

**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 24, 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

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 regarding the HVAC unit at the Calvert Municipal Building.

This item was moved to #3.

Becky Sims, City Secretary provided an update regarding the HVAC unit at Calvert.

- *The technician from VRF Services noted that the ITM needs to be replaced. The ITM (Intelligent Touch Manager) is the software that is used to run the unit. The cost to replace is \$6,378, not including labor. Labor is estimated at \$2,000. The software only has a one-year warranty.*
- *The ground level system is showing to possibly have a refrigerant leak which would require a leak search. The quote for a leak search on a system of this size would be \$9,400 as it would require 2 technicians for a full day plus drive time and up to 100 lbs. of refrigerant. Upon service there is no guarantee that there would not be additional costs associated with findings from leak search.*

The service supervisor at VRF Services cannot guarantee there will not be other issues with the air handler or condenser, etc. in the future. We do have a 10-year parts warranty that does not include labor or refrigerant.

The unit itself is 7 years old; typically, commercial systems last 10-15 years.

At the present time, VRF Services is the sole provider available to make the necessary repairs due to the complexity of the unit; specifically, the software, changes in freon (from R-410A to R-32) and replacement units not being available until the end of 2025.

With support and recommendations from Mr. Stokes, All Seasons, it is Staff's desire to repair the existing unit and continue preventive maintenance until the part warranty runs out, then look at options to buy a new unit, without the software so that the units can run independently of one another with a more simplified approach for future repairs.

With the initial service bill of \$2,418.75 and the estimated costs to repair, the overall is estimated at \$20,196.75.

There is a corresponding action item on the regular agenda for council consideration.

3. Discussion regarding the proposed Lampasas and Burnet County Rail Line.

This item was moved to # 2.

Erin Corbel, City Manager presented the following:

On March 4, 2025, City Council and Staff were in receipt of an email from the Surface Transportation Board (STB) regarding a proposed rail line that would stretch from a portion of Lampasas County into Burnet County. The proposed 26.9-mile line would connect the Austin Western Railroad (AWRR) near Burnet to the BNSF Railway near Lampasas, reconstructing 12.5 miles of line on the right-of-way on a former rail line and 14.4 miles of new rail line. The stated intent of the new rail line is to reduce congestion on the AWRR system in the Austin metropolitan area, due to anticipated increase in volumes of aggregate being shipped from Burnet-area quarries over the next ten years. A modified letter extending the environmental comment date was received on March 14, 2025.

On March 21, Staff contacted Adam Assenza with STB regarding the proposed project and anticipated timeline for review. Of note from the conversation:

- *The project is currently in very preliminary stages with STB, and is not currently in front of the board itself for consideration or approval.*
- *Neither STB, nor their Office of Environmental Analysis (OEA) has conducted an on-site visit; however, it is scheduled for April 2025.*
- *The project is "new" enough that it has not been fully opened for public comment on the proposed project; however, STB is requesting any **environmental** comments on the project by **April 14, 2025**, so that OEA may begin the process of identifying the appropriate scope of environmental review for the project. This date was confirmed by STB staff.*
- *Each project has to undergo an environmental review prior to any recommendation to the Board under the National Environmental Policy Act of 1969 (NEPA) to examine any potential environmental impacts of the project to include: endangered species, noise, traffic patterns, and historic preservation. Complete details can be found at www.stb.gov/resources/environmental/environmental-overview*
- *The project is currently classified for an EIS (Environmental Impact Statement), which is the type of environmental review assigned for the project. An EIS carries a completion timeline of one to two years, meaning the initial review has to be completed in two years. Depending on the length of the rail and initial reviews and public feedback, a project can potentially be reclassified for an*

EA (Environmental Assessment), which reduces the review timeline to one year; however, STB indicated that was unlikely for this project due to the amount of feedback being received.

- The public can submit their environmental comments to the STB on their website www.stb.gov under the “Need Assistance?” section of the website.

Mayor Pearce opened the floor to allow for public testimony regarding the proposed rail line. The following items of concern were voiced by citizens.

- Impact to citizen’s homestead/legacy
 - Change in traffic pattern/flow
 - Impact to wildlife/pollution
 - Rushing to push project through without proper notification
 - Environmental impact/artifacts
 - Protect way of life vs. making money
 - Unite as a community to stop this from happening
 - Mr. Brandon Musser, CEO/Owner of RTID addressed Council to advise that his company is not affiliated with this proposed project based on social media posts.
 - Commissioner Rainwater advised that they will continue to monitor the project and as additional information becomes available, they will inform accordingly.
4. **Discussion regarding economic development directives, specific to downtown revitalization, business retention and becoming Texas Main Street Community.**

Becky Sims, City Secretary presented the following

- Downtown Revitalization/ Business Retention
 - Main Street Program
 - Texas First Street Initiative
 - Renew Texas Downtown Association Membership
 - Resources
 - Downtown Assessment
 - Connections
 - Grant Opportunities
 - LEDC Proposed Grants
(2-year commitment, if business closes, they will have to pay back grant)
 - Façade- \$10,000 max reimbursement
 - Sign- \$2,500 max reimbursement
 - Permitting- \$10,000 max reimbursement
 - Building Improvements- \$10,000 max reimbursement
 - Rental Assistance (reasonable for area)
 - Stair Step (75%, 50% then 25%)

By consensus, Council was in favor with moving forward with initiatives and to hold off hiring an Economic Development Director and allow Ms. Corbell and Staff to handle day-to-day economic development directives and activities.

