

City Council
City of Hillsboro, Texas
Minutes of Regular Meeting
February 21, 2023

Present were:

Andrew 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
Richard Reinhardt, Planning Official
Sharon McFadden, City Secretary
Christi Ward, Admin. Assistant

Councilmember Frances Zarate was absent.

Others present:

Pastor Mike McReynolds
Shannon Cottongame, Reporter
Lambert Jefferson, Hillsboro Police Officer
Aleshia Fleming, Choose Love Event Representative
Shae Owens, Choose Love Event Representative
Conrad Jackson, Developer
David DeVries, Engineer
Ram Yellaturu, Developer
Kamalakar Poonuru, Developer
Sridhar Sidda, Developer
Jed Sulak, Engineer

Mayor Smith called the Regular Meeting to order at 6:06p.m. Pastor Mike McReynolds from Church on the Hill led the invocation. 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 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 17, 2023.

(Agenda Item #6)

Deliberate and Act on Approval of the Minutes for the Special Session Meeting on January 31, 2023.

(Agenda Item #7)

Deliberate and Act on Approval of the Minutes for the Special Session Meeting on February 14, 2023.

(Agenda #8)

Deliberate and Act on Approval of the Minutes for the Special Session Meeting on February 17, 2023.

Excluded from Consent Agenda. Minutes not prepared prior to meeting.

(Agenda #9)

Act on the Approval of Bills.

(Agenda #10)

Deliberate and Act on a Resolution Accepting the Recommendations of the Planning and Zoning Commission Accepting a Preliminary Plat, Canaan Estates, in the City of Hillsboro on a Certain Tract of Land Being 19.496 Acres Situated in the J. Cupee Survey, Abstract No. 156, the G.D. Tarlton Survey, Abstract No. 1139, and the D. Spears Survey, Abstract No. 838 and Recorded in Volume 2180, Page 737 and Volume 2202, Page 633, of the Official Public Records of Hill County, Texas. Also Known as the Property to the South of Stoneridge Addition.

(Agenda #11)

Deliberate and Act on a Resolution to Appoint a Board Member to the Airport Advisory Board for a Term to Expire in 2024.

Mayor Smith asked if there were concerns or comments regarding the Consent Agenda Items. There were no responses. On a motion by Councilmember Robinson and second by Councilmember Richmond, Consent Agenda Items #5 through #11 (excluding Item #8) 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 #12)

Hear Presentation on Community Choose Love Event by Aleshia Fleming and Shae Owens and Deliberate and Act on a Resolution Approving Street Closures for the Event.

Ms. Fleming and Ms. Owens introduced themselves as teachers for the Hillsboro Independent School District (HISD). Ms. Fleming said the Community Choose Love Event will be the first to take place in Texas. Choose Love is our (HISD) social and emotional curriculum used in Hillsboro ISD on all campuses. The program has been implemented into Hillsboro ISD for the past five (5) years. Ms. Fleming said she has seen growth in students and staff members. Ms. Owens said she will not take away from the guest speaker who will be at the event on March 25, 2023. Choose Love came from the movement founder, Scarlett Lewis, out of her healing and forgiveness of what happened at Sandy Hook. Ms. Lewis created the Choose Love movement because her son, Jesse, was one of the first graders killed at Sandy Hook. In her (Ms. Lewis) process of path to forgiveness, she created the Choose Love movement about ten (10) years ago. Ms. Owens said they (HISD) are blessed to use this (Choose Love) to help children know how to thoughtfully respond to situations with love instead of being reactive. Ms. Owens said the program is not just for children and schools, it is for everyone. HISD thought it was time to spread Choose Love into the community by hosting an event that would allow awareness and hear the speaker. The speaker, Ms. Scarlett Lewis, is coming from Connecticut to be with us (Hillsboro community). Ms. Fleming said on Saturday, March 25, 2023, the plan is to begin the day with a Proclamation presented by Mayor Smith declaring it Choose Love Day for Hillsboro. Then Ms. Scarlett Lewis will speak to the community, providing her powerful and moving story. Ms. Fleming said the event is well worth attending to learn about her (Ms. Lewis) and the methods that she (Ms. Lewis) is spreading around the world. Ms. Fleming said there will be a food truck available with a nominal charge but everything else offered is free. The plan is to have the event around the court house and have both streets closed with the permission by the City of Hillsboro. There will be booths and tables set up that represent the pillars of Choose Love. The four (4) pillars are courage, gratitude, forgiveness, and compassion, which is the Choose Love formula that is the basis of the entire program. Ms. Fleming said throughout the day families can come and experience all four (4) parts of the formula. The pillars are mainly being led by student organizations and people from the community. Ms. Owens said everyone is excited and this is the first event ever held in Texas and is hoping for a wonderful crowd. Ms. Fleming said this event (Choose Love) was modeled from an event held in Bentonville, Arkansas. There is a lot going on for families in Hillsboro and she is asking for Council support for the event through the street closures, Proclamation, and help to spread the word in the community. Mayor Smith thanked Ms. Fleming and Ms. Owen for their presentation. Mayor Smith asked if there were any questions from Council. The Assistant City Manager said the streets that Hillsboro ISD has requested for closure are Franklin Street between Waco Street and Covington Street; Covington Street between West Elm Street and Fancher Street. The closure of streets will occur between 8:00 a.m. and 4:00 p.m. on Saturday, March 25, 2023. The Assistant City Manager said staff recommends approval for the request. Mayor Smith asked if there were any questions or comments by Council. There were no responses. On a motion by Councilmember Robinson and a second motion by Councilmember Fleming, the request was accepted and approved.

