

**LORENA TIRZ #1 EAST
REGULAR MEETING OF THE BOARD OF DIRECTORS
MONDAY, FEBRUARY 6, 2017, 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, David Anderton, Kelly Snell, and William Callan. Members Not Present: Chuck Roper, J Fagner, and John Johnston. Also Present: Joseph Pace (City Manager) and Kevin Neal (City Staff – Public Works), Jason Mundo and Joe Mundo of Mundo and Associates, Inc. (TIRZ Administration and Program Management Consultants),

1. Discussion and possible action to approve Lorena TIRZ #1 East Regular Meeting Minutes – January 9, 2017

The Board reviewed the meeting minutes. Kelly Snell moved to approve the Lorena TIRZ #1 East Regular Meeting Minutes – January 9, 2017. 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 month No. 4 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, Nationwide Permit process, continued trunk line and force main design, began antiquities permitting, completed final portion of surveying. In addition, Jason Mundo reported that in month 5 (February) the detailed design of the sanitary sewer line will be continuing, as well as work on the lift station site plan, and Fry private property sanitary sewer permanent and construction easements. No action was taken.

3. Update on reappointment of Chairman and Board Director Seats 1-3-5 by City Council and Board Director Seat 7 by McLennan County Commissioners.

Mr. Mundo updated the Board that City Council re-appointed Chairman Coleman, J Fagner, and John Johnston to Lorena TIRZ #1 East Board seats 1,3, and 5 respectively at the January City Council meeting. Mr. Mundo added that Commissioner Snell was re-appointed to the

TIRZ Board seat 7 by the McLennan County Commissioners at their January 31 meeting. Mr. Mundo noted that Board seats 2, 4, and 6 (Chuck Roper, David Anderton, and William Callan) will be up for re-appointment by the City Council at the end of the year.

4. Commercial and Residential Development Project Planning update from consultant Mundo and Associates, Inc.

Consultant Jason Mundo updated the Board on TIRZ land owner/developer Mitchell-Tully's plans for a car-oriented travel center with two restaurants inside of it. Mr. Mundo informed the Board of the newspaper article on the TIRZ that appeared in the February 1 edition of the Waco Tribune in print and online. Mr. Mundo also noted that Mundo and Associates had discussions in January with representatives of both McDonalds and Whataburger and both companies said that they want to be in Lorena and the TIRZ. In addition, Mr. Mundo noted that Mundo and Associates had spoken again with representatives of residential developer Henry S. Miller who expressed that they are very much interested in developing high quality single family housing in the TIRZ.

5. Discussion and possible action to approve Lorena TIRZ #1 East Financial Reports and Invoices and to authorize payment of the following: 4A) Mundo and Associates invoice representing Administration services January 2017. 4B) KPA invoice for month 4 of Sanitary Sewer Line Final Design; 4C) Mundo and Associates invoice for month 4 of Sanitary Sewer Line Program Management;

The Board discussed the February financial contributions to the TIRZ by Mitchell-Tully, the City of Lorena, and the Lorena EDC. The Board also discussed the Financial Report prepared by Mundo and Associates, Virtual Checkbook Cash Flow Report prepared by Mundo and Associates, the Administration invoice from Mundo and Associates, the sanitary sewer line final Engineering Design invoice from KPA, and the sanitary sewer line Program Management invoice from Mundo and Associates, and the updated phone log.

David Anderton moved to: (1) to approve the Lorena TIRZ #1 East financial reports and invoices; and (2) to authorize payment of \$4,200 to Mundo and Associates representing Administration Services January 2017; and (3) to authorize payment of \$15,730.45 to KPA for month 4 Sanitary Sewer Line Final Design services January 2017; and (4) to authorize payment of \$3,000 to Mundo and Associates for month 4 Sanitary Sewer Line Program Management Services January 2017. William Callan seconded the motion. The motion was unanimously approved.

6. Update on Legislative Session Bill Tracking as it relates to Tax Increment Financing laws and Lorena TIRZ #1 East.

Consultant Jason Mundo updated the Board on efforts to monitor bills filed during the Legislative Session that might impact Tax Increment Financing Laws and Lorena TIRZ #1 East. Mr. Mundo noted that there were no bills to be discussed further at this time.

7. Update on upcoming Project Planning / Project Development: Bull Hide County Park and Old Temple Rd/Barnes Rd/Cooksey Rd.

Mr. Mundo discussed with the Board that Mundo and Associates would be beginning Project Planning / Project Development on the Bull Hide County Park and TIRZ Roadways including Old Temple Road, Barnes Road, Cooksey Road, etc. Mr. Mundo noted that these projects are all a part of the TIRZ Project Plan approved in 2014 by the City, EDC, and County and that in the development of a project, there is much planning that occurs long before dollars are invested and construction occurs, and that efforts to study, plan, and develop the project early on lead to a more successful project when the time is right for that project to occur.

8. Executive Session:

The Lorena TIRZ #1 East will now hold a closed Executive Session meeting pursuant to Section 551.074 of the Texas Government Code, for the purpose of discussion and deliberation regarding Personnel Matters:

(1) To deliberate modifying the administration contract of Mundo and Associates, Inc.

9. Reconvene to Open Session:

And take any action necessary as a result of Open Session.

The Board did not enter into closed Executive Session. William Callan moved to table agenda items 8 and 9 until the March meeting of the Board. David Anderton seconded the motion. The motion was unanimously approved.

6. Adjournment

The meeting was adjourned at 7:31 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, February 6, 2017

Bill Coleman, Board Chairman, Date

Chuck Roper, Board Secretary, Date