

**MINUTES OF REGULAR MEETING OF THE GOVERNING BODY
OF THE CITY OF LAMPASAS, TEXAS
CITY COUNCIL CHAMBERS
405 SOUTH MAIN STREET
Monday, July 22, 2019**

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

Council Members present:

T.J. Monroe, Mayor Pro Tem
Chuck Williamson
Michael White
Delana Toups
Randy Clark
Cathy Kuehne (arrived at 6:12 p.m.)

Council Members absent:

None

City Staff Present:

Finley deGraffenried, City Manager
Christina Marez, City Secretary
Becky Sims, Assistant City Secretary
Yvonne Moreno, Finance Director
Rickie Roy, Public Works Director
Sammy Bailey, Police Chief
Jeffry Smith, Fire Chief
Mandy Walsh, Economic Development Director
Chris Eicher, Parks & Recreation Director

**WORKSHOP SESSION
5:30 P.M.**

1. Call to order Workshop Session

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

2. Lampasas County Appraisal District (LCAD) Budget Overview FY 2019/2020

City Manager deGraffenried explained that City Staff attended the LCAD Budget Public Hearing on July 2, 2019 and provided testimony related to Council concerns. The primary concerns included salary expense, improvement in mapping technology and the need to improve communication and transparency. Board members did provide some explanation, which he encouraged them to provide to Council in person. LCAD representatives and Melissa Gonzales, Chief Appraiser, were present at the meeting. He turned discussion over to them.

Melissa Gonzales, Chief Appraiser, reviewed the staffing which included herself as Chief Appraiser; Senior Appraiser; Data Entry Clerk/Ag Appraiser; Collection Clerk/BPP Appraiser; Collection Clerk;

Deed/Mapping Appraiser; and Collection Clerk/Exemptions. She informed Council that the Lampasas Appraisal District Certified Roll aligns with approximately \$440,000,000.00 in taxable value.

Tom Casbeer, LCAD Board of Directors, reviewed the 10 taxing entities and the percentages each receive. He reviewed LCAD's budget and explained that LCAD had been working on a three-year plan to address salaries. He said that their budget increased only \$83,000.00 over the last four years. Approximately \$56,000.00 was for salaries over those four years.

Paul Wilborn, LCAD Board of Directors, reviewed a consulting report from Richard Petree, with Western Valuation and Consulting, that did a salary study for LCAD. Mr. Petree did summary data research on salaries in Appraisal Districts within 75 miles of major metro areas. He indicated that salaries were deficient in both the Chief Appraiser and Assistant Chief Appraiser positions.

Mayor Talbert asked if this salary study truly compared apples to apples? Are the collection amounts in those Appraisal Districts in this study the same as or comparable to LCAD?

Mr. Wilborn was unable to answer those questions.

Mayor Talbert expressed that though the City of Lampasas is a small taxing entity, it is taxpayer money and Council represents those taxpayers. Her frustration was that if LCAD was working on a three-year plan, why wasn't it presented sooner to the City and to all other entities? To consider LCAD's budget with salary increases, especially not knowing if the City is even able to provide their employees any salary increases, it seems unfair to them.

It was noted that the County and the City did not approve LCAD's budget last year.

City Manager deGraffenried reminded Council that there was an action item on the agenda for their consideration.

Council thanked the LCAD representatives for attending the meeting.

3. Lampasas County Chamber of Commerce Projected Year for FY 2019/2020 Budget

Melissa Unger, Chamber Director, reviewed the Chamber's FY 2019/2020 Budget and provided some of the following explanations to the funding requests:

- Administrative Fee – requested \$31,200.00 which is due to her being hired at a salary of \$60,000.00; also includes salary for Administrative Assistant at \$10.00 per hour (4 days a week)
- Visitor Center Seasonal Staff – requested \$1,800.00; volunteers help keep this cost down
- Lampasas Promotions/Visitor Center brochures – requesting \$8,000.00

Mayor Talbert explained that any promotion requests would come before Council for consideration. Done in the same manner as event requests for HOT funds.

