

**MINUTES OF REGULAR CALLED MEETING OF THE GOVERNING BODY  
OF THE CITY OF LAMPASAS, TEXAS  
CALVERT MUNICIPAL BUILDING  
CITY COUNCIL CHAMBERS  
302 E THIRD STREET  
Monday, January 13, 2025  
5:30 p.m. Special Session  
6:00 p.m. Regular Session**

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

**Council Members Present:**

Zac Morris  
Charlie Pratus  
Davis Keele  
Myles Haider  
Cathy Kuehne

**City Staff Present:**

Erin Corbell, City Manager  
Becky Sims, City Secretary  
Monica Wright, IT Director  
Yvonne Moreno, Finance Director  
Jody Cummings, Police Chief  
Joe Adams, Fire Chief  
Van Sims, WWW Operations Manager  
Wayne Sanders, Electric Superintendent  
Carlos Garcia, Street Superintendent  
Robyn White, PW Secretary

**Council Members Absent**

N/A

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

- I. Call to order Special Session- *Mayor Pearce called the Special Session to order at 5:30 p.m.*

Adjourn into Executive Session

*Mayor Pro Tem Morris moved to adjourn into Executive Session at 5:31 p.m., the motion was seconded by Council member Hernandez 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:

- II. 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
- III. Section 551.071 (1), 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

Adjourn executive session and reconvene Special Session

*Council reconvened Special Session at 6:25 p.m.*

**SPECIAL SESSION**

Action on Executive Session Items

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

*There was no action taken on items discussed during Executive Session.*

Adjourn Special Session

*Council member Haider moved to adjourn the Special Session at 6:26 p.m., the motion was seconded by Council member Hernandez and with a unanimous vote, the motion carried.*

<b>WORKSHOP SESSION</b>
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1. Call to order Workshop Session- *Mayor Pearce called the workshop session to order at 6:26 p.m.*
2. Discussion and presentation of Annual Racial Profiling Report.

*Chief Cummings presented the Annual Racial Profiling Report to City Council.*

- *Texas' initial Racial Profiling Law, passed in 2001, has evolved into a robust program.*
- *It prohibits peace officers from engaging in racial profiling*
- *Each law enforcement agency must adopt a written policy.*
- *Officers must report motor vehicle stop information to their agency.*
- *Agencies must submit their analyzed data to the State and the governing bodies.*
- *The Lampasas Police Department has complied by:*
  - *Adopting a policy on racial profiling.*
  - *Collecting and auditing stop data.*
  - *Submitting the required reports to TCOLE and the City of Lampasas.*

***The report contains the following information:***

- *Total Stops*
- *Location of Stops*
- *Race/Ethnicity Known Prior to Stop*
- *Race/Ethnicity*
- *Gender*
- *Reason for Stop*
- *Was a Search Conducted*
- *Reason for Search*
- *Was Contraband Discovered*
- *Description of Contraband*
- *Result of Stop*
- *Arrest Based On*
- *Physical Force with Bodily Injury Used*
- *Number Racial Profiling Complaints*

Report Summary

***Full Report***

- *Total stops: 4061*
- *Searches: 161*
- *Contraband discovered: 87*
- *Written Warnings: 2881*

- Citations: 1022
- Arrest: 91
- Physical Force Bodily Injury: 1
- Racial Profiling Complaints: 0

**Analysis Report**

- White 2726 - 67.13%
- Hispanic/Latino 984 - 24.23%
- Black 242 - 5.96%
- Asian/Pacific Islander 97 - 2.39%
- Alaska/Native American 12 - 0.30%

3. Discussion regarding any item on the regular agenda. *N/A*
4. Adjourn Workshop Session.

*Council member Pratus moved to adjourn workshop at 6:34 p.m., the motion was seconded by Council member Keele and with a unanimous vote, the motion carried.*

<b>REGULAR SESSION</b>
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**ANNOUNCEMENTS**

