



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

NOTICE OF MEETING PUBLIC MEETING
LORENA CITY COUNCIL
MONDAY, JUNE 19, 2023 - 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/327778141> and/or join the conference
call at (254) 655-5400; GUEST PIN :2021
The City Council Meeting will be opened to the public.

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 and Brad Wetze. Mayor Pro tem Kelly Yarbrough joined the meeting at 7:05 p.m. on audio only. Emily McKenzie was absent.

City Staff present were Kevin Neal, Kyler Jones, Scott Holt and Peter Rivas.

2. Pledge of Allegiance

Mayor Ross led the 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.

There were no question or citizens comments.

4. Oath of Office for new Police Officer Scott Deppen.

Mayor Ross gave the Oath of Office to new Police Officer Scott Deppen. Chief Scott Holt welcome Deppen and stated how excited he is to have him as a part of the Lorena PD.

5. Presentation of donation to Lorena Volunteer Fire Department from local business PaPa Joe's .

Deb with Papa Joe's Saloon was here on behalf of Lisa Tambling the owner. Deb stated that on May 7, 2023 they hosted an event called "Blessing of the Bikes" and raised \$300.00 for the Lorena Volunteer Fire Department. This will be a yearly event held the first Sunday in May. Deb presented the check to LVFD Chief Derek Roper.

6. Committee and Corporation Reports:

a. Lorena Economic Development Corporation

Brad Wetzel reported the meeting was held on 5/22/2023 and the Gateway Monument sign bid openings were held and awarded to Platinum Paving. The cost of the bid was \$61,092.51 along with their bid bond. There was a brief discussion on the strategic plan update for the EDC but the board decided to hold off on any action until EDC Chairman Kelly Yarbrough was in attendance so that she can give her input. There was also discussion on getting cost to upgrade the fire flow line at the Old Middle School site. There has been a pressure recorder installed to make an analysis of the flow.

Jason Blanek asked if the \$61,092.51 bid was the total cost for the Gateway Monument sign and Wetzel said no. Wetzel stated he thinks the full amount was \$90,000.00 including the engineering cost that were spent years ago.

Katrina George mentioned a conversation she had with Kelly Yarbrough after the passing of LEDC Board member Bill Taverner and possibly naming a project or dedicating a project in his honor. George is recommending that Wetzel could take this idea back to the EDC for discussion.

b. Lorena Planning and Zoning Commission

No meeting.

7. Discussion and possible action approving a contract for substandard road improvements between applicant Bright Farms and the City of Lorena.

City Manager Kevin Neal explained the agreement and informed council that Bright Farms addressed the concerns of the council on the turning of the truck on the asphalt. There will be concrete aprons with asphalt in between that extend into Barnes Road and Old Temple Road on the turning radius and the same into the driveway of Bright Farms on Barnes Road. The city engineer has signed off on the design and the developer has signed off on the agreement presented in your packet tonight. Brad Wetzel asked if the city is participating in the cost of the upgrades and Neal said no. Kevin Neal explained how the OPC(Opinion of probable cost) is calculated. Eric Stonehill with Bright Farms spoke and said this improvement will cost the developer \$1,220,000.00.

Jason Blanek asked how far down Barnes Road the improvement will go and Neal explained just past the entrance to the development.

Katrina George asked how long the developer is responsible for the maintenance on the road and was told one year and after that it is the city's responsibility.

MOTION: Brad Wetzel motioned to approve a contract for substandard road improvements between applicant Bright Farms and the City of Lorena.

SECOND: Jason Blanek

FOR: Brad Wetzel, Jason Blanek and Katrina George

AGAINST: None

ABSENT: Emily McKenzie and Kelly Yarbrough

8. Discussion and possible action on the request of TEX Greenhouse LLC, applicant, for approval of a Final Plat of TX Greenhouse Parcel containing one (1) non-residential lots being a 104.738 acre (4,562,399 square feet) tract of land situated in the James Stewart Survey, Abstract No. 956, City of Lorena, McLennan County, Texas, and being all of that certain tract of described in instrument to Tex Greenhouse, LLC recorded in document No. 2022048402 of the Official Public Records of McLennan County, Texas.

City Planner Robert LaCroix explained the applicant has met all the requirements for approval of the Final Plat. The Final plat was approved by the Planning and Zoning Commission on May 8, 2023 by a vote of 4-0 with conditions. Those conditions were

1. That a Developer's Agreement be approved by the City Council for the improvements to be determined for the surrounding perimeter roads.
2. That the final engineering construction plans be approved by the City Engineer.