Ms. Unger apologized and said she would remove that amount from their budget. Ms. Unger continued with the budget explanations:

- Copier/copies – requested \$1,800.00; new lease and contract
- Postage – requested \$480.00; postage fee increase from \$.50 to \$.55

- General supplies – requested \$700.00; new letterhead, envelopes, etc.
- Website – requested \$1,603.20; increase due to credit card service feature
- Phones & Internet – requested \$1,300.00; went down to one phone line and better AT&T package; no longer paying Dell; purchased annual plan for Microsoft Software & Computer system
- Utilities – requested \$1,220.00
- Building – requested \$2,006.00; for maintenance and insurance for the office building
- Annual Visitor Center Dues – requested \$800.00
- Hill Country Trail Region – requested \$400.00

Ms. Unger also informed Council that there are currently 320 members of the Chamber, which 30 percent are past due on their annual dues, but she is working on collecting. She said that the Visitor Center brochures has not changed since 2016 and wants to work on a new one since some businesses may no longer be in operation or new businesses have come into town.

Mayor Talbert noted that marketing should include all City businesses and not just Chamber member businesses.

Council expressed concern of Lampasas not being marketed more.

Council thanked Ms. Unger for her presentation and the good job she is doing for the Chamber in the short time she has been here.

City Manager deGraffenried reminded Council that there was an action item for Council consideration on the Chamber's Budget.

4. Budget Updates FY 2019/2020

City Manager deGraffenried reviewed a handout he presented Council:

- Talking Points
 - Budget Status
 - Conditionally balanced budget
 - Accelerated purchases for Animal Shelter & Cemetery – two pickups needed
 - Professional services
 - Library fiber
 - 2% health insurance savings equates to approximately \$45,000.00 annual savings
 - Outstanding Items
 - Compensation Marketing Review process – look at market gaps; Council wants Staff recommendations
 - Technology Infrastructure Workshop with EDC
 - Public Safety Communication Workshop
 - Consensus items
 - Paving targeted FY 2019, increased scope \$750,000.00 FY 2020
 - Organization funding
 - HOTDA - \$5,630.00
 - Hill Country Children's Advocacy - \$3,000.00
 - Hill Country 100 - \$1,500.00
 - WCID - \$10,000.00

- Christmas on the Creek – requested \$30,000.00 at last meeting; they wanted City to pay for entire cost of lighting while they would be responsible for the decorations and lit displays; last year City gave \$20,000.00
 - LCHEC – requesting \$10,000.00; they have not become before Council yet; historically City has given them \$8,500.00
 - Hostess House – a follow up meeting between Council and DRT members will be scheduled
- On July 29, 2019, Departments will review their budgets with Council

5. Discussion regarding any item on the regular agenda

There was no discussion.

6. Adjourn Workshop Session

Council member Williamson moved to adjourn the workshop session at 6:40 p.m. The motion was seconded by Council member Clark and with a unanimous vote, the motion carried.

A break was taken before going into regular session.

<p>REGULAR SESSION 7:00 P.M.</p>
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ANNOUNCEMENTS

A. Call to Order

Mayor Talbert called the regular session to order at 7:00 p.m.

B. Invocation and Pledge of Allegiance

Sammy Bailey, Police Chief, gave the invocation and the Pledge of Allegiance to the U.S. and Texas flags were recited.

C. Presentations and Proclamations

The Mayor did not have any presentations or proclamations, however, City Manager deGraffenried took the opportunity to introduce Jeffry Smith, Fire Chief.

	PUBLIC HEARINGS/CITIZEN COMMENTS
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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. The City Council may not deliberate on items presented under this Agenda Item.
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Mr. Sam Luscombe, resident at 16 Alexander, addressed Council with his complaint of his neighbor across the street parking a large commercial vehicle in the street. This commercial truck is the view he gets when looking out his front window where he sits daily. He felt that these types of commercial vehicles should not be allowed in residential areas and especially not parked in the street. He was contacted by the Code Enforcement Officer, Tony Barrio, when he reported his complaint online. He was told that there was not

an ordinance that prohibited commercial vehicles from being parked in City streets. He requested Council to consider such an ordinance.

