

**ADDENDUM TO AGENDA  
OF  
LORENA CITY COUNCIL  
MONDAY, OCTOBER 16, 2023, 6:30 P.M.  
LORENA CITY HALL  
107-A S. FRONTAGE ROAD, LORENA TEXAS**

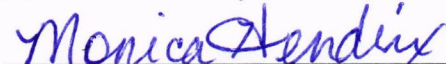
THE PUBLIC WILL BE ABLE TO JOIN THE MEETING BY VIDEOCONFERENCING  
AT THE FOLLOWING LINK <https://meet.goto.com/459379917>  
The City Council Meeting will be opened to the public.

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](mailto:mhendrix@lorenatx.gov)

The following item is hereby added to the previously posted agenda for the Regular City Council Meeting on  
Monday, October 16, 2023:

**12. Discussion and possible action on transferring the balance of the Sanitation  
Equipment Reserve (\$161,722.57) to the Utility Capital Project Fund.**

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 10:00  
a.m. on October 12, 2023.

  
\_\_\_\_\_  
Monica Hendrix-City Secretary

**NOTICE OF PUBLIC MEETING  
LORENA CITY COUNCIL  
MONDAY, OCTOBER 16, 2023, 6:30 P.M.  
LORENA CITY HALL  
107-A S. FRONTAGE ROAD, LORENA TEXAS**

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**AGENDA-(AMENDED)**

- 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. September 18, 2023**
- 5. Committee and Corporation Reports:**
  - a. Lorena Economic Development Corporation**
  - b. Lorena Planning and Zoning Commission**
- 6. Discussion and possible action on Resolution 2023-1016-01 by the governing body of the City of Lorena approving the renovation and construcion of an addition to its appraisal office and to finance the renovation and construction of an addition to its McLennan County appraisal office.**
- 7. Discussion and recognition of new employee, School Resource Officer, Hannah Perry.**
- 8. Discussion and possible action on the approval of the purchase and funding for a used 2019 for a 4<sup>th</sup> School Resource Officer.**
- 9. Discussion and possible action on transfer of 90% of the end of year General Fund, Utility Fund, and Sanitation Fund Budgetary Net Revenue over Expenditures.**
- 10. Presentation of the Summary of Cash and Investments and budget reports for 9/30/2023.**
- 11. Discussion and possible action on approving purchase order # KCS248COV for an amount of \$52,032.00 for a 2024 Chevy 3500.**
- 12. Discussion and possible action on transferring the balance of the Sanitation Equipment Reserve (\$161,722.57) to the Utility Capital Project Fund.**
- 13. Police Department Activity Report.**
- 14. City Manager Report.**
  - 1. Donation policy update.**
  - 2. Street project update.**
- 15. Future Agenda Items.**
- 16. Adjourn**

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 10:00 a.m. on October 12, 2023.



Monica Hendrix-City Secretary

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.

*Attendance by Other Elected or Appointed Officials – NOTICE OF POSSIBLE QUORUM: It is anticipated that members of City Council or other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.*

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.

#### 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.



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OF  
LORENA CITY COUNCIL  
MONDAY, OCTOBER 16, 2023, 6:30 P.M.  
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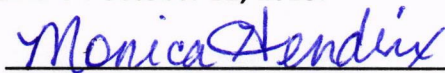
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a.m. on October 12, 2023.



**Monica Hendrix-City Secretary**

**NOTICE OF PUBLIC MEETING AND PUBLIC HEARINGS  
LORENA CITY COUNCIL  
MONDAY, SEPTEMBER 18, 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 VIDEOCONFERENCING  
AT THE FOLLOWING LINK <https://meet.goto.com/426485765>  
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](mailto:mhendrix@lorenatx.gov)

**MINUTES**

**1. Call to Order/Roll Call.**

Mayor Ross called the meeting to order at 6:32 p.m. Council members present were Mayor Tommy Ross, Jason Blaneck, Katrina George, Emily McKenzie and Brad Wetzel. Kelly Yarbrough was absent.

City Staff present were Monica Hendrix, Scott Holt, Kyler Jones, Linda Klump, Kevin Neal and Peter Rivas.

**2. Pledge of Allegiance**

**Mayor Ross led the 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.*

City Secretary Monica Hendrix read an email to the council from local citizen Kim Sloan over concerns with the road construction and holding area of dirt and equipment across the street from her home at 726 Williams Road.

**4. Approval of Minutes:**

**a. August 21, 2023**

**b. August 28, 2023**

MOTION: Katrina George moved to approve the August 21<sup>st</sup> and August 28<sup>th</sup> council meeting minutes.

SECOND: Emily McKenzie

FOR: Blaneck, George, McKenzie and Wetzel

AGAINST: None

ABSENT: Yarbrough

Motion carried 4-0

**5. Committee and Corporation Reports:**

**a. Lorena Economic Development Corporation**

Brad Wetzel reported meeting and Mayor Tommy Ross was present to discuss with the corporation calling an election in May for the purpose of re-allocating a portion of EDC sales tax to provide revenue for maintenance and repair of municipal streets. They also discussed the EDC Consultants contract but stressed they did not go into executive session but contacted the EDC attorney for the discussion. They tabled reviewing applications for the vacant board seats. There are three vacancies at this time.

**b. Lorena Planning and Zoning Commission**

No meeting.

**6. Discussion and possible action on Ordinance 2023-0918-01 approving the updated terms of the Atmos Engery Corporation Franchise Agreement with the City of Lorena.**

Tammie Bowman with Atmos Energy was present and explained the terms of the agreement. Bowman explained the agreement is very similar to the previous agreement and the franchise fee is 5% as before. This franchise agreement is good through 2048.

MOTION: Brad Wetzel

SECOND: Jason Blaneck

FOR: Blaneck, George, McKenzie and Wetzel

AGAINST: none

ABSENT: Yarbrough

Motion carried 4-0

**7. Discussion and recognition of new employee, School Resource Officer, Samantha "Sami" Bull.**

Chief Scott Holt introduced Samantha Bull to the council and gave a little background on her. City Secretary Monica Hendrix gave the Oath of Office to Officer Bull.

**8. 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 fourth School Resource Officer.**

Chief Scott Holt informed council the Lorena Independent School District has agreed to fund a fourth School Resource Officer for an amount not to exceed \$100,000.00. Holt explained if the cost exceeds the \$100,000.00 and he will spend the money from the forfeiture funds. Holt also explained he already has the position filled and they will start on September 25<sup>th</sup>.

MOTION: Katrina George moved to authorize the Chief of Police and City Manager to enter into a contract for a fourth SRO.

SECOND: Brad Wetzel

FOR: Blaneck, George, McKenzie and Wetzel

AGAINST: None

ABSENT: Yarbrough

Motion carried 4-0

**9. Discussion and possible action on authorizing the City's Investment Officers to research and establish business accounts with Ebay and PayPal for the Police Department to purchase used equipment and establish a separate limited account with our depository bank as a funding source for the PayPal account.**

Linda Klump explained this account will only be tied to one Extraco account. This account will be used to buy used police equipment. The expenditures cannot exceed \$7500.00. At this time the account will only be used for the Police Department.

MOTION: Jason Blaneck

SECOND: Katrina George

FOR: Blaneck, George, McKenzie and Wetzel

AGAINST: none

ABSENT: Yarbrough

Motion carried 4-0

**10. Discussion and possible action accepting a donation to the Lorena Police Department from Quality Air Care for support of the K-9 department.**

Kevin Neal explained donations have to be accepted by council approval due to Lorena having no donation policy. Moving forward Neal will put together a donation policy for council approval.

MOTION: Jason Blane motion to accept the donation from Quality Air Care.

SECOND: Brad Wetzel

FOR: Blane, George, McKenzie and Wetzel

AGAINST: none

ABSENT: Yarbrough

Motion carried 4-0

**11. Proclamation for World Teachers' Day.**

Mayor Ross explained the purpose of the proclamation and says that October 5, 2023 is World Teachers' Day. Ross encouraged council to thank the teachers.

**12. Discussion and possible action on Ordinance 2023-0918-02 adjusting minimum and volumetric water and sewer rates to become effective with the October 2023 billing cycle.**

MOTION: Brad Wetzel motion to approve Ordinance 2023-0918-02.

SECOND: Jason Blane

FOR: Blane, George, McKenzie and Wetzel

AGAINST: none

ABSENT: Yarbrough

Motion carried 4-0

**13. Discussion and possible action on Ordinance 2023-0918-03 adjusting the sanitation rates in support of the adopted 2023-2024 fiscal year budget.**

Neal explained the increase is based on the Frontier Franchise contract.

MOTION: Katrina George moved to adopt Ordinance 2023-0918-03 adjusting the sanitation rates in support of the adopted 2023-2024 fiscal year budget.

SECOND: Emily McKenzie

FOR: Blane, George, McKenzie and Wetzel

AGAINST: None

ABSENT: Yarbrough

Motion carried 4-0

**14. Discussion and possible action on Ordinance 2023-0918-04 imposing a moratorium on the connection of property outside the city limits of Lorena Texas, which is also outside the city's certificated area to the City of Lorena's Water Supply System.**

Neal explained the purpose of the ordinance is to protect the water in our CCN.

MOTION: Emily McKenzie moved to approve Ordinance 2023-0918-04 imposing a moratorium on the connection of property outside the city limits of Lorena Texas, which is also outside the city's certificated area to the City of Lorena's Water Supply System.

