

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

NOTICE OF PUBLIC MEETING & PUBLIC HEARING
LORENA CITY COUNCIL
MONDAY, AUGUST 20, 2018 6:30 P.M.
LORENA CITY HALL
107-A S FRONTAGE RD., 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 6:32 p.m. Council members present were Mayor Chuck Roper, Mayor Pro tem Bill Coleman, J. Fagner, Jennifer Grimm and Jeff Linnstaedter. Kelly Yarbrough was absent. Constituting a quorum.

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

2. Visitors 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.

3. Approval of Minutes:

July 16, 2018

A motion was made by J. Fagner and seconded by Bill Coleman to approve the minutes. All in favor, motion carried.

4. Public hearing on the 2018-2019 proposed Fiscal Year Budget.

Mayor Roper opened the public hearing at 6:34 p.m. No visitors spoke. The public hearing closed at 6:34 p.m.

5. Discussion and possible action on the proposed 2018-2019 Fiscal Year Budget for Lorena Economic Development Corporation.

Jason Mundo presented the 2018-2019 budget and discussed projects that will continue into the 2018-2019 fiscal year. Linda Klump informed council that the expenses in the city's budget

document presented to the council is different than the EDC budget. Jeff Linnstaedter had questions about EDC contributions to the TIRZ, questions about the trail planning and consulting services and the visions for the Lorena EDC.

After discussion, J. Fagner motioned to accept the Lorena EDC 2018-2019 Fiscal Year Budget. Jennifer Grimm seconded the motion. All in favor, motion carried.

6. Discussion and possible action on the proposed 2018-2019 Fiscal Year Budget for TIRZ #1 East.

Jason Mundo informed council of the projects that are under way. They are the Phase I wastewater improvements sanitary sewer trunk line, Phase II wastewater improvements basin G force main and lift station and the overall TIRZ project as a whole. Mundo reported they are all on schedule. There was discussion about the accounting procedures and debt service funds. Bill Coleman as TIRZ Board Chairman directed for Jason Mundo to get with Finance Officer Linda Klump to discuss the accounting procedures.

After lengthy discussion, a motion was made by J. Fagner to accept the TIRZ #1 East 2018-2019 FY Budget. Jennifer Grimm seconded the motion. All in favor, motion carried.

7. Presentation of the 2017-2018 Lorena EDC annual report.

Jason Mundo presented the attached annual report for 2017-2018. Several projects were worked on throughout the year. Mundo answered questions from the council.

8. Discussion and possible action accepting the 2019 McLennan County Appraisal District Budget.

Monica Hendrix informed council this is a housekeeping item and the budget has been approved by the County Appraisal District Board. J. Fagner motioned to accept the budget. Jeff Linnstaedter seconded the motion. All in favor, motion carried.

9. Discussion and possible action on Ordinance 2018-0820-01 adopting 2018–2019 fiscal year budget.

J. Fagner motioned to approve the 2018-2019 FY budget. Jeff Linnstaedter seconded the motion. All in favor, motion carried.

10. Discussion and possible action on Ordinance 2018-0820-02 adopting 2018 property tax rate of .56068.

J. Fagner motioned to adopt the effective tax rate of .56068 for 2018 ad valorem taxes. Jennifer Grimm seconded the motion. All in favor, motion carried.

11. Discussion and possible action on Ordinance 2018-0820-03 accepting the McLennan County Appraisal District 2018 certified tax roll.

Jennifer Grimm motioned to accept the McLennan County Appraisal District 2018 certified tax roll.

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

12. Discussion and possible action on Ordinance 2018-0820-04 imposing a moratorium on water connections outside the city limits of Lorena.

Kevin Neal informed council this ordinance helps to preserve the water for customers inside the city limits. Jennifer Grimm motioned to adopt the ordinance. J. Fagner seconded the motion. All in favor, motion carried.

13. Discussion and possible action setting 2 public hearing dates for the annexation of 220.337 acre tract 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.
No action.

14. Discussion and possible action on a recommendation to the City Council for placing a permanent zoning classification of SF Single Family Residential on a 220.337 acre tract of land that is currently being annexed into the City Limits. The property is located on the northwest corner of FM 287, also known as Rosenthal Parkway and Birdie Lane. (Tabled from August 9, 2018.)

