



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

MINUTES
NOTICE OF PUBLIC MEETING
LORENA CITY COUNCIL
MONDAY, NOVEMBER 20, 2023, 6:30 P.M.
LORENA CITY HALL
107-A S. FRONTAGE ROAD, LORENA TEXAS

1. Call to Order/Roll Call.

Mayor Ross called the meeting to order at 6:35 p.m. Council members present were Mayor Tommy Ross, Jason Blanek, Katrina George and Brad Wetzel. Council members absent were Emily McKenzie and *Kelly Yarbrough listened on a phone call but was considered absent because she could not be seen.

**Note: GC §551.127 (a-3) A member of a governmental body who participates in a meeting by videoconference call shall be considered absent from any portion of the meeting during which audio or video communication with the member is lost or disconnected.*

City Staff present were Scott Holt, Kyler Jones, Linda Klump, Kevin Neal, 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 comments were received.

4. Approval of Minutes:

a. October 16, 2023

MOTION: Brad Wetzel motioned to approve the October 16th minutes.

SECOND: Jason Blanek

FOR: Blanek, George and Wetzel

AGAINST: None

ABSENT: Emily McKenzie and Kelly Yarbrough

Motion carried.

5. Committee and Corporation Reports:

a. Lorena Economic Development Corporation

EDC Board Vice Chairman Brad Wetzel reported they met on 10/24 and this was their first meeting with no consultant. EDC received an application for one of the vacant seats on the board that is on the agenda tonight. The board members also discussed the re-appointment of Brad Wetzel to seat 5 on the board that failed to make the council agenda. Board members also voted on officers and they are as follows:

Kelly Yarbrough-Chariman, Brad Wetzel-Vice Chairman, Kyle Mille-Secretary and Chuck Walker-Treasurer. All four officers will be signators on the EDC checking account. As of 9/25/2023, Mundo and Associates has resigned as the EDC Consultant via an email. The board members discussed one of the members taking EDC courses through the Texas Economic Development Council and other open meeting certifications. City Manager Kevin Neal is assisting the board with this task.

b. Lorena Planning and Zoning Commission

No Meeting

6. Discussion and possible action authorizing the City Manager to sign a letter of engagement with Raftelis for a water and wastewater rate study.

The City of Lorena has recently secured an additional 1,500 acre-feet of raw water from the Brazos River Authority, and has secured an additional .300 MGD of treatment capacity in the expansion of the Bull Hide Creek wastewater treatment plant. While these are critical milestones in the process of how Lorena will be able to supply both water and sewer for our future, the fact remains that Lorena as a City needs to make certain that these vital resources are properly funded not only today, but for the future as well. The last time a rate study was conducted by the City of Lorena was in 2006. In that study our outside the city limits customer rates were not addressed. Our outside the city limits customers make up roughly 31.5% of customers, and 30% of water sales revenue annually. Also, in 2006 while our wastewater rates were addressed the recommended rates were not adopted due to the substantial rate increase the recommended rate would have had for each customer, instead Lorena relied on the water rates that have historically subsidized our wastewater operations. Andie Flores with Raftelis was present and gave a presentation of the process for rate studies.

MOTION: Katrina George motioned to authorize the rate study.

SECOND: Brad Wetzel

FOR: Blanek, George and Wetzel

AGAINST: None

ABSENT: Emily McKenzie and Kelly Yarbrough

Motion carried.

7. Discussion and possible action amending the City of Lorena 2023-2024 fiscal year budget.

Finance Officer Linda Klump informed council the budget amendment is due to the addition of the 4th School Resource Officer.

MOTION: Brad Wetzel moved to amend the 2023-2024 fiscal year budget.

SECOND: Jason Blanek

FOR: Blanek, George and Wetzel

AGAINST: None

ABSENT: Emily McKenzie and Kelly Yarbrough

Motion carried.

8. Discussion and possible action adopting a donation police for the city.

The City of Lorena has no formal policy for acceptance of donations. In the absence of an officially adopted donation policy, to be compliant with state law, the City Council must officially accept every single donation as a formal council agend item regardless of the amount. By adopting a city policy city staff can accept donations in accordance with the policy, streamlining the donation process for items under specified amounts set by the policy.

MOTION: Katrina George moved to adopt a donation policy for the city.

SECOND: Jason Blanek

FOR: Blanek, George and Wetzel

AGAINST: None

ABSENT: Emily McKenzie and Kelly Yarbrough

Motion carried.

9. Discussion and possible action authorizing the City Manager to enter into a contract with MVBA, LLC for the collection of delinquent accounts receivables.

In the past the City of Lorena utilized a collection service to attempt to collect delinquent amounts for customer utility accounts. That agreement lapsed and no service has been utilized for some time. MVBA currently provides collections services to the city for outstanding court violations. MVBA will extend the service for past due utility accounts. MVBA will charge the city 30% of collected balances for their services which is the same fee charged for court collections.

MOTION: Jason Blanek

SECOND: Katrina George

FOR: Blanek, George and Wetzel

ABSENT: Emily McKenzie and Kelly Yarbrough

Motion carried.

10. Discussion and possible action on appointment of Ryan Weaver to the open seat 1 on the Lorena EDC Board.

MOTION: Brad Wetzel moved to table to December 18, 2023 City Council meeting.

SECOND: Jason Blanek

FOR: Blanek, George and Wetzel

AGAINST: None

ABSENT: Emily McKenzie and Kelly Yarbrough

Motion carried.

11. Discussion and possible action on Resolution 2023-1120-01 designating an official newspaper for the City of Lorena fiscal year 2024.

This is an annual requirement by the council. The city uses the Waco Farm and Labor Journal which meets the requirements as stated in the local government code §52.004.

MOTION: Katrina George motioned to approve resolution 2023-1120-01 designating the Waco Farm and Labor Journal as the official newspaper for the City of Lorena for fiscal year 2024.

SECOND: Brad Wetzel

FOR: Blanek, George and Wetzel

AGAINST: None

ABSENT: Emily McKenzie and Kelly Yarbrough

Motion carried.

12. Police Department Activity Report.

Chief Scott Holt reviewed the power point presentation to the council of the activity for the month of October 2023. Holt explained this is a new format and he will make changes as requested by council.

13. City Manager Report.

1. Christmas in the Country, Saturday, November 25, 2023 9am – 2pm

Kevin Neal reminded council and citizens of the event to be held Saturday, November 25th.

2. Street project update.

Still on schedule but very close to going over budget. The intersection at Williams and N. Houston has used up the contingency fund. There are road closures the week of Thanksgiving.

14. Future Agenda Items.

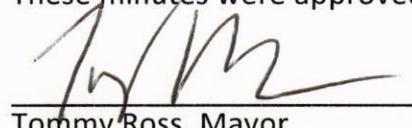
Joint workshop between EDC and City Council.

Reappointment of Brad Wetzel to EDC Board seat 5.

15. Adjourn

Due to no further business the meeting adjourned at 7:43 p.m.

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


Tommy Ross, Mayor

Attest: 
Monica Hendrix, City Secretary