On roll call, the following votes were cast:
Ayes: Fleming, Lloyd, Robinson, Richmond, Johnson

Nays: None Absent: Zarate

(Agenda #13)

Hold a Public Hearing, Second Reading of an Ordinance and Deliberate and Act on Accepting the Recommendations of the Planning and Zoning Commission on an Amendment of the Terms of the 2007 Zoning Ordinance, Known as Ordinance No. O2007-01-01 (Last Amended by Ordinance No. O2022-02-04), Whereby the Purpose is the Amend the Text to Add “Museum” as Being Allowed with a Specific Use Permit in the Single Family Residential (SF-5) Zoning District as Found in Section 2.11, Permitted Use Legend and Table, of the Zoning Ordinance for the City of Hillsboro, Texas.

The Planning Official said this item was brought about by reviewing how Texas Through Time is being gifted the former Junior College building on the Junior High property. In review of what uses are allowed in Single Family Residential (SF-5) zoning, museums are not permitted. The amendment being presented will allow them to apply for a specific use permit for that use at that location without just permitting it right across the board. The Planning and Zoning Commission reviewed this request at their meeting on January 23, 2023, and recommended approval. Mayor Smith asked if there were any questions or comments by Council. There was no response. Mayor Smith said the request does require a public hearing and opened at 6:17 p.m. Mayor Smith asked if there were any questions or comments. There were no comments made by the public. Mayor Smith announced closure of the public hearing at 6:18 p.m. Mayor Smith asked if there were any questions from Council. There was no response from Council. On a motion by Councilmember Lloyd and second by Mayor Pro-Tem Johnson, the ordinance was accepted and approved.

On roll call, the following votes were cast:
Ayes: Fleming, Lloyd, Robinson, Richmond, Johnson

Nays: None Absent: Zarate

(Agenda #14)

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 60.79 Acre 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 the next three (3) agenda items are all closely related and part of the same proposed development. Previously, Council reviewed an update to the comprehensive land use plan which goes along with this proposed development for these rezones. The Planning Official referred to the visual map showing the 200- foot notification requirement and said no one from the notification area responded. Notices

were sent by mail and there was no response at the Planning and Zoning Commission meeting. The Planning Official explained the visual map of boundaries for the request and will include the allowance of approximately 300 single-family residential units and just under 200 apartment units. The developers were attending the meeting and were willing to answer any questions. This agenda item is just for the residential property. The Planning and Zoning Commission recommended approval at their meeting held on February 13, 2023. The Planning Official said one (1) question asked was if there would be enough access points to the main roads. That will be addresses in the platting process but was brought up at the meeting. Mayor Smith asked the developers if they wished to comment on their request. Ram Yellaturu, Developer, briefly explained concerns will be addressed. His company is from the Dallas/Fort Worth area and want to provide the best quality possible. Mayor Smith thanked Mr. Yellaturu for his comments. Mayor Smith asked if there were any questions or comments from Council. There was no response. Mayor Smith stated the item requires and public hearing and opened the public hearing at 6:22 p.m. and asked if there were any questions or comments. There were no comments made from the public. Mayor Smith announced closure of the public hearing at 6:23 p.m. Mayor Smith asked if there were any questions from Council. There was no response from Council. On a motion by Councilmember Fleming and second by Councilmember Richmond, the ordinance was accepted and approved.

