City Council
City of Hillsboro, Texas
Minutes of Regular Meeting
January 18, 2022

Present:

Andy Smith, Mayor
Eric Fleming, Councilmember
Larry Lloyd, Councilmember
Dana Robinson, Councilmember
Frances Zarate, Councilmember
Leann Richmond, Councilmember

Megan Henderson, City Manager
Tony Cain, Asst. City Manager
Richard Reinhardt, Planning Official
Karen S. Warren, City Secretary

Mayor Pro Tem Scott Johnson was absent.

Mayor Smith called the meeting to order at 6:00 p.m.

The Invocation was given by Bishop Billy Clark of Believer's Christian Church, Hillsboro and Councilmember Dana Robinson led the Pledge of Allegiance.

Hear Statements from Persons Wishing to Address the Council.
No one addressed Council at this time.

<u>Consent Agenda</u>

Mayor Smith informed Council that agenda numbers 5 through 9 require no formal public hearing and are subject to being approved in a single motion. However, any City Council Member or the City Manager may remove an item from the Consent Agenda to allow discussion and voting on the item individually.

<u>(Agenda Item #5)</u>
Deliberate and Act on the Approval of the Minutes for the Special Meeting on December 28, 2021.

<u>(Agenda Item #6)</u>
Act on the Approval of Bills.

<u>(Agenda Item #7)</u>
Deliberate and Act on a Resolution Accepting the Recommendations of the Planning and Zoning Commission Approving a Re-Plat of a Portion of Lot 32 and All of Lot 33, Craig Addition, in the City of Hillsboro, Becoming Lot 33-R, Craig Addition, in the City of Hillsboro, Being the Same Property by Reference as Recorded in Volume 2003, Page 597 and Volume 2138, Page 295 of the Official Public Records of Hill County, Texas. Also Known as 130 Corsicana Street.
[Planning Official Richard Reinhardt provided Council with the following information in the Council packets prior to the meeting: The property located at 130 Corsicana Street, is made up of a portion of Lot 32 and all of Lot 33 of the Craig Addition. The owners of the property plan to

build a garage on an existing concrete slab. However, a small portion of the concrete slab crosses over the existing lot line separating Lot 32 and Lot 33. In order to allow for the new construction of a garage to meet the required setbacks for an accessory structure, the owners exchanged property with the adjacent property owner. The requested re-plat combines the property at 130 Corsicana Street into a single lot and it reflects the exchange of property to allow the proposed garage to meet setbacks. This matter was presented to the Planning and Zoning Commission on January 10, 2022 to deliberate and forward their recommendation to City Council. The Commission forwarded their unanimous approval.]
Resolution No. R2022-01-02

(Agenda Item # 8)
Deliberate and Act on a Resolution Accepting the Recommendations of the Planning and Zoning Commission Approving a Re-Plat of Lot 30, Buck Addition, in the City of Hillsboro, Becoming Lots 30R-1 and 30R-2, Buck Addition, in the City of Hillsboro, Being the Same Property by Reference as Recorded in the Official Public Records of Hill County, Texas in Volume 2120, Page 386 of the Official Public Records of Hill County, Texas. Also Known as 312 Matthew Street.
[Planning Official Richard Reinhardt provided Council with the following information in the Council packets prior to the meeting: The owner of the property located at 312 Matthew Street made a request to divide the existing lot into two lots for the purpose of developing two single family dwellings. This matter was presented to the Planning and Zoning Commission on January 10, 2022 to deliberate and forward their recommendation to City Council. The Commission forwarded their unanimous approval.]
Resolution No. R2022-01-03