2.0	MINUTES
2.1	Discussion and possible action concerning approval of minutes of the Regular Meeting on July 8, 2019

Mayor Pro Tem Monroe moved to approve the minutes as presented. The motion was seconded by Council member Kuehne and with a unanimous vote, the motion carried.

2.2	Discussion and possible action concerning approval of minutes of the Special Meeting on July 15, 2019
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Mayor Pro Tem Monroe moved to approve the minutes as presented. The motion was seconded by Council member Kuehne and with a vote of six in favor and one abstention (Toups), the motion carried.

3.0	CONSENT AGENDA
3.1	Discussion and possible action regarding the Monthly Investment Report for June 2019

Council member Williamson moved to approve the consent agenda as presented. The motion was seconded by Council member Toups and with a unanimous vote, the motion carried.

4.0	BOARDS/DEPARTMENT REPORTS
4.1	<ol style="list-style-type: none"> 1. Parks and Recreation Monthly Report 2. Information Systems Monthly Report 3. Library Monthly Report 4. Golf Course Monthly Report 5. Municipal Court Monthly Report 6. City Secretary Monthly Report 7. Police Department Monthly Report 8. Utility Billing and Collections Monthly Report 9. Public Works Monthly Report for Electric, Streets, Water/Wastewater 10. Building Official Monthly Report 11. Economic Development Monthly Report 12. Fire Department Monthly Report

Chris Eicher, Parks & Recreation Director, reviewed his report:

- Park improvements:
 - Demolition of old and installation of new restrooms in Brook Park (irrigation and sod to be installed this coming Fall)
 - Installation of new pavilion in place of old restroom with inclusion of new electric pedestal
 - Replacement of fall zone material in Brook Park playground with assistance from LCRA
 - Cleaning, painting and refurbishing signage at each park
 - Continued implementation of aquatic vegetation management plan in Sulphur Creek

- Oak Hill Cemetery improvements:
 - Restoration efforts of headstones
 - Columbarium project
 - Cemetery shop improvements
 - Eagle Scout projects
 - Fencing project – privacy fencing behind memorial
 - Veterans Memorial project
- He reviewed the calendar of events in all park areas.

Council thanked Mr. Eicher and the great work that all his Departments do.

5.0	ROUTINE MATTERS
5.1	City Manager’s Operational Report

City Manager deGraffenried reviewed his report:

- PID - City Staff were invited to meet with County representatives regarding the inquiry from a developer regarding infrastructure funding through a Public Improvement District. The mechanism is promulgated in Chapter 372, Texas Local Government Code, and is a tool infrequently used by Counties for developments in typically suburban areas. Although the County will review the developers' petition per the Statute, many issues related to public dedications, water availability and CCN, may render a finding that would not support the creation of a PID. Additionally, the County appears to have an interest in reviewing their subdivision regulations and may ask City Staff for comment or input.
- Comp Plan - Staff discussed the timing of upcoming meetings with consultants from Halff this week. Staff reinforced the need to provide adequate publication and notification to meet the City's community engagement goals. Based on the discussion, two meeting dates, in late August, will be set to accommodate two additional focus group meetings, an Advisory Committee Meeting, and a Community Open House. Potential dates are August 28 and 29, however, those dates will only be scheduled after determining the time required for printing promotional materials, and receiving final modifications to the Community Survey. Attached are drafts of the postcard mailer and Community Survey for Council review and comment.
- Certified Roll - The City has received the Lampasas Appraisal District Certified Roll. The Value aligns with the Estimate at approximately \$440,000,000.00 in taxable value, or about a 3.5% increase from the Certified Roll valuation in 2018.
- Senator Buckingham - Senate District 24 staff has reached out to City Staff, and other entities, through email, requesting updates and ongoing communication with Senator Buckingham's office. Staff believes Ms. Speidel would welcome your direct contact, and if Council prefers a common message be sent to State Officials, City Staff would be happy to facilitate.
- Police News – Police Chief Bailey reports that Jacob Hummer has been appointed to the position of Police Sergeant. The vacancy was created by the resignation of Sergeant Phillips who accepted a position with the City of Burnet. Sergeant Sheldon will also change duties to full-time School Resource Officer. Chief Bailey also reports that over 325 folks came by the PD Snow-Cone booth during Spring Ho for Cone with a Cop.
- Pole Audit – City Staff has solicited a proposal for a utility pole audit and franchise agreement review of telecoms that are connected to City infrastructure. The Agreements themselves are dated and in need of review for market cost increases and validation of the number of connections. Generally, the attaching entities are responsible for reimbursement of the audit costs to the City, but only to the extent it is necessary to determine franchise costs.

