



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

NOTICE OF JOINT PUBLIC HEARING

LORENA CITY COUNCIL

LORENA PLANNING AND ZONING COMMISSION

MONDAY, SEPTEMBER 21, 2020 – 6:30 P.M.

LORENA CITY HALL

107-A S. FRONTAGE ROAD, LORENA TEXAS

In accordance with social distancing guidelines, the City Council meeting will not be open to the public. Some council and commission members may attend, while others may call to participate. To help contain and mitigate the spread of COVID-19, participation by the public may be done remotely in compliance with the Texas Open Meetings Act or pursuant to the Action issued by the Governor of Texas on March 16, 2020.

THE PUBLIC WILL BE ABLE TO JOIN THE MEETING BY VIDEO CONFERENCING AT THE FOLLOWING LINK <https://global.gotomeeting.com/join/542302493> or join the conference call at (254)655-5400; GUEST PIN :2021

Questions and comments on items listed on the agenda may be emailed no later than two hours (4:30 p.m.) prior the meeting to the City Secretary via email to
mhendrix@lorenatx.gov

1. Call to Order/Roll Call

Mayor Roper called the meeting to order at 6:30 p.m. Council members present were Mayor Chuck Roper, Mayor Protem Bill Coleman, Emily McKenzie, Jeff Linnstaedter and Kelly Yarbrough. Tommy Ross was absent.

Planning and Zoning members present were Chairman Don Bagby, Jeb Clemons, Sylvia Lemley, Gary Payne and Brad Wetzel. Austin Montgomery was absent.

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

2. Citizens questions or comments. No comments were received.

3. Approval of Minutes:

- a. **August 17, 2020**
- b. **August 31, 2020**

Emily McKenzie motioned to approve the August 17th and August 31st minutes. Bill Coleman seconded the motion. All in favor, motion carried.

JOINT PUBLIC HEARING: The Public hearing opened at 6:33 p.m.

4. Hold a joint public hearing and receive input for the purpose of deliberating the proposed Lorena Comprehensive Plan 2020.

Stephen Cook and Karen Mitchell with Mitchell Planning Group presented the 2020 Lorena Comprehensive Plan to the City Council and Planning and Zoning Commission and public. Karen Mitchell explained in 2013 a modified version of a Comprehensive Plan was completed due to budgetary constraints in Lorena at the time. A Future Land Use Map and list of goals and objectives was created in 2013. Comprehensive Plans should be reviewed and updated every 5 to 10 years as growth and circumstances change in the community. Joseph Pace wanted to see a more detailed plan. A Charette was held in January with local citizens and the Planning and Zoning Commission to begin the process of creating the new updated plan. Three work sessions were held by the committee and the new plan was created.

Stephen Cook presented the new Comprehensive Plan along with the vision of Lorena. "Lorena will be a multicultural thriving city with a "hometown" feel. It will be supported by excellent schools and infrastructure including utilities, road, bike lanes, and sidewalks. It will be a unique place to live and visit, capitalizing on its downtown historic district and its location along the I-35 corridor. With multigenerational neighborhoods it will have a diversity of housing types and price points. Community gathering spaces will be connected to neighborhoods and commercial areas. Active businesses and small industries will produce a stable tax base." Cook explained Lorena is a center for new growth and the plan includes growth management tools along with existing and future land use maps, transportation, historic preservation, economic development, housing, parks, recreation, and natural resources, government infrastructure, services and facilities and implementation of the Comprehensive Plan. Cook explained that this is Lorena's Plan created by the citizens on the committee for Lorena.

After the presentation Mayor Roper called for any questions and comments from the council and citizens. Bill Coleman spoke and feels this document is very thorough and clean and a great tool for the Lorena city staff moving forward. Kelly Yarbrough says that a lot of good information and aspects have been captured that will contribute to the community. Mayor Roper agrees with the plan and thanked everyone that was involved for their hard work.

Mayor Roper closed the public hearing at 7:03 p.m.

City Council to recess until the conclusion of the Planning and Zoning Commission agenda and will reconvene into regular session once the Planning and Zoning Commission has considered published items. City Council recessed at 7:03 p.m. for P&Z to deliberate.

Planning and Zoning Commission Recommendation

5. Consider a recommendation to the City Council and Ordinance No. 2020-0921-01 regarding the proposed Lorena Comprehensive Plan 2020 and take any necessary action.

Chairman Don Bagby asked if the P&Z had any questions, comments or discussion on this item. There were no comments or questions. Gary Payne motioned to make the recommendation to the City Council and approve Ordinance No. 2020-0921-01 regarding the proposed Lorena Comprehensive Plan 2020. Brad Wetzel seconded the motion. All in favor, motion carried.

6. Adjourn the Planning and Zoning Commission

Due to no further business by the P&Z Commission their meeting adjourned at 7:05 p.m.

City Council to resume to regular session. Council resumed at 7:05 p.m.

- 7. Consider a recommendation from the Planning and Zoning Commission and Ordinance No. 2020-0921-01 regarding the proposed Lorena Comprehensive Plan 2020 and take any necessary action.**

Bill Coleman motioned to approve the Lorena Comprehensive Plan 2020. Kelly Yarbrough seconded the motion. All in favor, motion carried.

