



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

**NOTICE OF PUBLIC MEETING & PUBLIC HEARINGS**  
**LORENA CITY COUNCIL**  
**TUESDAY, DECEMBER 12, 2017 6:30 P.M.**  
**LORENA CITY HALL**  
**107-A S. FRONTAGE ROAD, LORENA, TEXAS**

**MINUTES**

**1. Call to Order.**

- a. **Pledge of Allegiance**
- b. **Texas Pledge**
- c. **Moment of silence**

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

Mayor Roper called the meeting to order at 6:33 p.m. Council members present were Mayor Chuck Roper, Mayor Pro tem Bill Coleman, J. Fagner, Jennifer Grimm, Jeff Linnstaedter and Kelly Yarbrough. Constituting a quorum.

City Staff present were Tom Dickson, Monica Hendrix, Linda Klump, Kevin Neal and Joseph Pace.

**2. Oath of Office for Police Officer Ethan Pavlas.**

Chief Tom Dickson introduced new Police Officer Ethan Pavlas. Pavlas graduated from West High School in 2012. After serving in the Marines for five years Pavlas joined the Police Academy in 2017 where he was sponsored by the Lorena Police Department. City Secretary Monica Hendrix gave Pavlas his Oath of Office and his badge was pinned by his father Danny Pavlas who is also in law enforcement.

**3. 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.*

No visitors spoke.

**4. Approval of Minutes:**

- a. **November 14, 2017**

Bill Coleman motioned to approve the minutes. Kelly Yarbrough seconded the motion. All in favor, motion carried.

**5. Discussion and possible action regarding ordinance 2017-1212-01 authorizing the issuance and sale of City of Lorena, Texas Combination Tax and Revenue Certificates of Obligation, Series 2018; levying an annual ad valorem tax and providing for the security for and payment of said certificates, approving an official statement; authorizing the execution of the purchase agreement; providing an effective date; and enacting other provisions relating to the subject.**

Jason Hughes will Hilltop Securities, Inc., the city's finance advisor and Bond council Clark Kimball with McCall, Parkhurst & Horton L.L.P. were present. Mr. Hughes informed council that \$1,505,000.00 Certificate of Obligations sold and pending approval, the funds will be issued on January 11, 2018. The

city was able to secure a 30 year fixed rate interest of 3.48% for thirty years. This money will be used for the expansion of Basin G in the TIRZ #1 East. Jeff Linnstaedter questioned what the total of outstanding debt is for the City of Lorena and was told 7.8 million.

After discussion, a motion was made by Bill Coleman to approve ordinance 2017-1212-01 authorizing the issuance and sale of City of Lorena, Texas Combination Tax and Revenue Certificates of Obligation, Series 2018; levying an annual ad valorem tax and providing for the security for and payment of said certificates, approving an official statement; authorizing the execution of the purchase agreement; providing an effective date; and enacting other provisions relating to the subject. J. Fagner seconded the motion. All in favor, motion carried.

**6. Discussion and possible action in awarding BRCT, LLC (dba Black Rock Construction) for the construction of the City of Lorena, EPA STAG Wastewater Collection Improvements Project #7 1830 CID 2.**

City Manager Joseph Pace gave the history on the EPA STAG grant and the delay for the completion was due to the sewer moratorium. On November 7, 2017 bids were opened and the low bid was received from BRCT, LLC for \$673,000.00. This money will be spent to replace old pipe to reduce the inflow and infiltration (I&I) issues. The area to be replaced will be from the old wastewater treatment plant on Front Street up to Center Street to the left and up North Houston Street to the post office.

Bill Coleman motion to award the bid to BRCT, LLC. Jeff Linnstaedter seconded the motion. All in favor, motion carried.

**7. Discussion and possible action to Annex 206 acres of the 220 acres of the Loera Property as described in Exhibit "A" and Exhibit "B" in the Developers Agreement with the City of Lorena, Lorena Tax Increment Reinvestment Zone #1 East and Loera Home Builders Company.**

Currently the property that Jose Loera owns is outside the city limits. As a condition of the developer agreement, Loera has requested annexation of the property. There are 14 acres of the 220 acres that are not in the City of Lorena's ETJ. Jennifer Grimm motioned to annex 206 acres. Kelly Yarbrough seconded the motion. All in favor, motion carried.

**8. Public Hearing:** Mayor Roper opened the hearing at 7:21 p.m.

*Public hearing regarding the expansion of Reinvestment Zone Number One East, City of Lorena and its benefits to the City of Lorena and to property in the proposed expansion area.*

**Close Public Hearing.** No one spoke and Mayor Roper closed the hearing at 7:21 p.m.

**9. Discussion and possible action on Ordinance 2017-1212-02 amending the project plan and reinvestment zone financing plan for the reinvestment zone number one east, City of Lorena ("zone"); enlarging the boundaries of the zone; setting tax increment base; containing findings and provisions related to the foregoing subjects; providing a severability clause; providing for immediate effect.**

This ordinance is to expand the current TIRZ #1 East for future residential development in Basin G. Bill Coleman motioned to approve the ordinance. Kelly Yarbrough seconded the motion. All in favor, motion carried.

**10. Discussion and possible action on economic development agreement between the City of Lorena, McLennan County, and Reinvestment Zone Number One East, City of Lorena ("Zone") regarding tax increment participation in the Zone's Expanded Basin G area.**

Jason Mundo explained the updated development agreement. Bill Coleman motioned to approve the economic development agreement between the City of Lorena, McLennan County, and Reinvestment Zone Number One East, City of Lorena ("Zone") regarding tax increment participation in the Zone's Expanded Basin G area. J. Fagner seconded the motion. All in favor, motion carried.