5.2	MAYOR'S COMMENTS
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Mayor Talbert had no comments other than City Manager deGraffenried was unable to dunk her at the dunking booth during the Spring Ho event.

6.0	UNFINISHED BUSINESS
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There was no unfinished business.

7.0	NEW BUSINESS
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7.1	Discussion and possible action related to Public Art at City Hall
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Robin Gradel, LAFTA representative, explained that last fall, Council approved an art sculpture, "Monarch on a Grass," to be placed in front of City Hall due to the removal of a diseased tree. Council used HOT funds to lease this art sculpture for one year. Council now has three options: lease the same art sculpture for another year for \$1,000.00; purchase the art sculpture for \$4,000.00; or lease another art sculpture.

Council discussion included:

- Some Council members were interested in replacing the "Monarch on a Grass" with a local project by Mr. Mike Kuehne's class.
- It may be several months before a local project could be completed.
- If the "Monarch on a Grass" is replaced, Council would still like it displayed somewhere else in the City.
- Mrs. Gradel said that the "Monarch on a Grass" is available for purchase and could be sold at any time.
- Wanting to replace the current art sculpture "Monarch on a Grass" but not wanting to see it sold, most Council members felt inclined to purchase it.
- Council requested from Mrs. Gradel that a local project be done and some option ideas be brought back to them for consideration.

Council member Clark moved to purchase the "Monarch on a Grass" art sculpture in the amount of \$4,000.00. The motion was seconded by Council member Toups and with a unanimous vote, the motion carried.

7.2	Discussion and possible action regarding Lampasas County Appraisal District FY 2019/2020 Budget
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City Manager deGraffenried explained that this item was discussed in workshop session.

Council member Clark moved to disapprove the Lampasas County Appraisal District FY 2019/2020 Budget. The motion was seconded by Council member Williamson and with a vote of five in favor and two in opposition (White & Kuehne), the motion carried.

7.3	Discussion and request for approval to accept an estimate provided to repair and paint the exterior of the Lampasas Police Department, as proposed in a Lower Colorado River Authority (LCRA) Community Development Partnership Grant Funding that the department previously received
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Sammy Bailey, Police Chief, explained that she was requesting approval to proceed with the grant project by selecting a company to repair and paint the exterior of the Police Department building. She informed Council that she requested and received four (4) estimates regarding mold removal; EIFS repair; caulking removal and replacement; and painting the exterior of the building:

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|---------------------------|-------------|
| 1. Sixto Rocha Painting | \$14,900.00 |
| 2. RLH Inc. | \$18,686.00 |
| 3. RKJ Construction, Inc. | \$20,946.00 |
| 4. ASJ Construction, LLC | \$13,140.00 |

Police Chief Bailey reminded Council that the City had received an LCRA Colorado River Authority Community Development Partnership Grant to repair and repaint the interior and exterior of the building. The overall grant is for \$48,000.00 with LCRA providing \$24,000.00 with a 50% match (in-kind materials and labor count as match). She requested Council’s approval to select low bidder, ASJ Construction, LLC to perform the work in the amount of \$13,140.00.

Council member Toups moved to select ASJ Construction, LLC in the amount of \$13,140.00 to repair and paint the exterior of the Lampasas Police Department building as part of the LCRA Grant. The motion was seconded by Mayor Pro Tem Monroe and with a unanimous vote, the motion carried.