LaCroix stated that both of these conditions have been met and that staff is recommending approval of the final plat.

MOTION: Jason Blanek motioned to approve the final plat of TEX Greenhouse LLC.

SECOND: Katrina George

FOR: Jason Blanek, Katrina George and Brad Wetzel

AGAINST: None

ABSENT: Emily McKenzie and Kelly Yarbrough

9. Discussion and possible action to adopt ordinance 2023-0619-01 amending section 6.08 of the City of Lorena's Subdivision Ordinance.

Kevin Neal explained the background on this request. Section 6.08 of the subdivision ordinance relates to the warranty and maintenance bond requirements for public infrastructure. Currently when a developer installs new public infrastructure such as streets, water mains, sewer lines, and etc. the developer is required to warranty the improvements for a period of two (2) years, however they are only required to provide a maintenance bond to the City for a period of one (1) year. This means that the developer has to warranty for two years, but only one of the two years of warranty is secured by the maintenance bond requirement. Also, the only option for developers is to purchase a maintenance bond, and provide it to the city. There is a large number of cities that offer additional options for developers such as irrevocable letters of credit. Recommendation is have City Council decide if they would like to allow City Staff to have the ability to accept irrevocable letters of credit in lieu of maintenance bonds, and decide if there should be any change to the warranty period and/or period of time guaranteed for maintenance.

MOTION: Brad Wetzel motioned to amend the subdivision ordinance section 6.08, to allow the developer the option for an irrevocable letter of credit in lieu of a maintenance bond requirement and to leave the warranty period at two(2) years and the maintenance guarantee period at one(1) year.

SECOND: Jason Blanek

FOR: Jason Blanek, Katrina George and Brad Wetzel

AGAINST: None

ABSENT: Emily McKenzie and Kelly Yarbrough

10. Discussion and possible action to accept phase I of the Arches subdivision as complete and enter into the maintenance period as specified in section 6.08 of the subdivision ordinance.

Kevin Neal informed council that Phase 1 of the Arches subdivision has been substantially complete since April 10, 2023. The City engineer recommend acceptance on April 13,

2023, and issued an acceptance letter, contingent on receiving the required maintenance bond, to the City in accordance with City policy. The developer for the Arches subdivision along with his attorney has requested that the City of Lorena allow the developer to submit an irrevocable letter of credit in lieu of the maintenance bond requirement. Since the council took action on the previous agenda item to accept irrevocable letters of credit, it is the recommendation of the City Engineer and Staff to officially accept Phase I of the Arches subdivision as complete and begin the maintenance period as specified in section 6.08 of the City of Lorena's subdivision ordinance.

MOTION: Katrina George motioned to accept phase I of the Arches subdivision as complete and enter into the maintenance period as specified in section 6.08 of the subdivision ordinance.

SECOND: Jason Blanek

FOR: Jason Blanek, Katrina George and Brad Wetzel

AGAINST: None

ABSENT: Emily McKenzie and Kelly Yarbrough

11. Discussion and possible action authorizing the City Manager or Designee to purchase a 2023 Chevrolet Tahoe PPV (Police Patrol Vehicle) from Caldwell Country Chevrolet not to exceed \$50,035.00. This is a non-budgeted expenditure and will be funded from forfeited funds from the Lorena Police Department forfeiture account and proceeds of the sale of vehicles formally used by the Lorena Police Department.

Police Chief Scott Holt informed council where the money came from to purchase the non-budgeted expenditure. Holt explained the PD sold a Chevrolet pickup that was not pursuit rated nor did it have any additional safety equipment that comes standard in a Police Patrol Vehicle. There was also another forfeited vehicle that was sold. The remaining cost of the new Tahoe will be paid for with forfeiture monies. Jason Blanek asked if the \$50,035.00 was a fully equipped police vehicle and was told. It was cost additional \$30K to equip the vehicle for police patrol. Kevin Neal again clarified the vehicle has already been purchased with the sale of the vehicles mentioned above and forfeiture funds and was not a budgeted item. Neal says the action before the council is for auditing and transparency purposes.

MOTION: Jason Blanek motioned to approve the purchase of the 2023 Chevrolet Tahoe PPV in the amount of \$50,035.00.

SECOND: Brad Wetzel

FOR: Jason Blanek, Katrina George and Brad Wetzel

AGAINST: None

ABSENT: Emily McKenzie and Kelly Yarbrough

12. Discussion and possible action authorizing the City Manager and Chief of Police to enter into a contract with the Lorena Independent School District for a third School Resource Officer.

