

City Council
City of Hillsboro, Texas
Minutes of Regular Meeting
January 3, 2023

Present were:

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

Megan Henderson, City Manager
Tony Cain, Assistant City Manager
Richard Reinhardt, Planning Official
Sharon McFadden, City Secretary

Councilmember Larry Lloyd was absent.

Others present:

Pastor Michael McReynolds, Church on the Hill
Shannon Cottongame, Reporter
Sargent Dominique Anderson, Hillsboro Police
Ryan Studdard, Oak + Ash Realty
Michael Easter, Prescher Custom Homes
Jed Sulak, Centex Engineering

Mayor Smith called the Regular Meeting to order at 6:05 p.m. Pastor McReynolds led the invocation. Councilmember Fleming 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 eleven (11) 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 Regular Meeting on January 3, 2023.

(Agenda Item #6)

Act on the Approval of Bills.

(Agenda Item #7)

Deliberate and Act on a Resolution Approving a Property Lease Agreement by and Between the City (of Hillsboro) and Will Lowrance for Purposes of Outdoor Advertisement Along Interstate 35.

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(Agenda #8)

Deliberate and Act on a Resolution Approving Sale of Real Property Known as 107 ½ Sweeney Street to Solomon LLC and Authorizing the City Manager to Execute All Necessary Documents.

(Agenda #9)

Deliberate and Action on a Resolution Approving Sale of Real Property Known as 108 Sweeney Street to Solomon LLC and Authorizing the City Manager to Execute All Necessary Documents.

(Agenda #10)

Deliberate and Act on a Resolution Approving Sale of Real Property Known as 220 East Third Street to Solomon LLC and Authorizing the City Manager to Execute All Necessary Documents.

(Agenda #11)

Deliberate and Act on a Resolution Approving Sale of Real Property Known as 224 East Third Street to Solomon LLC and Authorizing the City Manager to Execute All Necessary Documents.

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 Robinson and second by Councilmember Fleming, Consent Agenda Items #5 through #11 were accepted and approved.

On roll call, the following votes were cast:

Ayes: Fleming, Robinson, Zarate, Richmond, Johnson

Nays: None Absent: Lloyd

Regular Agenda

(Agenda Item #12)

Hold a Public Hearing, Second 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)2009-01-01 (Last Amended by Ordinance O2020-05-05), Whereby the Purpose is to Amend the Future Land Use Map.

The Planning Official informed the Council that this agenda item is to amend a future land use map (referred to map being visually presented on overhead) and gave an explanation for each colored section of the map. The purpose, as previously stated in the first public hearing, is to allow for future development of approximately 300 residential homes. This agenda item will lead to the next agenda item. Details were provided in the first reading. The engineer for the developer was present at the meeting and is available for any questions. The Planning and Zoning Commission recommended approval at their meeting on November 28, 2022.

Mayor Smith asked if there were any questions for the Planning Official. There were no responses. Mayor Smith announced the agenda item requires a second hearing. The hearing was opened at 6:10 p.m. Mayor Smith asked if there was anyone present that would like to speak regarding the agenda item. There were no comments made and Mayor Smith announced closure of the public hearing at 6:11 p.m. On a motion by Councilmember Fleming and second by Councilmember Johnson, Ordinance O2022-01-01 was accepted and approved.

On roll call, the following votes were cast:

Ayes: Fleming, Robinson, Zarate, Richmond, Johnson

Nays: None Absent: Lloyd

(Agenda Item #13)

Hold a Public Hearing, Second 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 said this is phase one (1) of the development that just referred to in the previous Council agenda item. This is to rezone 39 acres from heavy industrial to single-family residential. 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 6:11 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 6:12 p.m. On a motion by Councilmember Robinson and second by Councilmember Richmond, the public hearing for Ordinance O2023-01-02 was accepted and approved.

On roll call, the following votes were cast:

Ayes: Fleming, Robinson, Zarate, Richmond, Johnson

Nays: None Absent: Lloyd

(Agenda Item #14)

Hold a Public Hearing, Second 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 said this is the area affected by this rezone off Peabody Street, Sycamore Street, and Corsicana Highway. This is the second reading and the Planning and Zoning Commission recommended approval at their meeting on November 28, 2022. The developer is seeking changing the zone from Commercial (C) to Restricted Neighborhood Commercial (RNC) for the purpose of building a house. Mayor Smith asked if there were any questions by Council. No comments were made. Mayor Smith

stated the agenda item requires a second 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 Robinson and second by Councilmember Fleming, the public hearing for Ordinance O2023-01-03 was accepted and approved.

On roll call, the following votes were cast:

Ayes: Fleming, Robinson, Zarate, Richmond, Johnson

Nays: None Absent: Lloyd

Agenda Item #15

Hear and Deliberate on City Manager's Report

a. Update on Strategic Goals 1 – 4

i. Ensure Responsible, Equitable Growth

• Pursue Residential Development

- Discussions Proceeding with Developers and Property Owners
- Some New Exciting Prospects
- Current Residential Pipeline Shows Approximately 1271 Units, or 65 Percent Capacity
- Of those, approximately 75 percent are Single Family, 25 percent Multi-Family

ii. Foster Transparency and Connection

- Continuing to use Social Media to Communicate Updates and Respond to Concerns
- No Progress on Citizen Communication Committee over Holidays

iii. Support Preservation and Beautification

- Go Hillsboro Tour and Project Identification; Follow Up
- Demolitions Continue
- 125 South Waco Street has Sold
- Hillsboro Pavilion Progress

iv. Deliver Efficient, Effective Government

- Openings in Street department and consideration being made on outsourcing the street work that needs to be done. Councilmember Richmond asked if there was a priority list for street repairs. The City Manager said there is a list and the Public Works Director reported there are 35 to 40 listed. Councilmember Johnson asked if the repairs needed are from deterioration and utility cuts. The City Manager confirmed and said in addition, there are some caused by drainage issues.
- Responding to TCEQ violations

b. Recent and Upcoming Staff Activity and Events

- Chris Moore, Main Street Director's last day is this Friday, January 6, 2023. Dr. Moore will begin a new position with

the City of Grandview as their Economic Development Director. There will be a reception for Dr. Moore at Overflow Coffee on Thursday, January 5, 2023 from 4:00 p.m. to 6:00 p.m.

Agenda Item #16

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 6:25 p.m.

Mayor Smith announce the exit from Closed Session at 7:00 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 7:00 p.m.



Andrew L. Smith, Mayor

ATTEST:



Sharon McFadden, City Secretary

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