7.4	Discussion and request for approval to close Pecan Street between East Third Street and East Second Street on Sunday, July 28, 2019
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Sammy Bailey, Police Chief, explained that Bruce Schroeder, with Ajinomoto Windsor Foods, Inc., advised the City that in order for their contractor to remove an old tower on their roof and replace it with a new tower, a crane would need to be located on Pecan Street, between East Second Street and East Third Street. The work is scheduled for Sunday, July 28, 2019 and Mr. Schroeder anticipates it to be an all-day process.

Bailey recommended approval to close Pecan Street between East Second Street and East Third Street on Sunday, July 28, 2019 and remain closed until the crane is no longer set in place.

Mayor Pro Tem Monroe moved to approve the closure of Pecan Street between East Third Street and East Second Street on Sunday, July 28, 2019. The motion was seconded by Council member Kuehne and with a unanimous vote, the motion carried.

7.5	Discussion and possible action regarding approval of the Investment and Strategy Policy Resolution
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Yvonne Moreno, Finance Director, explained that the Investment and Strategy Policy has to be approved by Resolution on an annual basis. No changes have been made since the prior approval on August 27, 2018.

Council member Clark moved to approve the Investment and Strategy Policy Resolution. The motion was seconded by Council member Toups and with a unanimous vote, the motion carried.

7.6	Discussion and possible action concerning the replacement of water and wastewater lines in the alley behind the 400 block of Key Avenue between W. Avenue C and W. Avenue D
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Rickie Roy, Public Works Director, explained that at the request of a Council member wanting an update on this alley project and for further discussion, this item was placed on the agenda. He reviewed a timeline regarding this project. On May 13, 2019, a proposal to provide for the engineering of the water/wastewater utilities in the alley in the 400 block of Key Ave between W. Avenue C and W. Avenue D was discussed with City Council. Due to the development of an adjacent property, City Staff evaluated the condition of the infrastructure and recommended the replacement due to conditions. Council provided direction for the engineering contingent upon a development agreement with Burger King. On May 28, 2019, City Staff discussed the terms of the development agreement with City Council and was directed to pursue a 50/50 cost share with Burger King for the replacement of the utilities. Approximate cost of engineering services is \$11,000.00 and utility replacement costs is approximately \$50,000.00 to \$60,000.00.

Mr. Roy indicated that City Staff engaged CBD Realty Partners with the proposals and has had multiple discussions regarding the cost sharing. At this time, CDB Realty Partners has declined to participate with the City for the replacement of the utilities. CDB Realty indicates they have discussed this with the franchisee and they are willing to assume the risk and financial responsibility to repave the alley should the utilities fail in the future and need replacement. City Staff has drafted a Letter of Understanding to memorialize this understanding prior to moving forward. The letter is currently being reviewed by CBD's legal advisor and is awaiting signatories.

Council discussion included:

- Should the replacement of utilities be done before Burger King paves over it?
- Since Burger King does not want to cost share, leave utilities as is and Burger King understands the risk of having to repave the alley.
- Though the Letter of Understanding has been sent by the City, the City has not received an executed copy. City Staff needs to follow up.

No action was taken.

7.7	Discussion and possible action regarding Lampasas County Chamber of Commerce Budget for FY 2019/2020
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Melissa Unger, Chamber Director, explained that this item was discussed in workshop session and after discussions, she is removing the requested \$8,000.00 from the Lampasas Promotions/Visitor Center Brochures line item. She said that the Chamber will work on a marketing plan and tourism initiatives with the City.

Mayor Pro Tem Monroe moved to approve the Lampasas County Chamber of Commerce Budget for FY 2019/2020, with the exception and understanding of the \$8,000.00 being removed from their budget request. The motion was seconded by Council member Clark and with a unanimous vote, the motion carried.

7.8	Discussion and possible action to suspend the Effective Date proposed by ATMOS Energy Corporation- MIDTEX Division, to increase rates under the gas reliability infrastructure program for 45 days, and authorize the City's continued participation in a coalition of cities known as the "ATMOS Texas Municipalities"
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City Manager deGraffenried explained that the attached information provided by the City's Counsel on this matter includes information related to ATMOS request to raise rates under the GRIP filing. Council is

asked to suspend the Effective Date proposed by ATMOS Energy Corporation- MIDTEX Division for 45 days and authorize the City’s continued participation in a coalition of cities.

