

**LORENA TIRZ #1 EAST
REGULAR MEETING OF THE BOARD OF DIRECTORS
MONDAY, JUNE 5, 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, David Anderton, William Callan, and Kelly Snell. Members Not Present: John Johnston. Also Present: Joseph Pace (City Manager), Kevin Neal (Public Works Director), Luke Cochran (TIRZ legal counsel) 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 – May 1, 2017

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

2. 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 the legislative session had ended and that the two bills, SB 650 (Bettencourt) and SB 1765 (Garcia), both previously identified as harmful to Lorena TIRZ #1 East, Lorena, McLennan County and TIF laws in the state of Texas; that the two bills had been left standing in committee with no action taken. Mr. Mundo noted that these bills were effectively dead provided that the Governor did not call for a special session and the legislature did not try to revive those bills. No action was taken.

3. Update on Lorena TIRZ #1 East sanitary sewer trunk line project.

Consultant Jason Mundo updated the Board that the sanitary sewer line project was progressing on schedule and that there would be 2 more months of design and review with advertising, bidding, and award of the construction contract at the end of summer and

construction beginning in the fall. Construction of the sanitary sewer line remains on schedule to be complete in summer 2018. No action was taken.

4. Executive Session: *The Board entered closed session at 6:52 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.

5. Reconvene to Open Session: *The Board reconvened into open session at 7:04 pm.*

In open session, No action was taken.

6. Executive Session: *The Board entered into closed session at 7:05 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 a proposed developer agreement.

7. Reconvene to Open Session: *The Board reconvened into open session at 8:42 pm.*

In open session, No action was taken.

8. Discussion and possible action on authorization of a TIRZ project plan and financial plan for the expanded Basin G in the general area of Lorena east of IH-35 and north of Rosenthal Road.

The Board discussed with Consultant Mundo and Associates the possible authorization of a TIRZ project plan and financial plan for an expanded Basin G. No action was taken.

9. 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 May 2017. 9B) KPA invoice for Sanitary Sewer Line Final Design services May 2017; 9C) Mundo and Associates invoice for Sanitary Sewer Line Program Management services May 2017; 9D) Bovey Law invoice for TIRZ legal services April 2017; 9E) Bovey Law invoice for TIRZ legal services May 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 two invoices from TIRZ legal counsel Bovey Law for legal services occurring in April 2017 and May 2017 respectively; 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 May 2017; and (3) to authorize payment of \$20,074 to KPA Sanitary Sewer Line Final Design services May 2017; and (4) to authorize payment of \$4,000 to Mundo and Associates for Sanitary Sewer Line Program Management Services May 2017; and (5) to authorize payment of \$4,221.90 to Bovey Law for the TIRZ legal services April 2017; and (6) to authorize payment of \$3,296.30 to Bovey Law for TIRZ legal services May 2017. J Fagner seconded the motion. The motion was unanimously approved.

8. Adjournment

The meeting was adjourned at 9:15 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.

Bill Coleman, Board Chairman, Date

Chuck Roper, Board Secretary, Date