

**NOTICE OF REGULAR MEETING OF THE GOVERNING BODY  
OF THE CITY OF LAMPASAS, TEXAS  
CALVERT MUNICIPAL BUILDING  
CITY COUNCIL CHAMBERS  
302 E THIRD STREET  
Monday, December 11, 2023  
5:30 p.m. Workshop Session  
6:00 p.m. Regular Session**

*(regular session will begin immediately following workshop and may be called to order prior to 6:00 pm)*

Notice is hereby given that a regular meeting of the City Council of the City of Lampasas, Texas will be held on Monday, December 11, 2023 in the Calvert Municipal Building located at 302 E Third Street, Lampasas, Texas. The City Council of Lampasas, Texas 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 attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), 551.087 (economic development), and Section 551.086 (Relating to the authority of public power utility governing bodies to deliberate regarding competitive matters).

**WORKSHOP SESSION**

1. Call to order Workshop Session
2. Discussion regarding Memorandum of Understanding for Hike and Bike Trails at 580 Sports Complex. *(pgs. 5-12)*
3. Discussion and progress updates regarding 2023 City Projects. *(pgs. 13-16)*
4. Discussion regarding any item on the regular agenda.
5. Adjourn Workshop Session.

**REGULAR SESSION**

**ANNOUNCEMENTS**

- A. Call to Order
- B. Invocation and Pledge of Allegiance
- C. Presentations and Proclamations

	<b>PUBLIC HEARINGS/CITIZEN COMMENTS</b>	<b>PAGES</b>
1.1	Citizen comments – Any citizen who desires to address the City Council on a matter <b>not included</b> on the Agenda may do so at this time. The City Council may not deliberate on items presented under this Agenda Item.	N/A
1.2	Citizen comments- Any citizen who desires to address the City Council on a matter <b>that is included</b> on the Agenda may do so at this time.	N/A
1.3	Public hearing to consider approval, denial, or approval with modifications the Northington Creek Estates Preliminary Plat, described as parcel 8121, 48.13 acres, abstract 0042, John Burleson Survey, commonly known as 1206 Mills Street and parcels 8246, 8247, 8248, 31.83 acres, abstract 0042, John Burleson Survey, commonly known as 1705 E 4 <sup>th</sup> Street.	17-46

1.4	Public hearing to consider vacating the Live Oak Acres Subdivision Plat described as 9.832 acres, LHW Johnson Survey, Lampasas, Texas Lampasas County that was approved in 1976.	47-50
1.5	Public hearing to consider approval of a request to rezone property from Single Family Residential-6 'SF-6' to Multi Family-2 "MF-2" (Apartments) for property described as lots 9-10-11-12, Block 5, Whites Addition on East Avenue J (FM 580) between Casbeer Street and White Street.	51-58
1.6	Public hearing to consider a request to rezone property described as w ½ of Lot 2 Block 2; East Lampasas Addition, Lampasas, Texas, Lampasas County; commonly known as 1011 E Bridge from Commercial "C" to Single Family Residential-6 "SF-6"	59-68

2.0	<b>MINUTES</b>	PAGES
2.1	Discussion and possible action concerning approval of minutes of the Regular Meeting held on November 27, 2023	69-76

3.0	<b>CONSENT AGENDA</b>	PAGES
3.1	Discussion and possible action regarding purchases and charges in excess of \$4,000 from November 1, 2023-November 30, 2023	77-86
3.2	Discussion and possible action regarding October 2023 Investment Report	87-106

4.0	<b>BOARDS/DEPARTMENT REPORTS</b>	PAGES
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5.0	<b>ROUTINE MATTERS</b>	PAGES
5.1	CITY MANAGER'S OPERATIONAL REPORT <ul style="list-style-type: none"> <li>• Hiring Process</li> <li>• Year-End</li> <li>• Eclipse</li> <li>• Community Lunch</li> <li>• Staff</li> </ul>	107-108
5.2	MAYOR'S COMMENTS	N/A

6.0	<b>UNFINISHED BUSINESS</b>	N/A
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	<b>NEW BUSINESS</b>	PAGES
7.1	Discussion and possible action to consider approval, denial, or approval with modifications the Northington Creek Estates Preliminary Plat, described as parcel 8121, 48.13 acres, abstract 0042, John Burleson Survey, commonly known as 1206 Mills Street and parcels 8246, 8247, 8248, 31.83 acres, abstract 0042, John Burleson Survey, commonly known as 1705 E 4 <sup>th</sup> Street.	109-110
7.2	Discussion and possible action to consider vacating the Live Oak Acres Subdivision Plat described as 9.832 acres, LHW Johnson Survey, Lampasas, Texas Lampasas County that was approved in 1976.	111-112
7.3	Discussion and possible action to consider approval of a request to rezone property from Single Family Residential-6 'SF-6' to Multi Family-2 "MF-2" (Apartments)	113-120

	for property described as lots 9-10-11-12, Block 5, Whites Addition on East Avenue J (FM 580) between Casbeer Street and White Street.	
7.4	Discussion and possible action to consider a request to rezone property described as w ½ of Lot 2 Block 2; East Lampasas Addition, Lampasas, Texas, Lampasas County; commonly known as 1011 E Bridge from Commercial “C” to Single Family Residential-6 “SF-6”	121-122
7.5	Discussion and possible action to engage Viking Film Works for professional photos and videos to promote and market Lampasas on various social media platforms at a shared cost in the amount of \$2500 with Lampasas Economic Development Corporation.	123-124
7.6	Discuss and consider a mutual aid agreement between the City of Lampasas and American Public Power Association, Inc.	125-134
7.7	Discussion and possible action regarding selection of qualified contractor to design and install landscape features and irrigation at the Calvert Municipal Building.	135-136

Adjourn into Executive Session

**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:

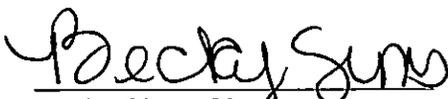
8.0	
8.1	Section 551.071 (1) (A) and 551.071(2), Consultation with Attorney by telephone and/or in person concerning matters upon which the attorney has a duty and/or responsibility to report to the governmental body; and other legal matters related to items posted on the Council’s agenda, if any.
8.2	Section 551.074 (personnel matters), to deliberate the appointment, employment, evaluation, reassignment, duties of City Manager; and other personnel matters as allowed by Texas Government Code, Chapter 551
8.3	Adjourn executive session and reconvene Regular Session

**REGULAR SESSION**

9.0	<b>ACTION ON EXECUTIVE SESSION</b>
9.1	Discussion and possible action concerning items posted and discussed by Council in Executive Session

Adjourn

I, Becky Sims, 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 7 day of December 2023 at 8:15pm

  
Becky Sims, City Secretary

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City Manager

ITEM NO. WORKSHOP-2

**BUSINESS FOR THE CITY COUNCIL  
OF THE  
CITY OF LAMPASAS**

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**Subject:**

Discussion regarding Memorandum of Understanding for Hike and Bike Trails at 580 Sports Complex.

**Requested By:** Ryan Ward, ACM

**Submitted By:** Ryan Ward, ACM

**Date Submitted:** December 5, 2023

**For the Agenda of:** December 11, 2023

**Procurement and Funding Statement:**

N/A

**Attachments:**

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**Summary Statement:**

This draft MOU is to memorialize a general framework for communications and terms of cooperation between the City and Lampasas Trails in connection with the construction by Lampasas Trails of the Park Improvements consistent with the International Mountain Bike Association (“IMBA”) guidelines and design criteria (the “Project”). These trails will be solely constructed for “hiking and biking.”

Also, the City will coordinate and receive input from Lampasas Trails on signage, as it relates to this facility. While the City will be the party that installs all signage and have final approval, this is an opportunity to partner with Lampasas Trails, adding safety and guidance for all public users of this facility.

**Recommendation:**

Discussion Only

## MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (this “MOU” or this “Agreement”) is made by and between the City of Lampasas, Texas, a Home-Rule municipal corporation situated in Lampasas County, Texas (“City”), and Lampasas Trails, a 501(c) nonprofit organization (“Lampasas Trails”) located in Lampasas, Texas. The City and Lampasas Trails may be jointly referred to herein as the “Parties” and singularly as a “Party.”

### RECITALS

**WHEREAS**, the City owns and controls for public use and benefit certain property within its corporate boundary and jurisdiction, which is located at 2351 State Road FM 580 West, that the City had dedicated as one of the City’s municipal parks, and identifies this City Park as the “580 Sports Complex” (the “Park” or the “Property”);

**WHEREAS**, the City has determined that the Park will be substantially enhanced through construction of certain improvements (as more particularly described in the Approved Plans (as defined herein), the “Park Improvements”) to that certain one hundred twelve (112) acre section of the Park (the “Project Acreage”) situated in the south, west and east portions of the Park’s established ‘rodeo arena’ area; and

**WHEREAS**, Lampasas Trails wishes to facilitate the Park Improvements by constructing the Park Improvements for the City in accordance with the general terms and conditions outlined below.

**NOW THEREFORE**, for sufficient consideration acknowledged, exchanged and accepted by both Parties, the City and Lampasas Trails agree as follows:

**Section 1. Purpose.** This MOU is entered into by the Parties to memorialize a general framework for communications and terms of cooperation between the City and Lampasas Trails in connection with the construction by Lampasas Trails of the Park Improvements consistent with the International Mountain Bike Association (“IMBA”) guidelines and design criteria (the “Project”). The Park Improvements shall mean those improvements described in the plans approved by the City prior to the Effective Date and described on Exhibit A attached hereto (the “Approved Plans”). These trails will be solely constructed for “hiking and biking.”

**Section 2. General Understanding of the Scope of the Project.** The Park Improvements will be performed by a contractor hired by Lampasas Trails (the “Contractor”) and by volunteers and others working under the direction of Lampasas Trails and the Contractor, which work shall be done in compliance with the Approved Plans and the provisions of this MOU.

#### **Section 3. Parties’ Responsibilities:**

##### **(A) Lampasas Trails Responsibilities:**

**By entering into this MOU, Lampasas Trails acknowledges and agrees that it is contractually obligated to undertake the Project and to:**

1. Contract with the Contractor to complete the Park Improvements in accordance with the Approved Plans and with the assistance of volunteers provided by Lampasas Trails.
2. Provide, train, equip, schedule and supervise all Project volunteers in the work they will perform on the Project, as well as in any staging areas used by the Contractor during work on the Project, and in all necessary and appropriate construction and safety techniques in accordance with IMBA guidelines. Lampasas Trails shall provide all tools, equipment, and manpower for installation of the Park Improvements, including all necessary safety equipment and materials to protect Lampasas Trails' volunteers while working on the Project. Prior to participating in the construction of the Park Improvements, each volunteer must have signed an accident waiver and release from liability agreement that releases the City from liability.
3. Confirm and warrant to the City (or cause its contractor to confirm and warranty to the City) that all 'technical features' installed on the trails conform to IMBA guidelines.
4. Provide quality control for all work done on the Project (including design, implementation, staging, installation, inspecting and documenting all Project work performed by Lampasas Trails' volunteers or contractors) in a permanent written Project log/record that can be made available to the City's 'Project Contact' monthly or upon request.
5. Lampasas Trails volunteers are authorized to sculpt and/or remove downed trees found on the trails within reason.. When Lampasas Trails volunteers are required to make these changes, each instance will be photographed and immediately forwarded to the City 'Project Contact'.
6. Communicate to the City in the event that Lampasas Trails is unable to safely and promptly address any issue identified by Lampasas Trails staff or volunteers that may potentially poses or may soon pose an unsafe condition for the public on the trails.
7. Warrant and agree that no live standing trees of native species (Oak, Elm and Pecan) with a diameter 4 inches or greater (measured at 6' above ground level except Oak, Elm and Pecan trees, which diameter shall be at 2 inches or greater) may be cut down, uprooted, or otherwise destroyed or removed by the Lampasas Trails staff or Project volunteers, without first receiving prior written approval from the City.
8. Warrant and agree that brush and small trees (i.e., not exceeding diameters noted above), that are cut, pruned, removed, etc., should be randomly scattered in areas that are a minimum of 10 feet off the adjacent trail's edge. Any tree that is lopped and not removed or uprooted, should be cut so that no portion that remains extends more than 6 inches above the ground.

9. Understands that if large trees up to 12 inches in diameter that fall across the trail, they may be cut to clear passage for the bike trail but the remaining portions of the trees can be left in place provided it's safe to do so, if it is not feasible to remove the tree in its entirety
10. If changes or alterations to the Approved Plans are recommended by Lampasas Trails, Lampasas Trails will submit such proposed alterations to the City, in writing for its approval prior to making such change/s.
11. Recommend to the City, for its consideration and sole decision making, the types and locations for all trail signage. Assist with marking and preparing the Project for eventual sign installation, in coordination with the City, after signage is obtained and ready for installation. Assist the City with installation of trail signage and construction, if necessary, at the City's expense.
12. Acknowledges and agrees that the Project Acreage is and shall remain at all times 'public property' that is owned and controlled solely by the City and, further, that no actions taken by Lampasas Trails, its members, staff, volunteers or the Contractor shall alter, void, change or negate in any way, the public nature of the Park and the Property Acreage. Further, Lampasas Trails agrees that it may not engage in work or activities related to the Project that interfere with City operations or municipal needs or use of the City's Park or Park and/or Property Acreage or the publics' use of the Park.
13. Proposed timeline for Project completion: The Project shall be completed within the first twelve months after the Effective Date.
14. Agrees that the City, at its sole discretion, may have the need to install or improve public infrastructure located in and around the Project, which could result in the disruption or removal of certain portions of the Park Improvements. If such occurs, the City will attempt to minimize or mitigate any disruption to the best of its ability and in coordination with Lampasas Trails
15. Procure and maintain in effect during the term of this MOU, with companies licensed to do business in the State of Texas, public liability insurance with minimum policy limits of \$1,000,000 per occurrence, \$2,000,000 aggregate for bodily Injury and property damage.
16. LAMPASAS TRAILS'S WAIVER AND RELEASE

**RELEASE AND WAIVER:** LAMPASAS TRAILS HEREBY WAIVES AND RELEASES, AND ACKNOWLEDGES THAT BY ACCEPTING THE TERMS OF THIS MOU, LAMPASAS TRAILS HAS AGREED TO WAIVE AND RELEASE, ANY AND ALL CLAIMS OR ACTIONS THAT LAMPASAS TRAILS OR ITS EMPLOYEES, AGENTS AND CONTRACTORS MAY HAVE AGAINST THE CITY, ITS REPRESENTATIVES, AGENTS, OFFICERS, EMPLOYEES, AND ANY OTHER INDIVIDUAL(S), FIRM(S), ORGANIZATION(S), OR ENTITIES ASSOCIATED WITH THE CITY, WHICH

MAY RESULT, IN WHOLE OR IN PART, FROM ANY NEGLIGENT (BUT NOT GROSSLY NEGLIGENT) ACT OR OMISSION OF THE CITY, ITS REPRESENTATIVES, AGENTS, OFFICERS, EMPLOYEES, AND/OR ANY OTHER INDIVIDUAL(S), FIRM(S), ORGANIZATION(S), OR ENTITIES ASSOCIATED WITH THE CITY.

THE ABOVE RELEASE AND WAIVER SHALL BE BINDING ON THE SUCCESSORS, HEIRS, REPRESENTATIVES, EMPLOYEES, ASSIGNEES, AND SUBROGEEES OF LAMPASAS TRAILS.

**(B) City Responsibilities:**

**By entering into this MOU, the City acknowledges and agrees that it is contractually obligated to:**

1. Consider Lampasas Trails' recommendations concerning trail information signage, with ultimate decision regarding same to be made solely by the City.
2. City shall be responsible for the costs related to the purchase and/or manufacturing of the signage that will be placed along the trails system installed by the City.
3. By entering into this MOU, the City acknowledges its agreement to allow Lampasas Trails to undertake the Project, under the terms and provisions provided herein, so long as Lampasas Trails and its volunteers are in full compliance with the terms of this MOU, the City applicable regulations and rules, and so long as this MOU has not been terminated by either Lampasas Trails or the City, as set forth in Section 4, Subsection (d), below.

**Section 4. Miscellaneous:**

- (a) **Non-Performance.** In the event Lampasas Trails fails to construct the Park Improvements in accordance with this MOU, or should it otherwise fail to comply with the provisions of this MOU, then the City may, at its option, with thirty (30) days' prior written notice to Lampasas Trails, terminate this MOU and end the Project, including any remaining proposed Project work that was planned or proposed on the Property Acreage, but that was not installed or completed at the time of the termination of this MOU. At that point in time, the City will utilize the Property Acreage for the benefit of the public, without any requirement that further legal or other action/notice be provided to Lampasas Trails.
- (b) **Non-exclusive use.** Lampasas Trails understands and acknowledges that the Park, including the Property Acreage, has been improved for public use, and that the use of trails at the Park is non-exclusive, and subject to other uses by the public, including uses as approved by the City. Such additional uses of the Park do not violate the terms of this MOU.

- (c) **Legal Effect of MOU.** The City and Lampasas Trails acknowledge and agree that this MOU constitutes a legal agreement between the Parties and shall bind the Parties to the terms of this MOU, as set forth herein.
- (d) **Effective Date and Termination.** The Effective Date of this MOU is the date set forth on the signature page hereof and shall remain in effect for three (3) consecutive years thereafter, with a proceeding autorenewal term of one (1) year perpetually. Either Party may elect to terminate this MOU and their responsibilities hereunder, for cause or no cause, by providing the other Party written notice, thirty (30) days prior to the termination date. Because the Park is public property, should the City make a finding that there exists: (1) a need to terminate the Project for a public purpose or (2) a serious safety condition exists on the Property Acreage, then the City may terminate this MOU and halt the Project, by providing Lampasas Trails with 48 hours written notice, or close immediately, until such time as the safety concern is addressed. Should the safety concern not be addressed within thirty (30) days upon closure, this MOU will terminate.
- (e) **Relationship of Parties.** The Parties shall not be deemed to be in a relationship, enterprise, partnership, or joint venture by virtue of this MOU, nor shall either Party be an agent, representative, trustee or fiduciary of the other. Neither Party shall have any authority to bind the other to any agreement or commitment, whatsoever, specifically including the purchase of Project materials or goods and services. This MOU is not assignable or transferable by either Party without the other Party's written consent.
- (f) **Amendments.** Any amendments of this MOU must be in writing and approved by both Parties.
- (g) **Applicable Law.** This Agreement is made and shall be construed and interpreted under the laws of the State of Texas and exclusive venue for any claim, dispute, lawsuit or other legal proceeding arising out of this Agreement shall lie in Lampasas County, Texas.
- (h) **Dispute Resolution.** The Parties acknowledge and agree that the City operates the Park, including the Property Acreage, in trust for the public, therefore, and accordingly, the Parties agree that any and all disputes or disagreements shall be resolved by consultation in good faith, between the City and Lampasas Trails, prior to elevating the matter to any formal action or cause.
- (i) **Severability.** In the event that any provision of this Agreement is illegal, invalid, or unenforceable under present or future laws, then and in that event it is the intention of the Parties hereto that the remainder of this Agreement shall not be affected thereby, and it is also the intention of the Parties to this Agreement that in lieu of each clause or provision that is found to be illegal, invalid, or unenforceable, a provision be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid, or unenforceable.

Executed and effective this \_\_\_\_\_ day of \_\_\_\_\_, 2023 (the "Effective Date").

City of Lampasas, Texas

By: \_\_\_\_\_

Name: Finley deGraffenried, City Manager

ATTEST:

By: \_\_\_\_\_

Name: Becky Sims, City Secretary

Lampasas Trails

By: \_\_\_\_\_

Name: Rob Shivers, President

EXHIBIT "A"

Approved Plans

  
City Manager

ITEM NO. WORKSHOP-3

**BUSINESS FOR THE CITY COUNCIL  
OF THE  
CITY OF LAMPASAS**

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**Subject:**

Discussion and progress updates regarding 2023 City Projects.

**Requested By:** Ryan Ward, ACM

**Submitted By:** Ryan Ward, ACM

**Date Submitted:** December 5, 2023

**For the Agenda of:** December 11, 2023

**Procurement and Funding Statement:**

N/A

**Attachments:**

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**Summary Statement:**

This item has been placed on the workshop agenda to allow staff the opportunity to share the most recent improvements and progress on projects throughout the City.

**Recommendation:**

Discussion Only

To: Mayor and City Council  
From: Ryan Ward  
Re: Assistant City Manager's Report  
Date: 11 December 2023

## PROJECT UPDATES

- Business Park** While the site construction of this project was completed in early 2023, the remaining electrical infrastructure required engineering design and installation to complete the project. M&S Engineering, LLC designed the infrastructure to bring the needed power to the Business Park, with City staff constructing the new electrical line. M&S was engaged for the project after design delays by the previous engineering firm. Additionally, materials were subject to supply chain delays.
- Executime Software** Executime implementation when live for all employees on 11/12/2023. Staff has remained diligent, entering their work hours in both Executime, as well as the prior paper timesheet and is adapting well to the change. This project accomplishes two goals, reduction in payroll process times among staff and paperless retention of documents. Implementation has not been without issues including remote internet connection, 100% employee participation, and integration of time-keeping policy to the software. Staff is confident the software will be "stand-alone" in the next several payroll periods.
- Hostess House Remodel** Staff have reviewed updated floor plans for the re-scoped project and responded to Reliance Architecture. Final plans and specifications are being prepared for review and bidding.
- US-281 Projects** Both the waterline and electrical transmission line relocations have been completed. The work for the waterline relocation consisted of installing approximately 306 linear feet (LF) of 8" along Naruna Road, crossing US-281, connecting to an existing water main. The electrical transmission line consisted of installing new engineered poles and line, while adjusting the alignment to accommodate the widening of Naruna Road. TXDOT has postponed the start of the US-281 widening project until January 2024.
- Turner Field Sewer Extension** Water/Wastewater staff completed the sewer extension project at Turner Field to alleviate the lift station at FM 580 E. This project directly impacts the amount of staff time and maintenance required to keep it functioning properly. In addition, taking this lift station offline increases

reliability of services to our customers, and reduces both budgetary and energy costs.

**Fairview Drainage Study** Currently, this study is 95% complete. The study is being conducted by Jones-Heroy & Associates, Inc to focus future efforts to mitigate drainage impacts in this residential section of the City. The intent of this study is to identify feasible improvements that can be planned and programmed into our yearly Capital Improvement Project portfolio, to be assigned funding in the near future. As you may know, drainage in Lampasas is a top priority voiced by our citizens.

**Lions Club Equipment** The project began at the first of December and is expected to be completed by the end of January. The Lions Club has been a gracious partner, acquiring grant funding, working with the City to purchase and install workout equipment at the 580 Sports Complex. This equipment will add to the appeal of the Complex, allowing resistance and strength exercises to be accessible to all.

**580 Trails & Disc Golf** Lampasas Trails organization began making improvements to the 580 Sports Complex bike and hike trails in September of this year. While the proposed design trail system includes over seven (7) miles of trails when complete, they have currently constructed approximately two (2) miles. They have identified and mapped the proposed trails, to allow the Disc Golf organization to coordinate the design and layout of an eighteen (18) hole disc golf course. Both projects will allow for increase fitness opportunities for both our residents and non-resident to enjoy.

**2023 Paving Project** Every year the City focuses funding on improving streets and this year is no exception. The total miles of sealcoat completed 1.85 miles and the total miles for mill/inlay/rebuild is .76 of a mile, totaling 2.61 miles or approximately 5% of the roads the City maintains. Texas Materials was the paving contractor for the .76 of mile, with Streets Staff completing the 1.85 miles of sealcoat.

To: Mayor and City Council  
From: Ryan Ward  
Re: Assistant City Manager's Report  
Date: 11 December 2023

## PROJECT UPDATES

### 2<sup>nd</sup> Street Project

The Engineer currently designing the 2<sup>nd</sup> Street Project is 90% complete with the design plans. This project is a full road reconstruction, beginning at the intersection of 2nd Street and South Main Street to 2<sup>nd</sup> Street and Pecan Street, improving approximately three blocks. Tentatively, this project will be out for bid by late spring or early summer. While there has yet to be a completed engineers probable cost estimate, the initial project cost proposal had the construction costs above \$500,000.

### Calvert Building

As part of the 2021 CO issue, the Calvert Building was earmarked for exterior and basement improvements. Requests for Qualifications have been advertised for exterior, landscape, improvements, and staff has initiated the scoping process for basement improvements (lighting, wall finishes and fixture demolition).

### Emergency Generation

Staff is currently sourcing used, low hour, generators in consultation with design engineers, for installation at the Wastewater Treatment Facility and possibly Spring Street Pump Station if resources allow.



City Manager

ITEM NO. 1.3

**BUSINESS FOR THE CITY COUNCIL  
OF THE  
CITY OF LAMPASAS**

**Subject:**

Public hearing to consider approval, denial, or approval with modifications the Northington Creek Estates Preliminary Plat, described as parcel 8121, 48.13 acres, abstract 0042, John Burleson Survey, commonly known as 1206 Mills Street and parcels 8246, 8247, 8248, 31.83 acres, abstract 0042, John Burleson Survey, commonly known as 1705 E 4<sup>th</sup> Street.

**Requested By:** Becky Sims, City Secretary

**Submitted By:** Becky Sims, City Secretary

**Date Submitted:** December 6, 2023

**For the Agenda of:** December 11, 2023

**Procurement and Funding Statement:**

N/A.

**Attachments:**

**Summary Statement:**

Tri-Cru Ventures, LLC is asking the City's Planning Commission to consider the Preliminary Plat of Northington Creek Estates; which is the first step in the platting process and covers the basics; such as features surrounding and inside subdivision, contours, street names, ROW widths, easements, and lots sizes.

- The subdivision consists of 79.917 acres and 272 lots.
- The zoning was approved in May 2023
- City Water, Electric & Sewer are available
- Drainage sheets have been reviewed by Jones-Heroy & Associates.
- Traffic Impact Analysis has been completed and is currently being reviewed by TxDOT.

**Recommendation:**

Discussion Only

City of Lampasas  
Staff Report  
(Northington Creek Estates)

**Subject Property**           The property is described as parcel 8121, **48.13** acres, abstract 0042, John Burleson Survey, commonly known as 1206 Mills Street and parcel 8246, 8247, 8248, **31.83** acres, abstract 0042, John Burleson Survey, commonly known as 1705 E 4<sup>th</sup> Street

79.917 acres/ 272 lots

**Request**                       Tri-Cru Ventures, LLC, Emilio Perales is asking the City’s Planning Commission to consider the Preliminary Plat of Northington Estates

The zoning of the property was approved May 2023.

- 3.046 acres to Single Family Attached- SFA-(Townhomes)
- 10.141 acres to Single Family Residential-6 “SF-6”
- 35.195 acres to Single Family Residential-8 “SF-8”
- 29.360 acres to Single Family Residential-10 “SF-10”
- 2.175 acres to Commercial “C”

Traffic Impact Analysis was completed August 2023

- Recommended timing adjustment to signal to mitigate delays
- Decel lane for Northington Creek Drive
- Left and right turns onto 4<sup>th</sup> from Cypress Creek

After thorough review staff submitted comments and requested clarification in various areas of TIA on December 1, 2023

The request for the Preliminary Plat approval was received on September 25, 2023

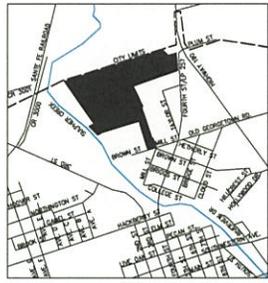
- Staff provided comments to Turley on October 17, 2023
- Drainage sheets have been reviewed by Staff and Jones Heroy & Associates, with comments and modification requests returned to Turley on October 30, 2023
- Staff postponed the Preliminary Plat Review scheduled for November 2, 2023 by Planning Commission
- Revised plans were submitted by Turley on November 1, 2023
- Jones-Heroy responded on November 6, 2023
- Revised plans were submitted by Turley on November 8, 2023
- Staff met with Jones Heroy on November 17, 2023 to discuss their findings and recommendations
- After discussions and clarification from Texas Water Development Board, Jones-Heroy prepared responses and Staff submitted to Turley December 1, 2023.
- Turley addressed comments provided by Jones-Heroy & Associates on December 4, 2023
- Jones-Heroy provided final comments for Prelim with recommended plat notes on December 7, 2023

Turley Associates is finalizing Civil Plan Set for review by Staff.

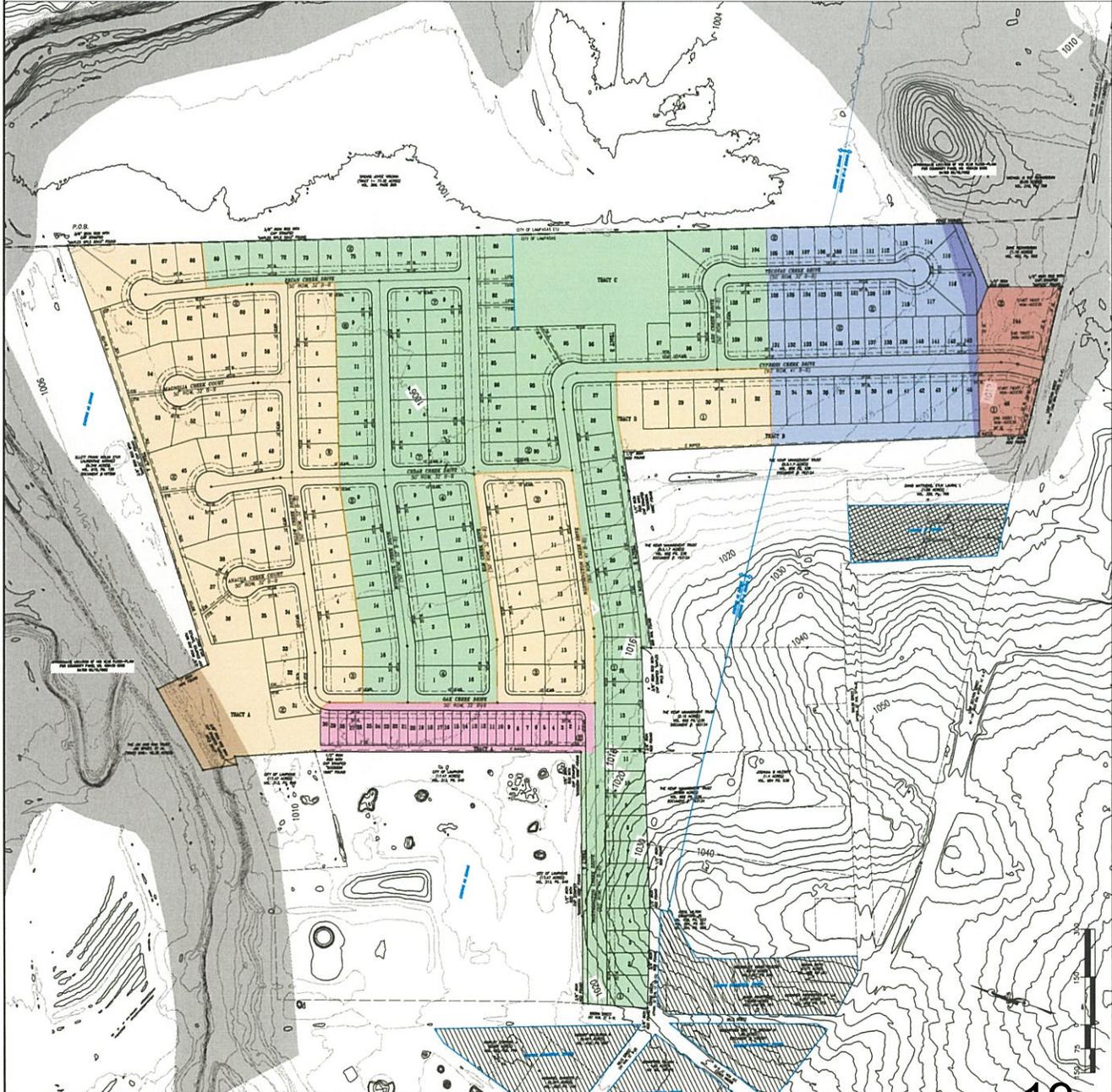
DATE	BY	REVISIONS
10/23	ES/ST/MS	1. Initial Survey
10/23	ES/ST/MS	2. Final Survey
10/23	ES/ST/MS	3. Final Survey
10/23	ES/ST/MS	4. Final Survey
10/23	ES/ST/MS	5. Final Survey
10/23	ES/ST/MS	6. Final Survey
10/23	ES/ST/MS	7. Final Survey
10/23	ES/ST/MS	8. Final Survey
10/23	ES/ST/MS	9. Final Survey
10/23	ES/ST/MS	10. Final Survey
10/23	ES/ST/MS	11. Final Survey
10/23	ES/ST/MS	12. Final Survey
10/23	ES/ST/MS	13. Final Survey
10/23	ES/ST/MS	14. Final Survey
10/23	ES/ST/MS	15. Final Survey
10/23	ES/ST/MS	16. Final Survey
10/23	ES/ST/MS	17. Final Survey
10/23	ES/ST/MS	18. Final Survey
10/23	ES/ST/MS	19. Final Survey
10/23	ES/ST/MS	20. Final Survey

**ZONING LEGEND**

- SINGLE FAMILY RESIDENTIAL, SF-6
- SINGLE FAMILY RESIDENTIAL, SF-8
- SINGLE FAMILY RESIDENTIAL, SF-10
- COMMERCIAL, C
- SINGLE FAMILY ATTACHED, SFA

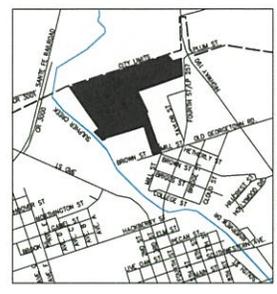
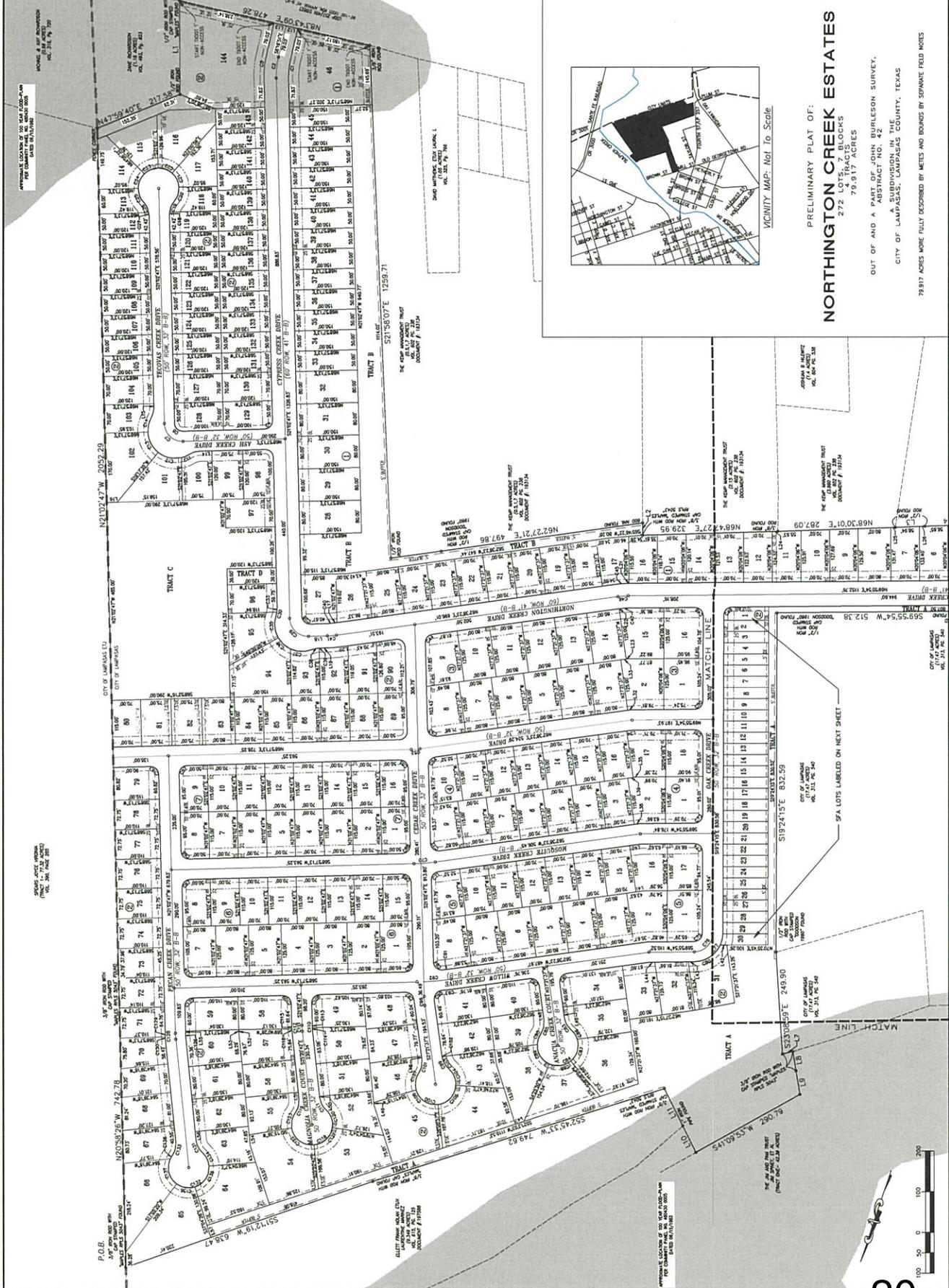


