

City Council
City of Hillsboro, Texas
Minutes of Regular Meeting
September 20, 2022

Present:

Andy Smith, Mayor
Eric Fleming, Councilmember
Larry Lloyd, Councilmember
Dana Robinson, Councilmember
Scott Johnson, Mayor Pro-Tem

Tony Cain, Assistant City Manager
Art Mann, Economic Development Admin.
Richard Reinhardt, Planning Official
Dale Snyder, Finance Director
Susan Mann, Library Director
Samantha Montes, Recreation Director
Sharon McFadden, City Secretary
Christi Ward, Administrative Assistant

Councilmembers Leann Richmond Frances Zarate were absent.
City Manager Megan Henderson 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. Councilmember Fleming led the Pledge of Allegiance.

Hear Statements from Persons Wishing to Address the Council.

Clara Walters who resides at 1409 Meadowlark voiced her concerns for water loss due to an extensive water leak. Ms. Walters was also concerned with wiring wrapped around a pole that may be a safety hazard. Mayor Smith said there are several City (of Hillsboro) staff attending the meeting and noting her comments. The City Manager is not in attendance at the meeting and concerns need to be addressed with the City Manager. Mayor Smith thanked Ms. Walters for her comments. No additional persons addressed Council.

Consent Agenda

Mayor Smith informed Council that agenda numbers 5 through 7 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 September 6, 2022.

(Agenda Item #6)

Act on the Approval of Bills.

(Agenda Item #7)

Deliberate and Act on a Resolution Authorizing the Department of Public Safety to Submit a Grant Proposal Through the Office of the Governor for Bullet-Resistant Shield Grant.

[Assistant City Manager Tony Cain provided Council with the resolution and application that is intended to be submitted for the grant.]

Resolution No. R2022-09-68

On a motion by Councilmember Robinson and second by Councilmember Johnson, the consent agenda was approved for agenda items #5, #6, and #7.

On roll call, the following votes were cast:

Ayes: Fleming, Lloyd, Robinson, Johnson

Nays: None Absent: Zarate, Richmond

Regular Agenda

(Agenda Item # 8)

Hold a Public Hearing, Second Reading of an Ordinance and Deliberate on Changing the Name of Cercon Drive to Skeeter Way.

[Planning Official Richard Reinhardt provided Council with the following information in the Council packets prior to the meeting: The City received a letter from Skeeter Brush Trucks requesting Cercon Drive be renamed to Skeeter Way. Skeeter Brush Trucks is a growing business and the name change will not affect any other properties.] The Planning Official briefly reviewed the map and explained details of the request and offered to answer questions. With no further questions or comments from the Councilmembers, the Mayor opened the Public Hearing at 6:10 p.m. No one spoke for or against the proposed ordinance. The Public Hearing was closed at 6:11 p.m. and the Mayor declared the second reading of the ordinance completed. The first reading on the ordinance occurred at the September 6, 2022 Regular Council meeting.

Proposed Ordinance No. O2022-09-10

On a motion by Councilmember Robinson and second by Councilmember Fleming, the ordinance was accepted and approved.

On roll call, the following votes were cast:

Ayes: Fleming, Lloyd, Robinson, Johnson

Nays: None Absent: Zarate, Richmond

(Agenda Item # 9)

Hold a Public Hearing, Second Reading of an Ordinance and Deliberate on Accepting the Recommendation of the Planning and Zoning Commission to Vacate and Abandon a Portion of an Easement Located Adjacent to Lot 9, Block 8, Moore Addition in the City of Hillsboro Which was Retained by the Byars Street Abandonment as Recorded in Volume 1941, Page 560 in the Official Public Records of Hill County, Texas.

[Planning Official Richard Reinhardt provided Council with the following information in the Council packets prior to the meeting: John Saunders recently re-platted property in the Moore Addition for the purpose of developing six (6) single-family dwellings. A portion of Lot 9-R, Block 8 of the Moore Addition is located in the former right-of-way of Byars Street which was abandoned in 1978. When the abandonment took place, the City retained an easement for the future maintenance of any utilities. The City also obtained an additional utility easement to the east of the former right-of way for Byars Street. Mr. Saunders is requesting a portion of the utility easement that remained from Byars Street abandonment, be abandoned in order to allow

for the development of a house with a greater width. The City would still have five (5) feet of utility easement remaining around the perimeter of Lot 9-R, Block 8 of the Moore Addition, the eastern half of the former Byars Street right-of-way that was retained as an easement, and an additional twenty (20) feet of easement. One person from the two-hundred (200) foot notification area contacted staff. Upon clarification, they were in support of the request because it would allow for the construction of a house with a greater width as opposed to a narrower width. This matter was presented to the Planning and Zoning Commission on August 22, 2022 to deliberate and forward their recommendation to the City Council. The Commission forward their recommendation to the City Council for approval.] The Planning Official explained details regarding the request and offered to answer questions. With no further questions or comments from the Councilmembers, the Mayor opened the Public Hearing at 6:12 p.m. No one spoke for or against the proposed ordinance. The Public Hearing was closed at 6:13 p.m. and the Mayor declared the second reading of the ordinance completed. The first reading on the ordinance took place at the September 6, 2022 Regular Council meeting.

