



City of Lorena
107-A S. Frontage Road
Lorena, Texas 76655
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**NOTICE OF PUBLIC MEETING AND PUBLIC HEARING
LORENA CITY COUNCIL
MONDAY, JULY 19, 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 6:31 p.m. Council members present were Mayor Tommy Ross, Katrina George, Emily McKenzie, Jeff Linnstaedter and Shane Phillips. Mayor Protem Kelly Yarbrough was present via Zoom.

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

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

Corey Pitts was the recipient of the award. Pitts works tirelessly behind the scenes for the athletic programs in Lorena and never says no when asked to do something for the kids in the community.

3. Recognition of the State Champions Lorena Little League 11U Girls' softball team.

Mayor Tommy Ross recognized the 11U Girls State Champion softball team from Lorena Little League. Coach Skylar Davis introduced the coaches and team to the council and visitors. They are Coach James Heard and Coach Steven Jewell. Players were Clara Beth Andrews, Haley Jo Andrews, Holly Barrett, Izzy Davis, Presley Edwards, Caitlyn Ehresmann, Reese Heard, Brynlee Jewell, Addison Kramer, Jaylynn Mondragon, Caitlyn Warren, Brenlie Williams and Serinity Campbell.

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.

Lorena EDC Consultant Jason Mundo spoke on behalf of the Lorena EDC and the TIRZ #1 East. Mundo spoke to encourage support of the convenience store project that is on tonight's agenda. Mundo spoke of the economic impact this development will have on the community. Mundo says this development is a goal of the city's 2020 Comprehensive Plan and Strategic Plan as well as the

Citizen Bill Coleman spoke and gave his support of the convenience store project. Coleman addressed comments about "rift-raft" during a previous development public hearing and hopes that those comments are not made again for future development. Coleman says that council cannot cherry pick development and he hopes council will consider this for future development potential.

5. **Public Hearing:** The public hearing opened at 6:44 p.m.
Conduct a Public Hearing and consider the recommendation from the Lorena Planning and Zoning Commission on the request of Mubin Maredia, applicant, for approval of a Conditional Use Permit to allow a convenience store with fuel sales to be constructed on property located in the IC District (Interstate Corridor Zoning District) situated on a 13.279-acre tract of land and located on the East Interstate 35 frontage road at the intersection of Old Lorena Road and North Old Temple Road.

Bryan Jenkins the buyer's real estate agent from Bentwood Realty, and Cal Marshall the seller's real estate agent from Keller Williams in Waco and the buyer representative Mubin Maredia were present for the meeting and spoke about the proposed development.

Mubin Maredia informed council the site is just north of City Hall and the plans are for a Travel Center with an IHOP. Maredia informed council they also own the Roadster in Jarrell with a Wendy's and Popeyes but this location will have a sit-down restaurant.

Local citizen Bill Coleman of 606 Ver-lo spoke again in favor to the development and says he has visited the location in Jarrell and says it is very nice and clean. Coleman says Lorena has waiting a long time for this opportunity and looks forward to stopping in the morning for coffee and gas.

City Planner Robert LaCroix gave his staff report and the conditions for approval of the CUP:

- (1) *That the development shall adhere to the conceptual Site Plan.*
- (2) *That the front of the building shall generally adhere to the submitted Elevation.*
- (3) *That the overnight parking of semi-tractor trailer trucks on the property be prohibited.*
- (4) *That no outside storage or display shall be allowed on the property with the exception of an ice sales freezer and a propane cage.*
- (5) *Any construction resulting from the approval of this Conditional Use Permit shall conform to the requirements set forth by the Lorena Zoning Ordinance, the International Building Code (IBC), the Lorena Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.*

LaCroix also explained that the Planning and Zoning Commission added the additional recommendation on a 4-1 vote

(6) That due to the topography and substantial elevation change on the property combined with the adjacency to the interstate highway, one pylon sign only may be allowed on the property not to exceed fifty (50') feet in height and is required to meet all other requirements for pylon signs in the (IC) Interstate Corridor District. In the event the use of the property changes from a convenience store with fuel sales to another allowed use, the pylon sign will be required to conform to the current sign regulations or as may be amended.

The public hearing closed at 6:55 p.m.

6. Discussion and possible action on Ordinance 2021-0719-01 amending the zoning ordinance to grant a Conditional Use Permit (CUP) to allow a convenience store with fuel sales in the IC-Interstate Corridor Zoning District.

Emily McKenzie asked if the Big Madre was a want or a for sure in the Travel Center and Mr. Maredia explained this is a Mexican/chipotle style food inside the store. There will be a second entrance for the IHOP. McKenzie asked if there would be a third restaurant and was told no. McKenzie questioned the amount of land that is to be sold and was told 13.2 acres. McKenzie also questioned what the ordinance says about landscape requirements and City Planner Robert LaCroix explained this will be addressed in the site plan that will be submitted.