- A. Call to Order

*Mayor Pearce called the regular session to order at 5:38 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
  - *Resolution Proclaiming February 2025 Night Sky Awareness Month-Mike Watson*

**A RESOLUTION DECLARING FEBRUARY 2025 NIGHT SKY AWARENESS MONTH FOR THE CITY OF LAMPASAS, TX**

**WHEREAS**, the City of Lampasas, Texas (hereafter “City) supports efforts to preserve the night skies and encourages such practices and technologies to further preserve, protect and celebrate our night sky in the city as reflected in Resolution 21-14;

**WHEREAS**, the City works with its partners to educate and encourage landowners, businesses, resident communities, and public entities to join in this commitment;

**WHEREAS**, upcoming events raising awareness include the March 1, 2025 Stars at Night Star Party at the Lampasas Middle School Cafeteria;

**WHEREAS**, the City recognizes the importance of education and awareness building to continue to encourage our citizens in protecting the enduring beauty of the night sky;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of Lampasas, Texas that:

The City hereby declares February 2025 Night Sky Awareness Month. This resolution shall take effect immediately upon its passage.

Passed and Adopted by Council on this 13<sup>th</sup> day of January, 2025

1.1	Citizen comments- Any citizen who desires to address the City Council on a matter <b>that is not included</b> on the Agenda may do so at this time.
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*There were no citizen comments.*

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

1.3	Public hearing to receive citizen comments to consider approval, denial, or approval with modifications to consider granting a rezone request
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*Mayor Pearce opened the public hearing.*

*Mrs. Sims advised of the following:*

*Tri-Cru Ventures, LLC, is asking for consideration of a rezone request for Northington Estates.*

*The 79 acres was originally zoned as shown below in 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"*

*The new zoning request is as follows:*

- *Rezone 31.81 acres from Single Family Residential-8 and Single Family Residential-10 to Agriculture "AG" (green space/detention)*
- *Rezone portion of Single Family Residential-8 and Single Family Residential-10 to Single Family Attached (Townhomes) for a total of 13.40 acres (124 lots)*
- *Rezone portion of Single Family Residential-8 and Single Family Residential-10 to Single Family Residential-6 for a total of 32.52 acres (145 lots).*

*Staff sent eighteen (18) notices to property owners within 200 feet of the applicant's property, 6 were received in opposition, none in favor.*

*The Planning Commission moved to approve an alternative zoning that provides some Single Family Residential-8 (1200 sq ft homes) and less Single Family Attached (Townhomes) with three in favor and two in opposition or to deny the request all together with 2 in favor and three in opposition.*

**Public Testimony from citizens within 200 ft of property was presented as follows:**

*Betsy Kemp*

- *Oppose New Development*

- *Density concerns*
- *Infrastructure concerns*
- *Environmental concerns*
- *Original Plans vs. Proposed- Increase in families*
- *Rental Properties*
- *Drainage concerns*
- *Water, Sewer & Electrical needs, strain on infrastructure*
- *Cost to taxpayers*
- *Increase to traffic on 4<sup>th</sup> Street*

*Frank Ellett- Voiced his support for the Kemp's and Richardson's in opposition of the development.*

*Mike Richardson-*

- *Opposed to development not done right*
- *Drainage easement*
- *Quality of life*
- *Cost to taxpayers*
- *Concerns with making decision without civil plan set*

***General Citizen comments from citizens whom reside outside of 200 ft of property.***

*James Cain*

- *Commented on development done right*
- *Utilizing business resources to assist with planning*
- *Protect the history and future of Lampasas*

***Developer and Representative***

*Emilio Perales-Developer*

*Kendell Wimberly-Engineer*

- *Material costs*
- *New layout to help drainage layout*
- *Greenspace-Park Area*
- *HOA*
- *Temple Market Concept*
- *Phased Project*
- *School needs*
- *Infrastructure*

*Council addressed the following*

- *Why development is a good fit for Lampasas?*
- *Lot sizes-More SF-8 & SF-10*
  - *Justify cost-land development*
- *Impact to Schools*
- *Egress/Ingress*

*With no further discussion, Mayor Pearce closed the public hearing.*

2.0	<b>MINUTES</b>
2.1	Discussion and possible action concerning approval of minutes from the Regular City Council Meeting held on December 9, 2024.

