

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

Present were:

Scott Johnson, Mayor	Megan Henderson, City Manager
Dana Robinson, Councilmember	Jasmine Guy, City Secretary
Jay Jolly, Councilmember	Dale Snyder, Finance Director
Frances Zarate, Councilmember	Tony Cain, Assistant City Manager
Leann Richmond, Councilmember	Richard Reinhardt, Planning Official
Eric Fleming, Councilmember	
Vance Lipsey, Community Development Coordinator	
Art Mann, Community and Economic Development Director	
Christi Ward, Communications and Executive Assistant	

Councilmember Larry Lloyd was absent.

Others present:

Shannon Cottongame, Reporter
Officer Dominique Anderson, Hillsboro Police Department

Mayor Johnson called the meeting to order at 6:00p.m.

Invocation was completed by Hillsboro citizen, Wanda Lynn.

Councilmember Jolly led the Pledge of Allegiance.

Hear Statements from Persons Wishing to Address Council.

None of the attendees addressed Council at this time.

Consent Agenda

Mayor Johnson informed Council that agenda numbers 5 through 10 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 October 17, 2023.

(Agenda Item #6)

Act on the Approval of Bills.

(Agenda Item #7)

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Deliberate and Act on a Resolution Accepting the Recommendations of the Planning and Zoning Commission Approving a Re-Plat of a Portion of Lots 16-20, Shelton's Park Addition, in the City of Hillsboro, Becoming Lots 17-R and 18-R, Shelton's Park Addition, in the City of Hillsboro, Being the Same Property by Reference as Recorded in Volume 2264, Page 80 of the Official Public Records of Hill County, Texas. Also Known as 213 West Madison Street

[Planning Official, Richard Reinhardt provided Council with the following information in the Council Packets prior to the meeting: The applicant is requesting to re-plat property with seventy-five (75) feet of street frontage on West Madison Street into two lots, with one lot being a flag lot for the purpose of developing two single family dwelling units. The lot in the rear will have a twenty (20) foot wide access on West Madison Street for a driveway leading back to the dwelling to be built on the property.

The Planning and Zoning Commission reviewed this request at their meeting on October 23, 2023. There were two people from the two-hundred foot notification present at the meeting with concerns regarding where the property lines on the map were drawn. They were informed staff gets data for the notification map from the appraisal district and it is not an actual survey. The Commission forwarded their recommendation of approval of the request.]

(Agenda Item #08)

Deliberate and Act on a Resolution Accepting the Recommendations of the Planning and Zoning Commission Approving a Specific Use Permit for Auto Parts and Accessory Sales at 205 South Waco Street. This Property is Located Within the Commercial (C) Zoning District. Auto Parts and Accessory Sales are Only Allowed by Specific Use Permit in the Commercial (C) Zoning District.

[Planning Official, Richard Reinhardt provided Council with the following information in the Council Packets prior to the meeting: O'Reilly Auto Parts and Accessory Sales has submitted an application for a specific use permit for auto parts and accessory sales at 205 South Waco Street, which is located in the Commercial (C) Zoning District. They plan to demolish the existing structure and construct a new building. There was one response to the two-hundred foot notification in support of the request.

The Planning and Zoning Commission reviewed this request at their meeting on October 23, 2023 and they forwarded their recommendation for approval.]

(Agenda Item #09)

Deliberate and Act on a Resolution to Obtain a Line of Credit in the amount of \$900,000 from Citizen's National Bank for the purpose of the Water Tower Project and Authorize the City Manager to Negotiate and Execute All Necessary Documents.

[Dale Snyder, Finance Director, provided Council with the following information in the Council Packets prior to the meeting: The Texas Water Development Board has requested that the City provide the capacity to pay for cost overruns of the Water Tower Project. Staff has approached Citizen's National Bank to provide a line of credit in the amount of \$900,000. The line of credit will be collateralized by a \$900,000 certificate of

deposit held at the bank.]

(Agenda Item #10)

Deliberate, and Act on a Resolution Casting votes on the 2024-2025 Nominees for the Board of Directors of the Hill County Appraisal District.

[City Manager, Megan Henderson provided Council with the following information in the Council Packets prior to the meeting: The nominees for the 2024-2025 Board of Directors of the Hill County Appraisal District are attached and enclosed in the ballot along with the number of votes for each entity. Roberta Skelton is the only nominee who lives in Hillsboro.

A taxing unit may cast their votes for any person nominated and listed on the ballot. You may cast your votes for one candidate or distribute the votes among any number of nominees. There is no provision for write-in candidates. The chief appraiser resolves a ties by any method of chance.