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

There were no items discussed.

6. **Adjourn Workshop Session-**

Council member Pratus moved to adjourn workshop at 6:30 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 6:37 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**

- Bessie White- 10 years
- Pamela Torrez- 5 years

D. **Community Champions**



The Kindness Club (K-Kids) is a group of young students at Kline Whitis Elementary who exemplify compassion and humanity through their acts of kindness, under the direction and leadership of Mrs. Tammy Burks. Throughout this year they have been busy making a difference in the community by participating in the following activities:

- Raise awareness for childhood cancer.

- collected money for the Peyton Jones Scholarship
- Planted a Memorial Ficus Tree in honor of the late Toby King to sit outside the nurse’s office at Hanna Springs Elementary
- Honored those KWE family members who have survived and/or fought Breast Cancer by placing their names on pink ribbon and hanging them on the Breast Cancer Awareness tree in the front lobby area.
- Shared a recording of the book 'Tattoo on My Heart' for all KWE classes.
 - Decorated and hung banners to share their ideas about kindness with their classmates.
- Collected donations for “Love Covers All” for the elderly in Lampasas.
- Held a can food drive during the month of November for the Catholic Church Food Pantry.
- Welcome new students to KWE with a smile and a *Welcome to KWE* pencil.
- Provided veterans with a KWE Challenge Coin at the Veterans Day Celebration.
- Created posters of encouragement to cheer on the students during testing.
- The students hang the America and Texas Flags every morning and take them down every afternoon.
- Support and show appreciation to School Resource officer Resa with a basket of goodies

The City of Lampasas is proud to recognize the Kline Whitis Elementary Kindness Club as the 2025 Cen-Tex Sustainable Communities Partnership Ambassador and Community Champions for March 2025.

Grayson Felkner	Taylor Creek
Weston Green	Parker Bushn
Jase Methany	Thea De Klerk
Caroline Jones	Gunner Munoz
Sayla Walsh	Brandon Miller
Cora Eckermann	Hudson Howard
Roy Stewart	

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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Joe Abel addressed council on the projects Forward Lampasas supports or has been a part of such as; Sulphur Creek clean-up, Rodeo Arena improvements, and Airport upgrades. Mr. Abel shared his thoughts concerning the rail way project and announced the next Forward Lampasas meeting is scheduled for noon, March 28, 2025 at First Texas Bank.

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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Alexis Thompson addressed council on the importance of the Dolly Parton Imagination Library and how much her children have benefited from the program.

1.3	Public hearing to receive citizen comments to amend Appendix A (Fee Schedule), Chapter 62 (Solid Waste), Article III, Billing, Rates and Fees related to the collection of Solid Waste
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Mayor Pearce opened the public hearing.

Mrs. Sims, City Secretary, presented the following:

In July 2024, Council selected Frontier Waste Solutions as the new solid waste provider. The contract was executed In December 2024, they will begin mobilizing in April. The new fees will begin May 1, 2025.

With no citizen comments, the public hearing was closed.

1.4	Public hearing to receive citizen comments regarding increase in Golf Fees at Hancock Park Golf Course, specific to green fees, memberships fees, trail fees and golf cart shed rental fees.
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Mayor Pearce opened the public hearing.

Ms. Corbell City Manager and Kris Morin, Golf Course Manager presented the following:

At the March, 3, 2025 Golf Course Advisory Board Meeting, the board recommended changes to Green Fees, Memberships Fees, Trail Fees and Golf Cart Shed Rental Fees. The proposed changes are comparable with surrounding municipalities. The recommended effective date for the green fees, based on public notification would be after April 15, 2025 and July 1, 2025 for membership, trail fees and shed rental fees.

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

2.0	MINUTES
2.1	Discussion and possible action regarding approval of minutes of the Regular Meeting held on March 17, 2025

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

3.0	CONSENT AGENDA
3.1	Discussion and possible action regarding the February 2025 Investment Report
3.2	Discussion and possible action regarding the second reading of an Ordinance to approve a rezone request for the 79.04 acres 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”
3.3	Discussion and possible action regarding the second reading of an Ordinance to approve 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.
3.4	Discussion and possible action to approve the second reading of an Ordinance 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.