On roll call, the following votes were cast:

Ayes: Fleming, Lloyd, Robinson, Richmond, Johnson

Nays: None Absent: Zarate

(Agenda #15)

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 Multifamily Residential (MF-12), Being a 16.77 Acre 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 for the north side of the existing steel plant and the sixteen (16) acres would allow for 192 apartment units. For the MF-12 zoning, that means twelve (12) units per acre so that totals the 192 units. The Planning Official said this afternoon he did speak briefly with the developers about the points of access. His request of the developer was when they get to the platting, they provide right-of-way to the property line that allows for a possible future outlet to Patton's Mill Road. The Planning and Zoning Commission also expressed concern on that issue. The Planning and Zoning Commission reviewed this request and recommended approval at their meeting on February 13, 2023. Mayor Smith asked if there were any questions by Council. There were no responses. Mayor Smith announced this item requires a public hearing and opened the public hearing at 6:24 p.m. Mayor Smith asked if there were any questions or comments. There were no comments made from the public. Mayor Smith announced closure of the public hearing at 6:25 p.m. Mayor Smith asked for a motion from Council.

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

On roll call, the following votes were cast:

Ayes: Fleming, Lloyd, Robinson, Richmond, Johnson

Nays: None Absent: Zarate

(Agenda #16)

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 Commercial (C), Being an 18.66 Acre 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 the visual map and said the purpose is to rezone the area to commercial for allowing the development of storage units between the residential zoned property and the steel plant. The request also includes a future convenience store on the south portion. The Planning and Zoning Commission recommended approval at their meeting on February 13, 2023. Mayor Smith asked if there were any questions or comments by Council. There were no responses. Mayor Smith stated the request requires a public hearing and opened at 6:26 p.m. Mayor Smith asked if there were any questions or comments. There were no comments made by the public. Mayor Smith announced closure of the public hearing at 6:27 p.m. Mayor Smith asked if there were any questions from Council. No comments were made. On a motion by Councilmember Richmond and second by Councilmember Fleming, the ordinance was accepted and approved.

On roll call, the following votes were cast:

Ayes: Fleming, Lloyd, Robinson, Richmond, Johnson

Nays: None Absent: Zarate

(Agenda #17)

Hear and Deliberate on City Manager's Report

a. Update on Strategic Goals 5-8

v. Build Better Infrastructure

- Formally assess the conditions of street, water and sewer infrastructure
- Implement projects that will improve the conditions
- Implement processes that will improve the conditions
- Assessments:
 - Street condition study – complete
 - Water system study – “a couple of weeks out” per MRB on 2/21/2023
 - Sewer system study – near beginning

- Projects:
- Utilities + Streets: Park/OBR/Walnut/Church/Sweeney
- Major sewer line issue at Country Club/Corporation – ATT fiber through our sewer line

Mayor Smith requested clarification on the ATT incident. The City Manager said there is a big mess at the corner of Country Club and Corporation. When ATT ran fiber, it was installed through the City's sewer pipe. It took a while to identify the problem and due to elevation issues, it was difficult to get to the problem and implement a solution. There is an inquiry taking place, but there needs to be a process in place, to recoup the costs from ATT. Mayor Pro-Tem Johnson asked if a tree that fell started the whole process. The City Manager said the tree falling was a symptom but not the actual cause. Councilmember Richmond asked if ATT had acknowledged the problem and accepted responsibility. The City Manager said that the responsibility has not been acknowledged by ATT. There has been difficulty with trying to identify the proper contacts to address it with ATT.

