



# 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  
TUESDAY, FEBRUARY 18, 2025 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/559363309>

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 6:30 p.m. Council members present were Mayor Tommy Ross, Mayor Pro tem Kelly Yarbrough, Jason Blanek, Carla Pendergraft, Emily McKenzie and Brad Wetzel.

City Staff present were Monica Hendrix, Kyler Jones, Linda Klump, Kevin Neal and Peter Rivas. Chief Scott Holt arrived late due to travel.

### 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.*

Local Citizen Gary Cox spoke and wanted to know if the PD ever found the thieves who broke into the Tobacco Barn. Cox also questioned why the Police Report is at the end of the agenda. Cox also gave his concerns about the financial status of the city and why the city is having financial issues.

### 4. Approval of Minutes:

#### a. January 21, 2025

MOTION: Carla Pendergraft moved to approve the minutes.

SECOND: Emily McKenzie

FOR: Jason Blanek, Carla Pendergraft, 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**

Kelly Yarbrough reported the meeting was held on February 11<sup>th</sup> and there was very in depth discussion on some of the same items related to economic development located here in Lorena. EDC will meet again on March 18, 2025 at 6:00 p.m.

**b. Lorena Planning and Zoning Commission**

No meeting.

**6. Presentation of 2024 Fiscal Year Audit.**

Kristy Davis and Raven Peavy with Jaynes, Reitmeier, Boyd & Therrell, PC (JRBT) presented the financial audit overview to the council. As a result of the audit in their opinion, the financial statements present fairly, in all material respects, the financial position as of September 30, 2024, and the changes in financial position and cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America. The internal controls and compliance review shows no material instances of noncompliance.

**7. Discussion and possible action accepting the 2024 Fiscal Year Audit.**

**MOTION:** Brad Wetzel moved to accepting the 2024 Fiscal Year audit.

**SECOND:** Jason Blanek

**FOR:** Jason Blanek, Carla Pendergraft, Kelly Yarbrough, Emily McKenzie and Brad Wetzel.

**AGAINST:** None

**ABSENT:** None

Motion carried 5-0.

**8. Discussion and possible action on Ordinance 2025-0121-02 adopting a Condition Use Permit(CUP) to allow a Convenience Store with fuel sales along the I-35 Corridor District, tabled from the January 21, 2025 city council meeting.**

Emily McKenzie spoke and after visiting with our Finance Officer Linda Klump, McKenzie gave her thoughts on the city's financial situation. McKenzie feels there are three big concerns for the city which are the salaries, the TIRZ debt and the sewage treatment cost. McKenzie spoke at length and feels the Texan will not be the answer to help with these three big concerns. McKenzie spoke about the Comprehensive Plan and what is allowed at the proposed location of the Texan Store. McKenzie stated council has approved the Foodie's Travel Center and will eventually earn sales tax from that development and the city should wait to see how much that will impact the budget. McKenzie does not feel the city should approve the Texan at this location. Jason Blanek and Carla Pendergraft spoke and feel the Texan will be good for Lorena. Blanek says he would much rather have the traffic off of interstate 35 pay for the city needs than to keep burdening the citizens of Lorena. Kelly Yarbrough spoke and says that the Neighborhood Center District does allow for a Convenience Store with fuel sales with a CUP. Yarbrough also stated there will be other businesses that will come and compete with the current businesses in Lorena. Yarbrough stated she has spoken to numerous people and done her research as well. Mayor Ross spoke and gave his thoughts. Ross read from the list of allowed uses in the Interstate 35 Corridor District that are allowed by right without approval from the council. Ross also says the owner has the right to sell the property to whomever he chooses.

Brad Wetzel spoke and wants to discuss the conditions of the CUP if approved. Wetzel would like to add the condition that no vehicle or truck parking will be allowed on the landscaped/grass area shown on the submitted site plan now or in the future. Developer/Owner to repair/upgrade that portion of S. Bordon Street to the edge of their property if and when damage occurs due to increased and/or heavy tractor-trailer traffic, No truck parking except under diesel canopy, Swap Privacy fence and landscape buffer adjacent to Walter Street where required landscaping is on the outside of the fence facing Walter Street, Walter Street privacy fence to be 10ft tall, Pylon Sign allowed to be 90ft tall, Install truck-height barricades restricting tractor-trailer access to inner city roads and/or downtown, Use of alternative construction material to allow EFIS, Foundation plantings around the building not required. Jason Blanek says to add the conditions that were also included in the staff report. Blanek wanted to make sure that the landscaping near the fence will be planted close

together for the buffer. Emily McKenzie spoke again and asked why the council is being so cautious of conditions when the council is clearly going against the comprehensive plan.