**NORTHINGTON CREEK ESTATES**  
PRELIMINARY PLAT OF:  
272 LOTS, 7 BLOCKS  
4 TRACTS  
79.917 ACRES  
OUT OF AND A PART OF JOHN BURLESON SURVEY,  
ABSTRACT NO. 42  
CITY OF LAMPASAS, LAMPASAS COUNTY, TEXAS  
79.917 ACRES MORE FULLY DESCRIBED BY NOTES AND BOUNDS BY SEPARATE FIELD NOTES



NO.	DATE	BY	REVISIONS
1	10/25/23	RJM	Initial Plat
2	10/25/23	RJM	Final Plat

22-3283-01



PRELIMINARY PLAT OF:  
**NORTHINGTON CREEK ESTATES**  
272 LOTS, 94.65 BLOCKS  
79.917 ACRES

OUT OF AND A PART OF JOHN HARPLESON SURVEY,  
ABSTRACT NO. 42  
A SUBDIVISION IN THE  
CITY OF LAMPASAS, LAMPASAS COUNTY, TEXAS  
79.917 ACRES MORE FULLY DESCRIBED BY METES AND BOUNDS BY SEPARATE FIELD NOTES



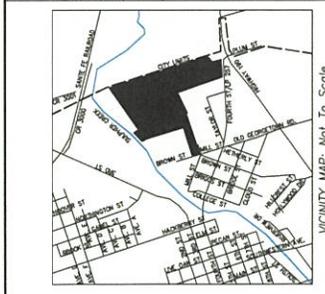
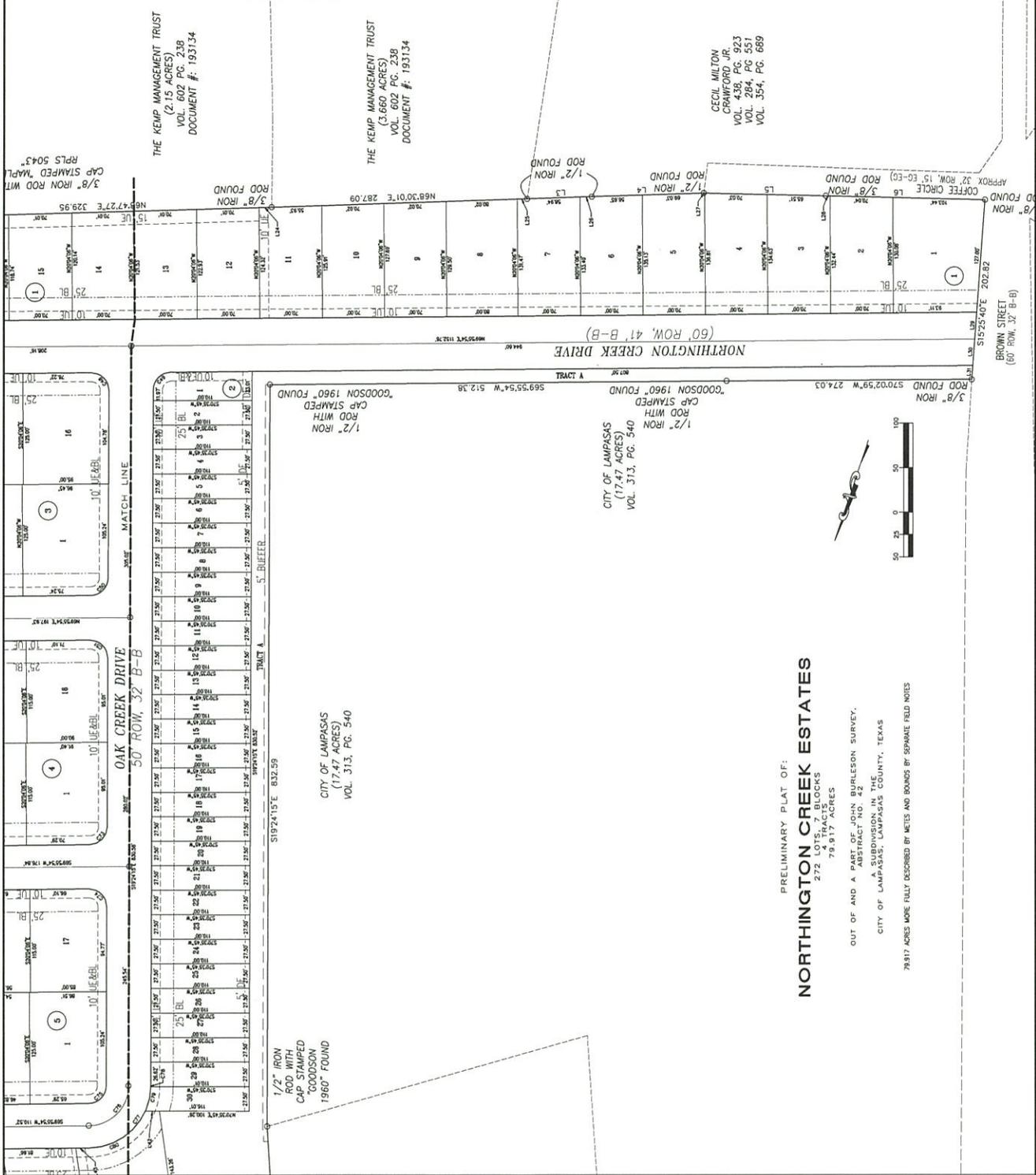


TURLEY ASSOCIATES, INC.  
 ENGINEERING FIRM NO. 1936  
 201 N. 300 ST.  
 TEMPLE, TEXAS 76701  
 254-773-2420

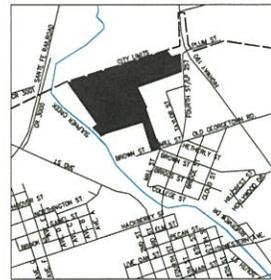
PRELIMINARY PLAT OF:  
**NORTHINGTON CREEK ESTATES**  
 CITY OF LAMPASAS, LAMPASAS COUNTY, TEXAS  
 PREPARED FOR:  
 TRI-CRU VENTURES, LLC

NO.	DATE	DESCRIPTION	BY
1	10/25/25	Final Plat Comments	KJM

22-3283-02



PRELIMINARY PLAT OF:  
**NORTHINGTON CREEK ESTATES**  
 272 LOTS, 51 ACRES, BLOCKS  
 79,917 ACRES  
 OUT OF AND A PART OF JOHN BURLESON SURVEY,  
 ABSTRACT NO. 29  
 A SUBDIVISION IN THE  
 CITY OF LAMPASAS, LAMPASAS COUNTY, TEXAS  
 79,917 ACRES MORE FULLY DESCRIBED BY METES AND BOUNDS BY SEPARATE FIELD NOTES



VICINITY MAP: Not To Scale

Curve #	Length	Radius	Chord	Delta
C1	1.00	100.00	100.00	0.00
C2	1.00	100.00	100.00	0.00
C3	1.00	100.00	100.00	0.00
C4	1.00	100.00	100.00	0.00
C5	1.00	100.00	100.00	0.00
C6	1.00	100.00	100.00	0.00
C7	1.00	100.00	100.00	0.00
C8	1.00	100.00	100.00	0.00
C9	1.00	100.00	100.00	0.00
C10	1.00	100.00	100.00	0.00
C11	1.00	100.00	100.00	0.00
C12	1.00	100.00	100.00	0.00
C13	1.00	100.00	100.00	0.00
C14	1.00	100.00	100.00	0.00
C15	1.00	100.00	100.00	0.00
C16	1.00	100.00	100.00	0.00
C17	1.00	100.00	100.00	0.00
C18	1.00	100.00	100.00	0.00
C19	1.00	100.00	100.00	0.00
C20	1.00	100.00	100.00	0.00
C21	1.00	100.00	100.00	0.00
C22	1.00	100.00	100.00	0.00
C23	1.00	100.00	100.00	0.00
C24	1.00	100.00	100.00	0.00
C25	1.00	100.00	100.00	0.00
C26	1.00	100.00	100.00	0.00
C27	1.00	100.00	100.00	0.00
C28	1.00	100.00	100.00	0.00
C29	1.00	100.00	100.00	0.00
C30	1.00	100.00	100.00	0.00
C31	1.00	100.00	100.00	0.00
C32	1.00	100.00	100.00	0.00
C33	1.00	100.00	100.00	0.00
C34	1.00	100.00	100.00	0.00
C35	1.00	100.00	100.00	0.00
C36	1.00	100.00	100.00	0.00
C37	1.00	100.00	100.00	0.00
C38	1.00	100.00	100.00	0.00
C39	1.00	100.00	100.00	0.00
C40	1.00	100.00	100.00	0.00
C41	1.00	100.00	100.00	0.00
C42	1.00	100.00	100.00	0.00
C43	1.00	100.00	100.00	0.00
C44	1.00	100.00	100.00	0.00
C45	1.00	100.00	100.00	0.00
C46	1.00	100.00	100.00	0.00
C47	1.00	100.00	100.00	0.00
C48	1.00	100.00	100.00	0.00
C49	1.00	100.00	100.00	0.00
C50	1.00	100.00	100.00	0.00
C51	1.00	100.00	100.00	0.00
C52	1.00	100.00	100.00	0.00
C53	1.00	100.00	100.00	0.00
C54	1.00	100.00	100.00	0.00
C55	1.00	100.00	100.00	0.00
C56	1.00	100.00	100.00	0.00
C57	1.00	100.00	100.00	0.00
C58	1.00	100.00	100.00	0.00
C59	1.00	100.00	100.00	0.00
C60	1.00	100.00	100.00	0.00
C61	1.00	100.00	100.00	0.00
C62	1.00	100.00	100.00	0.00
C63	1.00	100.00	100.00	0.00
C64	1.00	100.00	100.00	0.00
C65	1.00	100.00	100.00	0.00
C66	1.00	100.00	100.00	0.00
C67	1.00	100.00	100.00	0.00
C68	1.00	100.00	100.00	0.00
C69	1.00	100.00	100.00	0.00
C70	1.00	100.00	100.00	0.00
C71	1.00	100.00	100.00	0.00

Curve #	Length	Radius	Chord	Delta
C72	1.00	100.00	100.00	0.00
C73	1.00	100.00	100.00	0.00
C74	1.00	100.00	100.00	0.00
C75	1.00	100.00	100.00	0.00
C76	1.00	100.00	100.00	0.00
C77	1.00	100.00	100.00	0.00
C78	1.00	100.00	100.00	0.00
C79	1.00	100.00	100.00	0.00
C80	1.00	100.00	100.00	0.00
C81	1.00	100.00	100.00	0.00
C82	1.00	100.00	100.00	0.00
C83	1.00	100.00	100.00	0.00
C84	1.00	100.00	100.00	0.00
C85	1.00	100.00	100.00	0.00
C86	1.00	100.00	100.00	0.00
C87	1.00	100.00	100.00	0.00
C88	1.00	100.00	100.00	0.00
C89	1.00	100.00	100.00	0.00
C90	1.00	100.00	100.00	0.00
C91	1.00	100.00	100.00	0.00
C92	1.00	100.00	100.00	0.00
C93	1.00	100.00	100.00	0.00
C94	1.00	100.00	100.00	0.00
C95	1.00	100.00	100.00	0.00
C96	1.00	100.00	100.00	0.00
C97	1.00	100.00	100.00	0.00
C98	1.00	100.00	100.00	0.00
C99	1.00	100.00	100.00	0.00
C100	1.00	100.00	100.00	0.00
C101	1.00	100.00	100.00	0.00
C102	1.00	100.00	100.00	0.00
C103	1.00	100.00	100.00	0.00
C104	1.00	100.00	100.00	0.00
C105	1.00	100.00	100.00	0.00
C106	1.00	100.00	100.00	0.00
C107	1.00	100.00	100.00	0.00
C108	1.00	100.00	100.00	0.00
C109	1.00	100.00	100.00	0.00
C110	1.00	100.00	100.00	0.00
C111	1.00	100.00	100.00	0.00
C112	1.00	100.00	100.00	0.00
C113	1.00	100.00	100.00	0.00
C114	1.00	100.00	100.00	0.00
C115	1.00	100.00	100.00	0.00
C116	1.00	100.00	100.00	0.00
C117	1.00	100.00	100.00	0.00
C118	1.00	100.00	100.00	0.00
C119	1.00	100.00	100.00	0.00
C120	1.00	100.00	100.00	0.00
C121	1.00	100.00	100.00	0.00

Curve #	Length	Radius	Chord	Delta
C122	1.00	100.00	100.00	0.00
C123	1.00	100.00	100.00	0.00
C124	1.00	100.00	100.00	0.00
C125	1.00	100.00	100.00	0.00
C126	1.00	100.00	100.00	0.00
C127	1.00	100.00	100.00	0.00
C128	1.00	100.00	100.00	0.00
C129	1.00	100.00	100.00	0.00
C130	1.00	100.00	100.00	0.00
C131	1.00	100.00	100.00	0.00
C132	1.00	100.00	100.00	0.00
C133	1.00	100.00	100.00	0.00
C134	1.00	100.00	100.00	0.00
C135	1.00	100.00	100.00	0.00
C136	1.00	100.00	100.00	0.00
C137	1.00	100.00	100.00	0.00
C138	1.00	100.00	100.00	0.00
C139	1.00	100.00	100.00	0.00
C140	1.00	100.00	100.00	0.00
C141	1.00	100.00	100.00	0.00
C142	1.00	100.00	100.00	0.00
C143	1.00	100.00	100.00	0.00
C144	1.00	100.00	100.00	0.00
C145	1.00	100.00	100.00	0.00
C146	1.00	100.00	100.00	0.00
C147	1.00	100.00	100.00	0.00
C148	1.00	100.00	100.00	0.00
C149	1.00	100.00	100.00	0.00
C150	1.00	100.00	100.00	0.00

Line #	Length	Direction
L1	6.52	S20°19'32.20"E
L2	6.52	S20°19'32.20"E
L3	15.75	N70°35'45.30"E
L4	8.92	S62°30'22.80"W
L5	15.15	S62°30'22.80"W
L6	13.22	S62°30'22.80"W
L7	28.29	S62°30'22.80"W
L8	5.76	N24°19'17.43"W
L9	21.69	N42°33'43.17"E
L10	16.79	N25°20'41.56"W
L11	19.61	N25°20'41.56"W
L12	24.18	S62°30'22.80"W
L13	2.09	S69°55'53.56"W
L14	2.09	S69°55'53.56"W
L15	15.62	S15°25'40.13"E
L16	23.83	N68°57'13.44"E
L17	5.67	S62°30'22.80"W
L18	30.10	S15°25'40.13"E

Line #	Length	Direction
L19	30.10	S15°25'40.13"E
L20	30.84	N37°04'28.22"E
L21	14.77	S69°55'53.56"W
L22	23.02	N19°58'52.19"W
L23	29.92	S19°38'48.15"E
L24	72.31	N68°22'55.96"E
L25	114	N25°20'41.56"W
L26	178.00	N17°42'51.22"E
L27	28.86	N56°33'44.82"E
L28	106.80	S28°45'45.12"E
L29	106.80	S28°45'45.12"E
L30	174.27	N45°34'16.64"E
L31	174.27	N45°34'16.64"E
L32	29.26	N68°57'13.44"E
L33	48.67	N68°57'13.44"E

Line #	Length	Direction
L34	20.37	S62°30'22.80"W
L35	12.50	S69°55'53.56"W
L36	12.50	S69°55'53.56"W
L37	30.84	N37°04'28.22"E
L38	14.77	S69°55'53.56"W
L39	23.02	N19°58'52.19"W
L40	29.92	S19°38'48.15"E
L41	72.31	N68°22'55.96"E
L42	114	N25°20'41.56"W
L43	178.00	N17°42'51.22"E
L44	28.86	N56°33'44.82"E
L45	106.80	S28°45'45.12"E
L46	106.80	S28°45'45.12"E
L47	174.27	N45°34'16.64"E
L48	174.27	N45°34'16.64"E
L49	29.26	N68°57'13.44"E
L50	48.67	N68°57'13.44"E



PRELIMINARY PLAT OF:  
**NORTHINGTON CREEK ESTATES**  
 CITY OF LAMPASAS, LAMPASAS COUNTY, TEXAS  
 PREPARED FOR:  
**TRI-CRU VENTURES, LLC**

FILED FOR RECORD THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.  
 INSTRUMENT / \_\_\_\_\_ OFFICIAL RECORDS OF REAL PROPERTY,  
 LAMPASAS COUNTY, TEXAS

REVISIONS  
 NO. DATE REVISIONS  
 10/25/23 Prelim Plat Comments  
 11/15/23

PRELIMINARY PLAT OF:  
**NORTHINGTON CREEK ESTATES**  
 272 LOTS, 7 BLOCKS  
 79.917 ACRES

OUT OF AND A PART OF JOHN BURLISON SURVEY,  
 A SUBDIVISION IN THE  
 COUNTY OF LAMPASAS, LAMPASAS COUNTY, TEXAS

79.917 ACRES MORE FULLY DESCRIBED BY METES AND BOUNDS BY SEPARATE FIELD NOTES



STATE OF TEXAS  
 COUNTY OF BELL  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BY JIMMY TORRES, MANAGING MEMBER OF TRI-CRU VENTURES, LLC A LIMITED LIABILITY COMPANY.

NOTARY PUBLIC  
 JIMMY TORRES, MANAGING MEMBER  
 APPROVED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, AFTER PUBLIC HEARING AND APPROVAL BY THE CITY COUNCIL OF THE CITY OF LAMPASAS, TEXAS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

STATE OF TEXAS  
 COUNTY OF BELL  
 I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HAVE THIS DAY SURVEYED AND CORRECTED THE METES AND BOUNDS OF THE PROPERTY MOORE UNDER MY SURVEY AND THE MONUMENTS ARE CORRECTLY SHOWN THEREON.

RECORDATION  
 FILED FOR RECORD THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.  
 INSTRUMENT / \_\_\_\_\_ OFFICIAL RECORDS OF REAL PROPERTY,  
 LAMPASAS COUNTY, TEXAS

REVISIONS  
 NO. DATE REVISIONS  
 10/25/23 Prelim Plat Comments  
 11/15/23

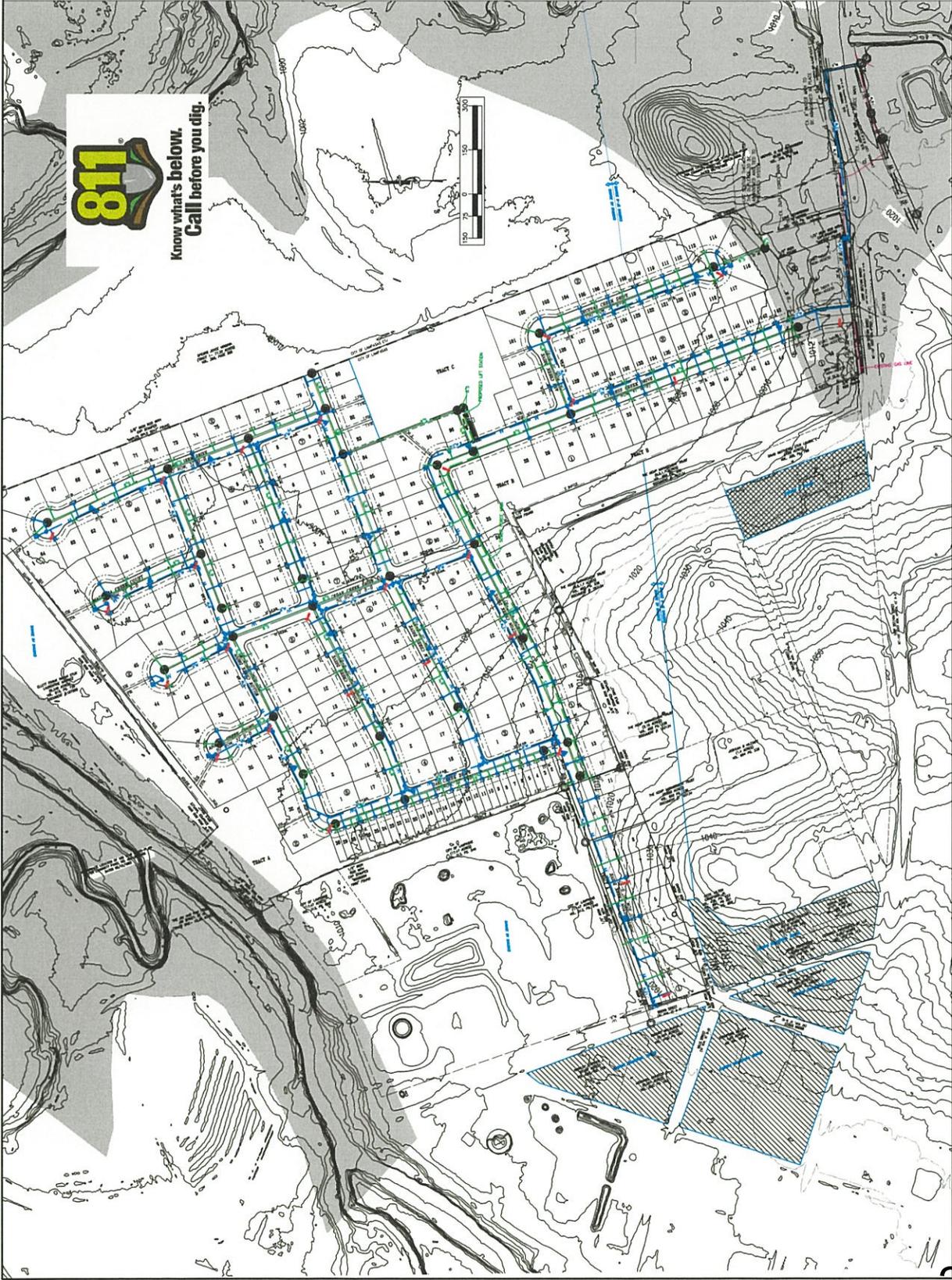
PRELIMINARY PLAT OF:  
**NORTHINGTON CREEK ESTATES**  
 272 LOTS, 7 BLOCKS  
 79.917 ACRES

OUT OF AND A PART OF JOHN BURLISON SURVEY,  
 A SUBDIVISION IN THE  
 COUNTY OF LAMPASAS, LAMPASAS COUNTY, TEXAS

79.917 ACRES MORE FULLY DESCRIBED BY METES AND BOUNDS BY SEPARATE FIELD NOTES



Know what's below.  
Call before you dig.



### UTILITY LEGEND:

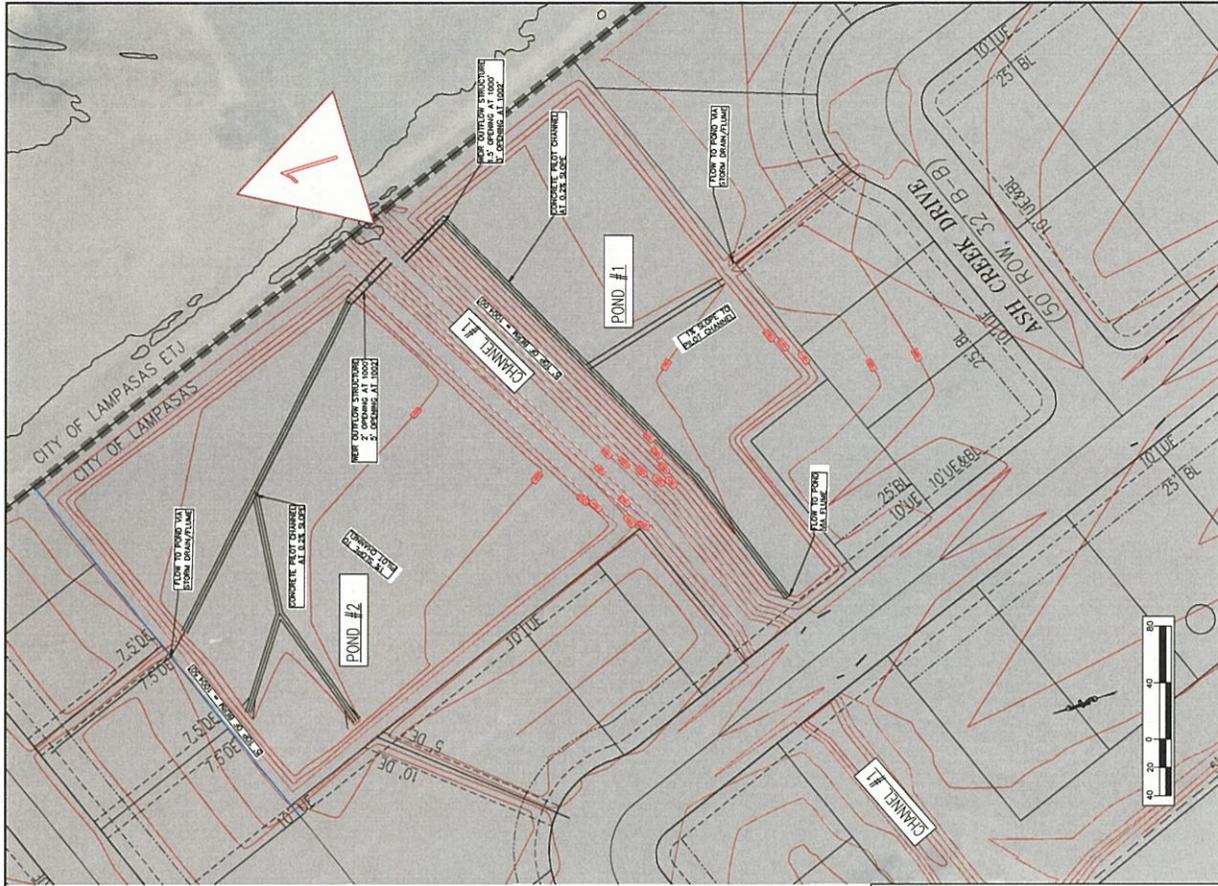
- Existing Clean Out
- Existing Manhole
- Proposed Force Main
- Proposed Sewer Line
- Proposed Force Main
- Proposed Clean Out
- Proposed Manhole
- Proposed Single Sewer Service
- Proposed Dual Sewer Service
- Existing Fire Hydrant Assembly
- Existing Water Valve
- Existing Flush Assembly
- Proposed Water Line
- Proposed Water Valve
- Proposed Flush Assembly
- Proposed Single Water Service
- Proposed Dual Water Service
- Proposed T-Connector
- Proposed Single Light Pole
- Existing Single Light Pole

- GENERAL NOTES:**
- ALL CONSTRUCTION TO COMPLY WITH CITY OF LAMAR'S DETAIL SHEETS AND SPECIFICATIONS.
  - ALL BRANDS AND FITTINGS WILL BE OBTAINABLE FROM MECHANICAL JOINT (MJJ) MEETING THE SPECIFICATIONS OF AWWA/C100.
  - CONSTRUCT PERMANENT EROSION CONTROL MEASURES AND MAINTAINING A STORM WATER POLLUTION PREVENTION PLAN.
  - SITE TO BE LEFT IN CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITION.
  - ALL DISTURBED AREAS TO BE SEEDING AND IRRIGATED UNTIL PROOF OF ESTABLISHMENT.
  - LOCATION AND DEPTH OF ANY EXISTING UTILITIES.
  - UTILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH TCEQ REGULATIONS.
  - ALL BELOW-GROUND ASSEMBLIES TO BE TALL SITE.

		<p>DATE: 11/01/2023</p> <p>PROJECT: NORTHINGTON CREEK ESTATES</p> <p>FILE NAME: 22-3283.dwg</p>	<p>UTILITY PLAN</p> <p>JOB# 22-3283 PAGE</p>
<p>WWW.TURLEY-INC.COM 284-773-2400 301 N. 300 ST. TEMPLE, TEXAS 76701 ENGINEERING FIRM NO. 1658 SURVEY FIRM NO. 10056000</p>	<p><b>TURLEY</b> ENGINEERING &amp; SURVEYING</p>	<p>DRY/DRAWN: [Blank]</p> <p>REVISIONS: [Blank]</p>	<p>DATE: [Blank]</p> <p>DESCRIPTION: [Blank]</p>







**POND 1 CALCULATIONS**

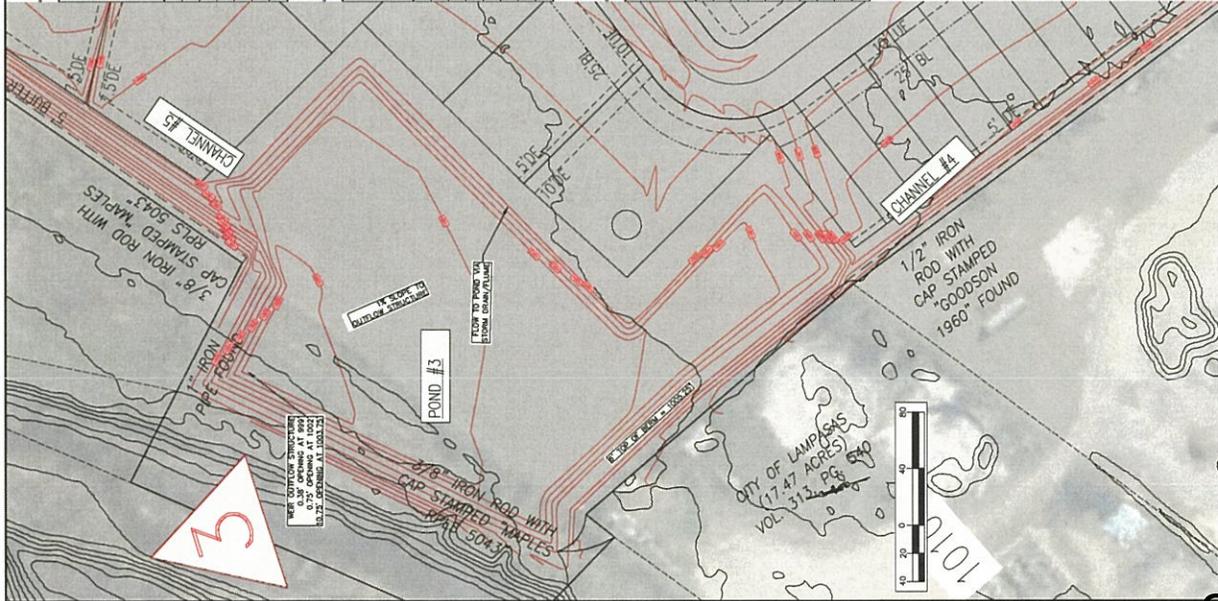
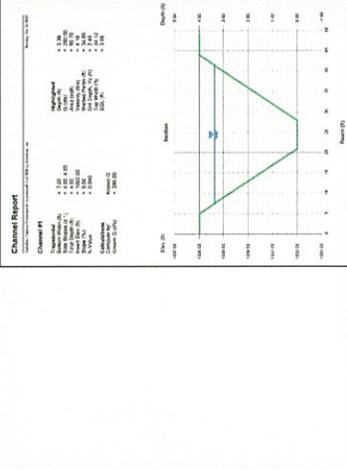
STAGE	ELEVATION	AREA (SQ FT)	INCREMENTAL STORAGE VOLUME (CU. FT.)	TOTAL CUMULATIVE VOLUME (CU. FT.)	TOTAL POND DISCHARGE (CFS)
0	1000	0	0	0	0.00
1	1001	17,261	5,753	5,753	5.00
2yr	1001.62	-	-	22,172	10.28
2	1002	37,179	26,588	32,341	14.13
3	1003	41,069	39,104	71,445	30.95
100yr	1003.29	-	-	84,229	37.20
4	1004	46,180	43,595	115,041	54.09

**POND 2 CALCULATIONS**

STAGE	ELEVATION	AREA (SQ FT)	INCREMENTAL STORAGE VOLUME (CU. FT.)	TOTAL CUMULATIVE VOLUME (CU. FT.)	TOTAL POND DISCHARGE (CFS)
0	1000	0	0	0	0.00
1	1001	28,451	9,483	9,483	6.65
2yr	1001.62	-	-	22,172	10.28
2	1002	58,395	42,527	52,009	18.84
3	1003	68,856	63,542	115,552	44.60
100yr	1003.30	-	-	137,012	54.84
4	1004	72,754	70,789	186,341	81.54
4.5	1004.5	74,832	36,892	223,233	103.06

**POND 3 CALCULATIONS**

STAGE	ELEVATION	AREA (SQ FT)	INCREMENTAL STORAGE VOLUME (CU. FT.)	TOTAL CUMULATIVE VOLUME (CU. FT.)	TOTAL POND DISCHARGE (CFS)
0	999	0	0	0	0.00
1	1000	4,449	1,483	1,483	1.37
2	1001	29,117	14,981	16,464	3.58
2yr	1001.95	-	-	53,415	6.42
3	1002	49,263	38,747	55,211	6.58
4	1003	59,082	54,093	109,304	11.36
5	1004	67,468	63,222	172,526	21.80
100yr	1004.22	-	-	188,341	29.95
6	1005	75,951	71,680	244,187	71.54
6.25	1006.25	77,094	19,129	263,315	88.17



