



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
TUESDAY, OCTOBER 23, 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 6:30 p.m. Council members present were Mayor Chuck Roper, Mayor Protem Bill Coleman, J. Fagner, Jennifer Grimm and Jeff Linnstaedter. Kelly Yarbrough arrived at 6:36 p.m.

City Staff present were Tom Dickson, Monica Hendrix, Linda Klump, Kevin Neal and Joseph Pace. City Planner Karen Mitchell was also present.

2. Presentation of appreciation plaque to Bobby Meador for his years of dedicated service to the City of Lorena Planning and Zoning Commission.

Mayor Chuck Roper presented former Planning and Zoning Chairman a plaque for his years of dedicated service to the commission. Meador served on the commission since 1996 and was the Chairman from 2004 to 2018.

3. 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.

Bill Taverner, President of the Lorena Chamber of Commerce spoke and would like to see the city purchase a community board for event postings. Taverner feels the chamber could benefit by selling advertisements on the board and the city could benefit from the board by unlimited use of the board. Taverner would like to see the council discuss this matter on a future agenda.

Karen Tavern spoke on behalf of the Cemetery Association and would like for the city to provide garbage cans and garbage pickup at the cemetery at no charge to the cemetery association. Karen Taverner also wanted to commend Joseph Pace and Kevin Neal for all their help with this matter and stated the city has "good people" in our city.

4. Commission and Corporation Reports.

- a. Planning and Zoning

Monica Hendrix informed council that the P&Z met on October 15, 2018 to consider a recommendation on the rezoning of the 13.877 acre tract of land from Business Park to Interstate 35 Planned Corridor District and voted unanimously to make the change.

Karen Mitchell also informed council of an upcoming joint workshop with P&Z and Council to discuss the changes and reformatting to the Lorena Zoning Ordinance and this meeting will be scheduled for November 5th at 6:30 p.m.

b. Economic Development Corporation

Kelly Yarbrough informed council of the EDC meeting on October 9th, and the following was discussed: Lorena Parks & Recreation Master Plan has been completed, a new billboard sign will be redesigned and installed, EDC Consultant Jason Mundo has been attending trade shows marketing Lorena, a contest to design the gateway monument sign for the southbound side of Lorena is ongoing and is open to anyone who would like to submit a design and the deadline is November 9th, and EDC voted to recommend Chad Hansen to the Lorena TIRZ Board to replace David Anderton.

5. Approval of Minutes:

a. September 17, 2018

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

6. Public Hearing: Mayor Roper opened the hearing at 6:50 p.m.

Conduct a public hearing and consider a recommendation from the Lorena P&Z Commission for the rezoning of a 13.877 acre tract of land from the Business Park (BP) District to the Interstate 35 Planned Corridor (IC) District on property located at the southeast corner of Interstate 35 and N. Old Temple Road, west of Barnes Road.

Karen Mitchell informed council of the request for the change. Mitchell explained this 13.877 acres is part of a larger tract of land that will be coming to council at a later date for annexation and zoning. This current zoning change request to (IC) will require more restrictive uses than the Business Park District. Mitchell also informed council that this request does comply with the current Comprehensive Plan Land Use Map. Mitchell answered questions from the council.

Gary Tully spoke and is the owner of the property and would like to see the rezoning happen. No other citizens spoke during the public hearing.

Mayor Roper closed the public hearing at 6:58 p.m.

J. Fagner motioned to approve the recommendation from the Lorena P&Z Commission and rezone the 13.877 acre tract of land from the Business Park (BP) District to the Interstate 35 Planned Corridor (IC) District on property located at the southeast corner of Interstate 35 and N. Old Temple Road, west of Barnes Road. Jennifer Grimm seconded the motion. All in favor, motion carried.

7. Discussion and possible action for the city to provide garbage cans and garbage pickup for the Lorena Cemetery.

Kevin Neal spoke and has no issue with picking up garbage at the cemetery for no charge. Neal explained that he does not have the authority to waive the fees and this is why this item is coming to the council. Mayor Roper is concerned about taking the garbage truck to the cemetery and Neal explained the truck will not be taken to the cemetery, they will pick the trash up by pickup truck.

Bill Coleman motioned to allow the city to provide garbage service to the cemetery for no charge. Kelly Yarbrough seconded the motion. All in favor, motion carried.

8. Presentation of September 30, 2018 preliminary Financial Statements and Summary of Cash and Investments.

Linda Klump presented Summary of Cash and Investments and financial statements and pointed out the changes on the statements. Funds were moved around for the TexStar accounts that were created.

