



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, OCTOBER 17, 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/554823461>
(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

MINUTES

1. Call to Order/Roll Call.

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

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

2. Pledge of Allegiance.

Mayor Ross led the pledge of Allegiance to the US Flag. Kelly Yarbrough led the pledge to
the Texas Flag.

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. August 1, 2022
- b. August 15, 2022
- c. August 29, 2022

d. **September 19, 2022**

e. **September 22, 2022**

MOTION: Katrina George motioned to approve all the minutes.

SECOND: Jason Blane

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

AGAINST: None

Motion carried.

5. Committee and Corporation Reports:

a. Lorena Economic Development Corporation

Kelly Yarbrough reported the members welcomed new member Chuck Walker and reappointed EDC directors. The members also discussed officer positions for the committee and reviewed current developments and projects in the city.

b. Lorena Planning and Zoning Commission

Monica Hendrix reported the commission met and voted to recommend approval to the city council the Final Plat of the Rosenthal Estates Phase 1 subdivision.

6. Discussion and possible action on the request of J Squared Lorena Development, LLC, applicant, for approval of a Final Plat of Rosenthal Estates Phase 1 containing 73 single family residential lots and 1 non-residential lot being described as a 33.81 tract of land and a 38.81 acre tract of land out of the Thomas Thatcher Survey, Abstract No. 847, McLennan County, Texas, and being part of the remainder of a called 107.7354 acre tract of land described in a deed to Lorena Development Joint Venture, recorded in Volume 1861, Page 494, Deed Records of McLennan County, Texas, located east of IH-35 and adjacent to and north of Rosenthal Parkway.

City Planner Robert LaCroix gave his staff report and says the plat meets all the requirements set forth in the subdivision ordinance. Josh Welch, developer of the subdivision was present to answer questions. Council asked questions about how many lots and was told 74 lots in Phase 1 and 93 lots in Phase 2. The main entrance to the subdivision will be off of Rosenthal Parkway and council had questions about speed limits and turning lanes. Welch explained that TXDOT will determine any improvements that need to be done through the Traffic Impact Analysis process.

MOTION: After further discussion a motion was made by Shane Phillips to approval the Final Plat of Rosenthal Estates Phase I.

SECOND: Emily McKenzie

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

AGAINST: None

Motion carried.

7. Discussion and possible action to reappoint the following EDC Directors to the Lorena EDC Board for 2-year terms:

Seat 2 – Kelly Yarbrough

Seat 4 – Kyle Miller

Seat 6 – Chuck Walker

Kelly Yarbrough informed council these are 2-year terms that are staggered. Part of the directors are appointed one year and the other part the next. Kevin Neal explained to council the reason Chuck Walker is up for reappointment so quickly is because he was filling an unassigned seat.

MOTION: Emily McKenzie motioned to reappoint Kelly Yarbrough for Seat 2, Kyle Miller for Seat 4 and Chuck Walker for Seat 6 to the EDC Board for a 2-year term.

SECOND: Jason Blaneck.

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

AGAINST: None

Motion carried.

8. Discussion and possible action to reappoint the following Board Members to the Lorena TIRZ #1 East Board for 2-year terms:

Seat 1 – Emily McKenzie

Seat 3 – Tommy Ross

Seat 5 – Bill Taverner

MOTION: Kelly Yarbrough motioned to reappoint Emily McKenzie to Seat 1, Tommy Ross to Seat 3, and Bill Taverner to Seat 5 of the TIRZ #1 East Board for a 2-year term.

SECOND: Katrina George.

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

AGAINST: None

Motion carried.

9. Discussion and possible action to close E. Center Street to McBrayer Street on Saturday, November 26, 2022, from 10 am to 3 pm for the LVFD and CALL Christmas in the Country Event.

Kaye Swain spoke and says this is the 33rd year for the event. The booths will open at 10am with parade starting at 11am.

MOTION: Emily McKenzie motioned to close E. Center Street to McBrayer Street on Saturday, November 26, 2022, from 10 am to 3 pm for the LVFD and CALL Christmas in the Country Event.

SECOND: Shane Phillips.

Kelly Yarbrough had a point of discussion concerning the time and change the closing from 10am to 4pm. Kaye Swain explained she forgot to call and change the request. After discussion Kelly Yarbrough motioned to amend the motion.

SECOND: Shane Phillips seconded to amend the motion.

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

AGAINST: None

Motion carried to amend the motion.

Kelly Yarbrough then motioned close to close E. Center Street to McBrayer Street on Saturday, November 26, 2022, from 10am-4pm.

SECOND: Shane Phillips seconded to amend the motion.

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

AGAINST: None

10. Discussion and possible action to close the streets in the South Meadows Subdivision from 6pm to 9pm on October 31, 2022 for Halloween Festivities.

Officer Peter Rivas explained this is annual event and PD will also be collecting can goods for fill-a-cop car for the local food pantries.

MOTION: Kelly Yarbrough motioned to close the streets in the South Meadows Subdivision from 6pm to 9pm on October 31, 2022 for Halloween Festivities.

