

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

Present were:

Leann Richmond, Mayor Pro Tem
Dana Robinson, Councilmember
Jay Jolly, Councilmember
Frances Zarate, Councilmember
Larry Lloyd, Councilmember
Eric Fleming, Councilmember

Megan Henderson, City Manager
Jasmine Guy, City Secretary
Tony Cain, Assistant City Manager
Richard Reinhardt, Planning Official

Mayor Scott Johnson and Councilmember Frances Zarate were absent.

Others present:

Shannon Cottongame, Reporter
Officer Dominique Anderson, Hillsboro Police Department
Bishop Billy Clark, Believer's Christian Cathedral Church

Mayor Pro Tem Richmond called the meeting to order at 6:01p.m.

Invocation was completed by Bishop Billy Clark of the Believer's Christian Cathedral Church.

Councilmember Lloyd 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 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 November 7, 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 and Zoning Commission Approving a Specific Use Permit for an Assisted Living

Facility at 104 Rhoads Street. This Property is Located Within the Neighborhood Commercial (NC) Zoning District. An Assisted Living Facility is Only Allowed by Specific Use Permit in the Neighborhood Commercial (NC) Zoning District. [Planning Official, Richard Reinhardt provided Council with the following information in the Council Packets prior to the meeting: Rosedale Hillsboro LLC submitted an application for a Specific Use Permit for an assisted living facility at 104 Rhoads Street, which is located in the Neighborhood Commercial (NC) Zoning District. The proposed building is three stories in height and includes fifty-one (51) residences/apartments for senior living.

The Planning and Zoning Commission reviewed this request at their meeting on November 13, 2023 and they forwarded their recommendation for approval.]

(Agenda Item #08)

Deliberate and Act on a Resolution Accepting the Recommendations of the Planning and Zoning Commission Approving a Re-Plat of a 6.3128 Acre Portion of the Southwest Outlet Center Phase III, in the City of Hillsboro, Becoming Lot 1, Block A, Southwest Outlet Center Addition, in the City of Hillsboro, Being a Portion of the Same Property by Reference as Recorded in Volume 2246, Page 345 of the Official Public Records of Hill County, Texas. [Planning Official, Richard Reinhardt provided Council with the following information in the Council Packets prior to the meeting: The purpose of the re-plat is to define lot boundaries according to present property ownership. Lots 1 and 2 are owned by GRP Hillsboro Land Partners, LLC and Lot 3 is owned by the City. This re-plat is for Lot 1. The purpose for three separate plats is due to separate ownership of the total area.

Multiple property owners in the two-hundred foot notification area responded to the notice for clarification purposes. However, no one from the notification area was present to speak for or against the request at the Planning and Zoning Commission meeting.

The Planning and Zoning Commission reviewed this re-plat at their meeting on Monday, November 13, 2023 and they forwarded their recommendation for approval.]

(Agenda Item #09)

Deliberate and Act on a Resolution Accepting the Recommendations of the Planning and Zoning Commission Approving a Re-Plat of a 6.757 Acre Portion of the Southwest Outlet Center Phases I and II, in the City of Hillsboro, Becoming Lot 2, Block A, Southwest Outlet Center Addition, in the City of Hillsboro, Being a Portion of the Same Property by Reference as Recorded in Volume 2246, Page 345 of the Official Public Records of Hill County, Texas..

[Planning Official, Richard Reinhardt provided Council with the following information in the Council Packets prior to the meeting: The purpose of the re-plat is to define lot boundaries according to present property ownership. Lots 1 and 2 are owned by GRP Hillsboro Land Partners, LLC and Lot 3 is owned by the City. This re-plat is for Lot 2. The purpose for three separate plats is due to separate ownership of the total area.

Multiple property owners in the two-hundred foot notification area responded to the notice for clarification purposes. However, no one from the notification area was present to speak for or against the request at the Planning and Zoning Commission meeting.

The Planning and Zoning Commission reviewed this re-plat at their meeting on Monday, November 13, 2023 and they forwarded their recommendation for approval.]

(Agenda Item #10)

Deliberate and Act on a Resolution Accepting the Recommendations of the Planning and Zoning Commission Approving a Re-Plat of a 30.2281 Acre Portion of the Southwest Outlet Center Phases I, II and III, in the City of Hillsboro, Becoming Lot 1, Block A, Southwest Outlet Center Addition, in the City of Hillsboro, Being a Portion of the Same Property by Reference as Recorded in Volume 2246, Page 353 of the Official Public Records of Hill County, Texas. [Planning Official, Richard Reinhardt provided Council with the following information in the Council Packets prior to the meeting: The purpose of the re-plat is to define lot boundaries according to present property ownership. Lots 1 and 2 are owned by GRP Hillsboro Land Partners, LLC and Lot 3 is owned by the City. This re-plat is for Lot 3. The purpose for three separate plats is due to separate ownership of the total area.

Multiple property owners in the two-hundred foot notification area responded to the notice for clarification purposes. However, no one from the notification area was present to speak for or against the request at the Planning and Zoning Commission meeting.

