

**NOTICE OF REGULAR COUNCIL MEETING AND PUBLIC HEARING**  
**LORENA CITY COUNCIL**  
**MONDAY, JULY 21, 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 VIDEOCONFERENCING  
AT THE FOLLOWING LINK <https://meet.goto.com/548438133>  
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)

**COUNCIL MEETING AGENDA**

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

**2. 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.*

**4. Approval of Minutes:**

**a. June 16, 2025 Regular Meeting**

**5. Committee and Corporation Reports:**

**a. Lorena Planning and Zoning Commission**

**b. Lorena Economic Development Corporation**

**6. Public Hearing:**

**Conduct a Public Hearing for a request from Hearth and Hue (Karen Morgan, applicant), for a Conditional Use Permit for a Short-Term Rental located within the Old Town zoning district at 101 E. Center Street, and being described as Lorena OT Lot A1 A2 A3, Block 5 Acres .0517, City of Lorena, McLennan County, Texas located on the Southeast Corner of Center Street and S. McBrayer Street.**

**7. Discussion and possible action on the recommendation from the Lorena Planning and Zoning Commission on a request for a Conditional Use Permit for a Short-Term Rental located within the Old Town zoning district at 101 E. Center Street.**

**8. Discussion and possible action appointing Michael Murphy to the Lorena Planning and Zoning Commission for a two-year term expiring June 2027.**

**9. Presentation of quarterly Cash and Investments and Budget reports as of June 30, 2025.**

**10. Discussion and possible action authorizing the City Manager to purchase a new security system at Lorena City Hall from Extraco Technologies.**

**11. Discussion and possible action to authorize the City Manager to submit a membership application to the Central Texas Water Alliance.**

**12. Police Department Report**

**a. Activity report / calls for service.**

**13. City Manager Report.**

**a. H.B. 1522 as it relates to the Texas Open Meetings Act.**

**14. Future Agenda Items.**

**15. Adjourn**

I certify that the above Notice of Meeting of the governing body of the City of Lorena, Texas, was posted on the front door and website of the City of Lorena on July 17, 2025.

Monica Hendrix

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.

**NOTICE OF COUNCIL WORKSHOP AND REGULAR COUNCIL MEETING**  
**LORENA CITY COUNCIL**  
**MONDAY, JUNE 16, 2025 5:00 P.M.**  
**LORENA CITY HALL**  
**107-A S. FRONTAGE ROAD, LORENA TEXAS**

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 Manager Kevin Neal via email to [kneal@lorenatx.gov](mailto:kneal@lorenatx.gov)

**WORKSHOP – 5:00 PM**

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

Mayor Walizer called the regular council meeting to order at 5:00 p.m. Council members present were Mayor Russell Walizer, Mayor Protem Kelly Yarbrough, Jason Blaneck, Carla Pendergraft, Emily McKenzie and Adam Montemayor.

**2. Training workshop for City Council and Executive Staff by Alan Bojorquez of Bojorquez Law Firm.**

- a. City Manager form of government.
- b. Open Meetings Act.
- c. Public Information Act.
- d. Social Media

Alan Bojorquez informed the council and executive staff the requirements and rules for City Manager form of government, open meetings act, public information act and social media in municipal government.

**3. Workshop Adjournment**

The workshop adjourned at 6:55 p.m.

**COUNCIL MEETING MINUTES**  
**(Immediately following workshop)**

THE PUBLIC WILL BE ABLE TO JOIN THE CITY COUNCIL MEETING BY VIDEOCONFERENCING AT THE FOLLOWING LINK <https://meet.goto.com/782693957>

The City Council Meeting will be opened to the public.

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

Mayor Walizer called the regular council meeting to order at 7:04 p.m. Council members present were Mayor Russell Walizer, Mayor Protem Kelly Yarbrough, Jason Blaneck, Carla Pendergraft, Emily McKenzie and Adam Montemayor.

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

**2. Pledge of Allegiance.**

Mayor Walizer led the Pledge of Allegiance.

**3. Discussion and recognition of new employee, Officer Logan Pace.**

Police Chief Scott Holt introduced new police officer Logan Pace to the council and citizens present. Holt gave background information on Logan Pace and says Officer Pace is the first person he has sponsored through the police academy since he was chief. Holt says all new officers sign a contract for employment

and what was unique about Logan Pace was what he said when signing the contract. Pace said “Sir, I understand that I need to sign this contract, but I need to tell you if I give you my word, that is all you need.” Holt is excited to have Officer Pace as Lorena’s new police officer.

#### **4. 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.*

Karen Morgan, 139 Humble Street, Lorena TX spoke. Morgan informed the council she has purchased the building at 101 E. Center Street, formerly the Village Lamp Lighter. Morgan wants to open an art school. Morgan explained the building previously functioned as an apartment upstairs and a display room downstairs. Morgan says they thoughtfully furnished the upstairs with antique pieces and plan to offer it as a Short-Term Rental through AirBNB. This rental income will help support the cost of hosting children’s art classes as well as other creative events on the ground floor. In addition to the regular classes for kids, Morgan plans to offer Mom’s Day Out events, parent and child workshops, art date nights and community art projects. Morgan hopes to partner with the city to make the downstairs space a place that fosters connections, creativity and community in Old Towne Lorena.

Gary Cox, 102 Walter Street, Lorena TX spoke and reminded everyone that the planning and zoning commission voted 3-1 for the Texan to not be approved. Cox says that one P&Z member wasn’t eligible to serve so the vote that was 3-2 was really 3-1. Cox says then 4 of the 5 council members voted to approve the Texan. Emily was the only one that didn’t vote for the Texan. Cox thanked Emily for that. Cox says the council broke a lot of their own rules and the Texan will be exposing the heart of the city and a quarter of the population to light pollution, environmental pollution, noise pollution and a constant exposure of known carcinogens because the southerly breezes the way it blows nine times out of ten is from the south right into old town. Cox says there will be traffic issues and a complete destruction of the way of life for a quarter of the population of Lorena and old town. Cox also spoke about the city needing extra money to hire a new officer and raises for all the city employees and the Mayor was very adamant about a new break room for the Public Works Department. Cox says the city is not broke and has like almost \$3 million dollars and the gist of it all is the council sacrificed the whole town for a couple of hundred thousand dollars.

Pat Kultgen, 115 Brandy Hill, Lorena TX spoke and says she is going to write a book. Kultgen says it is a unique opportunity to be at the beginning of a contamination event and she believes it with every bone in her body. Kultgen is giving the council a heads up that she will actively be asking for data studies and maps. Kultgen plans to file a complaint with the TCEQ this afternoon and that she has talked to the people in Austin and to the local office. She believes the city is going to create a hazard that’s a direct threat to the community water supply. Kultgen says she has been interviewed by CNN and that she has the credentials to make that assessment. Kultgen appreciates what the council does and she knows it is hard. Kultgen says “I just wanted to kind of explain why you’re gonna be seeing me in the audience”.

#### **5. Approval of Minutes:**

##### **a. May 12, 2025 Regular Meeting**

Motion: Kelly Yarbrough moved to approve the May 12th meeting minutes.

Second: Emily McKenzie

For: Jason Blaneck, Carla Pendergraft, Kelly Yarbrough, Emily McKenzie and Adam Montemayor.

Against: None

Motion carried 5-0



## **6. Committee and Corporation Reports:**

### **a. Lorena Economic Development Corporation**

EDC Chairman Kelly Yarbrough informed council EDC met May 20<sup>th</sup> and has received an application for a vacant seat on the Board of Directors which they are presenting tonight for approval of appointment to the EDC Board of Directors. Yarbrough says there is still one vacant seat if anyone is interested. EDC will also be presenting their TIRZ representatives to be voted on tonight. Yarbrough says the next meeting tomorrow at 6:00 p.m. They will continue to work on their strategic plan.

## **7. Discussion and possible action on authorizing signatures for Extraco, Genco FCU, TFNB and First National Bank Central Texas bank accounts and TexStar investment accounts.**

Finance Officer Linda Klump informed council that historically the city's signers for all city accounts are the Mayor, Mayor Protem, City Manager and City Secretary. Russell Walizer was elected the new Mayor in May. City staff is recommending that the council authorize adding Mr. Walizer and removing Mr. Ross as signer on all applicable city cash and investment accounts.

Motion: Kelly Yarbrough moved to authorize adding Mr. Walizer and removing Mr. Ross as signer on all applicable city cash and investment accounts.

Second: Carla Pendergraft

For: Jason Blaneck, Carla Pendergraft, Kelly Yarbrough, Emily McKenzie and Adam Montemayor.

Against: None

Motion carried 5-0

## **8. Discussion and possible action authorizing a Resolution for signatures for TexPool investment accounts.**

Finance Officer Linda Klump explained this is the same as last agenda item however, TexPool requires a resolution to amend account signers.

Motion: Carla Pendergraft moved to authorize the resolution for the TexPool investment account.

Second: Jason Blaneck

For: Jason Blaneck, Carla Pendergraft, Kelly Yarbrough, Emily McKenzie and Adam Montemayor.

Against: None

Motion carried 5-0

## **9. Discussion and possible action on authorizing the City Manager to accept the proposal for engineering services for a 2025 Street Improvements Project - Sutton Place.**

City Manager Kevin Neal explained the City issued Street Improvement Bonds in 2022. Those bond funds and interest earned paid for the 2022 Street Improvement Projects and a portion of the 2024 Street Project – Cindy Lane. There is a remaining balance in the 2022 Street Improvement Bonds plus interest of \$73,000.

The City began reallocating a portion of sales tax receipts to a designated Street Maintenance Fund in December, 2024. Street Maintenance funds were used to fund a portion of the 2024 Street Project – Cindy Lane.

The City is proposing a 2025 Street Maintenance Project – Sutton Place. The City's engineers, KPA, have provided a proposal for engineering fees and an estimated cost of the Sutton Place project.

The 2022 Street Improvement Bond fund has an adequate remaining balance to fund the estimated \$61,200 engineering and construction administration costs. Based on anticipated sales tax revenue, the Street Maintenance Fund would be utilized to fund the \$252,000 estimated construction cost of the 2025 Street Maintenance Project – Sutton Place. Staff recommends authorizing the City Manager to accept the proposal for engineering services for a 2025 Street Improvement Project – Sutton Place to be funded with remaining 2022 Street Improvement Bond funds.

Kelly Yarbrough questioned if the utilization of these funds would deplete the money for other repairs if something were to come up. Linda Klump explained it will utilize what has been captured in the sales tax fund for street maintenance and what we plan to capture next year. Yarbrough questioned what the contingency plan is if other streets need repaired. Kevin Neal explained there is still street maintenance money in the general fund. Neal explained there are two street maintenance funds, one is for street rehab and the other is for maintenance. The street rehab was created for the use of sales tax money collected specifically for streets.

Motion: Emily McKenzie moved to authorize the City Manager to accept the proposal for engineering services for a 2025 Street Improvements Project.

Second: Adam Montemayor

For: Carla Pendergraft, Kelly Yarbrough, Emily McKenzie and Adam Montemayor.

Abstain: Jason Blaneck

**10. Discussion and possible action authorizing the donation of miscellaneous ammunition and other firearm accessories.**

Chief Scott Holt explained in late 2024, Lorena Police was called to an unattended death. Because of the circumstances involved, staff took possession of a large cache of firearms and accessories. These items were stored in our property room for safekeeping. Over the next several months, arrangements were made for next of kin to travel to Texas to take possession of the descendant's belongings. At the representative's request, numerous items to include ammunition, holsters, and other accessories were donated to the Lorena Police Department. Attached you will find an email from the trustee of the donation, and an itemized list of the donated equipment. Staff is recommending approval of the donated equipment.

Council had discussions about the items donated and how it benefits the police department

Motion: Kelly Yarbrough moved to authorize the donation of miscellaneous ammunition and other firearm accessories.

Second: Emily McKenzie

For: Adam Montemayor, Emily McKenzie, Kelly Yarbrough, Carla Pendergraft and Jason Blaneck

Against: None

Motion carried 5-0.

**11. Discussion and possible action on Resolution 2025-0616-01 authorizing the appointment of Lorena City Manager Kevin Neal as a representative for the cities of Bruceville-Eddy, Crawford, Lorena, and Moody and to the Waco Metropolitan Planning Organization Policy Board.**

City Manager Kevin Neal explained the position has been vacant since 2021 when former City Manager Joseph Pace left the city. Mr. Neal was asked to replace Mr. Pace at the time he left. Neal says he didn't want to take the position at that time due to being the interim city manager.

Mr. Neal introduced Dr. Mekesh Kumar, Director of the Waco Metropolitan Planning Organization Policy Board. Dr. Kumar explained there are 20 board members and the function of the board.

Motion: Emily McKenzie moved to adopt Resolution 2025-0616-01.

Second: Kelly Yarbrough

For: Jason Blaneck, Carla Pendergraft, Kelly Yarbrough, Emily McKenzie and Adam Montemayor.

Against: None

Motion carried 5-0.

**12. Discussion and possible action to appoint Berniece Segovia to seat #4 of the EDC Board of Directors for the remainder of the term expiring October 2026.**

Kelly Yarbrough informed council of the recommendation and gave Ms. Segovia's background information.

Motion: Carla Pendergraft moved to appoint Berniece Segovia to seat #4 of the EDC Board of Directors.

Second: Jason Blaneck

For: Adam Montemayor, Jason Blaneck, Emily McKenzie, Carla Pendergraft and Kelly Yarbrough.

Against: None

Motion carried 5-0.