SECOND: Jason Blane

FOR: Blane, George, McKenzie and Wetzel

AGAINST: none

ABSENT: Yarbrough

Motion carried 4-0

**15. Discussion and possible action calling an election in May 2024 for the purpose of re-allocating a portion of EDC sales tax to provide revenue for maintenance and repair of municipal streets.**

Mayor Ross spoke and says he is the one that suggested this re-allocation. Ross feels the money would be better spent for the maintenance of repair of our streets. Brad Wetzel spoke and suggested tabling the item in order to research other options for the allocations. Wetzel stressed he is not against reallocating the funds but feels there may be other ways to do this. Emily McKenzie spoke and feels this change will help the city budget and also agrees that the streets need to be maintained. FIRST MOTION: Jason BlaneK motioned to call for the election in May 2024 to reallocate those funds.

SECOND: Katrina George

AMENDED MOTION: There was further discussion on the topic and Jason BlaneK motioned to amend his motion to allocate .375% of the .5% EDC sales tax for street maintenance and to call for an election in May 2024 for this purpose.

SECOND: Emily McKenzie

FOR: BlaneK, George, McKenzie and Wetzel

AGAINST: None

ABSENT: Kelly Yarbrough

Motion carried 4-0

The vote on the first motion was as follows:

FOR: BlaneK, George and McKenzie

AGAINST: Brad Wetzel

ABSENT: Kelly Yarbrough

Motion carried 3-1.

**16. Discussion and possible direction given to the City Manager for securing additional waste water capacity in the Bullhide treatment plant expansion.**

Kevin Neal reviewed the options and cost for the additional capacity. There was lengthy discussion on the future needs and growth and what option would be best for the future growth.

MOTION: Jason BlaneK motioned to authorize the City Manager to secure 300,000 gallons additional waste water capacity in the Bullhide treatment plant expansion.

SECOND: Katrina George

FOR: BlaneK, George, McKenzie and Wetzel

AGAINST: none

ABSENT: Yarbrough

Motion carried 4-0

**17. Police Department Activity Report.**

Mayor says everyone is excited about the new SRO's and thanked Chief Holt and Kevin Neal for their work on that. There were 374 calls by type, 4 arrest and 337 citations issued in August 2022.

Chief Holt explained the assisting of other agencies. Lorena PD responds to high priority calls outside the city limits when other agencies may not be available. The may also get called to assist as backup with neighboring cities.

**18. City Manager Report.**

**1. City Manager's Training September 21-22**

Kevin Neal informed council he will be out of the office on September 21<sup>st</sup> and 22<sup>nd</sup> to attend training.

**2. Street project update.**

Rain has caused delays on the paving and they should start on Wednesday. They are hoping to wrap up the second phase of paving this week. The second change order has been submitted for drainage at Williams Road and Houston. Waiting on Atmos to move the gas line to complete the intersection at Williams and Houston.



**19. Future Agenda Items.**

**20. Adjourn**

Due to no further business the meeting adjourned at 9:00 p.m.

These minutes were approved this 16<sup>th</sup> day of October 2023.

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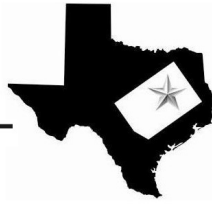
Tommy Ross, Mayor

Attest:

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Monica Hendrix, City Secretary

# McLENNAN CENTRAL APPRAISAL DISTRICT



Dear Governing Body,

The McLennan Central Appraisal District (MCAD) must provide easy access for taxpayers and certify the appraisal roll timely so that taxing units may prepare budgets and set tax rates. Due to the current layout of the MCAD office and because the deadline for certification is statutorily prescribed MCAD has limited options related to taxpayer flow and the timeline to complete the work. The only recourse is to increase the physical resources dedicated to these efforts. **The facilities at 315 S. 26<sup>th</sup> Street are not currently sufficient for MCAD to meet the needs of both taxpayer flow and statutory deadlines for certification.**

The current facility MCAD is located in was originally built as a call center for a student loan company. As such, there was minimal space dedicated to waiting areas, counters for assisting customers, and a minimal parking lot with an inadequate traffic flow pattern. The lack of customer service space only allows MCAD to have one window for assisting taxpayers which leads to longer wait times that can be frustrating for taxpayers. During the summer months when hearings are occurring, the current small waiting area with 16 seats is insufficient for the amount of taxpayers waiting for a hearing. The parking lot lacks a flow pattern around the building causing visitors to make u-turns in the rows or drive through the grass at the back causing damage to the sprinkler system. There is also an inadequate amount of parking spots for staff, ARB members, and taxpayers.

For MCAD to certify the appraisal roll, the Appraisal Review Board (ARB) must first resolve 95% of protests filed and approve the records. Since 2009 the number of protests filed has increased from 7,643 to 19,702 in 2023 and the number of hearings held has increased from 1961 to 6005. To address the increased protest demand, MCAD has increased the number of panel rooms over the years from three in 2009 to five in 2023. This was accomplished by reducing cubicle sizes to allow for more cubicles and moving staff from existing offices into the newly created cubicles. There are no more spaces available to hold ARB hearings.

Because the need for ease of access and certification is time-sensitive, **MCAD urgently needs a long-term reliable solution to address the lack of space** so that we can continue to provide quality service to the taxing jurisdictions and the taxpayers of McLennan County. The District explored several options to meet the growing need for additional space including expanding the current building, building on the lot the district owns behind its current facility, or purchasing an existing larger facility. New construction is a more expensive option and the time required for new construction would delay operational use for the 2024 and 2025 protest seasons. **The District determined the best option for MCAD is to expand its current building by adding an addition that would create a new customer entrance with a counter to assist multiple taxpayers simultaneously and an adequate waiting area. Moving**

315 S. 26<sup>th</sup> Street ● Waco, Texas 76710 ● (254) 752-9864  
[www.mclennanad.org](http://www.mclennanad.org)

customer service to the new addition would allow for the construction of two additional panel rooms to allow for more hearings to be scheduled per day to meet the statutory deadlines of certification.

**The District will not request any additional funds from the taxing units for this addition and remodel.** The District holds sufficient funds in reserves to pay off the existing loan on the building. The District will obtain financing for the addition and remodel that will not increase from what the current loan payment is currently.

The Texas Property Tax Code Section 6.051 requires the acquisition or conveyance of real property by the appraisal district or the construction or renovation of a building to be approved by the governing bodies of three-fourths of the taxing units entitled to vote on the appointment of board members. Please find enclosed a copy of the resolution from the McLennan Central Appraisal District for the construction and renovation of the current building and a summary of the alternatives considered by the District. **The District needs a resolution from your governing body approving the renovation. A sample resolution and sample agenda item language have been included for your convenience.** A non-response is counted as voting no.

Please feel free to contact me if you have any questions or need additional information. My contact information is 254-755-6567 or by e-mail at [jbobbitt@mcleannacad.org](mailto:jbobbitt@mcleannacad.org).

Sincerely,

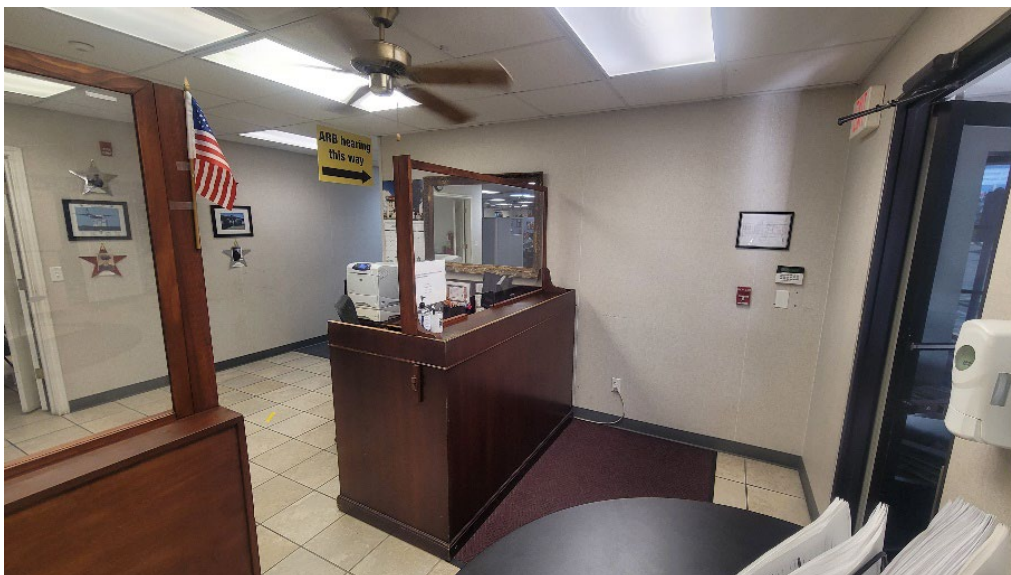
Joe Don Bobbitt  
Chief Appraiser  
McLennan Central Appraisal District

## Current Facilities



### Waiting Area

Small waiting area with limited seating. Single doorways.



### Reception

One window availability. Confined space.





### Hall

Elongated walkway to Appraisal Review Board waiting area and five hearing rooms on the right.

