



**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, JUNE 21, 2021– 6:30 P.M.  
LORENA CITY HALL  
107-A S. FRONTAGE ROAD, LORENA TEXAS**

**MINUTES**

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

Mayor Ross called the meeting to order at 6:30 p.m. Katrina George, Jeff Linnstaedter, Shane Phillips and Tommy Ross were present at the meeting. Kelly Yarbrough was present via Zoom. Emily McKenzie was absent.

City Staff present were Tom Dickson, Monica Hendrix, Kevin Neal and Petar Rivas.

**2. Presentation of the Rich in Community Award presented by Councilman Shane Phillips.**

Shane Phillips explained the person recognized is nominated by 3 members in the community and that they should demonstrate qualities of compassion, and service to either one organization or a variety of volunteer activities within our community. Phillips presented the first award to Vincent Garner. Mr. Garner went above and beyond during COVID letting the community know what was available at Brookshire Brothers when supplies were so scarce almost hourly and during the ice storm as well. Garner is also the voice of the Lorena Leopards on Friday nights and Phillips says Garner is the cornerstone of Lorena and wanted to recognize him for the award.

**3. Oath of Office to appointed council member Katrina George.**

City Secretary Monica Hendrix gave the Oath of Office to Katrina George.

**4. Citizens questions or comments.**

*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. Under the Texas Open Meetings Act, the Council is prohibited from discussing, responding, or acting on any comments or items that have not been properly posted on the agenda. This forum is limited to a total of 30 minutes.*

No comments were received.

**5. Approval of Minutes:**

**a. June 7, 2021 Called Meeting**



MOTION: Kelly Yarbrough motioned to approve the minutes.

SECOND: Shane Phillips seconded the motion.

AYES: George, Linnstaedter, Phillips and Yarbrough

NAYES: None

ABSENT: Emily McKenzie

Motioned passed.

**6. Discussion and possible action on Ordinance 2021-0621-01 amending various provisions of chapter 10, "Building and Building Regulations" of the Lorena Code of Ordinances, and adopt the 2018 International Pool and Spa Code and Appendix A, B, C and D.**

Kevin Neal explained that when the 2018 building codes were adopted the International Pool and Spa Code was inadvertently left out. Neal said the codes previously used were the 2006 International Residential Code and that the swimming pool and spa requirements were included in that code as an appendix. Neal is recommending council to adopt the 2018 International Pool and Spa Code in an effort to make our ordinance mirror the Texas Local Government Code and what is currently being enforced by our contracted inspection team.

MOTION: Jeff Linnstaedter motioned to approve the Ordinance 2021-0621-01 amending various provisions of chapter 10, "Building and Building Regulations" of the Lorena Code of Ordinances, and adopt the 2018 International Pool and Spa Code and Appendix A, B, C and D.

SECOND: Katrina George seconded the motion. Shane Phillips asked if we already had the ordinance in place and if we were just making an administrative change to make sure vocabulary matched. Kevin Neal explained this action will adopt the Pool and Spa Code because it became its own code and is no longer an appendix of the International Residential Code.

AYES: George, Linnstaedter, Phillips and Yarbrough

NAYES: None

ABSENT: Emily McKenzie

Motioned passed.

**7. Discussion and possible action on Ordinance 2021-0621-02 amending Ordinance 2015-0618-01 "Subdivision Ordinance", amending section 6.08 Maintenance and Warranty of Improvements, B. Warranty after Construction.**

Kevin Neal explained the fact that the city has not seen any new developments since June 2015 when this ordinance was adopted. City staff has come across an inconsistency in Section 6.08(B). The inconsistency has to do with warranty and maintenance that a developer is required to provide the city after the acceptance of improvements by the city.

*Section 6.08(B) requires a developer to provide a 1-year maintenance bond for improvements made in accordance with Section 6.*

*Section 8.04(D) requires a developer to provide a 2-year maintenance bond for improvements made in accordance with Section 8.*

*Section 10.06(C) requires a developer to provide a 2-year warranty on improvements that were made to city infrastructure.*

Neal questioned the City Engineer John Simcik with KPA Engineering about the



inconsistency. Simcik said is it not unusual for cities to require two years for maintenance and warranty. Simcik thinks that may have been a typographical error. City staff recommends amending Section 6.08(B) changing the 1-year requirement to a 2-year requirement for the maintenance bond, to make Section 6 to be consistent with the other sections of the Lorena Subdivision Ordinance.

MOTION: Jeff Linnstaedter motioned to approve Ordinance 2021-0621-02 amending Ordinance 2015-0618-01 "Subdivision Ordinance", amending section 6.08 Maintenance and Warranty of Improvements, B. Warranty after Construction.

SECOND: Shane Phillips seconded the motion.

AYES: George, Linnstaedter, Phillips and Yarbrough

NAYES: None

ABSENT: Emily McKenzie

Motioned passed.