Staff recommends assigning all Hillsboro's votes for Roberta Skelton.]

Consent Agenda Items. There were no items removed from the Consent Agenda. On a motion by Councilmember Fleming and second by Councilmember Richmond, Consent Agenda Items #5 through #10 were accepted and approved.

On roll call, the following votes were cast:

Ayes: Fleming, Robinson, Zarate, Richmond, and Jolly

Nays: None Absent: Lloyd

Resolution No. R2023-11-70, 71,72,73

Regular Agenda

(Agenda Item #11)

Hold a Public Hearing, Second Reading and Deliberate and Act on an Ordinance Replacing the City's Historic Preservation Ordinance and Reflecting Input from the Texas Historical Commission.

Vance Lipsey, Community Development Coordinator, Main Street Manager, and Retail Manager presented the agenda item. He shared that he has been working with the Texas Historical Commission to help the City of Hillsboro become a Certified Local Government (CLG.) He shared that the current Historic Preservation Ordinance did not meet the standards/requirements in which is needed to become a CLG. He provided that the ordinance verbiage has been updated as well as additional sections have been added. Details surrounding the changes and updates were provided during the previous council meeting by City Manager, Megan Henderson. Becoming a Certified Local Government will allow the city to have access to CLG grants, technical assistance, training opportunities, and CLG networking opportunities.

With no further questions or comments from the Councilmembers, the Mayor opened the Public Hearing at 6:06p.m. No one spoke for or against the ordinance, the Public Hearing

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was closed at 6:07p.m. and the Mayor declared the second reading of the ordinance complete.

On a motion by Councilmember Jolly and second by Councilmember Richmond, the ordinance was accepted and approved.

On roll call, the following votes were cast:

Ayes: Fleming, Robinson, Zarate, Richmond, and Jolly

Nays: None Absent: Lloyd

Ordinance No. O2023-11-23

(Agenda Item #12)

Hold a Public Hearing, First Reading and Deliberate on an Ordinance Accepting the Recommendations of the Planning and Zoning Commission to Vacate and Abandon a Twenty (20) Foot Alley Between Lot 14B and Lot 15A, Abney Addition, in the City of Hillsboro, According to the Plat Recorded in Volume 41, Page 6 of the Official Public Records of Hill County, Texas. Also Known as the Alley Bound on Both Sides by 304 Francis Street.

Planning Official, Richard Reinhardt presented the agenda item. Planning Official Reinhardt was able to show council the location of the proposed alley abandonment as well as the 200ft notification area. A developer has requested the alley abandonment for the purpose of building a home/homes. Upon approval of the abandonment, the developer will move forward with taking the necessary steps to have the alley turned into a lot. The alley does not serve a public purpose and there are no utilities in the alley. The Planning and Zoning Commission reviewed the request at their meeting on October 23, 2023 and have forwarded their recommendation for approval.

With no further questions or comments from the Councilmembers, the Mayor opened the Public Hearing at 6:08p.m. No one spoke for or against the ordinance, the Public Hearing was closed at 6:09p.m. and the Mayor declared the first reading of the ordinance complete.

Ordinance No. O2023-11-24

(Agenda Item #13)

Hold a Public Hearing, First Reading and Deliberate on an Ordinance 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 O2023-09-18), Whereby the Purpose is to Allow Single Family Dwellings and Multifamily Dwellings by Specific Use Permit in the Neighborhood Commercial (NC) Zoning District.

Planning Official, Richard Reinhardt presented the agenda item. Residential uses are not permitted in the Neighborhood Commercial (NC) zoning district. He referenced the map to show all of the areas that are classified as Single Family Dwellings and the areas that are Neighborhood Commercial. The map was able to show how the Single Family Dwellings are adjacent to the Neighborhood Commercial which would make them compatible within the area. The amendment to the ordinance will allow single family and

multifamily dwellings to be allowed with a Specific Use Permit in the Neighborhood Commercial (NC) zoning district. The Planning and Zoning Commission reviewed the request at their meeting on October 23, 2023 and have forwarded their recommendation for approval.

With no further questions or comments from the Councilmembers, the Mayor opened the Public Hearing at 6:10p.m. No one spoke for or against the ordinance, the Public Hearing was closed at 6:11p.m. and the Mayor declared the first reading of the ordinance complete.

