



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

**NOTICE OF PUBLIC MEETING
LORENA CITY COUNCIL
MONDAY, APRIL 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/761165125>

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 p.m. Council members present were Mayor Tommy Ross, Mayor Pro tem Kelly Yarbrough, Jason Blanek, Carla Pendergraft and Brad Wetzel. Emily McKenzie arrived at 6:38 p.m.

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

2. Pledge of Allegiance.

Mayor Ross led the Pledge of Allegiance.

3. Public 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.

Pat Kultgen, 115 Brandy Hill, Lorena Texas spoke. Ms. Kultgen complimented the City Secretary for doing a good job. Kultgen also stated that after requesting a copy of the application for the Texan Store, it is incomplete, and all it consisted of was a cover sheet, a fluffy letter saying how good they were and a site plan. Kultgen says the ordinance is very specific about what has to go in a condition use permit application. Kultgen says there are consequences for breaking your own laws and every single person in the city who is affected can sue you in district court. The penalties are up to \$100,000 per person and you are liable. Kultgen suggested to council to review their actions and let the Texan know that they did not submit a complete permit application.

4. Approval of Minutes:

a. March 17, 2025

MOTION: Kelly Yarbrough made a motion to approve the March 17, 2025 minutes.

SECOND: Carla Pendergraft

FOR: Blanek, Pendergraft, Yarbrough and Wetzel.

AGAINST: None

ABSENT: Emily McKenzie

Motion Carried 4-0.

5. Discussion and possible action appointing Christian Ortiz, Production Manager for Bright Farms to the Lorena TIRZ #1 East Board of Directors Seat #6 as a land owner's representative to replace William Callan for the remainder of the term for Seat #6 expiring November 2025.

Kevin Neal explained that current board member William Callan has been saying for a few months that he would like to step away from the board and take an off hands approach. After searching for a landowner representative for the board, Christian Ortiz with Bright Farms has made application to serve on the board. Mayor Ross spoke and says he has met Mr. Ortiz who has moved here from Pennsylvania to the Woodway area to work at Bright Farms and is a great guy. Kelly Yarbrough spoke and says that Mr. Ortiz is very enthusiastic and very excited to be involved and watch how the TIRZ develop.

MOTION: appoint Christian Ortiz to the Lorena TIRZ #1 East Board of Directors seat #6.

SECOND: Brad Wetzel

FOR: Blanek, Pendergraft, Yarbrough and Wetzel.

AGAINST: None

ABSENT: Emily McKenzie

Motion Carried 4-0

6. Discussion and possible action on approving a lease with DDI for computer equipment for City Hall and the Police Department.

Linda Klump explained Historically, the City of Lorena has had a more reactive approach to maintaining computer equipment, including two servers and multiple desktop and laptop computers at both City Hall and the Police Department, replacing equipment as they either failed or showed signs of aging.

The City leased a server for the PD in FY 2024 replacing the server purchased in 2018. Also, the City budgeted, in FY 2025, to lease a server for City Hall replacing that server that has been in service since 2016. The desktops and laptops at City Hall and the PD range from 3 – 6 years old. Employees at both City Hall and the PD are experiencing issues that slow-down processing time for computer applications as the desktops/laptops age.

The City budgets each year within Administration, Police, and Utility Administration enough funds to replace a desktop/laptop in each department.

Kevin Neal added that Windows 10 will become obsolete in October 2025 and almost every computer at city hall operates on windows 10. Neal also added that this is a TIPS contract and the city is receiving a lower price for leasing all the equipment at once.

MOTION: Carla Pendergraft moved to approve a lease with DDI for computer equipment for City Hall and the Police Department.

SECOND: Jason Blanek

FOR: Blanek, Pendergraft, McKenzie, Yarbrough and Wetzel.

AGAINST: None

ABSENT: None

Motion Carried 5-0.

7. Presentation of quarterly Cash and Investments and Budget reports as of March 31, 2025.

Linda Klump reviewed the quarterly cash and investments report and pointed out the interest rates

are trending down. On the Budget report document, the first page summarizes the combined funds. Klump explained that each fund has notes at the bottom of the page for explanations of activity. Klump explained changes in the different funds. We are halfway through the year so 50% is the baseline for activity.

8. Discussion and possible action on Ordinance 2025-0421-01 establishing monthly and yearly limits on the amount of time personnel are required to spend processing public information requests from a requestor.

