

**LORENA TIRZ #1 EAST**  
**REGULAR MEETING OF THE BOARD OF DIRECTORS**  
**MONDAY, MAY 1, 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 6:32 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 – April 3, 2017

*The Board reviewed the meeting minutes. Chuck Roper moved to approve the Lorena TIRZ #1 East Regular Meeting Minutes – April 3, 2017. Kelly Snell seconded the motion. The motion was unanimously approved.*

2. Executive Session: *The Board entered closed session at 6:33 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.

3. Reconvene to Open Session: *The Board reconvened into open session at 7: 14 pm.*

*In open session, No action was taken.*

4. Executive Session: *The Board entered into closed session at 7:15 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:

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

5. Reconvene to Open Session: ***The Board reconvened into open session at 8:23 pm.***

***In open session, No action was taken.***

6. 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 April 2017. 8B) KPA invoice for Sanitary Sewer Line Final Design services April 2017; 8C) Mundo and Associates invoice for Sanitary Sewer Line Program Management services April 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 April 2017; and (3) to authorize payment of \$19,961.16 to KPA Sanitary Sewer Line Final Design services April 2017; and (4) to authorize payment of \$3,500 to Mundo and Associates for Sanitary Sewer Line Program Management Services April 2017. William Callan seconded the motion. The motion was unanimously approved.***

7. 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 April 4, 9am at the State Capital Extension in Austin. Mr. Mundo noted that he attended the hearing and that he testified in opposition to both SB 650 and SB 1765 on behalf of Lorena TIRZ #1 East. Mr. Mundo added that there was a large opposition to the bills present at the hearing by communities, economic development, city council members, and financial professionals from across the state who also testified against the bills. The Senate committee took no action on***

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***the bills that day. The Senate committee has left the bills standing in committee with no action taken to date.***

**8. Adjournment**

***The meeting was adjourned at 9:00 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