



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

**NOTICE OF LORENA CITY COUNCIL MEETING**  
**MONDAY, JULY 18, 2022 - 6:30 P.M.**  
**LORENA CITY HALL**  
**107-A S. FRONTAGE ROAD, LORENA TEXAS**

THE PUBLIC WILL BE ABLE TO JOIN THE MEETING BY VIDEOCONFERENCING  
AT THE FOLLOWING LINK and/or join the conference call at <https://meet.goto.com/160494421>  
(254) 655-5400; GUEST PIN :2021

The City Council Meeting will be opened to the public. To mitigate the spread of  
COVID-19, social distancing will be recommended.

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 Monica Hendrix via email to  
[mhendrix@lorenatx.gov](mailto:mhendrix@lorenatx.gov)

**MINUTES**

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

Mayor Protem Kelly Yarbrough called the meeting to order at 6:30 p.m. Council members  
present were Kelly Yarbrough, Emily McKenzie, Shane Phillips, Katrina George and Jason  
Blanek. Mayor Tommy Ross was absent. Constituting a quorum.

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

**2. Pledge of Allegiance**

Kelly Yarbrough led pledge to the American and Texas Flags.

**3. 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 visitors spoke at this time.

**4. Approval of Minutes:**

**a. June 20, 2022**

MOTION: Katrina George motioned to approve the minutes.

SECOND: Jason Blanek

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

AGAINST: NONE

ABSENT: Mayor Tommy Ross

Motion carried.

**5. Commission and Corporation Reports.**

**a. Economic Development Corporation**

No meeting.

**b. Planning and Zoning Commission**

Monica Hendrix reported that P&Z met and discussed the alternative fence material variance request and voted unanimously for approval recommendation to the city council.

**6. Discussion and possible action on an ordinance authorizing the sale and issuance of the City of Lorena, Texas Combination Tax and Revenue Certificates of Obligation, Series 2022; and ordaining other matters relating to the subject."**

Jason Hughes with Southwest Securities was present and informed council the bonds sold at 3.62%. Hughes says the cities credit rating is AA-, which is fantastic. The CO is callable in 10 years which mean the city can either pay this off or refinance if needed. Hughes also stated the deal will close on August 17<sup>th</sup> after the 30-day waiting period.

MOTION: Emily McKenzie motioned to approve the ordinance authorizing the sale and issuance of the City of Lorena, Texas Combination Tax and Revenue Certificates of Obligation, Series 2022.

SECOND: Katrina George

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

ABSENT: Mayor Tommy Ross

Motion carried.

**7. Discussion and possible action on a recommendation from the Lorena Planning and Zoning Commission for approval of a request by J. Fagner, 804 Springdale Circle for the Use of Alternative Fence Materials, Section 9.5.2 of the Lorena Zoning Ordinance.**

Resident J. Fagner was present at the meeting to answer questions from council. Fagner stated he is replacing a wooden privacy fence and wants the wire fence in order to see the creek behind his home. Council was informed the Lorena Planning and Zoning Commission voted unanimously for approval of the requested materials as they feel is nicer looking than a chain-link fence. Kevin Neal says he is in favor of the materials because they are a more open design than chain-link and will allow more flow should the creek rise during heavy rain events.

MOTION: Emily McKenzie moved to approve the use of alternative fence materials as requested by J. Fagner.

SECOND: Jason Blane

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

AGAINST: NONE

ABSENT: Mayor Tommy Ross

Motion carried.

**8. Discussion and possible action for nominations to the Board of Trustees of the Texas Municipal League Intergovernmental Risk Pool.**

There was discussion about how to vote and what exactly this board does. After discussion, a motion was made by Shane Phillips for no action on this item.

SECOND: Katrina George  
FOR: BlaneK, George, Yarbrough, McKenzie and Phillips.  
AGAINST: NONE  
ABSENT: Mayor Tommy Ross  
Motion carried.

**9. Presentation of and Summary of Cash and Investments and March 31, 2022 Budget Reports.**

Linda Klump presented the reports to the council and explained the line items. On the Summary of Cash and Investments, Klump says a CD had matured and she shopped around for better interest rates and our depository upped the interest rate to stay put. On the Budget report, 25% of the budget should be remaining on the line items. The council discussed the upcoming budget workshop dates and times.

**10. Discussion and possible action to re-appoint members to the Lorena Planning and Zoning Commission.**

Monica Hendrix informed council that P&Z members are appointed for two-year terms. Commission members that need to be re-appointed are Jeb Clemons, Austin Montgomery and Brad Wetzel and they have all agreed to continue to serve.

Motion: Katrina George motioned to appoint Jeb Clemons, Austin Montgomery and Brad Wetzel to the Planning and Zoning Commission.

SECOND: Emily McKenzie

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

AGAINST: NONE

ABSENT: Mayor Tommy Ross

Motion carried.

