

**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, March 17, 2025
5:30 p.m. Workshop Session
6:00 p.m. Regular Session**

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

Council Members Present:

Zachary Morris
Charlie Pratus
Davis Keele
Myles Haider
Cathy Kuehne
Eric Hernandez

City Staff Present:

Erin Corbell, City Manager
Becky Sims, City Secretary
Kristy Acevedo, Systems Admin
Yvonne Moreno, Finance Director
Jody Cummings, Police Chief
Joe Adams, Fire Chief
Van Sims, WWW Operations Manager
Charlie Boswell, Asst Police Chief
Kayleigh Stanley, Executive Secretary

Council Members Absent

N/A

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

1. Call to order Workshop Session

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

2. Discussion and presentation of Lampasas Central Appraisal District proposed 2025 Budget Amendments.

Staff received notice from the Lampasas Central Appraisal District Chief Appraiser, Juan Saucedo of the proposed amendments to their 2025 Budget. The appraisal district has unforeseen expenditures in the current budget year causing a change in budgetary needs for the 2025 fiscal year. They are proposing the following, moving \$140,484.00 of 2024 unspent budget amounts, \$57,602.00 LCAD fund balance and amending the 2025 budget in the categories listed below. LCAD is not asking the taxing units for more funds they are asking the LCAD Board of Directors to move funds from prior year budget and LCAD fund balance.

The summary of 2024/2025 amendments are as follows:

- *Appraisal Firm Assistance-Capitol Appraisal Group*
- *Additional Education and Training for (4) four employees*
- *Additional Mapping and Deeds Maintenance*
- *Salary and Benefits-Employee Retention*
- *Commercial Appraisal Contract*
- *Ratio Study Software*
- *Cyber Security and IT Maintenance*
- *Record Management (clean up)*

The board meeting is scheduled for March 27, 2025 @ 5:30 p.m.

Council member Kuehne inquired about staff salary adjustments, specifically Chief Appraiser. Mr. Harrison, LCAD Board Member advised that recommended salary adjustments are based on experience and expertise in the field.

3. Discussion regarding any item on the regular agenda.

There were no items discussed.

4. Adjourn Workshop Session-

Council member Hernandez moved to adjourn workshop at 5:36 pm, 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 5:36 pm.
- 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**

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

1.3	Public hearing to receive citizen comments regarding a rezone request for Northington Creek Estates, commonly known as 1206 Mills Street, and 1705 E 4th Street as follows: <ul style="list-style-type: none">• 49 Single Family Residential-6 “SF-6” lots to 118 lots• 119 Single Family Residential-8 “SF-8” lots to 65 lots• 75 Single Family Residential-10 “SF-10” lots to 16 lots• 30 Single Family Attached (Townhomes) lots to 68 lots• 20.51 acres to Agriculture (green space) from Single Family Residential-10 “SF-10”.
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Mayor Pearce opened the public hearing.

Mrs. Sims, City Secretary presented the following:

Tri-Cru Ventures is asking City Council to consider granting a rezone request for Northington Creek Estates as follows:

- *49 Single Family Residential-6 “SF-6” lots to 118 lots*
- *119 Single Family Residential-8 “SF-8” lots to 65 lots*
- *75 Single Family Residential-10 “SF-10” lots to 16 lots*
- *30 Single Family Attached (Townhomes) lots to 68 lots*
- *20.51 acres to Agriculture (green space) from Single Family Residential-10 “SF-10”*

The requested rezone fits within the existing character of the neighborhood and within the community as outlined in the Comprehensive Plan as Suburban Residential, Suburban Mixed-Use, Corridor Commercial.

The case was heard before the Planning Commission on March 6, 2025 and they recommended approval with approximately 20 townhomes being replaced with single family homes. This would decrease the townhome lots from 68 to approximately 48 and increase the SF-6 lots from 118 to approximately 138 lots.

Mayor Pearce opened the floor for public testimony:

Jimmy Torres, Tri-Cru Ventures, addressed questions brought by Council and the public. Mr. Torres briefly discussed proposed drainage plan; however, without a complete civil plan it is hard to address specifics. Mr. Torres is aware of the fill required and the current condition of the terrain. Mr. Torres stated that this meeting is specific to zoning and if approved he will move forward with the civil plan set, which will address everyone’s concerns.

