



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

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

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, Jason Blanek, Katrina George, Emily McKenzie, Shane Phillips and
Kelly Yarbrough.

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

2. Pledge of Allegiance

Mayor Ross led the Pledge of Allegiance and Kelly Yarbrough led the Texas Pledge.

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.

Sabrina Norton with Frontier Waste spoke and informed council the carts for the recycle
will be delivered on January 18th. All trash will be picked up on Wednesdays and the
recycle will be picked up twice a month on the 2nd and 4th Wednesday of the month.

Ms. Norton says she will work on a flyer to notify citizens of changes and to push the App
for notifications.

4. Approval of Minutes:

a. November 21, 2022

MOTION: Shane Phillips motioned to approve the November 21st minutes.

SECOND: Jason Blanek

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

AGAINST: None

Motion carried.

5. Committee and Corporation Reports:

a. Lorena Economic Development Corporation

Kelly Yarbrough reported there was no meeting in December.

b. Lorena Planning and Zoning Commission

Brad Wetzel reported the commission met and voted to recommend approval of the Conditional Use Permit that is on the agenda tonight.

6. Public Hearing: Mayor Ross opened the public hearing at 6:36 p.m.

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.

Steve Ihien the engineer for the project spoke and explained the location and type of business they will have. The convenience store will be named “Foodies” and will have a unique atmosphere and serve coffee and pastries and sandwiches. Ihien also informed the council that they heard the concerns from the Planning and Zoning Commission and have added no overnight parking to the Conditional Use Permit. Council had questions on how many jobs the store will create and the pay scale. There were questions about the number of truck parking, showers and electric charging stations.

Local Realty Brad Harrell spoke of how he supports the project and how nice the facility will be. Harrell feels the location will be great for the project.

Mubin Maredia spoke and was concerned about the number of parking spaces that will be allowed for Foodies compared to his project. How will the police monitor those spots. Allison Vrana spoke and feels there should not be overnight parking and the requirements for the CUP should have the same requirements as the other travel center that has already been approved. Allison applauded the developers for adding the no overnight parking to the CUP.

The Public Hearing closed at 6:58 p.m.

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.

City Planner Robert LaCroix gave his staff report and explained the applicant is requesting to construct a convenience store/travel center business that will provide fuel sales and retail sales service to Interstate 35 travelers as well as the local residents of the City. The conceptual site plan indicates the C-store is proposed to be approximately 20,520 square feet in area. There are two gas canopy areas indicated on the concept plan, one parallel and in front of the main building indicates sixteen (16) pumps and the other canopy north of the building also has seven (7) diesel pumps primarily for fueling large transport trucks. Parking is utilized throughout the site with 115 spaces of conventional parking stalls and thirty-two (32) large transport (semi-tractor) truck spaces. The required parking for the convenience store is one (1) space per one hundred (140) square feet of floor area plus one (1) space for each three (3) gasoline pump units (a unit may have up to six (6) nozzles

for gasoline disbursement). Spaces in areas qualify as spaces for the parking requirement. The required parking is 154 spaces. The gas canopies will also provide parking spaces with an additional 32 spaces for the gas canopy and 8 spaces for the diesel pumps. The total parking being provided is 185 spaces. A detention area for storm water runoff is shown in addition to an area designated for a septic system. Two points of access into and out of the site are shown on the I-35 Interstate frontage road and two points of access indicated on S. Old Temple Road.

LaCroix is recommending the following conditions of approval for the Condition Use Permit:

(1) That the development shall generally adhere to the conceptual Site Plan and Elevation.

(2) That no outside storage or display shall be allowed on the property with the exception of an ice sales freezer and a propane cage.

(3) 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.

(4) No overnight parking permitted

(5) Permanent signs shall be posted at the entrance and parking lot islands and along the perimeter in and around the truck parking field that state "NO OVERNIGHT PARKING – VIOLATORS WILL BE TOWED AWAY AT VEHICLE OWNER'S EXPENCE"

Council had discussions about the overnight parking requirements and the number of parking spaces allowed. Council also had discussions about the 2-hour limit on the parking and who is going to enforce it. Council also discussed the requirements be the same for each Conditional Use Permit for the travel centers.

MOTION: Kelly Yarbrough motioned to approve ordinance 2022-1210-01 approving the Conditional Use Permit.

SECOND: Jason Blanek

Mubin Maredia spoke again and clarified how the Roadster came up with the 2-hour parking.

Jonathon Guerra spoke and discussed the ELD-electronic logs for the trucks. Guerra explained how the logs work and the way they will shut down the trucks once they meet their time limits. Guerra stressed posting the signs for no overnight parking so words get out to the truckers that they cannot park at these establishments overnight.

The engineer for Foodies spoke again and says there will be signs posted for no right turns out of the parking lot to prevent the trucks from going down the roads that have load limits on the bridges. Another representative spoke and wanted to clarify that the Foodies Travel Center is south of town with not much residential around it and probably will not be for years. After the additional discussion the vote was as follows:

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

AGAINST: None

Motion carried.

8. Discussion and possible action approving a contract for substandard road improvements between applicant Mubin Maredia and the City of Lorena.

