



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

**NOTICE OF PUBLIC MEETING  
LORENA CITY COUNCIL  
MONDAY, MARCH 19, 2018 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 Protem Bill Coleman, J. Fagner, Jennifer Grimm, Jeff Linnstaedter and Kelly Yarbrough arrived at 6:55 p.m.

Constituting a quorum.

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

**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.*

Local citizen Gary Cox voiced his concerns about the intersection of Center Street and the Frontage Road. Cox says the wheel chair ramp is protruding out at least two feet and probably should have been set back four to five feet. Cox says when you turn right off the Frontage Road to head east on Center Street, you will run over the curb if you are in a large vehicle and that the curb is marked and a little broken from this happening. Cox mentioned discussions with retired City Manager Billy Clemons before construction ever began on the I-35 expansion and there possibly being a grand entrance to welcome you to the downtown area of Lorena. Cox says getting to downtown off of Old Lorena Road from the Frontage Road is confusing.

**3. Approval of Minutes:**

- a. February 20, 2018

Bill Coleman motioned to approve the minutes. Jennifer Grimm seconded the motion. All in favor, motion carried.

**4. Discussion and possible action on ordinance 2018-0319-01 approving a tariff authorizing an annual rate review mechanism ("RRM") as requested by Atmos Energy.**

Chuck Fraser with Atmos Energy was present and explained the purpose of the ordinance. This ordinance is to approve the rate review mechanism (RRM) agreement that expired last year. This is how Atmos Energy negotiates the best rates for City of Lorena Atmos customers.

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

**5. Discussion and possible action approving the 2018 Lorena Investment Policy.**

Linda Klump informed council that the Lorena Investment Policy must be approved annually. After the financial advisor reviewed the policy they recommended changes to the current policy. The change is to the policy is under the Diversification section, 5. Authorized Pools 100%. This is an increase from 50%. The financial advisor is also recommending using two pools for investments.

A motion was made by Jeff Linnstaedter to approve the 2018 Lorena Investment Policy. Bill Coleman seconded the motion. All in favor, motion carried.

**6. Discussion and possible action approving the amendment on the 2017-2018 TIRZ #1 East Budget.**

Linda Klump explained the amendment is to create Fund 24 for debt service.

Jennifer Grimm motioned to approve the amendment to the 2017-2018 TIRZ #1 East Budget.

J. Fagner seconded the motion. All in favor, motion carried.

**7. Discussion and possible action approving an application/resolution to become a participant in the Texas Short Term Asset Reserve Program (TexSTAR).**

Linda Klump informed council this is the recommendation from the financial advisors to have two investment pools for diversity. Klump explained the TexSTAR is comparable to TexPOOL.

J. Fagner motioned to approve the application/resolution to become a participant in the Texas Short Term Asset Reserve Program (TexSTAR). Jeff Linnstaedter seconded the motion. All in favor, motion carried.

**8. Discussion and possible action adopting a Resolution accepting the request and petition for voluntary annexation and initiating the annexation of 220.377 acres, more or less, of land legally described as being situated in the Erastus Yeamen Survey, Abstract Number 956 and being all of that certain tract of land described in deed to Cory Don Priest, Trustee of the Mary Robertson Priest Trust, as recorded in M.C.C. number 2008036595 of the Official Public Records of McLennan County, Texas; and setting an annexation schedule.**

Joseph Pace informed council that the city is required to hold two public hearings for voluntary annexation. These public hearings are required to be held not less than 20 days nor more than 40 days before the reading of the ordinance approving the annexation. These public hearings will be held on April 24<sup>th</sup> and May 1, 2018.

J. Fagner motioned to adopt the resolution accepting the request and petition for voluntary annexation and initiating the annexation of 220.377 acres, more or less, of land legally described as being situated in the Erastus Yeamen Survey, Abstract Number 956 and being all of that certain tract of land described in deed to Cory Don Priest, Trustee of the Mary Robertson Priest Trust, as recorded in M.C.C. number 2008036595 of the Official Public Records of McLennan County, Texas; and setting an annexation schedule and also changing the regular April 16<sup>th</sup> council meeting date to April 24<sup>th</sup> at 6:30 p.m. Jennifer Grimm seconded the motion. All in favor, motion carried.

**9. Discussion and possible action of authorizing the City Manager to enter into an agreement to supply reclaimed water through WMARSS to Big Creek Construction.**

Joseph Pace informed council that he discussed the selling of reclaimed water to Big Creek Construction with Waco City Manager Wiley Stem. It was determined that Lorena could sell the reclaimed water to Bid Creek Construction. The cost will be \$2.69 per 1000 gallons and only if the reclaimed water is available. Mayor Roper pointed out there are two different fees in the agreement. Section 6, 6.1 (a) on page 7 will be changed to reflect the \$2.69 per 1000 gallons.

