

**NOTICE OF REGULAR MEETING OF THE  
LAMPASAS ECONOMIC DEVELOPMENT BOARD  
OF THE CITY OF LAMPASAS, TEXAS  
WEDNESDAY, MARCH 18, 2026  
JACK CALVERT MUNICIPAL BUILDING  
CITY COUNCIL CHAMBERS  
302 EAST THIRD STREET  
5:30 p.m.**

Notice is hereby given that the regular meeting of the Lampasas Economic Development Corporation Board of the City of Lampasas will be held on Wednesday, March 18, 2026 at 5:30 p.m. in the Jack Calvert Municipal Building located at 302 East Third Street, Lampasas, Texas. The Lampasas Economic Development Corporation 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 the attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), and 551.087 (economic development).

**REGULAR SESSION**

1. Call to Order Regular Session
2. Open forum for citizen comments (limited to five (5) minutes per person).
3. Discussion and possible action regarding approval of the minutes dated February 11, 2026.
4. Discussion and possible action regarding January 2026 and February 2026 Financial Statements and Balance Sheets.
5. Discussion and possible action regarding executing a contract with Chase and Jordan Kuker for a marketing package in the amount of \$30,000.00.
6. Update on the following:
  - County Update
  - LISD Update
  - Staff Update

Adjourn into Executive Session

**EXECUTIVE SESSION**

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

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

- Section 551.074 (personnel matters) to deliberate the appointment, employment, evaluation, reassignment, duties of the Executive Director, Director, and other personnel matters as allowed by Texas Government Code, 551.
- Section 551.072 (deliberations about real property) – Deliberation concerning the potential purchase, exchange, lease acquisition, sale and/or value of real property.

Adjourn Executive Session and Reconvene Regular Session.

<b>REGULAR SESSION</b>
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1. Discussion and possible action regarding items discussed during Executive Session.
2. Any items that the board members may want to place on the next agenda.
3. 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 13th day of March 2026 at 9:30am.

  
Kayleigh Stanley, City Secretary

**MINUTES OF REGULAR MEETING OF THE  
LAMPASAS ECONOMIC DEVELOPMENT CORPORATION BOARD  
OF THE CITY OF LAMPASAS, TEXAS  
WEDNESDAY, FEBRUARY 11, 2026  
JACK CALVERT MUNICIPAL BUILDING  
302 EAST THIRD STREET  
5:30 PM**

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

**LEDC Members Present:**

Derrick Dewald  
Tonja Gebert  
Fin Erwin  
Charley Kennington  
Michael Gill  
Michael Irvin

**City Staff Present:**

Erin Harrison, City Manager/Executive Director  
Kayleigh Stanley, City Secretary

**LEDC Members Absent:**

Randy Morris, Ex-Officio- LISD  
Bobby Carrol, Ex-Officio- Lampasas County

**City Council Present:**

Mayor Pearce  
Mayor Pro Tem Cathy Kuehne  
Davis Keele  
Eric Hernandez  
Dorothy Person (6:06)

**REGULAR SESSION**

**1. Call to Order Regular Session**

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

**2. Marketing presentation from Chase and Jordan Kuker.**

*Chase and Jordan Kuker presented a marketing opportunity to the Board. This would consist of a feature film dedicated to showing off Lampasas and assist in identifying who we are. This could potentially be a cost share opportunity with this Board and the City. The Chamber could participate if they see fit. Could be a huge benefit to Lampasas.*

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

*N/A*

**4. Discussion and possible action regarding approval of the minutes dated January 21, 2026**

*Board member Gill made a motion to approve the minutes as presented, the motion was seconded by Board member Erwin and with a unanimous vote, the motion carried.*

**5. Discussion and possible action regarding January 2025 Financial Statements and Balance Sheet.**

*Due to the timing of the meeting this month, the full financial statement was unavailable. The board requested for this to be moved to the agenda next month.*

**6. Discussion and possible action regarding hiring staff for the Economic Development Corporation.**

*City Manager, Erin Harrison, presented the Board with a more concise Job Posting for Economic Development staff to be posted in the \$22 to \$33 an hour range.*

**7. Discussion and possible action regarding scheduling a Strategic Planning Session.**

*The Board would like to schedule this on March 17, 2026 at 5:30pm.*

**8. Update on the following:**

- County Update – *N/A*
- LISD Update – *N/A*
- Staff Update – *Erin Harrison provided an update that the rezone of the Business Park passed Planning and Zoning and the first reading at City Council.*

**Adjourn into Executive Session**

*Board member Irvin moved to adjourn into executive session at 6:31, the motion was seconded by Board member Dewald and with a unanimous vote, the motion carried.*

*City Manager, Erin Harrison entered executive session at this time.*

*City Secretary, Kayleigh Stanley entered executive session at this time.*

**EXECUTIVE SESSION**

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

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

Adjourn Executive Session and Reconvene Regular Session.

