

# Council OKs subdivision replat, discusses possible drainage improvements

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Payne and M.L. Ellis – wrote back to say they approve of the final replat.

Gloria Bennett responded in opposition. "I'm concerned that the lots are low and by the time they are built up, water runoff and flooding may occur onto my property," she wrote. "Brown Street is not sufficient for high volume of daily traffic."

The Planning & Zoning Commission voted Sept. 5 to recommend the City Council approve the request.

No members of the public spoke during a Sept. 9 public hearing about the replat request.

The development agreement amendments the council approved last week for Brodie Estates specify the amounts the city will pay for water and drainage items.

For example, the city committed to pay S2M2 a maximum of \$150,000 for the company's actual costs of surveying, engineering and building a rainwater detention pond in the subdivision. Council members have said the detention pond is not required to develop Brodie Estates, but it will reduce drainage problems that occur across a broad area because of runoff that originates upstream of the proposed subdivision.

Harrison said developers requested city cost-sharing because adding the detention pond will cause S2M2 to sacrifice three lots it otherwise could have used to build houses.

On another item, the amended development agreement specifies that the city will reimburse S2M2 a maximum of \$40,000 for engineering, easement acquisition, construction and materials for a water line loop.

In May, the City Council voted to pay part of the cost of looping an 8-inch diameter line to Cloud Street as part of the subdivision work, if the necessary easements could be obtained. At that time, however, the development agreement did not list the maximum amount the city would spend on the water line loop.

Officials have said looping water lines, rather than allowing dead ends, benefits the overall city system by keeping water moving through lines. That movement, officials have said, boosts water quality and reduces the amount of water the city must flush out onto the ground.



Land has been cleared for houses and a rainwater detention pond in what will be the Brodie Estates subdivision east of Brown Street, south of Cloud Street and northeast of Hillcrest Drive. Chris Harrison, one of the Brodie Estate developers, said all the infrastructure may be installed by the end of this year. The houses will be about 1,400-1,600 square feet, Harrison said.

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Along with funding the amounts listed previously for the water loop and detention pond, the city will pay to extend electric service to each of Brodie Estates' platted residential lots. The development agreement lists an estimated city cost of \$24,500.

City policy is to provide electrical transformers to developments for no charge, municipal officials said earlier this year, when the council approved the original Brodie Estates agreement.

Not including city reimbursements, S2M2 expects to spend at least \$407,590 on public infrastructure improvements as it constructs Brodie Estates, according to the development agreement.

The document requires the Lampasas company to complete all infrastructure items within two years of the agreement's effective date. In addition, developer's must finish construction of all 22 houses "on or before the end of year four (4) after the Effective Date" of the agreement the City Council approved in May.

Councilman Randy Clark asked if the city's spending in relation to the subdivision will

come from fund balance rather than from an economic development infrastructure account. Clark said he wants to keep as much as possible in the economic development fund so money will be available for possible future projects.

The infrastructure and drainage items in Brodie Estates will not be completed before this fiscal year ends Sept. 30, Assistant City Manager Gary Cox said. The municipality can make the reimbursement with fund balance at the end of next fiscal year, City Manager Finley deGraffenried said.

Also on Sept. 9, the council discussed possible off-site drainage improvements to help areas beyond Brodie Estates – from Brown Street to Sulphur Creek by College and Dent streets. The development agreement gives the city the option of having S2M2 do that work – with the city to reimburse the company – if the council proceeds with one of the drainage improvement options identified in an engineering study.

The council has not sought formal engineering proposals, but Eckermann Engineering Inc. has provided "very preliminary overall order of magnitude project

cost estimates," President Derrek Eckermann wrote in a Sept. 5 email to Cox and Public Works Director Rickie Roy.

One suggestion is to create a 10-foot-wide open channel to carry water along a fairly straight natural drainage path from Brown Street to Sulphur Creek. A culvert would be installed under Brown Street, and double culverts would be installed under Dent Street, Eckermann wrote.

The preliminary estimate for that option is \$347,239. That includes an estimated \$100,000 for property acquisition, although Cox said "that's a big unknown." Legal fees could increase expenses significantly, officials said. City officials would have to negotiate with the owners of at least four properties, Cox said.

Another option would carry water to Sulphur Creek in a pipe that would run under Brown and Cloud streets. The preliminary estimate is \$545,285, which includes utility relocations and pavement repair.

The engineering firm recommended the option involving the straighter path and open channel, Cox said.

It will be a challenge, deGraffenried said, to work with private property owners about placing a public utility item through their property.

City representatives said the channel option from Brown Street to the creek would benefit the city in ways the other option would not.

Clark advocated not seeking a formal engineering proposal until city staff contacts those who own property along the potential drainage channel route. The councilman said communication with property owners will allow staff to see how willing those property owners would be to negotiate with the city.

"Before we spend a ton of money, I would like to know if we're going to have a fight ahead of us before we ever start," Clark said.

DeGraffenried and Cox said staff will contact those who own property where the drainage channel has been suggested.

DeGraffenried said even if the city only pursues the detention pond in Brodie Estates, drainage in several parts of the southeast side of town will improve.



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## Aglow group gives to police department

The Aglow interdenominational Christian group gave the Lampasas Police Department gifts last week, including treats, and messages of prayer and support. From left to right are Patrol Lt. Chuck Montgomery, Sgt. Investigator Nick Roberts, Debbie Votaw, Ildi Curtis, Chief of Police Sammy Bailey, Reba Wolfe, LaDell Walker and Assistant Chief of Police Jody Cummings.

## Pierians host first meeting of the club year

The Pierian Club met Sept. 10 in the home of Susan Browder for the first meeting of the club year.

President Cherie Leavell welcomed members, and the invocation was given by D'Anne Willis. Myrna Bozarth led the pledges to the American and Texas flags. Carolyne Bulloch led the reading of the Collect for Club Women and the Federation Creed.

Pierian Club members Sue Zane Faulkner and Jane McMillin presented a program on the General Federation of Women's Clubs of Texas Annual Spring Convention in April in Austin and the International Convention in June in Austin.

Capitol District members were involved extensively in the meeting in April and worked hand in hand with Federated sisters from the

36 Club to host a convention that was informative, fun and beautiful, they reported.

McMillin thanked all who were involved. Faulkner added that some of the decorations and storyboards for the GFWC convention also were used in the International Convention due to the impact they made on the convention attendees.

The business meeting was

conducted by Leavell. The new club year program list was presented.

The next meeting will be Oct. 8 in the home of Johnnie Ewing. The program by Lisa Prcin of the Texas A&M AgriLife Extension Service will be "Conservation – Improving and Protecting our Water Source for the City of Lampasas."

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