Proposed Ordinance No. O2022-09-11

On a motion by Councilmember Robinson and second by Councilmember Johnson, the ordinance was accepted and approved.

On roll call, the following votes were cast:

Ayes: Fleming, Lloyd, Robinson, Johnson

Nays: None Absent: Zarate, Richmond

(Agenda Item # 10)

Hold a Public Hearing to Adopt a 2022 Ad Valorem Tax Rate That Exceeds the No-New-Revenue Tax Rate (NNR) But Does Not Exceed the Voter-Approval Tax Rate (VAR).

[The Finance Director provided Council with the completed Notice of Public Hearing on Tax Increase Form as prescribed by the Texas Tax Code §26.06(b-2).] The Finance Director said there is a requirement to have a public hearing and the tax rate which is proposed at 0.8064 which is the same as prior years. The proposed rate does exceed the no-new-revenue tax rate of 0.7353 but is below 0.8767 voter-approval rate. With no further questions or comments from the Councilmembers, the Mayor opened the Public Hearing at 6:14 p.m. No one spoke for or against the proposed ordinance. The Public Hearing was closed at 6:15 p.m. The second public hearing will take place on September 27, 2022 at 6:00 p.m. at Historic City Hall, 127 East Franklin, Hillsboro, Texas.

(Agenda Item # 11)

Hold a Public Hearing, First Reading and Deliberate on an Ordinance Adopting the Budget for Fiscal Year 2022-2023.

[The Finance Director provided Council with the proposed ordinance and copy of the Annual Budget for 2022-2023.] The Finance Director said this item is to set the budget for the 2022-2023 fiscal year. The total of all funds budgeted is \$22,024,725. The general fund which is the operations fund for the City (of Hillsboro) is increased by \$3,069,675 from last year (2021-2022). The increase included capital outlay items and a three (3) percent salary increase across the board. With no further questions or comments from the Councilmembers, the Mayor opened the Public Hearing at 6:16 p.m. No one spoke for or against the proposed ordinance. The Public

Hearing was closed at 6:17 p.m. The second public hearing will take place on September 27, 2022 at 6:00 p.m. at Historic City Hall, 127 East Franklin, Hillsboro, Texas.

Proposed Ordinance No. O2022-09-13

(Agenda Item #12)

Hold a Public Hearing, First Reading and Deliberate on an Ordinance Adopting the Tax Rate for Fiscal Year 2022-2023.

[The Finance Director provided Council with a copy of the proposed ordinance.] The Finance Director said this item is to set the tax rate to finance the 2022-2023 fiscal year budget. The budget is broken out between the Maintenance and Operation (M & O) and Debt Service with a total tax rate of 0.8064. The M & O rate is 0.6536 and the Debt Service rate is 0.1528. Debt Service rate slightly decreased and the M & O rate slightly increased but the tax rate presented will be the same as last year (2021-2022). With no further questions or comments from the Councilmembers, the Mayor opened the first reading of the Public Hearing at 6:18 p.m. No one spoke for or against the proposed ordinance. The Public Hearing was closed at 6:19 p.m. The second public hearing will take place on September 27, 2022 at 6:00 p.m. at Historic City Hall, 127 East Franklin, Hillsboro, Texas.

Proposed Ordinance No. O2022-09-14

(Agenda Item # 13)

Hold a Public Hearing, First Reading and Deliberate on an Ordinance Amending the Fiscal Year 2021-2022 Budget.

[The Finance Director provided Council with the proposed ordinance and copy of the Annual Budget for 2021-2022.] The Finance Director said this item is for necessary fiscal year ending adjustments for the 2021-2022 budget. Sales tax revenue has significantly increased and there were some expenses for property purchase. Mayor Smith said everyone should be proud of the sales tax (revenue) increase for the year at twelve (12) percent. With no further questions or comments from the Councilmembers, the Mayor opened the Public Hearing at 6:20 p.m. No one spoke for or against the proposed ordinance. The Public Hearing was closed at 6:21 p.m. The second public hearing will take place on September 27, 2022 at 6:00 p.m. at Historic City Hall, 127 East Franklin, Hillsboro, Texas.

Proposed Ordinance No. O2022-09-15

(Agenda Item # 14)

Hear and Deliberate on City Manager's Report.

