid Property Transaction

Dear [City Manager's Name],

I hope this message finds you well. I am writing to follow up on my previous correspondence dated [insert date of last transmittal, if known], regarding the 2014 sealed bid property transaction. As discussed, I requested a marketable deed and a title run to enable my surveyor to complete necessary work on the property. I had anticipated your response by April 10, 2025, but have not yet received an update.

I understand that coordinating such matters can involve unforeseen complexities, and I appreciate the city's efforts to address this diligently. To ensure progress, I kindly request confirmation of the status of these documents at your earliest convenience. Providing a marketable deed and title run will allow us to finalize the surveying process efficiently, benefiting all parties involved.

Please let me know if additional information or clarification is needed from my side to expedite this process. I am eager to collaborate constructively and look forward to your prompt reply. You may reach me at [your contact information].

Thank you for your attention to this matter.

Sincerely,
[Your Full Name]
[Your Address, if applicable]

Erin Harrison

From: Herb Pearce <herb.pearce@gmail.com>
Sent: Monday, May 12, 2025 7:58 AM
To: Erin Corbell
Subject: Fwd: (Draft)Mayor meeting email topic 5-14-25

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Kind Regards,

Herb Pearce
Pelican Bay Forest Products
Lampasas Texas
Bend Oregon
97111



“Leaders are called to discover the hidden, encourage the uncertain, develop the untrained, and empower the less powerful.”

Building with wood is the single most significant thing mankind can do to lessen his impact on the environment.

Growing and harvesting trees provides direct employment for millions of men and women, and millions more in secondary, related employment. Working forests are good for the environment, providing clean air, clean water, wildlife habitat, recreational opportunities and carbon storage. Thanks to improved forest management, we have more trees in America today than we had 100 years ago.

----- Forwarded message -----

From: John McBryde <john.mcbride@gmail.com>
Date: Mon, May 12, 2025 at 7:31 AM
Subject: (Draft)Mayor meeting email topic 5-14-25
To: Herb Pearce Wood Pelican Bay Forest Products <hpearcelumber@gmail.com>
CC: <herb.pearce@yahoo.com>

John Robert McBryde
512-

----- Forwarded message -----

From: **John Robert**
To: John McBryde <7@gmail.com>

Subject: Meeting on May 14, 2025, to Discuss Corrected Deed for 16.5-Acre Property

Dear Mayor Pearce,

Thank you for agreeing to meet on May 14, 2025, to discuss the 16.5-acre property in the John Burleson Survey, Abstract 42, Lampasas, TX 76550, known as the "McComb Mill property." I acquired equitable title through a sealed bid accepted by the City of Lampasas in 2014, referencing deed records (e.g., Volume 500, Page 58). I seek your support to execute a corrected legal deed and facilitate a title run to enable my surveyor to complete their work, advancing my eco-tourism project.

The city's delay in issuing a deed, despite my clear bid intent for the 16.5 acres, hinders permitting for efficiency apartments and short-term rentals, which will boost local tourism and revenue. Under Texas Local Government Code § 272.001, the city is obligated to convey the property as bid, and a title run will resolve boundary concerns, including neighbor encroachments and park status.

I propose placing this matter on the next council agenda (e.g., May 26, 2025) to approve the deed and title run, offering to share survey costs. This will showcase Lampasas's commitment to fairness and economic growth, avoiding public concerns about delays. I look forward to discussing how we can resolve this promptly, benefiting our community.

Please let me know if you need documents (e.g., bid records, prior correspondence) before our meeting. Contact me at [Your Phone Number] or [Your Email Address].

Sincerely, [Your Full Name]

Erin Harrison

From: John Robert <nir@yahoo.com>
Sent: Sunday, May 18, 2025 12:53 PM
To: clerk1@lampasascad.com
Cc: John McBryde; Erin Corbell; Herb Pearce Wood Pelican Bay Forest Products
Subject: Re: LCAD Mapping request." Draft "

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----- Forwarded message -----

From: John McBryde <[redacted]@gmail.com>
Date: May 18, 2025 10:46 AM
Subject: LCAD Mapping request." Draft "
To: m[redacted]yahoo.com, Kim Carrillo <[redacted]@gmail.com>
Cc:

Email to LCAD: Mapping McComb Mill Property

Subject: Request to Map McComb Mill Property (Abstract 42) on LCAD Records

Date: May 16, 2025
To: Lampasas Central Appraisal District
info@lampasascad.com
From: [Your Full Name]
[Your Email Address]

Dear Lampasas Central Appraisal District,

I am writing to request that my McComb Mill property (John Burleson Survey, Abstract 42, approximately 16.5 acres) be listed on the LCAD map under my name, reflecting my ownership for public notice. I acquired equitable title to the 16.5 acres through a 2014 sealed bid accepted by the City of Lampasas (Volume 500, Page 58, Exhibits A and B) and legal title to a 50x50 square via a 2015 deed (Volume 504, Pages 567-568). The City is delayed in issuing a corrected deed to include both parcels, and City Manager Erin [Last Name] suggested I contact LCAD to initiate mapping.

Under Texas law, my 2014 bid and the City's acceptance establish my ownership of the 16.5 acres, and the 2015 deed confirms the 50x50 square. The statute of limitations (expired 2019) prevents any challenge. I need LCAD to list me as the owner of both parcels on Abstract 42 to support my surveyor's work for an eco-tourism project (nature trails, rentals) and ensure public awareness. The property includes riparian rights to the non-navigable Sulphur Creek, as it surrounds the creek bed.