*The Board adjourned executive session and reconvened regular session at 7:07pm.*

**REGULAR SESSION**

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

*N/A*

**2. Any items that the board members may want to place on the next agenda.**

*\* Price proposal from the Kukers*

**3. Adjourn**

*Board member Erwin moved to adjourn at 7:08. The motion was seconded by Board member Irvin and with a unanimous vote, the motion carried.*

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Deorald Finney, LEDC President

\_\_\_\_\_  
Kayleigh Stanley, City Secretary

BALANCE SHEET

AS OF: JANUARY 31ST, 2026

75 -LAMPASAS ECONOMIC DEV CRP

ACCT# ACCOUNT NAME

ASSETS  
=====

1020	CADENCE CHECKING 7001092 LEDC	510,783.55
1021	CADENCE CAP FD CHECKING7002363	164,361.79
1025	CADENCE LEDC LOAN 2678	0.00
1026	BUSINESS BANK OF TX 4001561	0.00
1027	TEXPRIME EDC	1,001,160.46
1030	CLAIM ON CASH	161,688.09
1210	ACCOUNTS RECEIVABLE	0.00
1222	ACCOUNTS RECEIVABLE	0.00
1235	NOTE RECEIVABLE BACHMAYER	0.00
1236	NOTE RECEIVABLE-PECAN CRK HVM	0.00
1300	LAND PURCHASE/IMPROVEMENTS	1,725,616.61
1310	FAG-BUILDINGS & IMPROVEMENTS	1,777,853.31
1396	ACCUMULATED DEPRECIATION	( 519,797.00)
1499	DUE FROM CASH & CONCENTRATION	0.00
1999	LEDC CLEARING ACCOUNT	<u>0.00</u>
	TOTAL ASSETS	

4,821,666.81  
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LIABILITIES & FUND BALANCE  
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2209	ACCOUNTS PAYABLE CAPITAL ACCT	0.00
2210	ACCOUNTS PAYABLE	6,237.21
2220	ACCOUNTS PAYABLE PENDING	0.00
2225	ACCRUED INTEREST PAYABLE	3,943.00
2283	UNAPPLIED CREDIT	0.00
2284	BONDS PAYABLE	( 29,469.00)
2285	NOTES PAYABLE	2,129,272.00
2310	RETAINAGE PAYABLE	0.00
3009	DESIGNATED RE/DONATIONS	0.00
3010	UNASSIGNED FUND BALANCE	2,367,212.06
3030	ASSIGNED FUND BALANCE	180,730.47
	CURRENT INCREASE / (DECREASE) IN FUND BALANCE	<u>163,741.07</u>

TOTAL LIABILITIES & FUND EQUITY 4,821,666.81  
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CITY OF LAMPASAS  
 FINANCIAL STATEMENT  
 AS OF: JANUARY 31ST, 2026

75 -LAMPASAS ECONOMIC DEV CRP  
 FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>REVENUE SUMMARY</u>							
<u>OPERATING REVENUE</u>							
	TAX REVENUE	455,000.00	40,383.45	164,701.47	36.20	0.00	290,298.53
	SERVICE REVENUE	0.00	0.00	0.00	0.00	0.00	0.00
	OTHER REVENUE	38,500.00	2,522.63	10,753.08	27.93	0.00	27,746.92
	TRANSFERS	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL OPERATING REVENUE	493,500.00	42,906.08	175,454.55	35.55	0.00	318,045.45
<u>BOND FUND REVENUE</u>							
	OTHER REVENUE	168,000.00	200.77	1,072.82	0.64	0.00	166,927.18
	TRANSFERS	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL BOND FUND REVENUE	<u>168,000.00</u>	<u>200.77</u>	<u>1,072.82</u>	<u>0.64</u>	<u>0.00</u>	<u>166,927.18</u>
	FUND TOTAL REVENUE	661,500.00	43,106.85	176,527.37	26.69	0.00	484,972.63
		=====	=====	=====	=====	=====	=====