Mayor Pro Tem Monroe moved to suspend the Effective Date to increase rates under the gas reliability infrastructure program proposed by ATMOS Energy Corporation- MIDTEX Division for 45 days and authorize the City’s continued participation in a coalition of cities known as the “ATMOS Texas Municipalities”. The motion was seconded by Council member Kuehne and with a unanimous vote, the motion carried.

7.9	A resolution by the City of Lampasas responding to the application of ATMOS Energy Corporation- MIDTEX Division, to increase rates under the gas reliability infrastructure program; suspending the effective date of this rate application to forty-five days; authorizing the City to continue to participate in a coalition of cities known as the “ATMOS Texas Municipalities” determining that the meeting at which the resolution was adopted compiled with the Texas Open Meetings Act; making such other findings and provisions related to the subject; and declaring an effective date
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City Manager deGraffenried explained that the attached Resolution, prepared by the City’s Counsel in this matter, extends the review process for 45 days to study ATMOS Corporation Grip Filing for increased rates.

Mayor Pro Tem Monroe moved to approve a Resolution by the City of Lampasas responding to the application of ATMOS Energy Corporation- MIDTEX Division, to increase rates under the gas reliability infrastructure program; suspending the effective date of this rate application to forty-five days; authorizing the City to continue to participate in a coalition of cities known as the “ATMOS Texas Municipalities” determining that the meeting at which the resolution was adopted compiled with the Texas Open Meetings Act; making such other findings and provisions related to the subject; and declaring an effective date. The motion was seconded by Council member Kuehne and with a unanimous vote, the motion carried.

7.10	Discussion and updates for ongoing residential and commercial developments within the City
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Rickie Roy, Public Works Director, explained that City Staff was asked to provide City Council with updates regarding ongoing residential and commercial developments, which are ongoing.

The following information was collected from City Departments:

1. Stone Valley - The 67 home development continues to progress. All underground utilities are installed and 100% complete with connections to the City infrastructure. Above ground electrical is approximately 45% installed. Developer construction crews continue with the grading of lots along Fieldstone Drive. Curb and gutter has been installed along all roadways and roads are awaiting paving which should occur within the next 45 days. Curb and gutter has been installed along N. Willis and tied into existing curb to the north of Avenue C. Curbing is awaiting back fill and paving fill between the existing roadway and new curbing. The developer has been issued six (6) new home permits. The homes are in various stages of construction. Four (4) of these homes are being built on Limestone Drive with the remaining two (2) on Stone Valley Drive. The developer indicated recently that four (4) of these homes are under contract. The development agreement required the construction of four (4) homes prior to October of 2019. The developer has fulfilled this requirement.
2. Brodie Estates – The developer/engineer have submitted revised civil plans reflecting an amended

drainage plan. The plan set has been reviewed by a third party engineer who reports the drainage plan does not increase the existing peak flows from the property and will not make downstream conditions worse. Upon final approval of the revised plan set and issuance of the Storm Water Pollution & Prevention Plan permit from TCEQ, the developer will be requesting a grading permit to begin site work. Final platting is pending. City Staff met with the adjacent property owner was not able to reach an agreement for the requested easement. The City has talked with the property owner and offered \$5,000.00 for the easement. The property owner declined the offer and countered by asking \$10,000.00 and more if the developer were responsible of any part of the payment. This exceeds the market value of the property and the additional benefits, which would be provided. Absent the use of governmental powers and legal process it does not appear an agreement will be reached.