BJ Little, Turley Engineer, advised that the TCEQ standards and other state law regarding runoff, such as Floodplain Management will be adhered to. They will work with staff during the Civil Review regarding water, sewer and electric needs, as well as, TxDOT regarding the Traffic Impact Analysis.

Betsy Kemp, David Matthews and Thomas Crawford all shared their concerns relating to drainage, density, infrastructure, schools and traffic congestion.

Chris Harrison spoke to the fact that the request is only for zoning and actually getting a civil set of plans will be costly. He stated the council should be reviewing this strictly based on zoning and nothing additional.

With no additional citizen comments, the public hearing was closed.

1.4	Public hearing to receive citizen comments regarding a request to rezone property from Retail “R” to Two-Family Residential District (Duplex) for property described as Lots 1A and 2A, Block 18, Old Town Addition, located at the corner of East First Street and Live Oak, Lampasas, Texas Lampasas County
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Mayor Pearce opened the public hearing.

Mrs. Sims, City Secretary, presented the following:

Hardin Interests, Inc, Rick Hardin, property owner is asking the commission to consider approval, denial, or approval with modification(s) a request to rezone property from Retail “R” to Two-Family

Residential District (Duplex) for property described as Lots 1A and 2A, Block 18, Old Town Addition, located at the corner of East First Street and Live Oak, Lampasas, Texas Lampasas County

The area around this property is zoned Single Family Residential-6 "SF-6", Retail "R", and Central Business District "CBD"

The Comprehensive Plan defines this area as Downtown Traditional and Downtown Core and this requested zoning fits in with both districts.

All notifications and publications, as required by Ordinance and Statute, have been made. Staff mailed thirty-three (33) notices to property owners within 200 feet of the applicant's property, as of the date of this report one letter in favor has been received and none in opposition.

With no citizen comments, the public hearing was closed.

1.5	Public hearing to receive citizen comments regarding a request for a Specific Use Permit to allow for an accessory dwelling in an area zoned Single Family Residential -10 "SF-10", described as Lot 7A (replat of lots 7 & 8) Block 3, FJ Harris Subdivision, commonly known as 907 W 6 th Street Lampasas, Texas, Lampasas County.
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Mayor Pearce opened the public hearing.

Mrs. Sims, City Secretary presented the following:

The property owner is applying for a Specific Use Permit (SUP) to allow for an accessory dwelling to the main structure commonly referred to as a guesthouse. The property owner would like to make improvements and upgrades to a stand-alone 240 sq ft shop that would create a useable living space with kitchenette. This accessory dwelling will be used at the pleasure of the homeowner.

With no citizen comments, the public hearing was closed.

1.6	Public hearing to receive citizen comments regarding a request to abandon the 16' wide alleyway north of Avenue E, between the easterly and westerly sections of lot 80, commonly known as 703 W Avenue E Lampasas, Texas, Lampasas County
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Mayor Pearce opened the public hearing.

Mrs. Sims, City Secretary, presented the following:

The property owner is applying for an abandonment of the 16' wide alleyway north of Avenue E, between the easterly and westerly sections of lot 80, commonly known as 703 W Avenue E Lampasas, Texas, Lampasas County.

Staff has verified that there are no city conflicts regarding water, sewer or electric for this alleyway. Staff sent notices to ATMOS, Suddenlink, AT&T and Nextlink as required, with no opposition to the request. The requestor has made contact with the neighbor, who has agreed to sharing ownership of the alley. Staff mailed seventeen (17) letters to adjacent property owners, with none returned in favor or opposition of the request.

With no citizen comments, the public hearing was closed.

2.0	MINUTES
2.1	Discussion and possible action concerning the approval of minutes of the Joint Meeting between City Council and Lampasas Economic Development Corporation held on January 22, 2025

Council member Keele moved to approve the minutes as presented, the motion was seconded by Council member Hernandez, with a unanimous vote, the motion carried.

2.2	Discussion and possible action concerning approval of minutes of the Special Called Meeting held on February 18, 2025
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Council member Keele moved to approve the minutes as presented, the motion was seconded by Council member Kuehne, with a unanimous vote, the motion carried.

2.3	Discussion and possible action regarding the approval of minutes of the Regular City Council Meeting held on February 24, 2025
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Council member Hernandez moved to approve the minutes as presented, the motion was seconded by Council member Keele, with Mayor Pro Tem Morris abstaining, the motion carried.

3.0	CONSENT AGENDA
3.1	Discussion and possible action regarding purchases and charges in excess of \$4,000 from February 1, 2025- February 28, 2025
3.2	Discussion and possible action regarding the January 2025 Investment Report.

