



**City of Lorena**  
107-A S. Frontage Road  
Lorena, Texas 76655  
(254) 857-4641 Fax (254) 857-4118

## **MINUTES**

**NOTICE OF PUBLIC MEETING  
LORENA CITY COUNCIL  
MONDAY, MAY 15, 2017 6:30 P.M.  
LORENA CITY HALL  
107-A S. FRONTAGE ROAD, LORENA, TEXAS**

### **1. Call to Order.**

#### **a. Pledge of Allegiance**

#### **b. Texas Pledge**

Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.

#### **c. Moment of silence**

Mayor Protem Bill Coleman called the meeting to order at 6:34 p.m. Council members present were Bill Coleman, J. Fagner and Jeff Linnstaedter. Kelly Yarbrough arrived at 6:58 p.m. Members absent were Mayor Chuck Roper and Jennifer Grimm.

City Staff present were City Manager Joseph Pace, Finance Director Linda Klump, Public Works Director Kevin Neal and City Secretary Monica Hendrix.

### **2. Visitor and Citizens Forum**

*At this time any person with business before the Council not scheduled on the agenda may speak to the Council. Comments are limited to three (3) minutes, and this time is not transferable. No formal action may be taken on any of these items at the meeting. This forum is limited to a total of 30 minutes.*

Gary Cox spoke and asked questions about the TIRZ and how it is moving along. Cox noticed the three new police vehicles and also had questions about the new building for the chloramines. City Manager Joseph Pace told him he would be happy to meet with him after the council meeting to discuss and answer all of his questions.

### **3. Approval of Minutes:**

#### **a. April 17, 2017**

J. Fagner motioned and Jeff Linnstaedter seconded to approve the minutes. All in favor, motion carried.

### **4. Commission and Corporation Reports.**

#### **a. Planning and Zoning**

Planning and Zoning and City Council held a joint workshop to discuss the Future Land Use Map in the area along the North Bound Frontage Road south of Lorena that backs up to South Old Temple Road.

**b. Economic Development Corporation**

Joseph Pace reported that EDC met and voted to join the Chamber of Commerce and made a \$1000.00 donation to the Wine and Cheese Festival. Other business discussed were the TxDOT blue signs, the lighting on the bridges and signage planning.

**5. Discussion and possible action to pursue a rental agreement with Shane Dabney to rent tower space at 45 Mattson Lane for the purpose of placement of Wireless Internet Connectivity equipment.**

Joseph Pace spoke and informed council of council member Jennifer Grimm's findings:

"I have corresponded with Mark Tran at Spectrum. He did confirm that they have coax service in the Thiele Road area and it would require a site survey to determine the additional cost of running it to the tower. More importantly, he added that the person or company requesting service would need to be a "Reseller Agent" with Spectrum. They do not allow the resale services without it." Pace is recommending denial of the request based on these findings.

There was further discussion on the request and a motion was made by J. Fagner to not enter into an agreement with Shane Dabney for rental of tower space at 45 Mattson Lane.

Jeff Linnstaedter seconded the motion. All in favor, motion carried.

**6. March 31, 2017 Financial Statements and Summary of Cash and Investments.**

Finance Director Linda Klump reviewed the Summary of Cash and Investments and the only thing to point out is that the interest rates continue to rise very slightly. On the Financial Statements in most all funds on the revenue side the city has collected greater than 50% of the budgeted items and the expenditures are less than 50% of the budget so the city is on tract on budget. Klump reported there are explanations on each page on items that show fluctuations.

Klump also reported that there were only two police cruisers purchased and they were budgeted items.

**7. Police Department Activity Report.**

Chief Dickson was not present however the activity report shows 247 Calls by Type for April 2017 and 212 citations issued in April 2017. Joseph Pace reported that the server for the body worn cameras was delivered and is up and operating. Also, the police department will be audited this week for the best practices program.

**8. Public Works Report.**

**a. Chloramine update**

Public Works Director Kevin Neal presented an analysis report to council from the Texas Department of State Health Services. Neal explained how the Total Trihalomethanes is averaged and why the Maximum Contaminant Level violation letters are mailed out. Now that the Chloramine project is completed and the city is using the Chloramines to disinfect the water, there should be no future violations for maximum contaminant levels for chloramines. The other pages of the report presented to council show all the water violations by Lorena water from TCEQ for the past fifteen years and that all violations have been returned to compliance and cleared by TCEQ. The chloramines project is 100 percent complete.

Neal also explained to Mr. Cox that the new building for the chloramine project is not at the wastewater plant. The project was done at the standpipe on Old Temple Road. Neal offered to take Mr. Cox on a tour of the Lorena facilities.

**9. City Manager Report.**

- a. Update on WMARSS: Next Meeting: May 17, 2017  
Possible voting on the future government of the board.
- b. Website went "Live" in April 2017



Pace reported that website is live now and looks great. Pace would like to see photos of the council on the website and feels it would add to the professionalism of the site.

- c. Capital Improvement Plans/Personnel Improvement Plans  
Staff is beginning to work on these plans. Pace says the CIP and PIP's help plan for the future and with the budget planning.
- d. Several Developers have sat down to discuss City of Lorena.
- e. PUC has requested information about water meters on Pilgrim Lane  
Pace explained customer is upset because he was denied service from Lorena because he is outside the city limits and CCN and has appealed to the PUC. Pace reported that our attorneys are involved.
- f. Attended TML Grant Writing School: May 11 & 12, 2017  
Pace reported school was good and he learned a lot about Block Grants. The bad thing is Lorena does not qualify for most block grants due to our demographics.
- g. Household Hazardous Waste Disposal on May 6<sup>th</sup>  
Matt Huffhines worked the HHWD in Waco on May 6<sup>th</sup>. Huffhines was unhappy with the way the event was ran because the company in charge started taking down tents two hours before the event ended and took away the carts used to carry the items to the trucks early as well. Also, there was no food left when Huffhines was able to take his lunch. Pace will take a statement from Huffhines and report to the City of Waco.
- h. Meeting Since Last City Council Meeting:
  - Chamber of Commerce meeting: April 25<sup>th</sup>  
The wine and cheese tasting will be this Saturday, May 20<sup>th</sup> and the city will have an employee working to make sure that restrooms stay stocked.
  - Small Water Resource meeting: April 27, 2017  
All entities meet and work to discuss ways to conserve ground water.
  - Area EDC meeting: April 28, 2017  
Held in Waco and reviewed the new facilities and businesses in Waco.
  - Household Hazardous Waste Disposal: May 6 2017

**10. Items for future agendas.**

Pace will have a power point for the food trucks.

**11. Executive Session:** Council convened into executive session at 7:07 p.m.

**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.**

**12. Reconvene to Open Session:** 7:34 p.m.

**(1) Take any action necessary as a result of Executive Session.**

No action on executive session.

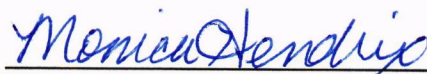
**13. Adjourn.**

Due to no further business the meeting adjourned at 7:34 p.m.

**Passed and approved this 19<sup>th</sup> day of June 2017.**

  
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Chuck Roper, Mayor

Attest:

  
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Monica Hendrix, City Secretary