**MOTION:** After discussion of the conditions of the CUP, Brad Wetzel moved to approve the Conditional Use Permit The Texan Store with the following conditions:

1. Current undeveloped landscape area/buffer shown on submitted proposed site plan can never be developed into truck/vehicle parking
2. Developer/owner will be required to maintain the portion of S. Bordon Street to the edge of the property if and when damage occurs due to increased and/or heavy tractor trailer traffic.
3. No truck parking except under diesel canopy.
4. To allow one pylon pole sign not to exceed 90' in height on the property, rather than the standard of Lorena Zoning Code Section 12.4.00 Pylon Sign which limits a pylon sign to 25 feet in height. (See Exhibit A).
5. Egress to S. Bordon Street will be right turn only. Left turns from the site onto S. Bordon Street will be restricted by the installation of a physical barrier such as a traffic diverter and signage. Install a semi-truck height barricade to discourage left hand turns onto Bordon Street.
6. To allow the use of EIFS for varying percentages of each façade of the building, and 100% of the fuel canopies, as specified in their exhibit.
7. Allow waiving the requirement for foundation planting around the building.
8. That the development shall generally adhere to the Conceptual Site Plan and Architectural Elevations (Exhibits A and B).
9. That no outside storage or display shall be allowed on the property with the exception of an ice sales freezer and a propane cage.
10. 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.

**SECOND:** Carla Pendergraft

Local citizens to include Brett Marvel, Jacob Lail, Joe Ryan, Malisa Spivey, Chantel Spivey, Bethany Ryan, Megan Vrana, Molly Vrana, Sara Oliver, Tim Thompson, Cali Dupree, Pat Kultgen, Rick Jespersen and Gary Cox spoke for 3 minutes each and were adamantly against the proposed development. Citizen Bill Coleman spoke and is in favor of the proposed development and several other citizens were present at the meeting to support the proposed development.

**FOR:** Jason Blanek, Carla Pendergraft, Kelly Yarbrough and Brad Wetzel.

**AGAINST:** Emily McKenzie

**ABSENT:** NONE

Motion carried 4-1.

**9. Discussion and possible action on Resolution 2025-0218-01 authorizing membership in the Atmos cities steering committee.**

The Atmos Cities Steering Committee is actively involved in rate cases, appeals, rulemakings, and legislative efforts impacting rates charged by Atmos with the City.

**MOTION:** Jason Blanek moved to approve the resolution authorizing membership in the Atmos cities steering committee.

**SECOND:** Brad Wetzel

**FOR:** Jason Blanek, Carla Pendergraft, Kelly Yarbrough, Emily McKenzie and Brad Wetzel.

**AGAINST:** None

**ABSENT:** None

Motion carried 5-0.

**10. Discussion and possible action authorizing the City of Lorena to retire K9 Drogén into the care of his former handler, Jay Greer.**

Police Chief Scott Holt informed council that on February 11, 2025, Officer Jay Greer resigned his employment with the City of Lorena. This presented a situation where his K9 partner, Drogén, was without a handler. The

options available to the City of Lorena are to keep Drogén or transfer ownership. While continuing Drogén as a working asset is possible, Holt did not feel this is the best course of action due to the care and boarding of the dog, the training of a new handler and the length of time it takes to train one and the age of the dog. Holt says the Lorena PD has a great working relationship with other departments in the area that have a K9 available if need be.

MOTION: Jason Blanek moved to authorize the retirement of K9 Drogén to the care of his handler Jay Greer.

SECOND: Brad Wetzel

FOR: Jason Blanek, Carla Pendergraft, Kelly Yarbrough and Brad Wetzel.

ABSTAIN: Emily McKenzie

AGAINST: None

ABSENT: None

Motion carried 4-1.

**11. Discussion and possible action authorizing the Chief of Police to enter into a contract between the City of Lorena and Jay Greer regarding the terms of Drogén's retirement.**

MOTION: Jason Blanek moved to authorize Chief Holt to enter into a contract with Jay Greer regarding the terms of Drogén's retirement.

SECOND: Kelly Yarbrough

FOR: Jason Blanek, Carla Pendergraft, Kelly Yarbrough and Brad Wetzel.

ABSTAIN: Emily McKenzie

AGAINST: None

ABSENT: None

Motion carried 4-1.

**12. Police Department Report.**

In January there were 153 calls for service, 125 traffic stops and 4 arrest. Mayor Ross asked about openings within the department and Chief Holt reported there is one opening in the department and we have one officer in the police academy.

**13. City Manager Report.**

- Year 3 (final year) of PCED certification training is the first week of March 2025. Will attend continuing education each year to maintain certification.**

CM Kevin Neal reported he will be in the Woodlands attending his PCED training.

- Employee Kaylee Davis and husband Issac is expecting baby Elizah Davis on February 24th.**  
CM reported Court Clerk Kaylee Davis is expecting her daughter on February 24<sup>th</sup>.

Kelly Yarbrough thanked Kevin Neal for always being available for questions to items for discussion.

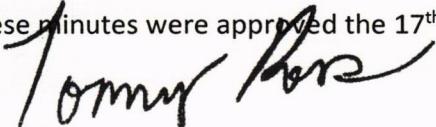
**14. Future Agenda Items.**

Councilman Jason Blanek asked about the McLennan County Transportation System coming to present to the council and citizens what they offer. Kevin Neal will follow up again with them.

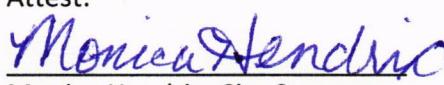
**15. Adjourn**

Due to no further business the meeting adjourned at 8:44 p.m.

These minutes were approved the 17<sup>th</sup> day of March 2025.

  
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Tommy Ross, Mayor

Attest:

  
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Monica Hendrix, City Secretary