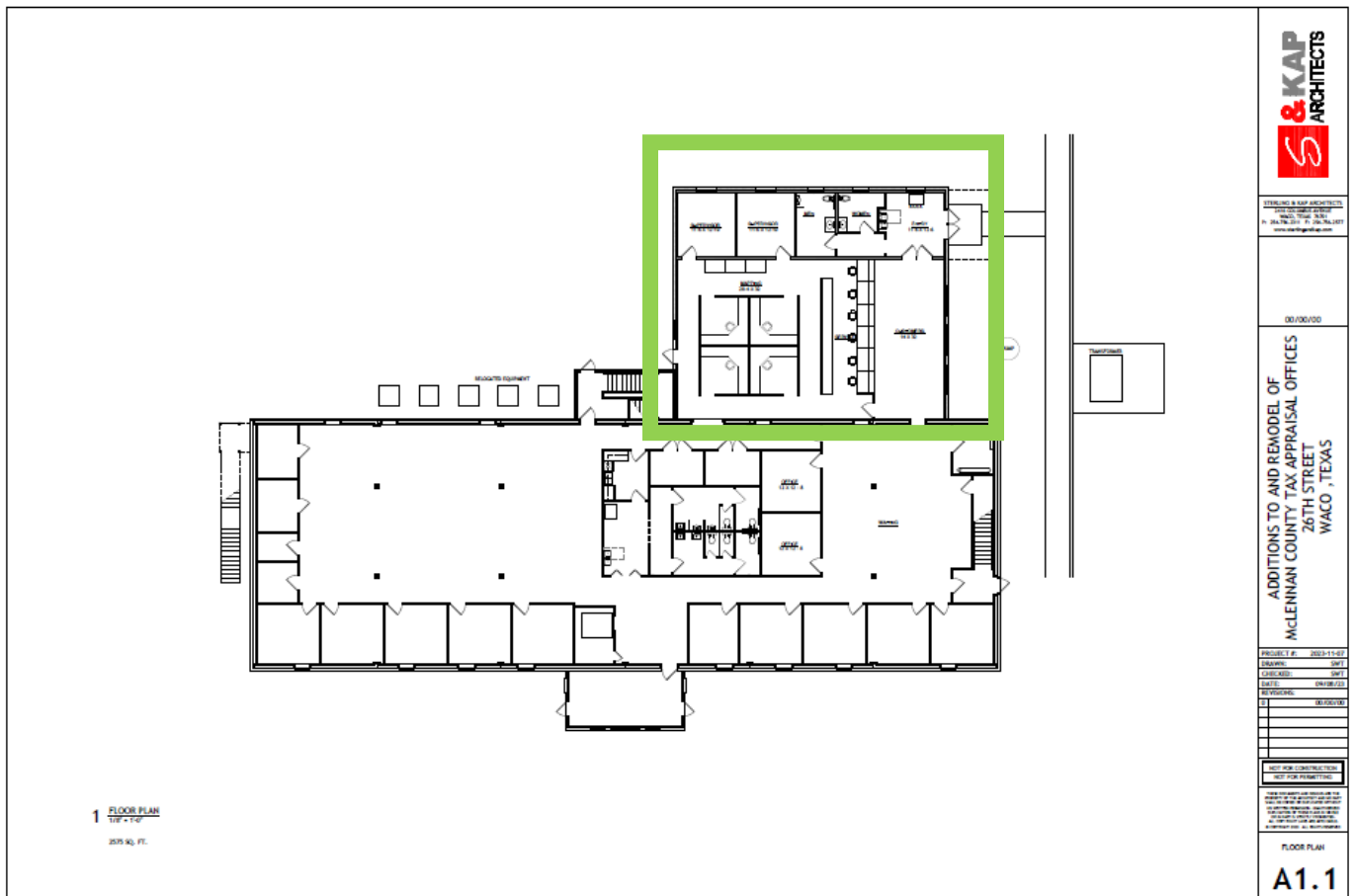


### ARB Waiting Area

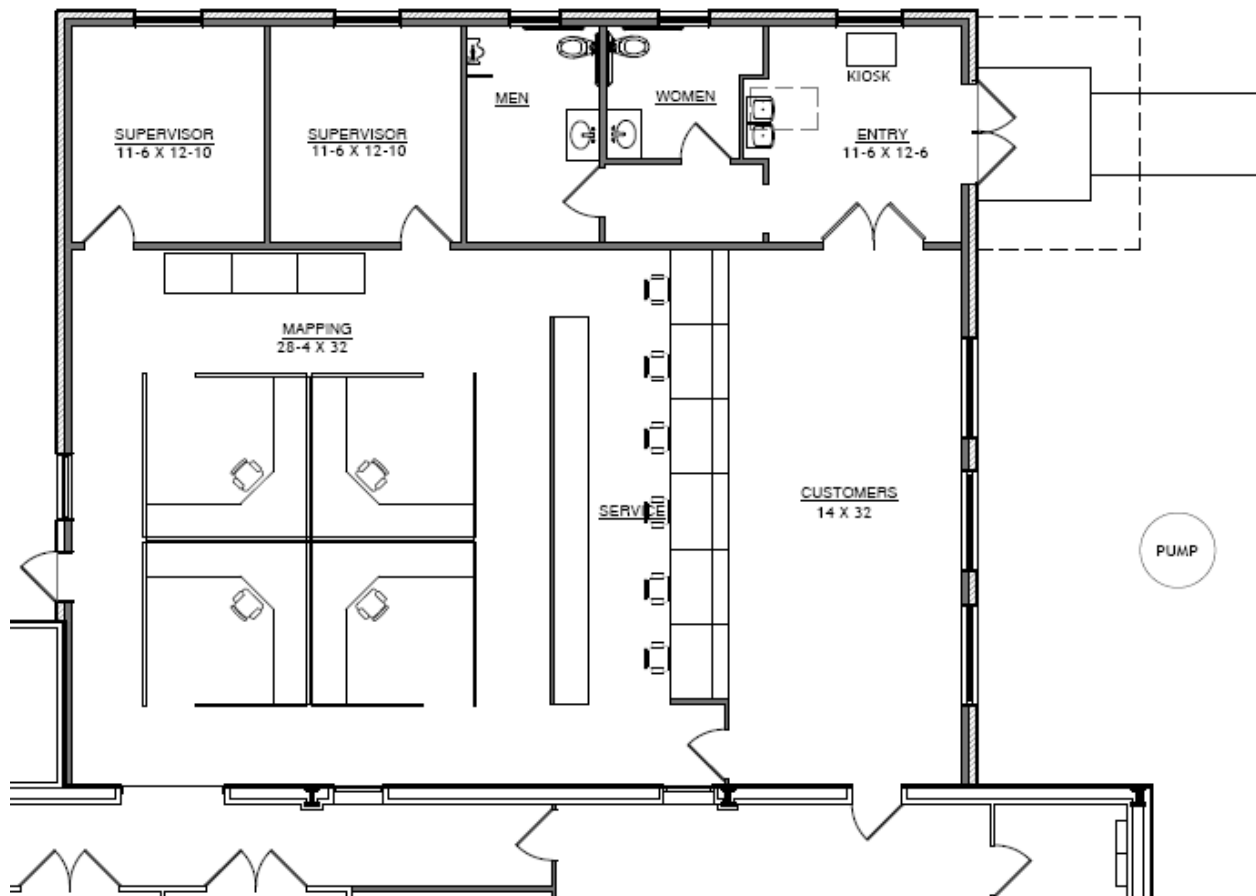
Secondary waiting area for ARB hearings at end of hallway.

# Recommendations

1. Addition to the current building to create a proper entry and customer service counter. This space would be occupied by the customer service and records departments. The space currently occupied by the records department would remodeled to add two ARB hearing rooms and a larger ARB waiting area.



## Addition



2. Addition to the parking lot to create an adequate flow of traffic.



Estimated Total Costs:

Approx. 2500 sf building addition @ \$400/sf = \$1,000,000

Approx. 25,000 sf Parking lot addition @ \$10/sf = \$250,000

Remodel of existing building = \$250,000 - \$750,000

Estimated Total cost = \$1,500,000 - \$2,000,000



## Alternatives

1. Construct a new MCAD office on the vacant land behind the existing building that MCAD already owns. The new building would be designed with customer flow in mind with a larger waiting area and easy access to the ARB area. This would also provide a customer parking lot completely in front of the building.



