

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

Present were:

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

Megan Henderson, City Manager
Tony Cain, Assistant City Manager
Art Mann, Economic Dev. Director
Richard Reinhardt, Planning Official
Sharon McFadden, City Secretary
Christi Ward, Administrative Asst.

Councilmember Frances Zarate was absent

Others present:

Shannon Cottongame, Reporter
Justin Penny, Hillsboro Police Officer
Ryan Studdard, Oak + Ash Realty
Michael Easter, Prescher Custom Homes

Mayor Smith called the Regular Meeting to order at 6:04 p.m. Councilmember Robinson led the Pledge of Allegiance.

Hear Statements from Persons Wishing to Address Council.

No attendees addressed Council.

Consent Agenda

Mayor Smith informed Council that agenda numbers five (5) through seven (7) require no formal public hearing and are subject to being approved in a single motion. However, any City Councilmember 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 Approval of the Minutes for the Special Meeting on December 12, 2022.

(Agenda Item #6)

Act on the Approval of Bills.

(Agenda Item #7)

Deliberate and Act on a Resolution (R2022-12-81) Accepting the Recommendations of the Planning and Zoning Commission Approving a Re-Plat of a Portion of Lot 16-R, George Addition, in the City of Hillsboro and a 6.01 Acre Tract of Land Situated in the J. Parker Survey, Abstract No. 722, Becoming Lot 16R-1, George Addition, in the City of Hillsboro; Being the Same Property by Reference as

Recorded in Volume 2214, Page 213 of the Official Public Records of Hill County, Texas. Also Known as the Property to the West of 711 West Elm Street.

Mayor Smith asked Council if there were any questions or comments regarding the Consent Agenda Items. There were no responses. On a motion by Councilmember Johnson and second by Councilmember Robinson, Consent Agenda Items #5 through #7 were accepted and approved.

On roll call, the following votes were cast:

Ayes: Fleming, Lloyd, Robinson, Richmond, Johnson

Nays: None Absent: Zarate

Regular Agenda

(Agenda Item #8)

Deliberate and Act on a Resolution to Appoint a Member to the Planning and Zoning Commission.

The Planning Official informed Council there is currently a vacancy on the Planning and Zoning Commission created by the resignation of Sanjay Bala. Mr. Bala had some unforeseen circumstance arrive. Ms. Chasady Gallardo, who is currently serving as an alternate on the Building and Standards Commission, has applied to serve on the Planning and Zoning Commission. Mayor Smith asked if there were any questions for the Planning Official. There were no responses. On a motion by Councilmember Lloyd and second by Councilmember Fleming, Resolution R2022-12-84 was accepted and approved.

On roll call, the following votes were cast:

Ayes: Fleming, Lloyd, Robinson, Richmond, Johnson

Nays: None Absent: Zarate

(Agenda Item #9)

Hold a Public Hearing, First Reading of an Ordinance and Deliberate and Act on Accepting the Recommendation of the Planning and Zoning Commission on an Amendment of the Comprehensive Land Use Plan, Known as Ordinance O2009-01-01 (Last Amended by Ordinance O2020-05-05), Whereby the Purpose is to Amend the Future Land Use Map.

The Planning Official said staff has been working with a developer interested in developing property around the old mushroom plant and Attala Steel on Patton's Mill Road and Old Kirby Road. The development would include approximately 300 single family residential units, fifteen (15) acres dedicated to multi-family housing, and an area designed for some commercial use storage units. The Planning Official reviewed the maps of proposed development (within the Council packet). The Planning and Zoning Commission recommended approval at their meeting on November 28, 2022. Mayor Smith asked if there were any questions by Council. Councilmember Richmond asked if a brick wall was planned in the proposed plan. The Planning Official stated there will be a buffer that is required by the zoning requirements. Mayor Smith stated the agenda item requires a public hearing and opened at 6:10 p.m. Mayor Smith asked if there are any

comments from the public in attendance. No comments were made. Mayor Smith announced the closure of the public hearing at 6:11 p.m. On a motion by Councilmember Richmond and second by Councilmember Robinson, the public hearing for Ordinance O2023-01-01 was accepted and approved.