**8. Discussion and possible action on appointment of 2 City Council members to serve the remaining terms of Seat 1 and Seat 2 on the Lorena TIRZ #1 East Board of Directors.**

Mayor Ross is recommending the appointment of Emily McKenzie and Shane Phillips to replace outgoing councilmen Chuck Roper and Bill Coleman to the TIRZ #1 East Board of Directors.

MOTION: Kelly Yarbrough motioned to appoint of Emily McKenzie and Shane Phillips to replace outgoing councilmen Chuck Roper and Bill Coleman to the TIRZ #1 East Board of Directors.

SECOND: Katrina George seconded the motion.

AYES: George, Linnstaedter and Yarbrough

NAYES: None

ABSTAIN: Phillips

ABSENT: Emily McKenzie

Motion Passed.

**9. Discussion and possible action for the appointment or re-appointment of Lorena Planning and Zoning Commission members.**

Monica Hendrix explained the reappointment of current members. They are Don Bagby, Jeb Clemons, Austin Montgomery, Gary Payne and Brad Wetzel. Hendrix explained that Sylvia Lemley has stepped down and now there are two vacant positions. Mayor Ross reached out to Kevin Barrera and he declined. Mayor Ross mentioned Amanda Pryor and Julia Becker. There was discussion about who to appoint and Hendrix suggested reappointing the five current members and to approach Pryor and Becker again to see if they are still interested in serving.

MOTION: Shane Phillips motioned to reappoint Don Bagby, Jeb Clemons, Austin Montgomery, Gary Payne and Brad Wetzel.

SECOND: Kelly Yarbrough seconded the motion.

AYES: George, Linnstaedter, Phillips and Yarbrough

NAYES: None

ABSENT: Emily McKenzie

Motion Passed.

**10. Discussion and possible action for the appointment or re-appointment of Lorena Board of Adjustment members.**

Monica Hendrix read the people who have served were Eva Greenup, Johnny Hendrix, Emily McKenzie, Tommy Ross, Christine Turpin, Brad Wetzel and Chuck Virnau. Hendrix explained that three of these members have moved to



council and planning and zoning. Hendrix said that Eva Greenup, Johnny Hendrix, Sylvia Lemley, Chuck Virnau and Mary Wolfe have agreed to be reappointed.

MOTION: Katrina George motioned to appoint Greenup, Hendrix, Lemley, Virnau and Wolfe to the Zoning Board of Adjustment.

SECOND: Jeff Linnstaedter

AYES: George, Linnstaedter, Phillips and Yarbrough

NAYES: None

ABSENT: Emily McKenzie

Motioned passed.

**11. Discussion and possible action on adding Matthew Huffhines as an authorized user on the city credit card account.**

Kevin Neal explained that with him serving as Interim City Manager, Huffhines fills in for Kevin Neal. Neal explained he is in a lot of meetings and may be in Waco when Huffhines needs a credit card. Neal would like for Huffhines to be authorized for a city credit card.

MOTION: Shane Phillips motioned.

SECOND: Katrina George seconded the motion.

AYES: George, Linnstaedter, Phillips and Yarbrough

NAYES: None

ABSENT: Emily McKenzie

Motioned passed.

**12. Discussion and possible action authorizing additional funds for the re-seal of N. Old Temple Road.**

Kevin Neal explained history and maintenance on the road. The owner of Sykora Trucks and the Citizens along Cooksey Ln. have in the past paid out of their pockets for the portion of N. Old Temple Rd. between the 5-way intersection and Barnes Rd. to be surfaced with a chip seal coating. The city has accepted the work that was done by the McLennan County Road and Bridge Precinct 1. The city has agreed to maintain this portion of N. Old Temple Rd. and we had budgeted \$5000.00 to reseat this portion of the road, however due to Covid-19, and the price increases that we have seen on oil-based products McLennan County has bid the job at \$6300.00 this is \$1300.00 higher than the budgeted amount.

MOTION: Jeff Linnstaedter motioned to approve the additional funds.

SECOND: Shane Phillips

AYES: George, Linnstaedter, Phillips and Yarbrough

NAYES: None

ABSENT: Emily McKenzie

Motioned passed.

**13. Police Department Activity Report.**

There were 278 calls by type and 6 arrests. Shane Phillips questioned the traffic complaints and Chief Dickson explained. Chief Dickson warned council and citizens to lock their vehicles and take their valuables inside their homes.

**14. City Manager Report/Public Works Report.**

Kevin Neal informed council the garbage truck is down and, in the shop, due to a fuel pump issue. The city had to procure a rental for garbage pickup and that trash pickup will be delayed a day.


**15. Future Agenda Items.**

Appointment of Planning and Zoning and Board of Adjustment back on the agenda.


**16. Adjourn.**

Due to no further business the meeting adjourned at 7:13 p.m.

These minutes were approved this 19<sup>th</sup> day of July 2021.

  
\_\_\_\_\_  
Tommy Ross, Mayor

Attest:

  
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Monica Hendrix, City Secretary