### Estimated Total Costs:

Approx. 15000 sf building @ \$250/sf = \$3,750,000

Approx. 75,000 sf Parking lot addition @ \$10/sf = \$750,000

Approx cost for FFE = \$200,000













Approx cost to demo existing building = \$150,000

Estimated Total cost = \$4,600,000

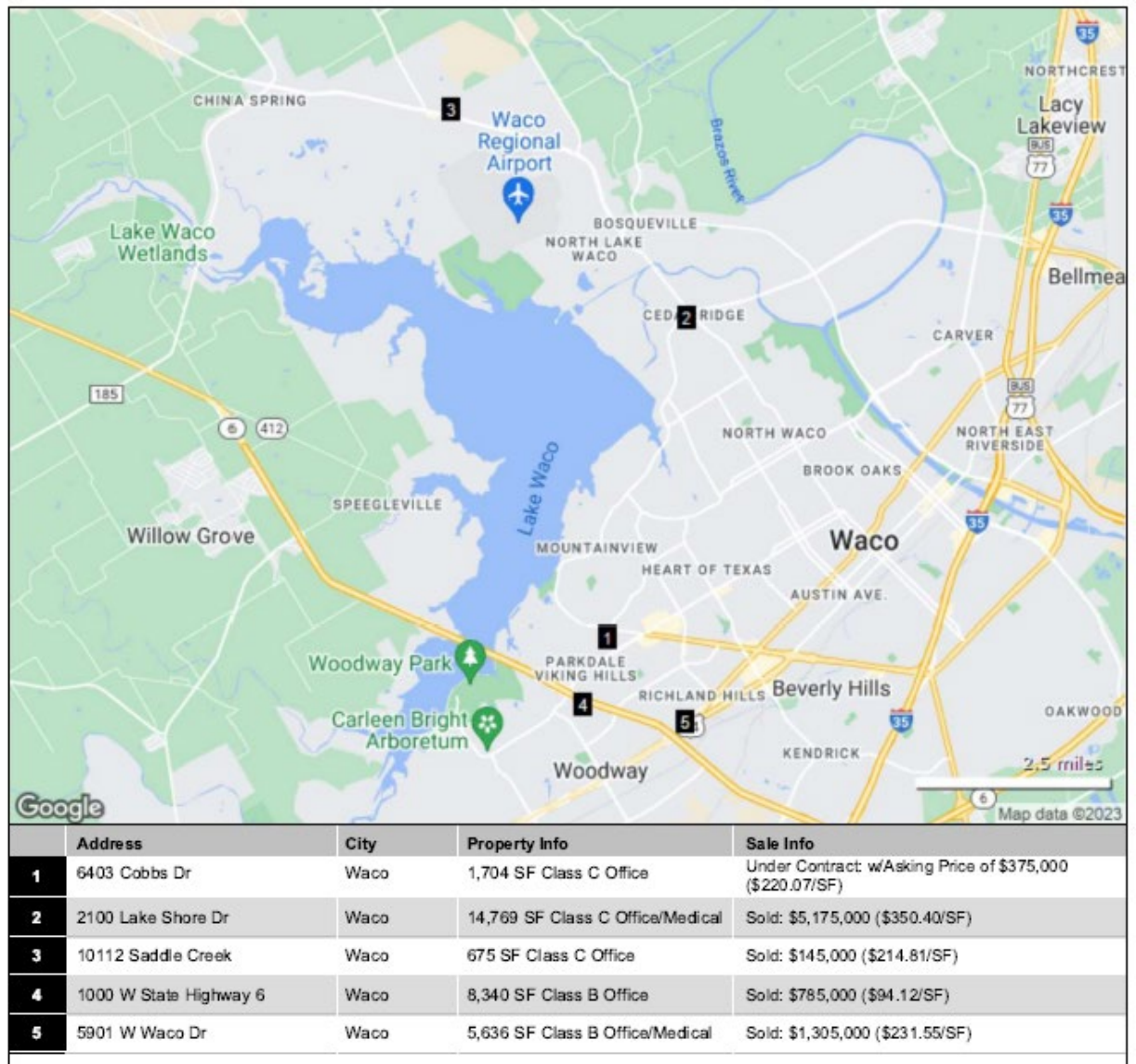
- Purchase and remodel an existing building and sell the current facility.

Current Listings:

## For Sale Map & List Report

Property Name - Address	Property				Sale			
	Type	Yr Built	Size	Vacancy	Price	Price/Area	Cap Rate	Days on Market
 3420 W Waco Dr Waco, TX 76710	Office ★★★★★	1955	17,126 SF	-	Price Not Disclosed	-	-	59
 4547 Lake Shore Dr Waco, TX 76710	Office ★★★★★	1986	15,570 SF	-	Price Not Disclosed	-	-	687
 117 Burnett Ct Waco, TX 76712	Office ★★★★★	2022	9,999 SF	0%	Price Not Disclosed	-	-	263
 2124 N 25th St Waco, TX 76708	Medical ★★★★★	1980	7,545 SF	-	\$599,900	\$80/SF	-	59
 611 Spring Valley Rd Hewitt, TX 76643	Office ★★★★★	1986	6,504 SF	0%	\$510,000	\$78/SF	-	70
 1330 N Valley Mills Dr Waco, TX 76710	Office ★★★★★	2006	6,000 SF	0%	\$1,350,000	\$225/SF	-	23
 2925 & 2929 N. 18th... 2 Properties Portfolio	Office	-	5,680 SF	0%	\$800,000	\$141/SF	-	106
 Richland Mall 5901 W Waco Dr Waco, TX 76710	Medical ★★★★★	1998	5,636 SF	0%	\$8,072,014	\$1,432/SF	7.1%	144
 504 Austin Ave Waco, TX 76701	Office ★★★★★	1930	4,020 SF	100%	\$549,000	\$137/SF	-	60
 Bldg 100 6400 Cobbs Dr Waco, TX 76710	Medical ★★★★★	1977	2,258 SF	0%	Price Not Disclosed	-	-	134
 1925 N 25th St Waco, TX 76707	Medical ★★★★★	1955	2,158 SF	100%	\$188,550	\$87/SF	-	109
 Edward Jones 6403 Cobbs Dr Waco, TX 76710	Office ★★★★★	1961	1,704 SF	0%	\$375,000 Under Contract	\$220/SF	-	123

## Recent Sales:



### Estimated Total Costs:

Approx. purchase price of 15000 sf building @ \$300/sf = \$4,500,000

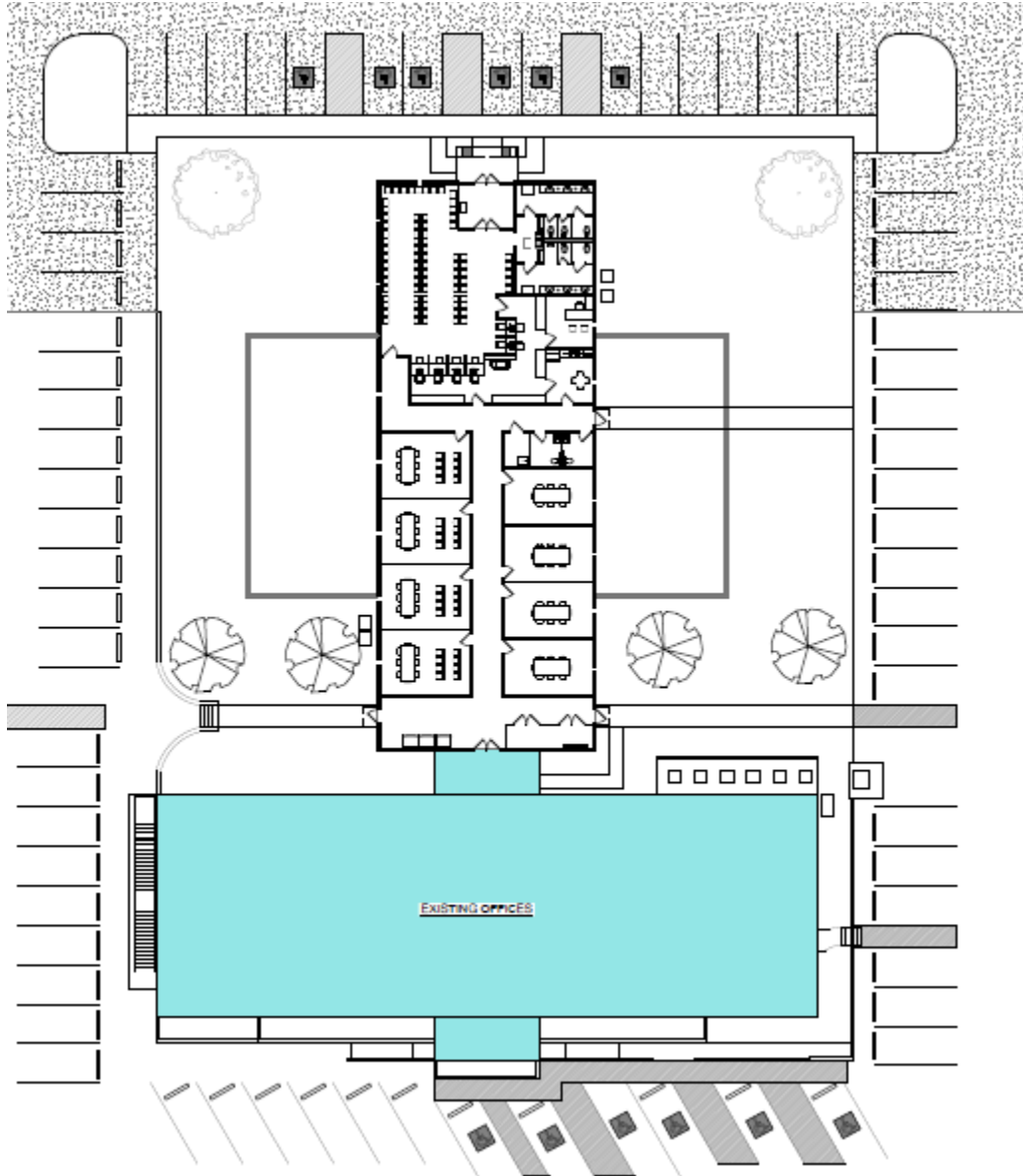
Approx. cost for remodel / improvements: \$750,000

Approx cost for FFE = \$200,000

Approx sale price of existing building = \$3,000,000

Estimated Total cost = \$2,450,000

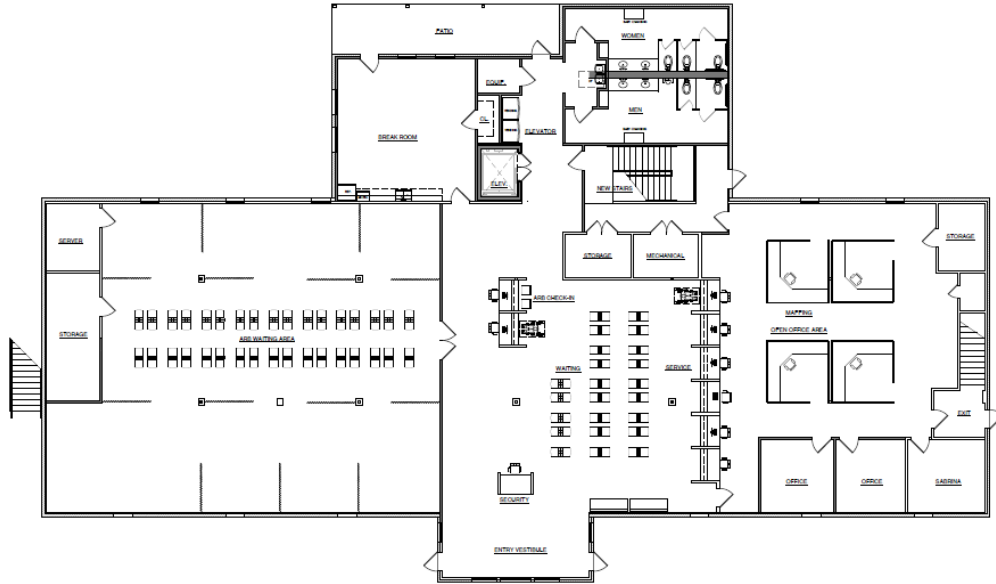
3. 6000 sf addition to the rear of the existing building. The addition would move the main entrance of the building to the back of the property. Customer service and ARB hearing rooms would be in this wing. No remodel to the existing building.