Assistant City Manager Tony Cain informed Council that Susan Mann, Library Director, will be providing the Library Summer Programs Update.

viii. Enhance Quality of Life

• Library Summer Programs Update

Library Director Susan Mann said the library officially ended their nine (9) week summer reading program on August 4, 2022. There were 1,158 children that participated. Although weekly story time is offered throughout the year, during the months of June and July (2022), there were 437 children who attended. In addition, summer school students and Boys & Girls club children made special visits to the

library and were treated to special story times. There were twenty (20) individuals who volunteered 130 hours of time working at the library. During June and July 51,681 minutes of reading were logged into the library's electronic system. The children received rewards for their effort. Library staff issued 314 new library cards during the months of June and July (2022). During the months of June, July, and August (2022) 12,653 items were checked-out and there were 2,008 electronic materials checked-out. 168 electronic magazines and newspapers were viewed. The mobile print station was used by 160 visitors with 671 print jobs that created 1,878 printed copies. During June and July (2022) the weekly family game day took place and is now being offered once a month. The Story Walk at the Old City Park was changed six (6) times during the summer. Each time there were crafts and activities available to anyone coming to the library after reading the book on the Story Walk. Story Walk books and activities are now being changed to once a month. There is always a lot of interest in the books on Story Walk. X Box and Play Station 4 games are now being offered in circulation and are very popular. Family Place early childhood program began on September 1, 2022 and will continue for five (5) weeks. The program helps parents and caregivers learn skills by playing with their children. Each week a different professional attends and interacts in an informal way with the participants. Specialists will include an Early Literacy Specialist, a Child Development Specialist, a Speech Language Pathologist, a Physical Therapist, and a Nutritionist. There have been thirty-two (32) children and twenty (20) parents or caregivers in attendance. The Librarian said that statistics reflect the library is alive, well, thriving, and being utilized. As of yesterday (September 19, 2022) there have been ninety-one (91) library cards issued in September 2022. The Librarian invited everyone to see the great things the library offers and thanked everyone for their time. Mayor Smith thanked the Librarian for her updates.

Assistant City Manager Tony Cain informed Council that Recreation Director, Samantha Montes, will be providing the Recreation Summer Programs Update.

- **Recreation Summer Programs Update**

Recreation Director Samantha Montes said she is presenting a summer recap on items the City (of Hillsboro) sponsored from March through September (2022). The Easter Egg Hunt took place in joint efforts by the recreation department and public safety. The Recreation Director said she had a "bright" idea of having neon eggs. The project included black lighting on the streets. 12,000 eggs were spray painted and filled with candy. The photos on the slides were referred to and the Recreation Director explained how staff participated. There was not a count of people attending the Easter Egg Hunt but likely up to 400 attended. The event will be scheduled for next year (2023) and recreation plans to increase the egg count to 24,000. From May through August the Movies in the Park events take place. Attendees bring lawn chairs to view the movie. There are approximately twelve (12) movies presented overall. Attendance fluctuates depending upon the movie being played. The movies are newer and the Recreation Director said everyone is welcome to attend Movies in the Park on Saturday nights. The concession stand is open and serves all items for \$1.00. HSA Softball takes place from March to August each year. Baseball and soccer are the

other two (2) most popular sports. These sports are being played at Wallace Park and the Recreation Director emphasized how important the park is to the community. There are many HSA tournaments scheduled and the park has the more activity now than in past history. Fun in the Park takes place one (1) day in June and one (1) day in July. The City (of Hillsboro) hired a company to provide inflatable water slides for children to play. Free food and drinks are provided to those attending. The Recreation Director said in her four (4) years of tenure, this year (2022) attendance has been the highest with more than 100 children. The Recreation Director said she forecasts these events will continue to grow and she is proud of the staff who helped make the events successful. National Night Out (NNO) took place in August (2022). The police and public safety assisted in setting up the event and cook burgers. There were thousands of people attending NNO. Everything offered at NNO is free to the public. Vendors participate and the citizens come out to enjoy the outdoor event. From August until the end of September, the Recreation Director has five (5) to (6) co-ed softball tournaments scheduled in late hours. In September (2022) the Recreation Director said she offered a softball training camp with two (2) of her former college friends. The age group was five (5) to ten (10) years. The softball camp was a success. Fall events are coming up and the first (1) event will be in October. Public safety and recreation will host a Trick or Treat event downtown. Movies in the Park will begin again in October (2022) at City Park. In November and December (2022), the event will be held at Wallace Park. The event at Wallace Park will include a blow up screen and have a transmitter for sound, like a real drive-in movie theatre. Baseball and softball tournaments for Select are scheduled between soccer games. The Recreation Director said she has partnered with the Boys & Girls Club and is trying to get more activities going for the general public that are not geared directly to athletes. Mayor Smith thanked the Recreation Director for her hard work.