**11. Discussion and possible action on Invoice 101662 in the amount of \$24,950.00 for the purchase of one Storm Sentry Weather Monitoring & Automatic Siren Activation System with Satellite Package. This is a non-budgeted expenditure and will be funded by using forfeited funds from the Lorena Police Department Forfeiture account.**

Chief Tom Dickson explained this is another expenditure that he is requesting approval for. This purchase was made with the forfeiture money and will make the community safer. The siren is connected to the National Weather Service and will automatically alert if there is a tornado or severe weather. Jason BlaneK asked if there are any maintenance fees associated with this and was told no. Shane Phillips asked how long before this goes live and was told this is already live.

MOTION: Shane Phillips motioned to approve the payment of Invoice 101662 in the amount of \$24,950.00 for the purchase of one Storm Sentry Weather Monitoring & Automatic Siren Activation System with Satellite Package.

SECOND: Jason BlaneK

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

AGAINST: NONE

ABSENT: Mayor Tommy Ross

Motion carried.

**12. Police Department Activity Report.**

There were 349 Calls, 9 Arrest and 259 citations issued in June 2022. Katrina George asked if Officer Rivas has had any request from the school district for training for back to school since the Uvalde incident and Dickson explained.

K-9 Officer Jay Greer reported there will be a run, Saturday, July 23, 2022 at 10am for the Running 4 Hero's grant. The PD received a \$1500 grant from this organization for the K-9 vest. Greer explained to council what all this Running 4 Hero's organization does for police departments and what will take place on Saturday. Greer is asking for everyone to come to this event.

**13. Discussion and possible direction on how much capacity the City of Lorena would like to reserve in the future expansion of the City of Waco's Bullhide satellite Waste Water Treatment Plant.**

Kevin Neal explained the City of Waco has petitioned to the TCEQ for expansion of the Bullhide satellite Waster Water Treatment Plant. Neal gave background information on the plant and how much capacity the city currently has in the plant.

*The City of Lorena currently has 0.320 MGD of capacity in the Bullhide Plant. The current plant is a 1.5 MGD plant. The City of Waco has petitioned to TCEQ for a treatment technique change that would allow the current plant to be expanded to 2.0 MGD with no physical construction necessary. The latest construction costs have been estimated at \$58 Million dollars to duplicate the plant's capacity. Bullhide has reached the trigger point for TCEQ's 75/90 rule. This rule can be summarized by stating the following: Whenever flow measurements for any sewage treatment plant facility in the state reaches 75% of the permitted average daily or annual average flow for three consecutive months, the permittee must initiate engineering and financial planning for expansion and/or upgrading of the wastewater treatment and/or collection facilities. Whenever the average daily or annual average flow reaches 90% of the permitted average daily flow for three consecutive months, the permittee shall obtain necessary authorization from the commission to commence construction of the necessary additional treatment and/or collection facilities.*

*Current Finding:*

*City's that contribute to the Bullhide Plant are Lorena, Hewitt, and Waco. Lorena is the only City that is restricted to solely contributing to Bullhide. Both Waco and Hewitt have the ability to send wastewater flows to the Waco Central Plant. Lorena's average annual flow for the past 5 years is*

*0.175 MGD, with the highest year in that timeframe being FY 19-20 with an annual average of*

*.227MGD. On Wednesday June 22, 2022 Lorena attended a meeting with Waco where Lorena was notified by Waco that Lorena needs to be prepared to give Waco an estimate of the future capacity needed in this next plant expansion. The City Manager has tasked the City Engineer with putting together projected sewer needs of Lorena based on the growth rate that we are experiencing. This report has not yet been completed.*

*Recommendation:*

*The City staff recommends the City Council be prepared to give direction to the City Manager on how much sewer capacity to reserve in the Bullhide Treatment Plant expansion, when the council has enough information to adequately make the decision. This decision does not have to be made tonight at the July meeting. Waco will most likely*



*need to know Lorena's decision in September, so we are working diligently towards getting all the information before Council at the August 2022 regular meeting.*

**14. City Managers report.**

**1. Update on Lorena's request to McLennan County for ARPA Funds.**

Kevin Neal has submitted a request from the county for four generators but would like to at least get one with part of the ARPA funds the county received. This is in a holding pattern and we are on the waiting list. Hoping to hear something soon on the request.

**2. Update on Lorena's RFP for Municipal Solid Waste Services.**

Things are going smoothly with the RFP and the next big deadline is August 18<sup>th</sup> when the proposals will be opened.

**3. Update on Spring Valley Water Supply and Lorena PUC settlement agreement.**

Neal explained that City of Lorena Water has been serving three customers on Pilgrim Lane for several years that are not in Lorena's CCN. A complaint was filed with the PUC and a settlement agreement was finally reached. Neal reported that Spring Valley will be starting construction for the water lines to these customers soon and once completed the three customers on Pilgrim Lane will become Spring Valley Water customers.

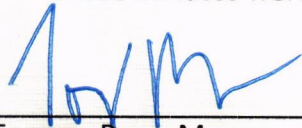
**15. Future Agenda Items.**

Budget Public Hearing and Tax Rate Public Hearings.

**16. Adjourn.**

Due to no further business the meeting adjourned at 7:55 p.m.

These minutes were approved this 15<sup>th</sup> day of August 2022.



Tommy Ross, Mayor

Attest:



Monica Hendrix, City Secretary

