

Minutes of the 2022 City Council Planning Session of the  
Governing Body of the City of Lampasas that was held  
Monday, February 7, 2022 at 4:00 p.m.  
Jack Calvert Municipal Building  
302 E Third Street  
Lampasas, Texas 76550

**I. Call to order**

*Mayor Monroe called the meeting to order at 4:00 p.m.*

**II. Welcome and Review Objectives, Expectations and Format of Meeting**

*Finley deGraffenried, City Manager took the opportunity to discuss the meeting expectations and format.*

- *Discussion regarding projects and project funding*
  - *Certificate of Obligation (CO) Bonding Discussion with Counsel*
  - *Potential, related projects*
  - *Recovery Act Funding and LEDC Business Park*
  - *Discussion regarding on-going projects*
- *Discussion and review of previous meeting*
- *Comprehensive Plan Implementation- short term objectives*
- *Work Plan and Unfinished Business*

**III. Discussion and updates on current projects.**

Ryan Ward, ACM provided updates to the following projects:

**BUDGETED**

- *East Third Street Paving and Rehab- estimated completion March 2022*
- *Water Meter Installation- Summer 2022*
- *Tree-Trimming- estimated completion April 2022*
- *Cemetery Pole Barn-estimated completion Spring 2022*
- *Upper Pressure Plane Study- estimated completion Spring 2022*
- *Pre-Treatment Assessment- estimated completion May 2022*
- *PD Roof Replacement- estimated completion March 2022*
- *Fire Apparatus-Estimated Order Date- June 2022*
- *MyGovernment Online (MGO)- Complete*
- *Brook Park Retaining Wall- Complete*
- *Comprehensive Plan Adoption- Complete*
- *IT Building Improvements-Complete*
- *Chip Readers (credit card processing upgrade)-Complete*
- *Electric Subdivision Extensions- Complete*
- *Sweeper-Purchased-Operational*
- *VAC Truck- Purchased-Operational*

**EMERGENCY PROJECTS**

- *West Third Street Culvert Replacement- Complete*
- *East Avenue H. Culvert/Undermining- Complete*

**HOT FUND**

- *Campbell Park Pavillion- estimated completion March 2022*
- *Campbell Park Skate Park- estimated completion February 2023*
- *Hostess House Rehabilitation- estimated completion TBD*
- *580 Hike & Bike Trails- Volunteers Completed Rough Cut Trails*

**LEDC**

- *Business Park Phase I Infrastructure- Bid Approval- February 2022*

**UNBUDGETED**

- *Interceptor Evaluation- estimated completion April 2022*
- *2020 CDBG- estimated completion January 2023*
- *Industrial Park Property- estimated completion April 2022*
- *Lampasas Substation Upgrades- estimated completed December 2022*
- *Internet Deployment- Roll Call 217 contacts - Nextlink 1000 contacts - 33% for residential/ businesses 100% complete*

- *South 281 Utility Relocation (TxDOT Project)- Estimated completed 2022/2023*
- *Airport Terminal Area Plan- TBD*

#### **PARTIALLY BUDGETED**

- *Budgeted funds from third street project can be allocated for paving Broad and Walnut Street from 6<sup>th</sup> to 9<sup>th</sup> Street.*

#### **ECONOMIC DEVELOPMENT**

- *6" water line extension on Live Oak from North to 2<sup>nd</sup> Street- TBD*
- *Wastewater line replacement on Pecan from 8<sup>th</sup> Street to 5<sup>th</sup> Street- TBD*
- *East 2<sup>nd</sup> Street Drainage and ROW Improvements- TBD*

#### **DEFERRED PROJECTS**

- *Historic Colored School*
- *New Hope Baptist Church*
- *Fiber Installation to the Library*
- *Cooper Springs- Walking Trails/Entrance Improvements*

#### **IV. Discussion and update regarding capital projects and funding options**

*Bart Fowler, Bond Counsel discussed Certificate of Obligation (CO) bonding; specific to the following:*

- *Timing*
- *Project Types*
- *Interest Rates*
- *Public Notice/Citizen Feedback*
- *Cost to Secure*
- *Penalties*
- *Timeline*
- *Securing Debt vs. Project Start Date*
- *Broad Project Description vs. Specific*

*Without objection Council took break from 5:30-5:45 p.m.*

*Mr. deGraffenried solicited feedback from Council relating to CO discussion.*

*The consensus from Council is to have a good understanding on what it means to secure the debt and the impacts associated with; focus on necessary Capital Improvement Projects, getting ahead and prepared for growth.*

*High Priority Projects consist of Wastewater Treatment Plant Upgrades, Business Park Development and City Infrastructure/Roads. With the projected growth; Staff and Maintenance requirements the City will need to remain in the forefront to maintain expectations.*

*Mr. deGraffenried and Mandy Walsh, EDC Director briefed Council on the Business Park Phase 1 Project.*

- *The Business Park Roadway and Utility Improvements, Phase 1 project has been sent out for bids. The bid opening took place on January 25, 2022. The low bid came in higher than budgeted due to add alternates within the bid.*
- *LEDC is ready to move forward with the project and award the bid at the next meeting.*
- *Funding has been secured for the base bid; Council may consider funding the add alternate or portion there of; there may also be funding opportunities through the American Recovery Act as infrastructure is an allowed investment as stipulated in the conditions of the grant.*

*Staff and Council discussion included the following:*

- *Surrounding Business Parks are not at full capacity*
- *Speed Limit on Highway 183 may need to be adjusted for development*
  - *Deceleration and acceleration lanes should be considered*
- *Marketing Plan to promote Business Park*
- *Positive feedback in moving forward from business developers*
- *Surrounding land owners are ready to develop residential property*
- *Business park will be maintained by the City*

*Additional input regarding projects, funding and other areas from City Council*

- *Council member Goodart would like the City to move forward with the Parks Master Plan*
- *Mayor Pro Tem Williamson commented that the cost to service continues to increase, we need to start thinking about rate increases to compensate*

- Mayor Monroe- Commented that we need to review rates to keep up with the cost of services; i.e. Building/Utility. Walk Trail from Hostess House to Campbell Park.
- Council member Clark- Transportation Improvements (vehicular traffic flow), develop new roads, Parks Master Plan, Interceptor Study
- Council member Morris- Zoning/Subdivision Regulations, Parks Master Plan, Trails, Historic Downtown Preservation, Review rates to keep up with the cost of services.
- Council member Pearce- New Hope Baptist Church, Historic Colored School, Cities Growth

**V. Discussion regarding Short-Term Objectives and implementation of the Comprehensive Plan**

*Due to time constraints this item was not discussed*

**VI. Discussion, Format, and Development of 2021/2022 Council Work Plan**

*Due to time constraints this item was not discussed*

**VII. Review and Summary of Identified Tasks/Unfinished Business**

*This will be created as the remaining items are discussed*

**VIII. Adjourn**

*Council member Morris moved to adjourn at 7:07 p.m., Council member Clark seconded the motion and with a unanimous vote, the motion carried.*

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
TJ Monroe, Mayor

ATTEST:

\_\_\_\_\_  
Becky Sims, City Secretary