v. Build Better Infrastructure

Assistant City Manager, Tony Cain, said he was starting the City Manager's Report with infrastructure street projects. Outsourced projects include Old Brandon, Walnut at South Church. There is a meeting with engineers this week to review the Partially-completed plans. Once all of the feedback is received, we should be on the right track, and then will go out for bids. The expectations for the Park Drive work will bid first due to the grant timing department. Then the other projects will be put out for bid. Council and the public will be updated when the expected time frame based on the meeting. The self-performed street reclamation is the method we are hoping to employ with the greatest number of streets, but unfortunately we are having to postpone beginning due to staff needs in the streets department. We are regrouping and will update next month.

vi. Deliver Essential Services

In water structure, we are looking forward to the completion of the water system study which will include recommended improvements. In wastewater infrastructure, we have several areas targeted for work that includes new lines and line repairs.

vii. Boost Economic Development

Scooters Coffee has a soft opening date in late October (2022) and the grand opening is scheduled for November (2022). The incentive agreement from Buc-ee's was received last week. Staff is reviewing final minor changes and we anticipate the City Manager executing the document when she returns to the office Thursday (September 22, 2022). It will then be sent back to the company for final execution. City engineers recently signed off on the civil drawings for the project. Hillsboro ISD was the final taxing entity to sign off last week on a letter of support for the creation of the Foreign Trade Zone requested by FSL. It will be presented to the Dallas-Fort Worth Airport Board on Thursday, October 13, 2022 for consideration. Quik Trip has informed staff that they anticipate bids for the new Hillsboro location in October 2022 with construction hopefully starting later in the year (2022). The effort to get rail service to EDC property at Highway 81 is taking the next step as more detailed drawings are being drafted by TGB Group to submit to Union Pacific. The City (of Hillsboro) consultant estimated it could be late this year (2022) or early next year (2023) before a decision is made by the railroad. Staff has been meeting with a light industry prospect that has purchased land at the corner of West Elm and Parham streets. The facility will be 12,000 square feet that could expand to 20,000 feet in the future. The company manufactures lights and other items for law enforcement, fire, and other emergency service departments. The company is currently based in southern California and will be reshoring this manufacturing operation from China to Hillsboro early next year (2023). Some R & D will remain in California but the owners' daughter has already moved to the Waco area to manage the plant. Staff continues to meet with developers interested in building single-family and multi-family housing for the community. A developer reached out last week for redevelopment of the Outlet Mall. Those discussions are very preliminary.

The Assistant City Manager said from Public Safety, he is sharing the work Code Enforcement and Inspections have been doing on sub-standard housing. Photos of before and after clean-up for following properties were shown: 211 Chestnut Street, 224 South Church Street, 306 Matthew Drive, and 701 West Elm Street. The City Manager believes one of the structures (224 Church Street) has the potential to be improved so everything was removed with the exception of the structure. The Assistant City Manager recognized and thanked Chris Moore and Richard Reinhardt for the administrative and investigative assistance on achieving removal of the sub-standard structures.

b. Recent and Upcoming Activity and Events

The fire division is in field training at this time and is currently short two (2) firefighters. The police division has five (5) officers either on light duty or going into maternity leave and the police division remains short-staffed by four (4) to five (5) officers. Police Officer Javier Torres has transferred to the school district to be a school resource officer. There are currently two (2) officers assigned to the school. When Police Officer Mercedes Penny returns from maternity leave, she will return to the school. Staff are working on updating the officers' contract with the school district. In communications, this week there have been two (2) dispatchers that have

completed training. One (1) starts tomorrow (September 21, 2022) and then there will be only one (1) opening remaining. An upcoming community event will be “Coffee with a Cop” will take place at Overflow on October 5, 2022 from 8:00 a.m. to 10:00 a.m. “Faith in the Blue Line” is a new program that encourages religious organizations to partner with law enforcement as an outreach to the community. The Assistant City Manager asked if there were any questions. Mayor Smith asked if the “Faith in the Blue Line” program is a security-related program that off-duty (police) officers or will participants be those going to churches in town (Hillsboro). The Assistant City Manager said the target is for an outreach so there can be a partnership for larger events in the future. The Assistant City Manager said he plans to make phone calls to church organizations for a planned meeting in October 9, 2022 and hand out flyers to initiate a relationship in the community.

The Mayor asked if there were any comments by Council. No comments were made. Mayor Smith announced that on Tuesday, September 27, 2022, there will be a Special Called Meeting for finalizing the tax rate and 2022-2023 budget. The meeting will take place at the Historic City Hall, 127 East Franklin Street, Hillsboro, Texas at 6:00 p.m. There being no further business, the meeting was adjourned at 6:42p.m.



Andrew L. Smith, Mayor

ATTEST:



Sharon McFadden, City Secretary