Attached are my 2014 bid, award letter, and 2015 deed for your records. I'm also coordinating a bank

title run to verify the City's ownership (tracing to the 1945 Trustee H deed, Volume 500, Page 58; Volume 124, Page 124; Volume 110, Page 134) and will share results. If needed, I can file an Affidavit of Fact with the Lampasas County Clerk to formalize my claim.

Please confirm by May 30, 2025, whether you can list the property on the LCAD map based on these documents or if additional filings are required. You can reach me at [Your Phone Number] or [Your Email Address]. Thank you for your assistance in ensuring accurate public records and supporting Lampasas's growth.

Sincerely,

[Your Full Name]

Attachments: 2014 Sealed Bid, LCAD Award Letter, 2015 Deed

T.W.M.

John Robert McBryde

512-

Erin Harrison

From: John McBryde <@gmail.com>
Sent: Wednesday, May 28, 2025 1:43 PM
To: Erin Corbell
Cc: Becky Sims; Jo-Christy Brown
Subject: Re: FW: Sealed bib meeting topic for city secretary.

Caution: This email originated from outside of the City's organization. Do not click links nor open attachments unless you recognize the sender and know the content is safe.

Thank you for the correspondence.
Contact information will follow..

T.W.M.

John Robert McBryde
512-

On Wed, May 28, 2025, 1:40 PM Erin Corbell <ecorbell@cityoflampasas.com> wrote:

Mr. McBryde-

I have included Becky on this email. However, the basis of the below included email on May 21 from you is incorrect. The property was not sold under 272.001 of the Texas Local Government Code. It was sold by the Appraisal District under the authority allowed them by Texas Tax Code, Title 1, Subtitle E, Chapter 34, Subchapter A for delinquent taxes and would have only been for the property described as listed by the Appraisal District, the 50' by 50' lot, on behalf of all the taxing entities for the property: the City, the County and the ISD.

LCAD would have had no involvement in the process had the property been sold under LGC 272.

Additionally, the city maintains the position that a bid through the Appraisal District for a 50' by 50' piece of land available through tax sale does not entitle the purchaser to 16.5 acres of land that has maintained rightful and lawful ownership, not subject to tax sale.

Ms. Brown is also copied on this email. If you could please provide the contact information for your legal counsel, we will arrange a meeting between the counsel.

Thank you,

Erin Corbell

From: John McBryde <17@gmail.com>
Sent: Wednesday, May 28, 2025 11:11 AM
To: Erin Corbell <ecorbell@cityoflampasas.com>
Subject: Fwd: Sealed bib meeting topic for city secretary.

Caution: This email originated from outside of the City's organization. Do not click links nor open attachments unless you recognize the sender and know the content is safe.

Please forward to Becky thank you.

Hi Becky, has the attorney Brown been informed about my legal counsel getting together for a conference call?

I'm ready to schedule if y'all are available..

Please advise if I can call brown directly to schedule a call.. thank you.

T.W.M.

John Robert McBryde

512-

----- Forwarded message -----

From: **John McBryde** <@gmail.com>
Date: Wed, May 21, 2025, 6:44 PM
Subject: Sealed bid meeting topic for city secretary.

Thank you for meeting with me to discuss the 2014 sealed bid sale of the 16.5-acre McComb Mill property. I'd like to clarify a few points to ensure we're aligned and can resolve the deed issue efficiently.

First, I believe the city followed the proper process under Texas Local Government Code Section 272.001. The sale was authorized by the city council, notice was published, and the invitation for bids clearly instructed bidders to describe the property they intended to purchase. My bid described the 16.5 acres, referencing a volume and page number tied to the 1944 deed, and was accepted without objection.

Second, Texas law is clear that the bidder's intent, as expressed in the bid, governs the sale once accepted. My bid's description of the 16.5 acres was specific and sufficient for a title searcher to confirm ownership, as verified by my surveyor. Any misunderstanding about the city's intent—such as believing only a smaller parcel was sold—does not override the accepted bid, as no exclusions were raised at the time.

Finally, because the city accepted my bid in 2014, I hold equitable title to the 16.5 acres, and the statute of limitations for any challenge has expired. To ensure a marketable title, I respectfully request that the city issue a corrected deed reflecting the full 16.5 acres, as described in my bid. I'm happy to provide the bid documents, the 1944 deed reference, or a proposed deed draft to streamline this process.

Can you clarify any specific concerns about the bid process or deed? I'd like to work collaboratively to resolve this without delay, as it benefits both the city and my plans for the property. If needed, I can follow up with the city manager or council to ensure we move forward promptly. Thank you for your time and assistance.

T.W.M.

John Robert McBryde

512-

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Erin Harrison

From: John McBryde <@gmail.com>
Sent: Friday, December 12, 2025 10:26 AM
To: Erin Harrison; Kayleigh Stanley
Cc: John McBryde; r @yahoo.com
Subject: Deed correction resolution request. Brief Note for the City manager- Legal Council.

Caution: This email originated from outside of the City's organization. Do not click links nor open attachments unless you recognize the sender and know the content is safe.

