

**NOTICE OF SPECIAL MEETING OF THE GOVERNING BODY
OF THE CITY OF LAMPASAS, TEXAS
CITY COUNCIL CHAMBERS
405 SOUTH MAIN STREET
TUESDAY APRIL 23, 2019
5:30 p.m. Special Session**

The City Council of the City of Lampasas met in special session on the above date with Mayor Misti Talbert presiding.

Council Members present:

T.J. Monroe, Mayor Pro Tem
Chuck Williamson
Michael White
Cathy Kuehne
Robert McCauley
Delana Touns

Council Members absent:

None

City Staff Present:

Finley deGraffenried, City Manager
Gary Cox, Assistant City Manager
Christina Marez, City Secretary
Sammy Bailey, Police Chief
Frank Ellett, Building Official
Flint Geagley, Electric Superintendent
Ronnie Withers, Fire Marshal
Vans Sims, Water/Wastewater Operations Manager
Mandy Walsh, Economic Development Director

**SPECIAL SESSION
5:30 p.m.**

I. Call to Order

Mayor Talbert called the special session to order at 5:30 p.m.

II. Discuss and consider residential & commercial development incentives, and utility participation.

City Manager deGraffenried reviewed the following presentation:

- Starting Point
 - Expectations, Matrix, Guidelines and Unfinished Business
 - A Series of Discussion Statements – What is Important, Alignment on Issues, Non-Negotiable Positions, Agree or Disagree
 - Discussion Regarding Public Benefits, Incremental Costs
 - Discussion and Ranking of Participation Tools
 - Process, Performance Standards, If and Then, Some Ideas

- Questions – Public Policy
 - The Guiding Principal when assessing City financial or utility participation is that the individuals/developers directly benefitting from the improvement should fund the improvement
 - The City has an important role in promoting, nurturing and supporting economic development and development in general
 - Economically robust communities have a well-trained/educated workforce, available quality commercial real estate, housing availability, primary jobs, technology infrastructure, responsive local government and excellent quality of life
 - The City should incrementally participate in development where there is a demonstrated Public or System benefit beyond the development itself
 - Council should have the ability to review development and development participation on a case by case basis

- Incremental Public Benefits
 - Increased distance of water mains to loop system
 - Increased diameter of water mains for future capacity
 - Improvement in flows and drainage compared to undeveloped/current conditions. Participation in drainage projects that decrease peak flows and/or modeled on a greater than 25-year event.
 - Increased access and interconnection to transportation system/streets at request of City or as indicated in City’s Comprehensive Plan
 - Increased fire suppression above code requirements at request of City

- Considerations – Ranking
 - The need for Specific Development – Commercial, Retail, Housing
 - Development or Participation provides a ROI – Electric, Sales Tax
 - Development provides significant increase in valuation
 - Development represents significant capital investment
 - Development represents significant increase in Sales Tax
 - Development utilizes City utilities – Electric only
 - Development results in creation of Primary Jobs – Total Employment
 - Redevelopment of distressed property or area with high vacancy rates – Key Avenue, Downtown
 - Development occurs in areas that has been previously platted
 - Area is in Corporate City limits prior to development

- Participation – Ranking
 - Waiver of Building Permit Fees
 - Waiver of Tap Fees
 - Extension and Build-out of Electric Service including 3ph
 - Extension of Water Main > 50 feet
 - Extension of Sewer Main > 50 feet
 - ROW Improvements including sidewalks, curb and gutter, approaches, intersections

- Other Participation
 - Exchanges
 - Quid pro Quo
 - Easements unrelated to development
 - Waiver of Demolition Permits

- Nuisance Abatement – Dump Fees
- Non-Profit
- Process
 - Project Assessment by Staff based on Council ranked considerations
 - Possible participation in project recommended by Staff based on Council ranked levels
 - The greater the score (number of affirmative considerations) the greater level of participation
 - Council review and consideration
- Other Stuff
 - Subdivision Regulations
 - Modifications to increase requirements
 - Additional leverage to negotiate
 - Additional Fees to Address Drainage, Thoroughfares, Parks, Extensions
 - Currently budgeting for System Extensions
 - Major CIP Extension generally completed – Hoffpauir, North Interceptor, Coleman
 - Additional Needs Identified through Comprehensive Planning Process

Discussions included:

- If the City allows for any incentives, it has to make financial sense
- Creation of jobs should be a ranking consideration
- Need to consider how does the City continue to offer City services without any revenue
- Discussion on impact fees for new development
- Discussion on the City’s role in promoting, nurturing and supporting economic development and development in general
- The City should incrementally participate in development
- City Staff will work on a project ranking form and present to Council

III. Adjourn Special Session

Mayor Pro Tem Monroe moved to adjourn the meeting at 7:35 p.m. The motion was seconded by Council member White and with a unanimous vote, the motion carried.

PASSED AND APPROVED this _____ day of _____, 2019.

Misti Talbert, Mayor

ATTEST:

Christina Marez, City Secretary