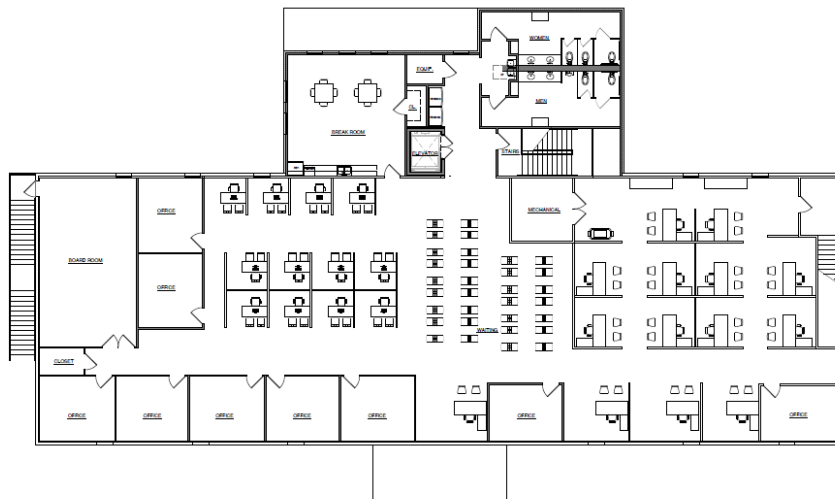
Estimated Total Cost: \$2,000,000



4. Complete remodeling of the existing building and a two-story addition to the rear of the building. This would create a central waiting area on the first floor by moving restrooms and elevator. The upstairs would be remodeled to accommodate all valuation departments and administration.



1 FIRST FLOOR PLAN  
1/8" = 1'-0"



1 SECOND FLOOR PLAN  
1/8" = 1'-0"

Estimated Total Cost: \$3,000,000

## **RESOLUTION NO. 2023-1016-01**

### **RESOLUTION BY THE GOVERNING BODY OF THE CITY OF LORENA (TAXING UNIT) APPROVING THE RENOVATION AND CONSTRUCTION OF AN ADDITION TO ITS APPRAISAL OFFICE AND TO FINANCE THE RENOVATION AND CONSTRUCTION OF AN ADDITION TO ITS APPRAISAL OFFICE**

WHEREAS, pursuant to Chapter 6 of the Texas Property Tax Code, City of Lorena (list name of governmental unit) (the Governmental Unit) appoints a member or members to the Board of Directors of the McLennan Central Appraisal District ("MCAD"); and

WHEREAS, pursuant to Section 6.051 of the Texas Property Tax Code, MCAD has the legal right to purchase or lease real property and to construct or renovate improvements as necessary to establish and operate the MCAD appraisal office; and

WHEREAS, the Governmental Unit has received Resolution 2023-8, adopted by the MCAD Board of Directors recommending the renovation and construction of an addition to its appraisal office located at 315 South 26<sup>th</sup> Street, Waco, Texas (the Project") as well as alternatives for a MCAD office that were considered prior to making such decision; and

WHEREAS, the Governmental Unit has also been presented with information regarding the financing alternatives regarding the renovation and construction of the Project;

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE GOVERNMENTAL UNIT THAT:

1. The above recitals are true and correct.
2. This Governmental Unit hereby approves the renovation and construction of the Project at a maximum total price not to exceed \$ 2,000,000.
3. This Governmental Unit further approves the financing arrangement for the renovation and construction of the Project either by note and deed of trust or by a lease structure, with the final terms of the financing arrangement to be subject to the approval of MCAD; provided, however, that the liability in regard to such financing shall in all respects be solely that of McLennan Central Appraisal District and not that of the Voting Taxing Units.

That it is officially found and determined that this meeting was open to the public as required by law, and that notice of the time, place and subject matter of this meeting has been posted in the manner required by law.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

GOVERNMENTAL UNIT

By: \_\_\_\_\_  
Tommy Ross, Mayor

ATTEST:

By: \_\_\_\_\_  
Monica Hendrix, City Secretary

## RESOLUTION NO. 2023-8

### **RESOLUTION BY THE BOARD OF DIRECTORS OF THE McLENNAN CENTRAL APPRAISAL DISTRICT REQUESTING AUTHORIZATION TO RENOVATE AND CONSTRUCT AN ADDITION TO ITS APPRAISAL OFFICE AND TO FINANCE THE RENOVATION AND CONSTRUCTION OF AN ADDITION TO ITS APPRAISAL OFFICE**

WHEREAS, the McLennan Central Appraisal District ("MCAD") is an appraisal district and political subdivision of the State of Texas operating pursuant to Chapter 6 of the *Texas Tax Code*; and

WHEREAS, Section 6.051 of the *Texas Tax Code* authorizes the MCAD to construct or renovate a building as necessary to establish and operate an appraisal office; and

WHEREAS, the Board of Directors of MCAD has determined that its office located at 315 South 26<sup>th</sup> Street, Waco, Texas is not adequate for its staff to perform their functions to appraise property and to serve the public as required under the Texas Property Tax Code; and,

WHEREAS, based on the study of its office facilities, the Board of Directors is considering improving its office by renovating and constructing an addition to it that will benefit both the staff of the appraisal district and the public that it serves for a cost not to exceed \$2,000,000; and,

WHEREAS, the Texas Property Tax Code requires the approval of three-fourths of the voting Taxing Units that fund MCAD to approve the renovation and construction of an addition to its office; and,

WHEREAS, the Board of Directors determined that it would be in the public interest to renovate and construct an addition to its office and at this time seeks the authorization from the Voting Taxing Units to renovate and construction an addition to its office and to approve the financing of the renovation and construction for an amount not to \$2,000,000,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE McLENNAN CENTRAL APPRAISAL DISTRICT THAT:

1. The above recitals are true and correct.
2. The Board of Directors of McLennan Central Appraisal District requests the approval and authorization of the Voting Taxing Units to:
  - a. Renovate and construct an addition to its office located at 315 South 26<sup>th</sup> Street, Waco, Texas for an amount not to exceed \$2,000,000.
  - b. Finance the costs of renovating and constructing an addition to its office for an amount not to exceed \$2,000,000, such financing to be by a note and deed of trust or



by a lease structure, with the final terms of the financing arrangement to be subject to the approval of Board of Directors; provided, however, that the liability in regard to such financing shall in all respects be solely that of McLennan Central Appraisal District and not that of the Voting Taxing Units.

That it is officially found and determined that this meeting was open to the public as required by law, and that notice of the time, place and subject matter of this meeting has been posted in the manner required by law.

PASSED AND APPROVED this 5th day of October, 2023.

McLENNAN CENTRAL APPRAISAL DISTRICT

By:   
Ben Perry, Chairman

ATTEST:

By:   
Jim Holmes, Secretary

**SUBJECT:** Discussion and recognition of new employee, School Resource Officer, Hanna Perry

**BACKGROUND:** Today it is with great honor that I am able to introduce our fourth SRO, Hannah Perry. Hannah grew up in the area attending Lorena ISD from 2<sup>nd</sup> to 7<sup>th</sup> grade and graduating from Midway High School. Hannah graduated from the McLennan Community College Law Enforcement Academy in 2019 and worked at Robinson PD for 3 years. Hannah left Robinson to become an SRO with WISD PD where she served before coming to Lorena.

Hannah is married to Ryon, who is a deputy with the Bosque County Sheriff's Office, and together they have two children.

After completing the field training program, Hannah will be assigned to the Elementary campus and report to Sgt. Rivas.

**RECOMMENDATION:**

**Subject:**

Discussion and possible action on the approval of purchase and funding for a used 2019 Tahoe for a 4<sup>th</sup> SRO.

**Background Information:**

The City's 2024 budget included \$83,000 in the General Capital Project Fund for the purchase and equipping of one patrol vehicle. The City, at the request of LISD, added a 3<sup>rd</sup> SRO raising the Police Department's immediate need of one vehicle to two. Our Police Chief presented to the City Council in July a proposal to utilize the planned expenditure of \$83,000 on two used vehicles to be funded as soon as possible (in FY 2023). That request was approved by the City Council. With the school's mandated need of a 4<sup>th</sup> SRO, the Police Department is in immediate need of an additional (used) vehicle.

**Current Findings:**

Of the \$83,000 (FY 24) planned expenditure on police vehicles, the Police Department has used \$55,948.62 (2017 Tahoe, \$28,742.23 and 2019 Charger, \$23,379.59. Final cost of those two vehicles with equipment is estimated at \$73,000 leaving \$10,000 remaining balance of the \$83,000 budgeted. LISD has committed to a \$100,000 reimbursement of the cost of the 4<sup>th</sup> SRO. The Police Department estimates potentially \$10,000 remaining from the \$100,000 commitment after salary, benefits, and personal equipment. The Police Department anticipates utilizing forfeiture funds to complete funding of the vehicle for the 4<sup>th</sup> SRO. Due to the urgent need of hiring and equipping the 4<sup>th</sup> SRO, a used 2019 Tahoe was purchased for \$30,000 to fulfill the City's commitment to support the LISD with SRO services. Total estimate for the 4<sup>th</sup> SRO vehicle is \$37,000

**Recommendation:**

Staff recommends approval of the purchase of the used 2019 Tahoe for the 4<sup>th</sup> SRO to be funded with the estimated remaining funds from budgeted vehicle purchases (\$10,000), estimated remaining funds from the LISD commitment (\$10,000), and estimated forfeiture funds (\$17,000).

