

**MINUTES OF REGULAR MEETING OF THE GOVERNING BODY
OF THE CITY OF LAMPASAS, TEXAS
CALVERT MUNICIPAL BUILDING
CITY COUNCIL CHAMBERS
302 E THIRD STREET
Monday, March 14, 2022
5:30 p.m. Workshop Session
6:00 p.m. Regular Session**

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

Council Members Present:

Chuck Williamson
Randy Clark
Bob Goodart
Herb Pearce

City Staff Present:

Finley deGraffenried, City Manager
Ryan Ward, ACM
Monica Wright, IT Director
Becky Sims, City Secretary
Jody Cummings, Interim Police Chief
Jeffry Smith, Fire Chief
Chris Eicher, Parks Director

Council Members Absent:

Cathy Kuehne
Zachary Morris

WORKSHOP SESSION

1. Call to order Workshop Session

Mayor Monroe called the meeting to order at 5:30 p.m.

2. Discussion and updates related to COVID-19 Pandemic

Chief Smith provided the following updates:

- *Total COVID-19 Cases to Date- 5,456,313*
- *Total Fatalities across the State- 85,049*
- *Hospitalizations across the State- 1,764*
- *Lampasas County Total Cases to Date- 4,736*
- *Lampasas County Fatalities- 89*
- *Hospitalizations in Trauma Service Area L- 43*
 - *29- Hospitalized Adults*
 - *13- adults in ICU*
 - *8- patients on ventilator*

Lampasas County (76550 Only)

- *At least one shot- 6,269*
- *Fully vaccinated- 5,512*
- *Booster- 3,699*

3. Discussion and progress updates relating to the Turner Baseball Fields upgrades.

Mr. Chris Harrison reported to Council that the contractor started the infield and drainage improvements. Sod and irrigation will be completed after the season.

4. Discussion regarding fencing and improvements to Hanna Springs at Campbell Park.

Chris Eicher, Parks Director reported that this item has been reviewed and discussed multiple times. A structural engineer is completing an assessment for wall stability and recommendations for proposed

improvements and fencing. There is a corresponding action item on the regular agenda for Council consideration.

5. Discussion regarding agenda items for the March 21, 2022 Council Work Session.

Council agreed to date, time and agenda items as presented. Council member Clark requested an update regarding earmarked HOT funding for capital projects.

6. Discussion regarding supporting efforts by the Kiwanis Club in partnership with Landscape Structures, Inc. for a competitive grant funding for a Splash Pad.

Jackie Baltrun, Kiwanis President advised that Kiwanis International and Landscape Structures launched the Legacy of Play Contest, for local Kiwanis Clubs, with the top 10 being considered for funding. There are only 17 entries and the top 10 applicants will be reviewed for \$50,000.00 HydroLogix mechanical system for a Splash Pad. At this time there has been no specific location identified other than they would prefer it to be within walking distance for children. Landscape Structures, Inc. has provided estimated construction costs in the amount of \$40,000.00 for the Splash Pad. At this time, they are seeking support from Council in their efforts to secure funds.

By consensus, but without formal motion, Council supported the efforts of the Lampasas Kiwanis Club in seeking funding.

7. Discussion regarding any item on the regular agenda

There was no discussion

8. Adjourn Workshop Session

Mayor Pro Tem Williamson moved to adjourn workshop at 5:55 p.m.; Council member Goodart seconded the motion and with a unanimous vote, the motion carried. (Kuehne and Morris absent)

REGULAR SESSION

ANNOUNCEMENTS

1. Call to Order

Mayor Monroe called the Regular Session to order at 5:57 p.m.

2. Invocation and Pledge of Allegiance

Jody Cummings, Interim Police Chief, gave the invocation and the Pledge of Allegiance to the U.S. and Texas flags were recited.

3. Presentations and Proclamations
 - *April Fair Housing Month*

PUBLIC HEARINGS/CITIZEN COMMENTS

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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There were no citizen comments

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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There were no citizen comments

1.3	Public Hearing to receive citizen comments regarding a request for a Specific Use Permit (SUP) to allow for an Open Storage, Display, or Work Area for Merchandise or Machinery in an area zoned Retail “R” for property described as Block 3, lot 4 and part of lot 3, L S C First Addition, commonly known as 102 South Key Avenue, Lampasas, Texas Lampasas County.
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Mayor Monroe opened the Public Hearing for citizen comments.

Becky Sims, City Secretary/Zoning Administrator presented the following:

- *The property owner is applying for a Specific Use Permit (SUP) to allow for Open Storage, Display, or Work Area for Merchandise or Machinery. (Display of John Deere/Farm Equipment)*
- *The property is zoned Retail “R”*
- *The area is characterized as retail business. The property is surrounded by businesses and residential homes.*
- *Staff mailed twenty-two (22) notices to property owners within 200 feet of the applicant’s property, to date three (3) letters were received in favor of the request; none in protest.*
- *This same type of request was approved in 2020 for the same company.*
- *This case was heard by the Planning Commission on March 3, 2022 and they recommended approval.*

With no further discussion the Public Hearing was closed.

