

City Council
City of Hillsboro, Texas
Minutes of Regular Meeting
July 02, 2024

Present were:

Scott Johnson, Mayor	Megan Henderson, City Manager
Frances Zarate, Councilmember	Tony Cain, Asst. City Manager
Eric Fleming, Councilmember	Richard Reinhardt, Planning Official
Dana Robinson, Councilmember	Jasmine Guy, City Secretary
Leann Richmond, Mayor Pro Tem	Justin Dyer, Library Director
Jay Jolly, Councilmember	Allyson Cliett, Special Projects Coordinator
Larry Lloyd, Councilmember	Walter Garcia, Director of Public Works
Christi Ward, Communications & Executive Assistant	

Councilmember Eric Fleming was absent

Others present:

Shannon Cottongame, the Reporter
Sergeant Dominique Anderson, Hillsboro Police Department
Rev. Michael Nemec-Christ Lutheran Church

Mayor Johnson called the meeting to order at 6:03p.m.

Invocation was completed by Reverend Michael Nemec.

Mayor Johnson led the Pledge of Allegiance.

Hear Statements from Persons Wishing to Address Council.

Dr. David Skelton, a resident of Hillsboro was able to speak to council regarding the 4th of July Late Bloomers Parade. He was able to share with council the history of the Late Bloomers Association and how it all began. He added that this year will be 40th year of the Late Bloomers Fourth of July Parade and thanked the City of Hillsboro for their continuous support.

Proclamations/Recognition

Mayor Johnson was able to read two proclamations. The first honored the Late Bloomers Association and the 40th Late Bloomers Fourth of July Parade. The second recognized Doug Crabs as the Honorary Mayor of Corsicana Street. Dr. David Skelton accepted the proclamation on behalf of the Late Bloomers Association and Mr. Doug Crabs was not present.

Consent Agenda

Mayor Johnson informed Council that agenda numbers six (6) and seven (7) 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

Hillsboro City Council – Regular Meeting

July 02, 2024

Page 1 of 7

to allow discussion and voting on the item individually.

(Agenda Item #6)

Deliberate and Act on Approval of the Minutes for the Regular Meeting on June 18, 2024.

(Agenda Item #7)

Act on the Approval of Bills.

Consent agenda items. There were no items removed from the Consent Agenda. On a motion by Councilmember Robinson and second by Councilmember Jolly, Consent Agenda Items #6 and #7 were accepted and approved.

On roll call, the following votes were cast:

Ayes: Lloyd, Robinson, Zarate, Richmond and Jolly

Nays: none Absent: Fleming

Regular Agenda

(Agenda Item #09)

Deliberate and Act on a Resolution to Select Walker Partners for Engineering Services Related to Wastewater System Study, Evaluation and Recommendations.

Public Works Director, Walter Garcia presented the agenda item. He shared that the City's Strategic Plan identifies Building Better Infrastructure and Delivering Essential Services as critical goals. At a recent Council meeting, the City Council directed staff to pursue a wastewater system study in order to pursue these goals and prepare improvements to prevent future service interruptions such as were experienced during the exceptional rainy season this spring. The City issued a Request for Qualifications (RFQ) for engineering services related to this work. He added that the deadline for submission of proposals was Monday, June 24, 2024. Staff was able to review the two Statements of Qualifications (SOQs) received and determined that Walker Partners' competencies aligned most closely with the needs of this project. Once approved, staff will work with Walker Partners to develop a scope of services and contract. City Manager, Megan Henderson apologized to council and shared that agenda this information is in regards to agenda item #9.

Councilmember Robinson was able to ask if there were any other bids received. It was shared that the other bid was received from MRB Group. There were no further questions or comments. On a motion by Councilmember Richmond and second by Councilmember Lloyd, the resolution was accepted and approved.

On roll call, the following votes were cast:

Ayes: Lloyd, Robinson, Zarate, Richmond and Jolly

Nays: none Absent: Fleming

(Agenda Item #08)

Deliberate and Act on a Resolution to Select Walker Partners for Engineering Services Related to Road and Utility Infrastructure in the Industrial Area.

City Manager, Megan Henderson presented the agenda item. She shared that the city received three proposals when the Request for Qualifications (RFQ) was initiated to extend the road and utility infrastructure within the industrial park. Upon completion, it was determined that the selection committee awarded the most point to Walker Partners. Once approved, city staff and Walker Partners will develop a scope of services and prepare the grant application.

There were no further questions or comments from council. On a motion by Councilmember Lloyd and second by Councilmember Richmond, the resolution was accepted and approved.

