



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 19, 2019 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, J. Fagner, Jeff Linnstaedter, Tommy Ross and Kelly Yarbrough. Mayor Protem Bill Coleman was absent.

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

2. Visitors and Citizens Forum

At this time any person with business before the Council not scheduled on the agenda may speak. 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 Kathy Lina spoke and wanted to thank the City Manager and Lorena Police Department for making their presence noticed in the neighborhood since she came and spoke to council and Mr. Pace about her concerns.

3. Approval of Minutes:

- a. **July 15, 2019**
- b. **July 29, 2019 Called Meeting**
- c. **August 8, 2019 Public Hearing**
- d. **August 13, 2019 Public Hearing**

J. Fagner motioned to approve all minutes as submitted. Jeff Linnstaedter seconded the motion. All in favor, motion carried.

4. Discussion and possible action on Ordinance 2019-0819-01 amending Ordinance 2015-0618-01 "Subdivision Ordinance", amending definitions, plat submittal process, plat submittal completion and procedures for plat approvals.

City Planner Karen Mitchell informed council of the legislative changes pertaining to plat approvals. Cities now have 30 days only to approve or deny a plat, also known as the 30-day shot clock. In the past a person filing a plat could waive the 30-day approval requirement and this would give the smaller cities that only meet once a month time to review before approving or denying the plat. Mitchell explained that all plat filings need to schedule a meeting before filing to ensure the application is complete for review.

After discussion a motion was made by J. Fagner and seconded by Kelly Yarbrough to approve the ordinance amending the plat submittal process. All in favor, motion carried.

5. Discussion and possible action on Ordinance 2019-0819-02 amending various provisions of chapter 10, "Building and Building Regulations" of the Lorena Code of Ordinances, and adopt the 2018 International Building Code, 2017 National Electrical Code, 2018 International Mechanical Code, 2018 International Plumbing Code, 2018 International Residential Code, 2018 International Energy Conservation Code, and 2018 International Fuel Gas Code as the official building regulations of the city.

Karen Mitchell explained examples of local amendments to the building codes and why cities have those. Some examples are grease trap requirements and sprinkler system requirements in buildings. Mitchell explained that our building inspection company Bureau Veritas is familiar with the local amendments. Mitchell is recommending adopting the 2018 International Building Code, 2017 National Electrical Code, 2018 International Mechanical Code, 2018 International Plumbing Code, 2018 International Residential Code, 2018 International Energy Conservation Code, and 2018 International Fuel Gas Code as the official building regulations of the city.

J. Fagner motioned to adopt the recommended codes with the local amendments. Tommy Ross seconded the motion. All in favor, motion carried.

6. Discussion and possible action on Ordinance 2019-0819-03 amending Ordinance 08-0616-01 Lorena Flood Damage Prevention to reflect the new Flood Insurance Rate Map (FIRM) effective date of December 20, 2019, as a condition of continued eligibility in the National Flood Insurance Program (NFIP).

Joseph Pace explained the updates to the Flood Insurance Rate Map. City Engineer John Simcik was present and explained changes in the updated ordinance. One change in the new ordinance is raising the Base Flood Elevation (BFE) from zero, where it is at now, to two feet above the Based Flood Elevation. The other change in the ordinance is that the city engineer will become the cities Flood Plain Administrator. Several of KPA Engineers are certified floodplain mangers including John Simcik. Kelly Yarbrough motioned to approve the updated ordinance. Jeff Linnstaedter seconded the motion. All in favor, motion carried.

7. Discussion and possible action on Ordinance 2019-0715-01 amending Ordinance 2018-1210-01 Lorena Zoning Ordinance by amending portions of Article 7 "Parking Requirements", specifically as it relates to residential and nonresidential driveway construction materials" as recommended by the Lorena Planning and Zoning Commission. (tabled from 7-15-19 meeting)

Karen Mitchell explained changes to the council on the parking requirements. There will be changes to better clarify what can be done to existing gravel driveways and also allowing chip seal driveways. Secondary driveways for single family residential have also been added to the ordinance. Single Family residential concrete 4" thick is standard for Single Family Residential driveways and city engineer John Simcik agrees with this standard. The ordinance will change to reflect this requirement. Jeff Linnstaedter is recommending for consistency in the ordinance to say that 6" of limestone base or suitable material is required for chip seal driveways. After discussion a motion was made by Jeff Linnstaedter to approve the ordinance with changes to require 6" of limestone base or suitable material as approved by the city to the chip seal section. Tommy Ross seconded the motion. All in favor, motion carried.

8. Public hearing on the 2019-2020 proposed Fiscal Year Budget.

Mayor Roper opened the public hearing at 7:20 p.m. No one spoke and the hearing closed at 7:21 p.m.