Council member Keele moved to approve the minutes as presented, the motion was seconded by Council member Kuehne, with Mayor Pro Tem Morris and Council member Hernandez abstaining, the motion carried.

3.0	<b>CONSENT AGENDA</b>
3.1	Discussion and possible action regarding purchases and charges in excess of \$4,000 from December 1, 2024- December 31, 2024.
3.2	Discussion and possible action regarding November 2024 Investment Report

Mayor Pro Tem Morris moved to approve the consent agenda, the motion was seconded by Council member Hernandez, with Council member Pratus abstaining, the motion carried.

4.0	<b>BOARDS/DEPARTMENT REPORTS</b>
4.1	<b>PUBLIC WORKS ANNUAL REPORT</b> <i>Van Sims, WWW Operations Manager, Wayne Sanders, Electric Superintendent and Carlos Garcia, Street Superintendent presented their annual report. Each provided an overview of their individual departments, including staff recognition, certifications, overall budgets, daily work orders, completed projects and future projects.</i>

5.0	<b>ROUTINE MATTERS</b>
5.1	<b>CITY MANAGER'S OPERATIONAL REPORT</b>
	<p><i>Hiring</i> Two candidates were interviewed for the Assistant City Manager position. However, CM has opted not to hire for the position at this time. After evaluating needs within the City, CM feels that a public works director would be a more appropriate position to fill. Job description has been updated and will be posted online.</p> <p><i>3<sup>rd</sup> Street Bridge</i> Staff attended a pre-construction meeting with contractors and TXDot on Thursday, January 2<sup>nd</sup> for the replacement of the 3<sup>rd</sup> Street Bridge. Contractors began work on Monday, January 6<sup>th</sup> and work is expected to be complete mid-summer 2025. That section of 3<sup>rd</sup> Street will be fully closed until completion. Detour routes are available and signage is posted.</p> <p><i>Business Park</i> Council members have requested CM complete a full analysis of Business Park costs to date. That analysis is nearly complete and will be available for discussion in a setting of council's choice, i.e. workshop or joint meeting.</p> <p><i>Airport</i> The Airport Advisory Board has approved options for the airport's ALP that will next be submitted to the FAA for approval. The ALP is a guiding document for future development at the airport as funds are acquired and allocated, but is not designed to commit the City to specific improvements. Contractors for the fuel tank replacement arrived to begin work on January 13<sup>th</sup>, so the airport will be selling LL fuel in the near future. Staff has identified various other projects in conjunction with the advisory committee for improvements to drive future growth for the airport.</p> <p><i>Election</i> The first day to file for seats in May's municipal election is Wednesday, January 15<sup>th</sup>. Packets are available in the City Secretary's office.</p>

5.2	<b>MAYOR'S COMMENTS</b>
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6.0	<b>UNFINISHED BUSINESS</b>
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*There was no unfinished business.*

7.0	<b>NEW BUSINESS</b>
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7.1	Discussion and possible action regarding a Joint Election Agreement between the Lampasas Independent School District and the City of Lampasas
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*Council member Kuehne moved to approve the Joint Election Agreement between the Lampasas Independent School District and the City of Lampasas, the motion was seconded by Council member Hernandez and with a unanimous vote, the motion carried.*

7.2	Discussion and selection of website photo contest winner.
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*Council member Hernandez moved to select entry #1, the motion was seconded by Council member Haider, with Council member Keele in opposition, the motion carried.*

