

City Council
City of Hillsboro, Texas
Minutes of Regular Meeting
June 6, 2023

Present were:

Megan Henderson, City Manager	Dale Snyder, Finance/HR Director
Larry Lloyd, Councilmember	Christi Ward, Acting City Secretary
Frances Zarate, Councilmember	Jasmine Guy, City Secretary
Dana Robinson, Councilmember	Tony Cain, Asst. City Manager
Leann Richmond, Councilmember	Scott Johnson, Mayor
Art Mann, Community and Economic Development Director	
Richard Reinhardt, Planning Official	

Councilmember Fleming was absent.

Others present:

Shannon Cottongame, Reporter
Officer Dominique Anderson, Hillsboro Police Department
Todd Pruitt, Pattillo, Brown, & Hill, L.L.P

Mayor Johnson called the Regular Meeting to order at 6:01 p.m.

The Invocation was given by

Councilmember Robinson led the Pledge of Allegiance.

Hear Statements from Persons Wishing to Address Council.

No attendees addressed Council.

Consent Agenda

Mayor Johnson informed Council that agenda numbers five (5) through nine (9) 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 May 16, 2023

(Agenda Item #6)

Act on the Approval of Bills.

(Agenda Item #7)

Deliberate and Act on a Resolution Accepting the Recommendations of the Planning

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and Zoning Commission Approving a Specific Use Permit to Operate a Temporary Batching Facility at 350 Industrial Loop, Which is Located Within the Heavy Industrial (I-2) Zoning District. A Temporary Batching Facility is Only Allowed by a Specific Use Permit in the Heavy Industrial (I-2) Zoning District.

(Agenda Item #8)

Deliberate and Act on a Resolution Approving a Memorandum of Agreement with Hillsboro Interfaith Ministries for Utility Bill Assistance and Authorizing the City Manager to Execute All Necessary Documents.

(Agenda Item #9)

Deliberate and Act on a Resolution to Award the Bid for Industrial Park Water Line Project, Part of the Original Industrial Water Tower Project, to Quality W Contractors with a Base Bid of \$447,505.00

Consent Agenda Items. There were no items removed from the Consent Agenda. On a motion by Councilmember Richmond second by Councilmember Lloyd, Consent Agenda Items #5 through #9 were accepted and approved.

On roll call, the following votes were cast:

Ayes: Lloyd, Robinson, Zarate, Richmond

Nays: None Absent: Fleming

Resolution No. R2023-06-40, R202-06-41, and R2023-06-42

Regular Agenda

Agenda Item #10

Hear and Deliberate on a Presentation of the 2021-2022 Fiscal Year Audit by Pattillo, Brown, and Hill.

Todd Pruitt from Pattillo, Brown, and Hill L.L.P gave the presentation. He provided thanks to the council for allowing Pattillo, Brown, and Hill L.L.P the opportunity to perform the audit. Special thanks was given to Dale Snyder and City Staff for providing the designated information needed for the audit in a timely manner. He provided the results of the audit for the 2021-2022 Fiscal Year. A "Clean Opinion" was received on the financial statements. The financial statements are free from any material misstatements. They are also presented fairly in accordance with accounting principles. There was one significant deficiency reported regarding a PayPal account that had been set up to hold funds from fundraising activities. The account was associated with the Main Street Department and was set up by the previous Finance Director. The account had not been included in the financial statements so therefore it was not on the general ledger. The funds in that account had not been picked up on any financial statements until current personnel discovered the account existed. No funds were missing from the account and the current balance is now included in the current year financial statements. In the final audit, there were no findings or question cost regarding the Federal Grant Awards. The City was found to be compliant with all of the program requirements regarding the Drinking Water State Revolving Fund Cluster program.

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Agenda Item #11

Deliberate and Act on a Resolution Electing the Mayor Pro Tem.

Councilmember Leann Richmond was nominated by Councilmember Lloyd. No other nominees were stated.