**TURLEY ENGINEERING & SURVEYING**

254-773-1400  
1000 W. WILSON ST.  
DALLAS, TEXAS 75201

PROJECT: NORTHINGTON CREEK ESTATES  
FILE NAME: 22-3283-01.dwg  
REF. DRG.: 22-3283-01.dwg

DATE: 10-25-23  
BY: KJW

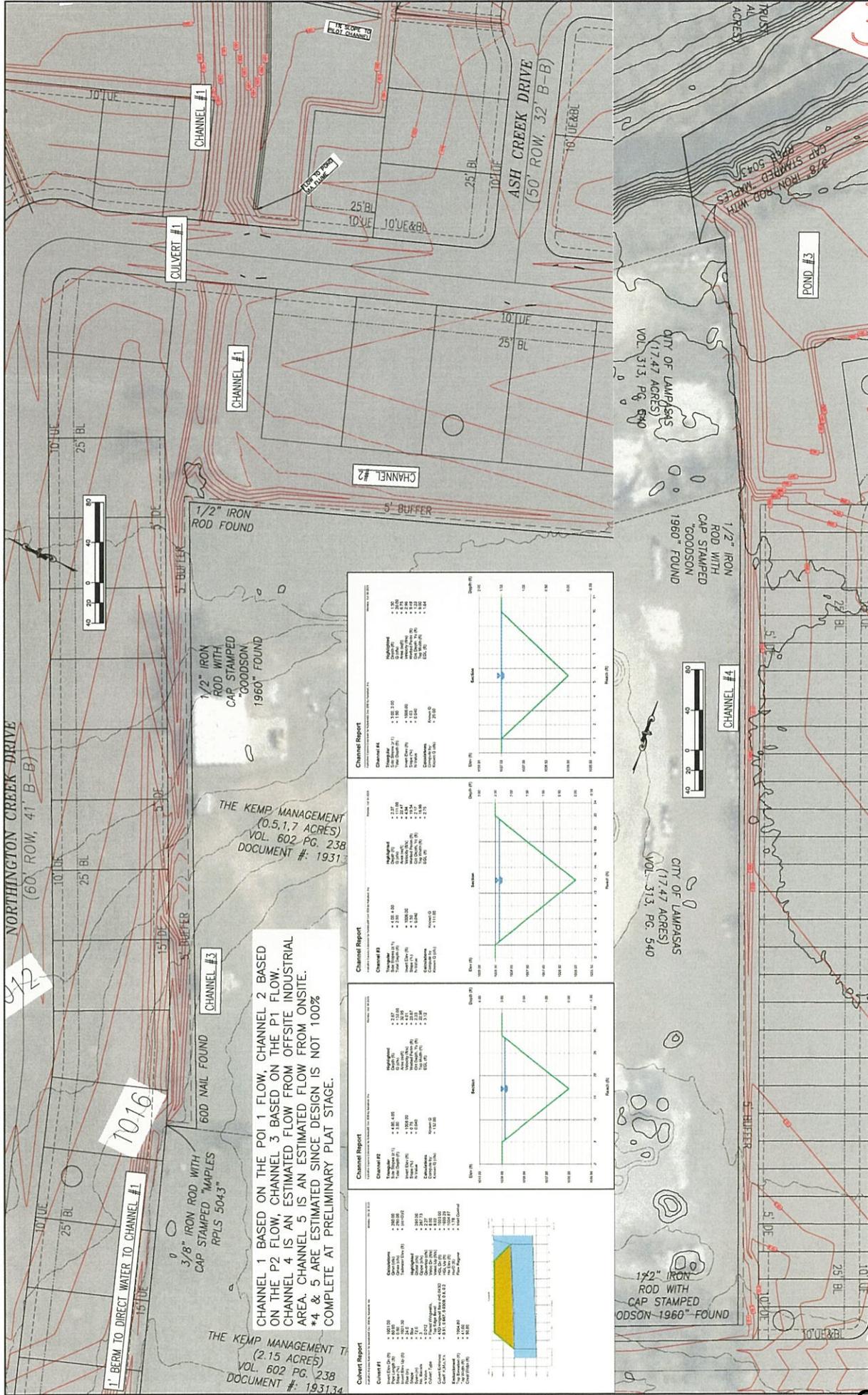
DESCRIPTION: PRELIM PLAT COMMENTS

DATE: 10-25-23  
BY: KJW

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9/25/2023  
Rudolf G. Wimberly

22-3283  
PAGE 1



NORTHINGTON CREEK DRIVE  
(60' ROW, 41' B-B)

ASH CREEK DRIVE  
(50' ROW, 32' B-B)

872

1016

1" BERM TO DIRECT WATER TO CHANNEL #1

CULVERT #1

CULVERT #1

CHANNEL #1

CHANNEL #2

1/2" IRON ROD FOUND  
CAP STAMPED  
"GOODSON  
1960" FOUND

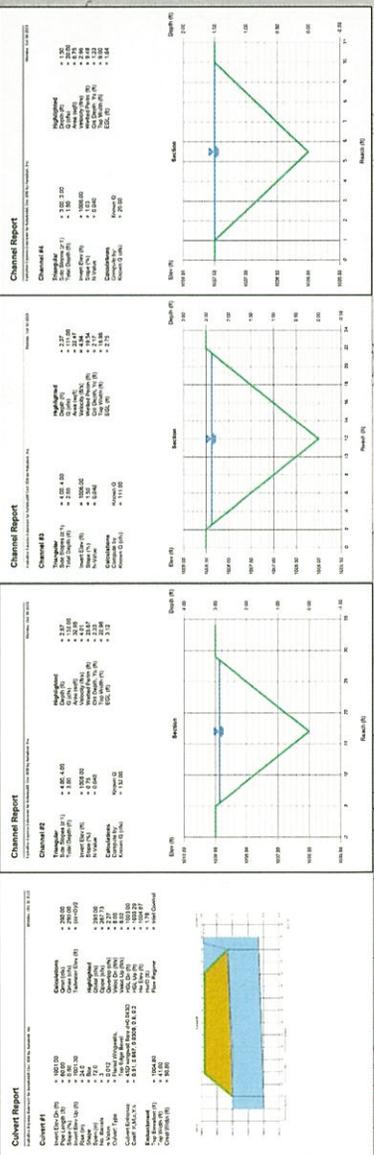
THE KEMP MANAGEMENT  
(0.5, 1.7 ACRES)  
VOL. 602 PG. 238  
DOCUMENT #: 1931

CHANNEL #3

600 NAIL FOUND

3/8" IRON ROD WITH  
CAP STAMPED "MAPLES  
RPLS 5043"

THE KEMP MANAGEMENT  
(2.15 ACRES)  
VOL. 602 PG. 238  
DOCUMENT #: 193134



CITY OF LAMPASAS  
(17.47 ACRES)  
VOL. 313, PG. 540

1/2" IRON ROD WITH  
CAP STAMPED  
"GOODSON  
1960" FOUND

CHANNEL #4

POND #3

1/2" IRON ROD WITH  
CAP STAMPED  
"ODSON 1960" FOUND



*Rudolf J. Wimberly*  
9/25/2023

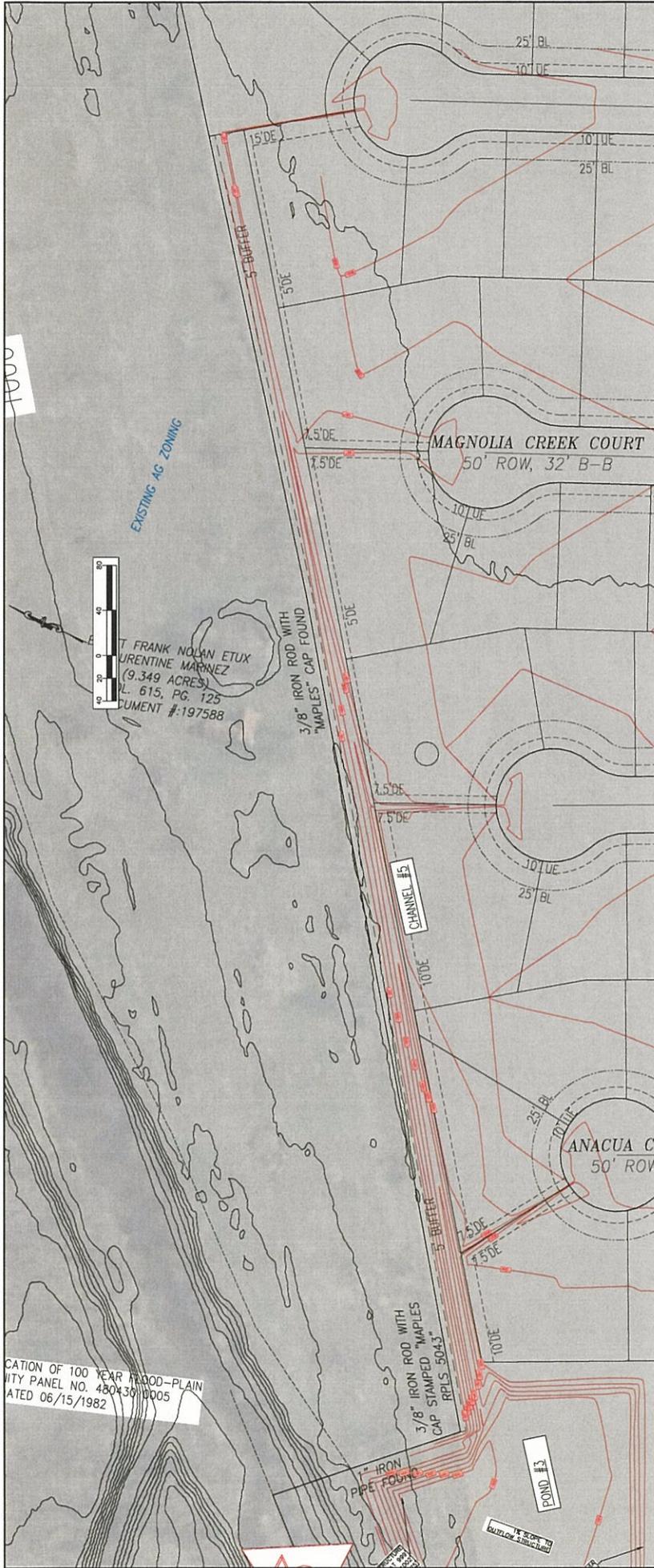


WWW.TURLEY-INC.COM  
254-775-7400  
TURLEY, TEXAS 76701  
ENGINEERING FIRM NO. 1658  
SURVEY FIRM NO. 10056000

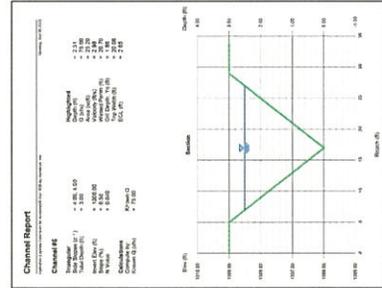
DATE	DESCRIPTION	BY	CHK
10-25-23	CITY COMMENTS		

TURLEY ASSOCIATES, INC.  
IS DESIGNING AS THE PROJECT ENGINEER. TURLEY ASSOCIATES, INC.  
AND MAY BE SUPERSEDED BY ANY REVISIONS TO THIS PLAN.  
THE WRITTEN PERMISSION OF TURLEY ASSOCIATES, INC.

PROJECT NORTHINGTON CREEK ESTATES  
FILE NAME: 23-0811\_08.dwg  
REF. DWG: ESDR02/02/2023.dwg  
JOB# 22-3283  
PAGE#



CHANNEL 5 IS AN ESTIMATED FLOW FROM ONSITE.  
 \*4. & 5 ARE ESTIMATED SINCE DESIGN IS NOT 100% COMPLETE AT PRELIMINARY PLAT STAGE.  
 \*CHANNEL 5 IS NOT 3' DEEP FOR WHOLE LENGTH SINCE IT WILL ONLY REACH THE ESTIMATED 75 CFS WHEN ALL CUL-DE-SACS HAVE BEEN RELEASED INTO THE CHANNEL



		PROJECT: NORTHINGTON CREEK ESTATES FILE NAME: 22-3283_056.dwg REF. DWG:	TITLE: CHANNEL ANALYSIS (2) JOB#: 22-3283 PAGE#
DATE: 10-25-23 DESCRIPTION: CITY COMMENTS	BY: KJW		
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# JONES - HEROY & ASSOCIATES, INC.

October 25, 2023

Mr. Ryan Ward  
Assistant City Manager  
City of Lampasas  
312 East Third Street  
Lampasas, Texas 76550

RE: Northington Creek Estates  
Construction Plan Review  
Drainage Analysis  
JHA Project No. 1010-029

Dear Mr. Ward,

Jones-Heroy & Associates, Inc. has reviewed the construction plans designed by Turley Associates, Inc. received on October 13, 2023, for the above referenced project as requested by the City. Below are comments for your consideration.

## Sheet 1, Pre Drainage

1. Provide the equations and areas used to determine the column "Weighted Offsite C-Value".
2. Define and show location of the area listed as industrial (Lampasas zoning map doesn't show industrial within the outlined watersheds).
3. Define the boundary of DA E1 and include it in the Composite Runoff Coefficients table and the Drainage Calculations table.
4. An n-value of 0.4 (which is what is listed for all drainage areas) is for Woods: Light Underbrush according to the Austin Drainage Criteria Manual. Verify that the n-value is correct for each drainage area.
5. According to the Austin Drainage Criteria Manual, overland sheet flow should not exceed 100 feet. Modify drainage calculations to meet this requirement.
6. According to TxDOT Hydrology Design manual, slopes of .2% or less should be increased by .05%. Modify any slopes of .2% or less to meet this requirement.
7. Define which time of concentration calculations are utilizing shallow concentrated flow equations and which are using open channel flow equations.
8. Verify precipitation data and IDF values match data from NOAA Atlas 14 Lampasas Site 41-5018.
9. Add contour labels to map.
10. Please provide existing infrastructure or a georeferenced background aerial.

**Sheet 2, Post Drainage**

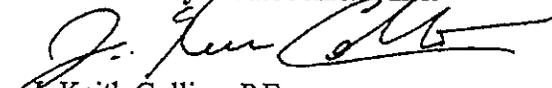
1. Provide the equations and areas used to determine the column "Weighted Offsite C-Value".
2. Define and show location of the area listed as industrial (Lampasas zoning map doesn't show industrial within the outlined watersheds).
3. An n-value of 0.4 (which is what is listed for all drainage areas) is for Woods: Light Underbrush according to the Austin Drainage Criteria Manual. Verify that the n-value is correct for each drainage area.
4. According to the Austin Drainage Criteria Manual, overland sheet flow should not exceed 100 feet. Modify drainage calculations to meet this requirement.
5. Define which time of concentration calculations are utilizing shallow concentrated flow equations and which are using open channel flow equations.
6. Add contour labels to map.
7. Ensure values in the Points of Interest table match the values listed for Existing and Proposed conditions.
8. Unable to verify P3 calculations. Provide Hydraflow Hydrographs Model for clarity.

**Sheet 3, Pond Evaluations**

1. Add contour labels to map.
2. According to Austin Drainage Criteria Manual, 1 foot of freeboard above the 100-year event storage is required in large ponds (25 acres < DA < 64 acres). Modify Pond 2 and Pond 3 to meet this requirement.
3. Provide 5 foot maintenance/access buffer from internal and external property lines for all proposed channels.
4. Provide calculations and dimensions for proposed channels and culverts.
5. Provide Hydrology model to show flows from Ponds 1 and 2, plus the offsite bypass flows are less than existing flows when exiting the site.

Thank you for the opportunity to review these plans. Please submit the revised drawings and accompanying information for additional review. We look forward to your response. Please do not hesitate to call if you have any questions or comments concerning this review.

Sincerely,  
**Jones-Heroy & Associates, Inc.**

  
J. Keith Collins, P.E.  
Senior Project Manager

Cc: Mr. Kendell J. Wimberly, P.E., Turley Associates, Inc.



11/01/2023

Attn. Becky Sims  
City of Lampasas  
312 E. Third Street  
Lampasas, TX 76550

RE: Preliminary Plat for Northington Creek Estates Subdivision

Dear Becky,

Please see attached response to the letter sent on 10/25/23 regarding the Northington Creek Estates Subdivision.

Sheet 1, Pre-Drainage

1. Weighted Offsite C-Value Calculation added to Pre-Drainage Sheet.
2. The City of Lampasas wastewater & trash facility is described as the industrial area since it mostly made up of gravel and roof tops onsite.
3. E1 was not supposed to be included in first submittal, the comparison is at Point of Interest (POI) #1 pre vs post.
4. City of Austin Drainage Criteria manual updated throughout drainage calculations. Was not aware of that requirement in their code. N-value updated to 0.24 to represent grass.
5. Updated. Nodes were added in between routing breakups to decipher better.
6. Increased.
7. Updated. Labeled on sheet
8. Ebd values are from TxDOT Lampasas area, IDF values are from Atlas 14.
9. Labels added.
10. Georeferenced background added.

Sheet 2, Post-Drainage

1. Offsite C-value same as pre
2. Same as pre answer
3. Same as pre answer
4. Same as pre answer
5. Same as pre answer
6. Added
7. POI table are values from Hydrographs. Sheets for those attached.
8. P3 area is combo of P1,P2, and the little area that the P3 is shown in. See hydrograph.



Sheet 3, Pond Evaluations

1. Labels added.
2. Freeboard added to Ponds 2 & 3.
3. 5' buffer from adjacent property provided. 5' easement added on onsite properties.
4. Cross-sections and flows provided in additional sheets.
5. Hydrographs provided.

Please feel free to call or email if you wish to discuss this further.

Sincerely,

**TURLEY ASSOCIATES, INC.**

A handwritten signature in blue ink that reads "Kendall J. Wimberly".

Kendell J Wimberly, P.E.



# JONES - HEROY & ASSOCIATES, INC.

November 6, 2023

Mr. Ryan Ward  
Assistant City Manager  
City of Lampasas  
312 East Third Street  
Lampasas, Texas 76550

RE: Northington Creek Estates  
Construction Plan Review  
Drainage Analysis  
JHA Project No. 1010-029

Dear Mr. Ward,

Jones-Heroy & Associates, Inc. has reviewed the construction plans designed by Turley Associates, Inc. received on November 1, 2023, for the above referenced project in response to JHA comments issued October 25, 2023. As requested by the City, our review of the update generated the following comments for your consideration.

## Sheet 1, Pre-Drainage

1. Time of concentration value in the top table doesn't match ToC value in 3<sup>rd</sup> table for area Pre1.
2. An arrow in Pre 3 is probably facing the wrong way.
3. The scale is different on Pre-Drainage versus Post Drainage, but pictures line up very closely. One of the bar scales may be incorrect.
4. Q values in drainage calculations table do not match Hydrograph calculations, please explain.

## Sheet 2, Post Drainage

1. Tc values in table 3 don't match Tc values in table 1 for Post1a and Post1b.
2. N-value for Post3 shows grass, but the overland sheet flow is starting in the treatment plant which they described as gravel.
3. Post1a Shallow concentrated flow length has a different value for table and map.
4. Post1b shallow concentrated flow length has a different value for table and map.
5. Post1a open channel flow length has a different value for table and map.
6. Post1b open channel flow length has a different value for table and map.
7. Verify scale.
8. Q values in drainage calculations table don't match hydrographs

### Sheet 3, Pond Evaluations

1. Show 100-year flood plain. Pond 3 is within a 100-year flood plain. FEMA estimated BFE in the area of Pond #3 is approximately 1010. Pond outfall is shown at 999. Please explain how pond hydraulics work.
2. Consider performing a hydrological study/analysis to determine if Pond #3 is required to detain developed flows since the area is adjacent to the existing creek.
3. The pond outfalls for Ponds #1 and #2 are shown to be 1000. Natural Ground at the property line is shown to be at 1004. It appears a drainage easement across the adjacent property owner will be required to drain these ponds. Please provide a recorded easement prior to approval of preliminary plan for this drainage channel to the creek. In addition, provide hydraulic calculations and proposed grading to confirm the easement is sized appropriately. Provide maintenance berm/area along south side of pond#1.

### Sheet: Channel Analysis

1. ADM 6.4.1.C states a minimum slope requirement. Slope for Channel #2 below requirements.
2. ADM 6.4.1.G states freeboard requirements in grass lined channels. Freeboard for Channel #2, #3, and #4 below requirements.
3. ADM 6.4.1.C states a minimum slope requirement. Slope for Channel #5 below requirements.
4. North side of channel #1 should not encroach into lift station lot.
5. Channel #3 encroaches into proposed single-family lots. Will these lots have sufficient buildable area?
6. The south side of Channel 5 still has maintenance issues. A 10' drainage easement along this channel will require the single-family lots to construct their fences on the drainage easement line and not on their property line, thereby effectively reducing the lot depth by 10'. Is this acceptable to comply with planning and zoning requirements?
7. Channel 1 slope is calculated at 0.24% between the outlet of the culvert at 1001 and the pond outfall at 1000. The channel calculator shows a 0.5% slope was used for this channel. Revise channel calculations at correct slope. Please verify all channel calculations.
8. For any natural slopes that are less than 1% grade, we recommend concrete trickle channels to maintain grade. Minimum recommended slope is 0.5%.

Mr. Ryan Ward  
November 6, 2023  
Page 3 of 3

### Hydrograph Summary

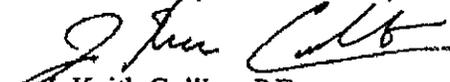
1. Post1a Hydrograph uses the Modified Rational method and utilizes a 1.3 SDF (this lowers peak flow but increases required pond storage). The difference between 1.0 SDF and 1.3 SDF in that hydrograph is 12 CFS (ultimately it lowers the flow at PoI 1 by 2.5 CFS). Please explain the use of the 1.3 SDF factor for this pond and yet none is used for other ponds.

### General Comment

1. Based on the FEMA estimated BFE mapping, and the close vicinity of single-family lots adjacent to Sulphur Creek, we recommend a Floodplain study be prepared to determine the detailed base flood elevations along Sulphur Creek. Lots along this creek should have finished floor elevations a minimum of 2' above the calculated BFE. A copy of the FEMA estimated BFE mapping for this area is attached with this letter.
2. The existing floodplain encroachment of the commercial lots and a few single-family lots at the intersection of proposed Cypress Creek Drive and 4<sup>th</sup> Street need to be addressed either by providing a hydrological study showing detailed BFEs for this area or addressing this area with the filing of a LOMA or LOMR-F.

Thank you for the opportunity to review these plans. Please submit the revised drawings and accompanying information for additional review. We look forward to your response. Please do not hesitate to call if you have any questions or comments concerning this review.

Sincerely,  
Jones-Heroy & Associates, Inc.

  
J. Keith Collins, P.E.  
Senior Project Manager

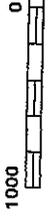
Cc: Mr. Kendell J. Wimberly, P.E., Turley Associates, Inc.



Program at (800) 638-6620.



APPROXIMATES



NATIONAL FLOOD INSURANCE PROGRAM

# FIRM FLOOD INSURANCE RATE MAP

CITY OF  
LAMPASAS, TEXAS  
LAMPASAS COUNTY

ONLY PANEL PRINTED

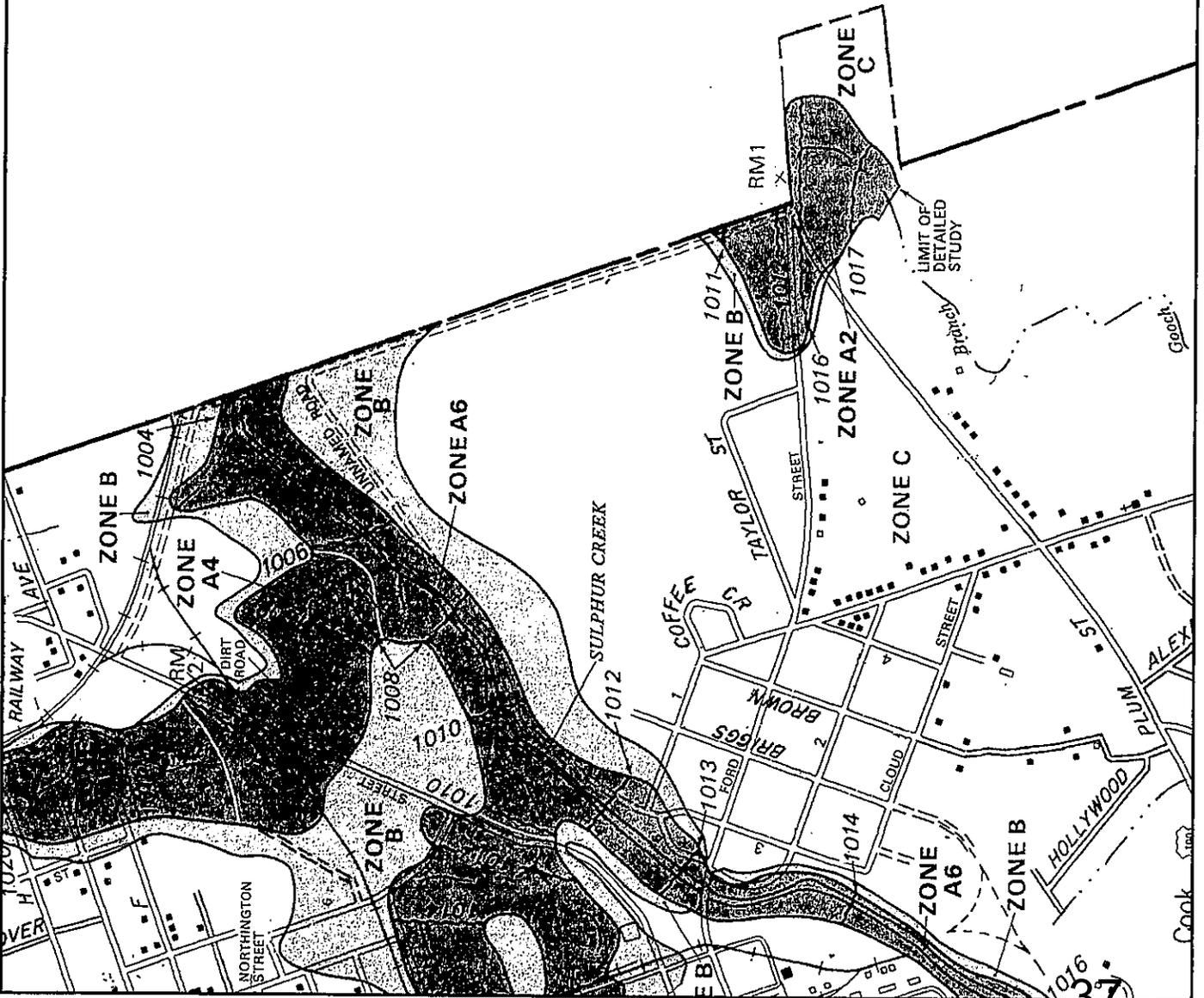
COMMUNITY-PANEL NUMBER  
480430, 0005 B

EFFECTIVE DATE:  
JUNE 15, 1982



Federal Emergency Management Agency

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://mscfema.gov>.





11/08/2023

Attn. Becky Sims  
City of Lampasas  
312 E. Third Street  
Lampasas, TX 76550

RE: Preliminary Plat for Northington Creek Estates Subdivision

Dear Becky,

Please see attached response to the letter sent on 11/6/23 regarding the Northington Creek Estates Subdivision.

Sheet 1, Pre-Drainage

1. Time of Concentration are matching in Flow Tables to match what can be imported in Hydrograph. Time of Concentration table still shows to second decimal.
2. Arrow fixed.
3. 200 scale was correct, post scale was corrected.
4. All rounding in the c-value, ebd, and time of concentration in tables where fixed to match hydrograph, so the numbers are matching or close.

Sheet 2, Post-Drainage

1. Time of Concentration values fixed.
2. TC for Post3 has been updated.
3. Corrected
4. Corrected
5. Corrected
6. Corrected
7. Corrected
8. Corrected

Sheet 3, Pond Evaluations

1. 100-year flood plain added. Pond is there for a 100-year storm on the site, with Sulfur Creek not at a 100 yr. flow.
2. I've added an additional theoretical calculation to explain 100-year flood plain. In the case of a 100-year flow through the channel, yes the pond would be overflowed by the flood water and not be able to use, but our increased site flow would not affect the overall flow of the 102.1 square mile basin that drains to section B of the flood plain due to the huge differences in time of concentration. This is in no way an exact calculation or should be used for any other report. This is just a way of showing that the TC's are much different, and peak flows will be offset. TC was estimated based on length of Sulfer Creek and up Bean Creek to Donalson Creek to the top of the watershed. CN of 78 was used to generalize entire area. Our goal in this storm is keep homes out of the flood waters, which will be done by setting FFE's across the site.



3. An easement is assumed for these calculations. We are in negotiations with the adjacent property owner to be able to lower the site to these elevations. Easement is not obtained yet.

#### Sheet: Channel Analysis

1. The minimum slope is at 0.5%, and if the city would allow it, we'd like to keep it without a concrete pilot channel. We believe the intent of Austin DCM section 6.4.1 is to keep the velocities above 2ft/s in a two-year storm. I've added 2-year storm flows for these channels, and they are above 2ft/s. This way the channel is less likely to have water ponding issues and is less maintenance. I'd also like to mention that these channels will all be HOA maintained, so the city will not need to provide maintenance on these.
2. Channels regraded and increased to allow for the velocity head to be within channel.
3. Same as number 1, I've provided a two-year storm event for this one as well.
4. Lift station lot adjusted to not be within channel.
5. The lot meets the requirements of zoning for SF-8. The developer is ok with the amount of buildable space.
6. This is up to the city, but the lots meet the zoning requirements, and the developer is ok with the amount of buildable space. Our goal here is for the water to run within the tract, and this side is not fully designed at this point. Our estimate at this point is that we can run it in that channel, but if we need to have easements, we can do that if the city is ok with that. These are 10,000 SF lots so they do have a lot more extra space.
7. Channel 1 is proposed to exit the property at 999.67' with a 0.5% slope if we can obtain the easement.
8. At the start of channel 5 we have a slope of 0.2%. This concrete pilot channel has been added to the plans with the slope shown.

#### Hydrograph Summary

1. That is a correct analysis, standard rational is the worst-case scenario for this site. I've updated the hydrographs to reflect. SDF values were used to match the TC's for longest TC which is typically worst case, but standard rational is the worst case in this scenario by one cfs.

#### General Comments

1. I'm not sure a flood plain study by us would be necessary since there has already been one completed by FEMA with the estimated BFE viewer. I've checked the lidar data to our survey shots and they are within 2" for most of the property. Lidar is what they used for that Flood Plain Analysis, so I don't think we'd see much of a difference. FFE will be set across the property and will be 2' above at least for these houses.
2. Yes, we've submitted a LOMA to FEMA to take that portion out of the floodplain.



Please feel free to call or email if you wish to discuss this further.

Sincerely,

**TURLEY ASSOCIATES, INC.**

A handwritten signature in black ink that reads "Kendall J. Wimberly".

Kendall J Wimberly, P.E.



**JONES - HEROY & ASSOCIATES, INC.**

November 30, 2023

Mr. Ryan Ward  
Assistant City Manager  
City of Lampasas  
312 East Third Street  
Lampasas, Texas 76550

RE: Northington Creek Estates  
Preliminary Plat Review  
Drainage Analysis – 3<sup>rd</sup> Review  
JHA Project No. 1010-029

Dear Mr. Ward,

Jones-Heroy & Associates, Inc. has reviewed the preliminary plat submittal and associated drainage analysis submitted by Turley Associates, Inc. received on November 10, 2023, for the above referenced project, in response to JHA drainage comments issued November 6, 2023. As requested by the City, our review of the update generated the following comments for your consideration.

**Drainage Comments:**

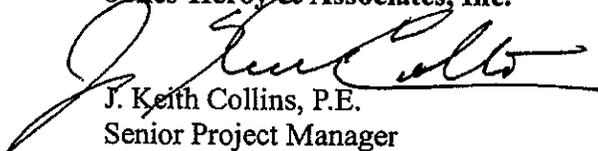
1. Based on the timing of the peaks for Sulphur Creek versus the onsite peak, as well as the floodplain boundary, would it be better to eliminate detention pond 3?
2. This same methodology could be applied to detention ponds 1 and 2 if the offsite channel and associated easement were designed to carry the fully developed flows to the floodplain of the creek. The City should request an engineering study or analysis to demonstrate that adjacent landowners will not be adversely affected by not detaining developed flows onsite.
3. The City should consider requiring an offsite drainage easement across the adjacent landowner's property for the outfall of ponds 1 and 2, prior to approval of the preliminary plat.
4. The City should consider requiring all drainage lots to have a 5-foot buffer between the top bank of channels/ponds to allow for proper maintenance of these facilities. Note: Channels running inside single-family lots will cause maintenance issues for upstream property owners. It is recommended that drainage channels be contained within their own lot. Ownership of drainage lots will need to be determined prior to completion of the final Plat.
5. The City should consider whether channels and pond bottoms with minimum 0.5% grades should be grass lined or require a concrete trickle channel. We recommend as a minimum that any channel slopes less than 0.5% have concrete trickle channels.

Mr. Ryan Ward  
November 30, 2023  
Page 2 of 2

6. Based on information we received from the Texas Water Development Board (TWDB), the City should continue to rely on the current effective FEMA Base Flood Elevations (BFEs) as shown on the effective FIRM map dated June 15, 1982 for its development requirements in lieu of the September 2020 Base Level Engineering (BLE) water surface elevations. It is recommended that the City require the Developer to provide a detailed study showing the impact that the proposed grading of this tract will have on the floodplain and the adjacent landowners. On the ground surveys of creek cross sections should be utilized to update the study and should show existing and proposed conditions utilizing the flows from the 1982 FEMA flood study. The TWDB has indicated that they can provide the model for this study, if needed. A detailed grading plan showing that the streets and storm sewer system will be adequate to convey the stormwater from the tract to the floodplain should be provided and show that no flooding will occur within the development. Tailwater elevations for storm sewer and channel analysis shall utilize the FEMA 100-year BFE elevations unless an engineering report can be provided that demonstrates a lower tailwater elevation is appropriate for design.
7. Considering the significant difference between the 2020 BLE study and the 1982 published FEMA BFEs, there are obvious uncertainties associated with the actual 100-year flows and BFEs at this site. Thus, we recommend that all finished floors in the subdivision be constructed a minimum 2-feet above the BFE as determined by the 1982 FEMA flood study.

Thank you for the opportunity to review the preliminary plat submittals. Please do not hesitate to call if you have any questions or comments concerning this review.

Sincerely,  
**Jones-Heroy & Associates, Inc.**



J. Keith Collins, P.E.  
Senior Project Manager



12/04/2023

Attn. Becky Sims  
City of Lampasas  
312 E. Third Street  
Lampasas, TX 76550

RE: Preliminary Plat for Northington Creek Estates Subdivision

Dear Becky,

Please see attached response to the letter sent on 11/30/23 regarding the Northington Creek Estates Subdivision.

Drainage Comments:

1&2: My engineering judgement says to keep the ponds for this site. I think there is an argument for no detention, and it may be better in certain situations, but I think leaving the site closer to existing flow conditions is the better option. I think If we left our site without detention, it would probably have a negligible impact to Sulfer Creek, but if all the properties along Sulfer Creek go without detention when developed I think that would probably have a worse impact. That may be a wrong assumption, but that's probably a question for the person that did the study. My engineering judgement says it's better to stay close to the existing flow conditions as possible, and I think having the ponds onsite is the closer replica.

3. The developer is in negotiations with this property owner and asks if we can move forward with the preliminary plat without this easement defined. Not obtaining this easement is not going to dramatically change drainage patterns or proposed drainage areas. The site will just need to be raised to have the flow go out to natural ground on the adjacent property. We prefer to have the drainage easement to have a clear and similar cross sectioned channel all the way to Sulfer Creek, but it is not required to make this development happen. Therefore, I don't think it should hold up the further design of the development.

4. We prefer these tracts and easements to be HOA owned & maintained. Is the city wanting ownership of these tracts? Our goal is to keep concentrated waterflow within the drainage tracts and easements and keep it out of the lots. HOA will upkeep the channels and ponds. Can we move forward with Preliminary plat and work this buffer zone out during final design/plat stage? Either way we'd need to know the city's final stance, so we can account for it moving forward.

5. I think small channels and ponds should have trickle channels at lower slopes because they don't get enough water to fill the channels every storm event. The trickle channel will keep the water moving out in those events. Larger channels even in a 2-year storm event have at least a foot of water, so that water will still be moving out without the trickle channel. Therefore, I don't think it is needed for larger channels. Don't think this should hold up the preliminary plat, as this is a design add on.



6. If final grades and full street drainage analysis of the subdivision are going to be required, we ask that this be reevaluated during the final plat of the subdivision, and not during the preliminary plat. If the finished floor elevations need to change, it is not going to cause a change in the preliminary plat. The site will be raised or lowered to account for these elevation changes.

7. Totally agree that finish floors should be elevated at least 2' above the 1982 FEMA flood study BFE. I do think the finished floors should be set at the final plat stage, and not a preliminary plat stage.

Please feel free to call or email if you wish to discuss this further.

Sincerely,

**TURLEY ASSOCIATES, INC.**

A handwritten signature in blue ink that reads "Kendell J. Wimberly".