On roll call, the following votes were cast:

Ayes: Lloyd, Robinson, Zarate, Richmond and Jolly

Nays: none Absent: Fleming

(Agenda Item #10)

Hold a Public Hearing, Second Reading and Deliberate and Act on an Ordinance for a Voluntary Annexation Request to Institute Annexation Proceedings to Enlarge and Extend, Including Zoning Designation, All That Certain Lot, Tract or Parcel of Land, Being 49.57 Acres, Situated in the F.M. Wright Survey, Abstract No. 964, Hill County, Texas, Being a Portion of a Certain Tract of Land Described as 128.18 Acres and Recorded in Volume 306, Page 258 of the Official Public Records of Hill County, Texas.

Planning Official, Richard Reinhardt presented the agenda item. He referenced the PowerPoint to show the proposed location of the annexation along with the 200ft notification area. He noted that this area is located south of the intermediate school. The Planning and Zoning Commission reviewed the proposed annexation at their meeting on June 10, 2024 and forwarded their recommendation for approval. Planning Official Reinhardt referenced the PowerPoint to show the future land use map that recommends single-family residential usage. Planning Official Reinhardt shared that this annexation take place through two phases. The first phase of the subdivision plat will be 33.59 acres that will accommodate 156 lots for single-family homes.

Councilmember Jolly was able to ask about the standard square footage for residential homes within SF-7. Planning Official Reinhardt shared that there is a minimum size of 1,200 sqft. He shared with council that the developer was present and will be able to provide more specifics regarding the square footage of the homes. Buddy Sheppard of Milford, TX was able to inform council that he is planning on having homes range from 1,500 sqft and up with a minimum lot size of 55 x 115. With no further questions or comments from the Councilmembers, the Mayor opened the Public Hearing at 6:23p.m. No one spoke for or against the ordinance. The Public Hearing was closed at 6:24p.m. On

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

On roll call, the following votes were cast:

Ayes: Lloyd, Robinson, Zarate, Richmond and Jolly

Nays: none Absent: Fleming

Ordinance No. O2024-07-11

(Agenda Item #11)

Hold a Public Hearing, First Reading and Deliberate on an Ordinance Accepting the Recommendations of the Planning and Zoning Commission to Amend the Terms of the 2007 Zoning Ordinance, Known as Ordinance O2007-01-01, Whereby the Purpose is to Amend Section 5.33, Sign Regulations by Incorporating LED Signs into the Schedule for Permanent Signage and Defining LED Signs.

Planning Official Richard Reinhardt presented the agenda item. This proposed ordinance would incorporate LED signs into the Schedule for Permanent Signage that currently does not address LED signage. Planning Official Reinhardt shared that he was able to find out more information regarding the question presented during the first reading regarding the brightness. TxDot does have regulations addressing the brightness and what is permitted. The Planning and Zoning Commission reviewed the proposed overlay at their meeting on June 10, 2024 and forwarded their recommendation for approval.

There were no further questions or comments from the councilmembers, the Mayor opened the Public Hearing at 6:25p.m. No one spoke for or against the ordinance. The Public Hearing was closed at 6:26p.m. 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: Lloyd, Robinson, Zarate, Richmond and Jolly

Nays: none Absent: Fleming

Ordinance No. O2024-07-12

(Agenda Item #12)

Hold a Public Hearing, First Reading and Deliberate on an Ordinance Accepting the Recommendations of the Planning and Zoning Commission to Amend the Terms of the 2007 Zoning Ordinance, Known as Ordinance O2007-01-01, Whereby the Purpose is to Amend Section 4.30B.6 by Establishing Sign Regulations for the OMR, Outlet Mall Redevelopment Overlay District.

Planning Official Richard Reinhardt presented the agenda item. The proposed ordinance would allow off-premise signs for businesses within the Outlet Mall Redevelopment (OMR) Overlay District. The provisions will include the ability for businesses to co-locate on the same sign within the OMR overlay. They will not be required to co-locate, but this will present the opportunity for them to do so. This is in efforts to reduce the overall total amount of signage within the OMR overlay. The Planning and Zoning Commission reviewed the proposed overlay at their meeting on June 10, 2024 and they forwarded their recommendation of approval.

Hillsboro City Council – Regular Meeting

July 02, 2024

With no further questions or comments from the Councilmembers, the Mayor opened the Public Hearing at 6:27p.m. No one spoke for or against the ordinance. The Public Hearing was closed at 6:28p.m. On a motion by Councilmember Richmond and second by Councilmember Robinson, the ordinance was accepted and approved.

On roll call, the following votes were cast:

Ayes: Lloyd, Robinson, Zarate, Richmond and Jolly

Nays: none Absent: Fleming

Ordinance No. O2024-07-13

(Agenda Item #13)

Hear and Deliberate on City Manager's Report.