Bill Coleman motioned to authorize the City Manager to enter into an amended agreement to supply reclaimed water through WMARSS to Big Creek Construction. Jeff Linnstaedter seconded the motion. All in favor, motion carried.

**10. Discussion and possible action on authorizing the City Manager to enter into an agreement with Mitchell Planning Group for the Revision of the Zoning Ordinance.**

Joseph Pace informed council this agreement will help to reorganize the zoning ordinance to help make it easier to understand and read. There are two proposals and staff recommends the proposal with Mitchell having a more hands on approach. After discussion a motion was made by Jennifer Grimm to enter into an agreement with Mitchell Planning Group for an amount not to exceed \$35,000.00. Bill Coleman seconded the agreement. Kelly Yarbrough asked if the city attorney had reviewed the agreement and was told no. All in favor, motion carried.

**11. Discussion and possible action to authorize the City Manager of the City of Lorena to execute the proposed Waco Metropolitan Area Regional Sewerage System (WMARSS) 2018 Agreement for Operation & Management of Facilities.**

Joseph Pace explained this agreement has been discussed at several WMARSS meetings and has been reviewed by our attorneys. This agreement is good through September 30, 2019.

A motion was made by Kelly Yarbrough to authorize the City Manager of the City of Lorena to execute the proposed Waco Metropolitan Area Regional Sewerage System (WMARSS) 2018 Agreement for Operation & Management of Facilities. J. Fagner seconded the motion. All in favor, motion carried.

**12. Discussion and possible action on ordinance 2018-0319-02 cancelling the May 5, 2018 General Election.**

This is required when there is no opposition for the election. A motion was made by Kelly Yarbrough to approve the ordinance. J. Fagner seconded the motion. All in favor, motion carried.

**13. Discussion and possible action on an interlocal agreement with McLennan County for road grading maintenance of N. Old Temple Road.**

Kevin Neal explained this is for the grading portion only. Bill Coleman motioned to approve the interlocal agreement in the amount of \$7,360.00. J. Fagner seconded the motion. All in favor, motion carried.

**14. Discussion and possible action to authorize a cleaning service for Lorena City Hall.**

Monica Hendrix explained the city received bids from three janitorial services. This individual is bonded. Bill Coleman motioned to authorize the cleaning service for \$125.00 per week with the initial cleaning of \$250.00. J. Fagner seconded the motion. Kelly Yarbrough suggested putting an ending date on the agreement. Council doesn't see the need. All in favor, motion carried.

**15. Police Department Report.**

**a. Activity report**

Tom Dickson reported that Officer Pavlas completed his training and doing a great job on his own. The Police Department is now in a pilot program with working 12 hour shifts and will try this for about 3 months. The Police Department is working closely with the FBI on the credit union robbery. Dickson also informed council he will be out next week at the Texas Police Chief Association meeting and the city will also be receiving the recognition award for the Recognized Agency during this meeting. The meeting will be held in Galveston.

**16. Public Works Report.**

**a. TCEQ Inspection Report**

Kevin Neal reported the TCEQ compliance inspection on March 1<sup>st</sup> went well. The city will need to update an ordinance for better enforcement. Those will be coming soon for updating.

**17. City Manager Report.**

**a. Loera Development Annexation/Update**

Discussed earlier.

**b. Update on WMARSS**

Meeting next week.

**c. Water Policy Update**

Still working to simplify.



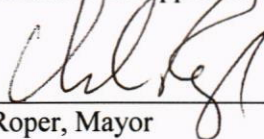
- d. **Update on TIRZ #1 East: Pre Construction Meetings**  
Flanigan has concerns on easement from Waco will so his progression down.
- e. **STAGG Grant Update**  
Started work this week, manholes are installed.
- f. **PUC Update**  
Waiting on signatures from all parties.
- g. **City Policy Manual Update**  
City Attorney is still reviewing.
- h. **Development in The City of Lorena**  
Received inquires
- i. **Meetings Since Last City Council Meeting/ Future Meetings (Appendix "A")**

**18. Future Agenda Items.**


**19. Adjourn.**

Due to no further business the meeting adjourned at 7:47 p.m.

These minutes were approved this 24<sup>th</sup> day of April 2018.

  
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Chuck Roper, Mayor

Attest:

  
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Monica Hendrix, City Secretary

