



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

NOTICE OF PUBLIC MEETING AND PUBLIC HEARINGS
LORENA CITY COUNCIL
MONDAY, AUGUST 21, 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/794333069>
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. Members present were Mayor Tommy Ross, Mayor Pro tem Kelly Yarbrough, Jason Blanek, Katrina George, Emily McKenzie and Brad Wetzel.

City Staff present were Monica Hendrix, Kyler Jones, Linda Klump, Kevin Neal, 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.

No visitors spoke and no comments were received.

4. Approval of Minutes:

- a. May 15, 2023
- b. July 17, 2023
- c. August 1, 2023

MOTION: Kelly Yarbrough motioned to approve the May, July and August minutes.

SECOND: Jason Blanek.

FOR: Jason Blanek, Katrina George, Kelly Yarbrough, Emily McKenzie and Brad Wetzel.

AGAINST: None

ABSENT: None

Motion carried 5-0.

5. Committee and Corporation Reports:

a. Lorena Economic Development Corporation

Brad Wetzel reported EDC discussed the billboard contract on IH-35 and chose not to renew the contract. There was also discussion on the renewal contract with Mundo and Associates and the board tabled the contract until the next meeting. Discussed the budget and presented it to the council for approval. They also awarded the Cheese House a rent subsidy grant.

The gateway monument sign is scheduled to start in 30-60 days.

b. Lorena Planning and Zoning Commission

Monica Hendrix reported the P&Z met and re-appointed Don Bagby as the Chairman and appointed Gary Payne as the Co-Chairman of the Commission. They also voted to recommend approval of the Conditional Use Permit that will be heard on the next agenda item. The vote was 4 for 1 against.

6. Public Hearing: Mayor Ross opened the public hearing at 6:42 p.m.

Conduct a public hearing to consider the request of Mubin Maredia, applicant, for approval of a Conditional Use Permit to allow a convenience store with fuel sales to be constructed on property located in the IC District (Interstate Corridor Zoning District) situated on a tract of land being described as Lot 1, Block 1, I35-Old Temple Road Addition, City of Lorena, McLennan County, Texas, and located on the East Interstate 35 frontage road at the intersection of Old Lorena Road and North Old Temple Road.

City Planner Robert LaCroix reviewed the staff report and explained the reason for hearing this again is to allow for a taller sign. There is no provision in the zoning ordinance to allow for a sign variance other than a Conditional Use Permit. After doing the site study for the sign, they discovered the sign needed to be taller. The sign height will be changed from 50 feet in the first CUP up to 80 feet in this CUP. All other conditions will remain as follows:

- (1) *That the development shall adhere to the conceptual Site Plan.*
- (2) *That the front of the building shall generally adhere to the submitted Elevation.*
- (3) *That the overnight parking of semi-tractor trailer trucks on the property be prohibited.*
- (4) *That no outside storage or display shall be allowed on the property with the exception of an ice sales freezer and a propane cage.*
- (5) *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.*
- (6) *That due to the topography and substantial elevation change on the property combined with the adjacency to the interstate highway, one pylon sign only may be allowed on the property not to exceed eighty (80') feet in height and a maximum area of six hundred fifty (650) square feet and is required to meet all other requirements for pylon signs in the (IC) Interstate Corridor District. In the event the use of the property changes from a convenience store with fuel sales to another allowed use, the pylon sign will be required to conform to the current sign regulations or as may be amended.*

Mubin Maredia spoke and explained in the original request, he had not done the site study because they wanted to make sure the use would be allowed. Once the sign study was completed it was discovered the need for the taller sign.

No other citizens spoke and Mayor Ross closed the public hearing at 6:42 p.m.

7. Discussion and possible action on Ordinance 2023-0821-01 amending the Lorena zoning code to grant a conditional use permit(CUP) to allow a convenience store with fuel sales in the IC-Interstate Corridor zoning district.

MOTION: Jason Blanek motioned to adopt Ordinance 2023-0821-01.

SECOND: Emily McKenzie

FOR: Jason Blanek, Katrina George, Kelly Yarbrough, Emily McKenzie and Brad Wetzel.

AGAINST: None

ABSENT: None

Motion carried 5-0.

8. Discussion and possible action on Ordinance 2023-0821-02 approving a negotiated settlement between the Atmos Cities Steering Committee (ACSC) and Atmos Energy Corp., Mid-Tex Division regarding the Company's 2023 Rate Review Mechanism Filing.

Tammie Bowman with Atmos Energy spoke and explained the new rates that were negotiated.

Kelly Yarbrough asked how many commercial businesses were in Lorena? Bowman will get back to us with this information.

MOTION: Katrina George motioned to adopt Ordinance 2023-0821-02.