Kevin Neal explained in the packet there is a agreement for the road improvement requirements. The Mayor and Mr. Neal have been working diligently with the owners to come to this agreement. Neal also stated that the agreement has already been signed by the owner.

MOTION: Kelly Yarbrough motioned to approve the agreement for the improvements to the substandard road.

SECOND: Emily McKenzie

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

AGAINST: None

Motion carried.

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.

City Planner Robert LaCroix says the Final Plat meets the City's criteria for approval now that the road improvement agreement has been approved.

MOTION: Kelly Yarbrough motioned to approve the Final Plat.

SECOND: Shane Phillips.

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

AGAINST: None

Motion carried.

10. Discussion and possible action amending ordinance 2022-0829-05 adding two additional commercial classes for Commercial 6", and Commercial 8".

Due to the recent projected growth of Lorena, it has come to the attention of the City staff that there will soon be a need for additional commercial classes of water meters. With addition of these two newly proposed classes of commercial meters there are no other changes to the proposed exhibit A. Neal says City Staff has kept the trend of the newly proposed base rates for the new classes in line with other rates of the commercial classed 2 inch and larger using a 1.5 multiplier. For additional reference included as part of this write-up are the City of Waco water meter base rates for commercial meters both inside, and outside the city limits of Waco.

MOTION: Katrina George motioned to approve amending Ordinance 2022-0829-05.

SECOND: Emily McKenzie.

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

AGAINST: None

Motion carried.

11. Discussion and possible action on Ordinance 2022-1219-02 repealing Ordinance 2022-0829-04 and approving a new Solid Waste ordinance.

Neal informed council that he received the ordinance minutes before the council meeting started and explained what this ordinance changes. These changes will allow the city to continue to bill customers for the trash service. Shane Phillips asked about the rates and if there will be any changes and Neal explained. Neal also explained the changes of trash pickup day for the east side citizens. All citizens will be picked up on Wednesdays and recycle day pickups will be every other week on the second and forth Wednesday of the month. Neal says to have your trash out by 7:00 a.m.

MOTION: Kelly Yarbrough motioned to approve Ordinance 2022-1219-02.

SECOND: Jason Blanek.

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

AGAINST: None

Motion carried.

12. Discussion and possible action on the 2023-2024 TCAP Board of Directors ballot.

MOTION: Katrina George motioned to vote for Carey Neal, Clifford Howard, Jo Ann Ehmann, Gilbert Reyna, William Linn, Clayton Fulton, Mark Dempsey, and Michael Marrero.

SECOND: Jason Blanek.

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

AGAINST: None

Motion carried.

13. Discussion and possible action setting 2023 Council Meeting dates that fall on city holidays.

Mayor Ross explained the presidential holidays in January and February fall on regular council meeting dates. Jason Blanek recommended moving the meetings back a week.

MOTION: Katrina George motioned to hold the council meetings on January 23, 2023 and February 27, 2023.

SECOND: Emily McKenzie.

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

AGAINST: None

Motion carried.

14. Police Department Activity Report.

Tom Dickson reported there were 263 Calls by Type, 4 arrests, and 190 citations issued in October 2022. Dickson says the Police Department will do security checks for residents that will be out of town for the holidays. Dickson also stressed to watch out for suspicious people in your neighborhood and on your porches due to package thefts.

Hired a new Police Officer Scott Deppen that the city will send to the academy at M.C.C. Deppen will sign an agreement that he must stay with the city for three years.

15. City Manager Report:

1. Update on the repairs to the garbage truck.

Neal reported the trash truck is back in the shop again for the check engine light and it is all emission related.

2. **Conversion to free chlorine for regularly scheduled maintenance of water system.**
City of Waco will be converting to free chlorine for system maintenance.
3. **Update of Spring Valley Water Agreement with the Public Utility Commission (PUC).**
This is finally complete. Neal says this has been going on since 2017. The three properties on Pilgrim that the city has been serving are now on Spring Valley Water.
4. **City Manager's vacation 02-03-23 thru 02-13-23.**
Neal says he will be out of the country on an anniversary cruise.

16. Future Agenda Items.

17. Executive Session: Council convened into executive session at 8:35 p.m.
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.

MOTION: Shane Phillips motioned to affirm the City Manager's appointment of Scott Holt as Police Chief effective immediately upon the retirement of Police Chief Tom Dickson.

SECOND: Jason Blanek

Emily McKenzie explained why she chooses to not vote for this item due to her husband working in the Police Department and the Chief being his direct boss.

FOR: Blanek, George, Yarbrough, and Phillips.

ABSTAIN: Emily McKenzie

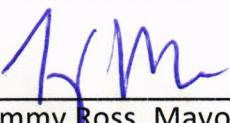
AGAINST: None

Motion carried.

19. Adjourn

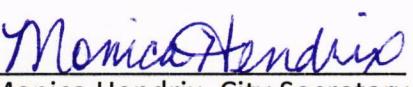
Due to not further business the meeting adjourned at 9:30 p.m.

These minutes were approved this 23rd day of January 2023.



Tommy Ross, Mayor

Attest:



Monica Hendrix, City Secretary