(Agenda Item #9)
Deliberate and Act on a Resolution to Select Walker Partners for Engineering Services Related to Water, Wastewater and Street Improvements in Multiple Locations.
[For informational purposes, City Manager Megan Henderson provided Council with the following information in the Council packets prior to the meeting: The City Council spent approximately 10 months discussing the need for infrastructure improvements and best approaches to make those improvements. Funds have been designated from Certificates of Obligation issued in 2021, American Rescue Plan Act, and upcoming Certificates of Obligation to be issued next month, to make improvements to areas prioritized for repair. The City issued a Request for Qualifications (RFQ) for engineering services. The deadline for submission of proposals was 12:00 p.m. Tuesday, January 11, 2022. Walker Partners was the only firm to submit a statement of qualifications. Upon approval, staff will work with Walker Partners to develop a scope of services and prepare for construction on as many as possible of the blocks prioritized for improvement. This includes the three areas identified as possible candidates for rehabilitation/ reconstruction, as well as additional blocks to be identified for less-intensive improvements but that will still benefit from engineering services.]
Resolution No. R2022-01-04

On motion by Councilmember Robinson and second by Councilmember Fleming the consent agenda was approved for agenda items #5, #6, #7, #8 and #9.
On roll call the following votes were cast:
Ayes: Fleming, Lloyd, Robinson, Zarate, Richmond
Nays: None Absent: Johnson

Regular Agenda

(Agenda Item # 10)
Deliberate and Act on a Resolution to Appoint a Board Member to the Planning and Zoning Commission for a Term to Expire in 2022.
Planning Official Richard Reinhardt told Council that an additional member was needed to fill a vacancy on the Planning and Zoning Commission. Ms. Paloma Montes would serve the remaining portion of Ms. Vivian Caldwell's term which expires September 2022. It was noted that several attempts were made to contact Ms. Caldwell to inform her of the appointment of Ms. Montes. Council wished to convey their appreciation to Ms. Caldwell for her service on the Planning and Zoning Commission.
On motion by Councilmember Richmond and second by Councilmember Lloyd the resolution was approved.
On roll call the following votes were cast:
Ayes: Fleming, Lloyd, Robinson, Zarate, Richmond
Nays: None Absent: Johnson
Resolution No. R2022-01-05

(Agenda Item # 11)
Hold a Public Hearing, Second Reading, Deliberate and Act on an Ordinance Accepting the Recommendation of the Planning and Zoning Commission to Vacate and Abandon a Portion of Park Drive Beginning at South Coke Street and Ending at the West Line of Lot 6, Block 2, Dellah Buie Addition in the City of Hillsboro as Recorded in Volume 403, Page 436 of the Official Public Records of Hill County, Texas.
Planning Official Richard Reinhardt said an application had been submitted for a request to abandon a portion of the Park Drive right-of-way to the east of Coke Street. The abandonment would allow the property to be platted into one lot to allow for the development of a Quik Trip truck stop and travel center. Due to the amount of property necessary for a truck stop, the development would extend from Elm Street on the north to Corsicana Highway on the south and it would include a portion of the Park Drive right-of-way. A small portion of Park Drive would remain as right-of-way from the I-35 service road to the entrance of the overflow parking for Schlotsky's on the north side of Park Drive. An access and utility easement would be retained over the portion proposed for abandonment. This matter was presented to the Planning and Zoning Commission on December 20, 2021 to deliberate and forward their recommendation to City Council. Mr. Reinhardt noted that only one person responded to the 200-foot notification letter and this person responded in support of the ordinance. The Commission forwarded their recommendation of approval of the requested right-of-way abandonment.
With no further questions or comments from the Councilmembers, the Mayor opened the Public Hearing at 6:07 p.m. and no one spoke for or against the proposed ordinance. The Public Hearing was closed at 6:08 p.m. and the Mayor declared the second reading of the ordinance

completed. The first reading on the ordinance was held at the December 28, 2021 Special Council meeting. (The January 4th Regular City Council meeting was cancelled.)
On motion by Councilmember Lloyd and second by Councilmember Fleming the ordinance was approved.
On roll call the following votes were cast:
Ayes: Fleming, Lloyd, Robinson, Zarate, Richmond
Nays: None Absent: Johnson
Ordinance No. O2022-01-01