**11. Discussion and possible action on McLennan County Economic Development Program Project Agreement between City of Lorena and McLennan County regarding tax increment participation in the 381 Basin G area.**

Jason Mundo explained the agreement. Bill Coleman motion to approve the updated agreement. Jeff Linnstaedter seconded the motion. All in favor, motion carried.

**12. Discussion and possible action on Resolution 2017-1212-01 to cast votes to elect directors for the McLennan County Appraisal District for the years 2018-2019.**

Monica Hendrix explained the city gets 8 votes. Bill Coleman motioned to cast all 8 votes for Steve Janics. J. Fagner seconded the motion. All in favor, motion carried.

**13. Discussion and possible action to approve Lorena TIRZ #1 East Budget, FY2017-2018.**

Jason Mundo reviewed the TIRZ #1 East budget with the council. Jennifer Grimm voiced her concerns about the budget document being late and the formatting concerns. After further discussion a motion was made by J. Fagner to approve the TIRZ #1 East FY 2017-2018 budget pending the bond issuance cost being added to the budget. Kelly Yarbrough seconded the motion. All in favor, motion carried.

**14. Discussion and possible action to approve Lorena EDC Budget, FY2017-2018.**

Jennifer Grimm motioned to approve the 2017-2018 EDC Budget. Jeff Linnstaedter seconded the motion. All in favor, motion carried.

**15. Discussion and possible action on re-appointment of Bill Coleman as Lorena TIRZ #1 East Chairman for 2018.**

Jennifer Grimm motioned to re-appoint Bill Coleman as Lorena TIRZ #1 East Chairman for 2018. Kelly Yarbrough seconded the motion. All in favor, motion carried.

**16. Discussion and possible action on re-appointment of the following to Lorena TIRZ #1 East Board of Directors: Position 2 – Secretary Chuck Roper, Position 4 – David Anderton, Position 6 – William Callan**

Kelly Yarbrough motioned to re-appoint to Lorena TIRZ #1 East Board of Directors: Position 2 – Secretary Chuck Roper, Position 4 – David Anderton, Position 6 – William Callan. Bill Coleman seconded the motion. All in favor, motion carried.

**17. Discussion and possible action on creating a new part-time position for the Police Department.**

Chief Tom Dickson explained the purpose of creating the part-time position is due to more information required on the racial profiling report. Dr. Robert Peevey is a retired college professor and already volunteers and works part-time at the police department on special projects. The information on the racial profiling report now has changed from 5 categories to 11 categories that will need to be analyzed and audited. An outside agency, Dale Carmen and Associates will charge \$5850.00 for this service. Chief Dickson would rather pay Dr. Peevey. By creating this position, there will be set hours and a budgeted position. After discussion, a motion was made by Bill Coleman to create the new part-time position for the Police Department. Jennifer Grimm seconded the motion. All in favor, motion carried.

**18. Discussion and possible action on 2018 Holiday Schedule.**

Monica Hendrix explained the schedule is the same as in past years. Bill Coleman motioned to approve the 2018 Holiday Schedule. J. Fagner seconded. All in favor, motion carried.

**19. Discussion and possible action on 2018 Holiday Solid Waste Schedule.**

Kevin Neal explained the few changes. Jennifer Grimm motioned to approve the schedule. J. Fagner seconded the motion. All in favor, motion carried.

**20. Police Department Report.**

**a. Activity report:** 234 call by type and 226 citations issued in November 2017.

Officers have been busy training and new Officer Ethan Pavlas has been training as well. Chief encouraged everyone to keep their vehicles locked and to remove your valuables. Chief also recognized Officers Jay Greer and Shawn Board for going to recently deceased DPS Trooper Allen's home and decorating a donated Christmas tree for his family.

**21. Public Works Report.**

**a. Well repair update**

Kevin Neal reported the insurance has paid and the final out of pocket number is \$7750.00 including the \$1000 deductible. Neal also reported the garbage truck is in need of repairs. The check engine light is on and still not sure of the issue. Lorena has had to hire an outside garbage company to pick up the trash until the city's truck is repaired.

**22. City Manager Report.**

**a. Update on WMARSS**

Working on agreement extension again.

**b. Update on TIRZ #1 East: Pre Construction Meetings**

Ribbon cutting was held. Holding construction meetings and construction has begun.

**c. STAGG Grant Update**

**d. PUC Update**

Originally the PUC was trying to combine two issues into one and now they have come back and separated them. Now the PUC is saying that the city can redraw our CCN to include the 3 houses that we have been serving for the past several years.

**e. Water Policy**

**f. Development in The City of Lorena**

Interest from an outside property owner that may request annexation.

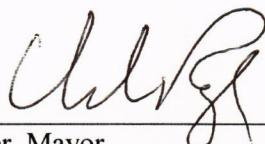
**g. Meetings Since Last City Council Meeting/ Future Meetings (Appendix "A")**

**23. Future Agenda Items.**

**24. Adjourn.**

Due to no further business the meeting adjourned at 8:52 p.m.

These minutes were approved this 15<sup>th</sup> day of January 2018.



Chuck Roper, Mayor

Attest:



Monica Hendrix, City Secretary