**13. Discussion and possible action to appoint Jake Dickson to seat #4 and Billy Borunda to seat #5 as EDC representatives of the Lorena TIRZ #1 East Board of Directors for the remainder of the unexpired terms as recommended by the Lorena Economic Development Corporation Board of Directors.**

Kelly Yarbrough explained the changes on the board.

Motion: Jason Blaneck moved to appoint Jake Dickson to seat #4 and Billy Borunda to seat #5 as EDC representatives of the Lorena TIRZ #1 East Board of Directors.

Second: Emily McKenzie

For: Jason Blaneck, Carla Pendergraft, Kelly Yarbrough, Emily McKenzie and Adam Montemayor.

Against: None

Motion carried 5-0.

**14. Discussion and possible action on the re-appointment of Planning and Zoning Members Don Bagby and Allison Vrana for a two year term.**

Kevin Neal explained the vacancies on the P&Z Board. Don Bagby and Allison Vrana have agreed to

serve another two-year term. There are still two vacancies on the P&Z board.

Motion: Kelly Yarbrough moved to re-appoint Don Bagby and Allison Vrana to the P&Z commission.

Second: Emily McKenzie

For: Jason Blane, Carla Pendergraft, Kelly Yarbrough, Emily McKenzie and Adam Montemayor.

Against: None

Motion carried 5-0.

**15. Police Department Report**

**a. Activity report / calls for service.**

Chief Holt answered questions from the council regarding the activity report. Holt also praised Jennifer Herrin and Lieutenant Peter Rivas for cleaning the property room and all the time spent on the destruction of the property.

**16. City Manager Report.**

**a. New utility employees Cory Stovall Jr. hired May 12, 2025 and Julian Torres hired May 23, 2025.**

**b. Texas Police Chief's Accreditation Re-Recognition of the Lorena Police Department June 2, 2025.**

**c. Expanding the City's available payment options.**

**17. Future Agenda Items.**

Budget Workshops will be scheduled after the July council meeting.

**18. Adjourn**

Due to no further business the meeting adjourned at 8:11 p.m.

These minutes were approved this 21<sup>st</sup> day of July 2025.

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Russell Walizer, Mayor

Attest:

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Monica Hendrix, City Secretary



# City of Lorena Development Services Universal Application

Please check the appropriate box below to indicate the type of application you are requesting and provide all information required to process your request.

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Pre-Design Meeting                | <input type="checkbox"/> Comprehensive Plan Amendment     | <input type="checkbox"/> Zoning Change                     |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Zoning Variance (ZBA)            | <input type="checkbox"/> Subdivision Variance              |
| <input type="checkbox"/> Preliminary Plat                  | <input type="checkbox"/> Final Plat                       | <input type="checkbox"/> Amending Plat                     |
| <input type="checkbox"/> Replat                            | <input type="checkbox"/> Planned Development Concept Plan | <input type="checkbox"/> Planned Development Detailed Plan |
| <input type="checkbox"/> Site Plan                         | <input type="checkbox"/> Other _____                      |  |

## PROJECT INFORMATION

Project Name: Hearth & Hue

Project Address (Location): 101 E Center Street, Lorena, TX 76655

Existing Zoning: Mixed use: Upstairs: C - Resd Requesting CUP for mixed use  
Downstairs: C - Store Proposed Zoning: (see below)

Existing Use: Currently vacant; previously an upstairs apartment Proposed Use: Upstairs short term rental (Airbnb);  
and downstairs retail shop (The Village Lamplighter) Downstairs vacant

Existing Comprehensive Plan Designation: Old Town District Gross Acres: 0.0517

**Application Requirements:** The applicant is required to submit sufficient information that describes and justifies the proposal. **See appropriate checklist located within the applicable ordinance and fee schedule for minimum requirements. Incomplete applications will not be processed.**

## APPLICANT INFORMATION

Applicant: Karen Morgan Company: \_\_\_\_\_

Address: 139 Humble Street Tel: 254-366-1675 Fax: \_\_\_\_\_

City: Lorena State: TX ZIP: 76655 Email: hearth\_and\_hue@outlook.com

Property Owner: Hearth & Hue LLC (Karen Morgan) Company: \_\_\_\_\_

Address: 139 Humble Street Tel: 254-366-1675 Fax: \_\_\_\_\_

City: Lorena State: TX ZIP: 76655 Email: hearth\_and\_hue@outlook.com

Key Contact: Karen Morgan Company: \_\_\_\_\_

Address: 139 Humble Street Tel: 254-366-1675 Fax: \_\_\_\_\_

City: Lorena State: TX ZIP: 76655 Email: hearth\_and\_hue@outlook.com

SIGNATURE OF PROPERTY OWNER OR APPLICANT (SIGN AND PRINT OR TYPE NAME)

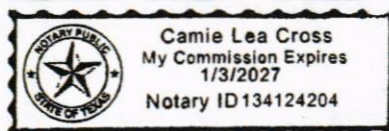
SIGNATURE: Karen Morgan  
(Letter of authorization required if signature is other than property owner)

Print or Type Name: Karen Morgan

Known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office on this 28 day of May 2025

Camie Lea Cross  
 Notary Public



## For Departmental Use Only

Case No.: CUP-2025-03

Project Manager: \_\_\_\_\_

Total Fee(s): \$800.00

Check No.: 1067

Date Submitted: 5/28/2025

Accepted By: Y.M.H.

**Re: City of Lorena Development Services Universal Application – Conditional Use Permit**

*To: The City of Lorena*

*From: Hearth & Hue LLC (Karen & Benjamin Morgan)*

*Date: May 28, 2025*

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## **Proposed Use Description**

We are excited to propose a dual-purpose use for the historic property at **101 E Center Street, Lorena** that will enrich the community and honor the building's character.

Our vision, **Hearth & Hue**, blends hospitality and creativity. The name reflects our mission:

- **"Hearth"** represents the upstairs short-term rental (Airbnb/VRBO), a warm and inviting space furnished with antiques and historical photographs of Old Town Lorena, designed to preserve and celebrate the building's story.
- **"Hue"** represents the downstairs art studio, where Karen Morgan—CPA and artist—will teach children's art classes and host creative events for the community such as guest classes from local artists, parents' night out workshops, birthday parties, and collaborative mural projects.

The Airbnb will help sustainably support the art studio and its community programming.

## **Hours of Operation**

- **Short-Term Rental (Upstairs):** Open year-round with standard check-in at 4 PM and check-out at 11 AM. A maximum of 6 guests per booking, with quiet hours and house rules clearly outlined in the listing.
- **Art Studio (Downstairs):** Operates during scheduled class and event times.

## **Project Compatibility**

### **a. The Comprehensive Plan:**

This proposal aligns with the Lorena Comprehensive Plan goal to enhance Old Town Lorena as the center of the community and tourist destination. Our guests will be encouraged to explore local businesses like the Boujee Bean for their morning coffee, Just for You Antiques & Interiors for antique shopping, the Cheese House for cozy meals, and the nearby park for a picnic —making the building a gateway for local economic activity and cultural engagement.

### **b. Zoning District:**

The building has historically served a mixed-use purpose: residential upstairs apartment and commercial retail downstairs. Our proposed use continues this pattern, with the upstairs functioning as a short-term rental and the downstairs as a community-facing art studio.

**c. Surrounding Properties:**

We've connected with many neighboring business owners, all of whom have expressed enthusiastic support. Several have even offered to collaborate on decorations, furnishings, supplies, and community events—highlighting strong local alignment to make Old Town Lorena a central hub.

**d-f. Neighborhood Conditions, Traffic, and Facilities:**

There is ample off-street parking on the side and rear of the property. Guests will receive clear instructions to avoid using Center Street storefront parking. The building has already passed inspections, and necessary updates have been made to ensure it meets current code requirements.

**g. Additional Information:**

Floorplans –



Please let us know if we can provide additional information. We are deeply invested in creating a welcoming and vibrant space that benefits both residents and visitors.

Warm regards,  
**Karen & Benjamin Morgan**  
**Hearth & Hue LLC**



## Article 6 – Zoning Districts

## ZONING ORDINANCE

## Section 6.13 OT – Old Town District

**6.13.1 GENERAL PURPOSE & DESCRIPTION**

The OT Old Town district is established to encourage the preservation of uses and structures that have been determined as being historically and culturally significant to the City. This district shall provide flexibility in land uses and regulations that will encourage the continuance of the historic character of this area.

**6.13.2 DISTRICT LIMITS**

The Old Town District (OT) is comprised of a defined area, as shown on the zoning district map for the City, as amended.

- A. Main Street Subdistrict: The physical limits of the Main Street subdistrict shall be defined as that area bounded by North and South Oak Streets, East Castro Street, North and South McBrayer Streets and Walter Street.
- B. Neighborhood Subdistrict shall include the parcels abutting North Bordon Street from East Castro Street to Autumn Villas Drive.

**6.13.3 AREA REGULATIONS**

- A. Lots platted prior to 1900 shall be exempt from the area and height regulations and parking requirements.
- B. Size of Lots
  - 1. **Minimum Lot Area** – 5,000 square feet.
  - 2. **Minimum Lot Width** – 50 feet.
  - 3. **Minimum Lot Depth** – 50 feet.
- C. Size of Setbacks
  - 1. **Minimum Front Setback** – Ten (10) foot minimum which may be used for landscaping, pedestrian circulation, entry court, outdoor dining, and similar uses related to a pedestrian environment
  - 2. **Minimum Side Setback** – None on an interior setback. Fifteen (15) feet on a street side setback. Fifteen (15) feet adjacent to a SF Single Family Residential district.
  - 3. **Minimum Rear Setback** – None
- D. **Maximum Lot Coverage** – None.
- E. **Maximum Height** - 35 feet.

**6.13.4 PARKING REQUIREMENTS**

- A. Parking requirements for all uses shall be determined by Article 7, Parking Requirements, with the exceptions for joint-use parking as described below.
- B. OT Old Town District joint-use parking. Joint-use parking standards are based on the assumption that patrons will use a single parking space for more than one destination in Old Town Lorena and that one parking space will be open and available for short-term parking to serve many different uses which may have different peak hours.



100

# LORE

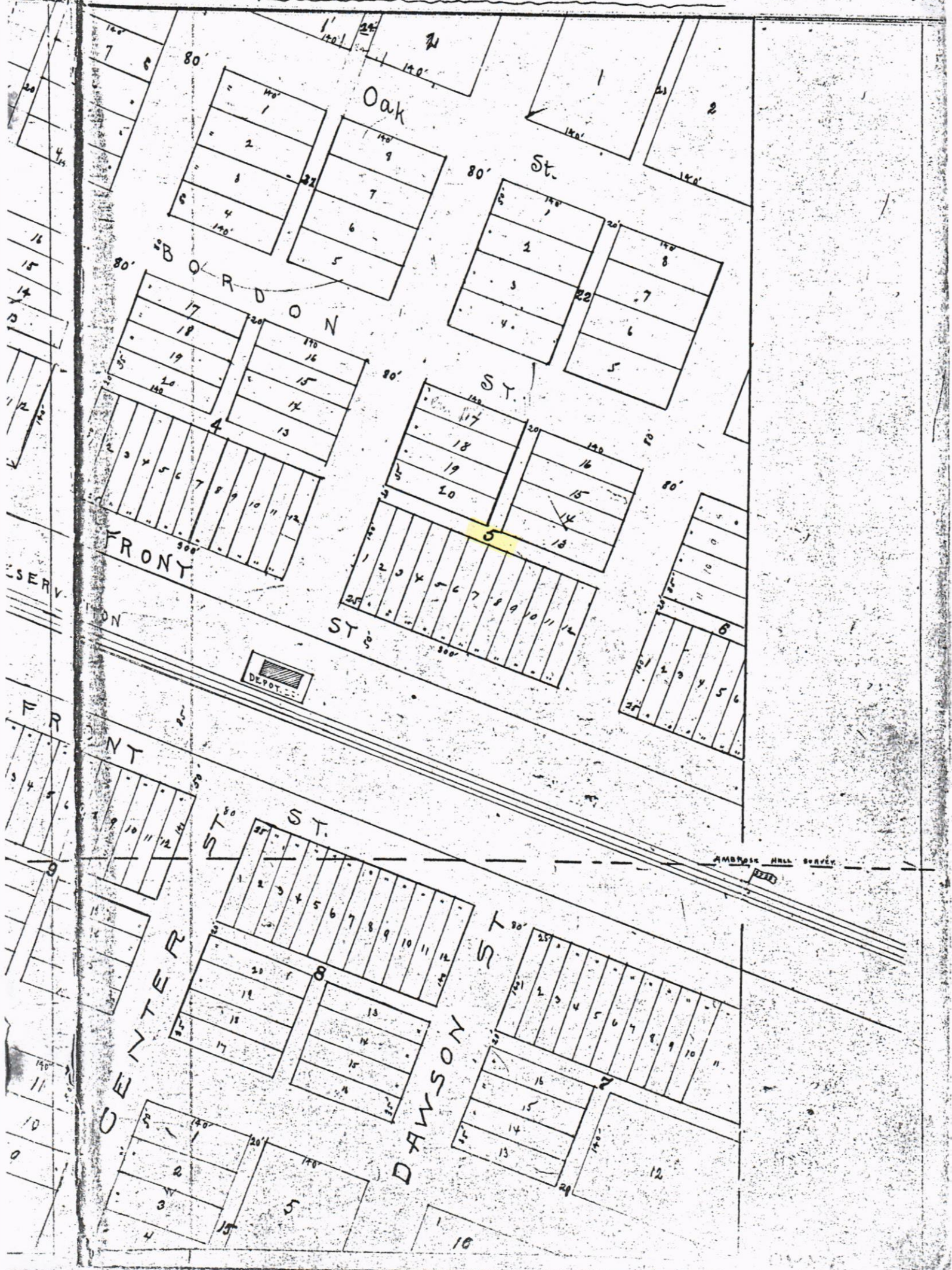
On the line of the M. R. & T. R. R. McAllen Co Texas





# RENA.

20 Texas





I, J. M. Dodge, do hereby certify that I am the owner of the following described land, situated in McLennan County, in the State of Texas to wit: 40 acres of land - less that portion of the same deeded to the Mo. R.R. and Tex. Ry. Co. - conveyed to me by Daniel Aert and Sarah Aert his wife by their deed dated Dec. 12, 1881 and recorded in the office of the Recorder of deeds of said county in Book 36 on page 288. Also 20 acres of land conveyed to me by Philip A. Fritz and Charlotte C. Fritz, his wife, by their deed dated Dec. 12, 1881 and recorded in said office of said recorder of Deeds in Book 38, Page 28. That I have subdivided said tracts of land into lots and blocks for sale; That the dimensions of said lots and blocks and the width of the streets and alleys - are as shown on this map of Lorina and said streets and alleys are hereby forever dedicated to the use of the Public. Witness my hand this First day of March 1882.

