

LORENA TIRZ #1 EAST
REGULAR MEETING OF THE BOARD OF DIRECTORS
MONDAY, JUNE 6, 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 6:34 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, J Fagner, David Anderton, William Callan, and Kelly Snell; Members Not Present: John Johnston; Also Present: Kelly Yarbrough (City Council & Lorena EDC), Kyle Miller (Lorena EDC), John Taverner (Lorena EDC), Barney (City legal counsel), Marti Shew (City and TIRZ bond advisor), Luke Cochran (TIRZ and EDC legal counsel), Steve Mitchell (TIRZ land owner), Jeff Mitchell (TIRZ land owner), Gary Tully (TIRZ land owner), Robert Braswell (TIRZ land owner), Brad Harrell (local Realtor), Joe Pace (City Manager), Kevin Neal (City Public Works Director), Jason Mundo, Pam Mundo, and Joe Mundo (TIRZ Administration and Program Management Consultants);

1. Discussion and possible action to select July 2016 and September 2016 Lorena TIRZ #1 East meeting dates.

The Board discussed possible meeting dates for July and August to replace the meeting dates that originally fell on national holidays. Kelly Snell moved to set the July meeting date for July 5 and the September meeting date for September 6. J Fagner seconded the motion. The motion was unanimously approved.

2. Discussion and possible action to approve Lorena TIRZ #1 East Meeting Minutes – May 2, 2016

Chuck Roper moved to approve the minutes of May 2, 2016. Kelly Snell seconded the motion. The motion was unanimously approved.

3. 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 #4 of the Project Definition/Preliminary Engineering: Develop preliminary engineering of selected

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alignment, including plan/profile drawings, opinion-of-probable-cost, and estimated schedule to implement final design and construction as defined in the Scope of Services ES 16 02 01. In addition, Mr. Mundo presented opinion-of-probable-cost for a proposed reclaimed water purple pipe line that the Board had requested. 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 the preliminary engineering project as defined in Scope of Services ES 16 02 01 is now completed. No action was taken.

4. 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. J Fagner moved to approve the financial reports and bill payments. Kelly Snell seconded the motion. The motion was unanimously approved.

5. Discussion on Certificate of Obligations as related to Lorena TIRZ #1 East presented by City of Lorena legal counsel.

Barney, City legal counsel, discussed with the Board financing options to fund the proposed Sanitary Sewer Line by means other than by using bonds as previously discussed by the Board and the Bond Advisor. No action was taken.

6. Discussion and possible action on authorization of participation in Lorena TIRZ #1 East financing and authorization of funding of bond issuance for Lorena TIRZ #1 East Phase 1 Sanitary Sewer Line.

The Board, Council members in attendance, Lorena EDC members in attendance, TIRZ land owners in attendance, and City Staff in attendance, discussed financing of the Lorena TIRZ #1 East Phase 1 Sanitary Sewer Trunk Line.

David Anderton moved to authorize participation in Lorena TIRZ #1 East financing and authorization of funding of bond issuance for Lorena TIRZ #1 East Phase 1 Sanitary Sewer Trunk Line. J Fagner seconded the motion. All opposed. The motion unanimously failed.

David Anderton moved to authorize TIRZ legal counsel Bovey Law to negotiate with the TIRZ land owners/developers, City and the EDC on development financing agreements. William Callan seconded the motion. The motion was unanimously approved.

7. Discussion and possible action on authorization of Lorena TIRZ #1 East Engineering Scope of Services ES 16 06 06, Phase 1 Sanitary Sewer Trunk Line Final Engineering, services to be performed by Kasberg, Patrick, and Associates, LP (KPA).

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Kelly Snell moved to defer this agenda item until the July meeting of the TIRZ Board. William Callan seconded the motion. The motion was unanimously approved.

8. Discussion and possible action on authorization of Lorena TIRZ #1 East Program Management Scope of Services PM 16 06 06, Program Management, services to be performed by Mundo and Associates, Inc.

J Fagner moved to defer this agenda item until the July meeting of the TIRZ Board. Kelly Snell seconded the motion. The motion was unanimously approved.

9. Adjournment

The Board adjourned at 8:53 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.

Bill Coleman, Board Chairman, Date

Chuck Roper, Board Secretary, Date