

**LORENA TIRZ #1 EAST**  
**REGULAR MEETING OF THE BOARD OF DIRECTORS**  
**MONDAY, DECEMBER 5, 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, John Johnston, and Kelly Snell; Members Not Present: David Anderton and William Callan; Also Present: Joseph Pace (City Manager) and Kevin Neal (City Staff – Public Works), Jason Mundo (TIRZ Administration and Program Management Consultants),*

1. Discussion and possible action to approve Lorena TIRZ #1 East Regular Meeting Minutes – November 7, 2016

*The Board reviewed the meeting minutes. Chuck Roper moved to approve the Lorena TIRZ #1 East Regular Meeting Minutes – November 7, 2016. Kelly Snell 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 month No. 2 of the final design project had been completed, and that the following services are currently ongoing: Phase 1 Environmental Investigation, Archeological/Cultural resources survey, Preliminary Waters of the US Delineation, Threatened/Endangered Species Habitat, Existing Utility Location, and Design Surveying. The Geotechnical Investigations are complete and the Geotechnical Report was reviewed by Program Manager Engineers Mundo and Associates and the report was provided to the Board. In addition Jason Mundo reported that in month 2 the design engineers KPA began the Nationwide Permit process and the sanitary sewer line designs. No action was taken.*

3. Discussion and possible action to approve Lorena TIRZ #1 East Financial Reports and Invoices and to authorize payment of the following: 3A) Mundo and Associates invoice representing 50% of Administration services occurring August 2015 – November 2016; 3B) Reimbursement to City of Lorena for TIRZ legal services July 2015 – June 2016; 3C) KPA invoice for month 2 of Sanitary Sewer Line Final Design; 3D) Mundo and Associates invoice for month 2 of Sanitary Sewer Line Program Management;

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**The Board discussed the financial contributions in December from McElla Group (Callan) and Braswell, the Financial Report, Virtual Checkbook Cash Flow Report, Administration invoice from Mundo and Associates, the City reimbursement for their payment of the TIRZ legal invoices, the 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 authorize payment of \$33,600 to Mundo and Associates representing 50% of Administration Services occurring August 2015 – November 2016. John Johnston seconded the motion. The motion was unanimously approved.**

**J Fagner moved to authorize payment of \$10,252.38 to the City of Lorena for repayment of TIRZ legal services July 2015 – June 2016 paid by the City of Lorena. Kelly Snell seconded the motion. The motion was unanimously approved.**

**J Fagner moved to issue payment of \$24,599.81 to KPA for month 2 Sanitary Sewer Line Final Design professional services November 2016. Kelly Snell seconded the motion. The motion was unanimously approved.**

**J Fagner moved to issue payment of \$3,000 to Mundo and Associates for month 2 Sanitary Sewer Line Final Design Program Management services November 2016. John Johnston seconded the motion. The motion was unanimously approved.**

4. Discussion on proposed reclaimed water line (purple pipe) project.

**The Board and Consultant Jason Mundo discussed and weighed the costs and benefits of a reclaimed waterline project within the TIRZ. The Board generally agreed that while a reclaimed water line within the TIRZ has many benefits, its costs would be a difficult obstacle in the near term. In addition, it was noted that it would be prudent to wait until a future time since the project could still be implemented with little to no change in proposed project costs as the line could be routed in public easements parallel to roadways to reach end user properties. No action was taken.**

6. Adjournment

**John Johnston moved to adjourn the meeting. Kelly Snell seconded the motion. The motion was unanimously approved. The meeting was adjourned at 7:25 pm**

*If, during the course of the meeting, discussion of any item on the agenda should be held in a closed meeting, the*

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*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