**SUBJECT:** Discussion and possible action on transfer of 90% of the end of year General Fund, Utility Fund, and Sanitation Fund Budgetary Net Revenue over Expenditures.

**BACKGROUND:** The City has for the past several years transferred 90% of the end of year budgetary net revenue over expenditures in the General Fund, the Utility Fund and the Sanitation Fund to respective Capital Project Funds to save for costly capital projects.

**CURRENT FINDINGS:** Preliminary budgetary net income figures as provided in the September 30, 2023 Budget Report show Net Revenues over Expenditures in the General Fund, Utility Fund, and the Sanitation Fund.

General Fund Net Revenue/Expenditures	\$93,299.26
Proposed Transfer to GF Capital Project Fund	\$83,969.00
Utility Fund Net Revenue/Expenditures	\$379,568.34
Proposed Transfer to UF Capital Project Fund	\$341,612.00
Sanitation Fund Net Revenue/Expenditures	\$85,020.44
Proposed Transfer to UF Capital Project Fund	\$76,518.00

**RECOMMENDATION:** City Staff recommends that the council approve the transfer of 90% of the end of year budgetary net income in the General Fund to the General Fund Capital Project Fund and the transfer of 90% of the end of year budgetary net income in the Utility Fund and the Sanitation Fund to the Utility Fund Capital Project Fund.



Water Sales Comparison  
FY 2022 - 2023

	FY2022	FY 2023	% Change
Water Rev - Res	\$ 1,032,643.54	\$ 1,075,577.68	4.16%
Water Rev - Comm	\$ 426,974.20	\$ 597,763.68	40.00%
Gallons billed	99,441,000	109,036,900	9.65%
Gallons Hewitt	69,780,000	77,205,000	10.64%
Rate Increase billing			2.00%
Rate - Hewitt	\$ 2.17	\$ 2.93	35.02%
Res Inside	43,758,600	44,311,300	1.26%
Res Outside	30,950,700	30,712,900	-0.77%
Comm Inside	17,078,800	25,193,700	47.51%
Comm Outside	2,066,500	3,235,600	56.57%
Monitoring	5,586,400	5,583,400	-0.05%
Total Gallons	99,441,000	109,036,900	

C I T Y   O F   L O R E N A  
FINANCIAL STATEMENT  
AS OF:   SEPTEMBER 30TH, 2023

50 -UTILITY FUND  
FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
-----							
<u>REVENUE SUMMARY</u>							
CHARGES & FEES	1,932,100.00	235,053.88	0.00	2,248,563.73	0.00 (	316,463.73)	16.38-
INTEREST	1,500.00	1,051.33	0.00	6,463.73	0.00 (	4,963.73)	330.92-
OTHER REVENUES	<u>18,401.00</u>	<u>0.00</u>	<u>0.00</u>	<u>5,716.18</u>	<u>0.00</u>	<u>12,684.82</u>	<u>68.94</u>
***    TOTAL REVENUES    ***	<u>1,952,001.00</u>	<u>236,105.21</u>	<u>0.00</u>	<u>2,260,743.64</u>	<u>0.00 (</u>	<u>308,742.64)</u>	<u>15.82-</u>
<u>EXPENDITURE SUMMARY</u>							
433-WATER SERVICE	899,625.00	78,234.89	0.00	903,721.25	0.00 (	4,096.25)	0.46-
434-SEWER SERVICE	174,900.00	12,354.48	0.00	168,301.09	0.00	6,598.91	3.77
435-W/S ADMINISTRATION	<u>877,476.00</u>	<u>226,567.23</u>	<u>0.00</u>	<u>809,152.96</u>	<u>0.00</u>	<u>68,323.04</u>	<u>7.79</u>
***    TOTAL EXPENDITURES    ***	<u>1,952,001.00</u>	<u>317,156.60</u>	<u>0.00</u>	<u>1,881,175.30</u>	<u>0.00</u>	<u>70,825.70</u>	<u>3.63</u>
***    TOTAL EXPENDITURES    ***	<u>1,952,001.00</u>	<u>317,156.60</u>	<u>0.00</u>	<u>1,881,175.30</u>	<u>0.00</u>	<u>70,825.70</u>	<u>3.63</u>
**    REVENUE OVER (UNDER)    EXPENDITURES    **	<u>0.00</u>	<u>( 81,051.39)</u>	<u>0.00</u>	<u>379,568.34</u>	<u>0.00 (</u>	<u>379,568.34)</u>	<u>0.00</u>



***	DEPARTMENT TOTAL	***	899,625.00	78,234.89	0.00	903,721.25	0.00	( 4,096.25)	0.46-
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50 -UTILITY FUND  
434-SEWER SERVICE  
DEPARTMENTAL EXPENDITURES

		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>PROFESSIONAL FEES</u>								
434-329	PROF FEES-SPECIAL PROJ	0.00	0.00	0.00	0.00	0.00	0.00	0.00
434-331	PROF FEES-ENGINEERING	1,000.00	0.00	0.00	9,206.24	0.00	( 8,206.24)	820.62-
** CATEGORY TOTAL **		1,000.00	0.00	0.00	9,206.24	0.00	( 8,206.24)	820.62-
<u>PROPERTY SERVICES</u>								
434-413	PROP SERV-WASTEWATER SVC	117,800.00	7,906.90	0.00	104,547.94	0.00	13,252.06	11.25
434-432	PROP SERV-R/M MACH & EQUIP	5,000.00	389.89	0.00	5,622.33	0.00	( 622.33)	12.45-
434-434	PROP SERV-R/M MAINLINES	6,000.00	0.00	0.00	5,435.20	0.00	564.80	9.41
434-437	PROP SERV-R/M WW PLANT & LS	16,000.00	1,729.48	0.00	13,849.58	0.00	2,150.42	13.44
** CATEGORY TOTAL **		144,800.00	10,026.27	0.00	129,455.05	0.00	15,344.95	10.60
<u>SUPPLIES</u>								
434-613	SUPPLIES-MINOR TOOLS	1,800.00	236.36	0.00	1,991.82	0.00	( 191.82)	10.66-
434-614	SUPPLIES-CHEMICALS	1,500.00	33.79	0.00	1,185.00	0.00	315.00	21.00
434-622	SUPPLIES-ELECTRICITY	24,000.00	1,908.06	0.00	24,662.98	0.00	( 662.98)	2.76-
** CATEGORY TOTAL **		27,300.00	2,178.21	0.00	27,839.80	0.00	( 539.80)	1.98-
<u>CAPITAL OUTLAY</u>								
434-734	CAP OUTLAY-SEWER SYS IMPR	0.00	0.00	0.00	0.00	0.00	0.00	0.00
434-741	CAP OUTLAY-MACH & EQUIP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
** CATEGORY TOTAL **		0.00	0.00	0.00	0.00	0.00	0.00	0.00
<u>OTHER</u>								
434-830	OTHER EXP-EQUIP RES	1,800.00	150.00	0.00	1,800.00	0.00	0.00	0.00
434-831	OTHER EXP-CP TRANSFER	0.00	0.00	0.00	0.00	0.00	0.00	0.00
** CATEGORY TOTAL **		1,800.00	150.00	0.00	1,800.00	0.00	0.00	0.00
*** DEPARTMENT TOTAL ***		174,900.00	12,354.48	0.00	168,301.09	0.00	6,598.91	3.77



C I T Y   O F   L O R E N A  
FINANCIAL STATEMENT  
AS OF:   SEPTEMBER 30TH, 2023

50 -UTILITY FUND  
435-W/S ADMINISTRATION  
DEPARTMENTAL EXPENDITURES

		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<hr/>								
<u>SALARIES</u>								
435-101	SALARIES-MAINTENANCE	113,023.00	8,096.00	0.00	83,424.22	0.00	29,598.78	26.19
435-102	SALARIES-CLERICAL	22,035.00	1,658.07	0.00	19,428.49	0.00	2,606.51	11.83
435-104	SALARIES-MANAGEMENT	60,959.00	4,442.30	0.00	57,749.90	0.00	3,209.10	5.26
435-111	SALARIES-LONGEVITY	480.00	0.00	0.00	0.00	0.00	480.00	100.00
435-130	SALARIES-OVERTIME	5,000.00	840.69	0.00	9,010.42	0.00	4,010.42)	80.21-
** CATEGORY TOTAL **		201,497.00	15,037.06	0.00	169,613.03	0.00	31,883.97	15.82
 <u>BENEFITS</u>								
435-210	BENEFITS-HEALTH INSURANCE	40,355.00	2,676.56	0.00	27,903.88	0.00	12,451.12	30.85
435-220	BENEFITS-FICA	15,415.00	1,148.08	0.00	13,252.90	0.00	2,162.10	14.03
435-230	BENEFITS-TMRS	21,303.00	1,583.41	0.00	18,343.89	0.00	2,959.11	13.89
435-260	BENEFITS-WORKERS COMPENSATI	4,965.00	0.00	0.00	3,473.70	0.00	1,491.30	30.04
435-290	BENEFITS-UNIFORMS	6,500.00	0.00	0.00	4,554.94	0.00	1,945.06	29.92
** CATEGORY TOTAL **		88,538.00	5,408.05	0.00	67,529.31	0.00	21,008.69	23.73
 <u>PROFESSIONAL FEES</u>								
435-313	PROF FEES-BANK SERV CHGS	4,000.00	54.40	0.00	1,981.68	0.00	2,018.32	50.46
435-315	PROF FEES-DEBT COLLECTION	0.00	0.00	0.00	0.00	0.00	0.00	0.00
435-320	PROF FEES-TRAINING	4,000.00	368.42	0.00	4,541.57	0.00	541.57)	13.54-
435-332	PROF FEES-LEGAL	10,000.00	0.00	0.00	51.38	0.00	9,948.62	99.49
435-334	PROF FEES-EMPL SCREENING	500.00	0.00	0.00	1,023.85	0.00	523.85)	104.77-
435-340	PROF FEES-CONTRACT LABOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00
** CATEGORY TOTAL **		18,500.00	422.82	0.00	7,598.48	0.00	10,901.52	58.93
 <u>PROPERTY SERVICES</u>								
435-430	PROP SERV-R/M OFFICE EQUIP	14,000.00	276.50	0.00	12,749.67	0.00	1,250.33	8.93
435-431	PROP SERV-R/M VEHICLES	4,500.00	6,519.46	0.00	5,693.12	0.00	1,193.12)	26.51-
** CATEGORY TOTAL **		18,500.00	6,795.96	0.00	18,442.79	0.00	57.21	0.31

