



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

**NOTICE OF PUBLIC MEETING  
LORENA CITY COUNCIL  
MONDAY, JANUARY 18, 2021– 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/690043821> and/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 NOON on the day of the meeting to the City Secretary via email to [mhendrix@lorenatx.gov](mailto:mhendrix@lorenatx.gov)

**MINUTES**

**1. Call to Order/Roll Call**

Mayor Roper called the meeting to order at 6:31 p.m. Council members present were Mayor Chuck Roper, Mayor Protem Bill Coleman, Jeff Linnstaedter and Tommy Ross. Emily McKenzie was present via teleconference. Kelly Yarbrough was absent.

City Staff present were Joseph Pace, Monica Hendrix, Tom Dickson, Linda Klump and Peter Rivas. Kevin Neal arrived at 7:12 due to lift station alarm.

**2. Citizens questions or comments.**

No questions or comments were submitted.

**3. Approval of Minutes:**

**a. December 14, 2020**

**b. December 21, 2020**

Tommy Ross motioned to approve the December 14<sup>th</sup> and 21<sup>st</sup> council meeting minutes. Bill Coleman seconded the motion. All in favor, motion carried.

**4. Presentation of 2019-2020 Fiscal Year Audit.**

Kristy Davis and Katie King with Jaynes, Reitmeier, Boyd and Therrell, P.C. were

present. Ms. Davis presented the audit to the council and reviewed the findings. There were audit adjustments to record the termination agreement with WMARSS for \$1.3 million, water infrastructure improvements for \$497K, Loera refundable contract for \$223K and to reflect refundable contracts as long-term debt for \$503K. As a result of the audit, the financial statements do fairly, in all material respects, the financial position at September 30, 2020, and the changes in financial position and cash flows for the year then ended. JRBT reviewed the internal controls on procedures and noted no material weaknesses. There were also no material instances of noncompliance noted with regards to the Public Funds Investment Act and the state competitive bidding requirements. Davis thanked Financial Officer Linda Klump and the city staff for all their help with the audit.

**5. Discussion and possible action accepting the 2019-2020 Fiscal Year Audit.**

A motion was made by Bill Coleman and seconded by Jeff Linnstaedter to accept the 2020-2021 fiscal year end audit. All in favor, motion carried.

**6. Discussion and possible action on order calling the May 1, 2021 General Election.**

Monica Hendrix explained this is procedural each year and the city will be contracting with the county again. Hendrix explained the Mayor and two alderman positions will be on the ballot. The deadline for filing is February 12, 2021. Bill Coleman motioned to approve the order of election. Tommy Ross seconded the motion. All in favor, motion carried.

**7. Discussion and possible action to change the regular February City Council meeting date.**

Monica Hendrix informed council the February meeting date is a city holiday and asked what day was good for council to reschedule the meeting date. After discussion a motion was made by Tommy Ross to set the date for February 8, 2021 at 6:30 p.m.

Jeff Linnstaedter seconded the motion. All in favor, motion carried.

**8. Discussion and possible action of the City Council adopting the City of Lorena Strategic Plan 2020-2021.**

Joseph Pace sent a copy of the Strategic Plan to the council for review. Pace explained the plan was developed upon completion of the updated Comprehensive Plan that was approved in September of 2020. Dr. Richard Lewis of Mitchell Planning Group along with a strategic planning committee made up of local citizens met three times to create the plan.

A motion was made by Bill Coleman and seconded by Tommy Ross to approve the plan. All in favor, motion carried.