EXPENDITURE SUMMARY

<u>LEDC OPERATING FUNDS</u>							
	SUPPLIES	1,800.00	0.00	132.91	7.38	0.00	1,667.09
	CONTRACTUAL SERVICES	41,500.00	1,037.21	4,932.78	11.89	0.00	36,567.22
	MAINTENANCE	4,500.00	0.00	0.00	0.00	0.00	4,500.00
	OTHER EXPENSES	68,200.00	0.00	1,520.61	2.50	183.33	66,496.06
	CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00
	CONTINGENCY AND RESERVES	0.00	0.00	0.00	0.00	0.00	0.00
	TRANSFERS	123,201.00	0.00	0.00	0.00	0.00	123,201.00
	DEBT SERVICE	<u>164,330.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>164,330.00</u>
	TOTAL LEDC OPERATING FUNDS	403,531.00	1,037.21	6,586.30	1.68	183.33	396,761.37
<u>LAMPASAS EDC BOND FUNDS</u>							
	CONTRACTUAL SERVICES	10,000.00	0.00	3,500.00	35.00	0.00	6,500.00
	MAINTENANCE	10,000.00	2,700.00	2,700.00	27.00	0.00	7,300.00
	CAPITAL EXPENDITURES	50,000.00	0.00	0.00	0.00	0.00	50,000.00
	CONTINGENCY AND RESERVES	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL LAMPASAS EDC BOND FUNDS	<u>70,000.00</u>	<u>2,700.00</u>	<u>6,200.00</u>	<u>8.86</u>	<u>0.00</u>	<u>63,800.00</u>
	FUND TOTAL EXPENDITURES	473,531.00	3,737.21	12,786.30	2.74	183.33	460,561.37
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TOTAL PROFIT / (LOSS) 187,969.00 39,369.64 163,741.07 87.01 ( 183.33) 24,411.26



CITY OF LAMPASAS  
 FINANCIAL STATEMENT  
 AS OF: JANUARY 31ST, 2026

75 -LAMPASAS ECONOMIC DEV CRP

REVENUES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>OPERATING REVENUE</u>							
<u>TAX REVENUE</u>							
400-4017	SALES TAX	455,000.00	40,383.45	164,701.47	36.20	0.00	290,298.53
	TOTAL TAX REVENUE	455,000.00	40,383.45	164,701.47	36.20	0.00	290,298.53
<u>SERVICE REVENUE</u>							
400-4330	LEASE REVENUE	0.00	0.00	0.00	0.00	0.00	0.00
400-4330.01	LEASE REVENUE (QUONSET HUT)	0.00	0.00	0.00	0.00	0.00	0.00
400-4335	WEBSITE REVENUES	0.00	0.00	0.00	0.00	0.00	0.00
400-4383	DONATIONS	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL SERVICE REVENUE	0.00	0.00	0.00	0.00	0.00	0.00
<u>OTHER REVENUE</u>							
400-4710	BONDS	0.00	0.00	0.00	0.00	0.00	0.00
400-4820	INTEREST & DIVIDENDS	38,500.00	2,522.63	10,753.08	27.93	0.00	27,746.92
400-4821	INTEREST NOTE BACHMAYER	0.00	0.00	0.00	0.00	0.00	0.00
400-4822	INTEREST NOTE - HVM PECAN CR	0.00	0.00	0.00	0.00	0.00	0.00
400-4830	SALE OF FIXED ASSETS	0.00	0.00	0.00	0.00	0.00	0.00
400-4897	DESIGNATED RE/DONATIONS	0.00	0.00	0.00	0.00	0.00	0.00
400-4898	UNDESIGNATED RETAINED EARNIN	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL OTHER REVENUE	38,500.00	2,522.63	10,753.08	27.93	0.00	27,746.92
<u>TRANSFERS</u>							
400-4910	TRANSFER FROM GENERAL FUND	0.00	0.00	0.00	0.00	0.00	0.00
400-4999	MISCELLANEOUS REVENUES	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL OPERATING REVENUE	493,500.00	42,906.08	175,454.55	35.55	0.00	318,045.45
<u>BOND FUND REVENUE</u>							
<u>OTHER REVENUE</u>							
410-4520	LOAN PROCEEDS	0.00	0.00	0.00	0.00	0.00	0.00
410-4710	BOND FUNDS	0.00	0.00	0.00	0.00	0.00	0.00
410-4820	INTEREST EARNED	5,000.00	200.77	1,072.82	21.46	0.00	3,927.18
410-4898	DESIGNATED RE/BOND FUNDS	163,000.00	0.00	0.00	0.00	0.00	163,000.00
	TOTAL OTHER REVENUE	168,000.00	200.77	1,072.82	0.64	0.00	166,927.18
<u>TRANSFERS</u>							
410-4999	MISCELLANEOUS REVENUE	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL BOND FUND REVENUE	168,000.00	200.77	1,072.82	0.64	0.00	166,927.18