The Planning and Zoning Commission reviewed this re-plat at their meeting on Monday, November 13, 2023 and they forwarded their recommendation for approval.]

(Agenda Item #11)

Deliberate and Act on a Resolution Regarding a Request by the Main Street Board to Close Various Streets for the Purpose of Holding “Christmas Under the Stars”, the Christmas Parade and Related Events on Saturday, December 2, 2023.

[Main Street Manager, Vance Lipsey provided council with the following information in the Council Packets prior to the meeting: The Christmas Parade will begin in the County parking lot along Covington St, turn east on Elm St, turn north on Pleasant St, turn west on Franklin St, and then turn south on Covington St past the Hill County Courthouse. Participants will park their parade entries on the west side of the courthouse along Covington St once the parade has ended so everyone may participate in the tree lighting on the east side of the courthouse.

On December 2, 2023, the streets would need to be closed by 6 p.m. and open at 9 p.m.

Downtown Businesses are encouraged to stay open late and decorate their storefronts.]

Consent Agenda Items. There were no items removed from the Consent Agenda. On a motion by Councilmember Jolly and second by Councilmember Lloyd, Consent Agenda Items #5 through #11 were accepted and approved.

Hillsboro City Council – Regular Meeting

November 21, 2023

On roll call, the following votes were cast:

Ayes: Fleming, Lloyd, Robinson, and Jolly

Nays: None Absent: Zarate

Resolution No. R2023-11-75, 76, 77, 78, 79

Regular Agenda

(Agenda Item #12)

Hold a Public Hearing, Second 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 second reading of the agenda item. Being the second reading, he shared that he would not be going into a lot of detail that was stated during the first reading. He referenced the location and 200ft notification area of the proposed alley abandonment displayed on the PowerPoint presentation. He shared that it bisects the property at 304 Francis Street for the purpose of developing a single family dwelling. The Planning and Zoning Commission forwarded their recommendation for approval during their meeting on October 23, 2023.

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 Pro Tem Richmond declared the second reading of the ordinance complete.

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

On roll call, the following votes were cast:

Ayes: Fleming, Lloyd, Robinson, and Jolly

Nays: None Absent: Zarate

Ordinance No. O2023-11-24

(Agenda Item #13)

Hold a Public Hearing, Second 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 second reading of the agenda item. He was able to reference the map displayed through the PowerPoint presentation. The map showed the different Neighborhood Commercial and Single-Family Residential zoning districts. Presently, residential usage is not permitted in the Neighborhood Commercial

zoning district. This ordinance would allow single-family and multi-family dwellings to be considered for this area through the process of applying for and obtaining a Specific Use Permit. The Planning and Zoning Commission met on October 23, 202 and forwarded their recommendation for approval.

With no further questions or comments from the Councilmembers, Mayor Pro Tem Richmond opened the Public Hearing at 6:09p.m. No one spoke for or against the ordinance, the Public Hearing was closed at 6:10p.m. and Mayor Pro Tem Richmond declared the second reading of the ordinance complete.

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

On roll call, the following votes were cast:

Ayes: Fleming, Lloyd, Robinson, and Jolly

Nays: None Absent: Zarate

Ordinance No. O2023-11-25

(Agenda Item #14)

Deliberate and Direct Staff to Draft Ordinance Regarding Speed Limit on Abbott Avenue

City Manager, Megan Henderson presented the agenda item. She shared that a recommendation was not prepared as City Staff would like for council to discuss and come to a general consensus on the matter. City Staff plans on drafting documents to support council's preferences and opinions at a later date. She referenced the PowerPoint presentation to show Abbot Avenue as it extends out past the Elementary and High School to Interstate 35. The red area showed the speed limit to be 60mph. The yellow area's speed limit is 50mph and green is 40mph. City Manager shared that the blue circled areas represented both schools and the red circled area represented a crossing. Both of those areas were shown to be located within the 60mph speed limit range and has been noted to be a dangerous intersection. There has been multiple accidents in that area and it is beginning to present major concerns. City Manager Henderson shared that a conversation has been held with TxDot as it is a TxDot highway. She provided that their feedback has been that there could be a school zone on the main lanes, but they weren't going to do any traffic control on the main lanes due to the design of having the main lanes be uninterrupted. The service lanes would keep all interference and traffic onto the service lanes and off of the main lanes. She continued by explaining that TxDot suggested that the only option that would be feasible would be a change in the speed limit. The City would have to initiate a request for the speed limit to be reduced and they would most likely approve the request if the change is sensible. City Manager Henderson asked council about their input and how they would like to proceed. Council was able to share their opinions and thoughts. It was determined that school safety is top priority and the speed limit should be reduced to 40-45mph during school hours.

(Agenda Item #15)

Hear and Deliberate on City Manager's Report.