3.5	Discussion and possible action regarding the second reading of an Ordinance 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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Council member Hernandez asked that item 3.2 be removed from consent, the motion was seconded by Council member Kuehne.

Council member Keele moved to approve item 3.2, the second reading of an Ordinance to approve a rezone request for the 79.04 acres Northington Creek Estates, commonly known as 1206 Mills Street, and 1705 E 4th Street, the motion was seconded by Council member Pratus, with Kuehne, Haider and Hernandez in opposition, the motion carried.

Council member Pratus moved to approve the consent agenda, excluding item 3.2, the motion was seconded by Council member Keele and with a unanimous vote, the motion carried.

4.0	BOARDS/DEPARTMENT REPORTS
	<p><i>Judge Gradel presented the annual Municipal Court Report highlighting the following:</i></p> <ul style="list-style-type: none"> • <i>Statistical review from 2021-2024</i> • <i>Collection results from MVBA</i> • <i>Staggering Warrant Resolution Months</i> • <i>Community Service Hours</i> • <i>Successful resolutions in utilizing city cell phones</i> • <i>Court System</i> • <i>City Ordinance/Code Enforcement Results</i> • <i>Youth Diversion Statute</i>

5.0	ROUTINE MATTERS
5.1	<p>City Manager Operational Report</p> <p><i>Public Works John McElroy introduction.</i></p> <p><i>Project Updates Water Projects completed to date include</i></p> <ul style="list-style-type: none"> • <i>Western and 2nd water line replacement</i> • <i>Live Oak Water Line North to 2nd Street installation</i> • <i>Hostess House domestic and fireline installation and hydrant installation</i> • <i>Brown St @ 4th Street water main installation and lead service line replacement</i> • <i>Live Oak 5th to 7th water main looping project</i> • <i>7th Street dead end main tie in project</i> • <i>Ave A Broad to Walnut waterline looping</i> • <i>Western drainage culvert waterline replacement</i> • <i>Broad St water line replacement</i> • <i>Hoffpauir water line bore</i> • <i>Remove water line from 3rd St. bridge project</i> • <i>Demolition of old office building at Spring St. and WWTP for future generator installation</i> <p><i>In progress</i></p> <ul style="list-style-type: none"> • <i>Entry Point Improvement Project</i>

	<ul style="list-style-type: none"> • <i>Solids Handling Project</i> <p><i>Streets:</i></p> <ul style="list-style-type: none"> • <i>Second Street repaving finalized</i> • <i>Western drainage 100% complete</i> <p><i>Parks/Airport:</i></p> <ul style="list-style-type: none"> • <i>Fuel tank replacement in progress, estimated completion first week of April</i> • <i>AWOS replacement bids received for council approval</i> • <i>All youth sports scheduled to begin in near future, ongoing sports field prep and maintenance</i> • <i>Hiring for pool season, looking for pool manager. Possible partnership with YMCA to assist with staffing</i> <p><i>Wayfinding</i></p> <ul style="list-style-type: none"> • <i>Signs scheduled to be delivered by end of April</i> • <i>Southwest Monument and Sign plans to be on site starting April 21 to begin setting stubs</i> • <i>Setting signage first few weeks of May</i> • <i>Decorative posts should deliver by end of May, installation in early June</i> <p><i>Solid Waste</i></p> <ul style="list-style-type: none"> • <i>Dumpster replacement to begin April 1</i> • <i>Truck mirroring to begin April 1</i> <p><i>EDC</i></p> <p><i>At their meeting last week, the Economic Development Board received the appraisal for 87.61 acres at the Business Park. The appraisal for the property was noted at \$2,630,000, with highest and best use recognized as single family residential. The EDC board also discussed building improvement, façade improvement, signage, rent assistance and permit assistance programming for potential approval at their next meeting.</i></p> <p><i>Audit</i></p> <p><i>Staff is looking for up to three council members to serve on this year's audit review committee.</i></p> <p><i>281 Update</i></p> <p><i>TXDOT reports that contractors will begin installation of a Gabion, or retention, wall in a portion of the construction area on Monday. Depending on weather and any other unforeseen issues, TXDOT hopes to have traffic switched in May at the earliest, or June at the latest.</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 possible action regarding the approval of funding to repair the Daikan HVAC Unit at the Jack Calvert Municipal Building
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Council member Pratus moved to engage services from VRF to diagnose and repair the HVAC unit at the Jack Calvert Municipal Building in an amount not to exceed \$25,000.00, the motion was seconded by Council member Hernandez and with a unanimous vote, the motion carried.

Council would like Staff to inquire about increasing software warranty beyond one year, if possible.