“Thank you for taking time to review this brief note. I've owned equitable title to the approximately 16.5-acre McComb Mill tract on Sulphur Creek since the City accepted my sealed bid in 2014. As you know, the 2014 deed conveyed only a small 50×50 parcel instead of the full tract described and awarded in the bid, and that clerical omission has now created a cloud on title that is affecting neighboring property owners and delaying an important economic-development project.

My attorney has reached out twice to the City Attorney without response, so I wanted to briefly restate my ongoing efforts to find an amicable, common-sense solution. I'm confident the City Council can resolve this quickly with a simple correction deed or resolution ratifying the original sale—something that aligns with the sealed-bid award the City made over eleven years ago. My counsel assures me the contract is fully enforceable and that any further delay would unnecessarily harm the City's reputation.

On a very positive note, my urban architect, Stu Alderman, is scheduled to meet soon with the Forward Lampasas group to present a mixed-use, eco-tourism and residential plan for the creekfront tract and some adjoining properties. This project will bring new investment, jobs, and tax revenue to Lampasas—exactly the kind of growth the City has said it wants. All we need is the corrected deed so Stu and the development team can move forward without title concerns hanging over the properties.

I'm not here to threaten litigation; I'm here because I believe in Lampasas and want this to be a win for everyone. If you're willing, I'd appreciate your help in getting this placed on an upcoming Council agenda for a quick resolution—ideally a correction deed that reflects the 2014 bid the City accepted. Can we work together to make that happen in the next thirty to sixty days?”

Subject: Request for Amicable Resolution – 2014 Sealed-Bid Tract (16.5 acres – McComb Mill / Sulphur Creek)

I am seeking a simple correction deed or Council resolution that reflects the City's 2014 sealed-bid award of the approximately 16.5-acre surplus tract along Sulphur Creek. Resolving this minor clerical omission from the original deed will clear title, remove clouds affecting neighboring owners, and allow my architect, Stu Alderman, and the Forward Lampasas group to proceed with an exciting economic-development project that will benefit the entire community.

I remain committed to an amicable solution and would greatly appreciate your assistance in correspondence with legal counsel, if you so choose.

Thank you again for your help and have a very merry Christmas holiday....

Best regards,

John Robert McBryde

512-

@yahoo.com /

@gmail.com

Erin Harrison

From: John McBryde < @gmail.com>
Sent: Sunday, December 14, 2025 5:14 PM
To: Erin Harrison; Kayleigh Stanley
Cc: r@yahoo.com; green-and-green@austin.rr.com
Subject: Response to request for additional information on 2014 sealed bid property -

Caution: This email originated from outside of the City's organization. Do not click links nor open attachments unless you recognize the sender and know the content is safe.

Subject: Response to Request for Additional Information on 2014 Sealed Bid Property – McComb Mill Surplus Tract and Associated 50x50 Parcel

Dear City Manager, City Attorney and City Secretary,

Thank you for your correspondence seeking assistance in locating the 50x50 parcel referenced in the 2014 sealed bid process.

As reflected in my accepted bid documents, the submission expressly described the intended purchase to include not only the vaguely identified 50x50 parcel (noted in related records as potentially non-existent or of uncertain location within Abstract 42) but also the city's surplus McComb Mill property—approximately 16.5 acres along both sides of Sulphur Creek, as originally conveyed to the city via the 1944 deed (recorded in 1945). The city's acceptance of this bid formed a binding contract for the conveyance of the full surplus tract intended by the bidder (the remainder after any documented council-approved carve-outs or dedications).

To aid in conducting a thorough title search and preparing an accurate correction deed that conveys both the 50x50 parcel (if locatable) and the remainder of the **16.5-acre surplus tract**, I respectfully request that the city provide copies of the following public records:

- All council minutes, resolutions, ordinances, plats, surveys, or maps related to the McComb Mill property (or portions along Sulphur Creek), including any dedications, carve-outs (e.g., the 1.19-acre tract or streets), easements, or surplus property dispositions from the city's acquisition to the present.
- Documentation pertaining to the 2014 sealed bid process, including advertisements, bid submissions, acceptance records, and any internal notes on the 50x50 parcel's location.

This information will enable my attorney to propose a precise legal description for a correction deed, reflecting the contractual intent and any verified exceptions, for city review and council approval.

Pursuant to the Texas Public Information Act (Government Code Chapter 552), please treat this as a formal request for public records.

I appreciate your continued cooperation in resolving this matter promptly and look forward to your response.

Sincerely,
John Robert McBryde

Lampasas, Texas 76550

512-

 @gmail.com

m

 @yahoo.com

[Reference: 2014 Sealed Bid Award – McComb Mill Property]

Erin Harrison

From: Herb Pearce <[redacted]@gmail.com>
Sent: Thursday, February 5, 2026 2:06 PM
To: Erin Harrison
Subject: Fwd: Draft memorandum of understanding to the city of Lampasas for marketable deed parcel one partial to

Caution: This email originated from outside of the City's organization. Do not click links nor open attachments unless you recognize the sender and know the content is safe.

FYI.

Kind Regards,

Herb Pearce
Pelican Bay Forest Products
Lampasas Texas
Bend Oregon
971



“Leaders are called to discover the hidden, encourage the uncertain, develop the untrained, and empower the less powerful.”