Police Chief Scott Holt gave the council the history of the School Resource Officer for the Lorena Independent School District. 2018 was the first year that Lorena PD entered into an agreement with the school district. In 2022 an additional SRO was added to the district. LISD is now requesting a third SRO and an updated contract/Interlocal Cooperation Agreement for the school resource officers. Chief Holt says a fourth SRO will be coming in the future.

MOTION: Jason Blanek motioned to authorize the City Manager and Chief of Police to enter into a contract with the Lorena Independent School District for a third SRO.

SECOND: Katrina George

FOR: Jason Blanek, Katrina George and Brad Wetzel

AGAINST: None

ABSENT: Emily McKenzie and Kelly Yarbrough

13. Police Department Activity Report.

Council reviewed the reports. There were 318 Calls by Type, 10 total arrest and 314

Citations issued in May 2023. Chief Holt informed council that the number of traffic stops will increase because he believes this is how you get the bad people off the streets.

14. Discussion and possible action authorizing the Mayor to enter into an agreement with the Brazos River Authority for an additional 1500 acre-feet of raw water.

Kevin Neal explained the City of Lorena applied for three to four thousand acre-feet of water from the BRA. After months of discussions and many meetings with the BRA they have decided to offer us an additional 1500 acre-feet increasing our current annual allowable raw water capacity by 150%. This could result in approximately 1,000 additional connections to the City's water system when the City of Robinson has the ability to treat this additional capacity for Lorena. Neal explained once council approves the authorization of the Mayor to enter into the agreement with the BRA, the city will then need to participate with the City of Robinson in their efforts to expand their current treatment plant and the capacity to treat raw water from the Brazos River. Neal says Lorena is currently working with Robinson on this, and it is an ongoing process that Lorena does not have a timeline on. With that said, Robinson is under certain timeline constraints set by the BRA to have their plant expanded, so we fill very certain that Lorena will be able to participate in Robinson's plant expansion in the near future that will allow Lorena to have the ability to receive more treated water through our existing infrastructure.

MOTION: Jason Blanek moved to authorize the Mayor to enter into an agreement with the Brazos River Authority for an additional 1500 acre-feet of raw water.

SECOND: Brad Wetzel

FOR: Jason Blanek, Katrina George and Brad Wetzel

AGAINST: None

ABSENT: Emily McKenzie and Kelly Yarbrough

15. City Manager Report:

1. Movie night in McBrayer Park hosted by Journey Lorena June 24th 6:00 PM-10:00 PM

Neal informed council and Facebook viewers of the movie night.

2. Lorena Fire Auxiliary July 4th Celebration July 1st 9:00 A.M. till 3:00 P.M

Neal informed council and Facebook viewers of the Fire Department event and fundraiser. This event will co-mingle with the Farmers Market event.

3. Lorena Summer VBS schedule

Faith Temple June 25th – June 29th, 6:00 – 8:30 P.M.

Lorena Methodist June 25th – June 28th, 6:00 – 8:00 P.M.

First Baptist Lorena July 24th – July 28th, 6:00 – 8:30 P.M.

Neal informed the council and Facebook viewers of the Vacation Bible School schedules at the churches in Lorena.

4. Bright Farms site visit June 13th

Bright Farms was in town and visited with Lorena Staff and Council. They will begin ground breaking and grading of the property. Public Works Director Kyler Jones has been working with their contractor ARCO Murray to get the utilites located and the

pressurized sewer main moved. Neal says we should begin to see detention ponds and drainage done and then construction will begin of the buildings.

5. Street Project officially underway.

Officially underway on Williams Road and Leopard Lane. Neal explained there will be

mishaps and unexpected interruptions in service due to unforeseen circumstances during the rehab of the streets.

6. Resignation of PUC Chairman Peter Lake.

Neal explained the PUC Chairman Peter Lake has announced his resignation.

7. City Managers Vacation June 20th through July 4th

Neal reminded council he will be out of the office for a couple of weeks.

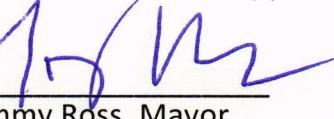
16. Future Agenda Items.

Mayor Ross informed council of a Budget workshop on July 17th at 5:00 p.m. before the council meeting. Neal spoke to the citizens that his door is always open to discuss the budget and to please get with him.

17. Adjourn

Due to no further business the meeting adjourned at 8:04 p.m.

These minutes were approved this 17th day of July 2023.



Tommy Ross, Mayor

Attest:



Monica Hendrix, City Secretary