City Council
City of Hillsboro, Texas
Minutes of Regular Meeting
August 16, 2022

Present:
Larry Lloyd, Councilmember
Dana Robinson, Councilmember
Frances Zarate, Councilmember
Leann Richmond, Councilmember
Scott Johnson, Mayor Pro-Tem

Megan Henderson, City Manager
Art Mann, Economic Development Admin.
Dale Snyder, Director of Finance
Sharon McFadden, City Secretary
Christi Ward, Administrative Assistant

Mayor Pro-Tem Johnson called the meeting to order at 6:04p.m.

The Invocation was given by Councilmember Lloyd and Mayor Pro-Tem Johnson led the Pledge of Allegiance.

**Hear Statements from Persons Wishing to Address the Council.**

1. No one addressed Council at this time.

**Consent Agenda**

Mayor Pro-Tem Johnson informed Council that agenda numbers 5 through 6 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.

(Agenda Item #5)
**Deliberate and Act on the Approval of the Minutes for the Regular Meeting on August 2, 2022.**

(Agenda Item #6)
**Act on the Approval of Bills.**

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

**Regular Agenda**

(Agenda Item # 7)
**Hear and Deliberate on a Presentation Regarding the Proposed 2022-2023 Budget.**
Director of Finance, Dale Snyder, presented the draft for the proposed Fiscal Year 2022-2023 budget. Mr. Snyder explained the revenue and expense items for the general fund. The balanced general fund budget includes coverage of debt services.

(Agenda Item # 8)

**Deliberate and Act on a Resolution to Propose a 2022 Ad Valorem Tax Rate and Set Date for Public Hearing.**

Director of Finance, Dale Snyder, informed Council that in accordance to the *Texas Property Tax Code; Section 26.05* tax rate adoption, whereby the City's tax rate exceeds the No-New-Revenue Rate but not the Voter-Approval Rate, the City Council would propose a tax rate and set a meeting date for one public hearing. The public hearing with be held at the regular City Council Meeting on the 20th day of September, 2022. The hearing will be conducted at Historic City Hall at 6:00 p.m. No election will be held but this is a tax increase. The Proposed Tax Rate for the tax year 2022 is 0.806400 per $100 valuation.

On roll call, the following votes were cast:

Ayes: Lloyd, Robinson, Zarate, Richmond, Johnson

Nays: None Absent: Fleming, Smith

***Resolution No. R2022-08-63***

(Agenda Item # 9)

**Deliberate and Act on a Resolution Relinquishing Any Ownership Interest in Real Property, Part of the Lot Known as 401 North Church Street.**

City Manager, Megan Henderson, explained that Lupe Mancha would like to purchase a house at 401 North Church Street for renovation and renting or selling. In preparing the purchase, the title company found that the Appraisal District shows the City to own a portion of the property. The City has no record of any such ownership, nor had we ever been aware of any interest in the property. It is not clear to us that we have any interest in the property. There is not document saying we do, or where such an interest would have come from. Since we do not consider this City property, we have no reason not to relinquish any interest – which would then clean up the title so that Mr. Mancha can proceed with his efforts. Staff recommends approval.

On roll call, the following votes were cast:

Ayes: Lloyd, Robinson, Zarate, Richmond, Johnson

Nays: None Absent: Fleming, Smith

***Resolution No. R2022-08-64***

(Agenda Item # 10)

**Hear and Deliberate on City Manager's Report:**

a. **Update on Strategic Goals 5-8** – Ms. Henderson reminded Council that Strategic Goals 1-4 are presented in the first Council Meeting of the month and the remainder are presented in the second Council Meeting of the month.

   v. **Build Better Infrastructure** – Ms. Henderson said she was focusing on Building Better Infrastructure because there are a number of ongoing projects. There is about $14 million dollars of improvements in the planning stages or implementation stages. One project ready to begin is the Main Street Grant for downtown sidewalk improvements. Preconstruction conference is set to take place next week and construction will begin soon after the meeting.

   The work will include approximately $500,000 in funds for the project. There are

fifteen (15) to sixteen (16) different small locations around downtown. Usually the project is completed in one (1) specific area. Funds for projects do not go far, so rather than making one (1) specific area from "okay" to "good," there will be more small areas being made "better." Ms. Henderson provided Council with a list of locations and a map (on visual slides) and explained each areas planned for improvement. Another project is working and making progress on the new meter replacements. The delays in meter replacement have been caused by the incredibly hard ground due to lack of moisture. There is a bid opening this afternoon for Safe Routes to School project. During the pre-bid meeting, only one (1) contractor attended. TX DOT rules state there must be three (3) bids or the entire project has to go back out for bids again. Three (3) bids were received and the lowest bid was under the budgeted amount. The engineering group will move forward with ensuring the bid meets bid bond qualifications and references checked. If everything checks out, then the project will be on the next Council agenda for consideration.

vi. **Deliver Essential Services** – Ms. Henderson said the main topic of concern is water due to the draught. She reminded everyone about voluntary water restrictions. Watering yards is not set to a specific day of the week but should occur a couple of days each week and preferably overnight. Watering during the heat of the day has a high evaporation rate. She asked citizens to forgo washing vehicles. The Splash Pad at the park remains open but may need to be reviewed for continuing use. There continue to be openings for recruiting staff in streets, water, wastewater, and everything. There is a strong need of workers for the city. The traffic patterns have changed in front of the elementary and high school.

vii. **Boost Economic Development** – Ms. Henderson said Art Mann and his team are continuing to work a number of prospects in the industrial sector and with Retail Coach for retail development. There have been primary results of cell phone data of people visiting the current defined retail trade area. The data has tracked approximately 45,000 people. The data assists in building a propelling case for the type of businesses we would like to attract.

viii. **Enhance Quality of Life** – Ms. Henderson said there are a large number of programs at the Library and Recreation & Sports. The second Council Meeting in September will include the full preview of all the summer activities that took place.

b. **Recent and Upcoming Staff Activity and Events** – Ms. Henderson welcomed the new City Secretary, Sharon McFadden. Hillsboro school system begins tomorrow. Downtown Saturday concerts are continuing and although the temperature is hot, the concerts are entertaining. She looks forward to seeing everyone at the concert. Councilmember Richmond said that by 8:00 p.m., the sun is going down and the weather is bearable for the concert

**Hold a Closed Session Under the provision of Section 551.087 of Government Code (Deliberations Regarding Economic Development) Concerning Project Cooker.**

Mayor Pro-Tem Johnson announced the City Council would begin its Closed Session at 6:21 p.m. with all Councilmembers present with the exceptions of Mayor Smith, Councilmember Fleming, and Councilmember Smith. City Attorney Lauralee Vallon was not present.

**Reconvene in Open Session.**
The Council reconvened at 6:51 p.m. with all Councilmembers present with all Councilmembers present with the exceptions of Mayor Smith, Councilmember Fleming, and Councilmember Smith. City Attorney Lauralee Vallon was not present.

**Deliberate and Act on a Resolution Supporting for the Creation of a Foreign Trade Zone in Support of a Proposed Industrial Project by Frontier Support Logistics.**
On motion by Councilmember Richmond and second by Councilmember Robinson, the resolution was approved.
On roll call the following votes were cast:
Ayes: Lloyd, Robinson, Zarate, Richmond, Johnson
Nays: None Absent: Fleming, Smith
***Resolution No. R2022-08-65***

There being no further business, the meeting was adjourned at 6:53 p.m.

Andrew L. Smith, Mayor

ATTEST:

Sharon McFadden, City Secretary