



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

NOTICE OF COUNCIL MEETING AND PUBLIC HEARINGS
LORENA CITY COUNCIL
MONDAY, AUGUST 18, 2025 6:30 P.M.
LORENA CITY HALL
107-A S. FRONTAGE ROAD, LORENA TEXAS

THE PUBLIC WILL BE ABLE TO JOIN THE MEETING BY VIDEOCONFERENCING
AT THE FOLLOWING LINK <https://meet.goto.com/848630165>
The City Council Meeting will be opened to the public.

Questions and comments on items listed on the agenda may be emailed no later than
NOON on the day of the meeting to the City Secretary Monica Hendrix via email to
mhendrix@lorenatx.gov

MINUTES

1. Call to Order/Roll Call.

Mayor Walizer called the meeting to order at 6:30 p.m. Council members present were Mayor Russell Walizer, Mayor Pro tem Kelly Yarbrough, Jason Blanek, Adam Montemayor and Carla Pendergraft. Emily McKenzie was absent.

City Staff present were Monica Hendrix, Kyler Jones, Linda Klump, Kevin Neal and Peter Rivas.

2. Pledge of Allegiance.

Mayor Walizer led the Pledge of Allegiance.

3. Public comments.

At this time any person with business before the Council not scheduled on the agenda may speak to the Council. Comments are limited to three (3) minutes, and this time is not transferable. Under the Texas Open Meetings Act, the Council is prohibited from discussing, responding, or acting on any comments or items that have not been properly posted on the agenda. This forum is limited to a total of 30 minutes.

Pat Kultgen, 115 Brandy Hill, Lorena, read her remarks to the council. Kultgen said the council's decision to issue the permit for the construction of The Texan truck stop/gas station has been controversial since it was proposed. Kultgen says the travel center will have a negative impact on the city's environment, homes, water quality, schools and existing businesses. Kultgen says

the city violated its own ordinances by the development not being in harmony with the comprehensive plan and that gas stations are not allowed in the Interstate Corridor District. Kultgen says that council does not seem to realize that this illegal action is enforceable by the Texas Attorney General and the penalties are severe. Kultgen is strongly encouraging the council to revoke the Conditional Use Permit to the Texan immediately.

Gary Cox, 102 Walter Street, Lorena spoke and reminded council that the type of government they are overseeing puts the people first. Cox pointed out what council members voted to allow the truck stop right across the street to a 140-year-old neighborhood. Cox read the purpose and intent of the zoning ordinance from section 1.2. Cox says that it is a proven fact that crime goes up around gas stations and other things too. Cox kept stating his displeasure of the council members who voted to approve the Conditional Use Permit for The Texan Travel Center.

4. Public Hearing:

Conduct a public hearing on the proposed 2025-2026 Fiscal Year Budget.

Mayor Walizer opened the public hearing at 6:38 p.m. No visitors chose to speak, and the public hearing closed at 6:38 p.m.

5. Public Hearing:

Conduct a public hearing on the proposed 2025 Tax Rate.

Mayor Walizer opened the public hearing at 6:38 p.m. No visitors chose to speak, and the public hearing closed at 6:39 p.m.

6. Discussion and action setting September 2, 2025 at 6:30 p.m. for a public hearing on the proposed 2025 Tax Rate.

City Secretary Monica Hendrix informed the council of miscommunication between herself and the tax office for the tax rate public hearing date. In order to meet the publishing requirements for the tax rate hearing notice, council needs to set the date for September 2, 2025 and can adopt the rate after the public hearing.

Motion: Kelly Yarbrough moved to set a tax rate public hearing on September 2, 2025 at 6:30 p.m.

Second: Jason Blanek

For: Jason Blanek, Carla Pendergraft, Kelly Yarbrough and Adam Montemayor

Against: None

Absent: Emily McKenzie

Motion carried 4-0.

7. Approval of Minutes:

a. July 21, 2025 Regular Meeting

Motion: Kelly Yarbrough moved to approve the July 21, 2025 minutes.

Second: Carla Pendergraft

For: Jason Blanek, Carla Pendergraft, Kelly Yarbrough and Adam Montemayor

Against: None

Absent: Emily McKenzie

Motion carried 4-0.

8. Discussion and possible action on Resolution 2025-0818-01 amending the 2025 Investment Policy.

Finance Officer Linda Klump informed the council for the city to be compliance with the Public Funds Investment Act the City of Lorena adopted an investment policy, Resolution R-112095, in 1995. As required by the Public Funds Investment Act that policy is subject to annual review. The Act also requires the designation of individuals to act as investment officers for the city. Klump informed council of the minor changes to the policy. Staff recommends adopting Resolution 2025-0818-2025-01, amending the Investment Policy and renames Kevin Neal and Linda Klump as investment officers.

Motion: Carla Pendergraft moved to approve Resolution 2025-0818-01 amending the 2025 Investment Policy.

Second: Jason Blanek

For: Jason Blanek, Carla Pendergraft, Kelly Yarbrough and Adam Montemayor

Against: None

Absent: Emily McKenzie

Motion carried 4-0.

