



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

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

WORKSHOP – MINUTES

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 Pro tem Kelly Yarbrough, Jason Blanek, 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 VIDEOCONFERENCE

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 Pro tem Kelly Yarbrough, Jason Blanek, 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 Blanek, 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 20th 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 Blanek, 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 Blanek

For: Jason Blanek, 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 Blanek

Motion carried 4-1

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 Blanek

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 Blanek, 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 Blanek

For: Adam Montemayor, Jason Blanek, 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 Blanek 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 Blanek, 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 Blanek, 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.

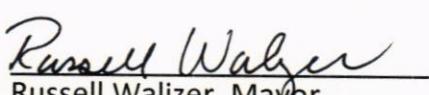
17. Future Agenda Items.

Budget Workshops will be scheduled after the July council meeting.

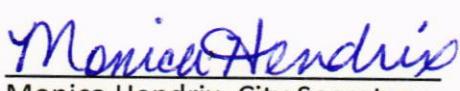
18. Adjourn

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

These minutes were approved this 21st day of July 2025.


Russell Walizer, Mayor

Attest:


Monica Hendrix, City Secretary