Jennifer Grimm motioned to table to September 17, 2018 council meeting. J. Fagner seconded the motion. All in favor, motion carried.

15. Police Department Activity Report

There were 402 Calls by Type and 558 citations issued in July 2018.

There was an article in the Waco Tribune today on the Drug K-9 Zeta.

Officer Board has been moved to investigations and doing well. Dickson also reported that Officer Board had a heart attack a few weeks ago and recognized the signs and drove himself to the hospital. A stint was immediately inserted and after being off for two weeks he is back to work and doing well.

16. Public Works Report.

a. TCEQ Complaint #289547

A complaint was filed about the water quality and TCEQ came to investigate and found there was no merit to the complaint.

b. Electricity outage/Fire on Harmon Ln 08-08-2018

Power went out at 2:00 a.m. and off until 6:15 a.m. City towers were very low but did not run out of water.

c. Free chlorine burnout

Neal was notified by City of Robinson of the burnout therefore, the city will also do a burnout. Residents are notified on the website and Facebook.

d. Environmental Protection Agency's UCMR4 sampling participation

30 contaminants are being tested over the next four months. EPA is paying for the shipping and testing of the water.

e. Municipal Solid Waste / Refuse truck update

Trash truck broke down last Wednesday. A rental truck was picked up last Friday and the crews worked late Friday and Saturday morning to pick up the trash. The rental fee for the truck was \$6300.00 for either one day or one month so we will keep the rental for one month.

17. City Manager Report.

a. Loera Development Annexation/Update

Working with the attorney and city planner to get this completed.

b. Update on WMARSS

No update.

c. Water Policy Update

No update.

- d. Update on TIRZ #1 East: Pre Construction Meetings**
Asking for an extension due to the excessive heat.
- e. STAG Grant Update**
There will be a conference call on 8/30/18 with TWD and EPA
- f. PUC Update**
City of Waco is holding up the agreement.
- g. City Policy Manual Update**
No update.
- h. Development in The City of Lorena**
Still meeting with developers.
- i. Archive Social adoption via billing-to meet Opening Records Act**
Signed up for this service and will keep an almost live update of post. These post are subject to the open records act so this will document them.
- j. 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 7:54 p.m.

Passed and approve the 17th day of September 2018.



Chuck Roper, Mayor

Attest:



Monica Hendrix, City Secretary





ANNUAL REPORT, 2017-2018 ACTIVITIES

The Lorena Economic Development Corporation:

Exhibited Lorena's developable commercial properties to national and regional retailers at ICSC Texas Conference and Deal Making Trade show, October 6-10, 2017 at the Dallas Convention Center.

**ICSC TEXAS
CONFERENCE &
DEAL MAKING**

Renewed the IH-35 Billboard agreement for FY2016-2017 to advertise Lorena's businesses to 75,000 vehicles per day.



The EDC renewed the economic development consultant contract of Mundo and Associates, Inc. in October 2017.

MUNDO
&
ASSOCIATES, INC.

Economic Development, Planning and Civil Engineering
mundoandassociates.com

Approved the EDC Budget for FY2017-2018 in October 2017.

Worked with local businesses and TxDOT subcontractor Lone Star Logos and Signs to acquire Blue Main Lane and Ramp logo signs at and in advance of southbound exit 323 in Lorena to promote IH-35 food and gas services. The sign was installed in November 2017 and is attracting new and additional IH-35 highway traffic to Lorena.

Prepared and filed the annual 2017 Heart of Texas Regional Economic Development Inventory report with the Heart of Texas Council of Government in January of 2018.

Prepared and filed the annual 2017 Economic Development Corporation Report with the State of Texas Comptroller Office in January of 2018.

Prepared and filed a required Eminent Domain Report with the State of Texas Comptroller office in January of 2018.

Filed the deeds of transfer at McLennan County for the Transfer of EDC properties to the City of Lorena for perpetual inclusion in Lorena McBrayer Park in spring 2018.

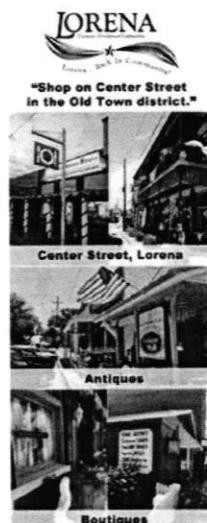


Continued year-round marketing of Lorena's developable commercial properties to convenience stores and retailers.