- 8. Presentation from representatives with RKS Properties regarding the proposed development of the Villages of Lorena.**

Chris McGowan with CMC Strategic Real Estate | Economic Development | Planning and representing RKS Properties presented a future development The Villages of Lorena that has been in the making for the past several months. McGowan says the development will take an estimated 20 years to build out. This will be the largest Master Planned Community in McLennan County with approximately 2000 total homes and approximately 700,000 SF total commercial (retail, office and medical), approximately 23 acres of parks more than 5.5 miles of trails, bike paths and Town Center. There will also be a physical trail connection to the Historic Downtown area of Lorena.

- 9. Discussion and possible action on Resolution 2020-0921-01 of the City Council of the City of Lorena, Texas, approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corporation, Mid-Tex Division, regarding the company's 2020 Rate Review Mechanism filings.**

Tammie Bowman with Atmos Energy explained the negotiated settlement process. Jeff Linnstaedter motioned to approve the resolution approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corporation, Mid-Tex Division, regarding the company's 2020 Rate Review Mechanism filings. Bill Coleman seconded the motion. All in favor, motion carried.

- 10. Discussion and possible action on Ordinance 2020-0921-02 adjusting basic and incremental water rates to become effective with the October 2020 billing cycle.**

Linda Klump explained this is the 2% increase across the board on the rate structure that was approved in support of the 2020-2021 Fiscal Year budget that was passed in August.

Bill Coleman motioned to approve the ordinance. Emily McKenzie seconded the motion. All in favor, motion carried.

- 11. Discussion and possible action on Ordinance 2020-0921-03 imposing a moratorium on the connection of property outside the city limits which is also outside the city's certificated area to the City of Lorena's Water Supply System.**

Kevin Neal informed council this ordinance reserves the water for customers inside the city limits and certificated area for future development.

Kelly Yarbrough motioned to approve the ordinance imposing a moratorium on the connection of property outside the city limits which is also outside the city's certificated area to the City of Lorena's Water Supply System. Bill Coleman seconded the motion. All in favor, motion carried.

- 12. Discussion and possible action approving purchase order # 5L8Q7JD9 for an amount of \$117,595.06 dated 10-01-2020 for a new dump truck.**

Kevin Neal explained that he is bringing this before the council based on auditor recommendation even though this money was approved in the 2020-2021 budget. Neal explained the current dump truck is well past the life expectancy and is unsafe to drive. The old truck will be put on the auction site and Mayor is requesting that Lorena decals be removed before doing so. Linda Klump explained how the money is saved each year to reimburse the equipment fund. Klump says the city is basically leasing the truck from themselves. After discussion a motion was made by Jeff Linnstaedter to approve the purchase order # 5L8Q7JD9 for an amount of \$117,595.06 dated 10-01-2020 for a new dump truck. Emily McKenzie seconded the motion. All in favor, motion carried.

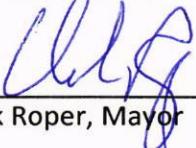
13. **Discussion and possible action on approving an agreement to extend the current Water Treatment and Transportation Contract with the City of Robinson until September 24, 2020.**
Emily McKenzie motioned to approve the contract extension. Bill Coleman seconded the motion. All in favor, motion carried.
14. **Presentation of the Lorena EDC Annual Report for Fiscal Year 2019-2020.**
Jason Mundo presented annual report.
15. **Discussion and possible action approving the 2020-2021 Fiscal Year EDC Budget.**
Jason Mundo presented the 2020-2021 Fiscal Year EDC Budget.
Bill Coleman motioned to approve the budget. Jeff Linnstaedter seconded the motion. All in favor, motion carried.
16. **Discussion and possible action on authorizing the City Manager to enter into an agreement with MRB Group for continued GIS services.**
Joseph Pace is requesting to enter into an agreement with MRB Group to continue with the GIS project Phase II wastewater. Emily McKenzie motioned to a authorizing the City Manager to enter into an agreement with MRB Group for continued GIS services. Kelly Yarbrough seconded the motion. All in favor, motion carried.
17. **Police Department Activity Report.**
 - a. **Monthly stats**
Tom Dickson presented stats and asked council about Halloween and Thompson Circle. Council will discuss next month. Mayor Roper also thanked Shawn Board for taking care of the flags around the city. Joseph Pace recognized Chief Dickson for representing the Lorena Police Department as an Ambassador at other cities Police Departments as a part of them receiving Best Practices recognition.
18. **City Manager Report**
 - a. **Loera Development Update**
Dirt has been cut because the grading permit has been approved by the city.
 - c. **PUC Update**
Waiting on Spring Valley to approve the agreement.
 - d. **City Policy Manual Update**
Working with attorney and hope to have something soon.
 - e. **TxDOT Safe Routes to School and Transportation Alternative Grants**
Working with grant write to complete paperwork.
 - e. **Meetings Since Last City Council Meeting/ Future Meetings (Appendix "A")**

19. Future Agenda Items.

20. Adjourn.

Due to no further business the meeting adjourned at 8:28 p.m.

These minutes were approved this 19th day of October 2020.



Chuck Roper, Mayor

Attest:



Monica Hendrix, City Secretary