C I T Y O F L A M P A S A S  
FINANCIAL STATEMENT  
AS OF: JANUARY 31ST, 2026

75 -LAMPASAS ECONOMIC DEV CRP  
REVENUES

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ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
***	FUND TOTAL REVENUE ***	661,500.00	43,106.85	176,527.37	26.69	0.00	484,972.63

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CITY OF LAMPASAS  
 FINANCIAL STATEMENT  
 AS OF: JANUARY 31ST, 2026

75 -LAMPASAS ECONOMIC DEV CRP  
 LAMPASAS EDC BOND FUNDS  
 DEPARTMENT EXPENSES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>CONTRACTUAL SERVICES</u>							
510-5316	BANK CHARGES	0.00	0.00	0.00	0.00	0.00	0.00
510-5346	ENGINEERING/SERVEYING SERVIC	10,000.00	0.00	0.00	0.00	0.00	10,000.00
510-5361	LEGAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
510-5395	PROFESSIONAL SERVICES	0.00	0.00	3,500.00	0.00	0.00	( 3,500.00)
510-5399	OTHER SERVICES	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL CONTRACTUAL SERVICES	10,000.00	0.00	3,500.00	35.00	0.00	6,500.00
<u>MAINTENANCE</u>							
510-5405	BUILDINGS AND GROUNDS	<u>10,000.00</u>	<u>2,700.00</u>	<u>2,700.00</u>	<u>27.00</u>	<u>0.00</u>	<u>7,300.00</u>
	TOTAL MAINTENANCE	10,000.00	2,700.00	2,700.00	27.00	0.00	7,300.00
<u>CAPITAL EXPENDITURES</u>							
510-5505	BUILDING AND GROUNDS	<u>50,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>50,000.00</u>
	TOTAL CAPITAL EXPENDITURES	50,000.00	0.00	0.00	0.00	0.00	50,000.00
<u>CONTINGENCY AND RESERVES</u>							
510-5600	CONTINGENCY/RESERVES	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL CONTINGENCY AND RESERVES	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL LAMPASAS EDC BOND FUNDS		70,000.00	2,700.00	6,200.00	8.86	0.00	63,800.00
*** TOTAL EXPENSES ***		473,531.00	3,737.21	12,786.30	2.74	183.33	460,561.37
TOTAL PROFIT / (LOSS)		187,969.00	39,369.64	163,741.07	0.10-	( 183.33)	24,411.26

\*\*\* END OF REPORT \*\*\*

BALANCE SHEET

AS OF: FEBRUARY 28TH, 2026

75 -LAMPASAS ECONOMIC DEV CRP

ACCT# ACCOUNT NAME

ASSETS

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1020	CADENCE CHECKING 7001092 LEDC	505,634.75	
1021	CADENCE CAP FD CHECKING7002363	164,713.57	
1025	CADENCE LEDC LOAN 2678	0.00	
1026	BUSINESS BANK OF TX 4001561	0.00	
1027	TEXPRIME EDC	1,004,094.95	
1030	CLAIM ON CASH	212,459.67	
1210	ACCOUNTS RECEIVABLE	0.00	
1222	ACCOUNTS RECEIVABLE	0.00	
1235	NOTE RECEIVABLE BACHMAYER	0.00	
1236	NOTE RECEIVABLE-PECAN CRK HVM	0.00	
1300	LAND PURCHASE/IMPROVEMENTS	1,725,616.61	
1310	FAG-BUILDINGS & IMPROVEMENTS	1,777,853.31	
1396	ACCUMULATED DEPRECIATION	( 519,797.00)	
1499	DUE FROM CASH & CONCENTRATION	0.00	
1999	LEDC CLEARING ACCOUNT	<u>0.00</u>	
	TOTAL ASSETS		4,870,575.86