50 -UTILITY FUND  
435-W/S ADMINISTRATION  
DEPARTMENTAL EXPENDITURES

		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
-----								
SERVICES								
435-520	SERVICES-PROP/LIAB INSURANC	20,160.00	0.00	0.00	19,791.97	0.00	368.03	1.83
435-530	SERVICES-COMMUNICATIONS	10,500.00	712.27	0.00	8,194.61	0.00	2,305.39	21.96
435-540	SERVICES-ADVERTISING	250.00	0.00	0.00	0.00	0.00	250.00	100.00
** CATEGORY TOTAL **		30,910.00	712.27	0.00	27,986.58	0.00	2,923.42	9.46
SUPPLIES								
435-610	SUPPLIES-OFFICE	4,000.00	88.88	0.00	5,492.49	0.00 (	1,492.49)	37.31-
435-611	SUPPLIES-POSTAGE	5,000.00	570.11	0.00	6,527.65	0.00 (	1,527.65)	30.55-
435-619	SUPPLIES-EQUIP/FURN	2,000.00	0.00	0.00	549.50	0.00	1,450.50	72.53
435-626	SUPPLIES-MOTOR VEHICLE	17,000.00	1,734.11	0.00	18,701.76	0.00 (	1,701.76)	10.01-
435-630	SUPPLIES-BANQUET	500.00	0.00	0.00	500.00	0.00	0.00	0.00
435-635	SUPPLIES-FOOD	500.00	279.21	0.00	474.95	0.00	25.05	5.01
435-640	SUPPLIES-SUBSCRIPT/MEMBERSH	1,000.00	0.00	0.00	673.09	0.00	326.91	32.69
** CATEGORY TOTAL **		30,000.00	2,672.31	0.00	32,919.44	0.00 (	2,919.44)	9.73-
OTHER								
435-801	OTHER EXP-SERV CHGS GF	0.00	0.00	0.00	0.00	0.00	0.00	0.00
435-802	OTHER EXP-FRANCHISE TAX	77,100.00	6,425.00	0.00	77,100.00	0.00	0.00	0.00
435-810	OTHER EXP-AMORT BOND COSTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
435-811	OTHER EXP-LOSS DS REFUNDING	0.00	0.00	0.00	0.00	0.00	0.00	0.00
435-812	OTHER EXP-INTEREST EXP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
435-813	OTHER EXP-BOND ISSUE COSTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
435-815	OTHER EXP-DEPRECIATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00
435-830	OTHER EXP-EQUIP RES	36,993.00	3,082.75	0.00	36,993.00	0.00	0.00	0.00
435-831	OTHER EXP-CP RES	0.00	173,920.00	0.00	173,920.00	0.00 (	173,920.00)	0.00
435-859	OTHER EXP-DS TRF 2017	41,888.00	3,490.63	0.00	41,888.00	0.00	0.00	0.00
435-860	OTHER EXP-DS TRF 2020	155,324.00	12,943.63	0.00	155,324.00	0.00	0.00	0.00
435-861	OTHER EXP-DS TIRZ	173,920.00	0.00	0.00	0.00	0.00	173,920.00	100.00
435-890	OTHER EXP-CASH SHORT/OVER	0.00	23.00	0.00 (	161.67)	0.00	161.67	0.00
435-891	OTHER EXP-BAD DEBT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
435-899	OTHER EXP-CONTINGENCY	4,306.00	( 4,366.25)	0.00	0.00	0.00	4,306.00	100.00
** CATEGORY TOTAL **		489,531.00	195,518.76	0.00	485,063.33	0.00	4,467.67	0.91
*** DEPARTMENT TOTAL ***		877,476.00	226,567.23	0.00	809,152.96	0.00	68,323.04	7.79
		=====	=====	=====	=====	=====	=====	=====
*** TOTAL EXPENDITURES ***		1,952,001.00	317,156.60	0.00	1,881,175.30	0.00	70,825.70	3.63
		=====	=====	=====	=====	=====	=====	=====