City Manager Megan Henderson presented the following update on Goals 1-4. Assistant City Manager, Tony Cain provided an update on Goal #3

a. Update on Strategic Goals 1-4

- 40 Pattons Mill Phase 3 - underway
- 120 Estimated 4-year infill - underway
- 156 Somerset P1 – predevelopment
- 78 Park Terrace – predevelopment
- 351 Somerset P2&3 – predevelopment
- 124 Hillsboro Meadows P1 - predevelopment
- 15 Electra – predevelopment
- 67 Canaan Estates – predevelopment
- 65 Meadow Terrace – predevelopment
- 200 Hillsboro Meadows P2&3 - planned
- 300 Project Mark – planned
- 270 West of Broadway – planned
- 450 Project Buddy – property sought
- **2236 Units in Pipeline**

i. Ensure Responsible, Equitable Growth

- Water Supply
 - Raising Lake Aquilla
 - \$400,000 needed to update study
 - ½ from US Army Corps of Engineers
 - ½ from Aquilla WSD Board (us)
 - USACE will request funding for their 1/2
 - Ellzey has added to 2024 Water Resources Development Act
 - Water Supply Study
 - Reduce water loss to free up more water
 - Walker Partners has sent a request to BRA for more water
 - Reallocation of Lake Whitney
 - Call with BRA and AWSO last week was positive

ii. Foster Transparency and Connection

- Staff Communications Committee met in June and will meet monthly as long as there are ideas and projects to work through
- Citizens Communications Advisory Committee will meet again in August
- Videos on City's YouTube channel

iv. Deliver Efficient, Effective Government

- WATER
 - Increase maintenance, repair and replacement
 - Install receivers to read meters constantly in order to flag leaks quickly: \$108,659
 - Install valves to allow for isolation within the downtown tower area
 - Fix leaks faster
 - Begin replacement of oldest and most brittle pipes
- SEWER
 - Commence system study
 - Continue smoke testing to determine I&I locations and fix them
- UPCOMING ISSUES
 - Drainage: "El Nino" weather pattern has wrapped up and should not return for a few years. We will work on drainage improvements in the interim.
 - Software: Various departments are using outdated software for key functions, and much of this software will soon be unsupported. We are looking at software solutions that would address multiple departments' needs.
 - Facilities: A number of key facilities are posing maintenance and space issues. After drainage has been assessed, we will take a look at city facilities to determine what our long-term needs are.

b. Recent and upcoming Staff Activities and Events

- Staff Activity
 - Customer Service Training through July
 - 3 candidates going through Police Academy
 - Vacancies in Fire, DPS Communicator, and DPS IT
 - Vacancies in Streets and Parks
- Events
 - Beatles cover band playing at The Yard this weekend

iii. Support Preservation and Beautification

- Code Enforcement efforts January- June 2024:
- # Cases Generated: 168
- # Case Follow Ups: 226

Hillsboro City Council – Regular Meeting

July 02, 2024

- # Summons Issued: 86
- # Permits Issued: 312
- # Substandard Cases: 6 (No Meetings March and April)
- # Fire Inspections: 40
- Building and Standard Board Meeting: July 18, 2024 at 6pm (3 Cases)
- City Wide Clean Up: Possibly August or September

(Agenda Item #14)

Hold a Closed Session Under the Provisions of Section 551.087 of the Government Code (Economic Development.)

Mayor Johnson announced entrance into closed session at 6:41PM

(Agenda Item #15)

Reconvene in Open Session.

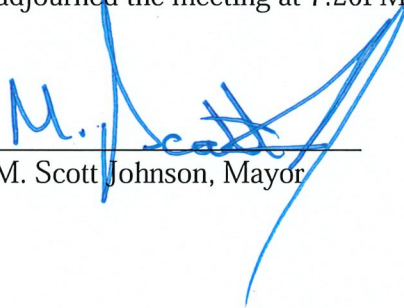
Mayor Johnson announced the exit from closed session at 7:25PM

(Agenda Item #16)

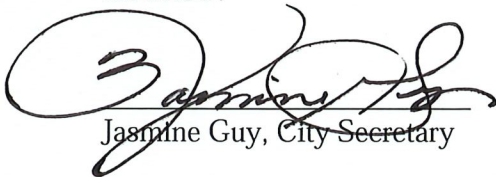
Deliberate and Act on Matters Discussed in Closed Session, If Any.

There were none

With no further business to address, Mayor Johnson adjourned the meeting at 7:26PM.


M. Scott Johnson, Mayor

ATTEST:


Jasmine Guy, City Secretary

Note:

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