- Processes:
 - Street Rehabilitation using in-house Reclamation: Red Streets
 - Pothole and Utility Cut Repairs: All Streets
 - Street Maintenance using Crack Sealing: Yellow and Green Streets

vi. Deliver Essential Services

- 6.2 Deliver services using equipment, facilities and technologies that are relevant, maintained and dependable
 - Water Study, wrapping up
 - New maintainer, backhoe, and mini excavator in use
 - New work order software in use
- Citizen Issues: 2 drainage issues still in resolution; several street/sewer/issues being resolved
- 6.1 Ensure that staff is technically qualified problem-solvers who create a positive experience for our citizens
 - 6.A. Continue to cross-train staff to provide technical continuity and expand knowledge base within departments
 - 6.B. Evaluate current staff pay scales against market rates and industry standards every two years
 - 6.C. Research and implement employee retention initiatives
 - 6.D. Maintain existing mutual aid agreements with nearby communities
- Salary Increases for public works and public safety personnel going into effect this pay period
- Employee Appreciation Day lunches planned for March 3, 2023

vii. Boost Economic Development

- 7.1 Business Attraction
 - Buc-ee's Groundbreaking Ceremony was held January 24, 2023
 - QT Groundbreaking Ceremony tentatively planned March 2, 2023
- 7.2 Business Retention/Expansion
 - Frontier Supply Logistics continuing to move forward
- 7.3 Entrepreneurship and Small Businesses
 - Hillsboro Arts League storefront grand opening was held January 28, 2023
 - 4 new businesses on Elm Street expected soon:
 - Sweet Joy, candy/ice cream/soda
 - Vinyl craft shop
 - Cowgirl Vogue
 - French restaurant
- 7.4 Create a Permitting and Development Review Process that is Clear
 - Working on a written set of steps for developing in a flood plain area
- 7.6 Pursue Redevelopment of the Outlet Mall
 - Development Agreement – Final Negotiation Points
 - Gas station user on the northwest corner
 - Determining compatibility with long-term goals

viii. Enhance Quality of Life

- Recreation
 - Facilities improvements, Wallace Park:
 - Programming
 - Softball camp being rescheduled due to weather
 - Preparing for baseball/softball season
- Library
 - Facilities improvements: fundraising continues for expansion
 - Programming:
 - Staff is preparing to launch a new early literacy program
 - Pilot Program: Talk with Me Toolkits
Hillsboro's Library was one of only 4 in the nation (and the only rural library) chosen to participate in a pilot program to adapt and disseminate the Smithsonian's "Talk with Me Toolkits" for libraries to use to promote family literacy and engagement. Kickoff was last week.
 - Club Code
Coding and robotics program being offered monthly, including a morning and an after-school time. Morning time highly attended by home-school families.

Councilmember Robinson said residents are excited about the Safe Routes to School program because some are getting new driveways. Councilmember Robinson said the street crews need to fix Pine Street by

Matthew Street. The City Manager said she is unaware about the area round Matthew Street but will look into it and then get back to Councilmember Robinson.

(Agenda Item #18)

Hold a Closed Session Under the Provisions of Section 551.074 of the Government Code (Personnel) City Manager Evaluation.

Mayor Smith announced the entrance into Closed Session at 6:40 p.m.

Mayor Smith announced the exit from the Closed Session at 7:30 p.m.

(Agenda Item #19)

Reconvene into Open Session.

At 7:30 p.m., Mayor Smith announced Council to reconvene into open session.

(Agenda Item #20)

Deliberate and Act on Matters Discussed in Closed Session, If Any.

Mayor Smith said there was deliberation and action to be taken from the closed session regarding the annual performance review of the City Manager. Mayor Pro-Tem Johnson made a motion to approve a raise of eight (8) percent for the City Manager, Megan Henderson, together with the same benefits that were previously afforded to be effective the first pay period in March 2023. Second motion was made by Councilmember Robinson and the City Manager benefits package was accepted and approved.

On roll call, the following votes were cast:

Ayes: Fleming, Lloyd, Robinson, Richmond, Johnson

Nays: None Absent: Zarate

With no further business to address, Mayor Smith announced the meeting was adjourned at 7:32 p.m.



Andrew L. Smith, Mayor

ATTEST:



Sharon McFadden, City Secretary

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