

City Council
City of Hillsboro, Texas
Minutes of Regular Meeting
March 7, 2023

Present were:

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

Megan Henderson, City Manager
Tony Cain, Assistant City Manager
Dale Snyder, Finance Director/HR
Richard Reinhardt, Planning Official
Sharon McFadden, City Secretary
Christi Ward, Admin. Assistant

Councilmember Larry Lloyd was absent.

Others present:

Shannon Cottongame, Reporter
Wesley Traylor, Traylor & Associates
Robyn Mota, Republic Services
Lynette Hearrell, Chamber Executive Director
Justin Penny, Hillsboro Police Officer
Pastor Kenny Kennedy
Greg Walker, Hillsboro Citizen
Matt Minuci, Hillsboro Citizen

Mayor Smith called the Regular Meeting to order at 6:00 p.m. Pastor Kenny Kennedy of Trail to the Cross Cowboy Church led the invocation. Councilmember Fleming led the Pledge of Allegiance.

Hear Statements from Persons Wishing to Address Council.

Mayor Smith asked if anyone from the public would like to address Council. Mike Minuci who resides at 208 Mark Street approached the podium. He said excessively speeding vehicles are a problem on Mark Street and he is concerned for small children. Mr. Minuci requested Council to consider installing speed limit signs or children at play signs on Mark Street. Mayor Smith thanked Mr. Minuci for bringing his concern to Council and said City staff are present and heard his concerns.

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 Special Session Meeting on

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February 17, 2023.

(Agenda Item #6)

Deliberate and Act on Approval of the Minutes for the Regular Meeting on February 21, 2023.

(Agenda Item #7)

Act on the Approval of Bills.

(Agenda Item #8)

Deliberate and Act on a Resolution Granting Lot 40R-1, Craig Addition, City of Hillsboro, Hill County, Texas to Habitat for Humanity of Hill County. Being a Portion of the Land Acquired by the Grantor by Deed Without Warranty Dated May 7, 2007 and Recorded in Volume 1483, Page 760 of the Official Public Records of Hill County, Texas and Authorizing the City Manager to Negotiate and Execute all Necessary Documents.

(Agenda Item #9)

Deliberate and Act on a Resolution Designating April as Fair Housing Month in the City of Hillsboro.

(Agenda Item #10)

Deliberate and Act on Resolution Adopting and Reaffirming Policies Relating to Civil Rights.

(Agenda Item #11)

Deliberate and Act on a Resolution Authorizing Signatories on Matters Pertaining to TxCDBG Grant No. CDV21-0481.

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)

Deliberate and Act on a Resolution Accepting the Certification of Unopposed Candidates, Declaring the Unopposed Candidates for Mayor and Places on the City Council Elected to Those Offices and Ordering Cancellation of the City Officers Election Scheduled to be Held on May 6, 2023.

The City Secretary reviewed the pertinent dates regarding the May 6, 2023 election. The

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unopposed candidates declared elected are Mayor, Scott Johnson; Councilmember, Place 1, Eric Fleming; Councilmember, Place 3, Dana Robinson; and Councilmember, Place 5, Leann Richmond. The canvassing and Oath of Office for those elected will take place at the Regular Meeting on May 16, 2023. Mayor Smith asked if there were any questions from Council. There was no response from Council. Councilmember Richmond made the first motion. Councilmember Robinson made the second motion and resolution 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, First Reading of an Ordinance and Deliberate on Amending Ordinance No. O2022-12-3, Comprehensive Fee Schedule, Adopted on December 17, 2002, as Amended, by Amending Department 32, Sanitation Services.

The Finance Director said each year Republic presents a rate increase. The new rate increase is 4.56 rate increase due an increase in their fuel and cost of service. Residential rates will see an increase of 76 cents per month. Robyn Mota from Republic Services was available at the meeting for any questions. Mayor Smith asked if there were any questions by Council. There were no responses. Mayor Smith stated a public hearing was required and opened at 6:12 p.m. There were no comments made so Mayor Smith announced closing of the public hearing at 6:13 p.m. Mayor Smith announced moving to the next agenda item.

(Agenda Item #14)

Hear and Deliberate on a Presentation by Traylor and Associates: Overview of Texas Community Development Block Grant Requirements Related to Section 3 of the Housing and Urban Development Act of 1968, as amended.

Wesley Traylor of Traylor & Associates said he is providing a required Section 3 presentation. The City of Hillsboro frequently receives Community Development Block Grants and his company is consistently opening and closing grants for the City of Hillsboro. The purpose of Section 3 requires that recipients of certain HUD financial assistance (such as TxCDBG), to the greatest extent possible, provide training, employment, contracting and other economic opportunities to low-and very low- income persons, especially recipients of government assistance for housing, and to businesses that provide economic opportunities to low-and very low-income persons. This presentation serves to inform citizen the City has current TxCDBG funding and that participation by Section 3 citizens is encouraged. This presentation is associated with the grant for water improvements on Park Drive. Mr. Traylor said the presentation shows compliance with the requirements of Section 3. Mayor Smith asked if there were any questions by Council. No comments were made. Mayor Smith said this is a presentation only and not an action item.

(Agenda Item #15)

Hold a Public Hearing for TxCDBG Grant No. 7219322 – Grant Closeout for the Johns Manville Project.