1.4	Public Hearing to receive citizen comments regarding a request to rezone property from Retail “R” to Single Family Residential-6 “SF-6” for property is described as Block 35, E 64 of lots 7-8, A.H. Barnes Addition, commonly known as 204 E. 1 st Street Lampasas, Texas Lampasas County.
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Mayor Monroe opened the Public Hearing for citizen comments.

Becky Sims, City Secretary/Zoning Administrator presented the following:

- *The property owner is applying for a request to rezone property from Retail “R” to Single Family Residential-6 “SF-6”.*
- *The property is zoned Retail “R”.*
- *The area is characterized as mixed use. The property is surrounded by businesses and residential homes.*
- *The dwelling has been used as a business for over 15 years.*
- *This type of request conforms to the Growth and Community Character of the Comprehensive Plan, meeting the community’s current and future needs, while preserving its unique character.*
- *Staff mailed thirty (30) notices to property owners within 200 feet of the applicant’s property, to date three (3) letters were received in favor of the request; none in protest.*

- This case was heard by the Planning Commission on March 3, 2022 and they recommended approval.

With no further discussion the Public Hearing was closed.

2.0	MINUTES
2.1	Discussion and possible action concerning the approval of minutes of the Regular Meeting held on February 28, 2022.

Mayor Pro Tem Williamson moved to approve the minutes as presented, the motion was seconded by Council member Clark and with a unanimous vote, the motion carried. (Kuehne and Morris absent)

3.0	CONSENT AGENDA
3.1	Discussion and possible action regarding the second reading of an Ordinance for a Specific Use Permit for property described as Lot 20-A, block 3, Replat of Lots 20 & 21 Diamond Ridge 0.856 acres; commonly known as 1900 Grand Canyon, Lampasas Texas, Lampasas County to allow for a Garage Apartment/Accessory Structure (Guest Quarters) in an area zoned Single Family Residential-10 "SF-10"
3.2	Discussion and possible action regarding purchases and charges in excess of \$4,000 from February 1, 2022- February 28, 2022
3.3	Discussion and possible action regarding January 2022 Investment Report

Council member Clark moved to approve the consent agenda, the motion was seconded by Mayor Pro-Tem Williamson and with a unanimous vote, the motion carried. (Kuehne and Morris absent)

4.0	BOARDS/DEPARTMENT REPORTS
	ROUTINE MATTERS
5.1	City Manager's Operational Report

City Manager deGraffenried reviewed his report:

- Airport** Staff is pleased to report that the Texas Transportation Commission will likely consider the City's request for planning funds this June. As previously discussed with Council and the Airport Advisory Board, prior to locating and seeking funds for hanger and apron development, elected and appointed officials felt a comprehensive site plan should be prepared. According to TxDOT planning staff, the effort could be up to \$200,000.00 with the City's match of 10%. Additionally, as discussed, some time ago, staff is seeking Council input regarding setting qualifications of Advisory Board members to include current hanger tenants and pilots.
- Audit** Yvonne is suggesting a March 24th Audit Committee meeting to review the draft FY 2021 Audit with the City's auditing firm. As has been the practice, the ad hoc committee will review the Audit followed by Council consideration for acceptance on March 28th. The Committee has included the Mayor, Mayor Pro-Tem and one additional Council member that Council may identify Monday night.
- Library Fiber** Monica reports the Library fiber project, approved by Council on February 28th, will start this week, with a hopeful completion on or before March 21. The project

represents the City's on-going commitment to integrate satellite facilities to the City's network. The installation will provide the opportunity for more efficient access by staff and a more secure network.

Fort Hood Tour Council was previously notified regarding a tour of Fort Hood organized by Clay Harrington, Lampasas HOTDA representative. Based on Council input, the tour has been scheduled for 6 April in the morning. Staff will report confirmed attendance after Monday night's meeting as required by Army personnel. Staff assumes a departure time of approximately 8:30 a.m. with a return after lunch. Additional details will be communicated as they become available.

Planning Commission In addition to some normal business, the Planning and Zoning Commission will also conduct an in-service training, led by staff, on May 5th. With the recent change in the Chair, staff and Commission members discussed an orientation related to roles, conducting public hearings, and the basis for planning decisions. Additional, follow-up, sessions may be requested by the Commission based on expressed needs.

Georgetown Tank As previously discussed with Council, the Georgetown Tank is currently undergoing coating and maintenance as a joint use, covered tank by Contract with Kempner Water Supply Corporation ("KWSC"). Staff is pleased to report bids for the project have come in \$100,000.00 less than estimated, and after additional review of the scope, some deductions to the City will be made for non-qualifying expenses. Staff will meet with representatives from KWSC next week for an interim true-up to close in on precise City costs. Council did approve a 100% expense for a mixing appurtenance as part of the project previously.

