

**LORENA TIRZ #1 EAST
REGULAR MEETING OF THE BOARD OF DIRECTORS
MONDAY, APRIL 3, 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 6:30 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, William Callan, and Kelly Snell. Members Not Present: David Anderton. Also Present: Joseph Pace (City Manager), 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 – March 6, 2017

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

2. Discussion and possible action on July and September meeting dates of Lorena TIRZ #1 East Board.

The Board reviewed possible meeting dates in July and September that did not conflict with Independence Day nor Labor Day. Chuck Roper moved to set the July and September meeting dates of the TIRZ Board to Monday July 10 and Monday September 11. Kelly Snell seconded the motion. The motion was unanimously approved.

3. Executive Session: *The Board entered closed session at 6:34 pm. J Fagner entered the closed session at 6:40 pm.*

The Lorena TIRZ #1 East Board of Directors will now hold a closed Executive Session meeting pursuant to Section 551.072 of the Texas Government Code, discussion and deliberation regarding real property:

(1) To deliberate the sanitary sewer alignment utility easement from Southwinds Drive to the Bull Hide Creek Interceptor Line.

4. Reconvene to Open Session: *The Board reconvened into open session at 7: 39 pm.*

In open session, Chuck Roper moved to authorize a Change Order with KPA for an increase in the scope, extension of the design schedule, and increase in the cost not to exceed \$9,450.00 (Nine Thousand Four Hundred Fifty Dollars and no cents) and also to authorize consultant Mundo and Associates and TIRZ Legal Counsel to negotiate the sanitary sewer alignment utility easement from Southwinds Drive to the Bull Hide Creek Interceptor Line on behalf of the TIRZ while coordinating with Chairman Bill Coleman. Kelly Snell seconded the motion. The motion was approved unanimously.

5. Executive Session: *The Board entered into closed session at 7:41 pm.*

The Lorena TIRZ #1 East Board of Directors will now hold a closed Executive Session meeting pursuant to Section 551.087 of the Texas Government Code, discussion and deliberation regarding economic development negotiations:

- (1) To deliberate the modification of Sanitary Sewer Line Option B scope to accommodate expansion of TIRZ Possible Future Basin G.

6. Reconvene to Open Session: *The Board reconvened into open session at 8:31 pm.*

In open session, Chuck Roper moved to upsize the design of the sanitary sewer trunk line to accommodate for an expanded Basin G and also moved to direct Consultant Mundo and Associates to work with TIRZ legal counsel to prepare and negotiate a developer agreement for expanded basin G while coordinating with Chairman Bill Coleman and City Manager Joseph Pace. J Fagner seconded the motion. The motion was approved unanimously.

Chuck Roper leaves the meeting at 8:34 pm.

7. Update and Discussion on Lift Station “A” Site Plan.

Consultant Mundo and Associates updated the Board on the Lift Station A Site Plan noting that the site plan had been corrected to address previous review comments by City Staff. Jason Mundo noted that the revised Lift Station “A” Site Plan has been sent to Gary Tully and City Staff for review. No action was taken.

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.

8. Discussion and possible action(s) to approve Lorena TIRZ #1 East Financial Reports and Invoices and to authorize payment of the following: 8A) Mundo and Associates invoice representing Administration services March 2017. 8B) KPA invoice for Sanitary Sewer Line

Final Design services March 2017; 8C) Mundo and Associates invoice for Sanitary Sewer Line Program Management services March 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 March 2017; and (3) to authorize payment of \$23,183.10 to KPA Sanitary Sewer Line Final Design services March 2017; and (4) to authorize payment of \$3,500 to Mundo and Associates for Sanitary Sewer Line Program Management Services March 2017. John Johnston seconded the motion. The motion was unanimously approved.

9. 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 reminded 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 1765 (Garcia). Mr. Mundo added that these bills would be harmful to the City of Lorena and McLennan County as well. Mr. Mundo noted that the Senate Natural Resources and Economic Development Committee had scheduled a hearing for the next day April 4, 9am at the State Capital Extension in Austin. Mr. Mundo noted that he would be attending the hearing and that he would testify in opposition to both SB 650 and SB 1765 on behalf of Lorena TIRZ #1 East. Mr. Mundo added that opposition to the bills was mounting and many other communities planned to attend and testify against the bills as well.

8. Adjournment

The meeting was adjourned at 8:52 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, April 3, 2017

Bill Coleman, Board Chairman, Date

Chuck Roper, Board Secretary, Date