On roll call, the following votes were cast:

Ayes: Fleming, Lloyd, Robinson, Richmond, Johnson

Nays: None Absent: Zarate

(Agenda Item #10)

Hold a Public Hearing, First Reading of an Ordinance and Deliberate and Act on Accepting the Recommendation of the Planning and Zoning Commission to Rezone Property Located North of Patton's Mill Road and West of Old Kirby Road (Also Known as HCR 2452) from Heavy Industrial (I-2) to Single Family Residential (SF-7), Being a Portion of a 135.29 Acre Tract in the Henry Ross Survey, Abstract No. 755 as Recorded in Volume 2179, Page 759 of the Official Public Records of Hill County, Texas.

The Planning Official referred to land use for the first phase of the development which was part of the first item (Agenda Item #9). One (1) person did attend the Planning and Zoning Committee meeting regarding the 200-foot notification. The individual attending was concerned with the houses being built consistent with what has already been developed in the Patton's Mill Road addition. The individual owns property across the street so that caused their concern. The SF-7 zoning is being requested and is the same as the Patton's Mill Road addition so homes will be similar in size. The developer said their interest is in building homes from 1,600 to 1,800 square foot range. There will be some homes built according to SF-9 zoning with a minimum of 2,000 square feet. The Planning and Zoning Commission recommended approval at their November 28, 2022 meeting. Mayor Smith asked if there were any questions by Council and if there was anyone present at the meeting to represent the request. The Planning Official said there was no one present to represent. Mayor Smith stated the agenda item requires a public hearing and opened at 6:13 p.m. Mayor Smith asked if there are any comments from the public in attendance. No comments were made. Mayor Smith announced the closure of the public hearing at 6:14 p.m. On a motion by Councilmember Fleming and second by Councilmember Johnson, the public hearing for Ordinance O2023-01-02 was accepted and approved.

On roll call, the following votes were cast:

Ayes: Fleming, Lloyd, Robinson, Richmond, Johnson

Nays: None Absent: Zarate

Agenda Item #11

Hold a Public Hearing, First Reading of an Ordinance and Deliberate and Act on Accepting the Recommendation of the Planning and Zoning Commission to Rezone Property Located at 333 Peabody Street from Commercial (C) to Restricted Neighborhood Commercial (RNC).

The Planning Official referred to the map in the Council packet and explained the location being on Peabody Street. There were several phone calls received from property owners in the area which were all for clarification purposes and no one spoke for or against the request. The Planning Official said the request is for rezoning the area from Commercial (C) to Restricted Neighborhood Commercial (RNC). The RNC district was created to serve as a transition between intensities of use between high intensities that are allowed in Commercial and lesser intensities allowed in Single Family Residential (SFR) while still allowing residential uses and then limited commercial uses. This rezone is adjacent to residential and will allow a house to be built which is what the applicants are requesting. It will still remain consistent with future land use map and recommended commercial uses for that property. The Planning and Zoning Commission recommended approval at their meeting on November 28, 2022. Mayor Smith asked if there were any questions from Council. There were no responses. Mayor Smith stated the agenda item requires a public hearing and opened at 6:16 p.m. Mayor Smith asked if there were any comments from the public in attendance. No comments were made. Mayor Smith announced the closure of the public hearing at 6:17 p.m. On a motion by Councilmember Robinson and second by Councilmember Richmond, the public hearing for Ordinance O2023-01-03 was accepted and approved.

On roll call, the following votes were cast:

Ayes: Fleming, Lloyd, Robinson, Richmond, Johnson

Nays: None Absent: Zarate

Agenda Item #12

Hear and Deliberate on City Manager's Report

a. Update on Strategic Goals 5 – 8

v. Build Better Infrastructure

The City Manager said this section is in three (3) components.

1. Assessments

- The street condition study has been completed.
- The water system study is near completion.
- The sewer system study has not begun.

2. Projects

- Utilities and Streets are of most concern, the design is complete, and going out for bids is expected shortly after the first of the year (2023) which will be for a water line at Park Drive. There is no update on how quickly we (City staff) will be able to move forward on the other three (3) streets (Old Brandon Road, Walnut Street, Church Street)
- The Sewer line to be installed on Sweeney Street serves the houses that were built by Oak + Ash Realty on behalf of Prescher Custom Homes.

3. Processes

- Street Rehabilitation will take place using in-house reclamation with the new equipment being purchased which was approved in the previous meeting (December 12, 2022).