Building with wood is the single most significant thing mankind can do to lessen his impact on the

environment. Growing and harvesting trees provides direct employment for millions of men and women, and millions more in secondary, related employment. Working forests are good for the environment, providing clean air, clean water, wildlife habitat, recreational opportunities and carbon storage. Thanks to improved forest management, we have more trees in America today than we had 100 years ago.

----- Forwarded message -----

From: John McBryde <[redacted]7@gmail.com>
Date: Thu, Feb 5, 2026 at 2:01 PM
Subject: Fwd: Draft memorandum of understanding to the city of Lampasas for marketable deed parcel one partial to
To: Herb Pearce Wood Pelican Bay Forest Products <[redacted]r@gmail.com>
CC: John McBryde <[redacted]gmail.com>, [redacted]@yahoo.com <[redacted]r@yahoo.com>

Hello Mr. Mayor, please review and comment without delay, I hope to visit with you concerning your thought's before emailing the city administration... I greatly appreciate your assistance in how best to proceed. Lawyers are sometimes very adversarial in the nature of their work. The legality of this mater is beyond contestation. (no case exist to argue regarding the contract) The execution and delivery of the marketable deed resulting from the contract is enforceable, with or without cooperation from the city.

Every project or contract comes with its unique difficulties, how the parties conduct themselves in solving these problems by expressing mutual respect and communication are key to understanding and resolution. When the relations are strong the toughest problems can be solved in contrast to weak relations that cannot solve the simplest of problems.

Its my intent to seek an amiable resolution and avoid court action. I request open communication and dialog to achieve this effort.

In any event, I seek active participation in cooperation with the economic growth, development and promotion of Lampasas. In support of that effort, I arranged for an urban developer / architect to be the key note speaker in the March Forward Lampasas meeting to share a potential vision of the creek area development and to discuss the urban projects processes.

- 1.) as you earlier suggested, I spoke with Brice Cabiness.
- 2.) I have delayed as you suggested.

John Robert McBryde
[Your Mailing Address]
[City, State, ZIP Code]
[Your Email Address]
[Your Phone Number]

ROUGH DRAFT DATE 2/5/26 Sent for review and comment to; *

*Honorable Mayor Herb Pearce

Honorable Members of the City Council
City Secretary
City Attorney
City of [City Name], Texas
[City Hall Address]
[City, State, ZIP Code]

Re: Request for Cooperation to Formalize Title to Surplus Property Acquired Through 2014 Sealed Bid Sale (Two Parcels)

Dear Honorable Mayor Pearce, Honorable Council Members, City Secretary, and City Attorney:

I am writing to request the City's assistance and cooperation in formalizing marketable title to two parcels of surplus property that were the subject of a sealed bid sale conducted by the City in 2014.

In 2014, the City offered for sale by sealed bid certain surplus real property consisting of two parcels, identified as [provide legal descriptions or common identifiers of Parcel A and Parcel B, e.g., lot/block numbers, addresses, or reference to the bid documents]. I submitted the sole bid for the property, and the City accepted that bid. Following acceptance, the City executed and delivered a deed conveying one parcel (Parcel A) to me. However, the second parcel (Parcel B) was not conveyed by deed, despite being included in the property description and the accepted bid.

As the successful and sole bidder under an accepted offer, I hold equitable title to Parcel B. To obtain clear and marketable title to the full property that was the subject of the 2014 transaction, a deed conveying Parcel B is now required.

During the City Council meeting of [date of the most recent Monday meeting prior to this letter, e.g., January 27, 2026, or whichever Monday it was], Mayor Pierce emphasized the value of direct communication with the City to resolve longstanding contractual matters before resorting to litigation, stating in substance that parties should "come to us first" and discuss issues rather than proceed to court. In the spirit of that expressed preference, I am reaching out directly to the City's leadership to seek an amicable and cooperative resolution.

I respectfully request the City's assistance in executing and delivering a corrective or confirmatory deed for Parcel B, consistent with the terms of the accepted 2014 sealed bid. Such action would formalize the original transaction, provide me with marketable title to both parcels, and eliminate any need for formal legal proceedings.

I am prepared to discuss an appropriate format for this resolution, whether by direct conveyance, corrective deed, or a brief Memorandum of Understanding that memorializes the City's intent to complete the 2014 conveyance. I believe this approach serves the interests of all parties by honoring the original agreement (CONTRACT) efficiently and without unnecessary expense or delay.

I would appreciate a response at your earliest convenience indicating whether the City is willing to proceed cooperatively along these lines. I remain available to meet or provide any additional documentation that may assist in resolving this matter promptly.

Thank you for your attention and consideration.

Sincerely,

[Your Full Name]
[Last Name if applicable]

This draft is intentionally measured and professional. It references the Mayor's recent statement without quoting verbatim (to avoid any appearance of confrontation), emphasizes cooperation, and clearly

No Council mtg

states your request while noting the underlying contractual basis. Placeholders are included for details you will need to fill in (property descriptions, exact meeting date, city name/address). Again, please have a licensed attorney review and customize this before use.