J. M. Dodge

State of Colorado }  
County of Sedgewick } ss - On this Second day of April, AD, 1891, Before me L. E. Loveland a Notary Public within and for said State and County, personally appeared J. M. Dodge personally known to me to be the identical person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same freely and voluntarily for the purposes and consideration therein expressed. Given under my hand and seal of office this Second day of April AD 1891

(Notary Seal)

L. E. Loveland

Notary Public

My commission expires March 17, 1895

Filed for Record Dec 16<sup>th</sup> 1891 at 6 o'clock PM  
Recorded Dec. 18<sup>th</sup> 1891 at 3<sup>30</sup> P.M.



Jointly e-verify: [joint.ly/ver/NDsY-nScy-nXYt-mZc6](https://joint.ly/ver/NDsY-nScy-nXYt-mZc6)

**794383**

# STAFF REPORT

**To:** Chairman Bagby and Members of the Planning & Zoning Commission

**From:** George Adams, Planning Consultant

**Date of Planning and Zoning Commission Meeting:** July 14, 2025

**Date of City Council Meeting:** July 21, 2025.

**RE:** CUP-2025-003 - Conduct a Public Hearing and consider a recommendation to the City Council for a request from Hearth and Hue (Karen Morgan, applicant), for a Conditional Use Permit for a Short-Term Rental located within the Old Town zoning district at 101 E. Center Street, and being described as Lorena OT Lot A1 A2 A3, Block 5 Acres .0517, City of Lorena, McLennan County, Texas located on the Southeast Corner of Center Street and S. McBrayer Street.

**Background:** Short-Term Rental is a Conditional Use within the Old Town zoning district. The applicant is requesting approval of a Conditional Use Permit to operate a Short-Term Rental for the second floor of the building located at 101 E. Center Street within the Old Town zoning district.

The Lorena zoning code states “the Old Town district is established to encourage the preservation of uses and structures that have been determined as being historically and culturally significant to the City and that the district provides flexibility in land uses and regulations that will encourage the continuance of the historic character of the area”.

The lower floor of the building will be used as an art studio for art classes and other creative events, the upper floor is proposed as a short-term rental unit. The proposed short-term rental would have standard check-in at 4 pm and check-out at 11 am, with quiet hours and house rules clearly outlined in the listing.

The Zoning Administrator has determined 9 parking spaces are required for the combined uses. The proposed project will utilize 5 on-street parking spaces along Center Street adjacent to the front of the two-story building. Short-term rental guests will receive instructions to avoid using Center Street storefront parking.

At the July 14, 2025 Planning and Zoning Commission meeting the applicant highlighted section 6.13.3.A., Old Town District Area Regulations, of the Lorena Zoning Code. This section states: “Lots platted prior to 1900 shall be exempt from the area and height regulations and parking requirements”. The applicant also provided documentation of platting prior to 1900 (See Attachment B).

**Attachment A** provides the Applicant’s summary of the project.

**Attachment B** provides Section 6.13.3.A of the Lorena Zoning Code and platting information from the County Clerk’s office.

**COMPREHENSIVE PLAN:** The proposed short-term rental is within the Old Town District of the Future Land Use Map. The Old Town District represents a small scale, mixed-use area with retail, second story residential, office and dining opportunities strategically placed around Center and Bordon Streets. The application is consistent with the Comprehensive Plan.

**STAFF RECOMMENDATION:** The CUP is recommended for approval with the provision that the applicant construct a standard residential driveway of all weather material as described in Article 7, Parking Requirements, of the Lorena Zoning Code to provide additional parking.

This recommendation is based on Section 3.2.1 of the zoning code which states “In granting any Conditional Use Permit, the City Council may impose special conditions necessary to assure that the proposed use will conform to the requirements of this Section”. Parking requirements are included in the list of special conditions of this section of the code.

**PLANNING AND ZONING COMMISSION RECOMMENDATION:** Based on the information provided by the applicant in Attachment B, the Planning and Zoning Commission recommended approval of the CUP with removal of all recommended parking requirements.

June 26, 2025

**NOTICE OF PUBLIC HEARING(S) CITY OF LORENA, TEXAS**

Lorena Planning and Zoning Commission

Public Hearing date and time: July 14, 2025 at 5:30 p.m.

Lorena City Council July 21, 2025 at 6:30 p.m.

Location: City Hall, 107-A S. Frontage Road, Lorena, TX 76655

Applicant: Hearth and Hue  
Property Owner: Karen Morgan

On July 14, 2025, at 5:30 PM, the Lorena Planning and Zoning Commission will hold a public hearing to consider the request of Hearth and Hue (Karen Morgan), applicant, for approval of a Conditional Use Permit to allow a Short Term Rental(Air BNB) on a tract of land, being described as:

Lorena OT Lot A1 A2 A3, Block 5 Acres .0517, City of Lorena, McLennan County, Texas located on the Southeast Corner of Center Street and S. McBrayer Street, Lorena Texas.

On July 21, 2025, at 6:30 PM, the Lorena City Council will hold a public hearing to consider the request of Hearth and Hue (Karen Morgan), applicant, for approval of a Conditional Use Permit to allow a Short Term Rental (Air BNB) on a tract of land, being described as:

Lorena OT Lot A1 A2 A3, Block 5 Acres .0517, City of Lorena, McLennan County, Texas located on the Southeast Corner of Center Street and S. McBrayer Street, Lorena, Texas.

**You are being notified because you are listed as the owner of property located in or within 200 feet** of the property on which the Conditional Use Permit request is proposed according to the most recently approved municipal tax roll. The purpose of this notice is to provide you with an opportunity for public comment. You may: 1) take no further action; 2) attend the public hearing to present your views and opinions or to observe the proceedings; or 3) provide a written statement to the City Secretary expressing your support, concerns, or opposition to such change. You are not required to attend the public hearing.

If you desire to comment on the proposed request, please return the attached form with any additional written correspondence. An email reply will also be accepted. All responses must be received prior to the scheduled City Council meeting on July 21, 2025. Address all correspondence to:

Monica Hendrix, City Secretary  
City of Lorena  
107-A. S. Frontage Road  
Lorena, Texas 76655

For more information:  
Phone: 254-857-4641

E-mail: [mhendrix@lorenatx.gov](mailto:mhendrix@lorenatx.gov)

☒ In Favor ☐ In Opposition ☐ Neutral

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Property Owner Name:

Curtis R Watson 1999 Trust

Property Owner Address within 200 Feet:

105 McBrayer St

Property Owner Signature:

William Watson

Date:

6.30.25

June 26, 2025

## NOTICE OF PUBLIC HEARING(S) CITY OF LORENA, TEXAS

Lorena Planning and Zoning Commission

Public Hearing date and time: July 14, 2025 at 5:30 p.m.

Lorena City Council July 21, 2025 at 6:30 p.m.

Location: City Hall, 107-A S. Frontage Road, Lorena, TX 76655

Applicant: Hearth and Hue

Property Owner: Karen Morgan

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On July 21, 2025, at 6:30 PM, the Lorena City Council will hold a public hearing to consider the request of Hearth and Hue (Karen Morgan), applicant, for approval of a Conditional Use Permit to allow a Short Term Rental (Air BNB) on a tract of land, being described as:

Lorena OT Lot A1 A2 A3, Block 5 Acres .0517, City of Lorena, McLennan County, Texas located on the Southeast Corner of Center Street and S. McBrayer Street, Lorena, Texas.

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If you desire to comment on the proposed request, please return the attached form with any additional written correspondence. An email reply will also be accepted. All responses must be received prior to the scheduled City Council meeting on July 21, 2025. Address all correspondence to:

Monica Hendrix, City Secretary  
City of Lorena  
107-A. S. Frontage Road  
Lorena, Texas 76655

For more information:  
Phone: 254-857-4641

E-mail: mhendrix@lorenatx.gov

☒ In Favor ☐ In Opposition ☐ Neutral

Comments: Just for You... Antiques + Interiors is thrilled  
To Approve Hearth + Hue (Karen Morgan) to Old Town Lorena!  
Not only will it bring New Comers (shoppers), but also a  
Variety of Ages to our Historic Old Town. Perfect Fit.  
Empty Buildings are Not Helping Anyone.  
Thank you for Considering & hopefully Approving this  
Application

Property Owner Name: \_\_\_\_\_

Property Owner Address within 200 Feet: \_\_\_\_\_

Property Owner Signature: \_\_\_\_\_

Date: \_\_\_\_\_

## Monica Hendrix

---

**From:** Malisa Spivey <malisaspivey@gmail.com>  
**Sent:** Sunday, July 13, 2025 5:27 PM  
**To:** Monica Hendrix; Mayor; Kevin Neal  
**Subject:** Fwd: Request for Inclusion in Public Record – Support for CUP Approval Without Additional Requirements (Karen Morgan Application)  
**Attachments:** CUP\_Support\_Letter\_Karen\_Morgan.docx

**CAUTION:** 'This email originated from outside of the organization! Do not click links, open attachments or reply, unless you recognize the sender's email address and know the content is safe!'

\*correction on date, July 14th. Thank you please be advised.  
Sent from my iPhone

Begin forwarded message:

**From:** Malisa Spivey <malisaspivey@gmail.com>  
**Date:** July 13, 2025 at 7:22:52 AM CDT  
**To:** Monica Hendrix <mhendrix@lorenatx.gov>, mayor@lorenatx.gov, Kevin Neal <kneal@lorenatx.gov>  
**Subject:** Request for Inclusion in Public Record – Support for CUP Approval Without Additional Requirements (Karen Morgan Application)

Dear Members of the Planning & Zoning Commission,

Please include the attached letter as part of the official public record for the July 15, 2025 Planning & Zoning meeting regarding the Conditional Use Permit (CUP) application submitted by Karen Morgan for a short-term rental at the corner of Center Street and S. McBrayer.

To be clear:

I support approval of this CUP and believe Ms. Morgan has met all requirements presented to her in good faith. However, based on the City's own zoning ordinance (2020-0316-01) and related legal inconsistencies outlined in the attached letter, I urge the Commission to approve the CUP without imposing additional conditions on the applicant, such as off-street parking or ADA upgrades not supported by the ordinance.

This letter outlines the legal reasoning for that request and documents concerns about the City's inconsistent zoning enforcement and unclear guidance to applicants.

Please confirm receipt and ensure the attached letter is distributed to all Commission members and entered into the public meeting record.

Sincerely,

Malisa Spivey

110 E. Center St.

Lorena, TX 76655

malisaspivey@gmail.com

Sent from my iPhone



# Formal Support for CUP Approval – Karen Morgan (Hearth & Hue) Short- Term Rental

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To:

Lorena Planning & Zoning Commission

Cc:

Mayor Russell Walizer, City Secretary Monica Hendrix

Subject: Formal Support for CUP Approval – Karen Morgan (Hearth & Hue) Short-Term Rental | Request for Fair and Legal Application of Ordinance

Dear Commissioners,

I am writing in full support of the Conditional Use Permit (CUP) application submitted by Karen Morgan for a short-term rental at the corner of Center Street and S. McBrayer. Ms. Morgan has followed the City's process in good faith, and I urge the Planning & Zoning Commission to approve her CUP without imposing additional conditions that are not supported by law or consistent with the intent of Lorena's zoning ordinance.

While I support approval, I believe it is necessary to document several ongoing concerns about the way this process has been handled — not to criticize the applicant, but to ensure future decisions are rooted in clarity, fairness, and enforceable standards.

## **1. The 2020 Zoning Ordinance Lists Short-Term Rentals – But Is Still Misrepresented Online**

The current zoning ordinance (Ordinance No. 2020-0316-01) explicitly lists "Short Term Rental (Air BNB)" as a conditional use in both Neighborhood and Main Street zones. That is the proper legal basis for processing this application. However, the City continues to list the outdated 2018 ordinance under the "Planning & Zoning" tab of its website, while placing the 2020 ordinance under a separate "City Services" tab.

This creates confusion for residents, applicants, and commissioners alike. If someone reviews the Planning & Zoning page — as they logically would — they'll find no reference to short-term rentals in the version displayed. This misrepresentation should be corrected immediately to uphold transparency and compliance.

## **2. Parking and ADA Requirements Are Being Improperly Applied to Legacy Buildings**

Karen Morgan's property is a historic zero-lot-line building downtown, not a new development. She is not remodeling or expanding the structure. Yet the City is discussing requirements for six off-street parking spaces and ADA upgrades, which are not explicitly triggered by the ordinance in this case.

Section 1.2 of the ordinance states:

"Ensure that all new developments are in general agreement and conformance with the Comprehensive Plan to ensure a harmonious pattern of development."