Kendell J Wimberly, P.E.



12/04/2023

12/7/23

JHA comments to responses are included in red.

Attn. Becky Sims  
City of Lampasas  
312 E. Third Street  
Lampasas, TX 76550

RE: Preliminary Plat for Northington Creek Estates Subdivision

Dear Becky,

Please see attached response to the letter sent on 11/30/23 regarding the Northington Creek Estates Subdivision.

Drainage Comments:

1&2: My engineering judgement says to keep the ponds for this site. I think there is an argument for no detention, and it may be better in certain situations, but I think leaving the site closer to existing flow conditions is the better option. I think If we left our site without detention, it would probably have a negligible impact to Sulfer Creek, but if all the properties along Sulfer Creek go without detention when developed I think that would probably have a worse impact. That may be a wrong assumption, but that’s probably a question for the person that did the study. My engineering judgement says it’s better to stay close to the existing flow conditions as possible, and I think having the ponds onsite is the closer replica.

JHA:Based on this response, we concur.

3. The developer is in negotiations with this property owner and asks if we can move forward with the preliminary plat without this easement defined. Not obtaining this easement is not going to dramatically change drainage patterns or proposed drainage areas. The site will just need to be raised to have the flow go out to natural ground on the adjacent property. We prefer to have the drainage easement to have a clear and similar cross sectioned channel all the way to Sulfer Creek, but it is not required to make this development happen. Therefore, I don’t think it should hold up the further design of the development.

JHA:We understand the difficulty in obtaining off-site easements from the adjacent property owner, however, if the required fill results in any changes to the preliminary plan layout, the City will request a revised preliminary plan to be submitted and approved prior to continuance of the project.

4. We prefer these tracts and easements to be HOA owned & maintained. Is the city wanting ownership of these tracts? Our goal is to keep concentrated waterflow within the drainage tracts and easements and keep it out of the lots. HOA will upkeep the channels and ponds. Can we move forward with Preliminary plat and work this buffer zone out during final design/plat stage? Either way we’d need to know the city’s final stance, so we can account for it moving forward.

JHA:Is an HOA a viable option for this subdivision? Please add a note to the preliminary that the HOA documents will be reviewed and approved by the City prior to approval of the final plat. The documents should clearly state the responsibility for maintenance of all open space and D.E. lots.

5. I think small channels and ponds should have trickle channels at lower slopes because they don’t get enough water to fill the channels every storm event. The trickle channel will keep the water moving out in those events. Larger channels even in a 2-year storm event have at least a foot of water, so that water will still be moving out without the trickle channel. Therefore, I don’t think it is needed for larger channels. Don’t think this should hold up the preliminary plat, as this is a design

add on. ENGINEERING \* SURVEYING \* PLANNING



5. JHA: We concur that this can be deferred to construction plan review, however as noted above, any changes to the preliminary plan will require a revised preliminary plan submittal and approval

6. If final grades and full street drainage analysis of the subdivision are going to be required, we ask that this be reevaluated during the final plat of the subdivision, and not during the preliminary plat. If the finished floor elevations need to change, it is not going to cause a change in the preliminary plat. The site will be raised or lowered to account for these elevation changes.

JHA: This may be deferred to construction plan/final plat, but note that all lots shall be outside the 100-year floodplain, and streets shall be designed to prevent flooding of roadways. Any changes to the preliminary plat will require a revised submittal and approval by the City.

7. Totally agree that finish floors should be elevated at least 2' above the 1982 FEMA flood study BFE. I do think the finished floors should be set at the final plat stage, and not a preliminary plat stage. JHA: Add a note that all FFE's shall be 2' above the BFE and the final plat shall have a table affixed to the plat showing the FFEs for all lots

Please feel free to call or email if you wish to discuss this further.

Sincerely,

**TURLEY ASSOCIATES, INC.**

Kendell J Wimberly, P.E.

JHA summary of notes to be added to the preliminary plan prior to approval:

1. An off-site drainage easement and channel located downstream of the property is required prior to approval of the construction plans for this project based on information submitted with this preliminary plan. Any changes to the preliminary plan as result of not obtaining this easement shall require a revised preliminary plan to be submitted and approved by the City.
2. The Home Owners Association (HOA) for this subdivision shall be responsible for maintenance of all Open Space and Drainage Easements. HOA documents shall be submitted and approved prior to approval of the final plat.
3. All single family and commercial lots shall be located outside the 100-year floodplain and streets shall be designed to prevent flooding. Any construction activity within a regulated floodplain shall require a Letter of Map Revision (LOMR) to be filed and approved by FEMA. A detailed grading plan and drainage analysis showing that the streets and storm sewer system will be adequate to convey the 100-year storm flows from the tract to the floodplain shall be provided prior to approval of construction plans for the proposed subdivision.
4. All Finished Floor Elevations (FFE's) shall be 2' above the Base Floodplain Elevation (BFE) as shown on the current FEMA Flood Insurance Rate Map, Panel Number 4804300005B, Effective date June 15, 1982. A table shall be affixed to the final plat showing these elevations for each lot prior to approval of the final plat.
5. Any changes to the approved preliminary plan will cause a revision to be filed and approved prior to approval of the Final Plat or Construction plans for this development.

  
**City Manager**ITEM NO. 14

**BUSINESS FOR THE CITY COUNCIL  
OF THE  
CITY OF LAMPASAS**

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**Subject:**

Public hearing to consider vacating the Live Oak Acres Subdivision Plat described as 9.832 acres, LHW Johnson Survey, Lampasas, Texas Lampasas County that was approved in 1976.

**Requested By:** Becky Sims, City Secretary

**Submitted By:** Becky Sims, City Secretary

**Date Submitted:** December 6, 2023

**For the Agenda of:** December 11, 2023

**Procurement and Funding Statement:**

N/A

**Attachments:**

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**Summary Statement:**

Mr. Wayne Wolfe has asked for the Planning Commission and City Council to vacate the Live Oak Acres subdivision plat that was approved in 1976. The 9.832 subdivision plat is comprised of 22 lots, two streets and an alley.

**Recommendation:**

Discussion only

**WAYNE J WOLFE  
2 WOLFE DRIVE  
LAMPASAS, TEXAS 76550  
254-290-0244**

11-9-2023

Request from Wayne J Wolfe:

Regarding Live Oak Subdivision in city limits of Lampasas, Texas.

I request that the city allow me to abandon this Subdivision and return it to original acreage.

This Subdivision was created in 1976 and was approved by County and City.

Due to the age of Subdivision it is no longer feasible and is obsolete. It is approved for Septic tanks. All lots are too small to meet current size regulation for acreage of lots to meet City and State regulation for Septic systems.

If in the future if I decide to sell or to begin building houses it will make it easier to make ready for sell or start building.

Land currently has no streets, curbs, water, sewer or elect. Also has limited access to any curbed or approved street.

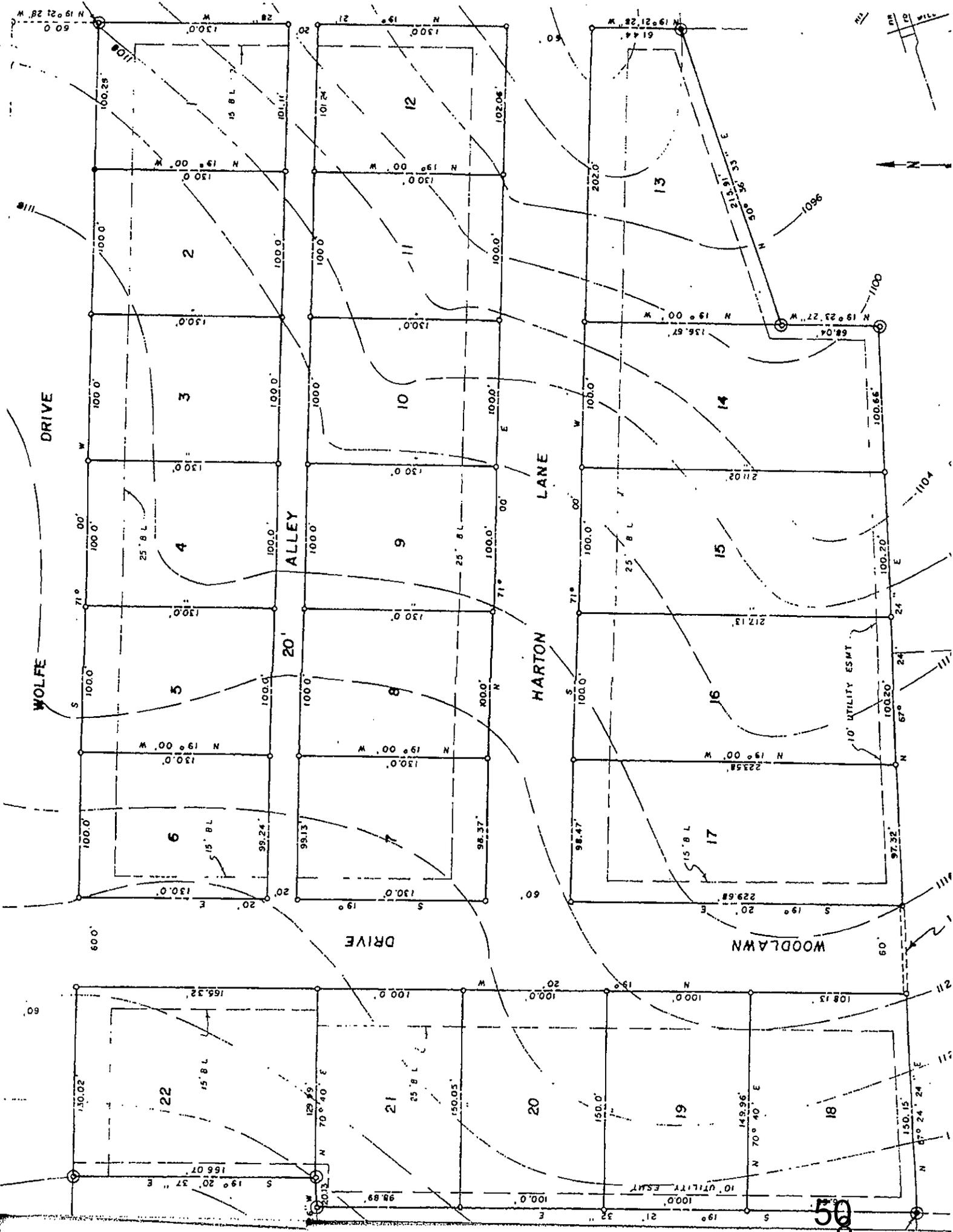
Wayne J. Wolfe

Signature: Wayne J. Wolfe

Date: 11-9-2023

# Live Oak Subdivision





  
**City Manager**ITEM NO. 1.5

**BUSINESS FOR THE CITY COUNCIL  
OF THE  
CITY OF LAMPASAS**

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**Subject:**

Public hearing to consider approval of a request to rezone property from Single Family Residential-6 ‘SF-6’ to Multi Family-2 “MF-2” (Apartments) for property described as lots 9-10-11-12, Block 5, Whites Addition on East Avenue J (FM 580) between Casbeer Street and White Street.

**Requested By:** Becky Sims, City Secretary

**Submitted By:** Becky Sims, City Secretary

**Date Submitted:** December 6, 2023

**For the Agenda of:** December 11, 2023

**Procurement and Funding Statement:**

N/A

**Attachments:**

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**Summary Statement:**

Ron Farr and Haylee Brewer, property owners are asking for consideration in rezoning property from Single Family Residential-6 “SF-6” to Multi-Family-2 (Apartments)

- The property is currently zoned Single Family Residential-6 “SF-6”
- The area is characterized as mixed use. The property is surrounded by businesses, undeveloped land and residential homes.
- Staff mailed eight (8) notices to property owners within 200 feet of the applicant’s property, to date no letters have been received in favor or in protest of the request.
- This area is defined as Suburban Mixed-Use in the Comprehensive Plan
  - intended for mixed-use areas to be developed at a higher density/intensity
  - opportunity for transitioning residential to commercial uses, designed in a manner that is more appropriate to the character of the surrounding areas.

**Recommendation:**

Discussion only



# ZONING APPLICATION

ANTICIPATED MEETING DATES: P&Z: 12-7-23 City Council: 12-11-23  
DATE OF PRE-APPLICATION CONFERENCE WITH CITY REPS & PLANNER (required): \_\_\_\_\_

**Application Type:**

- Initial Zoning (newly annexed property)
- Rezoning (property currently zoned)
- Planned Development (PD) - see Zoning Ordinance for special requirements and procedures
- Specific Use Permit (SUIP) - see Zoning Ordinance for special requirements and procedures

Name of Subdivision or Project: Whites

Physical Location of Property: 1706 E AVE J  
*[General Location -- approximate distance to nearest existing street corner]*

Brief Legal Description of Property (must also attach accurate metes and bounds description): \_\_\_\_\_  
*[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]*

Acreage: 0.534 Existing Zoning: residential SF 6 Proposed Zoning: mf 2

Applicant / Owner's Name: Bent Tree LTD

Contact Person: Ron Farr/Haylee Brewer partner

Company Name: Bent Tree

Street/Mailing Address: PO BOX 889 City: Lampasas State: TX Zip: 76550

Phone: 512 556 1599 Fax: \_\_\_\_\_ Email Address: renwfarr@yahoo.com

Engineer / Representative's Name: Marshal Brewer / EE1

Contact Person: Marshal Brewer Title: Civil engineer

Company Name: Eckermann Engineering

Street/Mailing Address: \_\_\_\_\_ City: Lampasas State: TX Zip: 76550

Phone: 512 734 5868 Fax: \_\_\_\_\_ Email Address: marshal@eckermannengineering.com

Nature of Request/Proposed Use of the Property: apartments

**SUBMITTAL DEADLINE: 30 DAYS PRIOR TO P&Z PUBLIC HEARING DATE.** (All zoning applications must be advised in the newspaper, and notices must be mailed to all property owners within 200 feet of the subject property. Please contact City staff in advance for submittal deadlines.)

All applications must be **COMPLETE** before they will be scheduled for P&Z agenda. It is the applicant's responsibility to be familiar with, and to comply with, all City submittal requirements (in the Zoning & Subdivision Ordinances, and any separate submittal policies, requirements and/or checklists that may be obtained from City staff), including the number of plans to be submitted, application fees, etc. Please contact City staff in advance for submittal requirements.

All application materials (one copy) must be delivered to the City's Planner. The name, address, phone number, etc. of the City's Planner can be obtained from City staff. Failure to submit all materials to the City's Planner may result in delays scheduling the development application for a P&Z agenda. The City will invoice the applicant for all consulting fees (by City's Planner, Engineer, Attorney, etc.) incurred for City review of this project.

**Notice of Public Records.** The submission of plans/drawings with this application makes such items public record, and the applicant understands that they may be viewed by the general public. Unless the applicant expressly states otherwise in writing, submission of this application (with associated plans/drawings) will be considered consent by the applicant that the general public may view and/or reproduce (i.e., copy) such documents.

I hereby certify that I am the Owner, or the duly authorized agent of the Owner (proof of authorization attached), for the purposes of this application, and that all information submitted herein is complete, true and correct to the best of my knowledge. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

Signed: Haylee Brewer Title: partner Date: 11/6/23

Office Use Only: Date Rec'd \_\_\_\_\_ Fees Paid:\$ \_\_\_\_\_ Check #: \_\_\_\_\_ Accepted By: \_\_\_\_\_

City of Lampasas  
Planning and Zoning Board  
Staff Report  
(Bent Tree-Brewer-Rezone)

Subject Property	The property is described as block 5, lots 9-12, Whites Addition on East Avenue J (FM 580) between Casbeer Street and White Street Lampasas, Texas Lampasas County.
Request	The applicant is asking for consideration in rezoning property from Single Family Residential-6 "SF-6" to Multi-Family-2 (Apartments)
Current Zoning	The property is currently zoned Single Family Residential-6 "SF-6"
Character	The area is characterized as mixed use. The property is surrounded by businesses, undeveloped land and residential homes.
Notification	All notifications and publications, as required by Ordinance and Statute, have been made. Staff mailed eight (8) notices to property owners within 200 feet of the applicant's property, to date no letters have been received in favor or in protest of the request.
Recommendation	<p>In making a determination regarding a requested zoning change, the Planning and Zoning Commission and City Council shall consider the following factors:</p> <ul style="list-style-type: none"><li>• Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned and their relationship to the general area and the City as a whole.</li><li>• Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area, and shall note the findings.</li><li>• The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.</li><li>• The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.</li><li>• How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved.</li><li>• Any other factors which will substantially affect the public health, safety, morals, or general welfare</li></ul>
Comprehensive Plan	This area is described as a Suburban Mixed Use

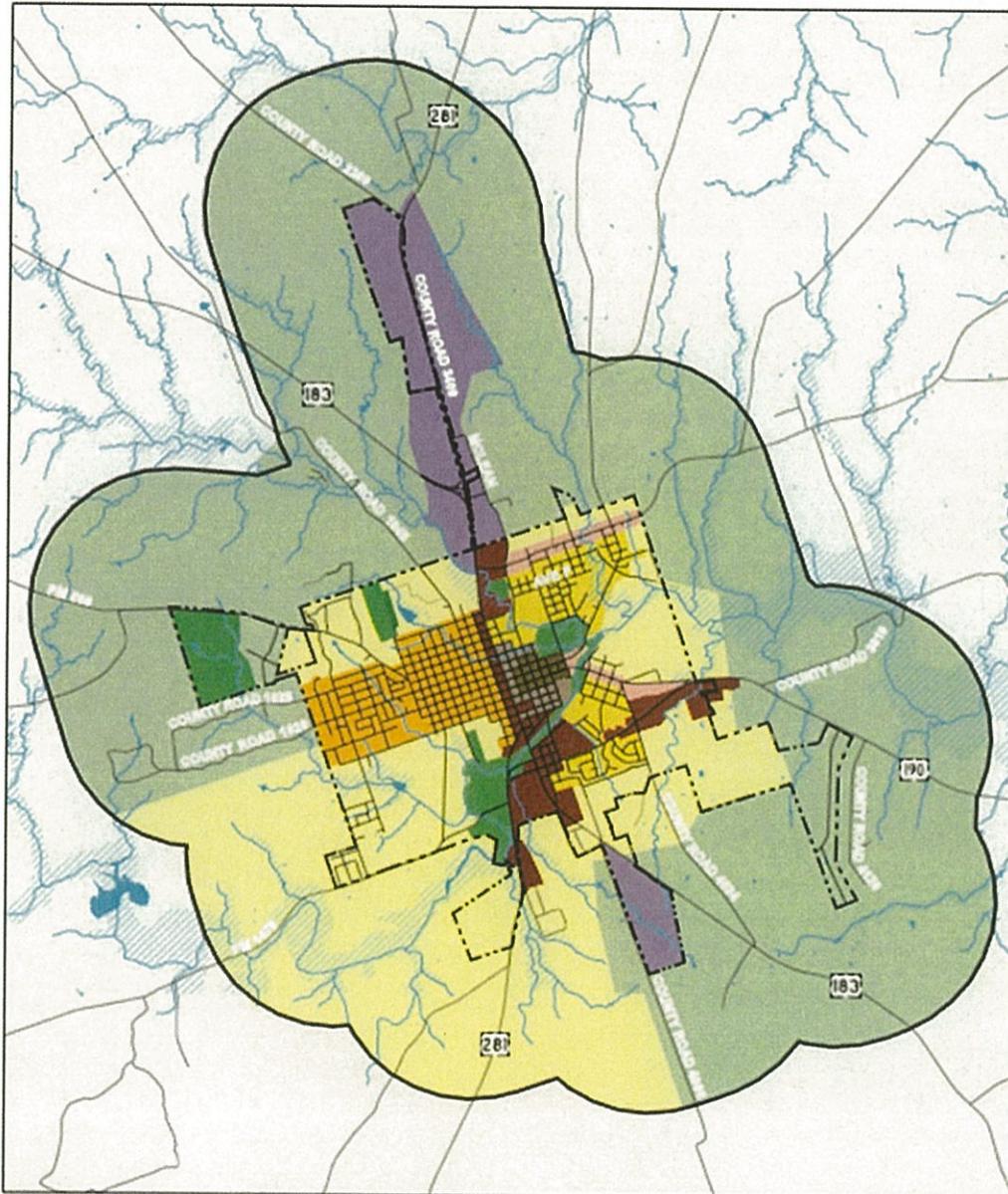
The Suburban Mixed-Use (SM) future development category is intended for mixed-use areas to be developed at a higher density/intensity and for uses not allowed in the Suburban Residential classification.

These areas, predominantly along higher trafficked arterial or collector corridors within Suburban Residential areas, are intended to provide the opportunity for transitioning residential to commercial uses, designed in a manner that is more appropriate to the character of the surrounding areas.

Appropriate Land Uses

- *Residential Uses:* single-family detached dwellings; industrialized housing; single-family attached (i.e., duplexes and twins, triplexes, and quadriplexes).

MAP 4.2, FUTURE LAND USE PLAN



LEGEND

Parks and Open Space	Suburban Mixed-Use	Watercourses	Lampasas ETJ
Rural Estate	Corridor Commercial	Water Bodies	Roads
Suburban Residential	Employment Mixed-Use	Floodzone	Non-Lampasas Areas
Traditional Residential	Downtown Transitional	Lampasas City Limits	
Urban Residential	Downtown Core		

0 0.5 1 2 Miles

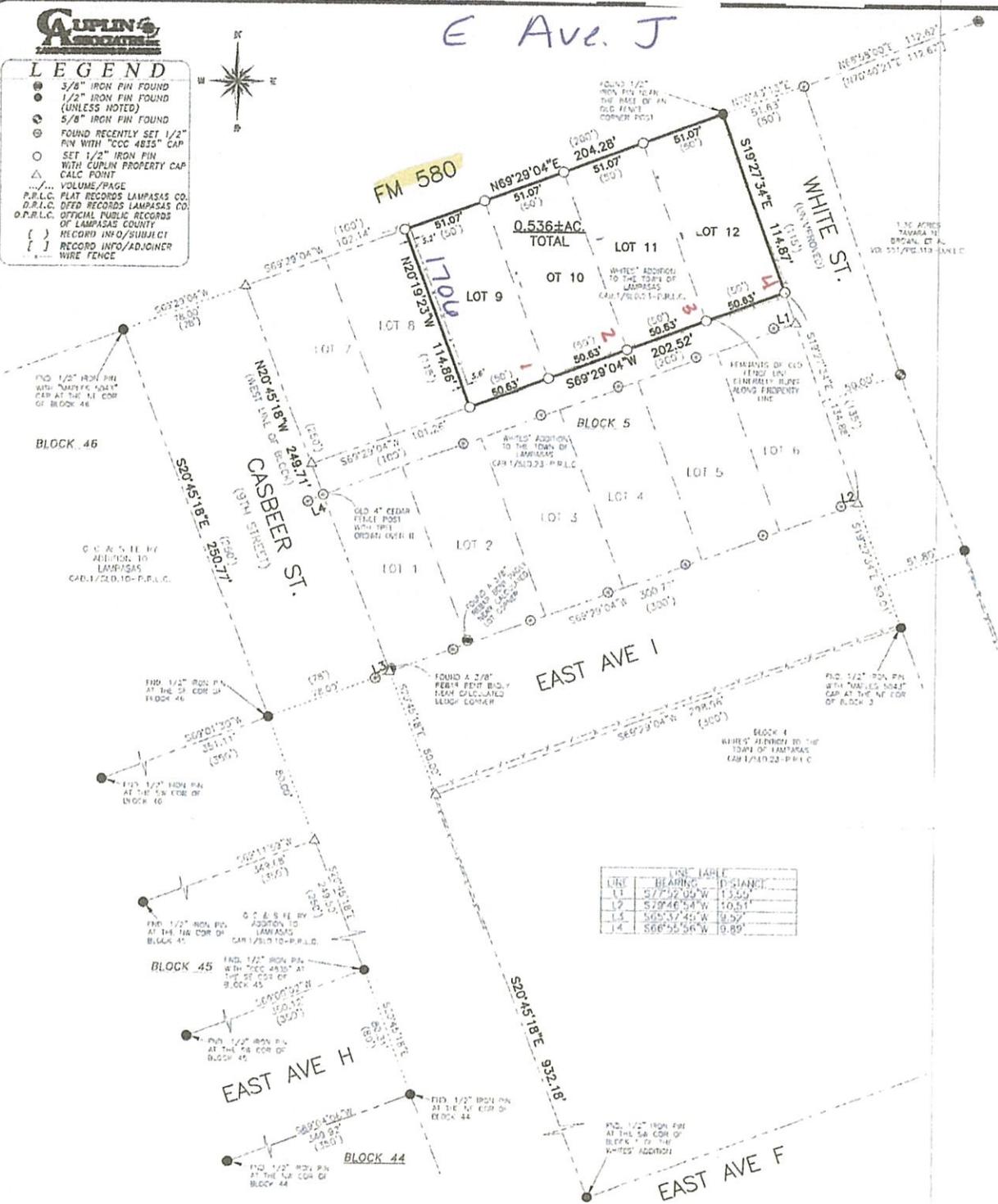
Note: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

1706  
E Ave. J



**LEGEND**

- 3/8" IRON PIN FOUND
- 1/2" IRON PIN FOUND (UNLESS NOTED)
- 5/8" IRON PIN FOUND
- FOUND RECENTLY SET 1/2" PIN WITH "CCC 4835" CAP
- SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP CALC POINT
- △ VOLUME/PAGE
- P.R.L.C. PLAT RECORDS LAMPASAS CO.
- D.P.L.C. DEED RECORDS LAMPASAS CO.
- O.P.R.L.C. OFFICIAL PUBLIC RECORDS OF LAMPASAS COUNTY
- [ ] RECORD INFO/SUBJECT
- [ ] RECORD INFO/ADJOINER
- WIRE FENCE



LINE	BEARING	DISTANCE
L1	S77°52'00"W	13.55'
L2	S79°44'04"W	10.51'
L3	S05°37'44"W	18.32'
L4	S66°55'36"W	0.89'

**NOTES:**  
 1) SUBJECT PROPERTY IS LOCATED WITHIN ZONE C (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 4804300005R, EFFECTIVE 06/15/1982.  
 2) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.  
 3) SUBJECT TO ALL CURRENT APPLICABLE SUBDIVISION REGULATIONS AND ORDINANCES OF THE CITY OF LAMPASAS, LAMPASAS COUNTY, TEXAS.

**SURVEYOR'S STATEMENT:**  
 1) ALL FOUND 1/2" IRON PINS WITH "CCC 4835" CAP APPEAR TO BE RECENTLY SET. THESE MONUMENTS APPEAR TO ESTABLISH THE SOUTH HALF OF BLOCK 4 SOLELY BASED ON A 70' WIDE RIGHT-OF-WAY WIDTH ON CASBEER STREET (9TH STREET) AND THEN SETTING THEM AT RECORD DISTANCES OF 115'x50' LOTS. THE SUBDIVISION PLAT OF WHITES' ADDITION, RECORDED ON MARCH 3, 1885 STATES THE WIDTH TO BE 70 FEET, HOWEVER, THE NEIGHBORING PLAT OF O C & S FE BY ADDITION, RECORDED ON OCTOBER 6, 1882 LISTS CASBEER STREET (9TH STREET) AS 78 FEET WIDE. ALSO, THE TEXAS STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP OF F.M. HIGHWAY 580 DATED SEPTEMBER 20, 1955 SHOWS CASBEER STREET AS BEING 78 FEET IN WIDTH.

**BOUNDARY SURVEY**

LOCAL ADDRESS: EAST FM HIGHWAY 580, LAMPASAS, TEXAS.

LEGAL DESCRIPTION: LOT 9, LOT 10, LOT 11 AND LOT 12, BLOCK 5 OF THE WHITES' ADDITION TO THE TOWN OF LAMPASAS, A SUBDIVISION LOCATED IN THE CITY OF LAMPASAS, LAMPASAS COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN CABINET 1, SLIDE 23 OF THE PLAT RECORDS OF LAMPASAS COUNTY, TEXAS.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY HAVE ADDITIONAL ENCUMBRANCES, SURVEYOR NOT RESPONSIBLE FOR ANY ENCUMBRANCES THAT A TITLE COMMITMENT MAY DISCLOSE.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION. COPYRIGHT 2023, CUPLIN & ASSOCIATES, INC. ©.

*K.C. LUST* DATED 07/05/2023  
 K.C. LUST, R.P.L.S. NO. 5273

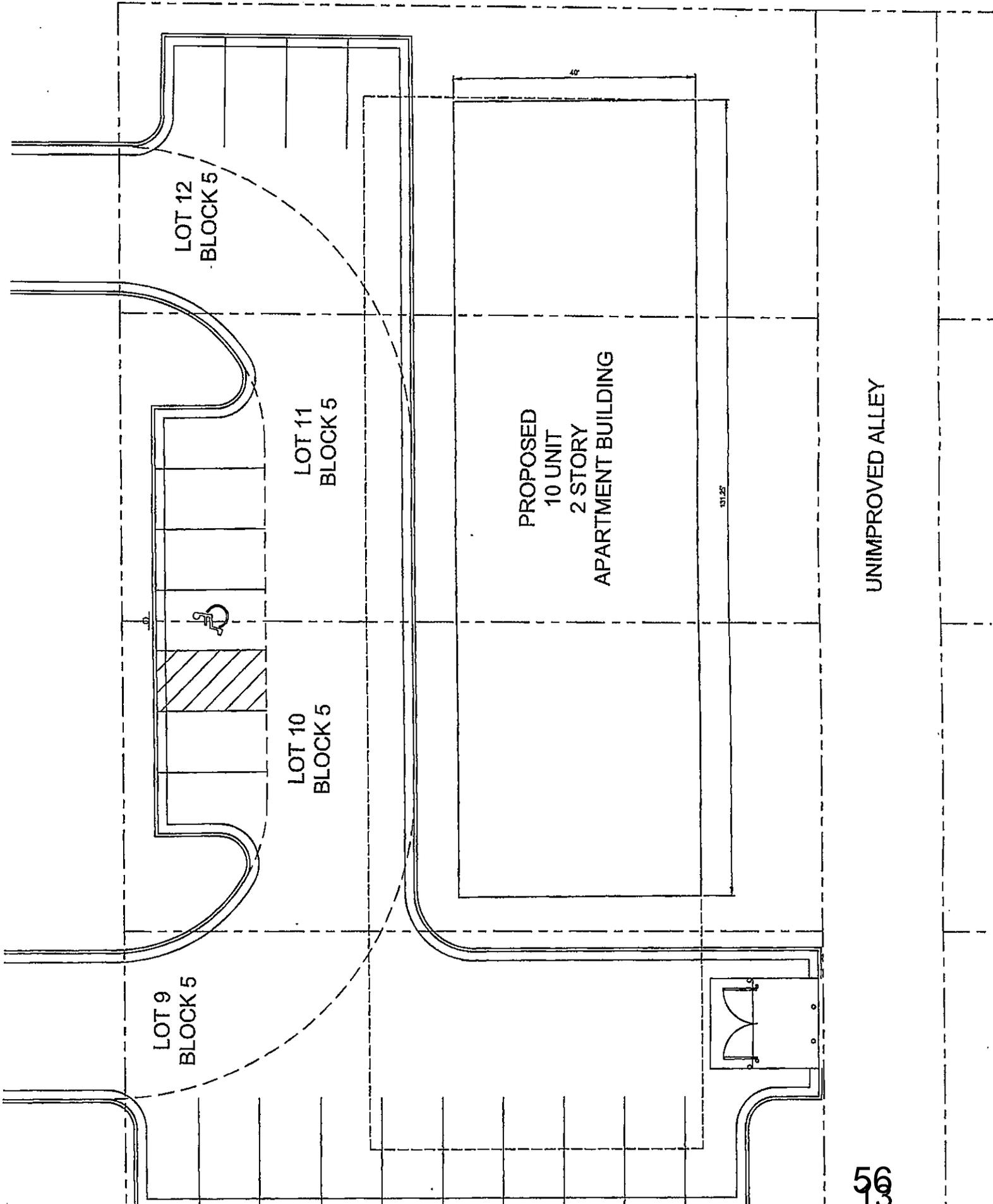


SHEET 1 OF 1	PROJ NO. 23447
	PREPARED FOR: MARSHAL BREWER
	TECH: G. CUPLIN
	APPROVED: K.C. LUST
FIELDWORK PERFORMED ON: MAY & JUNE 2023	

1500 OLLIE LANE  
 MARBLE FALLS, TX. 78654  
 PH: 325-388-3300/830-693-8815  
 WWW.CUPLINASSOCIATES.COM

SCALE 1" = 60'

DATE	NO.	DESCRIPTION
	2	
	1	



WRITTEN COMMENTS FOR A ZONING CHANGE REQUEST  
(Bent Tree Construction-Brewer- Rezone Request)

I own 1604 EAST J, [address] in Lampasas, Texas.

At this time, I do not (do) or do not (do not) plan to attend the Public Hearing noted above.

Note, you are welcome to attend, even if you indicate on this form that you do not plan to do so.

As a property owner who may be affected by the requested change, I want the Board to know that I, Tim (protest) or do not (approve) the requested zoning change(s) that the Applicant has asked the Board to grant.

Please place a check mark beside your choice above and/or note any reasons or concerns you want the Board to consider in the spaces below.

My support/objection to the request is because:

(1) SAFETY CONCERNS WITH MY BUILDING & RENTERS.

(2) \_\_\_\_\_

(3) \_\_\_\_\_

(Further information may be written on back of this sheet, if additional space is needed.)

Signed [Signature] Date 12-7- 2023

Written Form Received by City Staff on: [Signature], 2023 by 12-7-23

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City Manager

ITEM NO. 16

**BUSINESS FOR THE CITY COUNCIL  
OF THE  
CITY OF LAMPASAS**

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**Subject:**

Public hearing to consider a request to rezone property described as w ½ of Lot 2 Block 2; East Lampasas Addition, Lampasas, Texas, Lampasas County; commonly known as 1011 E Bridge from Commercial “C” to Single Family Residential-6 “SF-6”

**Requested By:** Becky Sims, City Secretary

**Submitted By:** Becky Sims, City Secretary

**Date Submitted:** December 6, 2023

**For the Agenda of:** December 11, 2023

**Procurement and Funding Statement:**

N/A

**Attachments:**

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**Summary Statement:**

The applicant is asking for consideration in rezoning property from Commercial to Single Family Residential-6 “SF-6”

- The property is currently zoned Commercial.
- The area is characterized as mixed use. The property is surrounded by single family homes and commercial property.
- Staff mailed twenty-two (22) notices to property owners within 200 feet of the applicant’s property, to date no letters have been received in protest, and one letter and two verbal approvals have been received in favor of the request.
- This area is described as Traditional Residential in the Comprehensive Plan
  - intended for revitalizing part of town which embody some of the original characteristics of the older core areas of the City (e.g., gridded streets), but lack urban character.