Ordinance No. O2023-11-25

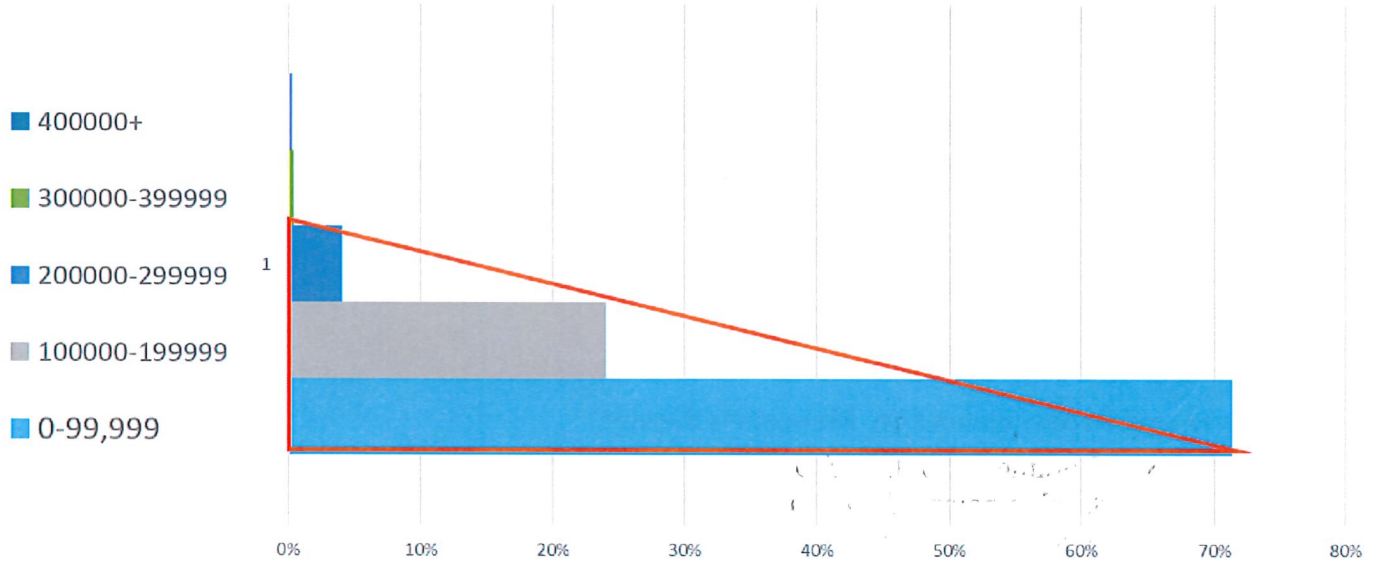
(Agenda Item #14)

Hear and Deliberate on City Manager's Report.

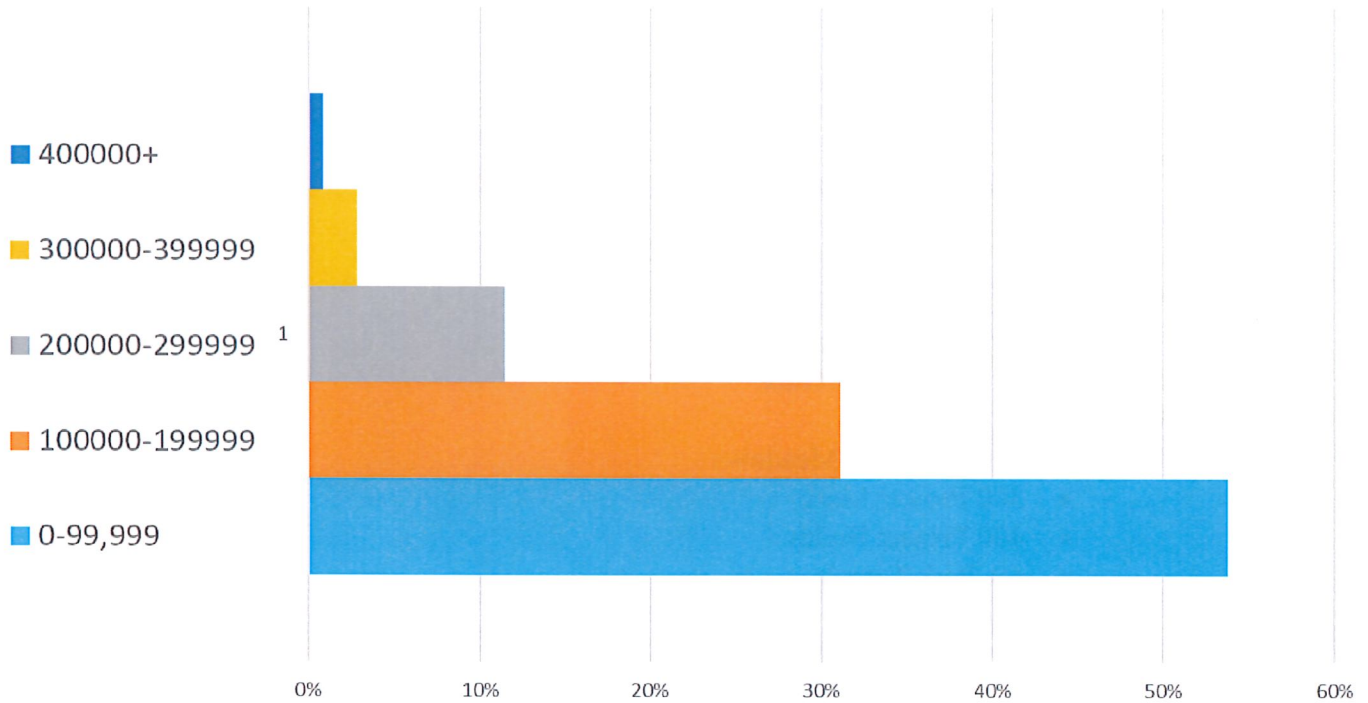
City Manager Megan Henderson presented the following update on Goals 1, 2, and 4; Assistant City Manager Tony Cain presented the update on Goal 3. Goal 3 was presented first.