9. Discussion and possible action on transfer of 90% of the end of year General Fund, Utility Fund and Sanitation Fund budgetary net income.

A motion was made by Jeff Linnstaedter and seconded by Bill Coleman to transfer 90% of the end of year surplus of General Fund, Utility Fund and Sanitation Fund budgetary net income. All in favor, motion carried.

10. Discussion and possible action on FY 2018 TIRZ budget amendment.

Linda Klump and explained that she did meet with Jason Mundo about the TIRZ budget formatting and is satisfied with the outcome of the meeting. Klump says it should be better for the auditors. Bill Coleman motioned to approve the FY 2018 TIRZ budget amendment. J. Fagner seconded the motion. All in favor, motion carried.

11. Discussion and possible action on FY 2019 TIRZ budget amendment.

Bill Coleman motioned to approve the FY 2019 TIRZ budget amendment. Kelly Yarbrough seconded the motion. All in favor, motion carried. Bill Coleman then thanked Linda Klump for all her hard work.

12. Discussion and possible action for the City of Lorena to enter into an agreement Levi Water Supply Corporation to expand the CCN of the City of Lorena to include the owner requested voluntary annexation of 260 acres on the West side of Birdie lane abutting a portion of Levi's existing CCN.

Joseph Pace explained the agreement is for the area that Levi Water could serve to Loera's property. In the agreement, \$32,500.00 will be paid from the Capital Projects Fund. This amount is calculated by Levi for a loss of revenue for 10 meters along Birdie Lane. Levi did not calculate for loss of revenue on water sales. Pace explained the agreement is clean and to the point. Levi's attorney came up with the agreement and our attorney has reviewed the agreement as well.

J. Fagner motioned to authorize the City Manager to enter into an agreement with Levi Water Supply Corporation to allow the City of Lorena the possibility to expand their CCN and compensate Levi Water Supply Corporation \$32,000.00 in loss base capital improvement fees. Jennifer Grimm seconded the motion. All in favor, motion carried.

13. Discussion and possible action on authorizing the City Manager to enter into a WATER CODE § 13.248 AGREEMENT with the Spring Valley Water Supply Corporation and the City of Waco to expand the City of Lorena Certificate of Convenience and Necessity (CCN).

Joseph Pace gave the history of the issue and explained that City of Waco has reviewed three agreements and is finally satisfied with the agreement and has already approved the agreement.

J. Fagner motioned to authorize the agreement. Bill Coleman seconded the motion. All in favor, motion carried.

14. Police Department Activity Report.

Tom Dickson informed council of a situation at the Lorena ISD that has been on social media and local news that is false information. The police department did investigate and there was no truth to the matter. The police department held a Hazard Mitigation Public meeting was held on 10/23/18 and was required by McLennan County Emergency Management Plan. Fire Department will be making the switch to the City of Woodway for dispatching on November 1st. Dickson also informed council of the closing of the South Meadows Subdivision and can drive on Halloween.

15. Public Works Report.

a. TIRZ #1 East phase 1 generator update.

Neal informed council that a lightning strike was the cause of the grounding issues that cause problems. This will not be charged to Lorena nor will Lorena be held liable because we have not accepted the project yet. The contractors that installed the generator will be charged for the issues.

b. Inclement weather repair update.

The potholes along North Houston today. Neal said he had issues getting asphalt due to the rainy weather.

16. City Manager Report.

- a. **Loera Development Annexation/Update**
Waiting on surveyor.
- b. **Update on WMARSS**
- c. **Water Policy Update**
Has to make a form.
- c. **Update on TIRZ #1 East: Pre Construction Meetings**
No meeting.
- d. **STAG Grant Update**
Completing paperwork.
- e. **PUC Update**
Finally completed tonight.
- f. **City Policy Manual Update**
Still discussing with attorney.
- g. **Development in the City of Lorena**
Meetings with developers.
- h. **Building Security Update**
Cameras have been installed at city hall and paid with court security funds.
- j. **Meetings since Last City Council Meeting/ Future Meetings (Appendix "A")**

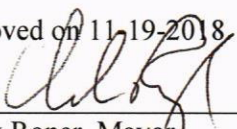
17. Future Agenda Items.

Bill Coleman requested TIRZ representative appointment on the November 5th agenda.

18. Adjourn.


Due to no further business the meeting adjourned at 7:53 p.m.

Approved on 11-19-2018



Chuck Roper, Mayor

Attest:



Monica Hendrix, City Secretary

