

City Council
City of Hillsboro, Texas
Minutes of Regular Meeting
October 1, 2024

Present were:

Scott Johnson, Mayor	Megan Henderson, City Manager
Frances Zarate, Councilmember	Dale Snyder, Finance Director
Eric Fleming, Councilmember	Jasmine Guy, City Secretary
Larry Lloyd, Councilmember	Tony Cain, Asst. City Manager
Jay Jolly, Councilmember	Richard Reinhardt, Planning Official
Leann Richmond, Mayor Pro Tem	Jessica Trew, EDC Coordinator
Christi Ward, Communications & Executive Assistant	
Justin Dyer, Library Director	

Councilmembers Dana Robinson was absent

Others present:

Shannon Cottongame, the Reporter
Sgt. Lambert Jefferson-Hillsboro Police Department
Pastor Kenny Kennedy-Trails to the Cross Cowboy Church

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

Pastor Kennedy gave the invocation

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 five (5) through eleven (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 September 17, 2024

(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 (SUP) for a Guest House at 125 Williamson Street, Which is Located in the Single Family Residential (SF-5) Zoning District. A Guest House is Only Allowed by Specific Use Permit (SUP) in the Single Family Residential (SF-5) Zoning District.

Resolution No. R2024-10-63

(Agenda Item #8)

Deliberate and Act on a Resolution Accepting the Recommendations of the Planning and Zoning Commission Approving a Specific Use Permit (SUP) for a Telecommunications Wireless Facility Which Includes a 105' Monopole Tower at 117T Industrial Loop, Which is Located in the Heavy Industrial (I-2) Zoning District. A Specific Use Permit (SUP) is Required Due to the Height of the Proposed Tower.

Resolution No. R2024-10-64

(Agenda Item #9)

Deliberate and Act on a Resolution Accepting the Recommendations of the Planning and Zoning Commission to Approve a Preliminary and Final Plat, Quintana Addition, in the City of Hillsboro, on a Certain Tract of Land Being 0.12 Acres Situated in the J. Carothers Abstract Survey, No. 148 in Hill County, Texas, Being the Same Property by Reference as Recorded in Volume 1943, Page 177 of the Official Public Records of Hill County, Texas. Also Known as 706 South Ivy Street.

Resolution No. R2024-10-65

(Agenda Item #10)

Deliberate and Act on a Resolution to Designate a City Wide Neighborhood Empowerment Zone and Assign Incentives for Negotiation.

Resolution No. R2024-10-66

(Agenda Item #11)

Deliberate and Act on a Resolution Authorizing an Independent Audit as Required by the City Charter, Article 8; Section 8.09 and Authorizing the City Manager to Negotiate and Execute All Necessary Documents.

Resolution No. R2024-10-62

Consent agenda items. There were no items removed from the Consent Agenda. There were no further questions or comments. On a motion by Councilmember Fleming and second by Councilmember Richmond, Consent Agenda Items #5 through #11 were accepted and approved.

On roll call, the following votes were cast:

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

Nays: none Absent: Robinson

Regular Agenda

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(Agenda Item #12)

Hold a Public Hearing, Second Reading and Deliberate and Act on an Ordinance to Repeal the City Wide Neighborhood Empowerment Zone.

Planning Official Richard Reinhardt presented the agenda item. The Texas Local Government Code requires Neighborhood Empowerment Zones to be created by resolution. Prior to moving forward with the creation of a new city wide neighborhood empowerment zone, this ordinance must first be repealed by ordinance. Planning Official Reinhardt provided that the resolution to establish the new neighborhood empowerment zone was just approved within the consent agenda.

There were no further questions or comments from the councilmembers, the Mayor opened the Public Hearing at 6:05p.m. No one spoke for or against the ordinance. The Public Hearing was closed at 6:06p.m. On a motion by Councilmember Lloyd and second by Councilmember Jolly, the ordinance was accepted and approved.