7.3	Discussion and possible action regarding approval of Resolution by the City of Lampasas denying the increase in rates proposed by ATMOS Energy Corporation in its Mid-Tex Division filed on or about December 16, 2024; authorizing participation in related rate proceedings; authorizing the retention of special counsel; requiring the reimbursement of municipal rate case expenses; finding that the meeting complies with the open meetings act; and making other findings and provisions to the subject; and declaring an effective date.
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*Council member Pratus moved to approve the Resolution by the City of Lampasas denying the increase in rates proposed by ATMOS Energy Corporation in its Mid-Tex Division filed on or about December 16, 2024; authorizing participation in related rate proceedings; authorizing the retention of special counsel; requiring the reimbursement of municipal rate case expenses; finding that the meeting complies with the open meetings act; and making other findings and provisions to the subject; and declaring an effective date, the motion was seconded by Council member Kuehne and with a unanimous vote, the motion carried.*

7.4	Discussion and possible action to consider approval, denial, or approval with modifications to consider granting a rezone request for Northington Creek Estates, commonly known as 1206 Mills Street, and 1705 E 4th Street.  <i>The 79 acres was originally zoned as shown below in May 2023.</i> <ul style="list-style-type: none"><li>➤ 3.046 acres to Single Family Attached- SFA-(Townhomes)</li><li>➤ 10.141 acres to Single Family Residential-6 “SF-6”</li><li>➤ 35.195 acres to Single Family Residential-8 “SF-8”</li><li>➤ 29.360 acres to Single Family Residential-10 “SF-10”</li><li>➤ 2.175 acres to Commercial “C”</li></ul> <i>The new zoning request is as follows:</i> <ul style="list-style-type: none"><li>• Rezone 31.81 acres from Single Family Residential-8 and Single Family Residential-10 to Agriculture “AG” (green space/detention)</li></ul>
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|  | <ul style="list-style-type: none"> <li>• Rezone portion of Single Family Residential-8 and Single Family Residential-10 to Single Family Attached (Townhomes) for a total of 13.40 acres (124 lots)</li> <li>• Rezone portion of Single Family Residential-8 and Single Family Residential-10 to Single Family Residential-6 for a total of 32.52 acres (145 lots).</li> </ul> |
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*Council member Kuehne moved to deny the request, the motion was seconded by Council member Hernandez, with five in opposition the motion failed.*

*Mayor Pro-Tem Morris moved for a more viable zoning option for the community presented by the developer along with a draft drainage plan to the Planning Commission for further study, the motion was seconded by Council member Pratus, with Council member Hernandez in opposition, the motion carried.*

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| 7.5 | Discussion and consideration of approval by Resolution of a Lampasas Economic Development Project related to a Life Safety Grant for improvements made to an existing Commercial Building located at 410 E Third Street. |
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*Mayor Pro Tem Morris moved to approve the Resolution of a Lampasas Economic Development Project related to a Life Safety Grant for improvements made to an existing Commercial Building located at 410 E Third Street, the motion was seconded by Council member Haider and with a unanimous vote, the motion carried.*

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| 7.6 | Discussion and possible action to ratify allocation of repair expenses for the Fire Department Ladder Truck in the amount of \$30,000.74. |
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*Council member Pratus moved to ratify allocation of repair expenses for the Fire Department Ladder Truck in the amount of \$30,000.74, the motion was seconded by Mayor Pro Tem Morris and with a unanimous vote, the motion carried.*

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| 7.7 | Discussion and possible action to consider quote from All Season’s Service to replace unit at the library in the amount of \$10,755.00. |
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*Council member Hernandez moved to approve quote from All Season’s Service to replace unit at the library in the amount of \$10,755.00, the motion was seconded by Council member Kuehne and with a unanimous vote, the motion carried.*

Adjourn

*Council member Keele moved to adjourn at 8:08 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 \_\_\_\_\_, 2025.

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

ATTEST

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Becky Sims, City Secretary