(Agenda Item # 12)
Conduct a Public Hearing Regarding the TxCDBG-CV Program, Eligible Program Activities, Past Use of CDBG Funds, and Development of Local Housing and Community Development Needs.
[For informational purposes the following information was provided to Council in their packets before the meeting: In consultation with Traylor & Associates, proposed Grant Administrators, City Staff recommended a project to purchase vehicles and equipment to support robust, cross-trained emergency response in the face of the ongoing pandemic. The grant request was for $1,312,718.90, and the City's matching portion would be $69,090.46.] Chief of Public Safety Tony Cain said staff proposed the funds would be used for public services improvements with a documented COVID-19 tieback and would include two ambulances and four squad cars. Vice President Wesley Traylor of Traylor & Associates was present to answer questions.
With no further questions or comments from the Councilmembers, the Mayor opened the Public Hearing at 6:10 p.m. and no one spoke regarding the TxCDBG-CV Program. The Public Hearing was closed at 6:11 p.m. and the Mayor declared the public hearing closed.

(Agenda Item # 13)
Deliberate and Act on a Resolution Authorizing the Submittal of an Application for Funding From the TxCDBG-CV Program, Designating Matching Funds, and Authorizing the City Manager to Act as Authorized Representative in All Matters Pertaining to the Application.
On motion by Councilmember Robinson and second by Councilmember Richmond the resolution was approved.
On roll call the following votes were cast:
Ayes: Fleming, Lloyd, Robinson, Zarate, Richmond
Nays: None Absent: Johnson
Resolution No. R2022-01-06

Hear and Deliberate on City Manager's Report:

a) **Street Improvements -** Steps were underway to select an engineering firm for the street projects as discussed earlier, prioritizing those streets that take advantage of cost sharing from grants, partners and utilities. For example, staff would work with the engineers and prepare for the following streets identified as needing rehabilitation/reconstruction - Old Brandon Road; Walnut from Abbott to Corporation, Church Street from Corsicana Highway to Elm Street and Park Drive from Ivy to Cho Streets. Further, costs would be identified for 20 plus blocks of streets for less intensive improvements. It was noted that the engineering firm would help the City do the work scientifically to make sure there are long-lasting results. It was projected that approximately $5.5 million would be spent on street work in the near future but, this cost could be adjusted up or down.

b) **Water and Sewer Systems -** Several water/sewer projects have been identified and plans are to move forward when the next certificates of obligation are issued. The City is in the process of preparing to issue the water/sewer CO's.

c) **Communication and Citizen Involvement –** The City Boards are convening with good participation and oversight. There will be a Public Input Meeting #2 on Thursday, January 20, 2022.

d) **Strategic Planning –** There will be an all-day Strategic Planning Workshop on January 31, 2022.

Hold a Closed Session Under the Provisions of Section 551.087 of Government Code (Economic Development) Project Numbers.

The Mayor announced the City Council would begin its Closed Sessions at 6:15 p.m. with all Councilmembers present except Mayor Pro Tem Scott Johnson.

Reconvene in Open Session.
The Council reconvened at 6:27 p.m. with all Councilmembers present except Mayor Pro Tem Scott Johnson.

Deliberate and Act on Matters Discussed in the Executive Session, If Any.
Councilmember Fleming made a motion to authorize the City Manager to enter into negotiations on an incentive agreement with Project Numbers. Second by Councilmember Richmond.
On roll call the following votes were cast:
Ayes: Fleming, Lloyd, Robinson, Zarate, Richmond
Nays: None Absent: Johnson

There being no further business, the meeting was adjourned at 6:28 p.m.

Andrew L. Smith

Andrew L. Smith, Mayor

ATTEST:

Karen S. Warren

Karen S. Warren, City Secretary

<u>Note:</u>

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