City Manager Megan Henderson presented the following update on Goals 5-8

Hillsboro City Council – Regular Meeting

Update on Strategic goals 5-8

v. Build Better Infrastructure

- 2023 Goals:
 - Build street department capabilities – 70%
 - Pilot the processes to make sure everything works – 25%
 - Build out asset management software – 85%
- 2024 Goals
 - Pilot self-performance processes, employing contract labor if needed
 - Self-perform rehabilitation of 8 blocks of street, at a cost of \$170,000 and 60 crew days
 - Surface with a variety of options, including
 - Contracted chip seal
 - County chip seal
 - Contracted hot mix
 - Recycled asphalt
 - Fog or slurry seal
 - Pothole and Utility Cut Repairs
 - Make an inventory of all existing significant potholes and utility cuts
 - All existing potholes as of 10/1/23, repair 100% within that FY
 - Utility cut repair goals will be made after inventory is complete
 - Crack Seal all “Good” Streets at a cost of \$45,000 and 100 crew days

Estimated Engineering, Surveying, and Construction Costs				Funding			
Street	General	W/WW	Total	Agency Grant/Loan Funds	Source	Local Funds	Source
Infrastructure Project	\$2,954,261	\$3,129,480	\$6,083,741			\$6,083,741	COs
Water Tower		\$4,770,518	\$4,770,518	\$3,150,000 \$300,000	TWDB DWSRF Hillsboro EDC	\$1,320,518	COs
Totals							

Project Progress			
Concept	Funding	Prof Svc Procurement	Pre-Design Design Bidding Award Construction
Street	Total	Status	Notes
Park Drive (WP)	\$6,083,741	Award	Park Drive Street Reconstruction portion of project has begun. After several weeks of rough surface, lime has been added and the roadway is smooth. Base has not yet been added. Forms are being built for curb.
Old Brandon Rd (WP)			
Church Street (WP)			
Walnut Street (WP)			Old Brandon Road Mill and Overlay portion of project has begun. Shoulders have been demo'd. Church Street Utilities and Reconstruction will be the next portion to start; utilities work will be scheduled first; other utilities are in the process of marking their facilities.
Water Tower (MRB)	\$4,770,518	Phase I: Closing Out Phase II: Construction Phase III: Construction	Tank is up and Phase I is functionally complete. Pump station is in place and project should be wrapping up. The industrial park water line is installed and project will be wrapping up in the next month or so.

Hillsboro City Council – Regular Meeting

November 21, 2023

Page 6 of 8

vi. Deliver Essential Services

- Citizen issues: 3 drainage issues still in resolution; several street/ sewer/ issues being resolved
 - Drainage at the end of Corsicana: engineers will send a plan set that shows improvements confined to within the ROW
 - Drainage in the middle of Corsicana: received engineering proposal
 - Drainage south of Mark Street: Engineers are finalizing two alternative construction options and will forward for our initial review.
 - Water quality issues: Residents on Walnut concerned about water color; iron present much of the time. Testing different flushing protocols to try to identify the problem/ best resolution.
- Human Resources:
 - Heavy Equipment Operator hired but not yet cleared to operate
 - Met with Hill College to discuss possible training for various staff

vii. Boost Economic Development

7.1 Business Attraction

- Economic Development team working on Project GO – lots of progress
- Project will want incentives from the City and land from the EDC
- Their team has a major milestone next week and contract talks may follow

7.2 Business Retention/ Expansion

- Hillsboro EDC / Frontier Support Logistics won a Community Economic Development Award from the Texas Economic Development Council for the benefits created by the Free Trade Zone

7.3 Entrepreneurship and Small Businesses

- Small Business Saturday event this weekend

7.6 Pursue redevelopment of the Outlet Mall

- Glaser Retail is working with 6 possible businesses and has secured letters of intent from four
- Holding follow-up conversation about medium-box store; still evaluating whether it's a possible fit

viii. Enhance Quality of Life

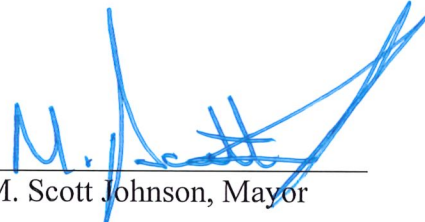
- Parks & Rec
 - Facilities
 - Parks Board recommends upgrades to restrooms prior to eclipse; options are being reviewed
 - Parking lot at Wallace Park to be expanded
 - Christmas lights wrapping up

- Programming
 - Soccer season just finished
- Library
 - Facilities
 - Preservation Trust Fund grant received; paperwork to follow
 - Working with architects to right-size expansion plans
 - Programming
 - Library Gala coming up 12/1
 - Collaborating with Main Street for downtown story walk

b. Staff Activity and Events

- Staff Activities
 - Preparing for Employee Appreciation: longevity pay and years of service awards
 - Last open position in street department filled
- Events
 - Small Business Saturday: November 26, downtown
 - Library Gala: Friday, December 1
 - Christmas Under the Stars Parade and Tree Lighting: Saturday December 2
 - City Employee Lunch: Friday, December 15

With no further business to address, Mayor Pro Tem Richmond adjourned the meeting at 6:30p.m.


M. Scott Johnson, Mayor

ATTEST:


Jasmine Guy, City Secretary