

**LORENA TIRZ #1 EAST  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
MONDAY, MAY 2, 2016, AT 6:30 P.M.  
LORENA CITY HALL  
107-A S. Frontage Rd.  
Lorena, Texas 76655**

**MINUTES**

Call to Order and Verification of Agenda Posting

*The meeting was called to order at 6:32 pm and Chairman Coleman noted that the meeting was posted in accordance with the requirements of the Texas Open Meetings Act and a quorum was present. Members Present: Bill Coleman, Chuck Roper, David Anderton, John Johnston, William Callan, and Kelly Snell; Members Not Present: J Fagner; Also Present: City Manager Joe Pace; Public Works Director Kevin Neal; land owner Gary Tully, Jeff Mitchell, Steve Mitchell and Robert Braswell. Administration and Program Management Consultants Jason Mundo and Pam Mundo of Mundo and Associates, Inc.*

1. Discussion and possible action to approve Lorena TIRZ #1 East Meeting Minutes – April 4, 2016

*Kelly Snell moved to approve the minutes of April 4, 2016. John Johnston seconded the motion. The motion was unanimously approved.*

2. Update by Program Management Consultant Mundo and Associates, Inc. and discussion on Lorena TIRZ #1 East Engineering Scope of Services ES 16 02 01, Sanitary Sewer Trunk Line Project Definition / Preliminary Engineering being performed by Kasberg, Patrick, and Associates, LP (KPA).

*Consultant Mundo and Associates showed the results of KPA's work in month #3 of the Project Definition/Preliminary Engineering: Develop candidate alternative alignments and opinion-of-probable-costs for alignment selection purposes. Jason Mundo discussed with the Board the coordination that took place with KPA in the last month including a progress review meeting. Mr. Mundo noted that next month in month #4 of the project KPA is scheduled to develop preliminary engineering of the sanitary sewer alignment, opinion-of-probable-cost, and estimated schedule to implement final design and construction as defined in the Scope of Services ES 16 02 01. No action was taken.*

3. Discussion and possible action to approve Lorena TIRZ #1 East Financial Reports and bill payments.

***The Board reviewed the updated TIRZ Financial Report, the engineering invoice from TIRZ engineering consultant KPA, the TIRZ Administration invoice and phone log from Mundo and Associates, Inc., and the Program Management invoice from Mundo and Associates, Inc. David Anderton moved to approve the financial reports and bill payments. Kelly Snell seconded the motion. The motion was unanimously approved.***

4. Discussion on coordination with Lorena Planning and Zoning Commission (Lorena P&Z) regarding development master planning.

***As a follow-up from the April TIRZ meeting, Consultant Mundo and Associates discussed with the Board that they will contact the Lorena P&Z to begin coordination with a friendly presentation to the P&Z on the TIRZ and its developments being discussed after the funding of the sanitary sewer trunk line through a bond issuance has been approved by all parties. Mundo and Associates said they would do this on behalf of the TIRZ.***

5. Discussion and review of proposed Bond Issuance Financing Plan and proposed Developer Agreements to participate in the TIRZ financing.

***The Board discussed the draft bond financing plan. Mundo and Associates presented updated Opinions of Probable Cost (OPCs) of the Sanitary Sewer Line options created by the engineers KPA. The Board and land owners Gary Tully, William Callan, and Robert Braswell discussed various levels of commitment by each of the parties, exploring the options available, to fund the first few years of the TIRZ expenditures and bond financing until the TIRZ generates sufficient revenue. City Staff and the Board directed Mundo and Associates to have the engineers KPA review the proposed sanitary sewer line connection with the Bull Hide Waste Water Treatment Plant and see if cost savings could result by connecting with a master-manhole City Staff believes to be located outside of the plant. Mundo agreed that they would coordinate this effort on behalf of the Board and City Staff and report back at the June 6 meeting. No action was taken.***

6. Adjournment

***The Board adjourned at 8:42 pm.***

*If, during the course of the meeting, discussion of any item on the agenda should be held in a closed meeting, the Board will conduct a closed meeting in accordance with the Texas Open Meetings Act, Government Code, Chapter 551, Subchapters D and E. Before any closed meeting is convened, the presiding officer will publicly identify the section or sections of the Act authorizing the closed meeting. All final votes, actions, or decisions will be taken in open meeting.*

*Lorena TIRZ #1 East*  
*Minutes of Regular Meeting of the Board of Directors*  
*Monday, May 2, 2016*

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Bill Coleman, Board Chairman, Date

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Chuck Roper, Board Secretary, Date