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

4.0	BOARDS/DEPARTMENT REPORTS
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5.0	ROUTINE MATTERS
5.1	CITY MANAGER'S OPERATIONAL REPORT
	<p><i>HR John McElroy with the City of Liberty Hill will be joining staff on Tuesday, April 1 as our new Director of Public Works. Prior to the joining the City of Liberty Hill, Mr. McElroy spent over twenty years with the City of Georgetown in Water Utility Operations. John brings a strong background in regulatory compliance, implementation of policies and procedures and a strong desire to train for succession planning.</i></p> <p><i>Second Street The Second Street repaving project is complete and the roadway is re-opened.</i></p> <p><i>IT- Phones Recently, phone lines servicing the animal control facility went down. AT&T informed the city that they will not be repairing/replacing copper phone lines. The facility is currently using mobile phones for service. Staff is concerned about future failure potential as copper lines continue to age. Staff is looking into replacement options that will allow for more functionality and connectivity across city facilities utilizing more modern technologies and</i></p>

	<p><i>phone systems, for similar charges to what the city is paying currently for service.</i></p> <p><i>Calvert- HVAC</i></p> <p><i>Technicians have been on site to identify issues with the current HVAC system at the Calvert Building. The software used to run the system (Intelligent Touch Manager) has failed and will cost \$6,378 to replace, not including labor. No local technicians are able to service that portion of the system. There appears to be an almost one-year lead time on replacement units. Staff recommends having a more user- and service-friendly until installed in the future.</i></p>
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5.2	MAYOR'S COMMENTS
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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 selection of website photo contest winner.
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Council member Kuehne moved to select option 1 for the website photo contest, the motion was seconded by Council member Keele and with a unanimous vote, the motion carried.

7.2	<p>Discussion and possible action to approve, deny, or approve with modifications a rezone request for Northington Creek Estates, commonly known as 1206 Mills Street, and 1705 E 4th Street as follows:</p> <ul style="list-style-type: none"> • 49 Single Family Residential-6 “SF-6” lots to 118 lots • 119 Single Family Residential-8 “SF-8” lots to 65 lots • 75 Single Family Residential-10 “SF-10” lots to 16 lots • 30 Single Family Attached (Townhomes) lots to 68 lots <p>20.51 acres to Agriculture (green space) from Single Family Residential-10 “SF-10”</p>
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Council member Keele moved to approve the rezone request for Northington Creek Estates, commonly known as 1206 Mills Street, and 1705 E 4th Street as presented, the motion was seconded by Council member Pratus, with three members in opposition and four in favor, the motion carried.

7.3	Discussion and possible action to approve, deny, or approve with modifications a request to rezone property from Retail “R” to Two-Family Residential District (Duplex) for property described as Lots 1A and 2A, Block 18, Old Town Addition, located at the corner of East First Street and Live Oak, Lampasas, Texas Lampasas County.
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Council member Kuehne moved to approve the request to rezone property from Retail “R” to Two-Family Residential District (Duplex), the motion was seconded by Mayor Pro Tem Morris and with a unanimous vote, the motion carried.

7.4	Discussion and possible action to approve, deny, or approve with modifications a request for a Specific Use Permit to allow for an accessory dwelling in an area zoned Single Family Residential - 10 "SF-10", described as Lot 7A (replat of lots 7 & 8) Block 3, FJ Harris Subdivision, commonly known as 907 W 6 th Street Lampasas, Texas, Lampasas County.
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Council member Keele moved to approve a request for a Specific Use Permit to allow for an accessory dwelling in an area zoned Single Family Residential – 10, the motion was seconded by Mayor Pro Tem Morris and with a unanimous vote, the motion carried.

7.5	Discussion and possible action regarding a request to abandon the 16’ wide alleyway north of Avenue E, between the easterly and westerly sections of lot 80, commonly known as 703 W Avenue E Lampasas, Texas, Lampasas County.
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Mayor Pro-Tem Morris moved to abandon the 16’ wide alleyway north of Avenue E, between the easterly and westerly sections of lot 80, commonly known as 703 W Avenue E, the motion was seconded by Council member Hernandez and with a unanimous vote, the motion carried.

7.6	Discussion and possible action regarding the Kids Art in the Park event held at Campbell Park on April 5, 2025, from 10 am to 2 pm.
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Mayor Pro Tem Morris moved to approve the Kids Art in the Park event held at Campbell Park on April 5, 2025 from 10am to 2pm, the motion was seconded by Council member Hernandez and with a unanimous vote, the motion carried.

