

**LORENA TIRZ #1 EAST
CALLED MEETING OF THE BOARD OF DIRECTORS
FRIDAY, JULY 14, 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 6:40 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, John Johnston, and William Callan. Members Not Present: J Fagner, David Anderton, and Kelly Snell. Also Present: Joseph Pace (City Manager), Kevin Neal (Public Works Director), attorney Luke Cochran (via phone), Jason 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 – July 10, 2017

The Board reviewed the meeting minutes. Chuck Roper moved to approve the Lorena TIRZ #1 East Regular Meeting Minutes – July 10, 2017. John Johnston 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. KPA has continued working on the revisions to Lift Station A as per the review comments from the City and Mundo and Associates and that KPA has continued working on the design of the sanitary sewer line and forcemain. Mr. Mundo noted Mrs. Fry had signed the easement document and that yesterday July 13 Joe Mundo recorded the easement at the County. No action was taken.

3. Executive Session: *The Board entered into closed session at 6:45 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 8:28 pm.*

John Johnston moved to approve the proposed developer agreement with Loera Home Builders Company with a \$500,000 (Five Hundred Thousand Dollars) contribution for the Basin G sanitary sewer line by Loera Home Builders Company, a construction completion date of 12/31/18, a City contribution of \$75,000 (Seventy Five Thousand Dollars and no cents) toward the cost of a water line extension to the Loera property with the remaining balance of the water line extension cost to be paid by Loera Home Builders Company, authorize Chairman Coleman to finalize negotiating terms of the agreement excluding contribution amount, completion deadline, and scope of project, and to execute any necessary documentation. William Callan 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. Adjournment

The meeting was adjourned at 8:39 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