Her use does not constitute new development. Imposing modern commercial infrastructure demands on existing structures — especially in downtown Lorena where parking is public and shared — is inconsistent with the spirit and intent of the zoning ordinance. There is no lawful or equitable basis to apply these burdens to her CUP.

## **3. Council's Override of Prior P&Z Decisions Raises Questions About Role of the Commission**

In a prior case, this Commission voted to deny a CUP for another downtown business. The City Council overruled that decision, without clearly stating why (see City Council Minutes – Feb. 18, 2025). That pattern risks undermining the role of Planning & Zoning and raises concerns about consistency and due process.

## **4. Downtown Parking Solutions Were Rejected by the City**

State funding was reportedly offered to the City of Lorena in October 2021 for downtown enhancements — including parking improvements. The City declined the offer. Now, individual applicants are being told to solve these infrastructure issues on their own. That is not reasonable. The responsibility for public infrastructure belongs to the City, not piecemeal on small business owners.

## **Request for Action**

In approving this CUP, I respectfully request that:

1. No off-street parking or ADA upgrade requirements be imposed on the applicant unless required by law.
2. The City clarify how zero-lot-line legacy structures are evaluated when no remodel or change of occupancy is taking place.
3. The City's website be immediately corrected to reflect the current 2020 zoning ordinance under the Planning & Zoning tab.
4. The Commission formally document how CUP standards are being applied to ensure transparency and consistent enforcement going forward.

Lorena's residents deserve zoning practices that are fair, transparent, and rooted in our



town's real context — not vague interpretations or misplaced standards. I thank you for your time and for considering this as part of the public record for the July 15, 2025 meeting.

Sincerely,  
Malisa Spivey  
110 E. Center St.  
Lorena, TX 76655  
malisaspivey@gmail.com



City of Lorena  
107-A S. Frontage Road  
Lorena, Texas 76655-9609  
(254) 857-4641 Fax (254) 857-4118

### City of Lorena Council Appointed Advisory Board/Commission Applications

Board/Commission Preference: ☐ Planning and Zoning Commission  
☐ Board of Adjustment  
☐ Economic Development Corporation

Name: Michael Murphy City Resident: 2 years ETJ:     years

Address: 108 Thompson Cir

Telephone number:                      Cell number: 281 413 8656

Email: M.MURPHY806@aol.com


How long have you lived in the City of Lorena area?                     

Will your present occupation allow you sufficient time to adequately serve on the board/commission? YES I'm RETIRED

Would your present occupation pose any conflict of interest with serving on the board/commission? NO

Briefly state your qualifications and explain why you wish to be a member of a board/commission:

I'm RETIRED FROM public SERVICE (Law ENFORCEMENT 30 yrs), AND WISH  
TO BE INVOLVED IN THE AREA THAN ME & MY WIFE MOVED INTO.  
BEFORE WORKING IN LAW ENFORCEMENT I WORKED IN CONSTRUCTION  
WHERE I DEALT WITH EASEMENT AND READING BUILDING PLANS

Signature: 

Date: June 6 2025

See reverse side for Board/Commission duties

City of Lorena  
Combined Funds  
**June 30, 2025**

	Page #	FUND #	Total Revenues	Total Expenditures	Net Rev/Exp
General Fund	2	10	1,778,775.64	1,466,377.20	312,398.44
Designated Revenue Fund	3	15	32,941.81	45,690.00	(12,748.19)
Street Maintenance Fund	4	19	121,261.30	93,810.30	27,451.00
Economic Development Fund	5	20	105,568.38	4,819.99	100,748.39
TIRZ Debt Service Fund	6	24	179,374.75	179,374.75	-
TIRZ Project Fund	7	25	177,405.76	194,672.25	(17,266.49)
Gen Fund Capital Project Fund	8	30	136,430.35	202,391.41	(65,961.06)
Gen Fund Debt Service Fund	9	40	334,770.36	243,500.00	91,270.36
Utility Fund	10	50	2,162,974.17	2,147,915.34	15,058.83
Sanitation Fund	11	51	249,688.59	237,113.10	12,575.49
ARPA Grant Fund	12	52	462,243.05	462,243.05	-
Utility Fund Capital Project Fund	13	53	123,234.49	51,063.54	72,170.95
Utility Fund Debt Service Fund	14	54	171,458.17	39,177.76	132,280.41
COMBINED FUNDS			6,036,126.82	5,368,148.69	667,978.13

City of Lorena  
General Fund - Fund 10  
June 30, 2025

	10/01/24 Budget	03/31/25 YTD	Apr-25	May-25	Jun-25	Quarter Total	06/30/25 YTD	Remaining Budget	
Property Taxes	686,730.00	653,623.63	8,483.25	4,033.00	5,768.22	18,284.47	671,908.10	14,821.90	2.16%
Miscellaneous Taxes	450,200.00	287,985.30	35,966.34	49,769.65	34,019.02	119,755.01	407,740.31	42,459.69	9.43%
Franchise Taxes	175,200.00	102,242.64	2,792.60	49,578.81	1,142.81	53,514.22	155,756.86	19,443.14	11.10%
Permits	25,000.00	23,909.51	6,619.22	5,125.10	5,856.62	17,600.94	41,510.45	(16,510.45)	-66.04%
Intergovernmental Revenue	307,935.00	163,082.92	-	-	57,880.21	57,880.21	220,963.13	86,971.87	28.24%
Charges & Fees	2,500.00	16,108.67	140.00	271.00	9,316.47	9,727.47	25,836.14	(23,336.14)	-933.45%
Fines	225,000.00	91,208.26	12,814.39	12,003.53	11,455.48	36,273.40	127,481.66	97,518.34	43.34%
Interest	40,000.00	15,427.26	2,837.78	2,873.78	2,704.23	8,415.79	23,843.05	16,156.95	40.39%
Other Revenues	208,925.00	69,311.58	11,571.93	11,267.50	11,584.93	34,424.36	103,735.94	105,189.06	50.35%
<b>Total Revenues</b>	<b>2,121,490.00</b>	<b>1,422,899.77</b>	<b>81,225.51</b>	<b>134,922.37</b>	<b>139,727.99</b>	<b>355,875.87</b>	<b>1,778,775.64</b>	<b>342,714.36</b>	<b>16.15%</b>
Administration	688,917.00	331,625.84	46,788.56	45,799.91	50,949.50	143,537.97	475,163.81	213,753.19	31.03%
Police	1,330,066.00	419,492.35	72,181.46	62,493.01	50,409.31	185,083.78	604,576.13	725,489.87	54.55%
PD School Resource	-	233,454.51	32,565.06	20,251.90	20,898.43	73,715.39	307,169.90	(307,169.90)	100.00%
Volunteer Fire	47,348.00	30,055.25	2,359.76	1,034.67	1,458.02	4,852.45	34,907.70	12,440.30	26.27%
Streets & Parks	55,159.00	33,007.95	5,055.76	2,655.93	3,840.02	11,551.71	44,559.66	10,599.34	19.22%
<b>Total Expenditures</b>	<b>2,121,490.00</b>	<b>1,047,635.90</b>	<b>158,950.60</b>	<b>132,235.42</b>	<b>127,555.28</b>	<b>418,741.30</b>	<b>1,466,377.20</b>	<b>655,112.80</b>	<b>30.88%</b>
<b>Net Rev/Expend</b>	<b>-</b>	<b>375,263.87</b>	<b>(77,725.09)</b>	<b>2,686.95</b>	<b>12,172.71</b>	<b>(62,865.43)</b>	<b>312,398.44</b>	<b>(312,398.44)</b>	

Property Taxes:	Semi-Annual allocation to TIRZ per McLennan Co (Feb, Aug)
Miscellaneous Taxes:	Sales Tax quarterly remittance (Feb)
Franchise Taxes:	Electric (quarterly, May), Communications (quarterly, May), Atmos (annual, Mar)
Intergovernmental Revenue	Includes LISD reimbursement accrual (Jun)
Charges and Fees:	Development Reimb (Jun)
Fines:	Revenue reports collections (not citations)
Interest:	
All Departments:	
Administration:	Annual Audit (Feb)
Police:	R/M Office Equip - Annual Tyler PD (Apr), R/M Buildings claim on roof (Jun)
PD School Resource:	SRO related expenses
Volunteer Fire:	
Streets & Parks:	

City of Lorena  
Designated Revenue Fund - Fund 15  
June 30, 2025

	10/01/24 Budget	03/31/25 YTD	Apr-25	May-25	Jun-25	Quarter Total	06/30/25 YTD	Remaining Budget	
Intergovernmental Rev	34,500.00	22,597.95	7,214.55	-		7,214.55	29,812.50	4,687.50	13.59%
Interest	-	9.26	0.56	0.60	0.54	1.70	10.96	(10.96)	100.00%
Other Revenue	-	2,108.34	1,010.01	-	-	1,010.01	3,118.35	(3,118.35)	100.00%
Total Revenues	34,500.00	24,715.55	8,225.12	0.60	0.54	8,226.26	32,941.81	1,558.19	4.52%
State Forfeiture						-	-	-	0.00%
Treasury Forfeiture	76,000.00	45,690.00	-	-		-	45,690.00	30,310.00	39.88%
Opioid Abatement	-	-				-	-	-	0.00%
Total Expenditures	76,000.00	45,690.00	-	-	-	-	45,690.00	30,310.00	39.88%
Net Rev/Expend	(41,500.00)	(20,974.45)	8,225.12	0.60	0.54	8,226.26	(12,748.19)	(28,751.81)	

NEW FUND CREATED TO RECORD FORFEITURE EXPENDITURES

Intergovernment Rev	Body Worn Camera grant receipt (Feb, Apr)
Other Rev	Forfeiture (Mar), Opioid Abatement (Apr)
Treasury Forfeiture	Body Worn Camera expenses (Jan)
Opioid Abatement	

City of Lorena  
Street Maintenance Fund - Fund 19  
June 30, 2025

	10/01/24 Budget	03/31/25 YTD	Apr-25	May-25	Jun-25	Quarter Total	06/30/25 YTD	Remaining Budget	
Misc Taxes	138,844.00	76,377.94	13,476.92	18,655.95	12,750.49	44,883.36	121,261.30	17,582.70	12.66%
Interest	-	-	-	-	-	-	-	-	0.00%
Other Revenue	-	-	-	-	-	-	-	-	0.00%
Total Revenues	138,844.00	76,377.94	13,476.92	18,655.95	12,750.49	44,883.36	121,261.30	17,582.70	12.66%
Street Maintenance	150,000.00	75,465.80	13,356.50	-	4,988.00	18,344.50	93,810.30	56,189.70	37.46%
Total Expenditures	150,000.00	75,465.80	13,356.50	-	4,988.00	18,344.50	93,810.30	56,189.70	37.46%
Net Rev/Expend	(11,156.00)	912.14	120.42	18,655.95	7,762.49	26,538.86	27,451.00	(38,607.00)	

NEW FUND CREATED TO RECORD STREET MAINTENANCE FUND SALES TAX AND EXPENSES

Misc Taxes	Sales Tax quarterly remittance (May)
Street Mainenance	Planned street project - Cindy engineering and construction, Street Maint (Jun)

City of Lorena  
Economic Development Corporation - Fund 20  
June 30, 2025

	10/01/24 Budget	03/31/25 YTD	Apr-25	May-25	Jun-25	Quarter Total	06/30/25 YTD	Remaining Budget	
Miscellaneous Taxes	86,156.00	67,559.08	4,492.31	6,218.65	4,250.16	14,961.12	82,520.20	3,635.80	4.22%
Interest	20,000.00	14,110.43	1,560.44	5,819.48	1,557.83	8,937.75	23,048.18	(3,048.18)	-15.24%
Total Revenues	106,156.00	81,669.51	6,052.75	12,038.13	5,807.99	23,898.87	105,568.38	587.62	0.55%
Economic Development	192,966.00	4,791.19	9.60	9.60	9.60	28.80	4,819.99	188,146.01	97.50%
Total Expenditures	192,966.00	4,791.19	9.60	9.60	9.60	28.80	4,819.99	188,146.01	97.50%
Net Rev/Expend	(86,810.00)	76,878.32	6,043.15	12,028.53	5,798.39	23,870.07	100,748.39	(187,558.39)	
Miscellaneous Taxes:	Sales Tax quarterly remittance (May)								
Interest:	CD Interest (May)								
Economic Development:									



City of Lorena  
TIRZ Debt Service - Fund 24  
June 30, 2025

	10/01/24 Budget	03/31/25 YTD	Apr-25	May-25	Jun-25	Quarter Total	06/30/25 YTD	Remaining Budget	
Other Revenue	249,900.00	179,374.75	-	-	-	-	179,374.75	70,525.25	28.22%
Total Revenues	249,900.00	179,374.75	-	-	-	-	179,374.75	70,525.25	28.22%
TIRZ CO 2017	155,775.00	111,612.25	-	-	-	-	111,612.25	44,162.75	28.35%
TIRZ CO 2018	94,125.00	67,762.50	-	-	-	-	67,762.50	26,362.50	28.01%
Total Expenditures	249,900.00	179,374.75	-	-	-	-	179,374.75	70,525.25	28.22%
Net Rev/Expend	-	-	-	-	-	-	-	-	

Other Rev: Transfer from TIRZ for Debt Service  
TIRZ CO 2017: Semiannual Debt Service Pmt and paying agent fees  
TIRZ CO 2018: Semiannual Debt Service Pmt and paying agent fees

