

**NOTICE OF MEETING AND PUBLIC HEARING**  
**LORENA CITY COUNCIL**  
**MONDAY, DECEMBER 19, 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 VIDEOCONFERENCE  
AT THE FOLLOWING LINK <https://meet.goto.com/473981029> and/or join the conference  
call at (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

**AGENDA**

- 1. Call to Order/Roll Call.**
- 2. Pledge of Allegiance**
- 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.*

- 4. Approval of Minutes:**
  - a. November 21, 2022**
- 5. Committee and Corporation Reports:**
  - a. Lorena Economic Development Corporation**
  - b. Lorena Planning and Zoning Commission**
- 6. Public Hearing:**

Hold a Public Hearing to consider approval of a request from Amir Maknojia, applicant, for a Conditional Use Permit for a Convenience Store with Fuel Sales located within the IC – Interstate Corridor zoning district and being 10.00 acres of land generally located northwest I-35 and S. Old Temple Road.
- 7. Discussion and possible action on Ordinance 2022-1219-01 adopting a Conditional Use Permit to allow a Convenience Store with fuel sales along the I-35 Corridor District.**
- 8. Discussion and possible action approving a contract for substandard road improvements between applicant Mubin Maredia and the City of Lorena.**
- 9. Discussion and possible action on the recommendation from the Lorena Planning and Zoning Commission on the request of Mubin Maredia, applicant, for approval of a Final Plat of I-35 Old Temple Road Addition, being a 13.28 acre tract of land and being all that tract of land located in the James Stewart Survey Abstract No. 815 in the City of Lorena, McLennan County, Texas, being part of that called 123.547 acres described in a deed to Alice Ann Rathe, Trustee for the Agnes Ann Barnes 2008 Trust No. 1 and Undivided One-Hal Interest and John Edward Barnes, II Trustee for the Agnes Ann Barnes 2008 Trust**

No. 2 an undivided one-half interest as recorded in McLennan County Clerk's Document (M.C.C.D) 2018001711 of the Official Public Records of McLennan County Texas (O.P.R.M.C.T.), located east of IH-35 and adjacent to and north of Old Temple Road.

10. Discussion and possible action amending ordinance 2022-0829-05 adding two additional commercial classes for Commercial 6", and Commercial 8".
11. Discussion and possible action on Ordinance 2022-1219-02 repealing Ordinance 2022-0829-04 and approving a new Solid Waste ordinance.
12. Discussion and possible action on the 2023-2024 TCAP Board of Directors ballot.
13. Discussion and possible action setting 2023 Council Meeting dates that fall on city holidays.
14. Police Department Activity Report.
15. City Manager Report:
  1. Update on the repairs to the garbage truck.
  2. Conversion to free chlorine for regularly scheduled maintenance of water system.
  3. Update of Spring Valley Water Agreement with the Public Utility Commission (PUC).
  4. City Manager's vacation 02-03-23 thru 02-13-23.
16. Future Agenda Items.
17. Executive Session:

Executive Session: In accordance with Texas Government Code, Sections 551.074(a)(1), Personnel Matters, to deliberate the appointment, employment, evaluation, or duties of:

  - a. Police Chief Position.
18. Reconvene into open session and act as deemed appropriate of the City Council's deliberation regarding:
  - a. Police Chief Position.
19. Adjourn

PURSUANT TO SECTION 551.127 OF THE TEXAS GOVERNMENT CODE, AND IN CONJUNCTION WITH THE GUIDANCE AND PROVISIONS PROVIDED BY THE GOVERNOR OF TEXAS IN THE DECLARATION OF DISASTER ENACTED MARCH 13, 2020, MEMBERS OF THE CITY COUNCIL MAY BE PARTICIPATING REMOTELY IN COMPLIANCE WITH THE TEXAS OPEN MEETINGS ACT, AS TEMPORARILY MODIFIED BY THE GOVERNOR.

*In compliance with the American with Disabilities Act, the City of Lorena will provide reasonable accommodations for persons attending and/or participating in City Council meetings. The facility is wheelchair accessible, with handicap parking available at the side of the building. Requests for sign interpreters or special services must be received seventy-two (72) hours prior to the meeting by calling the City Secretary at 254-857-4641.*

*The Lorena City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above as authorized by the Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development).*

#### **PROCEDURES FOR CITIZEN PARTICIPATION AT MEETINGS**

The meetings will be streamed live on the City of Lorena's Facebook page.

Citizens who wish to address the Council on any item on the agenda or under the hearing of visitors, must submit questions via email to the City Secretary Monica Hendrix @ [mhendrix@lorenatx.gov](mailto:mhendrix@lorenatx.gov) or in person at Lorena City Hall at 107-A S. Frontage Road by NOON on the day of the meeting. Your comments will be read into the records during the meeting.

Council may not comment publicly on issues raised during citizen comments that are not listed on the agenda but may direct the City Manager to resolve or request the matter to be placed on a future agenda. Such public comments shall not include any "deliberation" as defined by Chapter 551 of the Government Code, as now or hereafter amended.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the City of Lorena, Texas, was posted on the front door at the Lorena City Hall and the city website at 4:00 AM/PM on 12/15/2022.

Monica Hendrix  
Monica Hendrix-City Secretary