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LIABILITIES & FUND BALANCE

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2209	ACCOUNTS PAYABLE CAPITAL ACCT	0.00	
2210	ACCOUNTS PAYABLE	0.00	
2220	ACCOUNTS PAYABLE PENDING	0.00	
2225	ACCRUED INTEREST PAYABLE	3,943.00	
2283	UNAPPLIED CREDIT	0.00	
2284	BONDS PAYABLE	( 29,469.00)	
2285	NOTES PAYABLE	2,129,272.00	
2310	RETAINAGE PAYABLE	0.00	
3009	DESIGNATED RE/DONATIONS	0.00	
3010	UNASSIGNED FUND BALANCE	2,367,212.06	
3030	ASSIGNED FUND BALANCE	180,730.47	
	CURRENT INCREASE / (DECREASE) IN FUND BALANCE	<u>218,887.33</u>	

TOTAL LIABILITIES & FUND EQUITY 4,870,575.86

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CITY OF LAMPASAS  
 FINANCIAL STATEMENT  
 AS OF: FEBRUARY 28TH, 2026

75 -LAMPASAS ECONOMIC DEV CRP  
 FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>REVENUE SUMMARY</u>							
<u>OPERATING REVENUE</u>							
	TAX REVENUE	455,000.00	51,771.58	216,473.05	47.58	0.00	238,526.95
	SERVICE REVENUE	0.00	0.00	0.00	0.00	0.00	0.00
	OTHER REVENUE	38,500.00	4,022.90	14,775.98	38.38	0.00	23,724.02
	TRANSFERS	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL OPERATING REVENUE	493,500.00	55,794.48	231,249.03	46.86	0.00	262,250.97
<u>BOND FUND REVENUE</u>							
	OTHER REVENUE	168,000.00	351.78	1,424.60	0.85	0.00	166,575.40
	TRANSFERS	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL BOND FUND REVENUE	<u>168,000.00</u>	<u>351.78</u>	<u>1,424.60</u>	<u>0.85</u>	<u>0.00</u>	<u>166,575.40</u>
	FUND TOTAL REVENUE	661,500.00	56,146.26	232,673.63	35.17	0.00	428,826.37
		=====	=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>							
<u>LEDC OPERATING FUNDS</u>							
	SUPPLIES	1,800.00	0.00	132.91	7.38	0.00	1,667.09
	CONTRACTUAL SERVICES	41,500.00	1,000.00	5,932.78	14.39	37.21	35,530.01
	MAINTENANCE	4,500.00	0.00	0.00	0.00	0.00	4,500.00
	OTHER EXPENSES	68,200.00	0.00	1,520.61	2.50	183.33	66,496.06
	CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00
	CONTINGENCY AND RESERVES	0.00	0.00	0.00	0.00	0.00	0.00
	TRANSFERS	123,201.00	0.00	0.00	0.00	0.00	123,201.00
	DEBT SERVICE	<u>164,330.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>164,330.00</u>
	TOTAL LEDC OPERATING FUNDS	403,531.00	1,000.00	7,586.30	1.93	220.54	395,724.16
<u>LAMPASAS EDC BOND FUNDS</u>							
	CONTRACTUAL SERVICES	10,000.00	0.00	3,500.00	35.00	0.00	6,500.00
	MAINTENANCE	10,000.00	0.00	2,700.00	27.00	0.00	7,300.00
	CAPITAL EXPENDITURES	50,000.00	0.00	0.00	0.00	0.00	50,000.00
	CONTINGENCY AND RESERVES	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL LAMPASAS EDC BOND FUNDS	<u>70,000.00</u>	<u>0.00</u>	<u>6,200.00</u>	<u>8.86</u>	<u>0.00</u>	<u>63,800.00</u>
	FUND TOTAL EXPENDITURES	473,531.00	1,000.00	13,786.30	2.96	220.54	459,524.16
		=====	=====	=====	=====	=====	=====
	TOTAL PROFIT / (LOSS)	187,969.00	55,146.26	218,887.33	116.33	( 220.54)	( 30,697.79)