**Recommendation:**

Discussion Only



# ZONING APPLICATION

ANTICIPATED MEETING DATES: P&Z: Dec 7 City Council: Dec 11  
DATE OF PRE-APPLICATION CONFERENCE WITH CITY REPS & PLANNER (required): \_\_\_\_\_

**Application Type:**

- Initial Zoning (newly annexed property)
- Rezoning (property currently zoned)
- Planned Development (PD) - see Zoning Ordinance for special requirements and procedures
- Specific Use Permit (SIP) - see Zoning Ordinance for special requirements and procedures

Name of Subdivision or Project: \_\_\_\_\_

Physical Location of Property: 1011 Bridge Street Lampasas TX 76550  
*[General Location -- approximate distance to nearest existing street corner]*

Brief Legal Description of Property (must also attach accurate metes and bounds description): \_\_\_\_\_  
*[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]*

Acreage: 0.2480 Existing Zoning: Commercial Proposed Zoning: Single Fam Res-6

Applicant / Owner's Name: Jeremiah & Jennifer Collins

Contact Person: \_\_\_\_\_ Title: \_\_\_\_\_

Company Name: \_\_\_\_\_

Street/Mailing Address: 1101 Bridge St. city: Lampasas State: TX Zip: 76550

Phone: 512-635-2317 Fax: \_\_\_\_\_ Email Address: jcollins8205@hotmail.com

Engineer / Representative's Name: \_\_\_\_\_

Contact Person: \_\_\_\_\_ Title: \_\_\_\_\_

Company Name: \_\_\_\_\_

Street/Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email Address: \_\_\_\_\_

Nature of Request/Proposed Use of the Property: Build a house

**SUBMITTAL DEADLINE: 30 DAYS PRIOR TO P&Z PUBLIC HEARING DATE.** (All zoning applications must be advised in the newspaper, and notices must be mailed to all property owners within 200 feet of the subject property. Please contact City staff in advance for submittal deadlines.)  
**All applications must be COMPLETE before they will be scheduled for P&Z agenda.** It is the applicant's responsibility to be familiar with, and to comply with, all City submittal requirements (in the Zoning & Subdivision Ordinances, and any separate submittal policies, requirements and/or checklists that may be obtained from City staff), including the number of plans to be submitted, application fees, etc. Please contact City staff in advance for submittal requirements.  
**All application materials (one copy) must be delivered to the City's Planner.** The name, address, phone number, etc. of the City's Planner can be obtained from City staff. Failure to submit all materials to the City's Planner may result in delays scheduling the development application for a P&Z agenda. The City will invoice the applicant for all consulting fees (by City's Planner, Engineer, Attorney, etc.) incurred for City review of this project.  
**Notice of Public Records.** The submission of plans/drawings with this application makes such items public record, and the applicant understands that they may be viewed by the general public. Unless the applicant expressly states otherwise in writing, submission of this application (with associated plans/drawings) will be considered consent by the applicant that the general public may view and/or reproduce (i.e., copy) such documents.

I hereby certify that I am the Owner, or the duly authorized agent of the Owner (proof of authorization attached), for the purposes of this application, and that all information submitted herein is complete, true and correct to the best of my knowledge. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

Signed: Jennifer Collins Title: Owner Date: 11/20/23

Office Use Only: Date Rec'd \_\_\_\_\_ Fees Paid:\$ \_\_\_\_\_ Check #: \_\_\_\_\_ Accepted By: \_\_\_\_\_

## Property Details

### Account

**Property ID:** 452 **Geographic ID:** 10060-002-002-20

**Type:** Real **Zoning:**

**Property Use:**

### Location

**Situs Address:** 1011 E BRIDGE ST LAMPASAS, TX 76550

**Map ID:** M15 **Mapsco:**

**Legal Description:** LOT: W 1/2 OF LOT 2 BLK: 2 ADDN: EAST LAMPASAS LocCd:66

**Abstract/Subdivision:** 10060 - East Lampasas

**Neighborhood:**

**Owner** ⓘ

**Owner ID:** 64253

**Name:** COLLINS JENNIFER & JEREMIAH

**Agent:**

**Mailing Address:** 1101 BRIDGE ST  
LAMPASAS, TX 76550

**% Ownership:** 100.0%

**Exemptions:** For privacy reasons not all exemptions are shown online.

## Property Values

**Improvement Homesite Value:** \$0 (+)

**Improvement Non-Homesite Value:** \$0 (+)

**Land Homesite Value:** \$15,060 (+)

**Land Non-Homesite Value:** \$0 (+)

**Agricultural Market Valuation:** \$0 (+)

**Market Value:** \$15,060 (=)

**Agricultural Value Loss:** \$0 (-)

**Appraised Value:** \$15,060 (=)

**Homestead Cap Loss:** \$0 (-)

**Assessed Value:** \$15,060

**Ag Use Value:** \$0

**VALUES DISPLAYED ARE 2023 CERTIFIED VALUES.**

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

**Property Taxing Jurisdiction**

**Owner:** COLLINS JENNIFER & JEREMIAH **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	CAD	0.000000	\$15,060	\$15,060	\$0.00	
CLA	CITY OF LAMPASAS	0.304888	\$15,060	\$15,060	\$45.92	
LAM	LAMPASAS COUNTY	0.398600	\$15,060	\$15,060	\$60.03	
R&B	ROAD & BRIDGE	0.120900	\$15,060	\$15,060	\$18.21	
SLA	LAMPASAS ISD	1.017500	\$15,060	\$15,060	\$153.24	

**Total Tax Rate:** 1.841888

**Estimated Taxes With Exemptions:** \$277.40

**Estimated Taxes Without Exemptions:** \$277.40

City of Lampasas  
Planning and Zoning Board  
Staff Report  
(Collins-Rezone)

Subject Property	The property is described w ½ of Lot 2 Block 2; East Lampasas Addition, Lampasas, Texas, Lampasas County; commonly known as 1011 E Bridge
Request	The applicant is asking for consideration in rezoning property from Commercial to Single Family Residential-6 “SF-6”
Current Zoning	The property is currently zoned Commercial
Character	The area is characterized as mixed use. The property is surrounded by single family homes and commercial property.
Notification	All notifications and publications, as required by Ordinance and Statute, have been made. Staff mailed twenty-two (22) notices to property owners within 200 feet of the applicant’s property, to date no letters have been received in favor or in protest of the request.
Recommendation	<p>In making a determination regarding a requested zoning change, the Planning and Zoning Commission and City Council shall consider the following factors:</p> <ul style="list-style-type: none"><li>• Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned and their relationship to the general area and the City as a whole.</li><li>• Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area, and shall note the findings.</li><li>• The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.</li><li>• The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.</li><li>• How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved.</li><li>• Any other factors which will substantially affect the public health, safety, morals, or general welfare</li></ul>
Comprehensive Plan	This area is described as a Traditional Residential

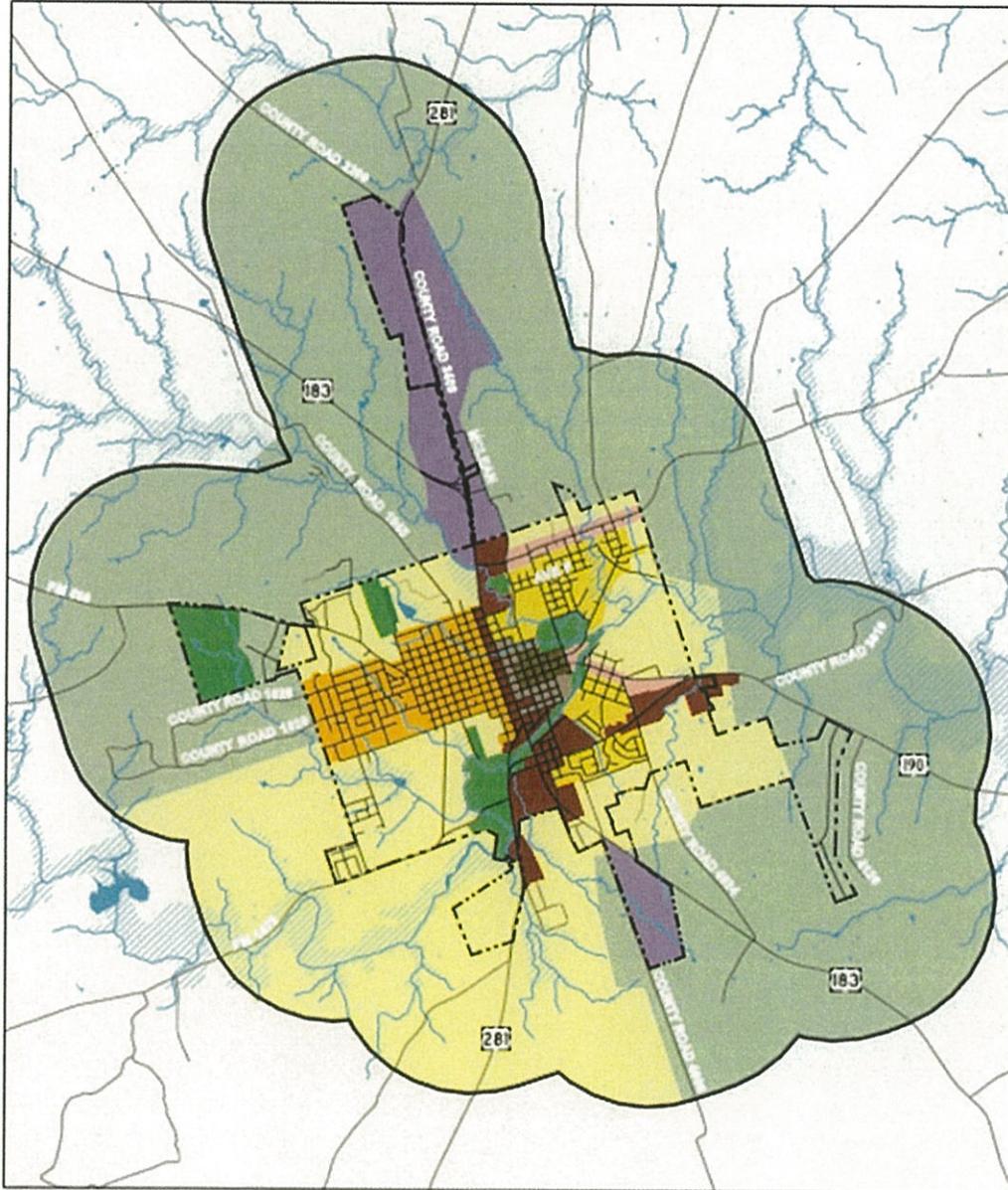
The Traditional Residential (TR) future development category is intended for revitalizing part of town which embody some of the original characteristics of the older core areas of the City (e.g., gridded streets), but lack urban character. These areas are intended to be developed and redeveloped with single-family detached and attached uses with an auto-

oriented character, meaning the automobile and its associated uses (e.g., streets, driveways, parking, etc.) are the predominant visual characteristic.

### Appropriate Land Uses

*Residential Uses:* single-family detached dwellings; industrialized housing; single-family attached (i.e., duplexes, twins). Manufactured homes may be appropriate provided that they are located in a new manufactured home subdivision.

MAP 4-2, FUTURE LAND USE PLAN

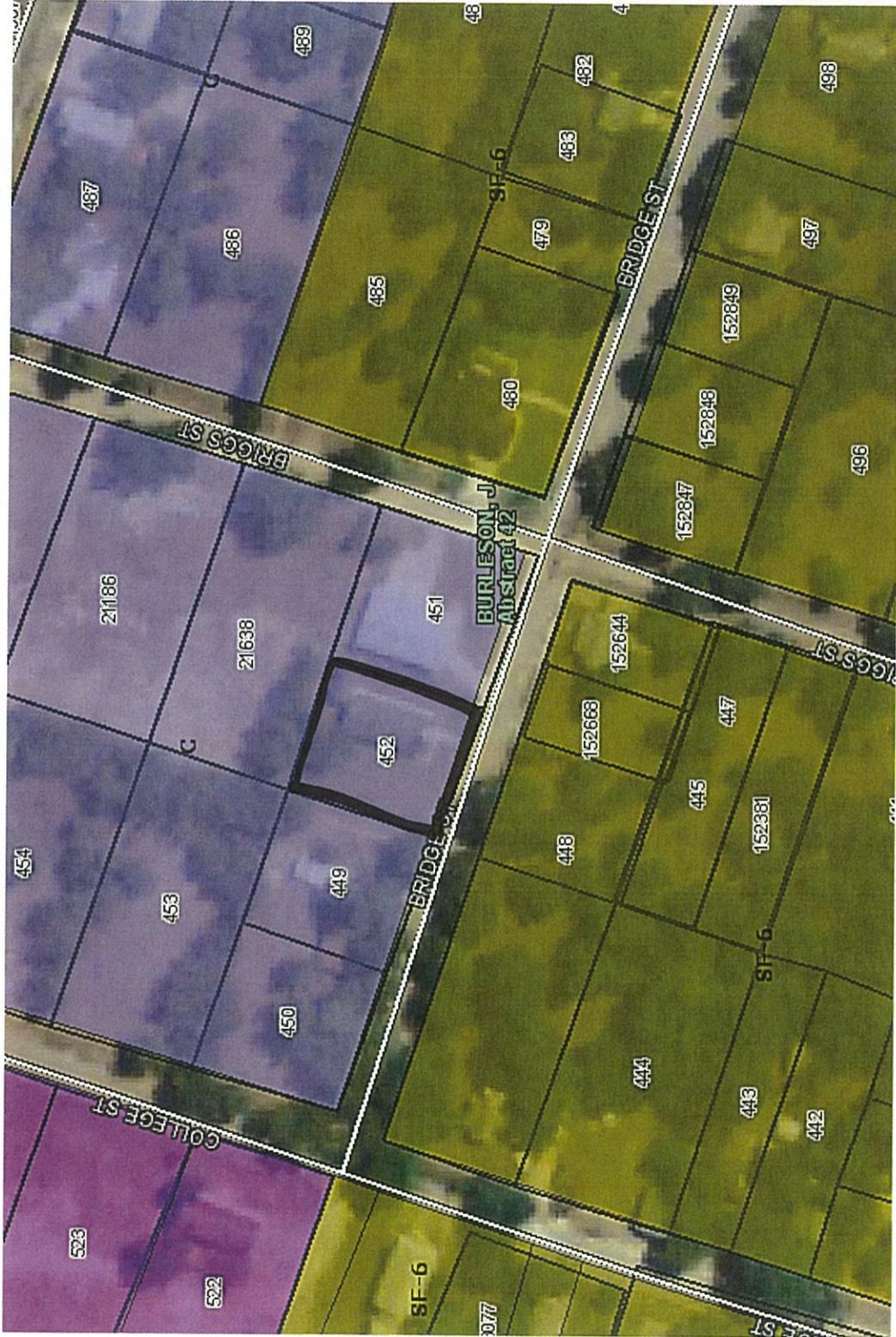


**LEGEND**

- |                      |              |                      |                         |                   |                    |                     |                      |                       |               |              |              |           |                      |                    |                    |
|----------------------|--------------|----------------------|-------------------------|-------------------|--------------------|---------------------|----------------------|-----------------------|---------------|--------------|--------------|-----------|----------------------|--------------------|--------------------|
| Parks and Open Space | Rural Estate | Suburban Residential | Traditional Residential | Urban Residential | Suburban Mixed-Use | Corridor Commercial | Employment Mixed-Use | Downtown Transitional | Downtown Core | Watercourses | Water Bodies | Floodzone | Lampasas City Limits | Lampasas ETJ Roads | Non-Lampasas Areas |
|----------------------|--------------|----------------------|-------------------------|-------------------|--------------------|---------------------|----------------------|-----------------------|---------------|--------------|--------------|-----------|----------------------|--------------------|--------------------|

Note: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

# PARCEL 452





WRITTEN COMMENTS FOR A ZONING CHANGE REQUEST  
(Collins- Rezone Request)

I own 1001 and 1003 Bridge St., [address] in Lampasas, Texas.

At this time, I do or do not plan to attend the Public Hearing noted above.

**Note, you are welcome to attend, even if you indicate on this form that you do not plan to do so.**

As a property owner who may be affected by the requested change, I want the Board to know that I, protest or  approve the requested zoning change(s) that the Applicant has asked the Board to grant.

**Please place a check mark beside your choice above and/or note any reasons or concerns you want the Board to consider in the spaces below.**

My support/objection to the request is because:

(1) Request conforms to neighborhood

(2) \_\_\_\_\_

(3) \_\_\_\_\_

(Further information may be written on back of this sheet, if additional space is needed.)

Signed J. Harrell Date 12.4.23, 20  

JACK HARRELL  
1002 E 4<sup>TH</sup> STREET  
LAMPASAS, TEXAS 76550

Written Form Received by City Staff on: \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_.

**WRITTEN COMMENTS FOR A ZONING CHANGE REQUEST**  
(Collins- Rezone Request)

I own \_\_\_\_\_, [address] in Lampasas, Texas.

At this time, I \_\_\_\_\_ (do) or \_\_\_\_\_ (do not) plan to attend the Public Hearing noted above.

**Note, you are welcome to attend, even if you indicate on this form that you do not plan to do so.**

As a property owner who may be affected by the requested change, I want the Board to know that I, \_\_\_\_\_ (protest) or \_\_\_\_\_ (approve) the requested zoning change(s) that the Applicant has asked the Board to grant.

**Please place a check mark beside your choice above and/or note any reasons or concerns you want the Board to consider in the spaces below.**

My support/objection to the request is because:

(1) \_\_\_\_\_

(2) \_\_\_\_\_

(3) \_\_\_\_\_

(Further information may be written on back of this sheet, if additional space is needed.)

Signed \_\_\_\_\_ Date \_\_\_\_\_, 20\_\_\_\_

ALFREDO SUAREZ  
2202 HWY 281 S  
LAMPASAS, TEXAS 76550

Written Form Received by City Staff on: 12-5-23, 20\_\_\_\_ by BJM.

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, November 27, 2023  
5:30 p.m. Workshop Session  
6:00 p.m. Regular Session

ITEM 2.1

*(regular session will begin immediately following workshop and may be called to order prior to 6:00 pm)*

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

**Council Members Present:**

Zac Morris  
Eric Hernandez  
Davis Keele  
Charlie Pratus  
Cathy Kuehne  
Chuck Williamson

**City Staff Present:**

Finley deGraffenried, City Manager  
Becky Sims, City Secretary  
Jeff Smith, Fire Chief  
Monica Wright, IT Director  
Ryan Ward, ACM  
Jody Cummings, Police Chief  
Stacey Ybarra, EDC Director

**Council Members Absent:**

N/A

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

**1. Call to order Workshop Session**

*Mayor Pearce opened the workshop session at 5:30 p.m.*

**2. Discussion regarding any item on the regular agenda**

*There was no discussion*

**3. Adjourn Workshop Session**

*Council member Pratus moved to adjourn workshop at 5:30 p.m., the motion was seconded by Mayor Pro-Tem Morris and with a unanimous vote, the motion carried.*

**REGULAR SESSION**

**ANNOUNCEMENTS**

**A. Call to Order**

*Mayor Pearce called the Regular Session to order at 5:30 p.m.*

**B. Invocation and Pledge of Allegiance**

*Jody Cummings, 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 and City Council recognized the following individuals for their service and dedication to the City of Lampasas*

- *Jacob Hummer- 10 years*
- *Charlie Boswell- 20 years*



*The Mayor and City Council recognized two Misti Talbert Community Champions*

*Officer **Dustin Roscoe** has made a huge positive impact on our community. He not only is an outstanding police officer but is an excellent SRO for the students and parents of our community. Officer Roscoe has showed great leadership and helped guide all of our students throughout their journey in school and life. I have a son with special needs who absolutely looks up to Officer Roscoe who has gone above and beyond to make sure not only my son feels special but every student he encounters. The looks on all of the students' faces as he greets them every morning is priceless. These kids know that someone cares about them and that he is there to help them through the tough times and help them celebrate the good ones! Dustin Roscoe also volunteers for many things throughout the community including many student events and also coaches for Building Badgers! Officer Dustin Roscoe is an Outstanding Community Champion. Nominated by Audrey Sanguinet*





*Barbara Maier* owns and operates Central Texas Serenity Caregivers LLC. She takes care of our community elders; she donates her time to assist elders with whatever medical equipment they may need to keep their independence. If a family can't afford the caregiving option but needs a wheelchair, she'll give them one. If someone in the community needs hygiene or personal care products, Barbie makes sure their needs are met. She gets a lot of gently used items returned back to the organization after her and her team take great care of their patients and the family no longer needs those items. Her husband is retired military and she is a cancer survivor. She runs her company taking care of our community elders, she sponsors different events, she inspires and motivates anyone that crosses her path. She is always willing to do more. She is a great example of what represents a Community Champion.



	PUBLIC HEARINGS/CITIZEN COMMENT
1.1	Citizen comments – Any citizen who desires to address the City Council on a matter <b>not included</b> on the Agenda may do so at this time. The City Council may not deliberate on items presented under this Agenda Item.

*There were no citizen comments*

1.2	Citizen comments- Any citizen who desires to address the City Council on a matter <b>that is included</b> on the Agenda may do so at this time.
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*There were no citizen comments*

2.0	MINUTES
2.1	Discussion and possible action concerning the approval of minutes of the Regular Meeting held on November 13, 2023.

*Council member Williamson moved to approve the minutes as presented; the motion was seconded by Council member Pratus; with a unanimous vote, the motion carried.*

3.0	CONSENT AGENDA
3.1	Discussion and possible action regarding the September 2023 Investment Report

*Mayor Pro Tem Morris moved to approve the consent agenda as presented, the motion was seconded by Council member Williamson and with a unanimous vote, the motion carried.*

4.0	BOARDS/DEPARTMENT REPORTS
4.1	Police Department Annual Report

Chief Cummings presented the Police Department Annual Report:

**STAFF**

**Chief of Police**

**Assistant Chief**

- 3 Sergeant Investigators
- 1 Code Enforcement Sergeant
- 1 Animal Control Officer
- 1 Animal Shelter Director
- 2 Animal Shelter Technicians

**Patrol Lieutenant**

- 2 Patrol & 1 SRO Sergeants
- 9 Patrol & 4 SRO Officers

**Dispatch Supervisor & Records Clerk**

- 1 Dispatcher/Data Entry Clerk
- 8 Dispatchers

**11 Citizen Police Academy Alumni**

**3 Firemen/Police Officers**

**37 Total Paid Employees**

## **YEARLY NUMBERS**

### **Police**

- 39,337 Phone Calls (4,087 911-Calls)
- 14,195 Calls for Service
- 876 Arrests
- 1,599 Traffic Citations
- 3,669 Traffic Warnings
- 180,868 Miles with 26 Vehicles

### **CPAAA**

- 674 Volunteer Hours

### **Code Enforcement**

- 372 calls

### **Emergency Medical Dispatch**

- 1,791 City
- 1,294 County
- 3,085 Total

### **Animal Shelter**

- 439 Dogs
- 479 Cats
- 18 Other Animals

### **Animal Control (City)**

- 1,797 Calls for Service

## **ADDITIONAL DUTIES ASSIGNED**

- Unlock Vehicles
- Jump Start Vehicles
- Council Youth
- Bank Escorts
- Speaking Engagements
- Dignitary Security
- Paid Security
- Funeral Escorts
- Traffic Escorts
- Courtesy Rides
- Animal Control after Hours
- Civil Standby's
- Fingerprints
- Car Seat Program

## **EVENTS AND PROGRAMS**

- LCHEC College for Kids
- DEA Drug Take Back
- Spring Ho
- National Night Out
- PD & FD Luncheon and Toy Drive
- 25 Various Events with Street Closures
- Half Dozen Yearly Scheduled Events

**NOTABLE HAPPENINGS**

- 5 Police Academy Cadets
- 3 New SROs
- 3 EMD’s
- EMD Training Program
- Best Friends Grant
- Policies and Procedures
- Eclipse Preparations

**CHALLENGES AND OPPORTUNITIES**

- Growth - Population & Staff
- Recruitment & Retention
- Facilities - Police & Shelter
- Equipment
- Eclipse

5.0	ROUTINE MATTERS
5.1	City Manager’s Operational Report

*City Manager deGraffenried reviewed his report:*

LEDC                      The Lampasas Economic Development Corporation (“LEDC”) held its November meeting on the 15<sup>th</sup>, and spent a good portion of the agenda discussing the process for development of a strategic action plan. The broad categories in the Location Assessment Form, that Council may also wish to provide input on, include the City’s perceived position in Real Estate, Utilities, Transportation, Workforce and Education, Business Environment, and Quality of Life. Discussion on the topic included possible synergy with Central Texas College; additional networking opportunities; review of fiber deployment; and a possible Community Stakeholder meeting. The Board also approved proceeding with monument and real estate signage, and received some explanation on the recent flattening of sales tax.

TA Grant                      Council may remember the City’s submission for grant funding for a TxDOT, Transportation Accessibility (“TA”) program. The application included enhancements for pedestrian and bicycle traffic, generally from Western, downtown, to west North Avenue. Unfortunately, Ryan received word this week that the application was not selected for funding. Staff continues to review opportunities and routes that could match funding opportunities.

December 2-4                      The first few days of December will be busy in Lampasas with the Carol of Lights December 2<sup>nd</sup>, the annual Temple to Lampasas motorcycle toy run December 3<sup>rd</sup>, and the Community Lunch on December 4<sup>th</sup>. The Carol of Lights, Holidazzle Lighted Christmas Parade, sponsored by Ajinomoto Foods, will begin at 6:30 p.m. with the line-up starting at 5:30 p.m. As in year’s past, the City will be well represented. Annually, a group of 800 to 1000 motorcyclists ride from Temple to Lampasas with this year’s terminus at Putters and Gutters. Some local resources are utilized for traffic control, but otherwise, the event is without incident. Finally, please mark your calendars for lunch on December 4<sup>th</sup> at the Fire Station. The longstanding event is used to provide community fellowship and to collect toys and donations for the Volunteer Fire Department distribution.

Gateway Sign Staff continues to work with volunteers from Vision Lampasas, and other local donors for the installation of an additional welcome sign on south US 183. The location will be near, and on, the property owned by Ronnie and Sue Ellen Bumpus. The City, in previous discussions with Council, will provide the foundation for the sign and relocation of a portion of the fence. The City understands that the sign will be placed as soon as the City's contribution is done.

Staff Staff would like to recognize the following employees who began their City of Lampasas careers in November: Scott Haverly, 7 years; Charlie Boswell, 20 years; Jacob Hummer, 10 years; Derrick Eicher, 8 years; Mary Mendez, 16 years; Joe Schwartz, 16 years; Mary Garcia, 6 years; Amanda Null, 1 year; Micah Harry, 9 years; Joshua Palacio, 8 years; and Duane Griffith, 14 years. Staff has also started the advertisement and hiring process for Van Berry's replacement, and the Deputy Fire Chief position.

5.2	MAYOR'S COMMENTS
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*The Mayor had no comments at this evening's meeting.*

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 regarding cancelling the December 25, 2023 City Council Meeting.
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*Council member Kuehne moved to approve cancelling the December 25, 2023 City Council Meeting, the motion was seconded by Mayor Pro Tem Morris and with a unanimous vote, the motion carried.*

7.2	Discuss and consider action on a proposal from Jones-Heroy & Associates, Inc. to study supplemental and alternative water sources in the lump sum of \$55,000.00.
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*Mr. Jones provided background and project references relating to specialty firms. He advised the increase in estimated cost from \$50,000 to \$55,000 is based on the firm's expertise and experience in the field.*

*Council member Hernandez moved to approve the proposal from Jones-Heroy & Associates, Inc. to study supplemental and alternative water sources in the lump sum of \$55,000.00, the motion was seconded by Council member Kuehne and with a unanimous vote, the motion carried.*

7.3	Discussion and possible action regarding a request to close Briggs Street from East Fourth Street to Mills Street on December 16, 2023 from 7:00 am to 11:00 am for the Community Toy Drive to help mitigate traffic congestion
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*Council member Kuehne moved to approve the request to close Briggs Street from East Fourth Street to Mills Street on December 16, 2023 from 7:00 am to 11:00 am for the Community Toy Drive to help mitigate traffic congestion, the motion was seconded by Council member Keele and with a unanimous vote, the motion carried.*

7.4	Discussion and possible action regarding the appointment of Mariah Clary to the Parks and Recreation Advisory Board.
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*Council member Keele moved to approve the appointment of Mariah Clary to the Parks and Recreation Advisory Board, the motion was seconded by Council member Pratus and with a unanimous vote, the motion carried.*

*Adjourn into Executive Session Mayor Pro-Tem Morris moved to adjourn into executive session at 6:25 p.m., the motion was seconded by Council member Pratus and with a unanimous vote, the motion carried.*

**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:

8.0	EXECUTIVE SESSION ITEMS
8.1	Section 551.074 (personnel matters), to deliberate the appointment, employment, evaluation, reassignment, duties of City Manager; and other personnel matters as allowed by Texas Government Code, Chapter 551
8.2	Adjourn executive session and reconvene Regular Session

*Mayor & Council reconvened regular session at 6:57p.m.*

**REGULAR SESSION**

9.0	ACTION ON EXECUTIVE SESSION
9.1	Discussion and possible action concerning items posted and discussed by Council in Executive Session

*There was no action taken from items discussed during Executive Session*

*Adjourn- Council member Pratus moved to adjourn the meeting at 6:58 p.m., the motion was seconded by Mayor Pro Tem Morris and with a unanimous vote, the motion carried.*

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Herb Pearce, Mayor

ATTEST

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

  
City ManagerITEM NO. 3.1

**BUSINESS FOR THE CITY COUNCIL  
OF THE  
CITY OF LAMPASAS**

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**Subject:**

Discussion and Possible Action regarding purchases and charges in excess of \$4,000 from November 1, 2023 to November 30, 2023

Requested By: Yvonne Moreno, Finance Director

Submitted By: Yvonne Moreno, Finance Director

Date Submitted: December 1, 2023 For the Agenda of: December 11, 2023

**Procurement and Funding Statement:**

N/A

Attachments: A/P History Check Report

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**Summary Statement:**

The Check History Report presents the detail of individual charges and amounts for all checks over \$4,000 for the period of November 1, 2023 to November 30, 2023.

**Recommendation:**

Motion to approve by consent.

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
56260	LOWER COLORADO RIVER AUTHORITY							
I-EW710412283530	OCTOBER ELECTRIC	E	11/20/2023	565,237.47		000120		565,237.47
27050	IRS-PAYROLL TAXES							
I-T1 202311028371	FEDERAL WITHHOLDING	D	11/03/2023	23,160.70		000205		
I-T3 202311028371	FICA TAX	D	11/03/2023	31,861.02		000205		
I-T4 202311028371	MEDICARE TAX	D	11/03/2023	7,451.42		000205		62,473.14
84250	TEXAS MUNICIPAL RETIREMENT SYS							
I-TMR202310028368	RETIREMENT CONTRIBUTIONS	D	11/06/2023	2,227.06		000207		
I-TMR202310058369	RETIREMENT CONTRIBUTIONS	D	11/06/2023	58,609.32		000207		
I-TMR202310198370	RETIREMENT CONTRIBUTIONS	D	11/06/2023	62,602.70		000207		123,439.08
27050	IRS-PAYROLL TAXES							
I-T1 202311168376	FEDERAL WITHHOLDING	D	11/17/2023	22,267.84		000208		
I-T3 202311168376	FICA TAX	D	11/17/2023	31,235.16		000208		
I-T4 202311168376	MEDICARE TAX	D	11/17/2023	7,304.96		000208		60,807.96
27050	IRS-PAYROLL TAXES							
I-T1 202311168377	FEDERAL WITHHOLDING	D	11/17/2023	7,057.65		000209		
I-T3 202311168377	FICA TAX	D	11/17/2023	14,834.62		000209		
I-T4 202311168377	MEDICARE TAX	D	11/17/2023	3,469.52		000209		25,361.79
52200	LAMPASAS PUBLIC UTILITIES							
I-10312023	OCTOBER 2023	R	11/02/2023	32,942.02		173957		32,942.02
17865	COLONIAL LIFE & ACCIDENT							
I-AC1202310198370	ACCIDENT INSURANCE	R	11/06/2023	372.59		173972		
I-AC2202311028371	ACCIDENT INSURANCE	R	11/06/2023	372.64		173972		
I-AC3202310198370	ACCIDENT INSURANCE	R	11/06/2023	657.13		173972		
I-AC3202311028371	ACCIDENT INSURANCE	R	11/06/2023	657.13		173972		
I-CN1202310198370	CANCER INSURANCE	R	11/06/2023	231.44		173972		
I-CN2202311028371	CANCER INSURANCE	R	11/06/2023	231.46		173972		
I-HO1202310198370	HOSPITAL INCOME PREMIUM	R	11/06/2023	0.01		173972		
I-HO3202310198370	HOSPITAL INCOME - PRETAX	R	11/06/2023	145.49		173972		
I-HO3202311028371	HOSPITAL INCOME - PRETAX	R	11/06/2023	145.49		173972		
I-HOS202311028371	HOSPITAL INCOME - PRETAX	R	11/06/2023	0.01		173972		
I-LF3202311028371	UNIV/COL LIFE AFTER TAX	R	11/06/2023	396.70		173972		
I-LF7202310198370	NON-PRETAX LIFE INSURANCE	R	11/06/2023	396.72		173972		
I-LF8202310198370	AFTER TAX COLONIAL PRODUCTS	R	11/06/2023	1,074.75		173972		
I-LF8202311028371	AFTER TAX COLONIAL PRODUCTS	R	11/06/2023	1,074.75		173972		
I-LP1202310198370	PRETAX LPSD DISABILITY	R	11/06/2023	0.01		173972		
I-LP3202310198370	LPSD DISABILITY AFTERTAX	R	11/06/2023	26.72		173972		
I-LP3202311028371	LPSD DISABILITY AFTERTAX	R	11/06/2023	26.72		173972		5,809.76

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
03376	PRINCIPAL LIFE INSURANCE COMPA							
I-202311038374	PRINCIPAL LIFE INSURANCE COMPA	R	11/06/2023	309.30		173980		
I-DN1202310198370	EMPLOYEE SHARE HEALTH INSUR	R	11/06/2023	767.47		173980		
I-DN1202311028371	EMPLOYEE SHARE HEALTH INSUR	R	11/06/2023	9.83		173980		
I-DN2202311028371	EMPLOYEE SHARE HEALTH INSUR	R	11/06/2023	777.30		173980		
I-GDC202311028371	DENTAL INSURANCE PREMIUM	R	11/06/2023	1,073.00		173980		
I-GDE202311028371	DENTAL INSURANCE PREMIUM	R	11/06/2023	1,116.00		173980		
I-GDF202311028371	DENTAL INSURANCE PREMIUM	R	11/06/2023	1,450.75		173980		
I-GDS202311028371	DENTAL INSURANCE PREMIUM	R	11/06/2023	565.76		173980		
I-GVC202311028371	VISION INSURANCE PREMIUM	R	11/06/2023	157.78		173980		
I-GVE202311028371	VISION INSUR PREMIUM	R	11/06/2023	246.96		173980		
I-GVF202311028371	VISION INSURANCE PREMIUM	R	11/06/2023	243.88		173980		
I-GVS202311028371	VISION INSURANCE PREMIUM	R	11/06/2023	108.32		173980		
I-VS1202310198370	EMPLOYEE SHARE HEALTH PLAN	R	11/06/2023	89.72		173980		
I-VS1202311028371	EMPLOYEE SHARE HEALTH PLAN	R	11/06/2023	0.90		173980		
I-VS2202311028371	EMPLOYEE SHARE HEALTH INSUR	R	11/06/2023	90.62		173980		7,007.59
74775	SCOTT & WHITE HEALTH PLAN							
I-202311038375	SCOTT & WHITE HEALTH PLAN	R	11/06/2023	8,162.07		173996		
I-CCC202311028371	HEALTH INSURANCE PREMIUM	R	11/06/2023	8,229.10		173996		
I-CCE202311028371	HEALTH INSURANCE PREMIUM	R	11/06/2023	12,558.05		173996		
I-CCF202311028371	HEALTH INSURANCE PREMIUMS	R	11/06/2023	4,111.36		173996		
I-CCS202311028371	HEALTH INSURANCE PREMIUM	R	11/06/2023	3,674.96		173996		
I-HE1202311028371	HEALTH INSURANCE PREMIUM	R	11/06/2023	6,593.34		173996		
I-HEA202310198370	EMPLOYEE SHARE HEALTH INSURANC	R	11/06/2023	12,805.77		173996		
I-HEA202311028371	EMPLOYEE SHARE HEALTH INSURANC	R	11/06/2023	80.97		173996		
I-HEC202311028371	EMPLOYEE SHARE HEALTH INSURANC	R	11/06/2023	12,785.56		173996		
I-HI1202311028371	CITY HEALTH INSURANCE	R	11/06/2023	16,552.90		173996		
I-HID202311028371	CITY HEALTH INSURANCE	R	11/06/2023	21,103.46		173996		
I-HIE202311028371	EMPLOYEE CITY HEALTH CONTRIB	R	11/06/2023	28,199.55		173996		134,857.09
02692	APSCO INC./BROWNWOOD PLUMBING							
I-S1409552001	WATER PARTS	R	11/08/2023	3,831.79		174004		
I-S1409553001	WATER PARTS	R	11/08/2023	971.18		174004		4,802.97
17440	CITY OF LAMPASAS							
I-11062023	CITY APPRECIATION PARTY GIFTS	R	11/08/2023	4,270.00		174013		4,270.00
02261	CIVIC PLUS AND ePOWEREDSCHOOLS							
I-272300	MUNICODE SUPPORT FEE	R	11/08/2023	288.75		174014		
I-280236	CITY WEBSITE	R	11/08/2023	10,274.63		174014		10,563.38
02860	FUELMAN							
I-NP65308967	FUELMAN	R	11/08/2023	17,199.05		174023		17,199.05