City of Lorena  
TIRZ Project Fund - Fund 25  
June 30, 2025

	10/01/24 Budget	03/31/25 YTD	Apr-25	May-25	Jun-25	Quarter Total	06/30/25 YTD	Remaining Budget	
Property Tax	143,778.00	133,479.80	-	-		-	133,479.80	10,298.20	7.16%
Misc Taxes	6,000.00	24,539.51	4,512.45	5,597.82	5,182.49	15,292.76	39,832.27	(33,832.27)	-563.87%
Contributions	-	-	-	-		-	-	-	0.00%
Interest	-	3,831.12	86.72	89.33	86.52	262.57	4,093.69	(4,093.69)	100.00%
Other Revenue	-	-	-			-	-	-	0.00%
Total Revenues	149,778.00	161,850.43	4,599.17	5,687.15	5,269.01	15,555.33	177,405.76	(27,627.76)	-18.45%
Administration	21,250.00	11,360.00	1,312.50	1,312.50	1,312.50	3,937.50	15,297.50	5,952.50	28.01%
Sanitary Sewer Proj	155,775.00	111,612.25		-		-	111,612.25	44,162.75	28.35%
Basin G Exp Proj	94,125.00	67,762.50		-		-	67,762.50	26,362.50	28.01%
Total Expenditures	271,150.00	190,734.75	1,312.50	1,312.50	1,312.50	3,937.50	194,672.25	76,477.75	28.20%
Net Rev/Expend	(121,372.00)	(28,884.32)	3,286.67	4,374.65	3,956.51	11,617.83	(17,266.49)	(104,105.51)	
Property Tax:	Semi-Annual allocation to TIRZ per McLennan Co (Feb)								
Misc Tax:	Sales Tax (70% in zone)								
Expenditures:	Debt Service Transfer (Feb), Arbitrage Calc (Mar)								

City of Lorena  
General Fund Capital Projects - Fund 30  
June 30, 2025

	10/01/24 Budget	03/31/25 YTD	Apr-25	May-25	Jun-25	Quarter Total	06/30/25 YTD	Remaining Budget	
Intergovernmental Revenue	-	-				-	-	-	0.00%
Fines & Contributions	-	-				-	-	-	0.00%
Interest	56,700.00	32,018.38	11,090.81	11,793.01	4,247.12	27,130.94	59,149.32	(2,449.32)	-4.32%
Other Revenues	102,908.00	51,554.02	8,575.67	8,575.67	8,575.67	25,727.01	77,281.03	25,626.97	24.90%
Total Revenues	159,608.00	83,572.40	19,666.48	20,368.68	12,822.79	52,857.95	136,430.35	23,177.65	14.52%
Equip - Police	115,000.00	54,645.72			-	-	54,645.72	60,354.28	52.48%
Equip - Streets	14,000.00	14,514.00				-	14,514.00	(514.00)	-3.67%
CP - Buildings	196,000.00	-				-	-	196,000.00	100.00%
CP - Administration	45,000.00	3,999.99			-	-	3,999.99	41,000.01	91.11%
Street Bond Funds	-	110,491.70	18,740.00		-	18,740.00	129,231.70	(129,231.70)	100.00%
Total Expenditures	370,000.00	183,651.41	18,740.00	-	-	18,740.00	202,391.41	167,608.59	45.30%
Net Rev/Expend	(210,392.00)	(100,079.01)	926.48	20,368.68	12,822.79	34,117.95	(65,961.06)	(144,430.94)	
Fines & Contributions:									
Interest:	CD interest (Jan)								
Equip - Police	Vehicle (Oct)								
Equip - Streets	Mower (Oct)								
CP - Build									
CP - Admin	Ordinance Codification project (multi-year) (Mar)								
Street Bond Funds	Utilize street Bonds for Cindy Lane project (Jan, Apr), Arbitrage calc (Mar)								

City of Lorena  
General Fund Debt Service - Fund 40  
June 30, 2025

	10/01/24 Budget	03/31/25 YTD	Apr-25	May-25	Jun-25	Quarter Total	06/30/25 YTD	Remaining Budget	
Property Taxes	335,826.00	320,798.89	4,163.06	1,965.99	2,830.69	8,959.74	329,758.63	6,067.37	1.81%
Interest	2,000.00	3,464.74	322.44	332.23	892.32	1,546.99	5,011.73	(3,011.73)	-150.59%
Other Revenues	-	-	-	-	-	-	-	-	0.00%
Total Revenues	337,826.00	324,263.63	4,485.50	2,298.22	3,723.01	10,506.73	334,770.36	3,055.64	0.90%
Debt Service	334,500.00	243,500.00	-	-	-	-	243,500.00	91,000.00	27.20%
Total Expenditures	334,500.00	243,500.00	-	-	-	-	243,500.00	91,000.00	27.20%
Net Rev/Expend	3,326.00	80,763.63	4,485.50	2,298.22	3,723.01	10,506.73	91,270.36	(87,944.36)	

Property Taxes: Semi-Annual allocation to TIRZ per McLennan Co (Feb)  
Interest:  
Debt Service: Semi-Annual Debt Pmt (Feb, Aug)

City of Lorena  
Utility Fund - Fund 50  
June 30, 2025

	10/01/24 Budget	03/31/25 YTD	Apr-25	May-25	Jun-25	Quarter Total	06/30/25 YTD	Remaining Budget	
Charges & Fees	2,453,135.00	1,378,826.39	259,984.15	253,558.26	250,856.38	764,398.79	2,143,225.18	309,909.82	12.63%
Interest	5,000.00	468.86	202.05	208.89	202.62	613.56	1,082.42	3,917.58	78.35%
Other Revenues	580,810.00	13,441.56	1,741.67	1,741.67	1,741.67	5,225.01	18,666.57	562,143.43	96.79%
Total Revenues	3,038,945.00	1,392,736.81	261,927.87	255,508.82	252,800.67	770,237.36	2,162,974.17	875,970.83	28.82%
Water Service	1,106,984.00	594,834.40	93,983.27	92,031.84	94,181.16	280,196.27	875,030.67	231,953.33	20.95%
Sewer Service	1,080,851.00	458,034.94	92,229.25	89,016.68	89,520.73	270,766.66	728,801.60	352,049.40	32.57%
Administration	851,110.00	371,589.27	52,255.71	57,011.71	63,226.38	172,493.80	544,083.07	307,026.93	36.07%
Total Expenditures	3,038,945.00	1,424,458.61	238,468.23	238,060.23	246,928.27	723,456.73	2,147,915.34	891,029.66	29.32%
Net Rev/Expend	-	(31,721.80)	23,459.64	17,448.59	5,872.40	46,780.63	15,058.83	(15,058.83)	

Charges & Fees:

Interest:

Other Revenues:

Water Service:

Sewer Service:

Administration: Public Works fully staffed late May

City of Lorena  
Sanitation Fund - Fund 51  
June 30, 2025

	10/01/24 Budget	03/31/25 YTD	Apr-25	May-25	Jun-25	Quarter Total	06/30/25 YTD	Remaining Budget	
Charges & Fees	297,700.00	165,042.98	27,391.30	27,478.34	27,430.34	82,299.98	247,342.96	50,357.04	16.92%
Interest	-	1,252.41	274.09	282.41	273.62	830.12	2,082.53	(2,082.53)	100.00%
Other Revenues	117.00	176.36	38.32	48.42	-	86.74	263.10	(146.10)	-124.87%
Total Revenues	297,817.00	166,471.75	27,703.71	27,809.17	27,703.96	83,216.84	249,688.59	48,128.41	16.16%
Sanitation	297,817.00	158,099.78	26,384.70	26,318.56	26,310.06	79,013.32	237,113.10	60,703.90	20.38%
Total Expenditures	297,817.00	158,099.78	26,384.70	26,318.56	26,310.06	79,013.32	237,113.10	60,703.90	20.38%
Net Rev/Expend	-	8,371.97	1,319.01	1,490.61	1,393.90	4,203.52	12,575.49	(12,575.49)	

Charges & Fees:  
Interest:  
Other Revenue:  
Sanitation:

City of Lorena  
ARPA - SLFRF Funds - Fund 52  
June 30, 2025

	10/01/24 Budget	03/31/25 YTD	Apr-25	May-25	Jun-25	Quarter Total	06/30/25 YTD	Remaining Budget	
Grants	681,000.00	461,139.55	1,003.50	100.00	-	1,103.50	462,243.05	218,756.95	32.12%
Total Revenues	681,000.00	461,139.55	1,003.50	100.00	-	1,103.50	462,243.05	218,756.95	32.12%
Water Projects	195,000.00	158,389.00	1,003.50	-	-	1,003.50	159,392.50	35,607.50	18.26%
Sewer Projects	-	-	-	-	-	-	-	-	0.00%
Sub Rcp Project	486,000.00	302,750.55	100.00	-	-	100.00	302,850.55	183,149.45	37.69%
Total Expenditures	681,000.00	461,139.55	1,103.50	-	-	1,103.50	462,243.05	218,756.95	32.12%
Net Rev/Expend	-	-	(100.00)	100.00	-	-	-	-	

Grants:	Recognized income for Engineering/Construction Expenses, Sub Rept Match
Water Projects:	Water line relocate engineering and construction
Sewer Projects:	Rehab sewer line engineering (Discontinued)
Sub Rcp Project:	Generator engineering and construction

City of Lorena  
Utility Fund Capital Projects - Fund 53  
June 30, 2025

	10/01/24 Budget	03/31/25 YTD	Apr-25	May-25	Jun-25	Quarter Total	06/30/25 YTD	Remaining Budget	
Grants	-	-	-	-	-	-	-	-	0.00%
Interest	72,200.00	44,978.86	9,159.02	14,432.91	6,756.70	30,348.63	75,327.49	(3,127.49)	-4.33%
Other Revenues	63,876.00	31,938.00	5,323.00	5,323.00	5,323.00	15,969.00	47,907.00	15,969.00	25.00%
Total Revenues	136,076.00	76,916.86	14,482.02	19,755.91	12,079.70	46,317.63	123,234.49	12,841.51	9.44%
Impact Fee Expenses	-	-	-	-	-	-	-	-	0.00%
Equip - Water/Sewer Admin	-	2,739.73	-	-	-	-	2,739.73	(2,739.73)	100.00%
CP - Water	171,000.00	35,294.81	-	100.00	-	100.00	35,394.81	135,605.19	79.30%
CP - Sewer	603,110.00	-	-	12,929.00	-	12,929.00	12,929.00	590,181.00	97.86%
CP - Water/Sewer Admin	304,000.00	-	-	-	-	-	-	304,000.00	100.00%
Total Expenditures	1,078,110.00	38,034.54	-	13,029.00	-	13,029.00	51,063.54	1,027,046.46	95.26%
Net Rev/Expend	(942,034.00)	38,882.32	14,482.02	6,726.91	12,079.70	33,288.63	72,170.95	(1,014,204.95)	

Interest: CD int (Apr, May)

Other Revenue:

Equip - Water/Sewer Admin Lights for FY 24 vehicle

CP - Water Downtown Water Storage repair (Jan), Grant Match ARPA sub (Feb, Mar, May)

CP - Sewer Waco wasteflow meter (May)

CP - Water/Sewer Admin



City of Lorena  
Utility Fund Debt Service - Fund 54  
June 30, 2025

	10/01/24 Budget	03/31/25 YTD	Apr-25	May-25	Jun-25	Quarter Total	06/30/25 YTD	Remaining Budget	
Interest	24,000.00	16,436.89	1,793.83	3,046.44	2,338.82	7,179.09	23,615.98	384.02	1.60%
Other Revenues	197,123.00	98,561.46	16,426.91	16,426.91	16,426.91	49,280.73	147,842.19	49,280.81	25.00%
Total Revenues	221,123.00	114,998.35	18,220.74	19,473.35	18,765.73	56,459.82	171,458.17	49,664.83	22.46%
Debt Service	198,123.00	42,909.01	-	(3,731.25)	-	(3,731.25)	39,177.76	158,945.24	80.23%
Total Expenditures	198,123.00	42,909.01	-	(3,731.25)	-	(3,731.25)	39,177.76	158,945.24	80.23%
Net Rev/Expend	23,000.00	72,089.34	18,220.74	23,204.60	18,765.73	60,191.07	132,280.41	(109,280.41)	

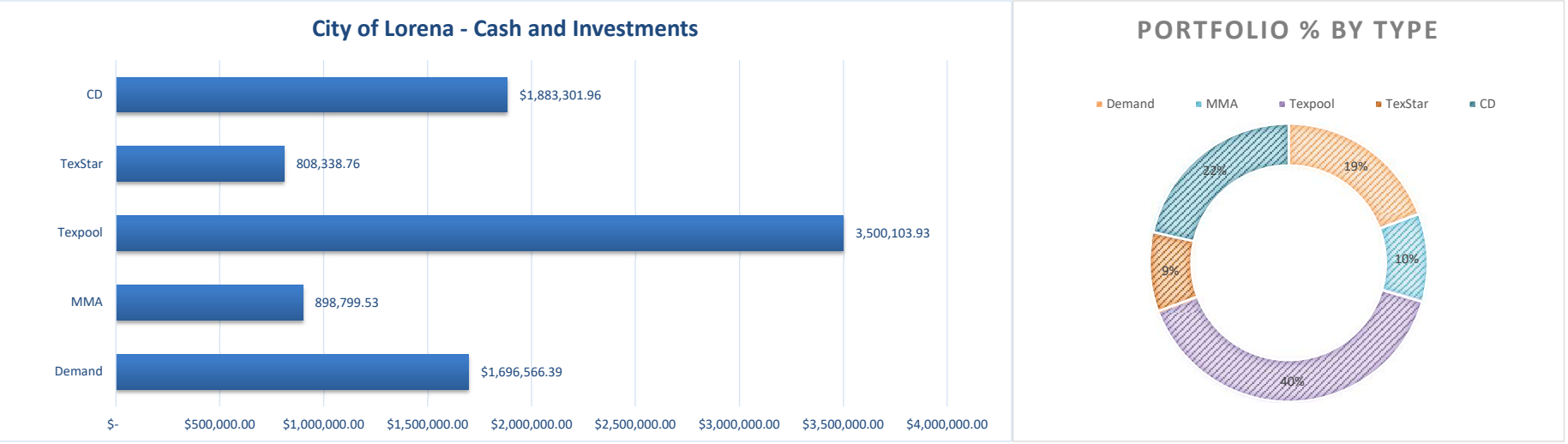
Interest: CD Interest (Feb)  
Debt Service: Semi-annual debt pmt (Feb, Aug), Rev arbitrage accrual per Fin Adv (May)

