

City Council
City of Hillsboro, Texas
Minutes of Regular Meeting
May 2, 2023

Present were:

Andrew Smith, Mayor
Eric Fleming, Councilmember
Larry Lloyd, Councilmember
Frances Zarate, Councilmember
Leann Richmond, Councilmember
Scott Johnson, Mayor Pro Tem

Megan Henderson, City Manager
Dale Snyder, Finance/HR Director
Christi Ward, Acting City Secretary
Tony Cain, Asst. City Manager
Vance Lipsey, Comm. & ED
Richard Reinhardt, Planning Official

Councilmember Dana Robinson was absent.

Others present:

Shannon Cottongame, Reporter
Officer Justin Penny, Hillsboro Police Department
Janet Sheguit, Southwest Government Services Manager
Matt Minucci

Mayor Smith called the Regular Meeting to order at 6:00 p.m.

The Invocation was given by Rev. Kenny Kennedy of Trail to the Cross Cowboy Church

Mayor Pro-Tem Scott Johnson led the Pledge of Allegiance.

Hear Statements from Persons Wishing to Address Council.

Matt Minucci, 208 Mark St – Mr. Minucci is a resident on Mark Street and was the representative of several homeowners that have been having trouble with flooding due to inadequate drainage around the homes. Mr. Minucci was asking the city to stop all work by Prescher Custom Homes.

Consent Agenda

Mayor Smith informed Council that agenda numbers five (5) through eight (8) 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 April 18, 2023

(Agenda Item #6)

Act on the Approval of Bills.

Hillsboro City Council – Regular Meeting

May 2, 2023

Page 1 of 5

(Agenda Item #7)

Deliberate and Act on a Resolution Authorizing the Opening of a New Bank Account at the City's Depository for the Purpose of Collecting Funds Associated With the Tourism Department's Use of a New Pay Pal Account and Terminal

(Agenda Item #8)

Deliberate and Act on a Resolution Accepting the Recommendations of the Planning and Zoning Commission to Conditionally Accept a Preliminary Plat, Hillsboro Meadows Subdivision" in the City of Hillsboro on a Certain Tract of Land Being 135.29 Acres Situated in the Henry Ross Survey, Abstract No. 755 in Hill County, Texas. Being the Same Property by Reference as Recorded in Volume 2179, Page 759 of the Official Public Records of Hill County, Texas. Also Known as the Property to the North of Patton's Mill Road and to the West of Old Kirby Road.

Consent Agenda Items. There were no items removed from the Consent Agenda. On a motion by Councilmember Richmond and second by Councilmember Fleming, Consent Agenda Items #5 through #8 were accepted and approved.

On roll call, the following votes were cast:

Ayes: Fleming, Lloyd, Zarate, Richmond, Johnson

Nays: None Absent: Robinson

Regular Agenda

Agenda Item #9

Hold a Public Hearing, Deliberate and Act on a Resolution Granting a Variance of the Distance Requirement from a Public School for the Sale of Alcoholic Beverages in Accordance with Article 4.305 of the City Code of Ordinances. This Property is Described as McMullen Addition, Block 42, Lot 3, as Described in Volume 2156, Page 616 of the Official Public Records of Hill County, Texas. Also Known as 139 South Waco Street. Request Submitted by Diaz Tex Mex.

As per TABC rules, an establishment must maintain a distance of at least 300 ft. from the property line to the property line. However, Diaz Tex Mex falls short of this requirement, as it is only 299.13 ft. away from the Hillsboro Jr. High School property line. To obtain permission to sell alcoholic beverages, they have applied for a variance. The city code has a provision for this. A public hearing is required. The school district did not respond to the notice.

With no further questions or comments from the Councilmembers, the Mayor opened the Public Hearing at 6:11 p.m. No one else spoke for or against the proposed ordinance. The Public Hearing was closed at 6:12 p.m. and the Mayor declared the first reading of the ordinance completed.

On motion by Councilmember Fleming and second by Councilmember Richmond, the resolution was approved.

Hillsboro City Council – Regular Meeting

May 2, 2023

Page 2 of 5

On roll call, the following votes were cast:
Ayes: Fleming, Lloyd, Zarate, Richmond, Johnson
Nays: None Absent: Robinson
Resolution No. R2023-05-33

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 on an Amendment of the Comprehensive Land Use Plan, Known as Ordinance O2009-01-01 (Last Amended by Ordinance O2023-01-01), Whereby the Purpose is to Amend the Future Land Use Map.

According to Mr. Reinhardt, the city's Comprehensive Land Use Plan is reviewed periodically by the staff to identify areas that may require updates. Currently, the focus is on the section south of Hwy 22 along I-35, which has a narrow strip of commercial-use land. The staff recommends expanding this area slightly while maintaining a narrow strip of single-family residential land between the commercial area and the Airstream Park. The Planning and Zoning Commission reviewed this matter on April 24, 2023.

