

**LORENA TIRZ #1 EAST  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
MONDAY, NOVEMBER 7, 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 6:35 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, William Callan, and Kelly Snell; Members Not Present: David Anderton and John Johnston; Also Present: Joseph Pace (City Manager) and Kevin Neal (City Staff – Public Works), Jason Mundo and Pam Mundo (TIRZ Administration and Program Management Consultants),*

1. Discussion and possible action to approve Lorena TIRZ #1 East Regular Meeting Minutes – October 3, 2016

*The Board reviewed the meeting minutes. Kelly Snell moved to approve the Lorena TIRZ #1 East Regular Meeting Minutes – October 3, 2016. William Callan seconded the motion. The motion was unanimously approved.*

2. Update on Sanitary Sewer Line project progress by Consultant Mundo and Associates.

*Mr. Mundo updated the Board that the final design project was underway, that month No. 1 had been completed, and that the following services are currently ongoing: Acquisition of Right-of-Entry agreements, Design Surveying, Geotechnical Investigations, Existing Utility Location, Threatened/Endangered Species Habitat, Preliminary Waters of the US Delineation, Archeological/Cultural resources survey, and Phase 1 Environmental Investigation. No action was taken.*

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

*The Board discussed the financial contributions in October and November from McElla Group (Callan) and Braswell, the Financial Report, Virtual Checkbook Cash Flow Report, Administration invoice from Mundo and Associates, sanitary sewer line final Engineering Design invoice from KPA, and sanitary sewer line Program Management invoice from Mundo and Associates, and the updated phone log.*

*J Fagner moved to approve the Lorena TIRZ #1 East financial reports and bill payments. Kelly Snell seconded the motion. The motion was unanimously approved.*

*J Fagner moved to issue payment of \$20,814.19 to KPA for Sanitary Sewer Line Final Design professional services October 2016. William Callan seconded the motion. The motion was unanimously approved.*

*J Fagner moved to issue payment of \$2,500 to Mundo and Associates for Sanitary Sewer Line Final Design Program Management services October 2016. William Callan seconded the motion. The motion was unanimously approved.*

*J Fagner moved to issue payment to Bovey Law for legal services July 2016 – September 2016. Kelly Snell seconded the motion. The motion was unanimously approved.*

*The Board tabled and took no action on issuing payment of \$31,500 to Mundo and Associates representing 50% of Administrative Services occurring August 2015 – October 2016. In discussion, the Board noted that they promised that they would pay Mundo and Associates at the December meeting.*

*J Fagner moved to issue payment of \$10,252.38 to the City of Lorena for repayment of TIRZ legal services July 2015 – June 2016 performed by Bovey Law but paid for by the City. William Callan seconded the motion. The motion was unanimously opposed. The motion failed. The Board discussed that this motion should be tabled until the December 5<sup>th</sup> meeting.*

4. Discussion on commercial and residential marketing activities by Consultant Mundo and Associates.

*Pam Mundo and Jason Mundo discussed with the Board an update on the residential market in Lorena and Waco, regional housing developments and home builders, regional home types and home prices, and recent commercial expansions, new employers, and major employers in the Waco area whose growth would bring residential home buyers to Lorena's future residential developments. The Mundo's discussed the recent interest of both residential and commercial developers in Lorena's TIRZ developments and stressed the need for the TIRZ to be proactive in pursuing both residential and commercial development. Chairman Coleman asked the Mundo's to prepare a list of items the Mundo's anticipate to be working on in December and January.*

5. Discussion and possible action on January 2017 TIRZ meeting date.

*The Board discussed and generally agreed that they had previously set a January meeting date of Monday January 9<sup>th</sup>.*

6. Adjournment

***Lorena TIRZ #1 East  
Minutes of Regular Meeting of the Board of Directors  
Monday, November 7, 2016***

***The meeting was adjourned at 8:00 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.*

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Bill Coleman, Board Chairman, Date

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Chuck Roper, Board Secretary, Date