



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

**NOTICE OF PUBLIC MEETING**  
**LORENA CITY COUNCIL**  
**MONDAY, SEPTEMBER 15, 2025 6:30 P.M.**  
**LORENA CITY HALL**  
**107-A S. FRONTAGE ROAD, LORENA TEXAS**

THE PUBLIC WILL BE ABLE TO JOIN THE MEETING BY VIDEOCONFERENCE  
AT THE FOLLOWING LINK <https://meet.goto.com/540240621>

The City Council Meeting will be opened to the public.

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

**MINUTES**

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

Mayor 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, Carla Pendergraft and Adam Montemayor. Emily McKenzie arrived at 6:37 p.m.

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

**2. Pledge of Allegiance.**

Mayor Walizer led the Pledge of Allegiance.

**3. Citizens questions or comments.**

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

Gary Cox, 100 Walter Street, spoke and reminded council of their sole purpose is to serve the citizens of Lorena first and to promote the healthy, safety, morals, and general welfare to the citizens of Lorena. To create and maintain conditions under which their environment can exist in enjoyable harmony to ensure that all new developments are in agreement with the comprehensive plan. Cox went on to say that four of the five council members completely disregarded the planning and zoning commission and passed a conditional use permit to allow a huge travel center, a.k.a. truck stop that never closes and never stops right next to Lorena's original 140-year-old neighborhood like it never existed. Cox says these four individuals, three which are here, expose the quarter of the citizens of Lorena to known carcinogens, crime, environmental issues, traffic nightmares, light pollution, and noise pollution that never stops, 24-7. Cox thanked the council members and said he really appreciates it.

Lindsay Montemayor, 809 Evelyn Drive, spoke and wanted to address a recent social media post attacking this council, the Chief of Police, along with her and her husband's personal business. Claims about shady deals, backroom favors and city money being misused are false. Her company, Crystal Clear Pools, has been here for three generations and has been in business for 24 years, and has served many members of the community. They follow the same process, same pricing, same contract for every customer. They do not get favors from the city, and the city does not get favors from them, and to suggest otherwise is nothing but slander. Montemayor also mentioned comments on social media about the council being a fraternity, the mayor's reputation and council members being unprepared for meetings. Montemayor says that the council are all volunteers who spend countless hours preparing, reading, and making decisions for the good of this town. Montemayor stressed those posting on online forums to show up to the meetings and ask questions and to stop spreading lies. Montemayor says the town is tired of the drama and deserves better. Montemayor also says that "respect isn't lost when you tell the truth, it is lost when you hide behind a keyboard".

Pat Kultgen, 115 Brandy Hill, spoke and stated that she is working on her third paper for her second dissertation and as a part of that has been reading contracts. She requested a copy of the WMARSS wastewater 700-page contract from the City of Waco dated August 2019. Kultgen is concerned about everything the City of Lorena gave to the City of Waco in exchange for sewer services that will still cost the city over twenty million dollars over the next 20 years to Waco to take the sewer. Kultgen gave a list of the things the city gave to Waco including building, easements, equipment, pipes, permits, and conveyed everything to them for exchange of two things: the ability to tap into the City of Waco's wastewater treatment plant for more money, and a pro-rated percentage of the return flows. Kultgen says Waco did not give Lorena anything.

**4. Approval of Minutes:**

- a. **August 4, 2025 Called Meeting**
- b. **August 18, 2025 Regular Meeting**
- c. **September 2, 2025 Called Meeting**

Motion: Kelly Yarbrough moved to approve the August 4, 18<sup>th</sup> and September 2<sup>nd</sup> meeting minutes.

Second: Carla Pendergraft

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

Abstain: Emily McKenzie abstains due to being absent on August 18<sup>th</sup> and the motion was to approve all the minutes in one motion.