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
02209	JONES-HEROY & ASSOCIATES INC							
I-10302023	FAIRVIEW DRAINAGE	R	11/08/2023	3,150.00		174032		
I-20294	AFNA CONTRACT	R	11/08/2023	712.50		174032		
I-20295	NORTHINGTON CRK EST	R	11/08/2023	3,580.00		174032		
I-20297	SPRING ST PS UPGRADE	R	11/08/2023	190.00		174032		7,632.50
47585	KEMPNER WATER SUPPLY CORP							
I-09302023	LOAN FOR KWSC	R	11/08/2023	19,146.97		174033		19,146.97
47585	KEMPNER WATER SUPPLY CORP							
I-09302023*	MONTHLY WATER BILL	R	11/08/2023	60,150.86		174034		60,150.86
59920	MILLER'S SERVICE CO							
I-95627	INSTALL FREEZER DOOR	R	11/08/2023	6,350.00		174046		6,350.00
02250	MOTOROLA SOLUTIONS, INC.							
I-1187110412	ANNUAL UNLIMITED STORAGE	R	11/08/2023	19,365.00		174047		19,365.00
00879	PHIL'S PAINT & BODY INC							
I-10302023 10	UNIT 9 VEHICLE REPAIRS	R	11/08/2023	183.69		174051		
I-10302023 11	UNIT 20 VEHICLE REPAIRS	R	11/08/2023	82.62		174051		
I-17 F150 09012023	UNIT 21 HAIL DAMAGE REPAI	R	11/08/2023	6,962.33		174051		7,228.64
02203	T MORALES COMPANY ELECTRIC & C							
I-15167S	NPW AIR CONTROLLERS	R	11/08/2023	210.00		174065		
I-15175S	A/C INVERTER WIRING	R	11/08/2023	2,960.50		174065		
I-15176S	PT WASTING PUMP	R	11/08/2023	5,800.00		174065		
I-15177S	LED LIGHT EFFLUENT	R	11/08/2023	425.00		174065		9,395.50
82300	TECHLINE, INC							
I-134014800	METER BASE	R	11/08/2023	1,128.68		174066		
I-134337700	POLES	R	11/08/2023	20,706.00		174066		
I-134448200	LINE MATERIAL	R	11/08/2023	9,653.20		174066		
I-134560900	LINE MATERIAL	R	11/08/2023	1,990.44		174066		
I-134560901	LINE MATERIAL	R	11/08/2023	1,419.60		174066		
I-134560902	LINE MATERIAL	R	11/08/2023	4,745.00		174066		
I-134600100	LINE MATERIAL	R	11/08/2023	1,291.32		174066		
I-134602400	TRANSFORMER	R	11/08/2023	3,483.00		174066		
I-134628500	LINE MATERIAL	R	11/08/2023	1,208.00		174066		
I-134635700	LINE MATERIAL	R	11/08/2023	231.55		174066		
I-157021400	LINE MATERIAL	R	11/08/2023	1,612.99		174066		
I-312829500	LINE MATERIAL	R	11/08/2023	13,447.83		174066		60,917.61

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
03469	TRIPLE C SURVEYING COMPANY, LL							
I-2014 230712 01	SURVEY AVE G	R	11/08/2023	4,500.00		174075		4,500.00
91599	VERIZON WIRELESS							
I-9947060468	TELEPHONE SERVICES	R	11/08/2023	4,510.16		174079		4,510.16
02976	WASTE CONNECTIONS							
I-2859535V165	CITIZENS STATION	R	11/08/2023	1,649.75		174082		
I-2859536V165	RECYCLE CENTER	R	11/08/2023	808.76		174082		
I-2859536V165*	RECYCLE CENTER	R	11/08/2023	394.25		174082		
I-2869541V165	COMMERCIAL SOLID WASTE	R	11/08/2023	64,479.80		174082		
I-2869542V165	RESIDENTIAL SOLID WASTE	R	11/08/2023	54,218.48		174082		
I-2869562V165	CITIZENS STATION	R	11/08/2023	2,612.15		174082		
I-2869573V165	RECYCLE CENTER	R	11/08/2023	829.03		174082		124,992.22
48720	LAMPASAS BUILDERS MART INC							
I-722681	WEEDER 16"/TROWEL 3" ASH	R	11/15/2023	26.29		174102		
I-722707	SLIDE RAIL/PVC/GREASE LITHM	R	11/15/2023	26.43		174102		
I-722717	PRUNING PAINT SPRAY 13 OZ	R	11/15/2023	36.76		174102		
I-722722	AA BATTERY/CABLE TIE 10 PK	R	11/15/2023	54.68		174102		
I-722737	AIR HOSE/CONNECT/TEE BRASS	R	11/15/2023	54.43		174102		
I-722751	NUTS/BOLTS	R	11/15/2023	0.80		174102		
I-722788	WHT POLY TUBE 1/4"	R	11/15/2023	2.12		174102		
I-722805	COMP SLEEVE/NUT COMP	R	11/15/2023	1.57		174102		
I-722828	BAR & CHAIN 1 GAL/ULTRA OIL	R	11/15/2023	50.22		174102		
I-722831	BRASS NIPPLE/COUPLER/AIR COMP	R	11/15/2023	30.64		174102		
I-722864	ANGLE GRINDER/CUT WHEEL	R	11/15/2023	140.55		174102		
I-722914	NUTS/BOLTS	R	11/15/2023	1.08		174102		
I-722915	EMPTY PAINT CAN GALLON	R	11/15/2023	7.35		174102		
I-722918	PRO GEL/XL GLOVES ACE	R	11/15/2023	74.51		174102		
I-722963	LP TANK EXCHANGE	R	11/15/2023	43.98		174102		
I-722989	COUPLING/BOILER 1/2/ADAPTER	R	11/15/2023	13.96		174102		
I-723013	NUTS/BOLTS	R	11/15/2023	6.00		174102		
I-723063	LED 2 PK/SPRAY PAINT BLK	R	11/15/2023	16.86		174102		
I-723120	NUTS/BOLTS	R	11/15/2023	0.33		174102		
I-723123	GRIND WHL/CUTOFF WHL/GRINDER	R	11/15/2023	197.04		174102		
I-723138	AWP 12"/FOAMING WASP 7.5 OZ	R	11/15/2023	55.75		174102		
I-723167	GARDEN HOSE/NOZZLE/BATTERY	R	11/15/2023	194.98		174102		
I-723190	LINEMEN PLIERS	R	11/15/2023	12.87		174102		
I-723230	BACK BLOWER/ENGINE OIL	R	11/15/2023	466.52		174102		
I-723246	STRANDED WIRE/NUTS/BOLTS	R	11/15/2023	13.25		174102		
I-723283	CAP/AIR FILTER	R	11/15/2023	20.00		174102		
I-723288	CLOROX/BULB/LIGHT CLAMP	R	11/15/2023	403.41		174102		
I-723289	CHAIN SAW/PICCO CHAIN	R	11/15/2023	416.98		174102		
I-723350	PVC/TEE/ADAPTER/COUPLING	R	11/15/2023	102.35		174102		
I-723400	CONCRETE REDI MIX 80 LB	R	11/15/2023	27.16		174102		
I-723409	MASKING TAPE/EDGE BLADE 5 PK	R	11/15/2023	16.79		174102		
I-723412	10' MICRO CHARGER CORD REGAL	R	11/15/2023	9.20		174102		

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
I-723461	SHOVEL/WHT MARKING PAINT	R	11/15/2023	128.74		174102		
I-723491	POLY SHEET BLK	R	11/15/2023	15.63		174102		
I-723522	WALL CHARGER LAMP	R	11/15/2023	9.19		174102		
I-723527	DOOR SWEEP ALUM WHITE	R	11/15/2023	17.47		174102		
I-723561	A/C FILTER/5 GAL PAIL/EZ OFF	R	11/15/2023	57.47		174102		
I-723590	TEFLON TAPE/RECTORSEAL	R	11/15/2023	19.30		174102		
I-723591	3/8" HOOK CLEVIS	R	11/15/2023	55.16		174102		
I-723611	GATORLINE .105 LB MAGNUM	R	11/15/2023	159.98		174102		
I-723614	3/4" GATE VALVE BRASS	R	11/15/2023	14.71		174102		
I-723639	HOSE BIBB 1/2"	R	11/15/2023	9.19		174102		
I-723711	WOOD PELLETS/COVER/PANS	R	11/15/2023	148.01		174102		
I-723733	CEMENT/TAPE MEASURE/HAMMER	R	11/15/2023	85.60		174102		
I-723742	LIME RUST/NUT STOP/HEX STEEL	R	11/15/2023	64.08		174102		
I-723749	DEWALT/METAL WHL/EXT CORD	R	11/15/2023	45.22		174102		
I-723752	FIBER RAKE/SLEDGE HAMMER	R	11/15/2023	93.16		174102		
I-723759	TROWEL/PRUNER/SCREWDRIVER	R	11/15/2023	49.27		174102		
I-723761	GORILLA TAPE/SC40 CROSS/NUTS	R	11/15/2023	36.35		174102		
I-723767	AXE/AXE CLAMP HEAD	R	11/15/2023	61.58		174102		
I-723859	PLYWOOD/FUEL SURCHARGE	R	11/15/2023	130.39		174102		
I-723865	NUTS/BOLTS	R	11/15/2023	12.53		174102		
I-723907	1 SIDED KEY BLANK	R	11/15/2023	8.70		174102		
I-723944	MASKING TAPE	R	11/15/2023	19.29		174102		
I-724009	CEMENT PORTLAND TYPE 1	R	11/15/2023	731.30		174102		
I-724032	LED BULB/UTILITY SW 4 PK	R	11/15/2023	129.17		174102		
I-724045	PLAYSAND 50 LB	R	11/15/2023	22.77		174102		
I-724046	LED BULB SOFTWH 12 PK	R	11/15/2023	77.26		174102		
I-724055	NUTS/BOLTS	R	11/15/2023	6.51		174102		
I-724070	KITCHEN FAUCET W/ SPRAYER	R	11/15/2023	64.39		174102		
I-724072	FAUCET/SOAPSTONE HOLDER	R	11/15/2023	29.22		174102		
I-724076	CEMENT PORTLAND TYPE 1	R	11/15/2023	212.40		174102		
I-724105	2X10-16	R	11/15/2023	18.91		174102		
I-724111	BIT FLAT 1 X 16	R	11/15/2023	7.53		174102		
I-724161	2X2 8' WW	R	11/15/2023	13.63		174102		
I-724204	ELL SC 40/PVC PIPE	R	11/15/2023	54.13		174102		
I-724243	PAINT PAIL/WHEEL/BRUSH	R	11/15/2023	46.81		174102		
I-724244	SPRING/SCREW/BOLT/NUT	R	11/15/2023	21.31		174102		
I-724249	BC PLYWOOD 1/4	R	11/15/2023	149.54		174102		
I-724321	NUTS/BOLTS/SCRUBBER PADS	R	11/15/2023	10.61		174102		
I-724322	SAFETY GLASSES/TRIMMER AUTO	R	11/15/2023	338.26		174102		
I-724372	RED PACK TOOLS/WRENCH	R	11/15/2023	83.72		174102		
I-724390	MOPHEAD DUST REFILL/WASHABLE	R	11/15/2023	41.38		174102		
I-724391	BROOM/MOPHEAD/PADLOCK	R	11/15/2023	69.86		174102		
I-724393	LYSOL CLEANER 2 PACK	R	11/15/2023	49.96		174102		
I-724459	NUTS/BOLTS/PLASTIC PLUG	R	11/15/2023	8.04		174102		
I-724509	GLOVES/AIR FILTER	R	11/15/2023	26.07		174102		
I-724536	BRUSH WHEEL/WHEEL GRIND	R	11/15/2023	12.71		174102		
I-724539	INSULATION WRAP/PIPE	R	11/15/2023	44.47		174102		
I-724555	GAS CAN/ENGINE OIL/LED BULB	R	11/15/2023	44.99		174102		

VENDOR SET: 99 CITY OF LAMPASAS  
 BANK: FSB BANCORPSOUTH  
 DATE RANGE: 11/01/2023 THRU 11/30/2023

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
I-724560	BLOWER HAND HELD	R	11/15/2023	299.99		174102		
I-724569	BATTERY DURACELL	R	11/15/2023	71.92		174102		
I-724581	TOP SOIL 40# ACE	R	11/15/2023	79.80		174102		
I-724583	TUBING BRAID	R	11/15/2023	7.67		174102		6,540.21
02754	MASTERCARD							
I-01041J	WORK BOOTS FOR TOM	R	11/15/2023	108.24		174119		
I-01072J	JUICE/BUILDING MEETING	R	11/15/2023	12.56		174119		
I-01097J	WORK JEANS FOR JR	R	11/15/2023	259.75		174119		
I-01101J	DONUTS BUILDING MEETING	R	11/15/2023	23.08		174119		
I-01103J	TACOS/BUILDING MEETING	R	11/15/2023	72.41		174119		
I-01285J	WORK JEANS FOR TOM	R	11/15/2023	239.95		174119		
I-01665J	PIZZA FOR COUNCIL	R	11/15/2023	89.95		174119		
I-01903J	LICENSE APPLICATION FEE	R	11/15/2023	113.75		174119		
I-01921J	MEAT FOR BBQ COOK-OFF	R	11/15/2023	425.48		174119		
I-02304J	COUNCIL DINNER	R	11/15/2023	119.98		174119		
I-02307J	BREAKFAST FOR ST & WWW	R	11/15/2023	59.45		174119		
I-10122023	PRE-EMPLOYMENT SCREEN	R	11/15/2023	7.50		174119		
I-10132023	HOTEL/TRAVEL EXP	R	11/15/2023	15.99		174119		
I-10132023*	TRAVEL EXPENSE	R	11/15/2023	734.89		174119		
I-10162023	RANGEFINDERS-HIGH SCHOOL	R	11/15/2023	1,274.00		174119		
I-10162023*	MOODY CENTER (2 TICKETS)	R	11/15/2023	246.84		174119		
I-10172023	MASTERCARD	R	11/15/2023	350.00		174119		
I-10192023	HOTEL HOLD RESEVATION	R	11/15/2023	102.00		174119		
I-10242023	MASTERCARD	R	11/15/2023	121.24		174119		
I-10262023**	MASTERCARD	R	11/15/2023	160.00		174119		
I-415923672	BRYAN/JONATHAN SHIRTS	R	11/15/2023	146.07		174119		
I-44049631	TICKET-PARKING PASS	R	11/15/2023	90.18		174119		
I-505804	SIGN MAKING TOOLS	R	11/15/2023	230.84		174119		
I-8099038729	KA & MICAH MESA CONF	R	11/15/2023	180.00		174119		
I-U29976	LIFT STATION MAINTENANCE	R	11/15/2023	7.94		174119		5,192.09
02692	APSCO INC./BROWNWOOD PLUMBING							
I-S1409544001	WATER APPURTENANCES	R	11/22/2023	3,981.72		174258		
I-S1409546001	FIRE HYDRANTS ANGLE STOPS	R	11/22/2023	3,980.47		174258		7,962.19
03519	BLUE SPRINGS POOL AND CONSTRUCT							
I-CAMPBELL PARK	CAMPBELL PARK-SIDEWALK	R	11/22/2023	5,200.00		174269		5,200.00
02344	BRENNTAG SOUTHWEST INC							
I-BSW503925	AQUACHLOR BLEACH 190	R	11/22/2023	1,921.70		174270		
I-BSW504037	AQUACHLOR BLEACH 580	R	11/22/2023	1,720.40		174270		
I-BSW505152	10% BLEACH SOLUTION	R	11/22/2023	713.90		174270		4,356.00

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
02261	CIVIC PLUS AND ePOWEREDSCHOOLS							
I-270051	CIVIC CLERK ANNUAL FEE	R	11/22/2023	8,751.65		174274		8,751.65
01344	CORE & MAIN LP							
I-T718763	INSERTA VALVE SLEEVE	R	11/22/2023	5,506.19		174276		
I-T801397	WATER APPURTENANCES	R	11/22/2023	246.84		174276		
I-T814980	1" METER COUPL	R	11/22/2023	324.48		174276		6,077.51
33574	GRAVES DOUGHERTY HEARON & MOOD							
I-2064451	KEMPNER AGREEMENT/SEP	R	11/22/2023	3,657.50		174282		
I-2065489	KEMPNER MATTERS/OCT	R	11/22/2023	1,463.00		174282		5,120.50
02202	H & H TREE SERVICE INC							
I-11162023	CHRISTMAS LIGHTS/DECOR	R	11/22/2023	10,000.00		174283		10,000.00
47585	KEMPNER WATER SUPPLY CORP							
I-10312023	DEBT SERVICE	R	11/22/2023	19,146.97		174301		19,146.97
49350	LAMP CHAMBER OF COMMERCE							
I-11092023	REIMBURSEMENT 3 & 4 QUART	R	11/22/2023	24,904.35		174305		24,904.35
01488	LAW OFFICES OF JO-CHRISTY BROW							
I-29867	GENERAL MATTERS/SEPT	R	11/22/2023	5,057.50		174307		5,057.50
01572	TECHLINE CONSTR.							
I-1200501300	HWY 281/ NARUNA	R	11/22/2023	42,550.76		174328		42,550.76
01505	TEXAS COMMISSION ON ENVIRONMEN							
I-PHS0217699	WATER SYSTEM FEE	R	11/22/2023	8,650.95		174331		8,650.95
03406	WELLS FARGO FINANCIAL LEASING							
I-5027327545	MOWER LEASE	R	11/22/2023	2,750.00		174340		
I-5027327546	MOWER LEASE	R	11/22/2023	1,470.00		174340		4,220.00
01344	CORE & MAIN LP							
I-T814950	AVE G WATER LINE EXTEN	R	11/27/2023	1,516.22		174354		
I-T853318	AVG G WATER EXTENSION	R	11/27/2023	952.20		174354		
I-T853765	4X2 BUSHING	R	11/27/2023	205.00		174354		
I-T903207	3" METER	R	11/27/2023	2,995.00		174354		
I-T907845	3" METER PROJECT	R	11/27/2023	794.30		174354		6,462.72
03273	DELL MARKETING LP							
I-10711867256	REPLACEMENT PCS	R	11/27/2023	17,399.20		174355		17,399.20

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
03116	RELIANCE ARCHITECTURE							
I-396	HOSTESS HOUSE BID & NEGOT	R	11/27/2023	4,950.00		174371		4,950.00

\* \* T O T A L S \* \*

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	37	734,183.92	0.00	734,183.92
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	4	272,081.97	0.00	272,081.97
EFT:	1	565,237.47	0.00	565,237.47
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	0			
VOID DEBITS		0.00		
VOID CREDITS		0.00	0.00	

TOTAL ERRORS: 0

VENDOR SET: 99	BANK: FSB	TOTALS:	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
			42	1,571,503.36	0.00	1,571,503.36
BANK: FSB	TOTALS:		42	1,571,503.36	0.00	1,571,503.36
REPORT TOTALS:			42	1,571,503.36	0.00	1,571,503.36

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City ManagerITEM NO. 3.2

**BUSINESS FOR THE CITY COUNCIL  
OF THE  
CITY OF LAMPASAS**

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**Subject:** Discussion and possible action on the Receipt of the Monthly Investment Report for October 2023

Requested By: Yvonne Moreno, Finance Director

Submitted By: Yvonne Moreno, Finance Director

Date Submitted: December 1, 2023

For the Agenda of: December 11, 2023

Procurement and Funding Statement: N/A

Attachments: Investment Report prepared by Patterson & Associates

**Summary Statement:**

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The weighted average maturity of City investments is 7 day(s).

The City's yield to maturity is 4.353

<u>Place of Investment</u>	<u>Investment Amount</u>	<u>% of Portfolio</u>
TexPool / TexPool Prime	\$1,963,900.60	7.77%
TexStar	\$1,722,246.33	6.82%
Bancorp South	\$12,314,249.85	48.74%
Money Market	\$3,227,788.17	12.78%
Frost Bank	\$36,056.31	0.14%
Federal Agency Coupon Securities	\$6,000,000.00	23.75%

=====  
**Recommendation:** Motion to approve by consent.



MONTHLY INVESTMENT REPORT

# City of Lampasas

OCTOBER 31, 2023



MEEDER

PUBLIC FUNDS  
PATTERSON GROUP

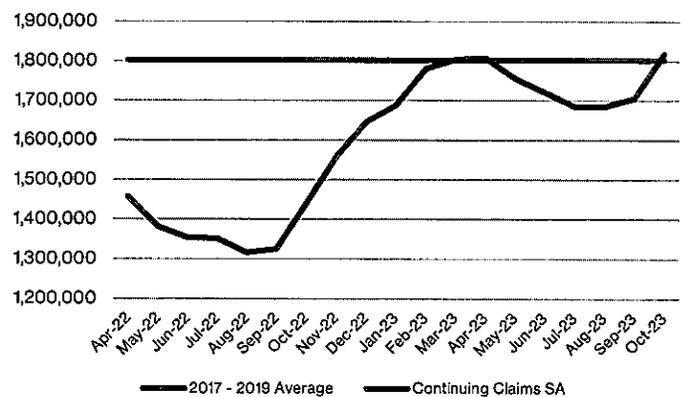
## Loosening Labor Market & Inflation Rate Trending Lower

In October, on the back of strong economic data and increased treasury supply, the treasury curve bear steepened, and yields reached cycle highs. The first look at third-quarter growth showed Gross Domestic Product (GDP) increased at an annualized pace of 4.9%, following a gain of 2.1% in the second quarter. The figure was the fastest pace of growth since the fourth quarter of 2021 and was led higher by strong consumer spending, specifically on spending for goods. The labor market remained strong, and inflation is still above the Federal Reserve's target, pushing market participants to price in higher interest rates for longer. Likewise, increasing budget deficits have led the Treasury to issue more debt than ever.

The September US Employment report was stronger than expected, showing that the US economy added 336,000 jobs during the month. Additionally, revisions to prior months added another 119,000 jobs. While the headline number was well above estimates, the report did still point to some continued labor market softening. Year-over-year wage increases continue to slow, now down to 4.2%, the lowest reading since June 2021. And even though the labor force continues to grow, average hours worked have stalled and are back to pre-pandemic levels. Jobless claims continue to grind higher as well. Altogether, one strong headline report is unlikely to sway the Federal Reserve as the evidence still points to a weakening labor market.

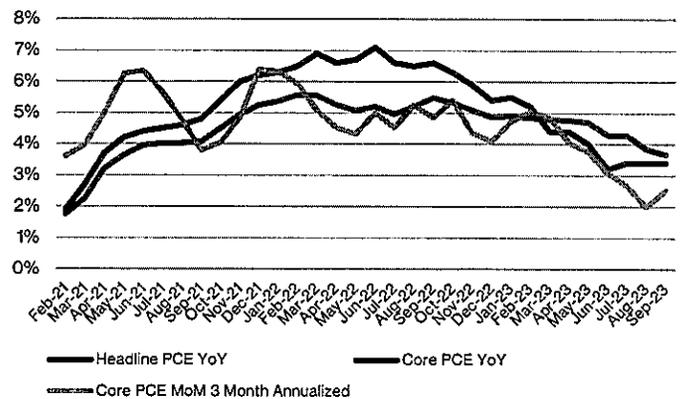
The core Personal Consumption Expenditures (PCE) Index, the Federal Reserve's preferred measure of price inflation, continues to moderate. Data from September showed that inflation slowed to an annual pace of 3.7%, the lowest level since June 2021. And while the month-over-month reading of 0.30% was the highest monthly reading since May, annualizing the last three months shows inflation today is closer to 2.5%. Services continue to be the largest driver of price increases, with services increasing 0.5% in the month and 4.7% over the last year.

**Jobless Claims Increasing**



SOURCE: BLOOMBERG

**Inflation Trending Lower**



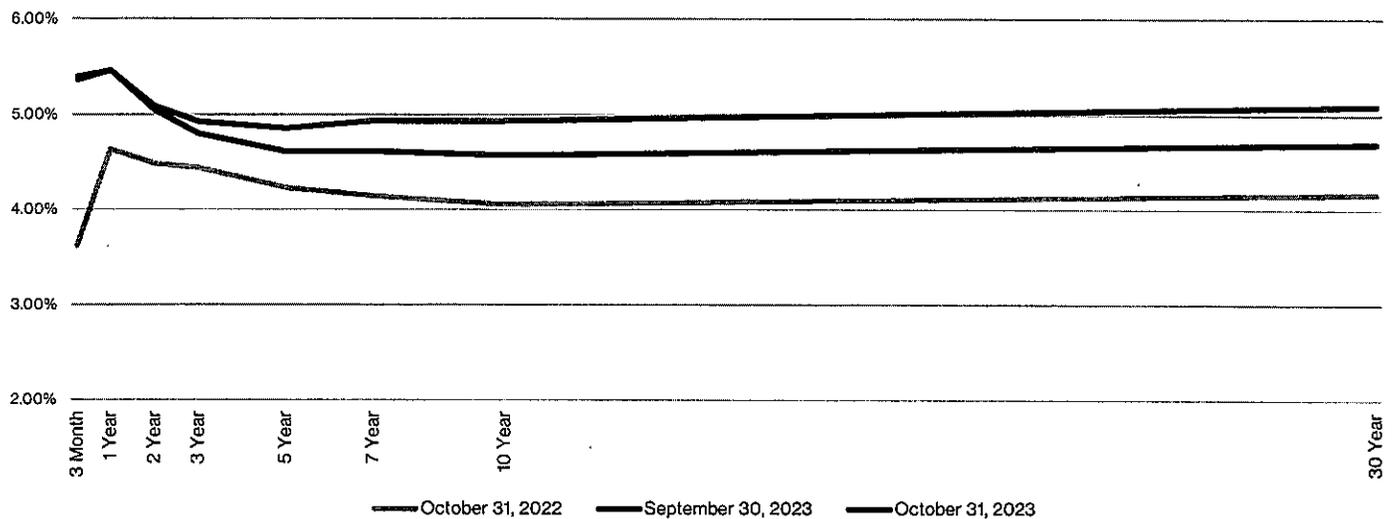
SOURCE: BLOOMBERG

## Rates Move Higher

We are nearing the end of the Federal Reserve's historic rate hiking cycle. Market pricing for rate hikes and cuts ended October in the same place they began, with no additional hikes priced in and approximately 0.75% of cuts in 2024. This steadiness in market expectations for monetary policy kept the 2-year treasury yield generally steady, increasing by 0.05% to 5.09%. However, a plethora of economic data that shows the economy is still expanding, combined with higher expectations for Treasury issuance, moved long-term rates higher. The 10-year treasury increased by 0.36% to 4.93%. Through October, the spread between the 2-year and 10-year treasury yield increased to -0.16%. This is the closest the curve has been since July 2022.

Credit product spreads remained contained in October. The steady dose of data showing the economy is still growing combined with lower corporate and municipal bond issuance continues to keep a lid on spreads. Spreads on agency bonds remained steady in October and continue to be near their long-term averages. We will continue to look to add value by picking up incremental yield on high-quality bonds. Rates are still at historic levels not seen since 2007, making this a very attractive time to buy duration and lock in yields.

### US Treasury Yield Curve



# Your Portfolio

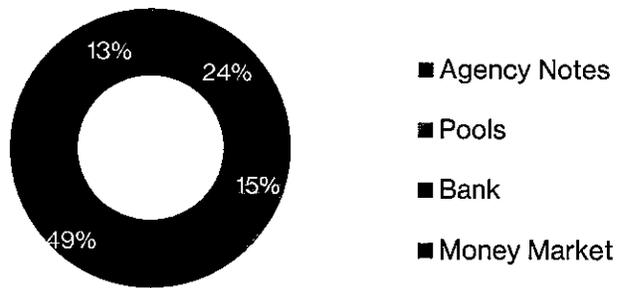
As of October 31, 2023



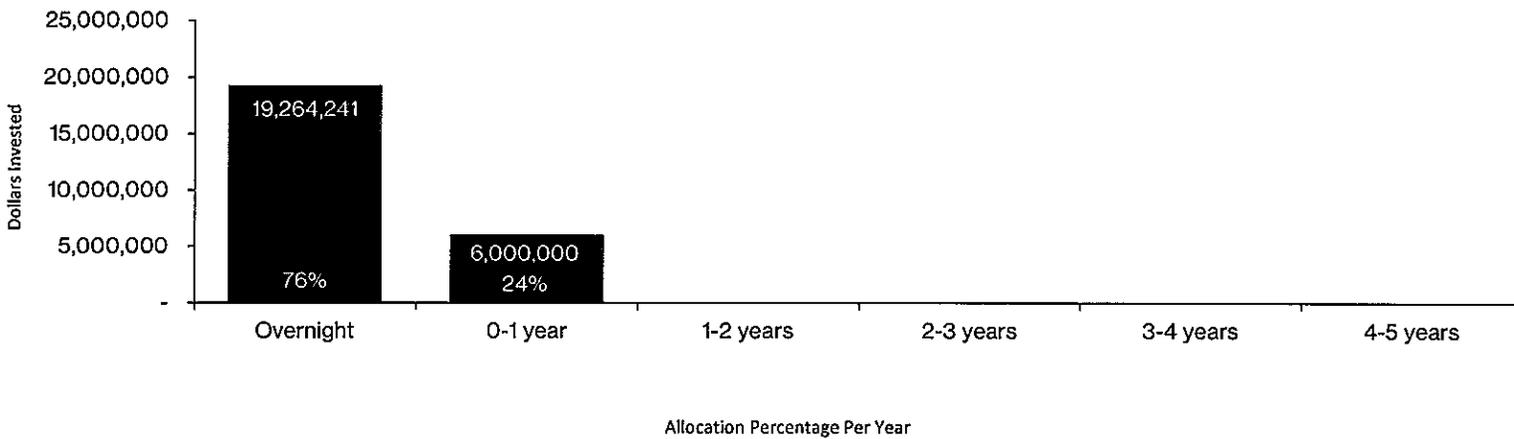
## Your Portfolio Statistics

Weighted Average Maturity 0.02 years  
Weighted Average Yield (All Funds) 4.35%

## Your Asset Allocation



## Your Maturity Distribution





**City of Lampasas, Texas  
Portfolio Management  
Portfolio Summary  
October 31, 2023**

Meeder Public Funds  
901 S. MoPac  
Suite 300  
Austin, TX 78746

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM 365 Equiv.
Federal Agency Coupon Securities	6,000,000.00	5,981,050.58	6,000,000.00	23.75	669	28	1.200
Bancorp South	12,314,249.85	12,314,249.85	12,314,249.85	48.74	1	1	5.362
Texpool/Texpool Prime	1,963,900.60	1,963,900.60	1,963,900.60	7.77	1	1	5.368
TexStar	1,722,246.33	1,722,246.33	1,722,246.33	6.82	1	1	5.323
Frost Bank	36,056.31	36,056.31	36,056.31	0.14	1	1	0.000
Money Market	3,227,788.17	3,227,788.17	3,227,788.17	12.78	1	1	5.280
<b>Investments</b>	<b>25,264,241.26</b>	<b>25,245,291.84</b>	<b>25,264,241.26</b>	<b>100.00%</b>	<b>160</b>	<b>7</b>	<b>4.353</b>

Total Earnings	October 31 Month Ending	Fiscal Year To Date
Current Year	88,899.27	88,899.27

The following reports are submitted in accordance with the Public Funds Investment Act (Texas Gov't Code 2256). The reports also offer supplemental information not required by the Act in order to fully inform the governing body of the City of Lampasas, Texas of the position and activity within the City's portfolio of investment. The reports include a management summary overview, a detailed inventory report for the end of the period a transaction report, as well as graphic representations of the portfolio to provide full disclosure to the governing body.

