



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

**NOTICE OF SPECIAL CALLED JOINT MEETING OF THE  
LORENA CITY COUNCIL AND LORENA PLANNING AND ZONING COMMISSION  
MONDAY, DECEMBER 10, 2018 6:30 P.M.  
LORENA CITY HALL  
107-A S FRONTAGE RD., LORENA, TEXAS**

**MINUTES**

**1. Call to order of Council and P&Z.**

- 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 joint meeting to order at 6:31 p.m. Council members present were Mayor Chuck Roper, Mayor Protem Bill Coleman, J. Fagner, Jennifer Grimm, Jeff Linnstaedter and Kelly Yarbrough.

Planning and Zoning Chairman Don Bagby also called the joint meeting of the Planning and Zoning Commission to order at 6:31p.m. Commissioners present were Don Bagby, Jeb Clemons, Sylvia Lemley, Austin Montgomery, Gary Payne and Brad Wetzel. Jamie Montgomery was absent.

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

**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. Public Hearing: Mayor Roper opened the public hearing at 6:34 p.m.**

- a. *Conduct a joint public hearing and consider an ordinance relative to amending Chapter 86 "Zoning" of the City of Lorena Code of Ordinances by repealing Ordinance No. 2013-1021-01, as amended, and Ordinance No. 03-0421 as amended, and replacing it with a new Comprehensive Zoning Ordinance that is reformatted with revisions to most sections including but not limited to Old Town District; Table of Permitted Uses; Tree Preservation; Outdoor Lighting Standards; Accessory Uses and Structures; Nonconforming Uses, Structures and Lots; Landscaping provisions; Parking provisions; Signage; and Definitions.*

Karen Mitchell informed council of the changes to the ordinance. The sign ordinance section was revised to comply with current and state case law. Mitchell explained that in the future council should separate the sign ordinance from the zoning ordinance based on comments from legal review of the ordinance. The telecommunication tower regulations were completely removed from the zoning ordinance based on Federal and state law regulations.

**b. Close Public Hearing.** Mayor Roper closed the public hearing at 6:43 p.m.

**c. Discussion and recommendation by the Lorena Planning and Zoning Commission to the Lorena City Council, amending Chapter 86 "Zoning" of the City of Lorena Code of Ordinances by repealing Ordinance No. 2013-1021-01, as amended, and Ordinance No. 03-0421 as amended, and replacing it with a new Comprehensive Zoning Ordinance that is reformatted with revisions to most sections including but not limited to Old Town District; Table of Permitted Uses; Tree Preservation; Outdoor Lighting Standards; Accessory Uses and Structures; Nonconforming Uses, Structures and Lots; Landscaping provisions; Parking provisions; Signage; and Definitions.**

Planning and Zoning Commission Chairman Don Bagby read the agenda item for P&Z and called for discussion. Brad Wetzel motioned to recommend approval of the new Comprehensive Zoning Ordinance to the Lorena City Council. Austin Montgomery seconded the motion. All in favor, motion carried.

**4. Adjourn the meeting of the Planning and Zoning Commission.**

Due to no further business of the Planning and Zoning Commission their part of the joint meeting adjourned at 6:45 p.m.

**5. Approval of Minutes:**

**a. November 5, 2018**

**b. November 19, 2018**

Jennifer Grimm motioned to approve the minutes of November 5<sup>th</sup> and November 19<sup>th</sup>. Bill Coleman seconded the motion. All in favor, motion carried.

**6. Discussion and possible action on ordinance 2018-1210-01 relative to amending Chapter 86 "Zoning" of the City of Lorena Code of Ordinances by repealing Ordinance No. 2013-1021-01, as amended, and Ordinance No. 03-0421 as amended, and replacing it with a new Comprehensive Zoning Ordinance that is reformatted with revisions to most sections including but not limited to Old Town District; Table of Permitted Uses; Tree Preservation; Outdoor Lighting Standards; Accessory Uses and Structures; Nonconforming Uses, Structures and Lots; Landscaping provisions; Parking provisions; Signage; and Definitions.**

Bill Coleman motioned to approve the Comprehensive Zoning Ordinance. J. Fagner seconded the motion. All in favor, motion carried.

**7. Discussion and possible action on authorizing the City Manager to enter into an agreement with the NewGen Strategies & Solutions to complete the Wholesale Water Contract Support and Rate Revision Services.**

City Manager Joseph Pace explained the rate study cost and why he feels the city should pay for ½ of the cost. Pace explained if the city participates in the cost of the study, we get to see the complete study. Public Works Director Kevin Neal also gave his thoughts on the subject and says it is needed for future contract negotiations. Jennifer Grimm asked how long the city will request to extend the new contract and was told 19 years. Neal explained the amount of water that Lorena currently takes from Robinson and the amount he would like to request.

After discussion a motion was made by Bill Coleman to authorize the City Manager to enter into an agreement with the NewGen Strategies & Solutions to complete the Wholesale Water Contract Support and Rate Revision Services. Jennifer Grimm seconded the motion. All in favor, motion carried.

**8. Discussion and possible action approving the 2019 Employee Holiday Schedule.**

Monica Hendrix informed council this is the same employee holiday schedule that has been approved for the several years. Jennifer Grimm motioned to approve the 2019 Employee Holiday Schedule. Kelly Yarbrough seconded the motion. All in favor, motion carried.



**9. Discussion and possible action approving the 2019 Solid Waste Holiday Schedule.**

Kevin Neal explained the 2019 solid waste holiday schedule and informed council that all the months are pushed back one day until you get to December. December is different due to the days of the week that the Christmas Holidays fall. J. Fagner motioned to approve the schedule. Bill Coleman seconded the motion. All in favor, motion carried.

**10. Police Department Activity Report.**

Police Chief Tom Dickson explained the Calls by Type report for November 2018 is the first full month of 24 hour dispatching by the City of Woodway. Dickson explained this is good "snapshot" of what Lorena PD does in a 24 hour period 7 days a week. Dickson and Officer Peter Rivas will be in Federal Court tomorrow for the sentencing of the Genco Federal Credit Union bank robber.

**11. Public Works Report.**

**a. Municipal Solid Waste update**

Kevin Neal informed council of the final cost of the garbage truck repair. The hydraulic pump is what broke. The cost of the repair was \$4,496.31 and the cost to Frontier Waste Solutions was \$5,722.84 for a total of \$10,219.15.

Neal also reported that due to all the rain, potholes are popping up and he will get them repaired once the weather permits.

**12. City Manager Report.**

**a. Loera Development Annexation/Update**

Still working with City of Waco on an ETJ land swap.

**b. Update on WMARSS**

**c. Update on TIRZ #1 East: Pre Construction Meetings-None**

TIRZ #1 lift station is complete and TIRZ #2 lift station is still under construction.

**d. STAG Grant Update-None**

STAG project is complete but still working on reimbursement.

**e. PUC Update**

**f. City Policy Manual Update**

**g. Development in the City of Lorena**

**h. Meetings since Last City Council Meeting/ Future Meetings (Appendix "A")**

**13. Future Agenda Items.**

Executive session on future infrastructure.

**14. Adjourn.**

Due to no further business the meeting adjourned at 7:33 p.m.

  
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Chuck Roper, Mayor

Attest:

  
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Monica Hendrix, City Secretary