3. Hillside Acres – Based upon Engineering review of the civil plans and an analysis of the water distribution system, it was determined that our initial evaluation of the fire flow for the development was incomplete. With engineering oversight, subsequent tests were performed on the system with a fire apparatus connected and it was determined that required fire flows could be met for the development. Engineers have drafted recommended changes for the civil plans and revisions will follow. This discovery results in a savings for the developer as the 13D Fire suppression systems, which were proposed, will not be needed for the development. However at least six (6) lots will likely require booster pumps to meet minimum domestic flow pressures due to elevations. The developer has submitted a list of cost participation items/requests to the City. City Staff has reviewed the requests and provided responses based upon prior policy and direction, however the developer desires to speak with Council at a future date. Based upon the changes to the needs related to fire suppression, the developer has indicated they are revising their requests and will submit them to staff. Pending receipt of these items and incorporation into the draft development agreement, City Staff will place the item on a future agenda for discussion.
4. Burger King – Burger King has completed initial site work and pad work. The development has entered the vertical stage for the building and it is underway. The Building Official has conducted inspections of the pad, plumbing, framing and other facets. The underground electrical conduits have been installed within the alley and City crews have completed the upgrades to the electrical distribution to serve the development. Crews are awaiting the delivery of the pad mount transformer, which should arrive within the next few weeks. In regards to utilities in the alley, CBD Realty Partners has discussed the cost share of the utility replacement with the franchisee. Based upon the most recent communications, the developer has indicated they are not willing to participate in the cost share and will assume the risk of future disruption as per the terms of a Letter of Understanding, which is pending legal review and execution.
5. MoJo Coffee – Building permits have been issued and inspections are ongoing. Utility taps have been relocated and installed in the alley behind the location to provided services. Demolition and rehabilitation of portions of the existing structure have begun. Initial site work and paving have been completed as well. The Developer indicated they are awaiting the delivery of structural steel as well as repair/replacement of sections of glass windows that suffered damage in the recent storms.
6. Silver Creek Assisted Living – Site work, plumbing rough in and concrete work for the slab and parking areas have been completed. The work is progressing and will be entering the vertical stage within the next few weeks. City crews have made water/sewer taps. Awaiting the contractor to install service vaults for the domestic and irrigation meters. Electrical prep work has been completed and are crews are awaiting the delivery of the pad-mounted transformer, which should arrive in the next few weeks.
7. Water/Waste Water Building - Initial site work has been completed along with plumbing rough. The building slab was poured on Saturday July 13 and the contractor is awaiting the curing of the concrete before commencing the next phase of the project. Electrical transformer has been set and

temporary power provided.

- 8. County Jail – Building Official and Fire Marshal continue inspection process. A flush valve assembly was installed on the fire line to ensure the line could be flushed to avoid potential contaminates to the domestic distribution system. Water and wastewater connection are completed. Electrical crews have installed overhead/ underground lines and a pad mounted transformer. Remaining electrical work is to connect the secondary side of the transformer.

Council thanked Mr. Roy for the updates. No action was taken.

7.11	Discussion and possible action regarding request to waive sewer requirement for property located at 1615 W Avenue C
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Becky Sims, Assistant City Secretary, explained that Mr. Ron Farr submitted building plans for a parcel located on the lot line between West Avenue B and County Road 1025. Mr. Farr is requesting a waiver of the City’s sewer requirement and be allowed to install a septic system due to City sewer not being available at this location.

Sims reviewed the following:

- This parcel sits to the west of Skipcha Trail Subdivision.
- There is no sewer available to feed this parcel.
- The west side of the Skipcha Trail Subdivision is on septic and the east side of Skipcha Trail is on sewer; which would be the boundary for West Avenue B.
- This parcel is 5.33 acres which meets the regulations established through Texas Commission on Environmental Quality (TCEQ) of ½ acre lot size.
- She has requested an address through Central Texas Council of Governments (CTCOG) and based on coordinates this will be the last address on West Avenue B which lies within Lampasas City Limits.

After brief discussion, Council member Toups moved to approve the request from Ron Farr to waive the City’s sewer requirement due to unavailability for property located at 1615 W Avenue C and allow for a septic system to be installed. The motion was seconded by Council member Kuehne and with a unanimous vote, the motion carried.

Adjourn

Mayor Pro Tem Monroe moved to adjourn the meeting at 8:00 p.m. The motion was seconded by Council member Toups and with a unanimous vote, the motion carried.

PASSED AND APPROVED this _____ day of _____, 2019.

Misti Talbert, Mayor

ATTEST:

Christina Marez, City Secretary