**CITY OF LORENA**  
**SUMMARY OF CASH AND INVESTMENTS**  
**06/30/25**

	<b>Balance 9/30/2024</b>	<b>Balance 12/31/2024</b>	<b>Balance 3/31/2025</b>	<b>Balance 6/30/2025</b>	<b>Balance 9/30/2025</b>	<b>Net Change</b>	<b>Calculated Avg Int Rate</b>	<b>Maturity</b>
<b>CASH</b>								
Cash - Pooled Operating Acct	\$ 1,106,737.43	\$ 1,129,738.49	\$ 1,185,834.63	\$ 1,329,299.88	\$ -	\$ 222,562.45	0.010%	Demand
Cash - Emergency Checking (FNBCT)	\$ 147,950.64	\$ 148,342.55	\$ 148,726.94	\$ 149,116.62	\$ -	\$ 1,165.98	1.071%	Demand
Cash - Money Market Acct	828,232.18	634,713.74	890,581.30	898,799.53	-	70,567.35	3.690%	Demand
Cash - Savings/Share (GENCO)	5.00	5.00	5.00	5.00	-	-	0.000%	Demand
Cash - Payroll	-	-	-	-	-	-	0.000%	Demand
<b>TOTAL UNRESTRICTED CASH</b>	<b>\$ 2,082,925.25</b>	<b>\$ 1,912,799.78</b>	<b>\$ 2,225,147.87</b>	<b>\$ 2,377,221.03</b>	<b>\$ -</b>	<b>\$ 294,295.78</b>		
<b>RESTRICTED CASH</b>								
Restricted Cash - Forfeiture Funds	\$ 67,880.84	\$ 67,888.43	\$ 67,890.10	\$ 67,891.80	\$ -	\$ 10.96	0.010%	Demand
Restricted CD (8mo) - Treasury CD #xxx3378	207,639.12	207,639.12	207,639.12	207,639.12	-	-	3.850%	9/30/2025
<b>TOTAL RESTRICTED CASH</b>	<b>\$ 275,519.96</b>	<b>\$ 275,527.55</b>	<b>\$ 275,529.22</b>	<b>\$ 275,530.92</b>	<b>\$ -</b>	<b>\$ 10.96</b>		
<b>INVESTMENTS</b>								
Extraco CD (18 mo) - UF DS #xxxx4554	\$ 53,604.18	\$ 53,604.18	\$ 55,388.83	\$ 55,987.14		\$ 2,382.96	4.430%	8/3/2026
Extraco CD (18 mo) - UF DS #xxxx3875	54,700.85	56,517.66	57,066.73	57,633.46		2,932.61	3.940%	6/3/2026
Extraco CD (18 mo) - GF DS #xxxx3947	55,060.73	56,886.39	57,439.04	58,009.47		2,948.74	4.000%	6/10/2026
Extraco CD (8 mo) - GF CP #xxxx5779	150,000.00	150,000.00	150,000.00	154,463.88		4,463.88	4.000%	4/8/2026
Extraco CD (8mo) - GF CP #xxxx3129	250,000.00	250,000.00	250,000.00	257,409.18		7,409.18	4.000%	11/5/2026
Extraco CD (8mo) - UF CP #xxxx3130	250,000.00	250,000.00	250,000.00	257,409.18		7,409.18	4.000%	11/5/2026
TFNB CD (12mo) - GF CP #58960	-	200,000.00	202,394.52	204,765.03		204,765.03	4.750%	10/28/2025
TFNB CD (12mo) - UF CP #56209	-	200,000.00	202,394.52	204,765.03		204,765.03	4.750%	10/28/2025
FNBCT CD (12 mo) - UF DS #xx2131	54,135.06	54,714.98	55,301.10	55,874.19		1,739.13	3.950%	5/17/2026
Genco CD (12 mo) - GF #xx1632	10,510.27	10,658.48	10,737.35	10,833.99		323.72	3.650%	10/19/2025
Texpool - Pooled Investment	805,462.06	815,113.04	823,909.04	832,800.91		27,338.85	4.238%	Demand
TexStar - Pooled Investment	631,430.98	638,966.02	645,864.70	652,817.71		21,386.73	4.225%	Demand
Texpool - Sidewalk Reserve	14,551.35	14,725.70	14,895.82	15,056.58		505.23	4.238%	Demand
Texpool - 2022 Street Bonds	211,075.53	213,604.49	73,358.83	74,150.51		(136,925.02)	4.238%	Demand
Texpool - GF Equipment Reserve	363,314.97	368,035.92	433,800.15	438,481.89		75,166.92	4.238%	Demand
Texpool - Park Land Ded Reserve	22,613.48	22,907.32	23,154.52	23,404.41		790.93	4.238%	Demand
Texpool - GF Capital Project Reserve	538,649.61	343,050.06	284,959.33	288,034.72		(250,614.89)	4.238%	Demand
Texpool - UF Equipment Reserve	397,475.70	402,238.13	400,614.00	404,937.60		7,461.90	4.238%	Demand
Texpool - UF Meter Reserve	15,730.29	15,918.77	16,090.67	16,264.33		534.04	4.238%	Demand
Texpool - UF Capital Projects	731,886.54	740,655.85	748,648.35	756,728.04		24,841.50	4.238%	Demand
Texpool - Impact Fees	26,471.43	26,788.61	27,077.69	27,369.92		898.49	4.238%	Demand
Texpool - 2018 TIRZ	199,868.36	202,263.09	24,324.73	24,587.30		(175,281.06)	4.237%	Demand
Texpool - UF Debt Service	150,878.21	152,686.03	154,333.68	155,999.29		5,121.08	4.238%	Demand
TexStar - UF Debt Service	150,426.07	152,221.16	153,864.63	155,521.05		5,094.98	4.225%	Demand
<b>TOTAL INVESTMENTS</b>	<b>\$ 5,137,845.67</b>	<b>\$ 5,391,555.88</b>	<b>\$ 5,115,618.23</b>	<b>\$ 5,183,304.81</b>	<b>\$ -</b>	<b>\$ 45,459.14</b>		
<b>SUB-TOTAL CASH AND INVESTMENTS</b>	<b>\$ 7,496,290.88</b>	<b>\$ 7,579,883.21</b>	<b>\$ 7,616,295.32</b>	<b>\$ 7,836,056.76</b>	<b>\$ -</b>	<b>\$ 339,765.88</b>		

**ECONOMIC DEVELOPMENT CORPORATION, LORENA, TEXAS**  
**SUMMARY OF CASH AND INVESTMENTS**  
**06/30/25**

	Balance 9/30/2024	Balance 12/31/2024	Balance 3/31/2025	Balance 6/30/2025	Balance 9/30/2025	Net Change	Calculated Avg Int Rate	Maturity
Restricted Cash - EDC Checking	\$ 364,531.51	\$ -	\$ -			\$ (364,531.51)	0.000%	Demand
Cash - Pooled Operating Acct		\$ 115,102.75	\$ 135,317.01	\$ 150,253.09		150,253.09	0.010%	Demand
Money Market Account	64,497.96	-	-			(64,497.96)	0.000%	Demand
TFNB CD (6mo) - 51413		175,000.00	177,205.48	179,365.93		179,365.93	4.000%	11/7/2025
TFNB CD (12mo) - 54438		175,000.00	177,095.21	179,146.36		179,146.36	4.750%	11/7/2025
Texpool - EDC	427,769.14	432,894.58	437,566.04	442,288.43		14,519.29	4.238%	Demand
<b>SUB-TOTAL CASH AND INVESTMENTS</b>	<b>\$ 856,798.61</b>	<b>\$ 897,997.33</b>	<b>\$ 927,183.74</b>	<b>\$ 951,053.81</b>	<b>\$ -</b>	<b>\$ 94,255.20</b>		
<b>TOTAL CASH AND INVESTMENTS</b>	<b>\$ 8,353,089.49</b>	<b>\$ 8,477,880.54</b>	<b>\$ 8,543,479.06</b>	<b>\$ 8,787,110.57</b>	<b>\$ -</b>	<b>\$ 434,021.08</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



P O Box 8560  
Waco, TX 76714  
254.761.2390

**Quotation For:**

City of Lorena  
Attn: Kevin Neal

**Quotation**

**DATE** 6/16/2025

*Quotation valid until: 7/16/2025*

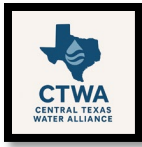
**Verkada Hosted IP Security Cameras / Access Control 5 Yr Subscription Option**

QUANTITY	DESCRIPTION	UNIT PRICE	TAXABLE?	AMOUNT
8	CD43-E Outdoor Dome Camera, 256GB, 30 Days Max (Exterior)	\$ 900.00	N	\$ 7,200.00
8	CD43-E Outdoor Wall Mounts	\$ 100.00	N	\$ 800.00
1	CB52-E Outdoor Bullet Camera, 256GB, 30 Days Max (License Plates)	\$ 1,019.00	N	\$ 1,019.00
11	CD53 Indoor Dome Camera, 256GB, 30 Days Max (Motorized Zoom Capable)	\$ 900.00	N	\$ 9,900.00
1	AC12 1 Door Controller	\$ 599.00	N	\$ 599.00
1	AD64 Multi-format, Single Gang Card Reader with Keypad	\$ 499.00	N	\$ 499.00
1	5-Year Door License	\$ 999.00	N	\$ 999.00
20	5-Year Camera License	\$ 899.00	N	\$ 17,980.00
12	Cable Drops (Cameras)	\$ 275.00	N	\$ 3,300.00
1	Cable Drops (Doors)	\$ 400.00	N	\$ 400.00
1	Consumables / Mounting Supplies	\$ 500.00	N	\$ 500.00
20	IP Camera Installation	\$ 250.00	N	\$ 5,000.00
1	Ubiquiti 48 Port POE Switch	\$ 1,099.00	N	\$ 1,099.00
1	100Pk Prox Cards	\$ 460.00	N	\$ 460.00
1	Door Hardware	\$ 600.00	N	\$ 600.00
1	Access Control Installation (1 Doors)	\$ 2,000.00	N	\$ 2,000.00
1	Shipping and Handling	\$ 500.00	N	\$ 500.00
SUBTOTAL				\$ 52,855.00
TAX RATE				8.25%
SALES TAX				\$ -
OTHER				\$ -
TOTAL				\$ 52,855.00

Accepted by:

Accepted Date

**THANK YOU FOR YOUR BUSINESS!**



# Membership Application Form

submit completed application by email to Ricky Garrett [r.garret@wcid#1.org](mailto:r.garret@wcid#1.org)

## SECTION A: APPLICANT INFORMATION

Legal Name of Utility or GCD: \_\_\_\_\_

Mailing Address:

Street: \_\_\_\_\_

City: \_\_\_\_\_

Zip: \_\_\_\_\_

State: \_\_\_\_\_

Physical Address of Utility Office (if different):

Street: \_\_\_\_\_

City: \_\_\_\_\_

Zip: \_\_\_\_\_

State: \_\_\_\_\_

Contact Person Name: \_\_\_\_\_

Title: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Type of Entity (check one and one per subcategory):

☐ Investor-Owned Utility

☐ Chapter 36, Groundwater Conservation District

☐ Public Utility Entity / Political Subdivision includes but not limited to  
WCID, SUD, WSC, City or Municipality.

Select Key Statutory Governing Code from dropdown:

☐ Other (specify): \_\_\_\_\_

## SECTION B: REGULATORY ACCOUNTABILITY

TCEQ Public Water Supply (PWS) Number: \_\_\_\_\_

TCEQ Certificate of Convenience & Necessity (CCN) Number: \_\_\_\_\_

Date Utility Was Created or Incorporated: \_\_\_\_\_ [est. Month/Year]

Date GCD Was Created by Legislature or TCEQ: \_\_\_\_\_

Years in Operation: \_\_\_\_\_

## SECTION C: SYSTEM OPERATIONS (None GCD applicants)

Total Number of Active Meters in Your CCN: \_\_\_\_\_

Total Number of Pending Meters in Your CCN: \_\_\_\_\_

What is your sources of water and what is your maximum annual production per source in acre-ft/year:

Surface Water: \_\_\_\_\_ and permitted amount per year \_\_\_\_\_  
and permitted amount per year \_\_\_\_\_

Groundwater: \_\_\_\_\_ and permitted amount per year \_\_\_\_\_  
and permitted amount per year \_\_\_\_\_

Do you transport groundwater from one GCD jurisdiction to another and if so what are those transport fees on an annual basis? ☐ Yes ☐ No

Source County	Transport / Acre Ft. / Yr.	\$ Cost /1000 gallons/year

Utility Service Type (check all that apply):

☐ Retail ☐ Wholesale or ☐ Both

Do you currently face infrastructure challenges as a retailer and/or wholesaler?

☐ Yes ☐ No

If yes, describe those challenges in depth:

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Do you currently face water quality challenges as a retailer and/or wholesaler?

