- Utilize Data to Target Recruitment and Improve Business Mix
  - A database has been created by Main Street of all current businesses along with a detailed inventory of available properties.
  - Update and activate the Hillsboro page on the DowntownTX.org website.
  - Collect and Utilize Market Data through The Retail Coach.
  - Learn from peers by visiting similar cities.
- Improve Business Recruitment
  - Attract destination businesses.
  - Add more entertainment businesses for children/youth.
  - Develop ways to encourage inactive vacant building owners to fill their properties.

(Agenda Item # 11)

Hold a Public Hearing, First Reading of an Ordinance, and Deliberate on a Voluntary Annexation Request to Institute Annexation Proceedings to Enlarge and Extend, Including Zoning Designation, All That Certain Lot, Tract or Parcel of Land Situated in the John Cupee Survey, Abstract No. 156, the G. D. Tarlton Survey, Abstract No. 1139, and the Dixon Spears Survey, Abstract No. 858, Being a Portion of That Certain Tract of Land Described as 74.856 Acres and Recorded in Volume 1136, Page 787, of the Official Public Records of Hill County, Texas. Also Known as the Property to the South of the Stoneridge Addition.

[Planning Official Richard Reinhardt provided Council with the following information in the Council packets prior to the meeting: Right Now Investments, LLC has submitted a petition for the voluntary annexation of 13.88 acres to the south of the Stoneridge Addition. The applicant has plans for a 19.5-acre development with 67 lots. A portion of the 19.5 acres is already in the City Limits. Single Family Residential Uses are consistent with the Future Land Use Plan at this location. The Planning and Zoning Commission reviewed this annexation as well as the zoning designation at their meeting on July 11, 2022. The Commission forwarded their recommendation of approval of the annexation and Single Family Residential (SF-7) Zoning for the 13.88 acres proposed for annexation.] It was noted at the Council meeting that the "SF-7" Area Requirements include a minimum lot area/lot at 7,400 s.f. and the minimum floor area at 1,200 s.f. living area.

With no further questions or comments from the Councilmembers, the Mayor opened the Public Hearing at 6:27 p.m. No one spoke for or against the proposed ordinance. The Public Hearing was closed at 6:28 p.m. and the Mayor declared the first reading of the ordinance completed. The second reading on the ordinance would be held at the August 2, 2022 Regular Council meeting.
Proposed Ordinance No. O2022-08-07

(Agenda Item # 12)

Hold a Public Hearing, First Reading of an Ordinance and Deliberate on Accepting the Recommendation of the Planning and Zoning Commission to Rezone Property Located to the Southwest of Hubbard Street From Single Family Residential (SF-5) to Zero Lot Line Single Family Residential (ZLL).

[Planning Official Richard Reinhardt provided Council with the following information in the Council packets prior to the meeting: Right Now Investments LLC has plans for a 19.5-acre development south of Stoneridge Addition. A portion of the development is currently the subject

of a proposed annexation. However, a portion of it is currently within the City Limits. Right Now Investments LLC is requesting to rezone a 2.05-acre portion of what is currently in City Limits from Single Family Residential (SF-5) to Zero Lot Line Single Family Residential (ZLL)

c. Recent and Upcoming Staff Activity and Events
d. Budget Workshop Scheduled for July 26, 2022 at Historic City Hall, 127 E. Franklin St.

The City Manager discussed the below Stage 1 Drought Response and said this stage is on a voluntary basis. Further, as the City Manager, she was declaring the City of Hillsboro be at Stage 1 at this time. (It was noted that Stage 2 involves mandatory restrictions.)

a. Drought Response

Stage 1 Drought Response: Voluntarily conserve water and follow restrictions in order to achieve a reduction in total water use and daily demand.