John Robert McBryde

THE STATE OF TEXAS)
) KNOW ALL MEN BY THESE PRESENTS:
 COUNTY OF LAMPASAS)

That we, J.V. Hammett, Trustee and R.F. Senterfitt, Charles Wachendorfer, J. H. Clark, H.V. Campbell Morris Goodman and C.E. Langford being all of the beneficiaries of the trust of which the said J.V. Hammett is Trustee, all of the County of Lampasas, State of Texas, for and in Consideration of the sum of Thirty Five Hundred Dollars to us paid and secured to be paid by the City of Lampasas, a municipal corporation operating under the general laws of the State of Texas, as follows: Said sum of Thirty five Hundred Dollars is paid to us by Lampasas Federal Savings and Loan Association of Lampasas, Texas at the express instance and request of the Mayor and City Council of the City of Lampasas they being thereunto duly authorized, the same to be repaid in monthly installments as evidenced by the one certain promissory note executed by the City of Lampasas, by its Mayor R. J. Faine, attested by its Secretary they being thereunto duly authorized, said note being of even date herewith for the principal sum of Thirty Five Hundred Dollars payable to Lampasas Federal savings & Loan Association or order at Lampasas, Texas in monthly installments of Fifty Dollars each beginning on the First day of the next following month hereafter and like payment to be due and payable on the First day of each month thereafter until fully paid and satisfied; said note bearing interest at the rate of Five Per cent per annum from date on the unpaid principal the interest being included in said monthly payments; all past due interest shall bear interest at the rate of Ten per cent per annum from due date until paid; additional payments on the principal may be made at any time, thereby stopping the accrual of interest pro tanto; said note providing for the usual accelerated maturity clause and the usual ten per cent attorney's fee clause, and is given in payment for 16.5 acres more or less of the John Burleson Survey Number 45 situated in Lampasas County, Texas this day conveyed to the City of Lampasas by J.V. Hammett, Trustee et al, and to secure the payment of same according to the tenor of said note, the vendor's lien retained in said conveyance is hereby acknowledged. And the further consideration of the assumption by said City of Lampasas and agreement to pay all unpaid taxes assessed against said property; and in consideration of the payment to us as aforesaid, we do hereby sell, transfer and convey unto said Lampasas Federal Savings & Loan Association the vendor's lien and superior title retained in this deed to secure payment of the above mentioned indebtedness; have Granted, Sold and conveyed and by these presents do Grant, Sell and convey unto the said City of Lampasas, a municipal corporation of the County of Lampasas, State of Texas all that certain real estate, rights, and personal property described as follows:

Situated in Lampasas County, Texas, to-wit: Tract or parcel of land in Lampasas County, Texas and being out of the John Burleson survey No. 45 described in new field notes recently made by D.W. Taylor, Jr. on the ground as follows:

BEGINNING on the South Bank of Sulphur Creek at the waters edge in the center of Western Avenue extended.

Thence down said creek along its waters edge when the Dam is full with its meanders as follows:
 N 44½ E 591 feet; N 21½ E 143 feet; N 37 E 405 feet; N 50 E 60 feet; N 33 E 189 feet; N 31 E 228 feet to southwest corner of the Bean tract;

Thence with fence line S 67 E 91 feet fence corner at the southwest corner of Main Street and First Street.

Thence with said street N 19 E 280 feet to fence corner.

Thence N 75 W 115 feet to waters edge on east side of Sulphur Creek

Thence N 4 E 142 feet;

Thence N 15 W 194 feet to southwest corner of Easter Waldron Lot.

78/552

Thence N 12 E 50 feet ;

Thence N 19 E 296 feet northwest corner of Lizzie Milner Lot.

Thence S 71 E 62 feet to northwest corner of Lot No. 4 in Block No. 11 of East Lampasas.

Thence N 19 E 60 feet to southwest corner of Lot No. 1 in Block No. 12 of East Lampasas.

Thence N 19 E 209 feet northwest corner of said Block No. 12

Thence S 71 E 218 feet.

Thence N 19 E 90 feet;

Thence S 71 W 100 feet;

Thence N 29 $\frac{3}{4}$ E passing to the West side of J.R. McComb Shop Building, 165 feet to the Southwest corner of Fraction Lot of Block No. 4 in East Lampasas, on the North side of Mill Street,

Thence with fence line on the east side of road N 26 $\frac{1}{4}$ E 345 feet and N 39 E 600 ft. to fence corner on the east side of road on the East side of Sulphur Creek opposite the mouth of Burles Creek.

Thence up Sulphur Creek along the waters edge on the West or North side of Sulphur Creek as follows: S 42 W 486 feet; S 40 W 570 feet; S 38 W 570 feet; to the Northeast corner of the Power and Light Lot (WOLF LOT) on the South line of Fourth Street extended.

Thence with the East line of the said Power and Light Lot passing under Highway Bridge S 19 W 167 feet; to its Southeast corner, at the waters edge.

Thence with the waters edge S 9 E 145 feet to the North line of a lot owned by the City of Lampasas at the East end of Fifth Street.

Thence N 71 E 40 feet to the center of Sulphur Creek,

Thence S 9 E 100 feet to the Southeast corner of the said City Lot.

Thence S 71 W 30 feet to the waters edge on the South line of said City Lot.

Thence along the waters edge S 28 $\frac{1}{4}$ E 72 feet to the Northeast corner of a tract or parcel of land sold by Ben Peak to Gillen.