Yvonne Moreno, Finance Director

Reporting period 10/01/2023-10/31/2023  
Data Updated: SET\_LAMP: 11/30/2023 11:43  
Run Date: 11/30/2023 - 11:43

Portfolio LAMP  
AP  
PM (PRF\_PM1) 7.3.0  
Report Ver. 7.3.6.1



**City of Lampasas, Texas  
Summary by Type  
October 31, 2023  
Grouped by Fund**

Meeder Public Funds  
901 S. MoPac  
Suite 300  
Austin, TX 78746

Security Type	Number of Investments	Par Value	Book Value	% of Portfolio	Average YTM 365	Average Days to Maturity
<b>Fund: Cash</b>						
Bancorp South	3	10,220,337.11	10,220,337.11	40.45	5.500	1
Federal Agency Coupon Securities	2	6,000,000.00	6,000,000.00	23.75	1.200	28
Money Market	3	3,227,788.17	3,227,788.17	12.78	5.280	1
Texpool/Texpool Prime	1	1,883,038.84	1,883,038.84	7.45	5.359	1
<b>Subtotal</b>	<b>9</b>	<b>21,331,164.12</b>	<b>21,331,164.12</b>	<b>84.43</b>	<b>4.245</b>	<b>9</b>
<b>Fund: Cert. of Obligation 2016</b>						
Texpool/Texpool Prime	1	80,861.76	80,861.76	0.32	5.586	1
<b>Subtotal</b>	<b>1</b>	<b>80,861.76</b>	<b>80,861.76</b>	<b>0.32</b>	<b>5.586</b>	<b>1</b>
<b>Fund: Electric</b>						
Bancorp South	1	423,089.79	423,089.79	1.67	5.500	1
Frost Bank	1	36,056.31	36,056.31	0.14	0.000	1
TexStar	1	1,722,246.33	1,722,246.33	6.82	5.323	1
<b>Subtotal</b>	<b>3</b>	<b>2,181,392.43</b>	<b>2,181,392.43</b>	<b>8.63</b>	<b>5.269</b>	<b>1</b>
<b>Fund: LEDC</b>						
Bancorp South	2	1,337,596.85	1,337,596.85	5.29	4.230	1
<b>Subtotal</b>	<b>2</b>	<b>1,337,596.85</b>	<b>1,337,596.85</b>	<b>5.29</b>	<b>4.230</b>	<b>1</b>
<b>Fund: Seizures</b>						
Bancorp South	2	39,866.76	39,866.76	0.16	5.500	1
<b>Subtotal</b>	<b>2</b>	<b>39,866.76</b>	<b>39,866.76</b>	<b>0.16</b>	<b>5.500</b>	<b>1</b>
<b>Fund: Trust</b>						
Bancorp South	2	77,282.33	77,282.33	0.31	5.500	1
<b>Subtotal</b>	<b>2</b>	<b>77,282.33</b>	<b>77,282.33</b>	<b>0.31</b>	<b>5.500</b>	<b>1</b>
<b>Fund: Water</b>						
Bancorp South	2	216,077.01	216,077.01	0.86	5.500	1
<b>Subtotal</b>	<b>2</b>	<b>216,077.01</b>	<b>216,077.01</b>	<b>0.86</b>	<b>5.500</b>	<b>1</b>

Total and Average	<u>21</u>	<u>25,264,241.26</u>	<u>25,264,241.26</u>	<u>100.00</u>	<u>4.353</u>	<u>7</u>
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City of Lampasas, Texas  
Fund CASH - Cash  
Investments by Fund  
October 31, 2023

Meeder Public Funds  
901 S. MoPac  
Suite 300  
Austin, TX 78746

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
<b>Federal Agency Coupon Securities</b>										
3130APPM1	10062	FHLB Call Note	11/22/2021	4,000,000.00	4,000,000.00	3,988,302.52	0.550	0.542	0.550	11/22/2023 21
3130ASAN9	10063	FHLB Call Note	06/13/2022	2,000,000.00	2,000,000.00	1,992,748.06	2.500	2.465	2.500	12/13/2023 42
<b>Subtotal and Average</b>				<b>6,000,000.00</b>	<b>6,000,000.00</b>	<b>5,981,050.58</b>	<b>1.184</b>	<b>1.200</b>		<b>28</b>
<b>Bancorp South</b>										
0474	10004	Bancorp South	09/01/2014	10,183,841.98	10,183,841.98	10,183,841.98	5.500	5.424	5.500	1
3213	10006	Bancorp South	09/01/2014	331.87	331.87	331.87	5.500	5.424	5.500	1
4187	10007	Bancorp South	09/01/2014	36,163.26	36,163.26	36,163.26	5.500	5.424	5.500	1
<b>Subtotal and Average</b>				<b>10,220,337.11</b>	<b>10,220,337.11</b>	<b>10,220,337.11</b>	<b>5.425</b>	<b>5.500</b>		<b>1</b>
<b>Texpool/Texpool Prime</b>										
14103	10000	Texpool	09/01/2014	1,883,038.84	1,883,038.84	1,883,038.84	5.359	5.285	5.358	1
<b>Subtotal and Average</b>				<b>1,883,038.84</b>	<b>1,883,038.84</b>	<b>1,883,038.84</b>	<b>5.285</b>	<b>5.359</b>		<b>1</b>
<b>Money Market</b>										
5001632	10023	Austin Capital Bank MM	01/29/2015	0.00	0.00	0.00				1
XXXX579A	10058	Lone Star Capital Bank ICS	07/12/2021	3,227,788.17	3,227,788.17	3,227,788.17	5.280	5.207	5.280	1
4001579A	10059	Lone Star Capital Bank MM	07/12/2021	0.00	0.00	0.00				1
<b>Subtotal and Average</b>				<b>3,227,788.17</b>	<b>3,227,788.17</b>	<b>3,227,788.17</b>	<b>5.208</b>	<b>5.280</b>		<b>1</b>
<b>Total Investments and Average</b>				<b>21,331,184.12</b>	<b>21,331,184.12</b>	<b>21,312,214.70</b>	<b>4.187</b>	<b>4.245</b>		<b>8</b>

Fund CERTS16 - Cert. of Obligation 2016  
Investments by Fund  
October 31, 2023

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
<b>Texpool/Texpool Prime</b>										
14103A	10041	Texpool Prime	11/09/2016	80,861.76	80,861.76	80,861.76	5.586	5.509	5.586	1
<b>Subtotal and Average</b>				<b>80,861.76</b>	<b>80,861.76</b>	<b>80,861.76</b>	<b>5.510</b>	<b>5.586</b>		<b>1</b>
<b>Total Investments and Average</b>				<b>80,861.76</b>	<b>80,861.76</b>	<b>80,861.76</b>	<b>5.510</b>	<b>5.586</b>		<b>1</b>

**Fund ELEC - Electric  
Investments by Fund  
October 31, 2023**

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
<b>Bancorp South</b>										
0672	10005	Bancorp South	09/01/2014	423,089.79	423,089.79	423,089.79	5.500	5.424	5.500	1
<b>Subtotal and Average</b>				<b>423,089.79</b>	<b>423,089.79</b>	<b>423,089.79</b>		<b>5.425</b>	<b>5.500</b>	<b>1</b>
<b>TexStar</b>										
17390	10001	TexStar	09/01/2014	1,722,246.33	1,722,246.33	1,722,246.33	5.323	5.250	5.323	1
<b>Subtotal and Average</b>				<b>1,722,246.33</b>	<b>1,722,246.33</b>	<b>1,722,246.33</b>		<b>5.250</b>	<b>5.323</b>	<b>1</b>
<b>Frost Bank</b>										
1732110	10022	Frost Bank Public Checking	01/20/2015	36,056.31	36,056.31	36,056.31				1
<b>Subtotal and Average</b>				<b>36,056.31</b>	<b>36,056.31</b>	<b>36,056.31</b>		<b>0.000</b>	<b>0.000</b>	<b>1</b>
<b>Total Investments and Average</b>				<b>2,181,392.43</b>	<b>2,181,392.43</b>	<b>2,181,392.43</b>		<b>5.197</b>	<b>5.289</b>	<b>1</b>

Fund LEDC - LEDC  
Investments by Fund  
October 31, 2023

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
<b>Bancorp South</b>										
1092	10002	Bancorp South	09/01/2014	1,171,407.85	1,171,407.85	1,171,407.85	4.230	4.172	4.230	1
2363	10003	Bancorp South	09/01/2014	166,189.00	166,189.00	166,189.00	4.230	4.172	4.230	1
<b>Subtotal and Average</b>				<b>1,337,596.85</b>	<b>1,337,596.85</b>	<b>1,337,596.85</b>		<b>4.172</b>	<b>4.230</b>	<b>1</b>
<b>Total Investments and Average</b>				<b>1,337,596.85</b>	<b>1,337,596.85</b>	<b>1,337,596.85</b>		<b>4.172</b>	<b>4.230</b>	<b>1</b>

**Fund SEIZ - Seizures  
Investments by Fund  
October 31, 2023**

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
<b>Bancorp South</b>										
0763	10008	Bancorp South	09/01/2014	39,863.78	39,863.78	39,863.78	5.500	5.424	5.500	1
1999	10009	Bancorp South	09/01/2014	2.98	2.98	2.98				1
<b>Subtotal and Average</b>				<b>39,866.76</b>	<b>39,866.76</b>	<b>39,866.76</b>		<b>5.424</b>	<b>5.500</b>	<b>1</b>
<b>Total Investments and Average</b>				<b>39,866.76</b>	<b>39,866.76</b>	<b>39,866.76</b>		<b>5.424</b>	<b>5.500</b>	<b>1</b>

Fund TRUST - Trust  
Investments by Fund  
October 31, 2023

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
<b>Bancorp South</b>										
6349	10010	Bancorp South	09/01/2014	45,796.51	45,796.51	45,796.51	5.500	5.424	5.500	1
6348	10011	Bancorp South	09/01/2014	31,485.82	31,485.82	31,485.82	5.500	5.424	5.500	1
<b>Subtotal and Average</b>				<b>77,282.33</b>	<b>77,282.33</b>	<b>77,282.33</b>		<b>5.425</b>	<b>5.500</b>	<b>1</b>
<b>Total Investments and Average</b>				<b>77,282.33</b>	<b>77,282.33</b>	<b>77,282.33</b>		<b>5.425</b>	<b>5.500</b>	<b>1</b>

**Fund WATER - Water  
Investments by Fund  
October 31, 2023**

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
<b>Bancorp South</b>										
1639	10012	Bancorp South	09/01/2014	215,943.53	215,943.53	215,943.53	5.500	5.424	5.500	1
0482A	10065	Bancorp South	06/08/2022	133.48	133.48	133.48	5.500	5.424	5.500	1
<b>Subtotal and Average</b>				<b>216,077.01</b>	<b>216,077.01</b>	<b>216,077.01</b>		<b>5.425</b>	<b>5.500</b>	<b>1</b>
<b>Total Investments and Average</b>				<b>216,077.01</b>	<b>216,077.01</b>	<b>216,077.01</b>		<b>5.425</b>	<b>5.500</b>	<b>1</b>



**City of Lampasas, Texas**  
**Interest Earnings**  
**Sorted by Fund - Fund**  
**October 1, 2023 - October 31, 2023**  
**Yield on Beginning Book Value**

Meeder Public Funds  
 901 S. MoPac  
 Suite 300  
 Austin, TX 78746

CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Ending Book Value	Maturity Date	Current Rate	Annualized Yield	Adjusted Interest Earnings		
										Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
<b>Fund: Cash</b>												
14103	10000	CASH	RR2	1,883,038.84	1,874,507.30	1,883,038.84		5.359	5.359	8,531.54	0.00	8,531.54
3130ASAN9	10063	CASH	FAC	2,000,000.00	2,000,000.00	2,000,000.00	12/13/2023	2.500	2.453	4,166.67	0.00	4,166.67
3130APPM1	10062	CASH	FAC	4,000,000.00	4,000,000.00	4,000,000.00	11/22/2023	0.550	0.540	1,833.34	0.00	1,833.34
0474	10004	CASH	RRP	10,183,841.98	9,128,637.17	10,183,841.98		5.500	5.632	43,662.77	0.00	43,662.77
3213	10006	CASH	RRP	331.87	380.29	331.87		5.500	4.892	1.58	0.00	1.58
4187	10007	CASH	RRP	36,163.26	41,542.60	36,163.26		5.500	5.201	183.49	0.00	183.49
XXXX579A	10058	CASH	RR5	3,227,788.17	3,213,701.84	3,227,788.17		5.280	5.161	14,086.33	0.00	14,086.33
		<b>Subtotal</b>		<b>21,331,164.12</b>	<b>20,258,788.20</b>	<b>21,331,164.12</b>			<b>4.212</b>	<b>72,485.72</b>	<b>0.00</b>	<b>72,485.72</b>
<b>Fund: Cert. of Obligation 2016</b>												
14103A	10041	CERTS16	RR2	80,861.76	80,479.91	80,861.76		5.586	5.586	381.85	0.00	381.85
		<b>Subtotal</b>		<b>80,861.76</b>	<b>80,479.91</b>	<b>80,861.76</b>			<b>5.586</b>	<b>381.85</b>	<b>0.00</b>	<b>381.85</b>
<b>Fund: Electric</b>												
17390	10001	ELEC	RR3	1,722,246.33	1,714,496.22	1,722,246.33		5.323	5.322	7,750.11	0.00	7,750.11
1732110	10022	ELEC	RR4	36,056.31	36,056.31	36,056.31				0.00	0.00	0.00
0672	10005	ELEC	RRP	423,089.79	418,877.48	423,089.79		5.500	5.516	1,962.31	0.00	1,962.31
		<b>Subtotal</b>		<b>2,181,392.43</b>	<b>2,169,430.01</b>	<b>2,181,392.43</b>			<b>5.271</b>	<b>9,712.42</b>	<b>0.00</b>	<b>9,712.42</b>
<b>Fund: LEDC</b>												
1092	10002	LEDC	RRP	1,171,407.85	1,169,123.22	1,171,407.85		4.230	4.226	4,195.97	0.00	4,195.97
2363	10003	LEDC	RRP	166,189.00	165,594.18	166,189.00		4.230	4.229	594.82	0.00	594.82
		<b>Subtotal</b>		<b>1,337,596.85</b>	<b>1,334,717.40</b>	<b>1,337,596.85</b>			<b>4.228</b>	<b>4,790.79</b>	<b>0.00</b>	<b>4,790.79</b>
<b>Fund: Seizures</b>												
1999	10009	SEIZ	RRP	2.98	2.98	2.98				0.00	0.00	0.00
0763	10008	SEIZ	RRP	39,863.78	40,360.07	39,863.78		5.500	5.448	186.74	0.00	186.74
		<b>Subtotal</b>		<b>39,866.76</b>	<b>40,363.05</b>	<b>39,866.76</b>			<b>5.447</b>	<b>186.74</b>	<b>0.00</b>	<b>186.74</b>
<b>Fund: Trust</b>												
6349	10010	TRUST	RRP	45,796.51	45,583.58	45,796.51		5.500	5.500	212.93	0.00	212.93

Portfolio LAMP  
 AP  
 IE (PRF\_IE) 7.2.0  
 Report Ver. 7.3.6.1

Run Date: 11/30/2023 - 11:48

City of Lampasas, Texas  
Interest Earnings  
October 1, 2023 - October 31, 2023

CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Ending Book Value	Maturity Date	Current Rate	Annualized Yield	Adjusted Interest Earnings		
										Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
<b>Fund: Trust</b>												
6348	10011	TRUST	RRP	31,485.82	31,339.43	31,485.82		5.500	5.500	146.39	0.00	146.39
			<b>Subtotal</b>	<b>77,282.33</b>	<b>76,923.01</b>	<b>77,282.33</b>			<b>5.500</b>	<b>359.32</b>	<b>0.00</b>	<b>359.32</b>
<b>Fund: Water</b>												
0482A	10065	WATER	RRP	133.48	132.86	133.48		5.500	5.495	0.62	0.00	0.62
1639	10012	WATER	RRP	215,943.53	213,891.72	215,943.53		5.500	5.515	1,001.81	0.00	1,001.81
			<b>Subtotal</b>	<b>216,077.01</b>	<b>214,024.58</b>	<b>216,077.01</b>			<b>5.516</b>	<b>1,002.43</b>	<b>0.00</b>	<b>1,002.43</b>
			<b>Total</b>	<b>25,284,241.28</b>	<b>24,174,707.18</b>	<b>25,284,241.28</b>			<b>4.330</b>	<b>88,899.27</b>	<b>0.00</b>	<b>88,899.27</b>



**City of Lampasas, Texas**  
**Projected Cashflow Report**  
 Sorted by Monthly  
 For the Period November 1, 2023 - May 31, 2024

Meeder Public Funds  
 901 S. MoPac  
 Suite 300  
 Austin, TX 78746

Projected Trans. Date	Investment #	Fund	Security ID	Transaction Type	Issuer	Par Value	Original Cost	Principal	Interest	Total
<b>November 2023</b>										
11/22/2023	10062	CASH	3130APPM1	Maturity	FHLB Call Note	4,000,000.00	4,000,000.00	4,000,000.00	11,000.00	4,011,000.00
<b>Total for November 2023</b>						<b>4,000,000.00</b>	<b>4,000,000.00</b>	<b>4,000,000.00</b>	<b>11,000.00</b>	<b>4,011,000.00</b>
<b>December 2023</b>										
12/13/2023	10063	CASH	3130ASAN9	Maturity	FHLB Call Note	2,000,000.00	2,000,000.00	2,000,000.00	25,000.00	2,025,000.00
<b>Total for December 2023</b>						<b>2,000,000.00</b>	<b>2,000,000.00</b>	<b>2,000,000.00</b>	<b>25,000.00</b>	<b>2,025,000.00</b>
<b>GRAND TOTALS:</b>						<b>6,000,000.00</b>	<b>6,000,000.00</b>	<b>6,000,000.00</b>	<b>36,000.00</b>	<b>6,036,000.00</b>

Run Date: 11/30/2023 - 11:47

Portfolio LAMP  
 AP  
 PC (PRF\_PC) 7.2.0  
 Report Ver. 7.3.6.1

## Disclosures



Meeder Public Funds, Inc., is a registered investment adviser with the Securities and Exchange Commission (SEC) under the Investment Advisers Act of 1940. Registration with the SEC does not imply a certain level of skill or training. The opinions expressed in this presentation are those of Meeder Public Funds, Inc. The material presented has been derived from sources considered to be reliable, but the accuracy and completeness cannot be guaranteed.

Meeder provides monthly statements for its investment management clients to provide information about the investment portfolio. The information should not be used for audit or confirmation purposes. Please review your custodial statements and report any inaccuracies or discrepancies.

Certain information and data have been supplied by unaffiliated third parties. Although Meeder believes the information is reliable, it cannot warrant the accuracy of information offered by third parties. Market value may reflect prices received from pricing vendors when current market quotations are not available. Prices may not reflect firm bids or offers and may differ from the value at which the security can be sold.

Statements may include positions from unmanaged accounts provided for reporting purposes. Unmanaged accounts are managed directly by the client and are not included in the accounts managed by the investment adviser. This information is provided as a client convenience and the investment adviser assumes no responsibility for performance of these accounts or the accuracy of the data reported.

**Investing involves risk. Past performance is no guarantee of future results. Debt and fixed income securities are subject to credit and interest rate risk. The investment return and principal value of an investment will fluctuate so that an investor's shares, when redeemed, may be worth more or less than their original cost. Current performance may be lower or higher than the performance data quoted.**

Investment advisory services are provided through Meeder Public Funds, Inc. Please contact us if you would like to receive a copy of our current ADV disclosure brochure or privacy policy.

### Meeder Public Funds

Barton Oaks Plaza I  
901 S. MoPac Expy  
Suite 300  
Austin, Texas  
78746  
866.633.3371

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## City of Lampasas

## M E M O

To: Mayor and City Council  
From: Finley deGraffenried  
Re: Manager's Report  
Date: 7 December 2023

- Hiring Process** Filling the openings for two important City positions will be initiated this December. The Deputy Chief of Operations for the Fire Department has been advertised, and closed to new applicants, pending review and selection of a candidate. Chief Smith reports that a tentative interview date of December 13, 2023 has been identified. Although the applicant pool was small, staff believes several quality candidates exist. The Golf Course Manager position has been advertised, and closed to new applicants, pending review and selection of a candidate. Staff would like to include one Golf Association Board member and one Council member on the interview panel for the position. Staff is currently trying to finalize interview candidates and date.
- Year-End** Yvonne Moreno, Finance Director, reports that final financial entries have been made, with corresponding Budget amendments, for FY 2023. Staff is pleased to report that Revenues for the City exceeded expenses by approximately \$200,000.00. The City did experience some financial challenges in FY 2023 including impacts to water sales as a result of drought and conservation; impacts to wholesale electric rates and particularly ancillary charges due to the cost of reliability and volatility in the market; and cost of materials and supply chain issues. Prior to auditor adjustments, typically for booking depreciation, staff will prepare a detailed report, including some non-operating statements, for review and comparison with Council. Staff should be able to complete the report for presentation at the first or second meeting in January.
- Eclipse** Chief Smith conducted a successful table top meeting with staff on November 29, 2023 on details, resources and communication for the Solar Eclipse on April 8, 2024. The meeting generally followed protocols for the day of the event, and included several hypothetical incidents that staff was asked to provide input on. The result of the meeting included identification and timing of additional drills and roll call, as well as, more specific deployment of resources. Stacey Ybarra also reports that Travel Texas, the State tourism office, has been contacted and will be sharing information on the Lampasas sites for the eclipse.

Community Lunch

Chief Smith reports that between 400 and 500 people attended the annual Community Lunch at the Fire Department on December 4<sup>th</sup>. The event, organized by the Lampasas Fire Department, Volunteer Fire Department and the Police Department, is held as a community event to raise funds and collect toys for distribution. The byproduct is, of course, community fellowship during the holiday season. This year approximately 125 to 150 bags will be prepared helping about 400 kids in our community. The distribution will be held on December 16<sup>th</sup> at the Fire Department.

Staff

Staff is pleased to recognize the following employees who began their City of Lampasas careers in December: Shanda Subia, 17 years; Courtney Owens-Ramp, 1 year; and Yvonne Moreno, 26 years.

  
**City Manager**ITEM NO. 7.1

**BUSINESS FOR THE CITY COUNCIL  
OF THE  
CITY OF LAMPASAS**

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**Subject:**

Discussion and possible action to consider approval, denial, or approval with modifications the Northington Creek Estates Preliminary Plat, described as parcel 8121, 48.13 acres, abstract 0042, John Burleson Survey, commonly known as 1206 Mills Street and parcels 8246, 8247, 8248, 31.83 acres, abstract 0042, John Burleson Survey, commonly known as 1705 E 4<sup>th</sup> Street.

**Requested By:** Becky Sims, City Secretary**Submitted By:** Becky Sims, City Secretary**Date Submitted:** December 6, 2023**For the Agenda of:** December 11, 2023**Procurement and Funding Statement:**

N/A.

**Attachments:**

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**Summary Statement:**

Tri-Cru Ventures, LLC is asking the City's Planning Commission to consider the Preliminary Plat of Northington Creek Estates.

- The subdivision consists of 79.917 acres and 272 lots.
- The zoning was approved in May 2023
- City Water, Electric & Sewer are available
- Drainage sheets have been reviewed by Jones-Heroy & Associates.
- Traffic Impact Analysis has been completed and is currently being reviewed by TxDOT.

**Recommendation:**

To consider a motion to approve, deny or approve with modifications the Northington Creek Estates Preliminary Plat, described as parcel 8121, 48.13 acres, abstract 0042, John Burleson Survey, commonly known as 1206 Mills Street and parcels 8246, 8247, 8248, 31.83 acres, abstract 0042, John Burleson Survey, commonly known as 1705 E 4<sup>th</sup> Street.

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**City Manager**ITEM NO. 7.2

**BUSINESS FOR THE CITY COUNCIL  
OF THE  
CITY OF LAMPASAS**

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**Subject:**

Discussion and possible action to consider vacating the Live Oak Acres Subdivision Plat described as 9.832 acres, LHW Johnson Survey, Lampasas, Texas Lampasas County that was approved in 1976.

**Requested By:** Becky Sims, City Secretary

**Submitted By:** Becky Sims, City Secretary

**Date Submitted:** December 6, 2023

**For the Agenda of:** December 11, 2023

**Procurement and Funding Statement:**

N/A

**Attachments:**

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**Summary Statement:**

Mr. Wayne Wolfe has asked for the Planning Commission and City Council to vacate the Live Oak Acres subdivision plat that was approved in 1976. The 9.832 subdivision plat is comprised of 22 lots, two streets and an alley.

**Recommendation:**

To consider a motion to vacate the Live Oak Acres Subdivision Plat described as 9.832 acres, LHW Johnson Survey, Lampasas, Texas Lampasas County that was approved in 1976.

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**City Manager**ITEM NO. 7.3

**BUSINESS FOR THE CITY COUNCIL  
OF THE  
CITY OF LAMPASAS**

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**Subject:**

Public hearing to consider approval of a request to rezone property from Single Family Residential-6 ‘SF-6’ to Multi Family-2 “MF-2” (Apartments) for property described as lots 9-10-11-12, Block 5, Whites Addition on East Avenue J (FM 580) between Casbeer Street and White Street.

**Requested By:** Becky Sims, City Secretary

**Submitted By:** Becky Sims, City Secretary

**Date Submitted:** December 6, 2023

**For the Agenda of:** December 11, 2023

**Procurement and Funding Statement:**

N/A

**Attachments:**

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**Summary Statement:**

Ron Farr and Haylee Brewer, property owners are asking for consideration in rezoning property from Single Family Residential-6 “SF-6” to Multi-Family-2 (Apartments)

- The property is currently zoned Single Family Residential-6 “SF-6”
- The area is characterized as mixed use. The property is surrounded by businesses, undeveloped land and residential homes.
- Staff mailed eight (8) notices to property owners within 200 feet of the applicant’s property, to date no letters have been received in favor or in protest of the request.
- This area is defined as Suburban Mixed-Use in the Comprehensive Plan
  - intended for mixed-use areas to be developed at a higher density/intensity
  - opportunity for transitioning residential to commercial uses, designed in a manner that is more appropriate to the character of the surrounding areas.

**Recommendation:**

Discussion only



# ZONING APPLICATION

ANTICIPATED MEETING DATES: P&Z: 12-7-23 City Council: 12-11-23  
DATE OF PRE-APPLICATION CONFERENCE WITH CITY REPS & PLANNER (required): \_\_\_\_\_

**Application Type:**

- Initial Zoning (newly annexed property)
- Rezoning (property currently zoned)
- Planned Development (PD) - see Zoning Ordinance for special requirements and procedures
- Specific Use Permit (SUIP) - see Zoning Ordinance for special requirements and procedures

Name of Subdivision or Project: Whites

Physical Location of Property: 1706 E AVE J  
[General Location -- approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate metes and bounds description): \_\_\_\_\_  
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Acreage: 0.534 Existing Zoning: residential SF 6 Proposed Zoning: mf 2

Applicant / Owner's Name: Bent Tree LTD

Contact Person: Ron Farr/Haylee Brewer partner

Company Name: Bent Tree

Street/Mailing Address: PO BOX 889 City: Lampasas State: TX Zip: 76550

Phone: 512 556 1599 Fax: \_\_\_\_\_ Email Address: renwfarr@yahoo.com

Engineer / Representative's Name: Marshal Brewer / EEI

Contact Person: Marshal Brewer Title: Civil engineer

Company Name: Eckermann Engineering

Street/Mailing Address: \_\_\_\_\_ City: Lampasas State: TX Zip: 76550

Phone: 512 734 5868 Fax: \_\_\_\_\_ Email Address: marshal@eckermannengineering.com

Nature of Request/Proposed Use of the Property: apartments

**SUBMITTAL DEADLINE: 30 DAYS PRIOR TO P&Z PUBLIC HEARING DATE.** (All zoning applications must be advised in the newspaper, and notices must be mailed to all property owners within 200 feet of the subject property. Please contact City staff in advance for submittal deadlines.)

All applications must be **COMPLETE** before they will be scheduled for P&Z agenda. It is the applicant's responsibility to be familiar with, and to comply with, all City submittal requirements (in the Zoning & Subdivision Ordinances, and any separate submittal policies, requirements and/or checklists that may be obtained from City staff), including the number of plans to be submitted, application fees, etc. Please contact City staff in advance for submittal requirements.

All application materials (one copy) must be delivered to the City's Planner. The name, address, phone number, etc. of the City's Planner can be obtained from City staff. Failure to submit all materials to the City's Planner may result in delays scheduling the development application for a P&Z agenda. The City will invoice the applicant for all consulting fees (by City's Planner, Engineer, Attorney, etc.) incurred for City review of this project.

**Notice of Public Records.** The submission of plans/drawings with this application makes such items public record, and the applicant understands that they may be viewed by the general public. Unless the applicant expressly states otherwise in writing, submission of this application (with associated plans/drawings) will be considered consent by the applicant that the general public may view and/or reproduce (i.e., copy) such documents.

I hereby certify that I am the Owner, or the duly authorized agent of the Owner (proof of authorization attached), for the purposes of this application, and that all information submitted herein is complete, true and correct to the best of my knowledge. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

Signed: Haylee Brewer Title: partner Date: 11/6/23

Office Use Only: Date Rec'd \_\_\_\_\_ Fees Paid:\$ \_\_\_\_\_ Check #: \_\_\_\_\_ Accepted By: \_\_\_\_\_

City of Lampasas  
Planning and Zoning Board  
Staff Report  
(Bent Tree-Brewer-Rezone)

Subject Property	The property is described as block 5, lots 9-12, Whites Addition on East Avenue J (FM 580) between Casbeer Street and White Street Lampasas, Texas Lampasas County.
Request	The applicant is asking for consideration in rezoning property from Single Family Residential-6 "SF-6" to Multi-Family-2 (Apartments)
Current Zoning	The property is currently zoned Single Family Residential-6 "SF-6"
Character	The area is characterized as mixed use. The property is surrounded by businesses, undeveloped land and residential homes.
Notification	All notifications and publications, as required by Ordinance and Statute, have been made. Staff mailed eight (8) notices to property owners within 200 feet of the applicant's property, to date no letters have been received in favor or in protest of the request.
Recommendation	<p>In making a determination regarding a requested zoning change, the Planning and Zoning Commission and City Council shall consider the following factors:</p> <ul style="list-style-type: none"><li>• Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned and their relationship to the general area and the City as a whole.</li><li>• Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area, and shall note the findings.</li><li>• The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.</li><li>• The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.</li><li>• How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved.</li><li>• Any other factors which will substantially affect the public health, safety, morals, or general welfare</li></ul>
Comprehensive Plan	This area is described as a Suburban Mixed Use

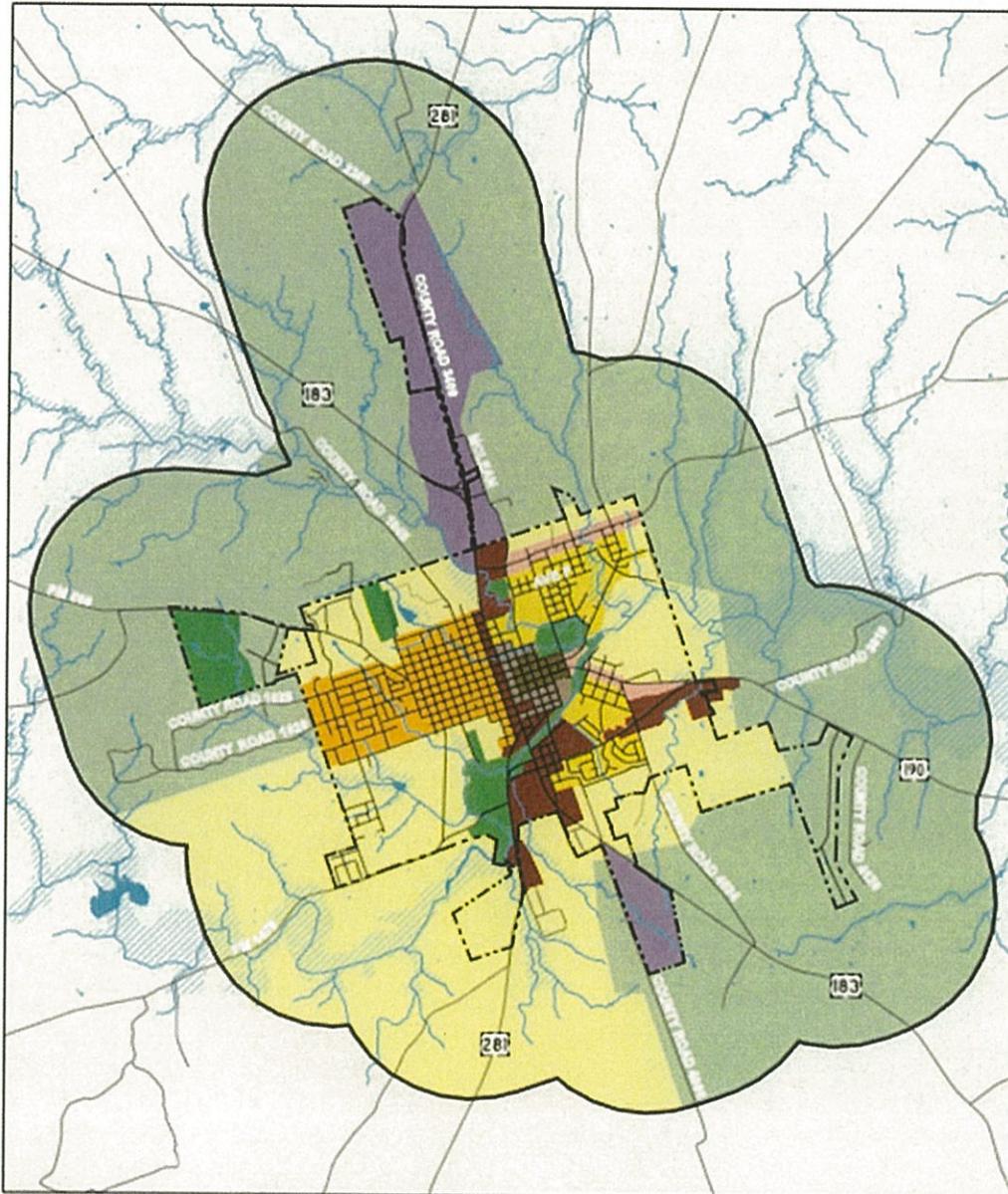
The Suburban Mixed-Use (SM) future development category is intended for mixed-use areas to be developed at a higher density/intensity and for uses not allowed in the Suburban Residential classification.

These areas, predominantly along higher trafficked arterial or collector corridors within Suburban Residential areas, are intended to provide the opportunity for transitioning residential to commercial uses, designed in a manner that is more appropriate to the character of the surrounding areas.

Appropriate Land Uses

- *Residential Uses:* single-family detached dwellings; industrialized housing; single-family attached (i.e., duplexes and twins, triplexes, and quadriplexes).

MAP 4.2, FUTURE LAND USE PLAN



LEGEND

Parks and Open Space	Rural Estate	Suburban Residential	Traditional Residential	Urban Residential	Suburban Mixed-Use	Corridor Commercial	Employment Mixed-Use	Downtown Transitional	Downtown Core	Watercourses	Water Bodies	Floodzone	Lampasas City Limits	Lampasas ETJ	Roads	Non-Lampasas Areas
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Note: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

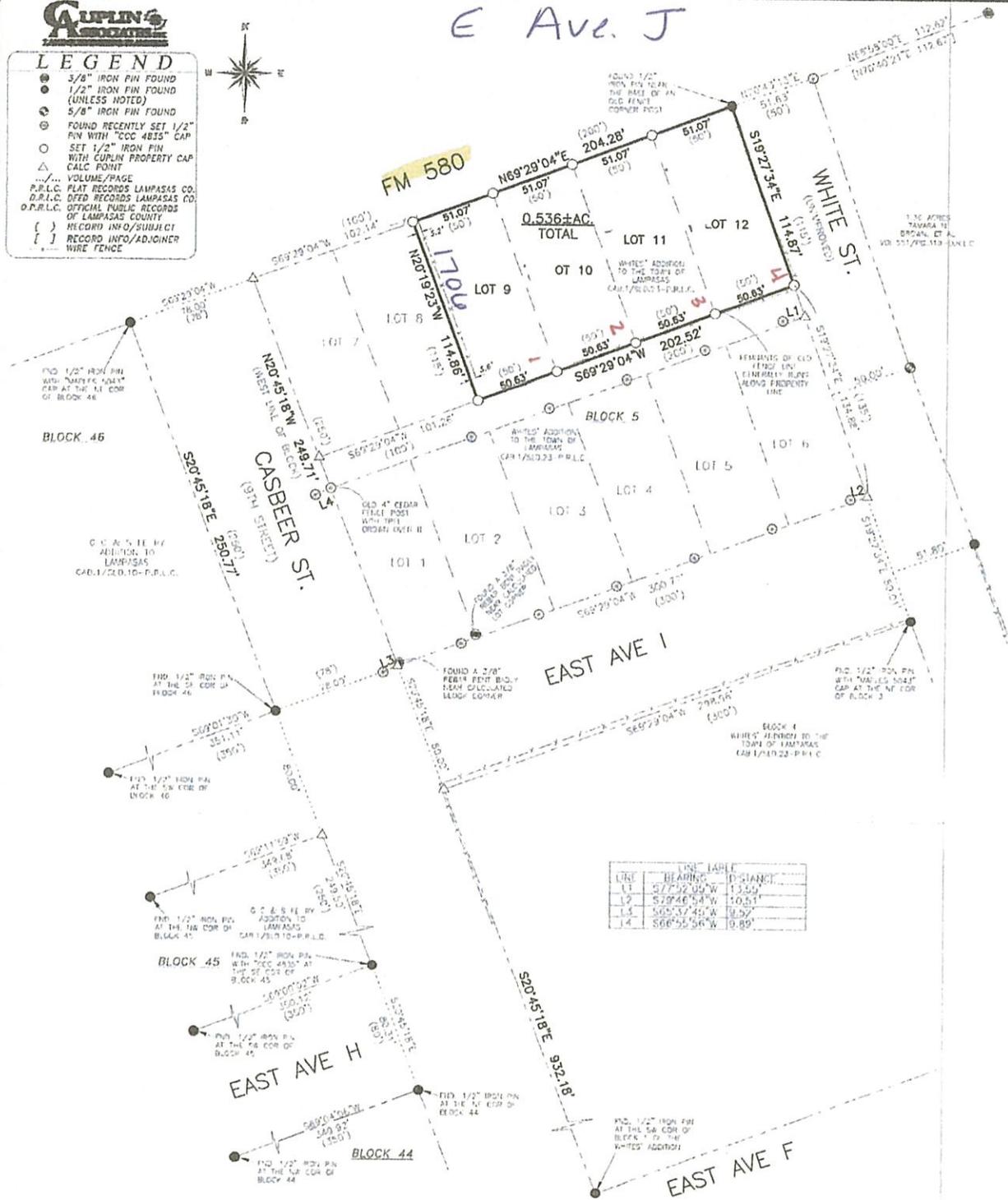
1706

E Ave. J



LEGEND

- 3/8" IRON PIN FOUND
- 1/2" IRON PIN FOUND (UNLESS NOTED)
- 5/8" IRON PIN FOUND
- FOUND RECENTLY SET 1/2" PIN WITH "CCC 4835" CAP
- SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP CALC POINT
- △ VOLUME/PAGE
- P.R.L.C. PLAT RECORDS LAMPASAS CO.
- D.P.L.C. OFFD RECORDS LAMPASAS CO.
- O.P.R.L.C. OFFICIAL PUBLIC RECORDS OF LAMPASAS COUNTY
- [ ] RECORD INFO/SUBJECT
- [ ] RECORD INFO/ADJOINER
- WIRE FENCE



LINE	BEARING	DISTANCE
L1	S77°52'00"W	13.55'
L2	S79°44'04"W	10.51'
L3	S05°37'44"W	18.32'
L4	S66°55'06"W	0.89'

**NOTES:**  
 1) SUBJECT PROPERTY IS LOCATED WITHIN ZONE C (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 4804300005R, EFFECTIVE 06/15/1982.  
 2) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.  
 3) SUBJECT TO ALL CURRENT APPLICABLE SUBDIVISION REGULATIONS AND ORDINANCES OF THE CITY OF LAMPASAS, LAMPASAS COUNTY, TEXAS.