7.7	Discussion and possible action regarding the Project Graduation Class of 2029 Game Night to be held May 2, 2025, from 6-9 pm at the 580 Sports Complex.
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Mayor Pro Tem Morris moved to approve Project Graduation Class of 2029 Game Night to be held May 2, 2025 from 6-9pm at the 580 Sports Complex, the motion was seconded by Council member Hernandez and with a unanimous vote, the motion carried.

7.8	Discussion and acknowledgement of the 2025 Annual City Events
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Council member Hernandez moved to acknowledge the 2025 Annual City Events, the motion was seconded by Council member Kuehne and with a unanimous vote, the motion carried.

7.9	Discussion and possible action regarding approval to declare a 2009 Chevrolet 3500 work truck. as surplus fleet and allow staff to dispose of according to State law.
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Council member Pratus moved to approve the declaration of a 2009 Chevrolet 3500 work truck as surplus fleet and allow staff to dispose of according to State law, the motion was seconded by Council member Hernandez and with a unanimous vote, the motion carried.

7.10	Discussion and possible action regarding approval to declare a 1986 Napa 240 Air Compressor as surplus equipment and dispose as State Law allows
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Council member Hernandez moved to declare a 1986 Napa 240 Air Compressor as surplus equipment and allow staff to dispose of according to State law, the motion was seconded by Mayor Pro Tem Morris and with a unanimous vote, the motion carried.

7.11	Discussion and possible action regarding approval to declare a 2004 Asphalt Zipper Milling Machine as surplus equipment and allow staff to dispose of as State Law allows.
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Council member Pratus moved to declare a 2004 Asphalt Zipper Milling Machine as surplus equipment and allow staff to dispose of according to State law, the motion was seconded by Council member Hernandez and with a unanimous vote, the motion carried.

7.12	Discussion and possible action regarding approval to declare a 2000 Ford F250 work truck as surplus fleet and allow staff to dispose of as State Law allows.
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Council member Pratus moved to declare a 2000 Ford F250 work truck as surplus fleet and allow staff to dispose of according to State law, the motion was seconded by Council member Morris and with a unanimous vote, the motion carried.

7.13	Discussion and possible action regarding approval to declare a 2005 John Deere 777 Zero Turn Mower as surplus equipment and allow staff to dispose of according to State law.
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Mayor Pro Tem Morris moved to declare a 2005 John Deere 777 Zero Turn Mower as surplus equipment and allow staff to dispose of according to State law, the motion was seconded by Council member Pratus and with a unanimous vote, the motion carried.

7.14	Discussion and possible action regarding 2025 Consumer Price Index (CPI), adjustment to Municipal Telecommunications Right-of-Way access line rates.
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Council member Keele moved to take no action regarding 2025 Consumer Price Index (CPI), adjustment to Municipal Telecommunications Right-of-Way access line rates, the motion was seconded by Council member Pratus and with a unanimous vote, the motion carried.

7.15	Discussion and possible action regarding approval of a standard professional services agreement between Bureau Veritas North America, Inc. and the City of Lampasas.
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Mayor Pro Tem Morris moved to approve the agreement between Bureau Veritas North America, Inc and the City of Lampasas, the motion was seconded by Council member Pratus and with a unanimous vote, the motion carried.

7.16	Discussion and possible action regarding the first and final reading of an Ordinance amending the Lampasas Code of Ordinances, Appendix A- Fee Schedule, Chapter 18 Buildings and Building Regulations.
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Council member Pratus moved to approve the first and final reading of an Ordinance amending the Lampasas Code of Ordinances, Appendix A-Fee Schedule, Chapter 18 Buildings and Building Regulations, the motion was seconded by Council member Haider and with a unanimous vote, the motion carried.

Adjourn into Executive Session

Council member Pratus moved to adjourn into executive session at 6:48 pm, 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:

- 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

Adjourn executive session and reconvene Regular Session

Council reconvened Regular Session at 7:26 p.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 out of Executive Session.

Adjourn

Council member Pratus moved to adjourn at 7:27 p.m., the motion was seconded by Council member Haider and with a unanimous vote, the motion carried.

PASSED AND APPROVED this _____ day of _____, 2025.

Herb Pearce, Mayor

ATTEST

Becky Sims, City Secretary