9. Discussion and possible action on Budget amendment 2025-01.

Finance Officer Linda Klump explained the budget amendment will include the following:

1. Establishment of separate School Resource Department
2. Funding of Council approved computer equipment leases
3. Funding of Council approved use of 2022 Street Bond funds for Sutton Place engineering and a portion of Cindy Lane construction
4. Funding of Council approved security camera system for City Hall
5. Funding of Council approved water system improvements

Motion: Carla Pendergraft moved to approve budget amendment 2025-01.

Second: Kelly Yarbrough

For: Jason Blanek, Carla Pendergraft, Kelly Yarbrough and Adam Montemayor

Against: None

Absent: Emily McKenzie

Motion carried 4-0.

10. Discussion and possible action on Ordinance 2025-0818-01 imposing a moratorium on the connection of property outside the city limits of Lorena Texas, which is also outside the city's certificated area to the City of Lorena's Water Supply System

Public Works Director Kyler Jones explained the ordinance to council and stated this is to prevent developers outside of Lorena's Certificate of Convenience and Necessity (CCN) from requesting water meters. This ordinance will secure the water for development inside the city limits and CCN. This ordinance is renewed annually.

Motion: Carla Pendergraft moved to approve Ordinance 2025-0818-01

Second: Jason Blanek

For: Jason Blanek, Carla Pendergraft, Kelly Yarbrough and Adam Montemayor

Against: None

Absent: Emily McKenzie

Motion carried 4-0.

11. Discussion and possible action on Ordinance 2025-0818-02 amending the definition of the term "hotel" as in section 74-21 of the code of ordinances of the City of Lorena; and adding a definition of the term "short-term rental facility" to section 74-21.

City Secretary Monica Hendrix explained the hotel tax ordinance was adopted years ago and the city attorney recommended amending the ordinance to add the short-term rental facility to the ordinance in order to collect hotel occupancy taxes.

Motion: Carla Pendergraft moved to approve Ordinance 2025-0818-02

Second: Kelly Yarbrough.

For: Jason Blanek, Carla Pendergraft, Kelly Yarbrough and Adam Montemayor

Against: None

Absent: Emily McKenzie

Motion carried 4-0.

12. Discussion and possible action on Ordinance 2025-0818-03 regarding the city's Texas Municipal Retirement System (TMRS) benefits, providing for an increase to the contribution rate, adopting annually accruing updated service credits and transfer updated service credits and annually accruing annuity increases, and authorizing the removal of the statutory maximum contribution rate limit.

City Manager Kevin Neal explained the changes in the TMRS match will increase from 6% to 7% of the employees pay with the city making a 2 to 1 match. Neal explained that TMRS has changed the max rate from 7% to 8% and some surrounding cities are increasing to the 8% limit. Neal explained by increasing the match to 7%, it will keep the city competitive with surrounding cities on employee benefits. Kelly Yarbrough asked if this was budgeted for and Neal said yes. Neal also explained this action item is required by TMRS to make an increase.

Motion: Kelly Yarbrough moved to approve Ordinance 2025-0818-03

Second: Jason Blanek

For: Jason Blanek, Carla Pendergraft, Kelly Yarbrough and Adam Montemayor

Against: None

Absent: Emily McKenzie

Motion carried 4-0.

13. Discussion and possible action to authorize the City Manager to enter into an agreement with Dunaway Associates, LLC, for professional planning services.

City Manager Kevin Neal explained that the City Planner George Adams submitted his resignation, and the city needs to find a new planner. Neal explained by going with Dunaway Associates, LLC, this will prevent the city from having to hunt for a new planner each time someone leaves. Neal also explained that Stephen Cook who works for this firm is very familiar with the City of Lorena as he helped with the current Zoning Ordinance and Comprehensive Plan and Cook will be our primary contact.

Motion: Jason Blanek moved to authorize the City Manager to enter into an agreement with Dunaway Associates, LLC, for professional planning services.

Second: Carla Pendergraft

For: Jason Blanek, Carla Pendergraft, Kelly Yarbrough and Adam Montemayor

Against: None

Absent: Emily McKenzie

Motion carried 4-0.

14. Discussion and possible action authorizing City Manager Kevin Neal as the Opioids Implementation Administrator and authorizing Neal to "opt in" for the Purdue Direct Settlement.

City Manager Kevin Neal explained this is to participate with the Texas Attorney General's Office in litigation against the eight opioid manufacturers. Cities must appoint an administrator and opt to participate.

Motion: Kelly Yarbrough moved to authorize City Manager Kevin Neal as the Opioids Implementation Administrator and authorizing Neal to "opt in" for the Purdue Direct Settlement.

Second: Carla Pendergraft

For: Jason Blanek, Carla Pendergraft, Kelly Yarbrough and Adam Montemayor

Against: None

Absent: Emily McKenzie
Motion carried 4-0.

15. Police Department Report.

a. Activity report/calls for service.

Peter Rivas informed council the School Resource Officers attended the National Association of School Resource Officers training to get their advanced SRO training and it was very beneficial. Rivas also says school is back in swing and going well. The PD is also reviewing applications and background checks for potential new officers.

16. Future agenda items.

None.

17. Adjourn

Due to no further business the meeting was adjourned at 7:03 p.m.

These minutes were approved on the 15th day of September 2025.

Russell Walizer
Russell Walizer, Mayor

Attest:

Monica Hendrix
Monica Hendrix, City Secretary