**SURVEYOR'S STATEMENT:**  
 1) ALL FOUND 1/2" IRON PINS WITH "CCC 4835" CAP APPEAR TO BE RECENTLY SET. THESE MONUMENTS APPEAR TO ESTABLISH THE SOUTH HALF OF BLOCK 4 SOLELY BASED ON A 70' WIDE RIGHT-OF-WAY WIDTH ON CASBEER STREET (9TH STREET) AND THEN SETTING THEM AT RECORD DISTANCES OF 115'x50' LOTS. THE SUBDIVISION PLAT OF WHITES' ADDITION, RECORDED ON MARCH 3, 1885 STATES THE WIDTH TO BE 70 FEET, HOWEVER, THE NEIGHBORING PLAT OF O C & S FE BY ADDITION, RECORDED ON OCTOBER 6, 1882 LISTS CASBEER STREET (9TH STREET) AS 78 FEET WIDE. ALSO, THE TEXAS STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP OF F.M. HIGHWAY 580 DATED SEPTEMBER 20, 1955 SHOWS CASBEER STREET AS BEING 78 FEET IN WIDTH.

BOUNDARY SURVEY

LOCAL ADDRESS: EAST FM HIGHWAY 580, LAMPASAS, TEXAS.

LEGAL DESCRIPTION: LOT 9, LOT 10, LOT 11 AND LOT 12, BLOCK 5 OF THE WHITES' ADDITION TO THE TOWN OF LAMPASAS, A SUBDIVISION LOCATED IN THE CITY OF LAMPASAS, LAMPASAS COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN CABINET 1, SLIDE 23 OF THE PLAT RECORDS OF LAMPASAS COUNTY, TEXAS.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY HAVE ADDITIONAL ENCUMBRANCES, SURVEYOR NOT RESPONSIBLE FOR ANY ENCUMBRANCES THAT A TITLE COMMITMENT MAY DISCLOSE.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION. COPYRIGHT 2023, CUPLIN & ASSOCIATES, INC. ©.

K.C. LUST, R.P.L.S. NO. 5273 DATED 07/05/2023



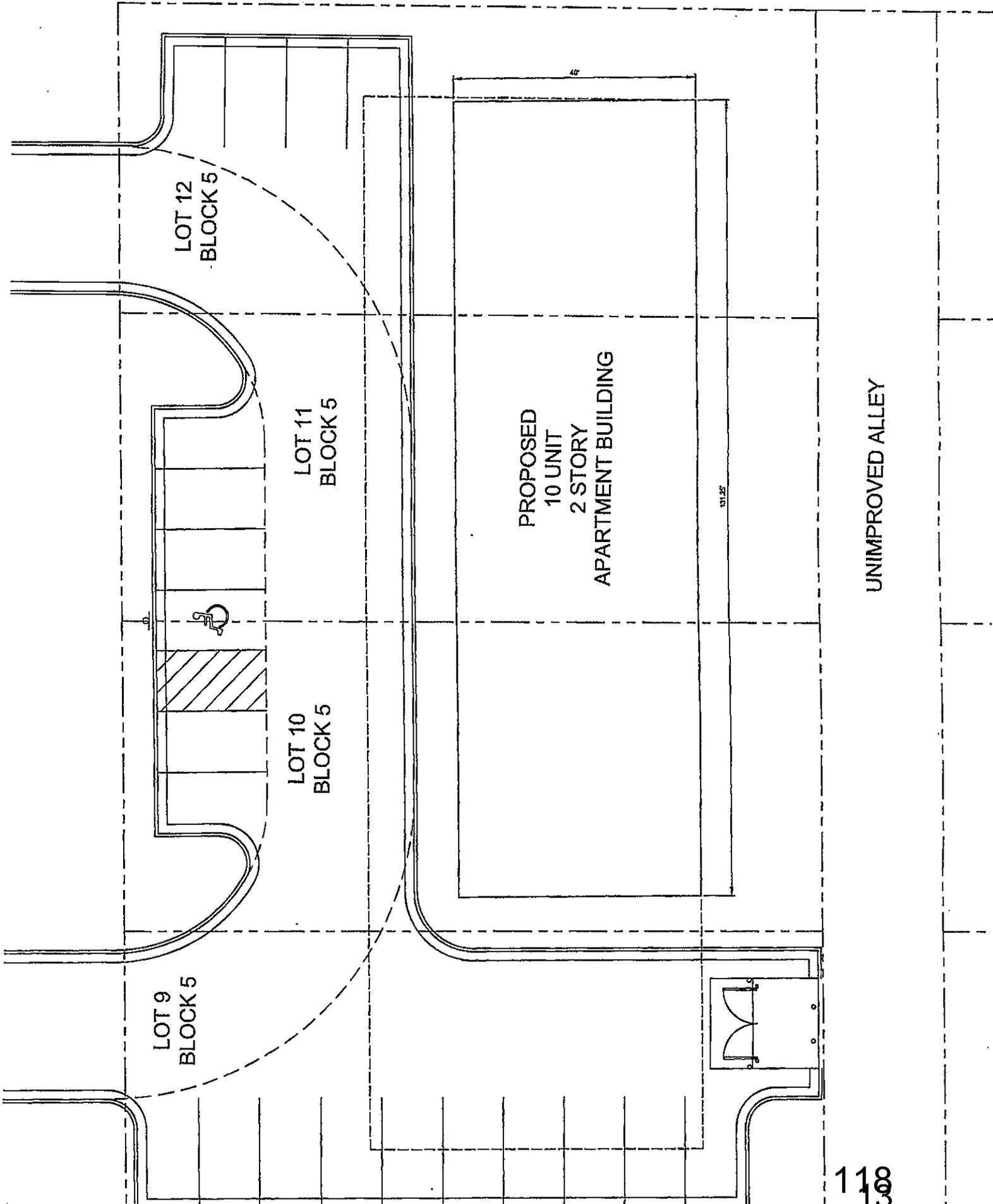
1 SHEET OF 1	PROJ NO. 23447
	PREPARED FOR: MARSHAL BREWER
	TECH: G. CUPLIN
	APPROVED: K.C. LUST
FIELDWORK PERFORMED ON: MAY & JUNE 2023	

1500 OLLIE LANE  
 MARBLE FALLS, TX. 78654  
 PH: 325-388-3300/830-693-8815  
 WWW.CUPLINASSOCIATES.COM

SCALE 1" = 60'

DATE	NO.	DESCRIPTION
	2	
	1	

117



LOT 9  
BLOCK 5

LOT 12  
BLOCK 5

LOT 10  
BLOCK 5

LOT 11  
BLOCK 5

PROPOSED  
10 UNIT  
2 STORY  
APARTMENT BUILDING

UNIMPROVED ALLEY

WRITTEN COMMENTS FOR A ZONING CHANGE REQUEST  
(Bent Tree Construction-Brewer- Rezone Request)

I own 1604 EAST J, [address] in Lampasas, Texas.

At this time, I do not (do) or do not (do not) plan to attend the Public Hearing noted above.

Note, you are welcome to attend, even if you indicate on this form that you do not plan to do so.

As a property owner who may be affected by the requested change, I want the Board to know that I, Tim (protest) or do not (approve) the requested zoning change(s) that the Applicant has asked the Board to grant.

Please place a check mark beside your choice above and/or note any reasons or concerns you want the Board to consider in the spaces below.

My support/objection to the request is because:

(1) Safety concerns with my Building & Rentals.

(2) \_\_\_\_\_

(3) \_\_\_\_\_

(Further information may be written on back of this sheet, if additional space is needed.)

Signed [Signature] Date 12-7- 2023

Written Form Received by City Staff on: [Signature], 2023 by 12-7-23

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**City Manager****ITEM NO.** 7.4

**BUSINESS FOR THE CITY COUNCIL  
OF THE  
CITY OF LAMPASAS**

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**Subject:**

Discussion and possible action to consider a request to rezone property described as w ½ of Lot 2 Block 2; East Lampasas Addition, Lampasas, Texas, Lampasas County; commonly known as 1011 E Bridge from Commercial “C” to Single Family Residential-6 “SF-6”

**Requested By:** Becky Sims, City Secretary**Submitted By:** Becky Sims, City Secretary**Date Submitted:** December 6, 2023**For the Agenda of:** December 11, 2023**Procurement and Funding Statement:**

N/A

**Attachments:**

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**Summary Statement:**

The applicant is asking for consideration in rezoning property from Commercial to Single Family Residential-6 “SF-6”

- The property is currently zoned Commercial.
- The area is characterized as mixed use. The property is surrounded by single family homes and commercial property.
- Staff mailed twenty-two (22) notices to property owners within 200 feet of the applicant’s property, to date no letters have been received in protest, and one letter and two verbal approvals have been received in favor of the request.
- This area is described as Traditional Residential in the Comprehensive Plan
  - intended for revitalizing part of town which embody some of the original characteristics of the older core areas of the City (e.g., gridded streets), but lack urban character.

**Recommendation:**

To consider a motion to approve the request to rezone property described as w ½ of Lot 2 Block 2; East Lampasas Addition, Lampasas, Texas, Lampasas County; commonly known as 1011 E Bridge from Commercial “C” to Single Family Residential-6 “SF-6”

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**City Manager**ITEM NO. 75

**BUSINESS FOR THE CITY COUNCIL  
OF THE  
CITY OF LAMPASAS**

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**Subject:**

Discussion and possible action to engage Viking Film Works for professional photos and videos to promote and market Lampasas on various social media platforms at a shared cost in the amount of \$2500 with the Lampasas Economic Development Corporation.

**Requested By:** Stacey Ybarra, EDC Director**Submitted By:** Stacey Ybarra, EDC Director**Date Submitted:** December 5, 2023**For the Agenda of:** December 11, 2023**Procurement and Funding Statement:**

Fund 40

**Attachments:**

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**Summary Statement:**

Investing in professional photos and videos from Viking Film Works is crucial for effectively promoting and marketing Lampasas, with a focus on spurring economic development, boosting tourism, and attracting new businesses. The shared cost arrangement, involving \$2500 from Hotel Occupancy Tax Funds and \$2500 from Lampasas Economic Development Corporation funds, totaling \$5,000, reflects a strategic investment in high-quality visual content. This content is essential for engaging potential tourists and business investors on various media platforms, where compelling imagery can significantly influence perceptions and decisions. The use of professional media ensures that the unique appeal and characteristics of Lampasas are showcased in the most attractive and persuasive manner, thereby enhancing its visibility and appeal on a wider scale. This approach is not only a practical use of available funds but also a forward-thinking strategy to foster growth and prosperity in Lampasas.

**Recommendation:**

To consider a motion to engage Viking Film Works for professional photos and videos to promote and market Lampasas on various media platforms at a shared cost in the amount of \$2500 with the Lampasas Economic Development Corporation; conditionally upon LEDC approval.



## INVOICE: 001

**Project Name: 2023 Lampasas, TX Content Shoot**

### **Deliverables:**

- 2 days of Filming
- Still photo, video, and drone footage will be captured
- Business interviews if possible
- Website looping background video

Total Project Cost: \$5,000

### **Retainer Payment**

**Total: \$2,500**

### **Payment Information:**

Fed-EX overnight Check to:  
Viking FilmWorks  
1514 Calcot Ln  
Forney TX 75126

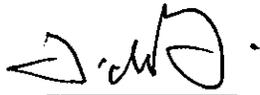
Wire Transfer to:  
Bank: FROST  
Routing number: 114000093  
Account number: 609642633  
Account Name: Viking FilmWorks  
Yi-Ping Wong (Owner)

### **Viking FilmWorks**

972.532.1803

[www.VikingFilmWorks.com](http://www.VikingFilmWorks.com)

[casey@VikingFilmWorks.com](mailto:casey@VikingFilmWorks.com)

  
**City Manager**ITEM NO. 7.6

**BUSINESS FOR THE CITY COUNCIL  
OF THE  
CITY OF LAMPASAS**

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**Subject:**

Discuss and consider a mutual aid agreement between the City of Lampasas and American Public Power Association, Inc.

**Requested By:** Ryan Ward, ACM**Submitted By:** Ryan Ward, ACM**Date Submitted:** December 5, 2023**For the Agenda of:** December 11, 2023**Procurement and Funding Statement:**

N/A

**Attachments:**

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**Summary Statement:**

These guiding principles have been drafted, through an American Public Power Association (APPA) working group process, to be used as a resource for utilities rendering and receiving mutual aid assistance through the one-page APPA mutual aid agreement. The guiding principles DO NOT address allocation of risk and liability. And, so, these guiding principles ARE NOT an amendment to the APPA agreement. But, they are offered to utilities that wish to opt-in or otherwise utilize them to guide their reimbursement and documentation needs for mutual aid assistance. Because FEMA public assistance for mutual aid costs are not assured, and can depend on particular circumstances, these guiding principles are not meant to adhere to any particular FEMA requirement, but have been assembled based upon mutually agreeable and consistent mutual aid principles among a broad selection of APPA's member utilities.

**Recommendation:**

To consider a motion to approve a mutual aid agreement between the City of Lampasas and American Public Power Association, Inc.

**OVERVIEW:** These guiding principles have been drafted, through an American Public Power Association (APPA) working group process, to be used as a resource for utilities rendering and receiving mutual aid assistance through the one-page APPA mutual aid agreement. The guiding principles DO NOT address allocation of risk and liability. And, so, these guiding principles ARE NOT an amendment to the APPA agreement. But, they are offered to utilities that wish to opt-in or otherwise utilize them to guide their reimbursement and documentation needs for mutual aid assistance. Because FEMA public assistance for mutual aid costs are not assured, and can depend on particular circumstances, these guiding principles are not meant to adhere to any particular FEMA requirement, but have been assembled based upon mutually agreeable and consistent mutual aid principles among a broad selection of APPA's member utilities.

MUTUAL AID AGREEMENT  
GUIDING PRINCIPLES FOR REIMBURSEMENT AND DOCUMENTATION MATTERS

These guiding principles may be used by U.S. public power utilities, and other electric utilities, that have exchanged forms of the American Public Power Association, Inc. ("APPA") mutual aid agreement, via APPA and [*Insert Name of State Association or other Statewide Mutual Aid Coordinator*], and that wish to adhere to the following supplemental provisions when providing or receiving mutual aid assistance:

1. **No Amendment; Policies and Procedures.** (a) These guiding principles may be used by any public power electric utility or other electric utility providing (as the "**Providing Entity**") or receiving (as the "**Requesting Entity**") mutual aid assistance, but it does not amend the APPA Mutual Aid Agreement, and is not to be interpreted or construed to do so. However, the parties hereby agree that this statement of principles applies to any mutual aid provided or received between them; this statement of principles supplements the APPA mutual aid agreement previously entered into by the parties; to the extent there are any terms that conflict, the APPA mutual aid agreement controls.

(b) If the Providing Entity has policies or procedures that differ from these guiding principles, the Providing Entity hereby indicates that it will follow those policies and procedures and discuss the same with the Requesting Entity, unless the Providing Entity and Requesting Entity acknowledge and agree these guiding principles control. To the extent the Providing Entity relies on its policies or procedures, instead of these guiding principles, it will provide copies of all such policies and procedures to the Requesting Entity.

2. **Supplemental Reimbursement Matters.** The following reimbursement matters are hereby established and deemed by the Providing Entity and the Requesting Entity to be necessary to the work performed in rendering mutual aid assistance, the subsequent invoicing and payment effort, and any potential subsequent Federal Emergency Management Agency ("**FEMA**") reimbursement effort:

- (1) *Travel Time Pay.* Unless there is a controlling collective bargaining or other labor agreement that requires a different approach, the Requesting Entity will reimburse the Providing Entity for the actual costs it incurs for the travel time of its personnel (*i.e.*, pay and benefits), as follows: (A) when the Providing Entity is traveling to the Requesting Entity, from the time the Providing Entity's personnel leave its home facility until such personnel arrive at the Requesting Entity's muster or intake location; and (B) when the Providing Entity is returning to its home facility from the Requesting Entity's location, from the time the Providing Entity's personnel leave its last work or overnight accommodation location until it arrives at its home facility. Travel time, referenced in the previous sentence, includes reasonable time incurred to prepare for initial travel at the Providing Entity's shop. If equipment breaks down or is damaged during travel and the Providing Entity requires certain of its personnel to stay with the equipment until repairs are made, the Requesting Entity will reimburse the Providing Entity for the actual costs it incurs to pay its personnel, related to equipment repair waiting time. If the Providing Entity is released from mutual aid assistance by the Requesting Entity, and travels to a subsequent utility to provide mutual aid, the Requesting Entity has no liability for the Providing Entity's costs incurred for its personnel to travel from the Requesting Entity location to the subsequent utility's location for additional mutual aid assistance. For equipment, hourly or mileage rates will be reimbursed by the Requesting Entity, including equipment travel time (calculated on the basis of the recorded work hours of the Providing Entity's individual person(s) to whom each piece of equipment is assigned).
- (2) *Emergency Travel; Crew Swaps.* The Requesting Entity will reimburse the Providing Entity for its travel costs incurred (*e.g.*, plane tickets) for travel for personnel who have to return home on an emergency basis from mutual aid assistance. Taking into account due exigencies, the Providing Entity will endeavor to limit or minimize emergency travel costs. The Providing Entity's costs for swapping crews will be reimbursed on a not less than two-week crew rotation basis. The Requesting Entity will not be responsible for the Providing Entity's costs in swapping crews on a less than two week basis, or for replacing personnel who have to return home from mutual aid assistance for reasons that are not an emergency. As used in this clause (2) of section 2, "emergency" means an exigent or severe circumstance that requires an individual to return home as soon as reasonably possible to meet family, personal, or similar needs. An example of an emergency includes the death or severe illness (requiring hospitalization or non-elective surgical intervention) of a close family member. As the term is used here, "emergency" does not include planned or elective matters such as vacations, weddings, birthdays, graduations, court dates, elective medical procedures, or similar activities.
- (3) *Equipment Breakdown Costs.* If any of the Providing Entity's equipment breaks down or is damaged as a direct result of performing mutual aid assistance for the Requesting Entity, more than 50 miles from the Providing Entity's home facility, and must be repaired prior to returning to the Providing Entity's home facility (*e.g.*, a truck breaks down and is inoperable), then the Requesting Entity will reimburse the Providing Entity for its actual

repair costs, unless the Providing Entity is charging the Requesting Entity for such equipment using FEMA rates (which are inclusive of repair costs). The Requesting Entity is not responsible for repair costs of the Providing Entity's equipment that breaks down, but does not have to be repaired for it to be returned to the Providing Entity's home facility (e.g., a bucket lift mechanism fails, but does not render a truck inoperable to be driven back to the Providing Entity's home facility). The Requesting Entity is also not responsible for repair costs of equipment that breaks down or is damaged before arriving at the Requesting Entity's location, except that the Providing Entity must promptly notify the Requesting Entity of the equipment break down, and coordinate on the need for replacement equipment, if any, and how replacement equipment will be compensated. To the extent that there is a reasonable basis for any of Providing Entity's personnel to stay with the equipment while repairs are being made, where the Requesting Entity is responsible for the costs of such repairs pursuant to the first sentence of this clause (3), the Requesting Entity's obligations for Providing Entity's personnel costs is hereby limited to (A) the minimum number of personnel that need to remain with the equipment for repairs and return of the equipment to Providing Entity's home facility, and (B) no more than the Providing Entity's normal billable work day, per day, for such personnel who are remaining with the equipment during repairs.

- (4) *Food.* If the Requesting Entity provides food (including meals, snacks, or both) for the Providing Entity's personnel providing mutual aid assistance, the Requesting Entity will not be responsible for food costs incurred by the Providing Entity, unless the nature of the mutual aid assistance work or other events prevent the Providing Entity's personnel from physically being able to eat the food provided by the Requesting Entity (including prepared food shortages from the Requesting Entity). The Requesting Entity will not be responsible for food costs for the Providing Entity's personnel while they are traveling, beyond *per diem* meals and incidentals rates established and published from time to time by the United States General Services Administration (GSA) for the area where the mutual aid work is to occur. (GSA *per diem* rates may be available at <https://www.gsa.gov/travel/plan-book/per-diem-rates>.) *Per diem* rates will be based on the location, or nearest GSA reference location to, where the expenses are incurred.
- (5) *Laundry Services.* If the Requesting Entity provides laundry services for the Providing Entity's personnel providing mutual aid assistance, the Requesting Entity will not be responsible the Providing Entity's separate costs incurred for its personnel's laundry. If the Requesting Entity does not provide such laundry services, it will reimburse the Providing Entity for actual laundry costs incurred for Providing Entity's personnel.
- (6) *Hotel Accommodations.* The Requesting Entity must either arrange for or approve (which approval can be given by the Requesting Entity as a part of the subsequent reimbursement process) Providing Entity's hotel accommodations during travel and in the locale of mutual aid assistance work. Except to the extent that double-occupancy hotels rooms are not available, the Requesting Entity will only reimburse the Providing Entity for its hotel costs incurred on a double-occupancy basis. The Requesting Entity will reimburse

the Providing Entity only for hotel room night costs, and will not be responsible for miscellaneous or individual charges, such as mini bar charges, room service, telephone calls, in-room movies, excessive tipping (greater than 20%), and business center charges (unless the Providing Entity provides documentation that business center charges are related to the provision of mutual aid assistance to the Requesting Entity). The Providing Entity must provide a copy of all itemized hotel folios for hotel room nights where reimbursement is sought from the Requesting Entity, with records of occupant(s) of each room and check-in and check-out dates, along with any other supporting information requested by the Requesting Entity. If the Requesting Entity provides accommodations in the locale of mutual aid assistance work (e.g., base camps), the Requesting Entity will not be responsible for the Providing Entity's costs for hotel accommodations, except during travel.

- (7) *Personal Item Costs.* The Requesting Entity will not be responsible for reimbursing the Providing Entity for any costs incurred by the Providing Entity for personal items that are for individual comfort or convenience of the Providing Entity's personnel. This includes items such as alcohol, snuff or other tobacco products, coolers, toiletries, medicines, non-work consumables, etc.
- (8) *Materials and Supplies.* The Requesting Entity will only be responsible for reimbursing the Providing Entity for materials and supplies that it purchases, or supplies to its personnel providing mutual aid assistance from inventory, to the extent such materials and supplies are of a reasonable quantity for the number of the Providing Entity's personnel performing mutual aid assistance. For personal equipment such as safety equipment, safety glasses, rubber sleeves, flame retardant clothing (FR2), belts, climbers, boots, gloves, raincoats, hardhats, etc., there is a presumption by the Requesting Entity that the labor rates for the Providing Entity's personnel include the provision of such personal equipment. However, if the Providing Entity needs to purchase or issue such personal equipment to its personnel providing mutual aid assistance, and seeks reimbursement from the Requesting Entity for the same, the Providing Entity must provide documentation as to the necessity of providing such personal equipment for that mutual aid assistance effort. In that case, the Requesting Entity will only be responsible for reimbursing the Providing Entity for such personal equipment (A) in an amount that corresponds to the number of personnel needing such equipment and providing mutual aid assistance, with a minimal, reasonable allowance for extra items, and (B) only to the extent that such personal equipment cannot be reused by the Providing Entity's personnel after the mutual aid assistance is completed. For items of the Providing Entity's inventory that is used or incorporated into the Requesting Entity's electrical system in the performance of mutual aid assistance, the Requesting Entity will reimburse the Providing Entity only for inventory items where there is documentation showing that such inventory items were used or incorporated into the Requesting Entity's electrical system.

**3. Documentation to Support the Providing Entity's Costs in Providing Mutual Aid Assistance.** As FEMA reimbursement for mutual aid assistance costs incurred by the Requesting

Entity may require the Requesting Entity to provide extensive documentation concerning the Providing Entity's work to support its FEMA reimbursement claims, the Requesting Entity requests and the Providing Entity hereby agrees to provide the following information for its mutual aid assistance rendered to the Requesting Entity:

- (1) For the Providing Entity's wages and salaries, including benefits, the Providing Entity will provide a copy of its pay and benefits policy(ies), including information that identifies its labor rates, benefits, overtime pay, and any special pay that may be applicable to mutual aid assistance.
- (2) The Providing Entity will provide documentation to support all mobilization and demobilization costs and document each item of mobilization costs incurred and billed to the Requesting Entity.
- (3) For personnel travel, the Providing Entity will identify for each vehicle, who is driving and who is a passenger, including all changes of drivers.
- (4) The Providing Entity will identify which equipment travels with which crews in a way that permits the Requesting Entity to identify crew and equipment together, including any changes of equipment or crews that occurs during the mutual aid assistance effort.
- (5) For crew swaps and any replacement of the Providing Entity's personnel providing mutual aid assistance, on an emergency or non-emergency basis, the Providing Entity will provide a log or other documentation identifying each individual's starting and ending time for the whole of the Providing Entity's mutual aid assistance effort to the Requesting Entity.
- (6) Unless using FEMA standard rates, which include fuel, the Providing Entity will track all fuel costs and provide documentation for all of its actual costs for fuel for all vehicles and equipment. Fuel receipts must indicate the volume of fuel purchased and the cost per measured unit.
- (7) If the Providing Entity is aware, or is notified by the Requesting Entity, that its rates for equipment are higher than standard FEMA rates, the Providing Entity will provide documentation justifying the higher rates to the reasonable satisfaction of the Requesting Entity. If FEMA rates are not utilized, the Providing Entity should use rates which include all costs for ownership and operation of equipment, including depreciation, overhead, all maintenance, field repairs, lubricants, tires, OSHA equipment and other costs incidental to operation.
- (8) The Providing Entity will respond in the full, to the best of its knowledge and ability, to all requests for documentation from the Requesting Entity related to the Requesting Entity's FEMA reimbursement claims.

- (9) If the Providing Entity is released from mutual aid assistance and travels to a subsequent utility to provide mutual aid, instead of returning to its home facility, the Providing Entity will identify the subsequent utility and provide contact information for such subsequent utility.
- (10) For any equipment repair costs that are reimbursable to the Providing Entity pursuant hereto, the Providing Entity will provide all documentation and other maintenance records that demonstrate the equipment was regularly maintained and in good operational order prior to the breakdown or damage. For equipment damage repairs, the Providing Entity shall provide all available details on when, where, and how the damage occurred.

4. **Invoice Documentation.** The Providing Entity will provide the following information to support its invoice(s) to the Requesting Entity:

- (1) If the Providing Entity is billing by time and equipment rates (*i.e.*, not using FEMA rates):
  - (A) a rate sheet for all labor and equipment charges (with the FEMA benefit calculation sheet for indirect labor charge evidence);
  - (B) daily timesheets and equipment logs signed (or otherwise electronically approved, as applicable) by authorized field personnel indicating for each work location or task:
    - (i) each employee's name, position, type of employment (*i.e.*, full-time exempt, full-time non-exempt, part-time, temporary, *etc.*) and days and hours worked;
    - (ii) each employee's rate of pay for regular hours and overtime hours;
    - (iii) the total number of hours worked each day by each employee (including those recorded as regular hours and overtime hours);
    - (iv) location of the work, unless location(s) of the work are directed by the Requesting Entity, including pole number, address, or other reasonable identification information;
    - (v) detailed description of the work, unless kept by the Requesting Entity
    - (vi) details of all equipment used, including date of use, trip origin odometer reading, trip destination odometer reading, make, model, vehicle number, and hours used; and
    - (vii) miscellaneous expenses (including copies of all receipts);
  - (C) charges for the Providing Entity's general and administrative (G&A) costs, which the Providing Entity must include as a separate line item (and itemized) in invoicing to the Requesting Entity; and

- (D) charges for hotel and food while traveling to and from the mutual aid assistance destination with detail (*i.e.*, name(s) of room occupant(s), name and location of hotel, check-in and check-out dates, itemized hotel folio, itemized food receipts (if any), names of personnel consuming food).
- (2) If the Providing Entity is utilizing FEMA equipment rates, fuel, maintenance, and repair costs cannot be separately charged.

5. **Return of the Requesting Entity's Equipment.** Providing Entity shall comply with this section 5 unless the Requesting Entity provides different direction. To ensure that all of the Requesting Entity's equipment, inventory, machinery, supplies, or other items issued to or used by the Providing Entity's personnel during mutual aid assistance is returned to or used for the Requesting Entity, the Providing Entity will identify a crew leader for each of its crews, and the crew leader will each day log any of the Requesting Entity's equipment, inventory, machinery, supplies, or other item issued to or used by that crew in that day's mutual aid assistance effort. Such crew leader's log will identify all items that are incorporated into the Requesting Entity's electrical system, or consumed in the mutual aid assistance effort (for consumables). (Miscellaneous low cost and other *de minimis* items (*e.g.*, nuts and bolts) may be estimated.) All other items on the crew leader's log will be checked-back to the Requesting Entity, by the crew leader, prior to the Providing Entity's crew being released by the Requesting Entity from mutual aid assistance.

6. **Other Requesting Entity Requirements.** The Requesting Entity may request or require information and documentation requirements than are in addition to what is provided in this statement of principles. Nothing in this statement of principles supersedes or negates any of the Requesting Entity specific requirements. In the event of a conflict between this statement of principles and the Requesting Entity's own documentation, the Requesting Entity's documentation controls.

[Acknowledgement Sheet Follows]

**SIGNATURE DOCUMENT**

To indicate the parties have reviewed and reached agreement on the applicability of this statement of principles an authorized person from each of the Providing Entity and the Requesting Entity initials below.

on behalf of

\_\_\_\_\_ Utility or Company: \_\_\_\_\_  
Initials Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**EXECUTION NOTE:** APPA will keep this guiding principles document on file for each APPA member that executes it, like the APPA mutual aid agreement, and will distribute it, or provide for its distribution, to members involved in mutual aid, along with the mutual aid agreement.

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City Manager

ITEM NO. 7.7

**BUSINESS FOR THE CITY COUNCIL  
OF THE  
CITY OF LAMPASAS**

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**Subject:**

Discussion and possible action regarding selection of qualified contractor to design and install landscape features and irrigation at the Calvert Municipal Building

**Requested By:** Finley deGraffenried, City Manager

**Submitted By:** Finley deGraffenried, City Manager

**Date Submitted:** December 7, 2023

**For the Agenda of:** December 11, 2023

**Procurement and Funding Statement:**

Fund 65, 2021 CO Issue. Earmarked \$250,000.00 for Calvert Municipal Building Improvements that includes Landscape Design and Installation.

**Attachments:**

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**Summary Statement:**

Request for Qualifications was published on November 14, 2023 seeking qualified contractors to design and install landscape features and irrigation for the Calvert Municipal Building. The deadline to submit qualification was December 7, 2023. Staff has reviewed proposals and is seeking Council consideration to negotiate services for Landscape Design and Installation Services with the sole, but qualified submittal from Wrights Green and Clean.

**Recommendation:**

To consider a motion to allow staff to negotiate project scope, to include schedule and deliverables for the Landscape Design and Installation Project at the Calvert Municipal Building and to bring negotiated scope and contract back to Council for consideration.

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Chris Felan  
Vice President  
Rates & Regulatory Affairs

November 29, 2023

City Official

Re: Rider GCR - Rate Filing under Docket No. 10170

Enclosed is Atmos Energy Corp., Mid-Tex Division's Statement of Rider GCR applicable for the December 2023 billing periods. This Statement details the gas cost component of the residential, commercial, and industrial sales rates for customers within your city. This filing is for informative purposes only and no action is required on your city's part.

Should you have any questions, please let me know.

Sincerely,

A handwritten signature in black ink that reads "Chris Felan".

Chris Felan  
Vice President, Rates and Regulatory Affairs  
Atmos Energy, Mid-Tex Division

Attachment

ATMOS ENERGY CORPORATION  
 MID-TEX DIVISION  
 STATEMENT OF RIDER GCR  
 December, 2023  
 PREPARED IN ACCORDANCE WITH  
 GAS UTILITIES DOCKET NO. 10170

**Part (a) - Mid-Tex Commodity Costs**

Line	(a)	(b)	Btu Factor	Per MMBtu	(e)
1	Estimated Gas Cost per Unit:	\$0.25018			Rate I - Industrial Service
2	Estimated City Gate Deliveries:	231,689,420	0.1024	\$3.0802	Rate T - Transportation <sup>1</sup>
3	Estimated Gas Cost:	\$57,964,059			
4	Lost and Unaccounted For Gas %	2.5932%			
5	Estimated Lost and Unaccounted for Gas	\$1,503,124			
6	Total Estimated City Gate Gas Cost:	\$59,467,183			
7	Estimated Sales Volume:	182,973,550			
8	Estimated Gas Cost Factor - (EGCF)	0.32500			
9	Reconciliation Factor - (RF):	(0.00959)			
10	Taxes (TXS):	0.00000			
11	Adjustment - (ADJ):	0.00000			
12	Gas Cost Recovery Factor - (GCRF) (Taxable)	0.31541 per Ccf			
13	Customer Rate Relief - (CRR) (Non-Taxable)	0.11000 per Ccf			

**Part (b) - Pipeline Services Costs**

Line	(a)	(b)	(c)	(d)	(e)
14	Fixed Costs		Rate R - Residential	Rate C - Commercial	Rate I - Industrial Service
15	a. Fixed Costs Allocation Factors [Set by GUID 10170]	100.0000%	64.3027%	30.5476%	5.1497%
16	b. Current Month Fixed Costs of Pipeline Services	\$51,835,403	33,331,565	15,834,471	2,669,367
17	Net Fixed Costs	\$51,835,403	\$33,331,565	\$15,834,471	\$2,669,367
18	Commodity Costs				
19	a. Estimated Commodity Cost of Pipeline Services	\$3,414,595	2,092,075	1,032,439	290,081
20	b. Plus: Second Prior Month Recovery Adjustment	\$0	\$0	\$0	\$0
21	Net Commodity Cost of Pipeline Services	\$3,414,595	\$2,092,075	\$1,032,439	\$290,081
22	Total Estimated Pipeline Costs (Line 16 + Line 19)	\$55,249,998	\$35,423,640	\$16,866,910	\$2,959,448
23	Estimated Billed Volumes		71,575,650 Ccf	47,650,860 Ccf	4,986,771 MMBtu
24	Pipeline Cost Factor (PCF) [Line 20 / Line 21] (Taxable)		0.49490 Ccf	0.35400 Ccf	\$0.5935 MMBtu
25	Gas Cost Recovery Factor - (GCRF) [Line 12] (Taxable)		0.31541 Ccf	0.31541 Ccf	\$3.0802 MMBtu
26	Customer Rate Relief - (CRR) (Non-Taxable)		0.11000 Ccf	0.11000 Ccf	\$1.0742 MMBtu
27	Rider GCR		0.92031 Ccf	0.77941 Ccf	\$4.7479 MMBtu
					Rate I -
					Rate T -

<sup>1</sup> Industrial Service and Transportation are reported in MMBtu. An MMBtu conversion factor of .1024 is used to convert from Ccf.