SECOND: Jason Blanek

FOR: Jason Blanek, Katrina George, Kelly Yarbrough, Emily McKenzie and Brad Wetzel.

AGAINST: None

ABSENT: None

Motion carried 5-0.

9. Public Hearing: Mayor Ross opened the hearing at 7:01 p.m.

Conduct a public hearing on the proposed 2023-2024 Fiscal Year Budget

No citizens were present to speak and the hearing closed at 7:02 p.m.

10. Public Hearing: Mayor Ross opened the hearing at 7:02 p.m.

Conduct a public hearing on the proposed 2023 Tax Rate.

The proposed tax rate is .537289. No citizens were present to speak and the hearing closed at 7:02 p.m.

11. Discussion and possible action approving the Tax Increment Reinvestment Zone (TIRZ) proposed Fiscal Year 2023-2024 Budget.

Jason Mundo presented the TIRZ budget to the council. Mayor Ross had questions about the appraised land values in the TIRZ. Jason Blanek had questions about the proposed sales tax income.

There was lengthy discussion about the TIRZ and how long the TIRZ last. Mayor Ross wanted on the record that he does not agree with the projected numbers in the budget and that he is the Chairman of the TIRZ Board. He also wanted Mundo to know that the budget will be watched closely.

MOTION: Katrina George motioned to approve the TIRZ 2023-2024 fiscal year budget.

SECOND: Kelly Yarbrough

FOR: Jason Blanek, Katrina George, Kelly Yarbrough, Emily McKenzie and Brad Wetzel.

AGAINST: None

ABSENT: None

Motion carried 5-0.

12. Discussion and possible action approving the Lorena Economic Development Corporation(LEDC) proposed Fiscal Year 2023-2024 budget.

Mayor Ross wants on record that he struggles with the LEDC budget. Ross struggles with what

the city pays the consultant. With that being said, Ross called on Jason Mundo to present the proposed LEDC 2023-2024 FY budget. Mundo informed council of the different projects that Mundo and Associates have worked on over the years. Mundo is requesting an increase in salary in the new budget. Mayor Ross and councilman Jason Blanek had numerous questions for Mundo on how many contacts he makes for new businesses and how many businesses he has brought to Lorena in the fifteen years he has been the consultant for Lorena. Mundo explained the increase in the budget for his salary is for the new projects the board has planned for in the next year. Mundo explained there will be more hours involved for these projects. Mayor Ross informed council there will be a future agenda item to discuss the EDC. Mayor Ross also asked how the council could approve the proposed budget when the EDC voted to table the budget for future discussion of the consultant. Linda Klump explained the council could approve the budget as presented but that does not mean they have to spend the amount budgeted for the consultant. Kelly Yarbrough spoke and explained the budget was presented even though it was tabled by EDC so it would not be late for the final city budget as it has been in the past. After further discussion the Mayor called for a motion.

MOTION: Katrina George motioned to approve the LEDC 2023-2024 fiscal year budget.

SECOND: Emily McKenzie

FOR: Jason Blanek, Katrina George, Kelly Yarbrough, Emily McKenzie and Brad Wetzel.

AGAINST: None

ABSENT: None

Motion carried 5-0.

13. Presentation of Summary of Cash and Investments and Budget report as of June 30, 2023.

Linda Klump presented the reports and explained the interest rates on investment is slowly climbing. Klump informed council that TexPool is an intergovernmental pool that cities can put money in and the pool will invest the funds.

Klump also explained the budget activity in the last quarter.

14. Discussion and possible action on the purchase of two pre-owned police vehicles.

Chief Holt explained that last month the council authorized the City Manager and Chief of Police the authority to purchase pre-owned police vehicles not to exceed \$83,000.00. Chief Holt was able to locate two pre-owned police vehicles in Hempstead, Texas. A 2019 Dodge Charger in the amount of \$19,254.59 and a 2017 Chevrolet Tahoe in the amount of \$25,182.23 for a total of \$44,436.82. In addition, and included in the prices given, a 3 year/40,000-mile comprehensive warranty was purchased on both vehicles. The remaining balance of \$38,563.18 will be used for the needed equipment for each vehicle to include but not limited to; radio, in-car camera, radar, lights, and prisoner transport. Linda Klump spoke and explained how the unbudgeted items will come from the Capital Project Fund.

MOTION: Jason Blanek motioned to approve the purchase of the two pre-owned vehicles for the police department for \$44,436.82.

SECOND: Katrina George

FOR: Jason Blanek, Katrina George, Kelly Yarbrough, Emily McKenzie and Brad Wetzel.

AGAINST: None

ABSENT: None

Motion carried 5-0.

15. Discussion and possible action accepting the resignation of appointed P&Z member Eric Strelsky.

Due to other obligations Mr. Strelsky is unable to serve on the P&Z Commission.