Mayor Tommy Ross asked when the ground breaking might be and was told the first of 2022. Maredia says it takes about a year to construct. Ross questioned if local contractors will be used. Ross also asked if Maredia would be involved in the local Chamber of Commerce and Maredia said he will do his best.

Shane Phillips had questions about the tractor trailer parking and how he plans to regulate them due to the no overnight parking allowed in the ordinance. Maredia explained the process will be to issue a ticket to park for an hour and then if the truckers don't comply, they will address the trucking company the driver works for. Maredia also explained that he does not want to incur the \$2000 a day fine for violating the ordinance.

Kelly Yarbrough questioned if there will be local retail items for sale in the store and was told yes. Yarbrough also voiced her concerns about the off and on ramps before the intersection. Chief Tom Dickson deferred the questions to Texas Department of Transportation on this concern.

Motion by Emily McKenzie to grant the Conditional Use Permit to allow a convenience store with fuel sales in the IC-Interstate Corridor Zoning District. Katrina George seconded the motion.

FOR: George, Linnstaedter, Yarbrough, McKenzie and Phillips.

AGAINST: None

Motion carried.

7. Discussion and possible action on a lease agreement with WacoWifi for a tower lease agreement on the downtown water tower.

Kevin Neal explained the history and the WIFI equipment has been on the tower since 2011 and the company was originally AirNet. The equipment does not interfere with any of the city's equipment and this lease agreement will generate a revenue for the city.

Kelly Yarbrough motioned to approve the tower lease agreement.

Emily McKenzie seconded the motion.

FOR: George, Linnstaedter, Yarbrough, McKenzie and Phillips.

AGAINST: None

Motion carried.

8. Approval of Minutes:

a. June 21, 2021 Meeting

Motion by Kelly Yarbrough to approve the minutes from June 21, 2021.

Shane Phillips seconded the motion.

FOR: George, Linnstaedter, Yarbrough, McKenzie and Phillips.

AGAINST: None

Motion carried.

9. Discussion and possible action for the appointment of Lorena Planning and Zoning Commission members.

Monica Hendrix explained there are two vacancies. Council will reach out to the candidates that showed interest in the vacant council position.

Council will table until August meeting.

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

Monica Hendrix explained there are three vacancies. Council will table until August meeting.

11. Presentation of Summary of Cash and Investments and quarterly budget report ending 6/30/2021.

Finance Officer Linda Klump presented the Cash and Investment report and pointed out the low interest rates. Klump also explained in the Budget report there is a COVID relief fund check posted. Also, there was storm recovery electricity payment that was billed to the city that impacts all the funds.

Motion by Shane Phillips to accept the Summary of Cash and Investments and quarterly budget report ending 6/30/2021.

Katrina George seconded the motion.

FOR: George, Linnstaedter, Yarbrough, McKenzie and Phillips.

AGAINST: None

Motion carried.

12. Police Department Activity Report.

182 Citations were issued in June 2021, 304 Calls by Type and 6 total arrests. Kelly Yarbrough asked if there were still a significant number of vehicle break-ins in the Lorena and Dickson says no, however a neighboring city was hit last night. PD is still suggesting citizens to remove their valuables from their vehicles (especially firearms) and lock them. PD has increased the patrolling of the neighborhoods but is also requesting to report any suspicious activity. Emily McKenzie asked if the EMS calls were down and was told a little. Dickson reported that 3 officers just graduated from EMR course which is a 60 hours course.

Kelly Yarbrough thanked the police department for working with the community on the recent activities and their support of the community.

13. City Manager Report/Public Works Report.

a. Trash Truck update

Kevin Neal reported trash truck has been repaired and the cost to repair it and the cost of the rental was slightly over \$16,000.00.

b. Well #3 update

Over the 4th of July holiday well #3 went down. They started pulling the well this morning and lightning ran the guys off when attempting to pull the well, so Neal does not know if electrical wire is good. The cost of the repair could be up to \$100,000.00. If the wire is good, that amount could decrease by \$40,000.00. There is no water rationing required while the well is down.

14. Future Agenda Items.

a. Set date and time for meeting to set proposed tax rate.

Tuesday August 3rd at 6:30 p.m.

b. Set date and time for Budget Workshop.

Tuesday August 3rd at 5:15 p.m.

15. Executive session: 7:43 p.m.

Convene into Executive Session pursuant to Texas Government Code § 551.074(a)(1), Personnel, to deliberate the appointment, employment, evaluation, or duties of:

a. New City Manager

16. Return to open session: 7:55 p.m.

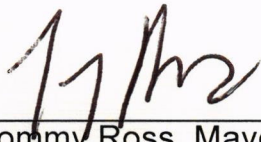
Discussion and possible action on items discussed in executive session.

No action was taken.

17. Adjourn.

Due to no further business the meeting adjourned at 7:56 p.m.

These minutes were approved this 16th day of August 2021.



Tommy Ross, Mayor

Attest:



Monica Hendrix, City Secretary