- a. Update on Strategic goals 1-4
 - iii. Support Preservation and Beautification
 - Go Hillsboro projects continue to move forward
 - Curb cleanup
 - Downtown beautification
 - Code Enforcement efforts continue
 - Staff has 11 structures that need to be demolished
 - There was no Building and Standard meeting last month
 - Currently we have 28 properties on the mow list
 - Three house that are being demolished on Mark Street as part of our training program
 - City Wide Clean Up will be March 02, 2024
 - i. Responsible, Equitable Growth
 - 40 Pattons Mill Phase 3
 - 120 Estimated 4-year infill
 - 67 Canaan Estates
 - 67 Meadow Terrace
 - 15 Electra
 - 300 Hillsboro Meadows
 - 300 Project Mark
 - 400 Project Buddy
 - 60 Park Terrace
 - 300 Project Broadway
 - **1669 Units in Pipeline**

Single Family Residential Units 2021



Single Family Residential Units 2021



- Water Supply
 - Raising Lake Aquilla
 - \$400,000 needed to fund an update to the study.
 - US Army Corps of Engineers (USACE) will seek ½ this \$ in 2025.
 - Aquilla WSD Board voted to sponsor the other half
 - Water Supply Study
 - Walker Partners preparing a request to BRA on our behalf for more water
 - Water loss reduction an opportunity
- ii. Foster Transparency and Connection
 - Christi is posting videos of council meetings online
 - Communications Advisory Group meets this week
- iv. Deliver Efficient, Effective Government
 - Working with Centrica Business Solutions to conduct energy audits and develop potential cost savings projects. If no projects are financially feasible, no action will be taken.
 - In reviewing water rates and the opportunities created by water loss reduction, we are reviewing the feasibility of a crew to focus solely on water line replacement.
 - This could potentially save ~340,000 gallons per day, equivalent to 600 residential units + associated business/industry.
- b. Staff Activity and Events
 - **AutumnFest** was quite successful; the festival area was full of people all day. Attendance tapered off later in the evening, so we'll plan future events to end by 10:00.

(Agenda Item #15)

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 6:28p.m.

(Agenda Item #16)

Reconvene in Open Session.

Mayor Johnson announced the exit from Closed Session at 7:03p.m

(Agenda Item #17)

Deliberate and Act on a Resolution Approving Incentives for Texas Through Time to Assist in Historic Preservation and Tourism Development.

Councilmember Richmond made a motion for the City of Hillsboro to make a donation to Texas Through Time in the amount of \$150,000 for building renovations specifically regarding the replacement of the windows.

With no further questions by council, second was made by Councilmember Jolly, the resolution was accepted and approved.

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On roll call, the following votes were cast:

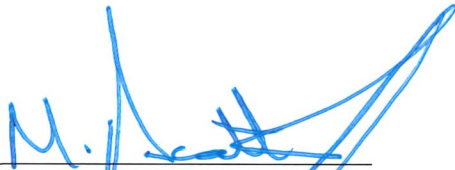
Ayes: Zarate, Richmond, and Jolly

Sustain: Fleming and Robinson

Nays: None Absent: Lloyd

Resolution No. R2023-11-74

With no further business to address, Mayor Johnson adjourned the meeting at 7:04p.m.


M. Scott Johnson, Mayor

ATTEST:


Jasmine Guy, City Secretary