CITY OF LAMPASAS  
 FINANCIAL STATEMENT  
 AS OF: FEBRUARY 28TH, 2026

75 -LAMPASAS ECONOMIC DEV CRP  
 REVENUES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>OPERATING REVENUE</u>							
<u>TAX REVENUE</u>							
400-4017	SALES TAX	455,000.00	51,771.58	216,473.05	47.58	0.00	238,526.95
	TOTAL TAX REVENUE	455,000.00	51,771.58	216,473.05	47.58	0.00	238,526.95
<u>SERVICE REVENUE</u>							
400-4330	LEASE REVENUE	0.00	0.00	0.00	0.00	0.00	0.00
400-4330.01	LEASE REVENUE (QUONSET HUT)	0.00	0.00	0.00	0.00	0.00	0.00
400-4335	WEBSITE REVENUES	0.00	0.00	0.00	0.00	0.00	0.00
400-4383	DONATIONS	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL SERVICE REVENUE	0.00	0.00	0.00	0.00	0.00	0.00
<u>OTHER REVENUE</u>							
400-4710	BONDS	0.00	0.00	0.00	0.00	0.00	0.00
400-4820	INTEREST & DIVIDENDS	38,500.00	4,022.90	14,775.98	38.38	0.00	23,724.02
400-4821	INTEREST NOTE BACHMAYER	0.00	0.00	0.00	0.00	0.00	0.00
400-4822	INTEREST NOTE - HVM PECAN CR	0.00	0.00	0.00	0.00	0.00	0.00
400-4830	SALE OF FIXED ASSETS	0.00	0.00	0.00	0.00	0.00	0.00
400-4897	DESIGNATED RE/DONATIONS	0.00	0.00	0.00	0.00	0.00	0.00
400-4898	UNDESIGNATED RETAINED EARNIN	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL OTHER REVENUE	38,500.00	4,022.90	14,775.98	38.38	0.00	23,724.02
<u>TRANSFERS</u>							
400-4910	TRANSFER FROM GENERAL FUND	0.00	0.00	0.00	0.00	0.00	0.00
400-4999	MISCELLANEOUS REVENUES	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL OPERATING REVENUE	493,500.00	55,794.48	231,249.03	46.86	0.00	262,250.97
<u>BOND FUND REVENUE</u>							
<u>OTHER REVENUE</u>							
410-4520	LOAN PROCEEDS	0.00	0.00	0.00	0.00	0.00	0.00
410-4710	BOND FUNDS	0.00	0.00	0.00	0.00	0.00	0.00
410-4820	INTEREST EARNED	5,000.00	351.78	1,424.60	28.49	0.00	3,575.40
410-4898	DESIGNATED RE/BOND FUNDS	163,000.00	0.00	0.00	0.00	0.00	163,000.00
	TOTAL OTHER REVENUE	168,000.00	351.78	1,424.60	0.85	0.00	166,575.40
<u>TRANSFERS</u>							
410-4999	MISCELLANEOUS REVENUE	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL BOND FUND REVENUE	168,000.00	351.78	1,424.60	0.85	0.00	166,575.40

FINANCIAL STATEMENT

AS OF: FEBRUARY 28TH, 2026

75 -LAMPASAS ECONOMIC DEV CRP  
REVENUES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
***	FUND TOTAL REVENUE ***	661,500.00	56,146.26	232,673.63	35.17	0.00	428,826.37





CITY OF LAMPASAS  
 FINANCIAL STATEMENT  
 AS OF: FEBRUARY 28TH, 2026

75 -LAMPASAS ECONOMIC DEV CRP  
 LAMPASAS EDC BOND FUNDS  
 DEPARTMENT EXPENSES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>CONTRACTUAL SERVICES</u>							
510-5316	BANK CHARGES	0.00	0.00	0.00	0.00	0.00	0.00
510-5346	ENGINEERING/SERVEYING SERVIC	10,000.00	0.00	0.00	0.00	0.00	10,000.00
510-5361	LEGAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
510-5395	PROFESSIONAL SERVICES	0.00	0.00	3,500.00	0.00	0.00	( 3,500.00)
510-5399	OTHER SERVICES	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL CONTRACTUAL SERVICES	10,000.00	0.00	3,500.00	35.00	0.00	6,500.00
<u>MAINTENANCE</u>							
510-5405	BUILDINGS AND GROUNDS	<u>10,000.00</u>	<u>0.00</u>	<u>2,700.00</u>	<u>27.00</u>	<u>0.00</u>	<u>7,300.00</u>
	TOTAL MAINTENANCE	10,000.00	0.00	2,700.00	27.00	0.00	7,300.00
<u>CAPITAL EXPENDITURES</u>							
510-5505	BUILDING AND GROUNDS	<u>50,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>50,000.00</u>
	TOTAL CAPITAL EXPENDITURES	50,000.00	0.00	0.00	0.00	0.00	50,000.00
<u>CONTINGENCY AND RESERVES</u>							
510-5600	CONTINGENCY/RESERVES	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL CONTINGENCY AND RESERVES	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL LAMPASAS EDC BOND FUNDS		70,000.00	0.00	6,200.00	8.86	0.00	63,800.00
*** TOTAL EXPENSES ***		473,531.00	1,000.00	13,786.30	2.96	220.54	459,524.16
TOTAL PROFIT / (LOSS)		187,969.00	55,146.26	218,887.33	0.12-	( 220.54)	( 30,697.79)