Wesley Traylor of Traylor & Associates said this is for the closure of the Johns Manville Project grant. In September, 2019, Traylor & Associates was contracted by the City of Hillsboro to draft a \$1 million grant application for the Texas Department of Agriculture's Capital Fund Program for the purpose of making infrastructure improvements for the proposed Johns Manville manufacturing plant. The grant was awarded to the City by the TDA and the money was used to install a city street and utilities to the plant. Having met all requirements of the grant, Mr. Traylor is prepared to answer questions regarding the grant close-out process. Mayor Smith asked if there were and questions by Council. No comments were made. Mayor Smith said a public hearing is required and the public hearing was opened at 6:16 p.m. No comments were made. Mayor Smith announced closure of the public hearing at 6:17 p.m.

(Agenda Item #16)

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 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 with this being second reading, he will not provide as many details as the first reading. He referred to the map on the slide presentation regarding the 200-foot notification for the area as a whole and also includes the next two (2) items on the agenda. No one responded from the 200-foot notification area. The Planning and Zoning Commission reviewed the request at their meeting on February 13, 2023, and recommended approval. Mayor Smith asked if there were any questions by Council. There was no response. Mayor Smith said a public hearing is required and he announced opening of the public hearing at 6:18 p.m. There were no comments. Mayor Smith announced closure of the public hearing at 6:19 p.m. Mayor Smith asked for a motion. Councilmember Robinson made the first motion. Councilmember Fleming made the second motion and the ordinance was accepted and approved.

On roll call, the following votes were cast:

Ayes: Fleming, Robinson, Zarate, Richmond, Johnson

Nays: None Absent: Lloyd

(Agenda #17)

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 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.

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The Planning Official referred to the visual map being presented and identified the area for the proposed apartments (multifamily residential) on the 16-acre tract of land. The developers are planning for 192 units within the MF-12 request. The Planning and Zoning Commission recommended approval at their meeting on February 13, 2023. Mayor Smith asked if there were any comments or questions from Council. There was no response. Mayor Smith said this agenda item requires a public hearing and opened the hearing at 6:20 p.m. No comments were made. Mayor Smith announced the public hearing closed at 6:21 p.m. and asked for a motion. Councilmember Richmond made the first motion, second motion was made by Councilmember Johnson, and the ordinance was accepted and approved.

On roll call, the following votes were cast:

Ayes: Fleming, Robinson, Zarate, Richmond, Johnson

Nays: None Absent: Lloyd

(Agenda #18)

Hold a Public Hearing, Second Reading of an Ordinance and Deliberate on Accepting the Recommendations 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 said this is the third part of the same development and referred to the visual map displayed. The purpose of the request is to allow for storage units and the possibility of a small convenience store. The Planning and Zoning Commission recommended approval at their meeting held on February 13, 2023. Mayor Smith asked if there were any comments or questions from Council. There was no response. Mayor Smith said the agenda item requires a public hearing and opened at 6:21 p.m. He asked if anyone had comments. There was no response, so Mayor Smith announced closure of the public hearing at 6:22 p.m. Mayor Smith asked for a motion. Councilmember Robinson made the first motion, second motion was made by Councilmember Eric Fleming, and the ordinance was accepted and approved.

On roll call, the following votes were cast:

Ayes: Fleming, Robinson, Zarate, Richmond, Johnson

Nays: None Absent: Lloyd

Agenda Item #19

Hear and Deliberate on City Manager's Report

a. Update on Strategic Goals 1-4

City Manager, Megan Henderson, provided the update for this strategic goal.

i. Ensure Responsible, Equitable Growth

- Pursue residential development

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- Discussion proceeding with developers and property owners
- Current residential people shows approximately 1330 units, or 75 percent of capacity
- Of those, approximately 75 percent are single family, 25 percent multifamily

- Water Supply: Pursuing legislation

ii. Foster Transparency and Connection

City Manager, Megan Henderson, provided the update for this strategic goal.

- Continuing to use social media to communicate updates and respond to concerns
- Citizens Communication Committee met February 9, 2023, gave feedback and suggestions, and will meet again in May 2023
- Between social media and the Hillsboro Reporter/KHBR, people seem to have a better idea of city initiatives

iii. Support Preservation and Beautification

Assistant City Manager, Tony Cain provided the update for this strategic goal.

- Researching ordinances on limiting commercial trucks on certain city streets
- Update on GO Hillsboro tour: issue another round of citations to problem property owners
- Making contact with private businesses about partnering on beautification projects for the upcoming City Wide Clean Up on April 22, 2023
- Repost educational information on code enforcement ordinances on our social media platforms
- Contact professional lawn services again about blowing grass into the street(s) before we start the next phase of enforcement
- Following-up with property owners and hot spots in the City Gateways
- Chris Cary is being complimented for the work he done while being short-staffed for the past six (6) months

iv. Deliver Efficient, Effective Government

City Manager, Megan Henderson, provided the update for this strategic goal.

- Industrial water tower project, Phase II beginning
- Adding Two officers in Public Safety
- Several applicants for street positions
- Openings in various departments

b. Recent and Upcoming Staff Activity and Events

- Employee appreciation day activities
- Allyson Cliett hired to work on Eclipse and tourism-related projects
- Sharon McFadden returning to Graham for personal reasons

Mayor Smith said with no further business to address, the meeting was adjourned at 6:32 p.m.



Andrew L. Smith, Mayor

ATTEST:



Sharon McFadden, City Secretary

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