

**LORENA TIRZ #1 EAST  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
MONDAY, MARCH 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 6:31 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, Kelly Snell, and William Callan. Members Not Present: David Anderton and John Johnston. Also Present: Kevin Neal (Public Works Director), 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 – February 6, 2017

*The Board reviewed the meeting minutes. Chuck Roper moved to approve the Lorena TIRZ #1 East Regular Meeting Minutes – February 6, 2017. Kelly Snell seconded the motion. The motion was unanimously approved.*

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

*The Board and Mr. Mundo reviewed the updated Path Forward document and it was noted that in the month of February: The Surveying is 100% complete. The Existing Utility Locations are 100% complete. The Geotechnical Investigations are 100% complete. The Trunk Line and Force Main are approximately 50% complete. Lift Station “A” is approximately 30% complete. Phase 1 Environmental Investigation is approximately 60% complete. Archeological / Cultural Resources Survey, & Preliminary Waters of US Delineation, & Threatened / Endangered Species Habitat is approximately 35% complete. Texas Historical Commission (THC) and US Army Corps of Engineers (USACE) Coordination at approximately 50% complete. Nationwide Permit pre-construction notification is approximately 5% complete.*

*In addition, Mr. Mundo reported that in March the detailed design of the sanitary sewer line will be continuing, as well as ongoing work on the lift station site plan, and ongoing Fry private property sanitary sewer permanent and construction easement appraisal and acquisition process. 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 Administration services February 2017. 3B) KPA invoice for Sanitary Sewer Line Final Design services February 2017; 3C) Mundo and Associates invoice for Sanitary Sewer Line Program Management services February 2017;

*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.*

*J Fagner 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 February 2017; and (3) to authorize payment of \$48,726.75 to KPA Sanitary Sewer Line Final Design services February 2017; and (4) to authorize payment of \$3,500 to Mundo and Associates for Sanitary Sewer Line Program Management Services February 2017. Kelly Snell seconded the motion. The motion was unanimously approved.*

4. 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 two bills had been filed that would be harmful to Lorena TIRZ #1 East and TIF laws in the state of Texas if passed, SB 650 (Bettencourt) and HB 1626 (Gutierrez). Mr. Mundo noted that he has been in contact with the TEDC (Texas Economic Development Council) and they have stated that they will oppose these bills based on our recommendation. And Mr. Mundo added that he had a meeting with Lorena's House Representative Doc Anderson and staff and they stated that they would watch for those bills. Mr. Mundo noted that he had written to state senator Birdwell but had not received a reply as of yet. Mr. Mundo noted that the bills have been filed and sent to committee but the committee's have not discussed the bills yet. Mr. Mundo ended that he would be monitoring any activity of those bills and any other bills that were filed in the legislature.*

5. Update on upcoming Project Planning / Project Development: TIRZ Roads

*Jason and Joe Mundo discussed with the Board that to begin the discussion of Project Planning / Project Development on TIRZ Roadways including Old Temple Road, Barnes Road, Cooksey Road, etc, that they would be discussing the existing condition and cross section of the roadway. The Board and Mundo's discussed and studied photos of the existing conditions of N. Old Temple Road, Barnes Rd, Birdie Ln, and Cooksey Ln. The Board and*

***Mundos discussed Existing Classifications, ownership, and maintenance responsibilities of the roads as well as discussed proposed likely and logical future classifications of the roadways and design criteria considerations. No action was taken.***

6. Executive Session: ***The Board entered into closed Executive Session at 7:42 pm.***

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.

7. Reconvene to Open Session: ***The Board reconvened into Open Session at 8:19 pm.***

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

***Kelly Snell moved to take No Action. J Fagner seconded the motion. The motion was unanimously approved.***

8. Adjournment

***The meeting was adjourned at 8:20 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