☐ Yes ☐ No

If yes, describe those challenges in depth:

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Estimated Miles of Water Infrastructure: \_\_\_\_\_

Estimated Miles of Wastewater Infrastructure (if applicable): \_\_\_\_\_

Number of Pump Stations: \_\_\_\_\_

Number of Pressure Zones: \_\_\_\_\_

In general, what is the water conveyance system you have and is that system managed by a SCADA system?

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Does your utility operate wastewater treatment facilities? ☐ Yes ☐ No

If yes, what is your TPDES Permit Number: \_\_\_\_\_

If yes, please provide brief details:

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Does your utility operate under a contractual arrangement with a private management firm? ☐ Yes ☐ No

If yes, what is the name of your contract management company?

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## SECTION D: GOVERNANCE & ADMINISTRATION

Number of Directors on Board (or Owners if IOU): \_\_\_\_\_

How are board members selected?

- ☐ Publicly Elected,
- ☐ Elected by Members
- ☐ Appointed
- ☐ Ownership-based

Date or Month of Most Recent or Upcoming Board Election: \_\_\_\_\_

Fiscal Year for when Annual Budget Is Adopted: \_\_\_\_\_

Compensation Provided to Board Members (if any): \_\_\_\_\_

Are board meeting minutes available online?

- ☐ Yes
- ☐ No

If yes, website: \_\_\_\_\_

Are financial statements publicly available online?

- ☐ Yes
- ☐ No

If yes, website: \_\_\_\_\_

## SECTION E: FINANCIAL & COMPLIANCE HISTORY

Date of Most Recent Financial Audit: \_\_\_\_\_

Auditor Name or Firm (if known): \_\_\_\_\_

Bond Rating (if applicable): \_\_\_\_\_

Primary Lending Institution or Financing Source (if applicable): \_\_\_\_\_

Do you have any current enforcement actions from TCEQ or PUC?

- ☐ Yes
- ☐ No

If yes, please explain: \_\_\_\_\_

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Billing Rate Structure (for Non-GCDs):

Minimum Monthly Rate \_\_\_\_\_

☐ Base Rate No Water ☐ 1000 gals/month ☐ 2,000 gals/month

Volumetric Pricing:

Range	\$ Cost / 1000 gals / month
0 – 2,000 gals	
2,001 – 5,000 gals	
5,001 – 10,000 gals	

Year	Annual Per Capita Consumption	Water Loss (Gallons/Year and % Loss)
2024		
2023		
2022		
2021		
2020		

**SECTION F: ADDITIONAL INFORMATION & DISCLOSURES**

Please describe your Utility's or GCDs primary goals or areas of concern for the next 3–5 years.

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What do you hope to gain from participation in the Central Texas Utility Alliance?

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Authorized Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_

Title: \_\_\_\_\_

*After completing the application save the document by 1)selecting print 2) select Adobe PDF as your printer then print.  
submit completed application by email to: [Ricky Garrett r.garret@wcid#1.org](mailto:r.garret@wcid#1.org)*





CENTRAL TEXAS  
**WATER ALLIANCE**

# Central Texas Water Alliance

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Brief Description/History

Role of McLennan County

Overview of McLennan Co Water Needs

# What & Why

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CENTRAL TEXAS  
**WATER ALLIANCE**

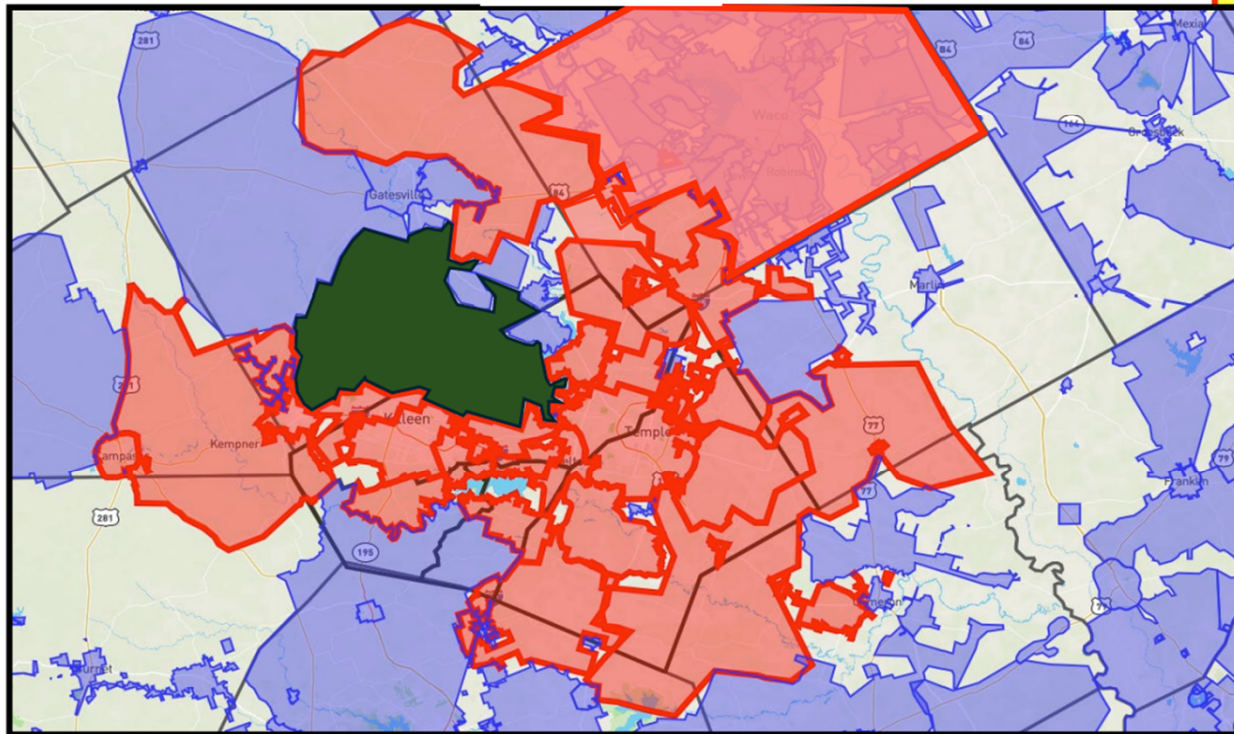
## What

A **Cooperative** of multiple entities authorized by State law

## Why

To identify water needs and acquire or develop regional water supplies to meet those needs

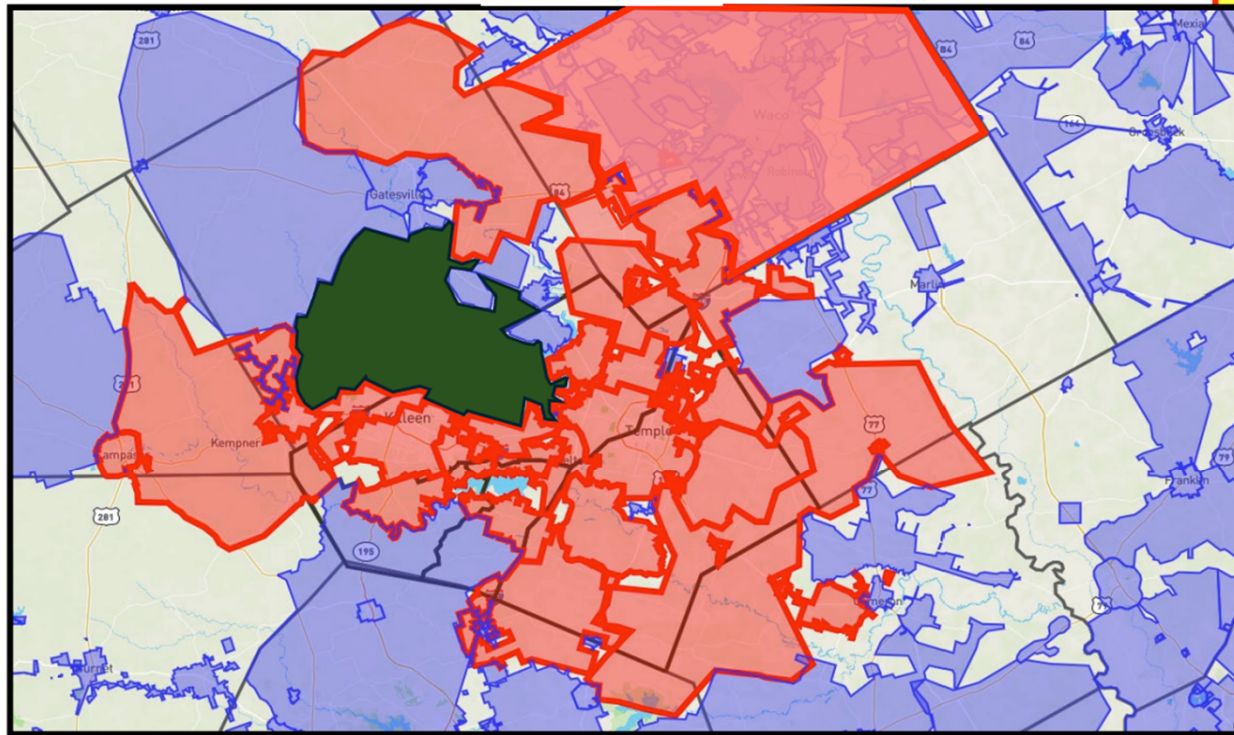
*“...a water authority here in Central Texas to use as a vehicle to help acquire and develop water supply and infrastructure across the region.”*



- Supporters CCNs**
- ✓ Ft Cavazos (US Department of Army)
  - ✓ Brazos River Authority
  - ✓ Bell County
  - ✓ Bell County WCID #1 (8 entities)
  - ✓ Clearwater UWCD
  - ✓ City of Killeen
  - ✓ City of Harker Heights
  - ✓ City of Copperas Cove
  - ✓ City of Belton
  - ✓ Bell County WCID #3 (Nolanville)
  - ✓ 439 Water Supply Corporation
  - ✓ City of Temple
  - ✓ City of Morgan's Point
  - ✓ Village of Salado
  - ✓ Bluebonnet WSC (7 entities)
  - ✓ Kempner WSC
  - ✓ Central Tx WSC (18 entities)
  - ✓ Moffat Water Supply Corporation
  - ✓ Coryell City Water Supply District
  - ✓ Lampasas County
  - ✓ City of Troy
  - ✓ City of Gatesville
  - ✓ Pendleton WSC
  - ✓ Solana Ranch MUD (DMB)
  - ✓ Mustang Springs Utility LLC
  - ✓ McLennan County
  - ✓ City of Waco



CENTRAL TEXAS  
WATER ALLIANCE



\$50,000 Sponsor

\$25,000 + In-Kind Sponsor

### Supporters CCNs

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- ✓ Brazos River Authority
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- ✓ Solana Ranch MUD (DMB)
- ✓ Mustang Springs Utility LLC
- ✓ McLennan County
- ✓ City of Waco

## Role of McLennan County

- Participate in CTWA as Sponsor and Board Member
- Support efforts to cooperatively address water needs
- Keep McLennan County at the table
- Identify McLennan County water needs
- CTWA potential projects benefiting McLennan County
  - Provide input to CTWA on identified needs
  - Participate in development and feasibility
  - Assist McLennan County water utilities in considering participation



# Review of McLennan County Water Needs\*

\* 2026 Brazos G Initially Prepared Plan

Water User Group	Surplus/Shortage		Comment
	2030 (acft/yr)	2080 (acft/yr)	
Axtell WSC	(16)	(228)	Projected shortage – see plan below.
City of Bellmead	1,605	1,708	Projected surplus
Birome WSC			See Hill County
Bold Springs WSC	827	766	Projected surplus
City of Bruceville-Eddy	(89)	(555)	Projected shortage – see plan below.
Central Bosque WSC	101	109	Projected surplus
Chalk Bluff WSC	125	(270)	Projected shortage – see plan below.
Coryell City Water Supply District			See Coryell County
City of Crawford	(79)	(220)	Projected shortage – see plan below.
Cross Country WSC	32	(359)	Projected shortage – see plan below.
East Crawford WSC	(116)	(197)	Projected shortage – see plan below.
Elm Creek WSC			See Bell County
EOL WSC	140	36	Projected surplus
Gholson WSC	81	(287)	Projected shortage – see plan below.
H&H WSC	100	59	Projected surplus
City of Hewitt	(740)	(729)	Projected shortage – see plan below.
Highland Park WSC			See Bosque County
Hilltop WSC	308	291	Projected surplus
Hog Creek WSC	(128)	(116)	Projected shortage – see plan below.
City of Lacy-Lakeview	98	0	Projected surplus
Leroy Tours Gerald WSC	190	140	Projected surplus
Levi WSC	27	(73)	Projected shortage – see plan below.
City of Lorena	409	292	Projected surplus
City of Mart	(268)	(98)	Projected shortage – see plan below.
City of McGregor	(253)	(1,011)	Projected shortage – see plan below.
McLennan County WCID 2	483	586	Projected surplus
City of Moody	324	133	Projected surplus
North Bosque WSC	121	(370)	Projected shortage – see plan below.
Prairie Hill WSC			See Limestone County
City of Riesel	150	99	Projected surplus



# Review of McLennan County Water Needs

Water User Group	Surplus/Shortage		Comment
	2030 (acft/yr)	2080 (acft/yr)	
City of Robinson	454	(2,623)	Projected shortage – see plan below.
Ross WSC	382	187	Projected surplus
Spring Valley WSC	20	(298)	Projected shortage – see plan below.
Texas State Technical College	(336)	(335)	Projected shortage – see plan below.
City of Valley Mills			See Bosque County
City of Waco	(5,925)	(26,900)	Projected shortage – see plan below.
City of West	982	897	Projected surplus
West Brazos WSC			See Falls County
Windsor Water	126	97	Projected surplus
City of Woodway	(545)	411	Projected shortage – see plan below.
County-Other	47	(376)	Projected shortage – see plan below.