Thence with the east line of the said Gillen lot crossing the west wing of the McComb Dam S 16 E 252 feet the Southwest corner of said lot which is also the Northeast corner of a 1 $\frac{1}{4}$ acre tract sold by said McComb to Gillen. Thence with the East line of the said 1 $\frac{1}{4}$ acre-tract on the East line along the waters edge S 29 W 587 feet to the Southeast corner of said tract on the East line of the H&TC Ry. Co.

Thence S 35 $\frac{3}{4}$ W 550 feet and S 38 W 632 feet to poing on North side of Sulphur Creek in Western Avenue.

Thence S 19 E 100 feet to the place of beginning. Containing within said bounds 16.5 acres (Excepting the H&TC Ry. Co. portion of said Sulphur Creek, as shown on sketch)

Together with the mill, its rights, water rights, dam rights and all rights thereto in any manner attached or pertaining thereto.

And being the identical land and premises conveyed to J.V. Hammett, Trustee by J.R. McComb et al by deed dated August 30th, 1944, recorded in Volume 77 pages 604-605 of the Deed Records of Lampasas County, Texas, and the identical land and premises conveyed to J. V. Hammett Trustee by J.C. Abney Receiver by deed dated September 29, 1944, recorded in Vol. 77 pages 606-607 of the Deed Records of Lampasas County, Texas to which instrument and the records thereof reference is here made for all purposes.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging unto said City of Lampasas, municipal corporation, its successors and assigns forever.

But it is expressly agreed and stipulated that the vendor's Lien is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to its face and tenor, effect and reading, when this deed shall become absolute.

78/533

Witness our hands at Lampasas, Texas this 11th day of January 1945.

J.V. Hammett, TRUSTEE

Charles Wachendorfer

J. H. Clark

R.F. Senterfitt

C.E. Langford

Morris Goodman

H.V. Campbell BENEFICIARIES

THE STATE OF TEXAS
COUNTY OF LAMPASAS

Before me, the undersigned authority, a Notary Public, in and for Lampasas County, Texas on this day personally appeared J.V. Hammett, Trustee and R.F. Senterfitt Charles Wachendorfer, J. H. Clark, Morris Goodman, H.V. Campbell and C.E. Langford, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the 11th day of January 1945.

Veryl Matthews, Notary Public

Lampasas County, Texas

(Seal)

Filed for record January 12, A.D. 1945 at 11:20 o'clock A.M.

Recorded January 12, A.D. 1945 at 2:50 o'clock P.M.

Federal Revenue stamps attached \$3.85

H.C. Perry, County Clerk

Lampasas County, Texas

By: *Mabel Wood*, Deputy

78/534


City Manager

ITEM NO. 4.3

**BUSINESS FOR THE CITY COUNCIL
OF THE
CITY OF LAMPASAS**

Subject:

Discussion and possible action regarding approval to declare a 2000-2006 New Holland Backhoe as surplus fleet and allow staff to dispose of according to State law.

Requested By: Joshua Palacio, Cemetery Crew Leader

Submitted By: Kayleigh Stanley, City Secretary

Date Submitted: February 13, 2026

For the Agenda of: February 23, 2026

Procurement and Funding Statement:

N/A

Attachments: Photos

Summary Statement:

This equipment was removed from service over 5 years ago due to needing a new starter and an idle issue. Cost of repair supersedes the value of the mower. Staff feels it is in the best interest to dispose of the vehicle as State Law allows.

Recommendation:

To consider a motion to declare a 2000-2006 New Holland Backhoe as surplus fleet and allow staff to dispose of as State Law allows.

Generic Inspection Form

Inventory ID: _____

Asset Number _____

Anticipated Sale Price: _____

Short Description: _____

Year 2000-2006

Manufacturer New Holland

Model LB75B-699300001 BACKHOE

Please fill in or check if apply

Long Description:

New Holland Backhoe with both front and back buckets

This Equipment: Is Operable Is Not Operable For Parts Only Needs Repair The Condition is Unknown

Hours: 3764.73 This equipment was maintained every N/A Hours Days

Serial # 031033873

Repairs needed: unknown- supposedly starter went out and has a idle issue

Description of Use

This tractor was used to dig graves for burials and cover them up as well as move dirt in the cemetery from one side to the other.

Hasn't ran in over 5+ years

Color Yellow Cloth Vinyl Leather Metal Plastic Wood Rubber

Minor damage to: missing front grill

Major damage to: windshield is busted out and and the seat is torn up

Size: Length: Feet: ___ Inches: ___ Width/Depth: Feet: ___ Inches: ___ Height: Feet: ___ Inches: ___

Men's Size: _____ Women's Size: _____

Additional Equipment: Manufacturer _____ Model _____

Serial # _____ Condition: Is Operable Needs repair Unknown Condition

Description: _____

Additional Equipment: Manufacturer _____ Model _____

Serial # _____ Condition: Is Operable Needs repair Unknown Condition

Description: _____

Additional Equipment: Manufacturer _____ Model _____

Serial # _____ Condition: Is Operable Needs repair Unknown Condition

Description: _____

Comments:

The outriggers, back bucket, and front bucket are down and front tire is flat

Location of Asset: Oak Hill Cemetery

For more information contact: 512-734-1331 Joshua Palacio


City Manager

ITEM NO. 4.4

**BUSINESS FOR THE CITY COUNCIL
OF THE
CITY OF LAMPASAS**

Subject:

Discussion and possible action regarding approval to declare a 1999 Chevrolet Silverado 2500 Single Cab as surplus fleet and allow staff to dispose of according to State law.

