

**LORENA ECONOMIC DEVELOPMENT CORPORATION
CALLED MEETING OF THE BOARD OF DIRECTORS
MONDAY, MAY 22, 2023, AT 6:00 PM**

**LOCATION:
LORENA CITY HALL
107A S. FRONTAGE RD.
LORENA TX, 76655**

REGULAR MEETING MINUTES

Introduction:

A. Call to Order and Verification of Agenda Posting

The meeting was called to order at 6:01 pm and Vice-Chairman Wetzel noted that the meeting was posted in accordance with the requirements of the Texas Open Meetings Act and a quorum was present. Members Present: Brad Wetzel, Kyle Miller, Bill Taverner, and Chuck Walker. Members Absent: Kelly Yarbrough, Mark McLean, Chris Low. Also, Present: EDC Consultant – Jason Mundo of Mundo and Associates; City Manager Kevin Neal.

B. Visitors Comments/Open Forum

No visitor comments.

C. Chairman's Report, EDC Mail and Communications

No report was given. No action was taken.

Primary Action and Primary Discussion Items (items may be discussed in any order):

D. Discussion and possible action to approve the following:

EDC Meeting Minutes – April 11, 2023

The Board reviewed the April 11, 2023 meeting minutes. Bill Taverner moved to approve the April 11 meeting minutes. Kyle Miller seconded the motion. The motion was unanimously approved

E. Discussion and possible action to approve the following:

EDC Financial Reports and Bill Payments – April 2023

Treasurer McLean presented the Financial Reports to the Board. Kyle Miller moved to approve the EDC Financial Reports and Bill Payments for February 2023 and March 2023. Chuck Walker seconded the motion. The motion was unanimously approved.

F. Discussion and possible Action on award of construction contract for Lorena Gateway Monument project.

Consultant Mundo presented and discussed the sole bid by Platinum Paving LLC of San Antonio for the construction of the Lorena Gateway Monument in the amount of \$61,092.51. Mr. Mundo added that the bid amount was within the budget for the Gateway Monument Project. Mr. Mundo noted that the bid documents were reviewed, references were checked, and that there was no reason present not to award the construction contract to Platinum Paving LLC of San Antonio. The Board reviewed and discussed the bid.

Bill Taverner moved to award the Lorena Gateway Monument construction contract to Platinum Paving LLC of San Antonio in the amount of \$61,092.51. Chuck Walker seconded the motion. The motion unanimously passed.

G. Discussion on Strategic Planning and Downtown Revitalization and possible Action on date(s), scope and expenditure for LEDC Strategic Planning Session(s).

The Board and Consultant Mundo discussed possible strategic planning to occur this summer prior to preparation of the Budget for the upcoming fiscal year. The Board discussed proceeding directly toward Budget preparation in lieu of prior strategic planning. No action was taken.

H. Update and Discussion on Estimate Of Probable Cost by City Engineer for planning, design, and construction of fire flow water line to former school property at intersection of Bordon Street and IH-35 frontage road.

Consultant Mundo and City Manager Kevin Neal updated the Board that the City Engineer, KPA, had provided a quote that the anticipated cost of services to provide an Estimate of Probable Cost for the planning, design, and construction of a fire flow water line to the former school property at the intersection of Bordon St and IH-35 frontage road would be a quote of \$1,200. Consultant Mundo noted that he authorized KPA to proceed with the Estimate since the \$1,200 quote was within the \$2,000 authorized by the EDC Board at the previous meeting. City Manager Neal noted that KPA had begun taking water pressure readings at the existing line where the new water line may connect to the existing system.

Optional Discussion Items (items may be discussed in any order):

I. Development Update in Lorena and Lorena TIRZ #1 East

Regarding 2023 Residential Development: Mr. Mundo and City Manager Neal updated the Board that The Arches Phase 2 Final Plat was approved by P&Z on May 8 and City Council on May 15. In addition, it was noted that the Phase 2 Final Plat of Rosenthal Estates was approved by P&Z on May 8 and by City Council on May 15.

Regarding 2023 Commercial Development: Mr. Mundo and City Manager Neal updated the Board that the Final Plat for the Bright Farms Commercial Greenhouse was approved by P&Z on May 8 and will be approved by City Council likely at the June Council meeting following the completion of a proportional roadway improvement agreement with the City. It was also noted that the Roadster Travel Center had begun clearing and grading construction operations in May.

J. Update on 2023 Texas Legislative Session and monitoring of proposed bills that may negatively impact the Lorena EDC, Lorena TIRZ #1 East and Lorena

Consultant Mundo updated the Board with proposed legislation that may have negative impact to Lorena, the Lorena EDC, and Lorena TIRZ #1 East if passed including proposed legislation affecting the authority of the city to manage development in the ETJ, removing the authority of the city to enforce ordinances in several categories including but not limited to accessory dwelling units, and more.

K. Adjournment

Bill Taverner moved to adjourn the meeting at 7:47 pm. Chuck Walker seconded the motion. The meeting was adjourned at 7:47 pm.

If, during the course of the meeting, discussion of any item on the agenda should be held in a closed meeting, the Board will conduct a closed meeting in accordance with the Texas Open Meetings Act, Government Code, Chapter 551, Subchapters D and E. Before any closed meeting is convened, the presiding officer will publicly identify the section or sections of the Act authorizing the closed meeting. All final votes, actions, or decisions will be taken in open meeting.

***Lorena Economic Development Corporation
Minutes of Called Meeting of the Board of Directors
Monday, May 22, 2023***

Kelly Yarbrough,
Board Chairwoman

Date

Kyle Miller,
Board Secretary

Date