- City will discontinue all flushing of fire hydrants unless necessary for health
- City and Customers asked to limit landscape irrigation to
  - Sundays and Thursdays for even-numbered addresses and
  - Saturdays and Wednesdays for odd numbered addresses
  - Between the hours of 8:00 PM and 10:00 AM
- City and Customers asked to practice water conservation and minimize or stop using water for nonessential purposes

Non Essential Water Uses

1. Irrigation of landscape areas
2. Washing vehicles
3. Washing sidewalks, driveways, or hard surfaces
4. Washing buildings
5. Flushing gutters
6. Filling swimming pools
7. Aesthetic fountains or ponds
8. Failure to repair a leak
9. Use of hydrant water for construction

b. Update on Strategic Goals 5-8

Strategic Goal #5: Build Better Infrastructure

Estimated Engineering, Surveying, and Construction Costs				Funding			
Street	**General**	**W/WW**	**Total**	**Agency Grant/ Loan Funds**	**Source**	**Local Funds**	**Source**
Church Street	$868,283	$803,350	$1,671,633			$1,671,633	COs
Old Brandon Road	$1,179,773	$151,050	$1,330,823			$1,330,823	COs

Park Drive	$942,576	$396,000	$1,338,576	$227,000	TDA CDBG	$1,111,576	COs
Walnut Street	$1,130,765	$1,003,350	$2,134,115			$2,134,115	COs
Meter Project		$1,652,501	$1,652,501			$1,652,501	Financing
Water Tower		$4,770,518	$4,770,518	$3,150,000	TWDB DWSRF	$1,620,518	COs
Downtown Sidewalk Project	$592,855		$592,855	$500,000	TDA MS	$92,855	Gen Fund
Safe Routes to Schools	$594,259		$594,259	$594,259	TxDOT SRTS	$0	
Totals	**$5,308,511**	**$8,776,769**	**$14,085,280**	**$4,471,259**		**$9,614,021**	

Strategic Goal #5: Build Better Infrastructure, continued

Project Progress Concept | Funding | Prof Svc Procurement | Pre-Design | Design | Bidding | Award | Construction			
Street	Total	Status	Notes
Church Street (WP)	$1,671,633	Pre-Design	Walker Partners has evaluated the existing drainage

Strategic Goal #6: Deliver Essential Services

	Staffing	**Facilities**	**Equipmt.**	**Recommendations**	
Airport	low	D	C	add an airport employee	
Cemetery	fair	B	C	add additional mowing	
Police	low	D	D	Add employees, equipment and vehicles	Police and fire vehicle and equipment needs are significant and will consume resources for next FY
Fire/ EMS	fair	D	D	add ambulance	
Animal Control	fair	C	B	add truck	
Code Enforcement	fair	C	C	add truck	
Inspections	good	C	B		
Municipal Court	good	A	B		We have two issues with regard to salaries: restructuring and inflation. A modest cost of living increase is a priority in light of inflation. We are also looking to make the COVID increases permanent.
Utility Billing	good	A	C		
Water	low	D	D	add backhoe	
Sewer	fair	D	D	add jet washer	
Trash	good	N/A	N/A	add second cleanup; add rolling carts; talk about brush	
Streets	very low	D	D	add 3 employees	

Strategic Goal #7: Boost Economic Development

7.1 Business Attraction
Kicking off contract with Retail Coach this week
Preparing to sign agreements with Buc-ee's
Construction is underway on Scooters Coffee
New general contractor will be back onsite at Amigos next week

7.2 Business Retention/ Expansion
Maintaining contact with industrial businesses to meet emerging needs
Working with Frontier Support Logistics on a possible Free Trade Zone and Trans-loading facility on their property across the RR from Johns Manville

Strategic Goal #8: Enhance Quality of Life

Facilities: Clean, functional and varied
- Library
- Parks
  - City Park
  - Wallace Park
  - Sesquicentennial Park
  - Carter Davis Park
  - Leadership Park
- Boys & Girls Club (private with some City support)

Programs: varied by topic, audience and location
- Youth Sports
  - Baseball/ Softball: project to host 600 games this season
    - Games/ practices nearly every day since April
    - Tournaments this week (16 teams) and next week (18 teams)
- Library programs (discussed at last meeting)
- Fun in the Park: event was held at Carter Davis today
- Movies in the Park: held throughout the summer; 30+ last Saturday, 50+ the week before

c. **Recent and Upcoming Staff Activity and Events**
- Current City Secretary Karen Warren will be leaving at the end of July
- Sharon McFadden will begin on August 15th

d. **Budget Workshop Scheduled for July 26, 2022 at Historic City Hall, 127 E. Franklin Street**

There being no further business, the meeting was adjourned at 6:45 p.m.

Andrew L. Smith, Mayor

ATTEST:

Karen S. Warren, City Secretary