Requested By: Joshua Palacio, Cemetery Crew Leader

Submitted By: Kayleigh Stanley, City Secretary

Date Submitted: February 13, 2026

For the Agenda of: February 23, 2026

Procurement and Funding Statement:

N/A

Attachments: Photos

Summary Statement:

This equipment was removed from service over 10 years ago due to a blown motor and battery. Cost of repair supersedes the value of the mower. Staff feels it is in the best interest to dispose of the vehicle as State Law allows.

Recommendation:

To consider a motion to declare a 1999 Chevrolet Silverado 2500 Single Cab as surplus fleet and allow staff to dispose of as State Law allows.

Generic Inspection Form

Inventory ID: _____

Asset Number _____

Anticipated Sale Price: _____

Short Description: _____

Year _____

Manufacturer _____

Model _____

Please fill in or check if apply

Long Description:

This Equipment: Is Operable Is Not Operable For Parts Only Needs Repair The Condition is Unknown

Hours: _____ This equipment was maintained every _____ Hours Days

Serial # _____

Repairs needed: _____

Description of Use

Color _____ Cloth Vinyl Leather Metal Plastic Wood Rubber

Minor damage to: _____

Major damage to: _____

Size: Length: Feet: _____ Inches: _____ Width/Depth: Feet: _____ Inches: _____ Height: Feet: _____ Inches: _____

Men's Size: _____ Women's Size: _____

Additional Equipment: Manufacturer _____ Model _____

Serial # _____ Condition: Is Operable Needs repair Unknown Condition

Description: _____

Additional Equipment: Manufacturer _____ Model _____

Serial # _____ Condition: Is Operable Needs repair Unknown Condition

Description: _____

Additional Equipment: Manufacturer _____ Model _____

Serial # _____ Condition: Is Operable Needs repair Unknown Condition

Description: _____

Comments:

Location of Asset: _____

For more information contact: _____


City Manager

ITEM NO. 4.5

**BUSINESS FOR THE CITY COUNCIL
OF THE
CITY OF LAMPASAS**

Subject:

Discussion and possible action regarding approval to declare a 2008 Yamaha Adventurer One YTF1 Golf Cart as surplus fleet and allow staff to dispose of according to State law.

Requested By: Joshua Palacio, Cemetery Crew Leader

Submitted By: Kayleigh Stanley, City Secretary

Date Submitted: February 13, 2026

For the Agenda of: February 23, 2026

Procurement and Funding Statement:

N/A

Attachments: Photos

Summary Statement:

This equipment was removed from service over 5 years ago due to needing a new rear axle, wheel and battery. Cost of repair supersedes the value of the mower. Staff feels it is in the best interest to dispose of the vehicle as State Law allows.

Recommendation:

To consider a motion to declare a 2008 Yamaha Adventurer One YTF1 Golf Cart as surplus fleet and allow staff to dispose of as State Law allows.

Generic Inspection Form

Inventory ID: _____

Asset Number _____

Anticipated Sale Price: _____

Short Description: _____

Year 2008

Manufacturer Yamaha

Model Adventurer One YTF1

Please fill in or check if apply

Long Description:

2008 Yamaha gas powered golf cart equipped with a manual dump bed

This Equipment: Is Operable Is Not Operable For Parts Only Needs Repair The Condition is Unknown

Hours: Unknown This equipment was maintained every N/A Hours Days

Serial # 0000000039975

Repairs needed: needs new rear axle and wheel. needs a battery

Description of Use

This utility vehicle was used for picking up trash around the cemetery and transport elderly or disabled from vehicle to funeral

Color green Cloth Vinyl Leather Metal Plastic Wood Rubber

Minor damage to: seat is falling off base

Major damage to: missing rear axle and wheel

Size: Length: Feet: ___ Inches: ___ Width/Depth: Feet: ___ Inches: ___ Height: Feet: ___ Inches: ___

Men's Size: _____ Women's Size: _____

Additional Equipment: Manufacturer _____ Model _____

Serial # _____ Condition: Is Operable Needs repair Unknown Condition

Description: _____

Additional Equipment: Manufacturer _____ Model _____

Serial # _____ Condition: Is Operable Needs repair Unknown Condition

Description: _____

Additional Equipment: Manufacturer _____ Model _____

Serial # _____ Condition: Is Operable Needs repair Unknown Condition

Description: _____

Comments:

been sitting for over 5 years

Location of Asset: Oak Hill Cemetery

For more information contact: 512-734-1331 Joshua Palacio

**BUSINESS FOR THE CITY COUNCIL
OF THE
CITY OF LAMPASAS**

Subject:

Discussion and possible action regarding awarding a bid to Huber Technology, Inc for (1) Huber Screw Press Q-Press for the amount of \$516,155.00.

Requested By: Stephen Sewell, Director of Public Works

Submitted By: Stephen Sewell, Director of Public Works

Date Submitted: February 17, 2026

For the Agenda of: February 23, 2026

Procurement and Funding Statement:

The procurement process was followed by requesting sealed bids on December 16, 2025. Bid opening conducted on January 13, 2026. The funding is secured and budgeted in the FY 2026 budget.

Attachments: Huber Technology, Inc. Proposal

Summary Statement:

The Huber Screw Press will replace an existing solid handling unit. The existing unit is original to the Wastewater Treatment Plant is approximately 30 years-old.