Continued preparation of the Lorena Parks, Recreation, and Open Space Master Plan.

Began development of social media-based marketing strategies for the commercial development properties in Lorena, the promotion of tourism in Lorena, and promotion of the identity of Lorena.

Developed and printed Lorena Tourism Brochure Cards for the marketing and promotion of Lorena's unique Center Street to respond to requests for tourism brochure on Lorena.



Developed and printed Lorena Commercial Property Brochure Cards for the marketing and promotion of Lorena's best commercially developable properties to commercial realtors, brokers, and retailers.



Jason Mundo
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jason@mundoandassociates.com
www.ci.lorena.tx.us

PROPERTY LEGEND

AREA 1

10-acre, high IH-35 visibility,
commercial zoning,
water along frontage rd,
adjacent sewer, 75,000 ADT,
shovel ready, within TIRZ,
easy access from exit 323.

AREA 2

85-acre, high IH-35 visibility,
commercial zoning,
newly constructed sewer line
through property,
water along frontage rd,
75,000 ADT, shovel ready, within TIRZ,
Lorena Crossing concept Master Plan
mixed use lifestyle center,
easy access from exit 323.

AREA 3

10-acre, high IH-35 visibility,
commercial zoning,
water along frontage rd,
sewer at rear of property,
near corner, shovel ready,
75000 ADT, easy access from exit 322.

AREA 4

17-acre, high IH-35 visibility,
commercial zoning,
water, gas, sewer all present,
75000 ADT, easy access from exit 322 and
Borden St arterial

Updated and Redesigned the middle EDC Banner Stand to reflect Lorena's current state of development for use in marketing of Lorena's developable properties at industry trade shows.



Produced new 2018 Lorena Demographics including Physiographic Panorama Study and Merchant Void Analysis Study

Marketed Lorena's commercial properties to regional and nationwide site selectors at Economix, at The Star, in Frisco, Texas in May. Mundo and Associates invested the \$1500 registration fee for this important marketing event for Lorena, a fee otherwise outside of Lorena's EDC budget.



Marketed Lorena's developable commercial properties to Texas commercial realtors at the NTCAR commercial realty expo at Dallas Sheraton Hotel, August 29, 2018.



WEDNESDAY, AUGUST 29TH, 2018

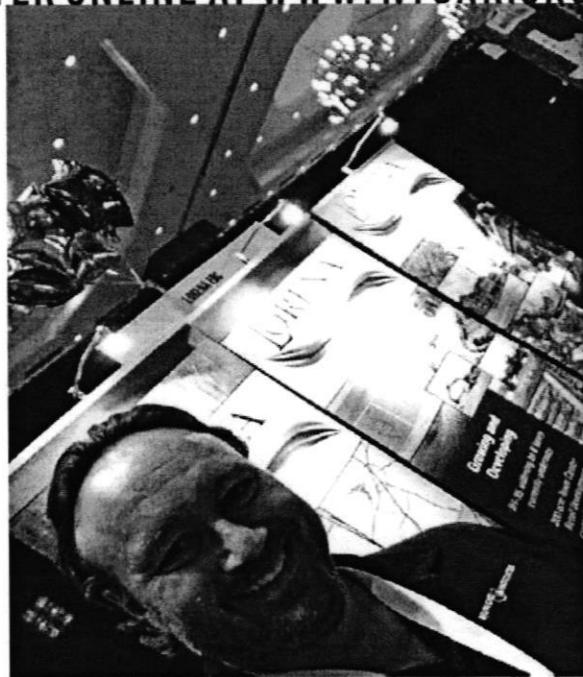
DALLAS SHERATON | 3 P.M. - 7 P.M.

REGISTRATION NOW OPEN!

FREE TO NTCAR MEMBERS THROUGH AUGUST 22ND

NON MEMBERS \$20

REGISTER ONLINE AT WWW.NTCAR.ORG TODAY!



And...

In 2018, contributed an additional \$30,000, the second year of an eventual \$265,450 EDC commitment over 8 years to Lorena TIRZ #1 East for the purpose of paying a portion of the principal and interest payments, project, and operational expenses on the debt issued by the City for the implementation of the Lorena TIRZ #1 East Sanitary Sewer Trunk Line Option B.

