

Subdivision developer seeks new agreement for city incentives

BY DAVID LOWE
DISPATCH RECORD

Stone Valley Subdivision developer Deorald Finney has rejected the development incentive terms offered recently by the city, and he plans to continue discussions with city officials to seek a new agreement.

Finney announced his decision during the Lampasas City Council's meeting Monday, as he said the conditions the council approved March 25 do not reflect what he and city officials discussed the first several times he sought an agreement for Stone Valley last year.

Finney has installed street and utility infrastructure for the subdivision, which he said will bring 67 new single-family houses to property between North Willis

Street, Nix Road, West Avenue C and the dead-end portion of Rice Street at West Avenue C.

Finney could not attend the March 25 meeting, because he was out of the country on a trip he said had been planned for several months. At last month's meeting, the council voted for the city to offer the following incentives for the residential development:

- extend electrical infrastructure to each platted lot. That will cost the city about \$72,000, Assistant City Manager Gary Cox said.
- contribute a maximum of \$20,000 for the extension of Rice Street into the subdivision.
- reimburse Finney \$33,324 for drainage improvements his contractor will make on Westridge Place, which is

north and east of Stone Valley.

The Westridge drainage is not directly related to the Stone Valley work, but because Finney's contractor for Stone Valley already is at work in the area, city officials asked for that company to do the drainage work now. Having the work done by an already-mobilized contractor could cost less, Cox said during the March 25 meeting, than if the city pursued the Westridge drainage improvements as a project separate from the Stone Valley work.

The council denied Finney's request to waive building permit fees for the Stone Valley houses. A fee waiver for all 67 proposed houses would result in the city forgoing about \$28,000-\$32,000 of revenue, Cox said

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GUIA LEONARDO | COURTESY PHOTO

Parker, Lady Badgers win regional golf

Sophomore LeeAnn Parker shot 77-76--153 to place first at the girls' regional golf tournament in Corpus Christi on Monday and Tuesday. As a team, the Lady Badgers claimed their fourth regional title in five years. See related story and photo, page 7.

County works to have vacant houses removed from new jail site

BY DAVID LOWE
DISPATCH RECORD

The Lampasas County Commissioners Court voted unanimously Monday to advertise two vacant houses on the new county jail site for sale as surplus or salvage property.

Although the court decided to advertise the two houses -- located on South U.S. Highway 183 -- the county is not selling the underlying land at this time.

If no one buys the old houses, county officials hope at least to receive an offer to move them from the jail site.

Other options, as outlined by County Attorney John

Greenwood, are to demolish the houses, or sell not just the buildings but also the land on which they sit.

Another way to get rid of the houses, according to the county attorney, is to work with a real estate broker, who -- for a fee -- could collect bids and submit them to the Commissioners Court.

Precinct 1 Commissioner Bobby Carroll, who said he had a house mover look at the two vacant buildings, advised not selling the lots on which the structures sit. Those pieces of land offer the best future building sites on the jail property, he said.

The commissioner said if the county sells those

lots separately, the rest of the land would not be very usable. That would make it difficult to sell excess acreage at the jail site, Carroll said, if the Commissioners Court decides the county should not retain the entire property.

The court chose not to offer the house lots for sale and opted to seek bids only for the structures.

A potential buyer already has expressed interest in one of the houses, Precinct 4 Commissioner Mark Rainwater said.

"They were like, 'What do y'all want for it?'" Rainwater said. "Well, we're trying to find a legal way out to do it."



DAVID LOWE | DISPATCH RECORD

The county is seeking someone to move this vacant house, located at 1941 South U.S. Highway 183, from the new jail site.

A buyer will be able to purchase just one house, if desired, instead of having to buy both.

"I think it'd be a little much to ask for one person

to move both of those," Rainwater said.

County Judge Randy Hoyer said in addition to selling the two vacant houses, the county needs to

clear out the underbrush by the buildings.

The area is one of the first things people see of

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Council approves \$1.02 million contract for construction of water/wastewater facility

BY DAVID LOWE
DISPATCH RECORD

The Lampasas City Council voted unanimously Monday to approve a contract for construction of an approximately \$1.02 million water and sewer department building.

The contract is with ASJ Construction, a Lampasas company. The approximately 5,800-square-foot facility will be located at the water/wastewater plant at 200 Brown St. The facility will include two shop bays, covered storage areas, a laboratory, work stations, an office and a shower/locker room area.

On Jan. 28, the City Council voted to award

the project to ASJ, which submitted a bid of about \$1.05 million. At that time, the council directed the city staff to meet with ASJ about possible savings before finalizing the contract.

By working with ASJ, the project architect and the project engineer over the last few months, the city staff identified \$24,410 in savings, Assistant City Manager Gary Cox said.

Most of the savings, according to Cox's written report for the council, resulted from changes in finishes and fixtures for plumbing and lighting. Additional savings came from a recommendation for a welded structural building instead of bolt-up, according to Cox's report.

The contract with ASJ calls for a 160-day construction time.

On another item, the council voted unanimously to engage Langford Community Services to prepare the city's application for a grant/loan combination for broadband internet infrastructure. The application is part of the city and Lampasas Economic Development Corp.'s efforts to improve internet service options so Lampasans can have higher speed and increased uploading/downloading capability.

For \$10,000, Langford will prepare the city's application for funding from the United States Department of Agriculture's ReConnect Loan and Grant Program.

The USDA is offering \$200 million in grants nationally, \$200 million in loan and grant combinations across the nation, and \$200 million in low-interest loans nationally.

The application deadline for loan/grant combinations is June 21.

In a letter explaining the services it will offer, Langford said applying for a loan/grant combination will put the city in the most competitive position to receive funding.

The LEDC offered to pay \$5,000 -- half the cost for Langford's services. The economic development corporation, however, paid the whole cost -- more than \$40,000 -- of the consulting

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WEATHER

Date	High	Low	Rain
April 21	82	58	0
April 22	80	64	0
April 23	75	65	0.01
April 24	66	54	1.04

2019 rainfall total: 2.67 in.
Same date last year: 4.18 in.
Normal through April 24: 8.57 in.

Data from the National Weather Service through the Lampasas Municipal Airport.

BRIEFLY

RIATA SCHEDULE CHANGE

The Riata Roundup is this weekend at the FM 580 West Sports Complex.

Due to rain on Wednesday, the Riata Roundup Rodeo Open 4D Jackpot Barrel Race has been moved to Sunday. Exhibitions will be at 10 a.m. Sunday, and the race will be at 1 p.m.

At press time, Friday and Saturday events remained on schedule.

BRIGGS MUSIC EVENT

The Briggs Community Center, at

215 Loop 308, will host a free Pickin' & Grinnin' music event Saturday at 6 p.m. Musicians and audience members are invited to attend.

EARLY VOTING

Early voting for the cities of Lampasas, Kempner and Lometa, as well as the Lampasas Independent School District, will be today, Monday and Tuesday.

Kempner, city of Lampasas and Lampasas ISD voters may cast a ballot early at the county election office,

407 S. Pecan St. in Lampasas. City of Lometa voters may cast their ballot at Lometa City Hall, 100 San Saba St. At press time, 389 people had voted.

MIDDLE SCHOOL ART SHOW

Lampasas Middle School will host its annual end-of-year art show on Tuesday from 6-7 p.m.

The art show will exhibit creative works by seventh- and eighth-grade students. Artwork will be on display in the LMS cafeteria and library.

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