With no further questions or comments from the Councilmembers, the Mayor opened the Public Hearing at 6:13 p.m. No one spoke for or against the proposed ordinance.

Greg Walker, a resident from the Airstream Community, asked if there would be some kind of buffer between the airstream community and commercial uses. The proposed changes to the land use plan do provide a section of residential between those uses. The Public Hearing was closed at 6:16 p.m. and the Mayor declared the first reading of the ordinance completed. The second reading would be held at the May 16, 2023, Regular City Council Meeting.

Proposed Ordinance No. O2023-05-10

Agenda Item # 11

Deliberate and Act on a Resolution to Select MRB Group for Structural Engineering Services Related to Outlet Mall Demolition.

Vance Lipsey-Community and Economic Development Coordinator. States that the city issued a Request for Qualifications (RFQ) for the first stage in the development of the outlet mall. The city only received one response and that was from MRB Group. Staff reviewed the submitted qualification, found them satisfactory, and recommends approval.

On motion by Councilmember Richmond and second by Councilmember Zarate, the resolution was approved.

On roll call, the following votes were cast:
Ayes: Fleming, Lloyd, Zarate, Richmond, Johnson
Nays: None Absent: Robinson
Resolution No. R2023-05-34

Agenda Item # 12

Deliberate and Act on a Resolution to Select an Engineering Firm for Water Supply Advisory Services

Hillsboro City Council – Regular Meeting

May 2, 2023

Page 3 of 5

Mrs. Henderson stated, that the city issued a Request for Qualifications (RFQ) for a qualified engineering firm to perform a study and advise the city as we seek the means to meet the water demands as our city grows. The city received four statements for qualification. The highest ranked firm was Walker Partners based on their submission and interview.

On motion by Councilmember Fleming and second by Mayor Pro Tem Johnson, the resolution was approved.

On roll call, the following votes were cast:

Ayes: Fleming, Lloyd, Zarate, Richmond, Johnson

Nays: None Absent: Robinson

Resolution No. R2023-05-35

Agenda Item #13

Hear and Deliberate on City Manager's Report

a. Update on Strategic Goals 1-4

iii. Support Preservation and Beautification

- Staff will start issuing another round of citations to the property owner on the West -Service Road for weeds and vegetation ordinance violations and get the property mowed.
- 21 properties are scheduled to be mowed by City vendor(s) due to property owners failing to comply with the tall grass ordinance.
- Staff will take two cases to the Building and Standards Commission
- 4 structures have been approved to be demolished.
- Staff members picked up approximately 6 tons of tires.

i. Ensure Responsible, Equitable Growth

- Current and potential residential approximately a little over 1,800 units, which is above the level we know we can serve.
- Of those, approximately 1,500 are single-family, 200 apartments, and around 60 multifamily lower-density housing
- Staff had several meetings with Congressman Ellzey on advocating on our behalf with the Corps of Engineers on raising the level of Lake Aquilla. The Corps has the authority to approve the project. However, if they do not it will take an act of Congress. Even if approved, this is not a forever solution as we will continue to grow. We are also looking into the available water rights at Lake Whitney. Whitney water is salty, so desalination would be an expense associated with using it.

ii. Foster Transparency and Connection

- Citizens Communication Committee will meet again next week. Interested citizens are invited to participate in this group.
- Upcoming opportunities for community involvement include preparations for the 2024 Eclipse. There are several layers of

Hillsboro City Council – Regular Meeting

May 2, 2023

Page 4 of 5

communication happening around this event, including online information, media releases, and in-person meetings planned for various groups.

iv. Deliver Efficient, Effective Government

- Sales tax revenue for the first ½ of the fiscal year is \$3,129,572.
- We've collected 85% of our budgeted amount
- We're 58% through the fiscal year
- Costs on key projects have also exceeded projections and staff is working through these to project the rest of the year.
- Wrapping up audit: need to collect nepotism forms from officials

b. Recent and Upcoming Staff Activity and Events

- Christi Ward is Acting City Secretary. Jasmine Guy will start at the end of May.
 - Two new employees are starting in Streets, and two new patrol officers are in the process of training/ academy.
 - Churrofest is scheduled May 13 to feature a
 - variety of food and drink options,
 - merchandise vendors,
 - bounce houses, and
 - All-day entertainment, headlined by Christi Lux and Chris Perez.
 - Lots of thanks to Justin Derrington and Rebecca Ramsey for work on this
- With no further business to address, Mayor Smith adjourned the meeting at 6:33 p.m.

M. Scott Johnson, Mayor

ATTEST:

Christi Ward, Acting City Secretary