**9. Discussion and possible action on the City Council authorizing the Mayor to sign Resolution No. 2021-0118-01 Supporting the Legislative Creation of a Special District in the City of Lorena, Texas.**

Joseph Pace explained that the Municipal Management District is created by the state legislature and overseen and monitored by the TCEQ. Property owner representative Chris McGowen spoke and explained this type of special district will allow them to issue bonds to pay for the infrastructure of the Villages of Lorena development. McGowen explained today's resolution is just the cities acknowledgement of support for the creation of the MMD. The landowner will be responsible for requesting the development of the MMD. After discussion, a motion was made by Bill Coleman authorizing the Mayor to sign Resolution No. 2021-0118-01 Supporting the Legislative Creation of a Special District in the City of Lorena, Texas. Tommy Ross seconded the motion. All in favor, motion carried.

**10. Discussion and possible action on authorizing the Mayor to enter into a Water Service Agreement Between the City of Waco, Spring Valley Water Supply Corporation, and the City of Lorena.**

Joseph Pace explained the City of Lorena is currently serving three properties that fall outside the Certificate of Convenience and Necessity (CCN) of Lorena. The properties in question are currently in the CCN's of both the City of Waco and Spring Valley Water Supply Company. After years of serving the said properties with water, the City of Lorena was informed by the Texas Public Utility Commission (PUC) that the City would need to expand our CCN to cover the said property owners or cease to provide the property owners with water. It should be noted that all attempts to find the initial agreement between Spring Valley Water Corporation and the City of Lorena failed to produce said document. In an attempt to solve the issue, the PUC suggested the City of Lorena, City of Waco, and the Spring Valley Water Supply Corporation enter into a Water Code 13.248 Agreement which would expand the Lorena CCN to include the said properties. This would expand the Lorena CCN; thus, giving the City of Lorena the right to serve the said properties legally. City of Waco did not agree to the expansion because the wanted assurances if the properties in question were ever developed into a subdivision or into commercial property then the City of Waco would have the first refusal to serve the property with water. With that being said the agreement was amended giving the City of Waco first right of refusal. In this new agreement, Spring Valley Water Supply Corporation agrees to run a line down Pilgrim Ridge to provide water to the three customers that the City of Lorena is now serving with water. Once the Spring Valley line is completed, the City of Lorena will abandon our water line used to serve these three customers. Subsequently, the three customers will begin to receive their water from Spring Valley Water Corporation.

Bill Coleman motioned to authorize the Mayor to enter into a Water Service Agreement Between the City of Waco, Spring Valley Water Supply Corporation, and the City of Lorena. Jeff Linnstaedter seconded the motion. All in favor, motion carried.

**11. Police Department Activity Report.**

**a. Monthly stats**

Police Chief Tom Dickson reviewed the stats with council and pointed out the EMS calls are still high along with the fire alarm calls. Dickson complimented the dedicated volunteer fireman for always responding. Dickson also reported that all the officers are healthy and back working. There were a few officers that were out with COVID-19. Dickson reported one of our Police Officers father passed away. Also, the Police Department Chaplain Steve Abbe passed away and his celebration of life will be held on January 31, 2021 at McLane Stadium at 2:00 p.m. The PD will be a part of the celebration.

**12. City Manager Report**

**a. Lorena Development Update**

Finally moving dirt after completion of the final plat and construction plan.

**b. PUC Update**

Discussed earlier.

**c. Strategic Planning Committee Update**

Approved earlier.

**d. City Policy Manual Update**

Plan to make this a priority for the next three months.

**e. TxDOT Safe Routes to School and Transportation Alternative Grants**

Need to complete online training in early February for 1 ½ days as a requirement to move forward with the grant.

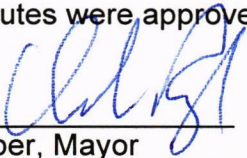
**f. Monthly Meetings/ Future Meetings (Appendix "A")**

**13. Future Agenda Items.**

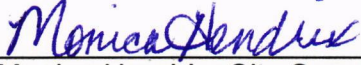
**14. Adjourn.**

Due to no further business the meeting adjourned at 7:19 p.m.

These minutes were approved this 8<sup>th</sup> day of February 2021.

  
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Chuck Roper, Mayor

Attest:

  
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Monica Hendrix, City Secretary