\*\*\* END OF REPORT \*\*\*

# CITY OF LAMPASAS

## Brand Film Production Proposal

Prepared by: Chase Kuker and Jordan Kuker

Date: February 14, 2026

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### 1. Project Overview

Production of a cinematic municipal brand documentary designed to serve Lampasas as long-term economic development and tourism infrastructure.

The project includes:

- A 15–18 minute documentary film highlighting the identity, history, growth, and opportunity within Lampasas
- A 3–4 minute promotional brand film derived from the documentary
- Supporting short-form campaign assets

The film will be structured as an evergreen, modular asset, focusing on Lampasas' enduring identity, culture, natural assets, and long-term economic vision rather than time-sensitive events. This approach ensures the project remains relevant for multiple years and allows for future updates or additional segments to be incorporated without requiring a full re-production.

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### 2. Scope of Work

#### Pre-Production

- Narrative development & structured outline
  - Interview planning
  - Location scouting
  - Production scheduling & logistics
- 

#### Production

Up to five (5) principal photography days included.

Crew & equipment include:

- Director of Photography
  - Camera, lens & lighting package
  - Sound mixer
  - Drone operator
  - DIT (media management)
  - Production supervision
  - Production rentals (walkies, stands, etc.)
  - On-set hair & makeup (talent preparation)
- 

## **Post-Production**

- Editing of 15–18 minute documentary
  - Editing of 3–4 minute promotional film
  - 60-second promotional cut
  - 30-second promotional cut
  - Social media formatted versions
  - Original music & score composition
  - Sound design & final mix
  - Color grading
  - Titles & graphics
  - Final master delivery files
- 

## **3. Deliverables**

- 15–18 minute documentary film
  - 3–4 minute flagship promotional film
  - 60-second cutdown
  - 30-second cutdown
  - Social platform versions (square/vertical)
  - Web & presentation master files
  - Full municipal usage rights
-

## 4. Investment Summary

### Base Production Investment: \$30,000

Breakdown:

- Pre-Production: \$5,000
  - Production (5 shoot days): \$15,000
  - Post-Production: \$10,000
- 

### Optional Add-On: Future Pick-Up Shoot Days

If additional filming is requested after principal photography:

#### **\$5,000 per additional shoot day**

Includes:

- Crew (DP, sound, drone as needed)
- Equipment package
- Production supervision
- Hair & makeup
- Media management

This allows flexibility for:

- Seasonal footage updates
- Event coverage
- Growth-related updates
- Additional storytelling chapters

No ongoing obligation is required. Only engaged if requested.

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## 5. Timeline

Upon approval:

Pre-production: 2–3 weeks

Production window: 1 week

Post-production: 6–8 weeks

Final delivery: Approximately 90 days from project start

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## 6. Strategic Value & ROI Position

This project functions as long-term economic infrastructure, not short-term advertising.

Return is realized through:

- Tourism influence
- Business recruitment leverage
- Conference & site-selection presentations
- Grant applications
- Long-term brand positioning

Even modest impact creates measurable return.

Example scenario:

+1,000 additional visitors annually

~\$150 average spend

= \$150,000 annual direct economic activity

This excludes multiplier effect, repeat visitation, lodging tax, and sales tax impact.

If the film influences even one meaningful relocation, expansion, or development decision, production cost is offset.

## 7. Payment Structure

**70% upon contract approval**

**30% upon completion of principal photography**

This structure allows full allocation of production resources in advance and secures scheduling, crew, equipment, and post-production commitments at the agreed project rate.

## **Supporting Documentation**

A detailed ROI and deployment strategy overview is available upon request.