7.2	Discussion and possible action regarding the first reading of an Ordinance to receive citizen comments to amend Appendix A (Fee Schedule), Chapter 62 (Solid Waste), Article III, Billing, Rates and Fees related to the collection of Solid Waste
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Council member Hernandez moved to approve the first reading of an Ordinance to receive citizen comments to amend Appendix A (Fee Schedule), Chapter 62 (Solid Waste), Article III, Billing, Rates and Fees related to the collection of Solid Waste, the motion was seconded by Council member Kuehne and with a unanimous vote, the motion carried.

7.3	Discussion and possible action to approve the first reading of an Ordinance amending Lampasas Code of Ordinances, Appendix A -Fee Schedule Chapter 54 Parks and Recreation, G. Golf Course Fees
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Council member Hernandez moved to approve the first reading of an Ordinance amending Lampasas Code of Ordinances, Appendix A -Fee Schedule Chapter 54 Parks and Recreation, G. Golf Course Fees, the motion was seconded by Council member Kuehne and with a unanimous vote, the motion carried.

7.4	Discussion and possible action regarding use of Guthrie Funds for Lego kits and tablets, wifi hotspots, and Dolly Parton’s Imagination Library.
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Mayor Pro Tem Morris moved to approve the transfer of \$15,800 to the library for the purchase of Lego kits, tablets, and hotspots; and the transfer of \$16,000 to the Library Foundation of Lampasas, Texas, for Dolly Parton’s Imagination Library, the motion was seconded Council member Hernandez and with a unanimous vote, the motion carried.

7.5	Discuss and consider approval of the first reading of a resolution approving a Lampasas Economic Development Corporation (“LEDC”) Workforce Development Training Grant for Lampasas County Higher Education Center in the amount of \$20,000.
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Council member Pratus moved to approve the first reading of a resolution approving a Lampasas Economic Development Corporation (“LEDC”) Workforce Development Training Grant for Lampasas County Higher Education Center in the amount of \$20,000, the motion was seconded by Council member Hernandez, with Council member Haider abstaining, the motion carried.

7.6	Discussion and possible action regarding the approval of the City of Lampasas contribution to Lampasas County regarding EMS services provided by Hamilton Emergency Medical Services.
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Council member Keele moved to approve the City of Lampasas contribution to Lampasas County regarding EMS services provided by Hamilton Emergency Medical Services in the amount of

\$100,000.00, the motion was seconded by Council member Kuehne and with a unanimous vote, the motion carried.

7.7	Discussion, consideration and possible action awarding lowest responsive bid for replacement of the AWOS system at the Lampasas Municipal Airport and upgrade to Thunder Strike alert and Ultra Sonic Wind sensor.
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Council member Hernandez moved to award bid to DBT Transportation Services, LLC in the amount of \$126, 500.00, the motion was seconded by Council member Keele and with a unanimous vote, the motion carried.

7.8	Discussion and possible action regarding the proposed Lampasas and Burnet County Rail Line.
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No action taken this evening. CM Corbell will continue to communicate with Council as information becomes available.

7.9	Discussion, consideration and possible action awarding a proposal for structural engineering services for existing structural review for the Hostess House.
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Council member Hernandez moved to approve a proposal for structural engineering from LOC Consultants in the amount of \$5,950.00, the motion was seconded by Council member Kuehne and with a unanimous vote, the motion carried.

7.10	Discussion, consideration and possible action amending FY25 Lampasas EDC budget in the amount of \$220,019.00.
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Council member Haider moved to approve amending the FY25 Lampasas EDC budget in the amount of \$220,019.00, the motion was seconded by Council member Pratus and with a unanimous vote, the motion carried.

Adjourn into Executive Session

Council member Pratus moved to adjourn into executive session at 7:58 pm, the motion was seconded by Council member Haider 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 551.087 (economic development)- (1) to receive and evaluate information received regarding the Brodie Estates Development Agreement, that include agreement terms, financial responsibility and any other matters pertaining to the development.
- Section 551.071 (1) (A) and 551.07 (2), Consultation with Attorney by telephone and/or in person concerning matters upon with the attorney has a duty and/or responsibility to report to the governmental body; and/or other matters posted on the regular agenda

- Section 551.074 (personnel matters), to deliberate the appointment, employment, evaluation, reassignment, duties, or discipline of a public officer or employee; 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 8:03 pm

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

Mayor Pro Tem Morris moved to deny Mr. McDonald's request to extend the terms of the agreement and to authorize the City Manager to recoup funds as defined in the Economic Development Agreement, the motion was seconded by Council member Kuehne, with Council member Pratus abstaining the motion carried.

Adjourn

Mayor Pro Tem Morris moved to adjourn at 8:05 pm, the motion was seconded by Council member Pratus and with a unanimous vote, the motion carried.

PASSED AND APPROVED this _____ day of _____, 2025.

Herb Pearce, Mayor

ATTEST

Becky Sims, City Secretary