MOTION: Jason Blanek motioned to accept the resignation of Eric Strelsky.

SECOND: Emily McKenzie

FOR: Brad Wetzel, Emily McKenzie, Kelly Yarbrough, Katrina George and Jason Blanek.

AGAINST: None

ABSENT: None

Motion carried 5-0.

16. Discussion and possible direction given to the City Manager for securing additional waste

water capacity in the Bullhide treatment plant expansion.

City Manager Kevin Neal explained The City of Waco is expanding the Bullhide waste water treatment plant, and the Council has given previous direction to the City Manager to seek information for cost of securing Lorena up 1/3 of the new capacity. 1/3 of the new capacity is approximately 833,333 GPD (gallons per day) of capacity. Waco has determined that the new capacity will be sold in 100,000 GPD blocks, and each block will have an annual capital cost of \$ 178,254, along with increased costs associated with a higher percentage of overall capacity which will have an effect on the overall percentage of the Bullhide budget that Lorena will need to fund.

The City Manager will have a spreadsheet available at the council meeting that can be manipulated to show any and every cost scenario that the council would like to see run. This will allow no stone to go unturned prior to giving further direction to the City Manager on how much capacity the Council would like to start securing. Council reviewed the different scenarios and discussed briefly the options. Ginger Talbert with KPA Engineering was present and explained the new sewer line in the TIRZ project has the capacity for 6 million gallons per day. There was more discussion about the current capacity at the bullhide plant and the future capacity of the plant. Mayor Ross feels this item needs to be discussed in a workshop.

MOTION: Brad Wetzel motioned to table this discussion to the September 2023 council meeting.

SECOND: Emily McKenzie

FOR: Jason Blanek, Katrina George, Kelly Yarbrough, Emily McKenzie and Brad Wetzel.

AGAINST: None

ABSENT: None

Motion carried 5-0.

17. Discussion and possible action authorizing the Mayor to enter into an agreement with Kasberg, Patrick & Associates, LP for engineering services to add a generator to the City of Lorena's water system in accordance with the McLennan County ARPA subrecipient agreement.

Kevin Neal explained in May of 2023 the City Council approved to be a subrecipient of McLennan County ARPA fund, and to fund a generator for the City's primary water well, and pump station (commonly referred to as well #3). The City of Lorena has received a proposal from KPA engineers with their proposal for the engineering services for this generator project.

MOTION: Jason Blanek motioned to authorize the Mayor to enter into an agreement with Kasberg, Patrick & Associates, LP for engineering services to add a generator to the City of Lorena's water system in accordance with the McLennan County ARPA subrecipient agreement.

SECOND: Katrina George

FOR: Brad Wetzel, Emily McKenzie, Kelly Yarbrough, Katrina George and Jason Blanek.

AGAINST: None

ABSENT: None

Motion carried 5-0.

18. Discussion and possible action authorizing the Waco – McLennan County Health District to paint sidewalk art at McBrayer Park.

In July of 2023 the City of Lorena was contacted by the Waco – McLennan County Health District about painting the sidewalk at McBrayer Park. The Health District has received a grant for the funding of this project, and there will be no matching funds needed from the City.

MOTION: Katrina George motioned to authorize the Waco-McLennan County Health District to paint sidewalk art at McBrayer Park.

19. Police Department Activity Report.

Chief Holt informed council of a new school resource officer has been hired. Samantha Bull is coming from the Waco Police Department. She will be the third SRO for Lorena ISD. Holt explained there will still be the need for one more SRO and the city will need to negotiate with the Lorena ISD.

20. City Manager Report.

1. Movie night in McBrayer Park hosted by Journey Lorena
August 28th 8:00 P.M. till 10:00 P.M.

Neal reported movie night August 28th at the park.

2. Lorena ISD Homecoming Parade September 6th P.M.

Homecoming parade will be September 6th at 6:00 p.m.

3. Bright Farms update.

Piers and padwork are moving along. Big Creek construction will be providing the concrete for the project. Big Creek has agreed to chip seal N. Old Temple Road for the use of the road to the construction site at no cost to the city for use of the road.

4. Street project update.

Second pour of asphalt in 2-3 weeks. The north end of Borden will be difficult due to the multiple utilities in the ground in that area.

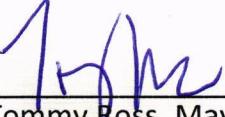
21. Future Agenda Items.

The discussion of more sewer capacity and the future of the Lorena EDC.

22. Adjourn

Due to no further business the meeting adjourned at 9:05 p.m.

These minutes were approved this 18th day of September 2023.



Tommy Ross, Mayor

Attest:



Monica Hendrix-City Secretary

