

**LORENA TIRZ #1 EAST
REGULAR MEETING OF THE BOARD OF DIRECTORS
MONDAY, JULY 10, 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 6:41 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, and Kelly Snell. Members Not Present: David Anderton, John Johnston, and William Callan. 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 Called Meeting Minutes – June 21, 2017

The Board reviewed the meeting minutes. Chuck Roper moved to approve the Lorena TIRZ #1 East Called Meeting Minutes – June 21, 2017. Kelly Snell seconded the motion. The motion was unanimously approved.

2. 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. Since the June 5 meeting KPA has been working on the revisions to Lift Station A as per the review comments from the City and Mundo and Associates and that KPA has been working on the design of the sanitary sewer Line A and Forcemain as well. Mr. Mundo noted that we are awaiting signature of the easement documents by Mrs. Fry and that we anticipate the easement being signed as soon as she returns from vacation. Mr. Mundo added that we would record the easement with the County after the documents have been signed. Mr. Mundo noted that the TCEQ letter had been submitted to the State and that the final construction plan set would be completed by August 2 with advertising and bidding to begin in August. No action was taken.

3. Executive Session: ***The Board entered into closed session at 6:48 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.

4. Reconvene to Open Session: ***The Board reconvened into open session at 8:15 pm.***

J Fagner moved to approve the proposed developer agreement with Loera Home Builders Company contingent on \$500,000 (Five Hundred Thousand Dollars) total cash outlay contribution for the Basin G sanitary sewer line by Loera Home Builders Company occurring by construction completion date of 12/31/18, and contingent that the City of Lorena Financial Department is fine with the proposed bond payments for the Basin G sanitary sewer line. Chuck Roper seconded the motion. The motion was unanimously approved.

5. 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.

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: 6A) Mundo and Associates invoice representing Administration services June 2017. 6B) KPA invoice for Sanitary Sewer Line Final Design services June 2017; 6C) Mundo and Associates invoice for Sanitary Sewer Line Program Management services June 2017; 6D) Bovey Law invoice for TIRZ legal services June 2017;

The Board 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 invoice from TIRZ legal counsel Bovey Law for legal services occurring in June 2017, 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 June 2017; and (3) to authorize payment of \$22,748.16 to KPA Sanitary Sewer Line Final Design services June 2017; and (4) to authorize payment of \$4,500 to Mundo and Associates for Sanitary Sewer Line Program Management Services June 2017; and (5) to authorize payment of \$7,356.96 to Bovey Law for the TIRZ legal services June 2017; Kelly Snell seconded the motion. The motion was unanimously approved.

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7. Adjournment

The meeting was adjourned at 8:34 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