9. Discussion and possible action accepting the 2020 McLennan County Appraisal District Budget.

Monica Hendrix explained this was emailed separately. J. Fagner motioned to approve the 2020 McLennan County Appraisal District Budget. Kelly Yarbrough seconded the motion. All in favor, motion carried.

10. Discussion and action on ratification of the property tax revenue increase reflected in the 2019-2020 fiscal year budget.

A motion was made by Jeff Linnstaedter to ratify the property tax revenue increase reflected in the FY 2019-2020 budget. J. Fagner seconded the motion. All in favor, motion carried.

11. Discussion and possible action on Ordinance 2019-0819-04 adopting 2019–2020 fiscal year budget. Linda Klump presented the budget and gave a brief overview of the changes and additions to each fund. A motion was made by J. Fagner to approve the ordinance adopting the 2019-2020 FY budget. Kelly Yarbrough seconded the motion. All in favor, motion carried.

12. Discussion and possible action on Ordinance 2019-0819-05 adopting 2019 property tax rate of .566994.

Jeff Linnstaedter moved that the tax rate be increased by the adoption of a tax rate of .566994, which is effectively a 5.95 percent increase in the tax rate. J. Fagner seconded the motion. All in favor, motion carried.

13. Discussion and possible action on Ordinance 2019-0819-06 accepting the McLennan County Appraisal District 2019 certified tax roll.

The certified tax role is used when the city is required to send 200-foot notifications for rezoning cases and other city business. Jeff Linnstaedter motioned to approved the certified tax role. Tommy Ross seconded the motion. All in favor, motion carried.

14. Discussion and possible action on Ordinance 2019-0819-07 imposing a moratorium on water connections outside the city limits of Lorena.

Public Works Director Kevin Neal explained the purpose of the moratorium is to conserve wat in the cities CCN. Tommy Ross motioned to approve the ordinance. J. Fagner seconded the motion. All in favor, motion carried.

15. Discussion and possible action on Resolution 2019-0819-01 entering into a Wholesale Wastewater Contract by and between the City of Waco, Texas, a Texas home-rule municipality (“Waco” or “Owner”), and the City of Lorena, (“Customer”), with the terms to go into effect on the 1st day of October, 2019. (tabled from 7-15-19 meeting)

Joseph Pace explained the rate change in the contract will be .7961. Tommy Ross motioned to approve the resolution. J. Fagner seconded the motion. All in favor, motion carried.

16. Discussion and possible action on authorizing the City Manager to enter into an interlocal agreement between the City of Waco, Texas, and the City of Lorena, Texas, to facilitate an exchange of Extraterritorial Jurisdiction (ETJ).

Joseph Pace explained swap and that the City of Waco will be acting on the agreement on 9/3/2019.

Kelly Yarbrough motioned to authorize the City Manager to enter into an interlocal agreement between the City of Waco, Texas, and the City of Lorena, Texas, to facilitate an exchange of Extraterritorial Jurisdiction (ETJ). J. Fagner seconded the motion. All in favor, motion carried.

17. Presentation of June 30, 2019 Financial Statements and Summary of Cash and Investments.

Linda Klump presented the statements and cash and investments summary to the council and noted changes.

18. Police Department Activity Report

Tom Dickson says calls were down in July 2019. Dickson reported hiring of new employee Jennifer Herrin as the Records Supervisor. The warning siren has been ordered and should be installed in six weeks on the West side of the interstate by the police department building. Dickson is still searching for a suitable site on the east side of the interstate for a warning siren. Dickson is also looking into suitable times to do siren testing and will be sure to notify the citizens in advance once a time is determined.

19. Public Works Report.

a. Completion of interlocal agreements for road work

Kevin Neal reported the road work on N. Old Temple Road and N. Houston Street performed by McLennan County precinct one has been completed. Neal also informed council of a water main break on Sunday that was repaired. 200,000 gallons of water was lost. Neal says ground shifting is what caused the break.

20. City Manager Report.

a. Loera Development Annexation/Update

Once ETJ swap is complete the city will move forward with annexation and zoning.

b. Update on WMARSS-discussed earlier tonight.

c. PUC Update-none

d. City Policy Manual Update-still being reviewed by attorney.

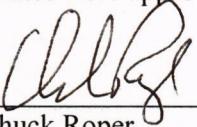
e. Meetings Update (Appendix "A")

21. Future Agenda Items.

22. Adjourn.

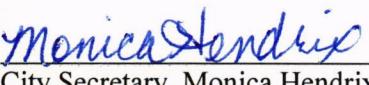
Due to no further business the meeting adjourned at 8:11 p.m.

These minutes were approved this 16th day of September 2019.



Mayor, Chuck Roper

Attest:



City Secretary, Monica Hendrix