LEDC Mandy reports the Lampasas Economic Development Corporation's ("LEDC") March meeting has been postponed due to several members being out of town. Staff does report, however; that the LEDC consulting engineer has received all insurance and bonding submittals from the Phase 1 and Add Alternate contractor. The LEDC is now cleared to execute the contract and schedule a pre-construction meeting. The LEDC will also review initial platting to include Block only platting, for future, tenant specific, subdivision.

Pavilion Chris Eicher reports that the Campbell Park Pavilion slab has been formed and reinforcing steel will be tied prior to the pour, scheduled next Wednesday. The contractor anticipates project completion within the next 4 to 6 weeks.

5.2	MAYOR'S COMMENTS
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Mayor Monroe reported from the Hill Country Transit Meeting that she and Council Member Goodart attended, the organization is low in funding. It is suggested that they may be seeking funding from the City and County in an amount close to \$70,000 for the 2023/2024 Budget year.

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 to approve HOT funds in the amount of \$7,287.74 for the Lampasas Chamber of Commerce Riata Roundup Rodeo and LTX BBQ Fest
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Council member Goodart moved to approve HOT funds in the amount of \$7,287.74 for the Lampasas Chamber of Commerce Riata Roundup Rodeo and LTX BBQ Fest, the motion was seconded by Mayor Pro-Tem Williamson and with a unanimous vote, the motion carried. (Kuehne and Morris absent)

7.2	Discussion and possible action regarding fencing and improvement to Hanna Springs at Campbell Park.
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Mayor Pro-Tem Williamson directed Staff to procure engineering recommendations, plans and specifications for the erection of fencing and removal of a portion of the wall if recommended. The motion was seconded by Council member Clark and with a unanimous vote, the motion carried. (Kuehne and Morris absent)

7.3	Discussion and possible action to approve, deny or approve with modifications a request for a Specific Use Permit (SUP) to allow for an Open Storage, Display, or Work Area for Merchandise or Machinery in an area zoned Retail "R" Lampasas County, Lampasas, Texas. The property is described as Block 3, lot 4 and part of lot 3, L S C First Addition, commonly known as 102 South Key Avenue, Lampasas, Texas.
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Mayor Pro-Tem Williamson moved to approve the first reading of an Ordinance for a Specific Use Permit (SUP) to allow for an Open Storage, Display, or Work Area for Merchandise or Machinery for property located at 102 South Key Avenue, Lampasas, Texas, the motion was seconded by Council member Goodart and with a unanimous vote, the motion carried. (Kuehne and Morris absent)

7.4	Discussion and possible action regarding a request to rezone property from Retail "R" to Single Family Residential-6 "SF-6" for property described as Block 35, E 64 of lots 7-8, A.H. Barnes Addition, commonly known as 204 E. 1 st Street Lampasas, Texas Lampasas County.
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Council member Clark moved to approve the first reading of an Ordinance to rezone property from Retail "R" to Single Family-6 "SF-6" for the property located at 204 E First Street, Lampasas Texas, the motion was seconded by Council member Goodart and with a unanimous vote, the motion carried. (Kuehne and Morris absent)

7.5	Discussion and possible action regarding appointment of board member to fill vacancy on Planning Commission.
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Council member Clark moved to appoint Mike Sibberson to the Planning and Zoning Commission, the motion was seconded by Council member Pearce and with a unanimous vote, the motion carried. (Kuehne and Morris absent)

7.6	Discussion and possible action regarding appointments of board members to fill vacancies on Golf Course Advisory Board.
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Council member Pearce moved to appoint, Andy Johnson, Chad Haman and Council member Morris to the Golf Course Advisory Board, the motion was seconded by Mayor Pro-Tem Williamson and with a unanimous vote, the motion carried. (Kuehne and Morris absent)

7.7	Discussion and possible action regarding Letter of Understanding with SCC Development regarding use of alley located between 108 S Key and 105 W First Street
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Council member Pearce moved to authorize Staff to finalize the Letter of Understanding with SCC Development regarding use of alley located between 108 S. Key and 105 W. First Street, the motion was seconded by Council member Goodart and with unanimous vote, the motion carried. (Kuehne and Morris absent)

7.8	Discuss and consider the selection of winner of website photo contest entry
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Mayor Pro-Tem Williamson moved to approve photo #1, the motion was seconded by Council member Pearce and with a unanimous vote, the motion carried. (Kuehne and Morris absent)

Adjourn into Executive Session

Mayor Pro Tem Williamson moved to adjourn into Executive Session at 6:26 p.m., the motion was seconded by Council member Clark and with a unanimous vote, the motion carried. (Kuehne and Morris absent)

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:

Section 551.086 (Relating to the authority of public power utility governing bodies to deliberate regarding competitive matters) – Utilities

REGULAR SESSION

Discussion and possible action concerning items posted and discussed by Council in Executive Session

There was no action taken

ADJOURN

Mayor Pro Tem Williamson moved to adjourn the meeting at 7:00 p.m., the motion was seconded by Council member Clark and with a unanimous vote, the motion carried. (Kuehne and Morris absent)

PASSED AND APPROVED this _____ day of _____, 2022.

TJ Monroe, Mayor

ATTEST:

Becky Sims, City Secretary