Kevin Neal informed council the city attorney wrote the ordinance for the city. This ordinance does not prevent anyone from making an open record request, or limit the ability for information, it simply allows the city to recoup a fraction of the cost for time and research when overloaded with information request. Neal explained this is a state law but in order for the city to set limits, the governing body must first adopt an ordinance to establish the policy.

MOTION: Kelly Yarbrough made a motion to approve Ordinance 2025-0421-01.

SECOND: Jason Blanek

FOR: Blanek, Pendergraft, McKenzie, Yarbrough and Wetzel.

AGAINST: None

ABSENT: None

Motion Carried 5-0.

9. Discussion and possible action to accept the 2024 Street Improvement Project for Cindy Lane as complete and begin the 1-year warranty period.

Kevin Neal explained in September 2024, the City of Lorena awarded the 2024 Street Improvement Project in the amount of \$174,900.00 to Kasparian Underground. As of April 14, 2025, the project was set to close out in the amount of \$202,309. There was a total of four (4) change orders totaling \$27,409.00 for this project. The two primary reasons for the change orders were to address the fact that we chose to widen the full width of the road to 21 feet. This widening of the road caused the City to need an additional 125 SY of asphalt and for two driveways to receive concrete drive approaches in order for the trash truck to turn around without tearing up the new road. Neal explained Cindy Lane is a dead end road. These two additional scopes of work cost \$22,209. The City Engineer, John Simcik, has made a formal recommendation that the City of Lorena accept the 2024 street improvement project as complete on March 20, 2025. This is the first project funded by the reallocation of sales tax.

MOTION: Jason Blanek made the motion to accept the 2024 street improvement project as complete.

SECOND: Carla Pendergraft

FOR: Blanek, Pendergraft, McKenzie, Yarbrough and Wetzel.

AGAINST: None

ABSENT: None

Motion Carried 5-0.

10. Discussion and possible action to accept the Frontage Road Water Line Improvement Project as complete and begin the 1-year warranty period retroactive from February 16, 2025

Kevin Neal explained in August 2024, the City of Lorena awarded the Frontage Road Water Line Improvements project in the amount of \$149,439.00 to Southern Contractors Group LLC. As of April 14, 2025, the project was set to close out in the amount of \$153,435. There was only one change order totaling \$4,000.00 for this project. This change order was due to the fact that there were three service valves specified for this length of water main; however, in the bid tabulation and specifications, only two valves were specified. The contractor and city agreed to pay the same lump sum amount for the third valve as the contractor bid for the other two. Neal explained this was the water line under the old Raymond's/Journey Lorena building. MRB Group's Engineer, Mr. Armand Hunt, has made a formal recommendation that the City of Lorena accept the Frontage Road water line improvements project as complete on April 1, 2025, and retroactively accept the 1-year warranty period beginning February 16, 2025. Federal funds from the American Rescue Plan Act funded this project, with no local funds contributed.

MOTION: Carla Pendergraft moved to accept Frontage Road Water Line improvement as complete.

SECOND: Brad Wetzel

FOR: Blanek, Pendergraft, McKenzie, Yarbrough and Wetzel.

AGAINST: None

ABSENT: None

Motion Carried 5-0.

11. Discussion and possible action changing the date for the May 2025 regular council meeting from May 19th to May 12th in order to meet canvassing deadlines.

Monica Hendrix informed council the meeting change would prevent council from having to hold two meetings in May.

MOTION: Kelly Yarbrough motioned to change the May 19th meeting to May 12, 2025 at 6:30 p.m.

SECOND: Brad Wetzel

FOR: Blanek, Pendergraft, McKenzie, Yarbrough and Wetzel.

AGAINST: None

ABSENT: None

Motion Carried 5-0.

12. Police Department Report.

Chief Scott Holt informed council the March 2025 monthly report is in the packet. There were 167 calls for service, 123 traffic stops and one arrest in March.

PD also had a great turnout in the annual Polar Plunge to support Special Olympics. With 32 members of "Team Lorena", collectively, they were able to raise \$1,620 for our local athletes.

13. City Manager Report.

a. City Hall Closed on Wednesday, April 23, 2025 for staff development.

Kevin Neal informed council this is an annual staff development day and city hall will be closed.

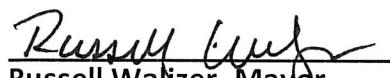
14. Future Agenda items.

Kevin Neal informed council there will be an action item to appoint members to the TIRZ board as two council members will be stepping down. TIRZ meets every other month.

15. Adjourn

Due to no further business the meeting adjourned at 7:13 p.m.

These minutes were approved the 12th day of May 2025.


Russell Walker, Mayor

Attest:


Monica Hendrix-City Secretary