On motion by Councilmember Lloyd and second by Councilmember Robinson, the resolution was approved.

On roll call, the following votes were cast:

Ayes: Lloyd, Robinson, Zarate, Richmond

Nays: None Absent: Fleming

Resolution No. R2023-06-43

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 to Rezone Property Located on Morrow Drive from Heavy Industrial (I-2) to Commercial (C), Being a 12.03 Acre Tract in the Ewen Cameron Survey, Abstract No. 131, Hill County, Texas, as Recorded in Volume 1495, Page 59 of the Official Public Records of Hill County, Texas.

Planning Official Richard Reinhart provided that the property owners have requested for the property to be rezoned from Heavy Industrial (I-2) to Commercial (C) prior to selling. Planning Official Reinhardt referred to the maps in the Council packet showing the surrounding zoning areas and the 200ft Notification Area that has been sent out within the last couple of weeks. Since the first reading, he has not received any responses from that area.

With no further questions or comments from the Councilmembers, the Mayor opened the Public Hearing at 6:15 p.m. No one else spoke for or against the proposed ordinance. The Public Hearing was closed at 6:16 p.m. and the Mayor declared the second reading of the ordinance complete.

On motion by Councilmember Lloyd and second by Councilmember Zarate the ordinance was approved.

On roll call, the following votes were cast:

Ayes: Lloyd, Robinson, Zarate, Richmond

Nays: None Absent: Fleming

Ordinance No. O2023-06-11

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 on an Amendment of the Terms of the 2007 Zoning Ordinance, Known as Ordinance No. O2007-01-01 (Last Amended by Ordinance No. O2023-02-05), Whereby the Purpose

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is to Add, “Vehicle Fueling Station” to the List of Uses in the Permitted Use Table in Section 2.11 and to the List of Definitions in Article 7 of the Hillsboro Zoning Ordinance.

Planning Official Richard Reinhardt provided that The Planning and Zoning Commission discussed this proposed item at their meeting on May 8, 2023. It was looked into adding “Vehicle Fueling Station” to the Zoning Ordinance in order to address the growing popularity of electric vehicles and other alternative fueling sources. Planning Official Reinhart referred to the zoning classifications listed on the screen for further detail.

With no further questions or comments from the Councilmembers, the Mayor opened the Public Hearing at 6:17 p.m. No one else spoke for or against the proposed ordinance. The Public Hearing was closed at 6:18 p.m. and the Mayor declared the second reading of the ordinance complete.

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

Ayes: Lloyd, Robinson, Zarate, Richmond

Nays: None Absent: Fleming

Ordinance No. O2023-06-12

Agenda Item #14

Hold a Public Hearing, First Reading of an Ordinance Amending the Membership of the Historic Preservation Commission.

City Manager, Megan Henderson presented the agenda item. In the current ordinance, a voting Main Street Manager must be a member of the Historic Preservation Committee. The Main Street Manager is currently apart of City Staff and staff does not deem it appropriate for that member to be a voting part of the commission. There is a current vacancy in the position which presents an issue with low membership. Due to low membership, it creates difficulty to have a quorum. It has been recommended by staff to remove this section or verbiage so the vacancies can be filled without difficulty and quorum can be achieved.

With no further questions or comments from the Councilmembers, the Mayor opened the Public Hearing at 6:19 p.m. No one else spoke for or against the proposed ordinance. The Public Hearing was closed at 6:20 p.m. and the Mayor declared the first reading of the ordinance complete.