Full Huber Proposal can be viewed in the City Secretary's office.

Recommendation:

Staff recommends to award the bid to Huber Technology, Inc. for (1) Huber Screw Press Q-Press for the amount of \$516,155.00.



JONES - HEROY & ASSOCIATES, INC.

February 12, 2026

Mr. Stephen Sewell
Public Works Director, City of Lampasas
312 East Third Street
Lampasas, Texas 76550

**RE: RECOMMENDATION FOR AWARD
WWTP Sludge Dewatering Equipment
JHA Project No. 1010-036**

Dear Mr. Sewell:

On Tuesday, January 13, 2026 at 3:00 PM, three (3) proposals were received for the above referenced project. The City's selection committee reviewed and ranked the proposals based on the selection criteria set forth in the General Requirements for Proposals to determine the best value for the City (Loc. Gov. Code 252.043(c)). Based on our review and the selection committee's ranking, we recommend award of base proposal of Option 2 Proposal - Screw Press Full Package to, Huber Technology, Inc., in the amount of \$516,155.00. The proposal tabulation and proposal evaluation summary of scores are attached.

Please do not hesitate to contact us should you have any questions or need any additional information.

Sincerely,
JONES-HEROY & ASSOCIATES, INC.



Mark Graves, P.E.
Senior Project Manager

Attachments: Proposal Tabulation and Proposal Evaluations Summary of Scores

PROPOSAL TABULATION

WWTP SLUDGE DEWATERING EQUIPMENT PURCHASE

Owner: City of Lampasas
Engineer: Jones-Heroy & Associates, Inc.
Bid Date: Tuesday, January 13, 2026 at 3:00 PM



				Huber Technology, Inc. Denver, NC	Alfa Laval, Inc. Houston, TX	D.R. Cordell Chalfont, PA
Item	Description	Unit	Qty	Total Bid	Total Bid	Total Bid
Option 1 Proposal - Belt Press Full Package						
1	One (1) Belt Press (per Option 1 Purchase Technical Specifications 11305-P).	1	LS	No Bid	\$ 470,000.00	No Bid
Total Base Proposal:				No Bid	\$ 470,000.00	No Bid
1-1A	Two (2) Sludge Pumps Add (per Option 1 Purchase Technical Specifications 11305-P).	1	LS	No Bid	\$ 20,676.00	No Bid
1-2A	Polymer Feed System Add (per Option 1 Purchase Technical Specifications 11305-P).	1	LS	No Bid	\$ 43,516.00	No Bid
Total Option 1 Proposal:				No Bid	\$ 534,192.00	No Bid

				Huber Technology, Inc. Denver, NC	Alfa Laval, Inc. Houston, TX	D.R. Cordell Chalfont, PA
Item	Description	Unit	Qty	Total Bid	Total Bid	Total Bid
Option 2 Proposal - Screw Press Full Package						
2	One (1) Screw Press (per Option 2 Purchase Technical Specifications 11302-P).	1	LS	\$ 516,155.00	No Bid	No Bid
Total Base Proposal:				\$ 516,155.00	No Bid	No Bid
2-1A	Two (2) Sludge Pumps Add (per Option 1 Purchase Technical Specifications 11302-P).	1	LS	\$ 21,864.00	No Bid	No Bid
2-2A	Polymer Feed System Add (per Option 1 Purchase Technical Specifications 11302-P).	1	LS	\$ 38,457.00	No Bid	No Bid
Total Option 2 Proposal:				\$ 576,476.00	No Bid	No Bid

				Huber Technology, Inc. Denver, NC	Alfa Laval, Inc. Houston, TX	D.R. Cordell Chalfont, PA
Item	Description	Unit	Qty	Total Bid	Total Bid	Total Bid
Option 3 Proposal - Individual Equipment						
3-1	Two (2) Sludge Pumps (per Option 3 Purchase Technical Specifications 11311-P).	1	LS	No Bid	No Bid	No Bid
3-2	Two (2) Dumpster Conveyors (per Option 3 Purchase Technical Specifications 11315-P).	1	LS	No Bid	No Bid	\$ 360,000.00
Total Option 3 Proposal:				No Bid	No Bid	\$ 360,000.00

PROPOSAL EVALUATION
WWTP SLUDGE DEWATERING EQUIPMENT PURCHASE

Owner: City of Lampasas
Engineer: Jones-Heroy & Associates, Inc.
Bid Date: Tuesday, January 13, 2026 at 3:00 PM

PROPOSER:		Alfa Laval, Inc.	Huber Technology, Inc.	D.R. Cordell ⁽¹⁾
Selection Criteria	Weighted Value	Belt Press Average Weighted Score	Screw Press Average Weighted Score	Dumpster Conveyors Average Weighted Score
Purchase Price	60%	60.0	54.0	0.0
Long-term Operations and Maintenance Considerations	15%	9.8	15.0	0.0
Extent Goods or Services Meet City Needs	10%	5.3	10.0	0.0
Past Relationship with City	5%	5.0	5.0	0.0
Schedule / Delivery Time	5%	4.8	5.0	0.0
Past Performance / References	5%	0.9	4.8	0.0
TOTAL WEIGHTED SCORES	100%	85.8	93.8	0.0

Note: (1) Not evaluated.