## Total Shortages - Municipal

2030 – 8,495 AF/Yr

2080 – 36,057 AF/Yr

A large orange shape on the left side of the slide, consisting of a rectangle with a quarter-circle cutout on its right side.

# JULY 3, 2025 ORGANIZATIONAL MEETING

- Officers Elected:
    - Judge Felton – McLennan Co
    - Judge Blackburn – Bell Co
    - Ricky Garrett – Bell Co WCID#1
    - Dirk Aaron – Clearwater GCD
  - Review of Water Needs & Challenges
  - Bylaws, meeting locations, etc.
  - Next Meeting ~ August 2025
- 
- A blue decorative line in the bottom right corner, consisting of several short, curved segments that form a larger, incomplete arc.



# LORENA POLICE DEPARTMENT

COUNCIL REPORT  
JUNE 2025



# CALLS FOR SERVICE BY TYPE – JUNE 2025

DESCRIPTION	# OF CALLS
BURGLAR ALARM	2
911 HANG UP	2
ABANDONED VEHICLE	1
ACCIDENT	9
ASSAULT	2
ASSIST CITIZEN	4
ASSIST MOTORIST	23
ASSIST OTHER AGENCIES	8
BUILDING CHECK	2
CIVIL MATTER	6
DISTURBANCE	3
DOMESTIC DISTURBANCE	1
EMS	17
FIRE	4
FIRE ALARM	1
FOLLOW UP	8
FOOT PATROL	32
FOUND PROPERTY	1
HARRASSMENT	1
INVESTIGATION OF INSANITY	1
LIFTING ASSISTANCE	1
ODOR	1
OPEN DOOR	2
RECKLESS DRIVING	3
RUNAWAY	1
SOLICITING	1
SUSPICIOUS CIRCUMSTANCES	5
SUSPICIOUS PERSON	8
SUSPICIOUS VEHICLE	4
TRAFFIC COMPLAINTS	9
TRAFFIC HAZARD	11
TREES DOWN	1
VCO-SOLICITATION	1
VEHICLE MAINTENANCE	4
WARRANT SERVICE	3
WELFARE CHECK	6
WELFARE CONCERN	1
<b>TOTAL</b>	<b>190</b>

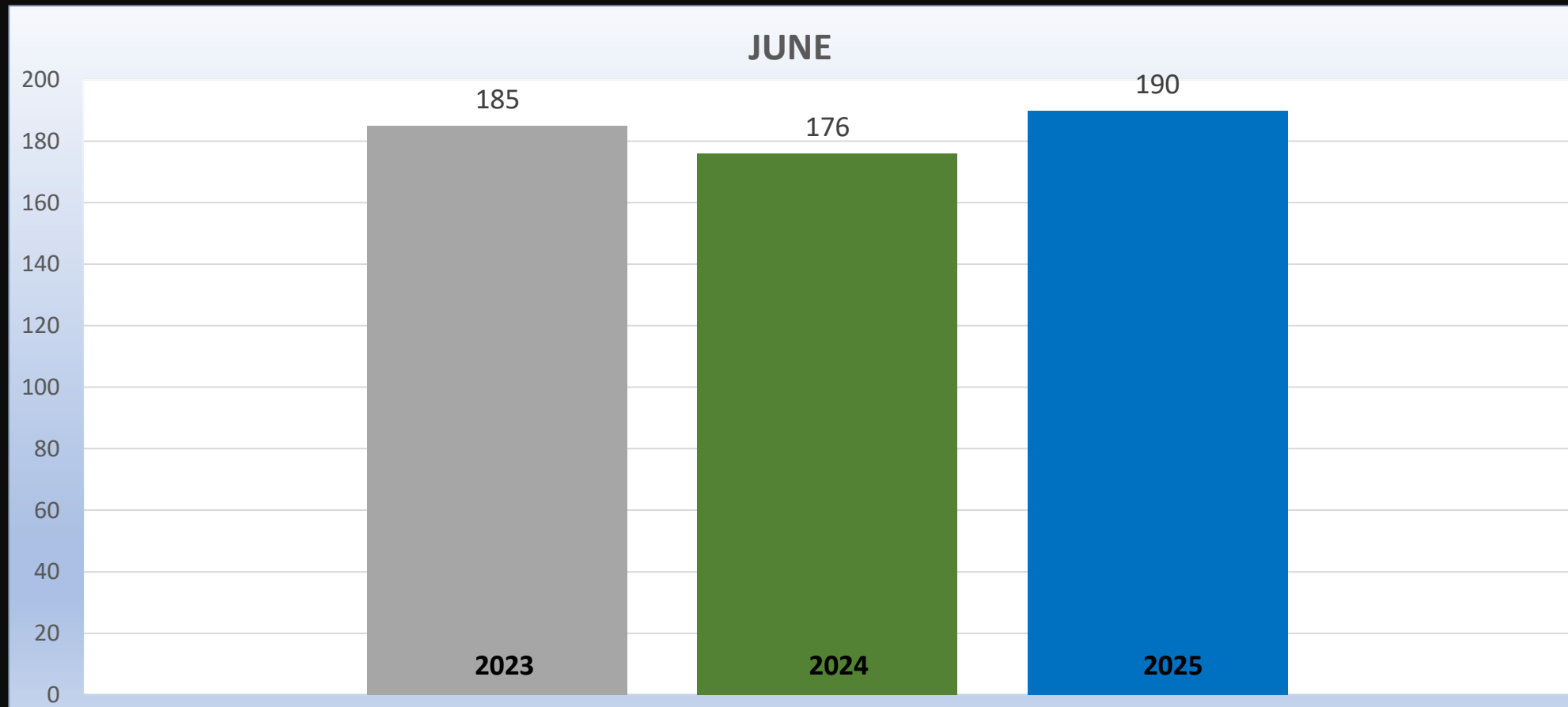


# CALLS FOR SERVICE – DETAILED

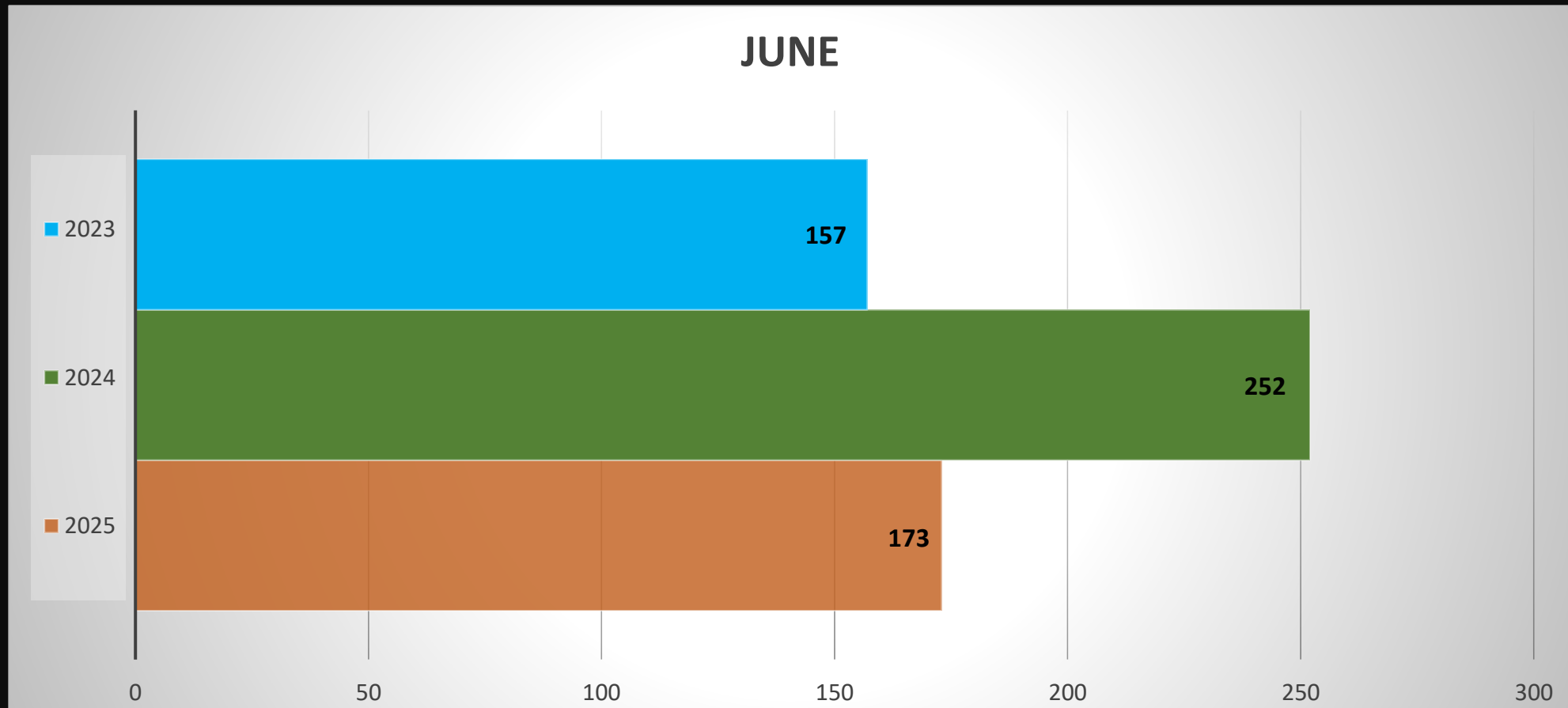
- 6/1/2025 – Suspicious Person – Caller reported a female knocked on their front door and requested to use their phone. The female was located and advised that she and her boyfriend had argued in a vehicle while traveling down Old Lorena Road. The boyfriend reportedly threw the female's belongings out of the vehicle on Old Lorena Road. The female was given a courtesy ride to pick up her belongings and then dropped off a residence near Bruceville Eddy.
- 6/1/2025 – Civil Matter – Caller requested police respond to the police department after normal business hours to report harassment. Dispatch notated in the call there was a child screaming in the background on the 911 call. Officer Becknauld responded and determined there was a verbal dispute over a child custody exchange.
- 6/2/2025 – Harassment – Local resident called to report harassment. Sgt Bull determined this was a civil matter over loaned out property.
- 6/5/2025 – Suspicious Vehicle – Caller reported two vehicles parked near an intersection with the lights turned off around 23:00. Officer responded and determined it was a vehicle repossession company.
- 6/7/2025 – Traffic Hazard – Caller reported pipes in the center lane of Interstate 35. Hazard was removed.
- 6/7/2025 – Civil Matter – Caller wished to report a burglary and theft. Officer determined this was a civil matter between an estranged husband and wife.
- 6/8/2025 – Assist Agency – Female requested an officer respond to the police department after hours to report an assault. McLennan County S.O deputies responded after it was determined the incident occurred outside city limits.
- 6/9/2025 – Investigation of Insanity – Female customer called from local business stating she was feeling suicidal. Female was transported by officer to hospital for treatment.
- 6/14/2025 – Disturbance – Bus driver reported an angry bus occupant who was yelling at the reporting party. Officer arrived and settled the disturbance.
- 6/16/2025 – Disturbance – Late night call of subjects arguing at local business. Disturbance was settled.
- 6/16/2025 – Civil Matter - Local resident called with concerns about new tenants at apartment complex. No criminal offense had occurred.
- 6/25/2025 – Domestic Disturbance – Text to 911 reported female was afraid of her ex-boyfriend and he was refusing to leave the apartment. Officers arrived and determined the disturbance was verbal only.



# CALLS FOR SERVICE - GRAPH



# TRAFFIC STOPS BY LORENA POLICE



# ARRESTS

Assault/Family Violence – Local resident was arrested for Assault Family Violence after assaulting his uncle.

Possession of Controlled Substance – Non-resident was arrested after illegal narcotics (Meth) was located at the scene of a crash.

Evading Arrest – Non-resident was arrested after leading officers on a foot pursuit crossing the interstate multiple times.

DWI – Area resident was arrested for Driving While Intoxicated after evidence showed the subject was intoxicated at the time of a crash.

Evading Arrest/Theft of Firearm – Non-resident was arrested after fleeing officers during a routine traffic stop. The subject was also in possession of a stolen firearm from Plano Texas.

Violation of Court Order – Area resident was arrested after evidence showed this subject violated a court order from a previous family violence case. Protected person was defendant's ex-wife.

**SIX ARRESTS TOTAL FOR JUNE 2025**

# INVESTIGATIONS

- 6/11/2025 – Found Property – A wallet was found in the parking lot of a local business. The wallet was returned to the owner.
- 6/13/2025 - FSI Crash - Officers worked a crash on IH 35 near mile marker 324. One of the parties involved left the scene of the crash without leaving information.
- 6/15/2025 - Criminal Mischief – Officers responded to criminal mischief at 800 Evelyn. Investigation revealed the person responsible was the new owner and was in the process of re-modeling. No offense committed. UNFOUNDED
- 6/22/2025 - Assault (FV) - Non-residents were attempting custody exchange when female attacked the father of her child by striking him and scratching him. Suspect had left the scene prior to officer's arrival.
- 6/29/2025 - DWI - Officers were called to a multi-vehicle crash on IH 35. Investigation determined the person responsible for the crash was possibly intoxicated. Because of his injuries, he was transported to Baylor Scott & White for evaluation. While there, a blood sample was taken for evaluation.







Celebrating Officer Pace's Graduation