Against: None

Absent: None

Motion carried 4-1

**5. Discussion and possible action on Resolution 2025-0915-01 approving a negotiated settlement between the Atmos Cities Steering Committee (ACSC) and Atmos Energy Corp., Mid-Tex Division regarding the Company's 2025 Rate Review Mechanism Filing.**

Tammie Bowman with Atmos was present and explained the re-rate process to the council.

Motion: Jason Blanek moved to approve Resolution 2025-0915-01.

Second: Carla Pendergraft

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

Against: None

Absent: None

Motion carried 5-0

**6. Discussion and possible action on Ordinance 2025-0915-01 approving the increase in customer rates for solid waste services based on increased cost of service to Frontier Waste Solutions.**

Finance Officer Linda Klump informed the council this is a part of the Frontier Waste Solutions contract, and the increase will be 5%. Jason Blanek asked how many years the contract is and was told it is a five-year contract with an auto renewal for an additional two five-year terms. The city will be starting year 4 in October 2025. In October 2026, the city will begin negotiations on a new contract with Frontier Waste Solutions for the next five years.

Motion: Jason Blanek moved to approve Ordinance 2025-0915-01.

Second: Kelly Yarbrough

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

Against: None

Absent: None

Motion carried 5-0

**7. Discussion and possible action on using water impact fees to fund the City's final payment on the ARPA sub-recipient generator project in place of Utility Capital Project Funds.**

Linda Klump informed council of the collection of impact fees a few years back and this money was left over in the water impact fees collected. This money qualifies for use on the project. Money spent from the water impact fees must be used for projects listed in the capital improvement plan for the utilities.

Motion: Kelly Yarbrough to use the water impact fees to fund the City's final payment on the ARPA sub-recipient generator project in place of Utility Capital Project Funds.

Second: Emily McKenzie

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

Against: None

Absent: None

Motion carried 5-0

**8. Discussion and possible action on approving purchase order # ZKJ9525HT for an amount of \$92,966.28 for a 2025 Bobcat T770 skid steer.**

Public Works Director spoke and said staff budgeted \$120,000 in the fiscal year 2025/2026 to purchase a new skid steer for the public works department, and the city council approved the PY 2025/2026 budget on September 2, 2025. The City has received a quote from Bobcat of Waco for a 2025 T770 from Sourcewell, priced at \$92,966.28. We are bringing this purchase order before the council due to the current budget policy and recommendations from the budget auditors that any single item purchased for an amount over \$50,000.00 be brought before the council as an action item to ratify the purchase of this piece of equipment. City Manager Kevin Neal stressed that no funds will be spent until October 1, 2025, as this is a FY 2026 budgeted item.

Motion: Emily McKenzie moved to approve purchase order # ZKJ9525HT for an amount of \$92,966.28 for a 2025 Bobcat T770 skid steer to be contracted now but not purchased until after October 1, 2025 in the new fiscal year budget.

Second: Adam Montemayor

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

Against: None

Absent: None

Motion carried 5-0

**9. Discussion and possible action on Resolution 2025-0915-02 nominating candidates for the McLennan Central Appraisal District Board of Directors for the year 2026.**

No action was taken.

**10. Police Department Report.**

**a. August 2025 Monthly report**

Leutenant Peter Rivas gave the report and explained reason for lower traffic stop count is due to short staffing shortage and officer vacations.

Rivas also reported they have a candidate for the vacant officer position but still have two vacancies. for School Resource Officers.

**11. City Manager Report.**

**a. TCEQ Complaint: 442127**

City Manager Kevin Neal informed council of the TCEQ complaint against the city's water supply and the complainant said concern was for the hydrostatic pressure of the system and watercolor and drinking water quality. The outcome of the investigation was there were not any violations and acknowledged that the City of Lorena continues to merit recognition as a "Superior" public water system.

**12. Future Agenda Items.**

None.

**13. Adjourn**

Due to no further business the meeting adjourned at 7:22 p.m.

These minutes were approved on this 20<sup>th</sup> day of October 2025.

Russell Walizer  
Russell Walizer, Mayor

Attest:

Monica Hendrix  
Monica Hendrix, City Secretary