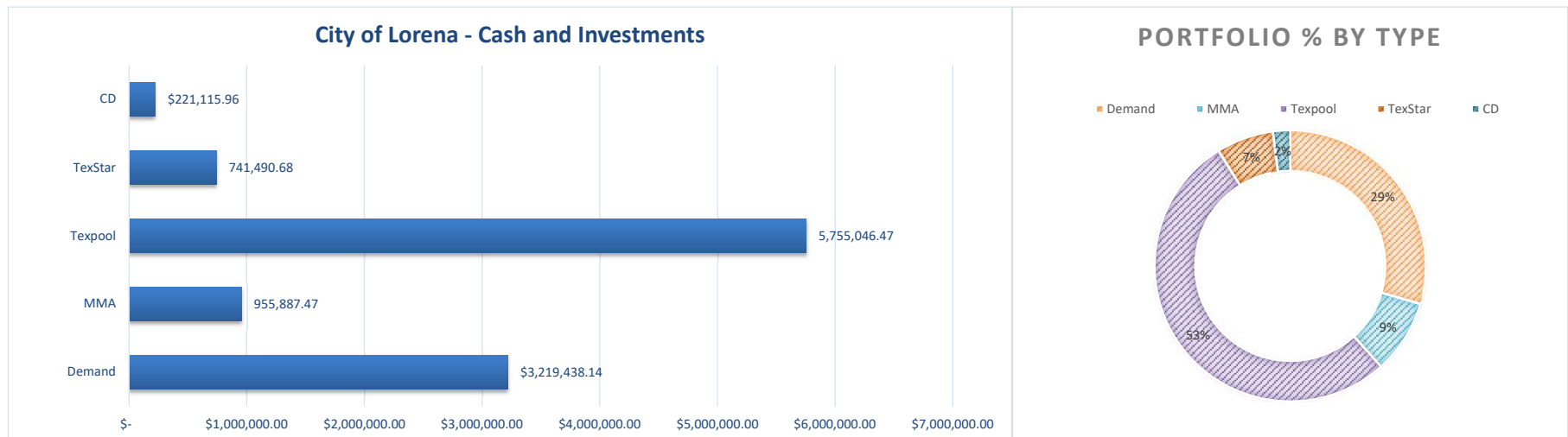
\*\*\* END OF REPORT \*\*\*

**CITY OF LORENA**  
**SUMMARY OF CASH AND INVESTMENTS**  
**09/30/23**

	<b>Balance 9/30/2022</b>	<b>Balance 12/31/2022</b>	<b>Balance 3/31/2023</b>	<b>Balance 6/30/2023</b>	<b>Balance 9/30/2023</b>	<b>Net Change</b>	<b>Calculated Avg Int Rate</b>	<b>Maturity</b>
<b>CASH</b>								
Cash - Pooled Operating Acct	\$ 2,419,852.76	\$ 2,451,378.57	\$ 2,000,988.64	\$ 1,781,327.75	\$ 2,521,528.17	\$ 101,675.41	0.050%	Demand
Cash - Emergency Checking (FNBCT)	\$ -	\$ -	\$ -	\$ 145,779.56	\$ 146,189.72	\$ 146,189.72	1.184%	Demand
Cash - Money Market Acct	278,081.55	278,861.66	881,796.93	887,487.44	894,783.43	616,701.88	3.450%	Demand
Cash - Savings/Share (GENCO)	5.00	5.00	5.00	5.00	5.00	-	0.000%	Demand
Cash - Payroll	-	-	-	-	-	-	0.000%	Demand
<b>TOTAL UNRESTRICTED CASH</b>	<b>\$ 2,697,939.31</b>	<b>\$ 2,730,245.23</b>	<b>\$ 2,882,790.57</b>	<b>\$ 2,814,599.75</b>	<b>\$ 3,562,506.32</b>	<b>\$ 864,567.01</b>		
<b>RESTRICTED CASH</b>								
Restricted Cash - Forfeiture Funds	\$ 328,333.26	\$ 328,373.74	\$ 328,079.32	\$ 304,005.63	\$ 300,238.89	\$ (28,094.37)	0.050%	Demand
<b>TOTAL RESTRICTED CASH</b>	<b>\$ 328,333.26</b>	<b>\$ 328,373.74</b>	<b>\$ 328,079.32</b>	<b>\$ 304,005.63</b>	<b>\$ 300,238.89</b>	<b>\$ (28,094.37)</b>		
<b>INVESTMENTS</b>								
Extraco CD (20 mo) - UF DS #xxxx6442	\$ 51,834.54	\$ 52,093.18	\$ 52,348.16	\$ 52,610.07	\$ 52,873.29	\$ 1,038.75	1.985%	5/26/2024
Extraco CD (18 mo) - UF DS #139912	51,549.73	51,575.44	51,600.87	-	-	51.14		
Extraco CD (10 mo) - UF DS #80008407	52,347.23	52,347.23	52,347.23	52,720.40	52,720.40	373.17	4.500%	4/1/2024
Extraco CD (10 mo) - GF DS #80008465	52,979.66	53,006.08	53,032.22	53,058.95	53,063.62	83.96	4.500%	4/8/2024
FNBCT CD (12 mo) - UF DS #142131	-	-	-	51,833.26	52,323.95	490.69	3.750%	5/17/2024
Genco CD (12 mo) - GF 961632	10,000.00	10,004.41	10,038.20	10,071.37	10,134.70	134.70	4.670%	10/19/2024
Texpool - Pooled Investment	589,249.81	594,473.77	601,020.29	608,472.01	616,558.37	27,308.56	5.247%	Demand
TexStar - Pooled Investment	572,347.62	577,351.77	601,020.29	590,991.46	598,830.98	26,483.36	5.238%	Demand
Texpool - Street Improvements	17,741.14	26,678.56	26,972.35	27,315.23	-	(17,741.14)	5.247%	Demand
Texpool - Sidewalk Reserve	9,135.39	12,244.36	12,379.20	12,536.57	12,724.93	3,589.54	5.247%	Demand
Texpool - Street Bonds	67,592.28	-	-	-	-	(67,592.28)	5.247%	Demand
Texpool - 2022 Street Bonds	5,014,524.91	4,850,229.84	4,903,641.79	4,480,161.58	2,092,671.79	(2,921,853.12)	5.247%	Demand
Texpool - GF Equipment Reserve	468,439.39	408,850.89	413,353.26	418,478.24	424,039.63	(44,399.76)	5.247%	Demand
Texpool - GF Capital Project Reserve	124,092.42	553,524.71	559,620.27	566,558.74	574,088.05	449,995.63	5.247%	Demand
Texpool - UF Equipment Reserve	340,402.50	363,318.23	367,319.23	371,873.48	376,815.55	36,413.05	5.247%	Demand
Texpool - UF Meter Reserve	21,340.61	23,231.08	23,486.91	23,778.11	24,094.12	2,753.51	5.247%	Demand
Texpool - UF Capital Projects	560,140.74	806,746.94	815,631.02	825,743.65	836,717.39	276,576.65	5.247%	Demand
Texpool - Impact Fees	23,999.90	24,198.05	24,464.53	24,767.85	25,097.00	1,097.10	5.247%	Demand
Texpool - 2018 TIRZ	331,986.92	334,930.11	217,939.32	220,641.48	223,573.72	(108,413.20)	5.247%	Demand
Texpool - UF Debt Service	101,796.86	137,936.43	139,455.45	141,184.50	143,060.79	41,263.93	5.248%	Demand
TexStar - UF Debt Service	101,421.39	137,542.76	139,056.89	140,792.12	142,659.70	41,238.31	5.238%	Demand
<b>TOTAL INVESTMENTS</b>	<b>\$ 8,562,923.04</b>	<b>\$ 9,070,283.84</b>	<b>\$ 9,064,727.48</b>	<b>\$ 8,673,589.07</b>	<b>\$ 6,312,047.98</b>	<b>\$ (2,251,107.45)</b>		
<b>SUB-TOTAL CASH AND INVESTMENTS</b>	<b>\$ 11,589,195.61</b>	<b>\$ 12,128,902.81</b>	<b>\$ 12,275,597.37</b>	<b>\$ 11,792,194.45</b>	<b>\$ 10,174,793.19</b>	<b>\$ (1,414,634.81)</b>		

**ECONOMIC DEVELOPMENT CORPORATION, LORENA, TEXAS**  
**SUMMARY OF CASH AND INVESTMENTS**  
**09/30/23**

	Balance 9/30/2022	Balance 12/31/2022	Balance 3/31/2023	Balance 6/30/2023	Balance 9/30/2023	Net Change	Calculated Avg Int Rate	Maturity
Restricted Cash - EDC Checking	\$ 332,114.19	\$ 338,191.57	\$ 197,958.28	\$ 229,752.02	\$ 251,476.36	\$ (80,637.83)	0.000%	Demand
Money Market Account	159,749.35	160,108.42	60,470.79	60,740.34	61,104.04	(98,645.31)	2.480%	Demand
Texpool - EDC	141,270.74	142,523.25	395,383.32	400,285.46	405,605.13	264,334.39	5.247%	Demand
<b>SUB-TOTAL CASH AND INVESTMENTS</b>	<b>\$ 633,134.28</b>	<b>\$ 640,823.24</b>	<b>\$ 653,812.39</b>	<b>\$ 690,777.82</b>	<b>\$ 718,185.53</b>	<b>\$ 85,051.25</b>		
<b>TOTAL CASH AND INVESTMENTS</b>	<b>\$ 12,222,329.89</b>	<b>\$ 12,769,726.05</b>	<b>\$ 12,929,409.76</b>	<b>\$ 12,482,972.27</b>	<b>\$ 10,892,978.72</b>	<b>\$ (1,329,583.56)</b>		



I certify that, to the best of my knowledge, the above schedule accurately reflects the cash and investments held by the City of Lorena.

*Linda Klump*

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Linda Klump  
Finance Officer

*Kevin A. Neal*

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Kevin A. Neal  
City Manager

**Subject:** Discussion and possible action on approving purchase order # KCS248COV for an amount of \$52,032.00 for a 2024 Chevy 3500.

**Background Information:**

The city currently has a 2011 F-250 that is used for pulling heavier equipment and trailers. It is time for replacement due to age and the amount of maintenance needed for this truck to be back to proper condition. This 2024 Chevrolet 3500 would be the replacement for the 2011 F-250

**Current Information:**

City staff budgeted an amount of \$52,000.00 in the fiscal year 2023/2024 to purchase a new truck for the public works department and City council approved the PY: 2023/2024 budget on August 28, 2023. A quote has been received by the City from Caldwell Country Chevrolet for a 2024 through BuyBoard for \$52,032.00. We are bringing this before council due to the current budget policy and recommendations from the budget auditors that any single item purchased for an amount over \$50,000.00 be brought before council as an action item even though council has already approved the purchase in the budget.

**Recommendation:**

The city staff recommends that the City Council approve purchase order # KCS248COV for an amount of \$52,032.00 to Caldwell County Chevrolet.



**Subject:**

Discussion and possible action on transferring the balance of the Sanitation Equipment Reserve (\$161,722.57) to the Utility Capital Project Fund.

**Background Information:**

In 2014, the City of Lorena began operating their own sanitation service rather than contracting the service. To reserve funds to replace the only sanitation truck, each year the Council reserved 90% of net income at the end of the year in a sanitation equipment reserve. This reserve was in line with the General Fund and Utility Fund transfers to Capital Project Funds annually at year end.

**Current Findings:**

In the current year, the City returned to contractual sanitation services. The sanitation equipment reserve has a current balance of \$161,722.57. Staff is proposing moving the reserve for a sanitation truck to Utility Capital Project Funds and continuing to reserve 90% of potential net income in the Sanitation Fund in the Utility Capital Project Fund.

**Recommendation:**

Staff recommends transferring the balance of the Sanitation Equipment Reserve to the Utility Capital Project Fund.

# LORENA POLICE DEPARTMENT

## Calls - By Type

09\01\2023  
thru 09\30\2023  
Agency is: LORENA PD

Type	Description	# Of Calls
180	911 HANG UP	1
185	911 MISDIAL	1
6	ACCIDENT	10
131	ANIMAL CALL	4
42	ASSIST CITIZEN	3
30	ASSIST MOTORIST	14
70	ASSIST OTHER AGENCIES	22
202	ASSIST OTHER AGENCIES-K9	1
128	CIVIL MATTER	1
43	DISTURBANCE	1
112	DRUG OFFENSE	1
166	ELECTRICAL	1
32	EMS	6
58	EQUIPMENT SERVICE	1
89	FIRE	6
38	FOLLOW UP	13
35	FOOT PATROL	15
177	FRAUD	1
320	LIFELINE	1
315	LIFTING ASSISTANCE	1
219	MUTUAL AID	3
126	SUSPICIOUS CIRCUMSTANCES	3
29	SUSPICIOUS PERSON	3
22	SUSPICIOUS VEHICLE	4
321	TERRORISTIC THREAT	1
78	TRAFFIC COMPLAINTS	9
103	TRAFFIC HAZARD	6
27	TRAFFIC STOP	141
57	VCO - DOG	3
81	VCO - PARKING	1
77	WARRANT SERVICE	2
76	WELFARE CONCERN	4
<b>Total</b>		<b>284</b>

# LORENA POLICE DEPARTMENT

## Arrests - By Violation

09\01\2023  
thru 09\30\2023  
Agency is: LORENA PD

Violation	# of Offenses
DRIVING WHILE INTOXICATED (MB)	1
HARASSMENT(MB)	1
POSS CS PG 2 < 1G DFZ IAT	1
POSS CS PG 2 >= 4G < 400G	1
POSSESSION OF MARIJUANA <=2OZ (MB)	4
TAMPER W/GOVERNMENT RECORD	1
TERRORISTIC THREAT CAUSE FEAR OF IMMINENT SBI	1
WARRANT - OTHER AGENCY (FELONY)	1
<b>Total Violations</b>	<b>11</b>
<b>Total Arrests</b>	<b>9</b>

**CITATIONS ISSUED BY THE LORENA POLICE DEPARTMENT**

SEPTEMBER 2022	193
SEPTEMBER 2023	282
Becknauld	78
Board	30
Deppen	31
Disney	10
Greer	133
Serrato	0
Rivas	0
Total	282