SECOND: Jason Blaneck

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

AGAINST: None
Motion carried.

11. Discussion and possible action on Resolution 2022-1017-01 authorizing the submission of a grant to fund the Lorena Police Department with bullet resistant ballistic shields, and appointing a grant official.

Officer Peter Rivas informed council this is a grant from the Governors Office that pays 100% for ballistic shields.

MOTION: Shane Phillips motioned to approve on Resolution 2022-1017-01 authorizing the submission of a grant to fund the Lorena Police Department with bullet resistant ballistic shields, and appoint Kevin Neal as the grant official.

SECOND: Jason Blane

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

AGAINST: None

Motion carried.

12. Discussion and possible action on Resolution 2022-1017-02 designating an official newspaper for the City of Lorena fiscal year 2023.

Monica Hendrix explained this is required annually at the beginning of the Fiscal Year. Hendrix explained the Waco Farm and Labor Journal meets all the requirements set forth in Texas Government Code.

MOTION: Shane Phillips motioned to approve the Resolution 2022-1017-02 designating an official newspaper for the City of Lorena fiscal year 2023.

SECOND: Kelly Yarbrough.

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

AGAINST: None

Motion carried.

13. Presentation of Summary of Cash and Investments and quarterly budget reports ending 9/30/22.

Linda Klump presented the Summary of Cash and Investment and quarterly budget report to the council and explained the balances and changes. Klump is happy to report that interest rates are slowly increasing for investments. Klump also explained the Police Department forfeiture account and how the money is to be handled.

14. Discussion and possible action on transfer of 90% of the end of year General Fund, Utility Fund, and Sanitation Fund budgetary net income.

Linda Klump explained this is done annually and 90% of the net income balance of the General Fund, Utility Fund and Sanitation Fund are transferred to a Capital Project Fund for future use. Each fund has its own Capital Project account and the balance can only be used for projects in those departments.

MOTION: Shane Phillips motioned to approve the transfer of 90% of the end of year General Fund, Utility Fund and Sanitation Fund budgetary net income.

SECOND: Jason Blane

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

AGAINST: None

Motion carried.

15. Discussion and possible action to adopt Ordinance No. 2022-1017-01 – Building Codes, that will repeal previously adopted Ordinance No. 2019-0819-02 – Building Codes.

Kevin Neal informed council the City of Lorena has been made aware of a situation where there is a building that would like to be built within the City Limits, but due to the sheer size of this building there is a specific regulation of the building code that cannot be met. This regulation is Section 1017 of the 2018 International Building Code. By amending the above-mentioned Ordinance, the Council would be allowing an additional 100 feet to the Exit Access Travel Distance for Occupancy Class F-2, S-2, and U. Class F-2 is defined as: Low-Hazard Factory for example a factory that would produce glass products. Class S-2 is defined as: Low-Hazard Storage for example storage of food products, pottery, and parking garages. Class U is defined as: Utility and Miscellaneous for example agricultural buildings, barns, and livestock shelters. The city staff has check with our City Engineer, City Planner, and Fire Department whom are all ok with the modification to section 1017 to allow the additional 100 feet of travel distance.

Emily McKenzie asked if the change being made is for this company only and was told no. McKenzie also asked if changes listed were the only changes being made and was told yes.

MOTION: Katrina George motioned to approve Ordinance No. 2022-1017-01 – Building Codes, that will repeal previously adopted Ordinance No. 2019-0819-02 – Building Codes.

SECOND: Jason Blane

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

AGAINST: None

Motion carried.

16. Police Department Activity Report.

Peter Rivas was her to answer any questions. Rivas reported the department is wearing pink badges for the month of October for breast cancer awareness. Rivas also reported that next month will start no-shave November in the department. Officers can make a donation to a cause and last year it was the testicular cancer foundation. The department also had double-down December and the officers can double their donation and last year it went to the Lorena ISD Leopard Angel Tree.

Shane Phillips complemented the department on the good job they did assisting the Troy Police Department pursuit that ended in Hewitt.

17. City Manager Report:

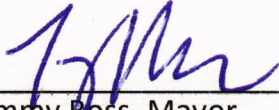
1. Update on Recycling services due to the fire at the Sunbright facility.
Kevin Neal reported there was interruption on services for recycle due to the fire.
2. Update on the Solid Waste RFP process.
Hoping to have a contract before council in November. The city is currently negotiating a contract.
3. Update on street bond project and where we are in the process.
Neal reported engineering is 60% complete and hoping to bid project in March 2023 and let the project in April 2023. Work will begin on S. Old Temple Road bridge first. Neal says they will work their way towards the school and wait until school is out for summer before beginning work on the roads around the school.
4. Projected future sewer capacity needs in November.
Neal will have a presentation at the next meeting for future capacity needs.

18. Future Agenda Items.

19. Adjourn


Due to no further business the meeting adjourned at 7:29 p.m.

These minutes were approved this 21st day of November 2022.



Tommy Ross, Mayor

Attest:



Monica Hendrix, City Secretary