No progress has taken place since August (2022). The roads can be grinded but cannot be manipulated and shaped into a crown. Those processes are the backbone of constructing a roadway. The new blade should be arriving in the next few weeks. The funding came from the capital lease Council previously approved. Work is beginning in the area around Sweeney Street (located south of Hillsboro Junior High School) because the streets in that area are both without curbs and gutters, which makes it a great place to cut ditches and shoot grade, then completely reshape and rebuild that street. Once complete, the City can bring in a contractor to do the chip seal. The number of complications are fewer when curb and gutters are not involved. That area is relatively low in density and there are not a lot of houses which will result in inconveniencing fewer people. This process will be a great opportunity for staff to become familiar with the equipment and get necessary cross-training on equipment operations. A contractor has been identified to do the services on those roads once they are built. The road rebuilding can happen when the weather improves. Resurfacing will have to occur once temperatures reach at least 50 to 60 degrees and not a lot of moisture on the ground.

- **Pothole and Utility Cut Repairs**

The repairs are continuing on potholes and utility cuts.

- **Street Maintenance using Crack Sealing**

Crack sealing is a component of street maintenance that has not been done in years past. City staff are doing crack sealing now and will continue doing moving forward. The street condition map reflects a lot of “red” which identifies bad areas. The current focus is on the “yellow” and “green” areas (yellow is fair, green is good) with doing crack sealing. Staff is working to determine how to quickly redo the streets that are “red” due to base failure and are currently structurally unusable streets.

- **TxCDBG Main Street Grant for Downtown Sidewalk Improvements**

The majority of work has been completed. Unfortunately, the contractor saw cut approximately 40-foot section on Waco Street in front of the former Axe House building and discovered there was a basement room underneath. This basement is the third basement that the City is aware of. The protocol has been determined and the contractor has been on-site. City staff have also been on-site and the site is secured and access-restricted. A remediation contractor will be on-site in the morning (December 21, 2022) with a structural engineer. The structural engineer will be designing the

shoring so that the City's structural engineer can design the actual repair. The structural engineer is set to meet at 10:00 a.m. and by 12:00 p.m., the City hopes to have a real idea of what the actual repair will entail.

- **Safe Routes to Schools Grant for Sidewalk Improvements**
The project is lined up and there are a few trees that need to be removed. The project is expected to be complete by the end of February.

vi. Deliver Essential Services

- The Assistant City Manager provided an update on the DPS communication equipment and software. Council approved the communication project in the new budget year (2022-2023). New radios were delivered yesterday (December 19, 2022). County Officials are working with City staff to conduct testing. The goal is to get the radios programmed, tested and functioning after the holidays.
- The Assistant City Manager said funding for EMS Transport units included good news which was reported last week. In 2021, a grant application was submitted and we (City of Hillsboro) did not receive the initial grant but did later receive a grant approval. Staff has been working with vendors and our grant writer to determine how much funding will be received. The grant will probably receive 100 percent approval for funding in January 2023. There will likely be enough funding to cover two (2) new fully equipped ambulances.

vii. Boost Economic Development

- Buc-ee's has announce their ground-breaking ceremony will take place on January 24, 2023.
- QT (Quik Trip) is continuing to move forward.
- Frontier Support Logistics is continuing to move forward with their project. Full payment was received for the logo that will be placed on the water tower.
- Entrepreneurship and Small Businesses include a new candy shop expected to open in the next couple of months. Hillsboro Arts League has a store-front on Elm Street across from the Courthouse and their grand opening is expected to take place next month (January 2023). There are three (3) additional new businesses also located on Elm Street expected to open soon which includes a vinyl craft shop, a boutique named Cowgirl Vogue, and a French restaurant.

viii. Enhance Quality of Life

- Updates were provided by Retail Coach on cell phone data from recent downtown events. AutumnFest had the most attendees with 7,100. Bond's Alley had 4,000 attendees.

b. Recent and Upcoming Staff Activity and Events

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- Human Resources continues to work on employee retention and hiring of new employees. Staff is working to resolve street and sewer issues reported by citizens.
- The employee holiday party was a success (photos provided in presentation). There was a real sense of community and positive morale. The Heritage League provided nice decorations at Historic City Hall.

Agenda Item #13

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

Mayor Smith announced an entrance into Closed Session at 6:30 p.m.

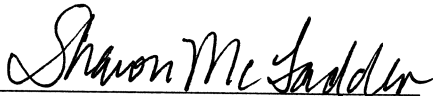
Mayor Smith announce the exit from Closed Session at 7:50 p.m.

Mayor Smith said there was no deliberation or action to be taken from the closed session, and with no further business to address, the meeting was adjourned at 7:50 p.m.



Andrew L. Smith, Mayor

ATTEST:



Sharon McFadden, City Secretary

Note:

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