Proposed Ordinance No. O2023-06-13

Agenda Item #15

Hear and Deliberate on City Manager’s Report

- a. Update on Strategic Goals 1-4 or 5-8
 - i. Ensure Responsible, Equitable Growth
 - Current and potential residential pipeline shows approximately 1,806 units, which is above the level we know we can serve.
 - Of those, approximately 88% are single family, 12% multifamily

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Water Supply

- Raising Lake Aquilla
 - DC Advocacy trip
 - Congressman Ellzey
 - Senator Cornyn
 - Senator Cruz
 - Fort Worth Division, Army Corps of Engineers
 - Water Resources Act 2024 if necessary

Water Rights Lake Whitney

- More competition for these resources
- Engineers recommend immediate action on population projections
- Walker Partners engaged to advise
- Survey from Brazos River Authority, Brazos G Regional Water Planning Group, requesting population and demand projections
- Staff assembling information for these efforts

ii. Foster Transparency and Connection

- Christi Ward is transitioning to a formal role including communications.
- Citizens Communication Committee met and advised staff regarding improvements to communications and the City's website.
- Upcoming opportunities for community involvement include preparations for the 2024 Eclipse.

iii. Support Preservation and Beautification

Section was presented by Tony Cain, Asst. City Manager

- Go Hillsboro Route:
 - Brick wall on Corsicana Hwy
 - West service road property
- 2023 City Clean Up Data:
 - 34 Hauls
 - 156.10 Tons
 - Staff did a great job coordinating and working the event.
- Staff submitted another round of article(s) to the Hillsboro Reporter on code enforcement related codes. Currently we have four (4) substandard structures due to be removed based on the Building and Standard Board recommendation. Staff will present 3 more cases to the Building and Standard Board on June 15, 2023.

iv. Deliver Efficient, Effective Government

- Sales tax revenue for the first ½ of the fiscal year is \$3,629,773.
 - We've collected 98% of our budgeted amount for the year

- We're 66% through the fiscal year
- Estimated net taxable property value is up 6.5% from last year's certified value, could rise slightly
- Significant shortfall in water/sewer fund: rates not keeping up with cost of service
- Staff composing budget calendar and preparing for departmental budget meetings
- Overall message: keep things lean for next year.

b. Recent and Upcoming Staff Activity and Events

- Public Safety and Public Works continue to add a few more people; DPS still has a few openings
- 3M was in town with DPS shooting film for promotions
- City offices will be closed Monday, June 19, in observance of Juneteenth
- Plans underway for employee summer picnic
- **Churrofest** was held May 13 and featured a mix of activities and entertainment for children, families and adults.
- **Bond's Alley Art Festival** was held this past weekend by the Hillsboro Arts League and included arts and other vendors and a Friday night concert at Hillsboro Truck Yard
- **Library Summer Reading Program** kicked off last week with approximately 300 kids in attendance
- **Movies in the park** canceled last weekend due to weather. This Saturday showing Superpets
- **Fun in the Park- @ Sesquicentennial Park** this Friday afternoon.

Agenda Item No. 16

Hold a Closed Session Under the Provisions of Section 551.078 of the Government Code (Economic Development)

Mayor Johnson announced an entrance into Closed Session at 6:34p.m.

Agenda Item No. 17

Reconvene in Open Session

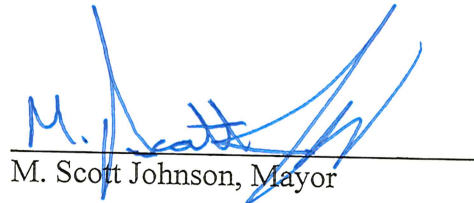
Mayor Johnson announced the exit from Closed Session at 7:30p.m.

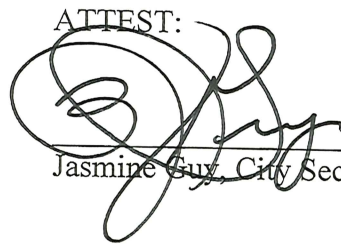
Agenda Item No. 18

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

Mayor Johnson announced that there was no deliberation or action needed to be taken from the closed session.

With no further business to address, Mayor Johnson adjourned the meeting at 7:31p.m.


M. Scott Johnson, Mayor

ATTEST:

Jasmine Guy, City Secretary

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