On roll call, the following votes were cast:

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

Nays: none Absent: Robinson

Ordinance No. O2024-10-20

(Agenda Item #13)

Hold a Public Hearing, Second Reading and Deliberate and Act on an Ordinance Accepting the Recommendations of the Planning and Zoning Commission Amending the Hillsboro Subdivision Regulations, Known as Ordinance No. O79-10 (Last Amended by Ordinance No. O97-02-01), Whereby the Purpose is to Incorporate Model Subdivision Rules, and Amend Plat Submittal Requirements.

Planning Official Reinhardt presented the agenda item. The City is pursuing Economic Distressed Areas Program (EDAP) funding through the Texas Water Development Board (TWDB). The proposed amendments to the Subdivision Regulations are two-fold. Model Subdivision Rules (MSRs) must be adopted and enforced. The plat submittal process will be amended so that it will reference the most recent fee scheduled adopted by council as it relates to the submission of paper copies of subdivision plats. A proposed amendment would also remove the requirement of the submission of a Mylar copy of the plat. The Planning and Zoning Commission was able to review this request at their meeting on Monday, September 9, 2024 and they forwarded their recommendation of approval.

There were no further questions or comments from the councilmembers, the Mayor opened the Public Hearing at 6:07p.m. No one spoke for or against the ordinance. The Public Hearing was closed at 6:08p.m. On a motion by Councilmember Richmond and second by Councilmember Fleming, the ordinance was accepted and approved.

On roll call, the following votes were cast:

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

Nays: none Absent: Robinson

Ordinance No. O2024-10-21

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(Agenda Item #14)

Hold a Public Hearing, First Reading and Deliberate on an Ordinance Accepting the Recommendations of the Planning and Zoning Commission to Re-Zone a Portion of Buck Addition, Lot 73, From Heavy Industrial (I-2) to Single Family Residential (SF-5). Also Known as the Property to the East of Pine Street and to the North of an Undeveloped Portion of Luke Street.

Planning Official, Richard Reinhardt presented the agenda item. He referenced the PowerPoint to show the 200ft notification area. There were not many responses received to the notification. There is an issue with the southwest corner of the parcel lot as it is zoned as Heavy Industrial (I2). The applicant is requesting to rezone the lot to Single Family Residential (SF-5) so that the zoning is consistent with the remaining portion of the lot and plans to use the lot for development purposes. The Planning and Zoning Commission reviewed this request at their meeting on September 23, 2024 and they forwarded their recommendation for approval.

Councilmember Richmond asked about the sizing of the lot. Planning Official Reinhardt was able to inform Councilmember Richmond of the lot sizing width and depths. There were no further questions or comments from the councilmembers, the Mayor 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. The first reading of the ordinance was complete.

(Agenda Item #15)

Deliberate and Act on a Resolution Selecting a Solid Waste Company for Contract Negotiations and Authorizing the City Manager to Enter Into Negotiations and Prepare a Recommended Contract for Council Approval

City Manager, Megan Henderson presented the agenda item. She informed council that two solid waste proposal bids were received from Republic Services and Frontier. City Manager Henderson was able to show council a breakdown of the costs provided in each proposal received by service type, people/truck, recycling, brush pick up, bulk disposal, cost to resident, cost to small business, and small business plus R. Based on the information provided, Frontier provided the best cost savings with the requested incentives. Frontier will be able to provide cart services utilizing one person per truck. Recycling will take place biweekly and brush pick up will be added. The residential rate is listed at \$14.95, small business is \$24.32, and small business plus R will be \$27.77. The residential rate is 15% lower than the current rate. City Manager Henderson asked for council's approval to move forward with selecting Frontier for contract negotiations.

Councilmember Richmond asked about the cart sizing or if additional carts are to be purchased. City Manager provided that one cart will be provided per residence and additional carts can be purchased. Councilmember Lloyd asked if he would be able to use his own personal cards as overflow bins. City Manager stated no and additional carts would need to be purchased to support overflow. Councilmember Lloyd also asked about the location of Frontier. A representative from Frontier was able to report that they're located on 101 Jennings Lane. There were no further questions or comments from the councilmembers, on a motion by Councilmember Richmond and second by Councilmember Fleming, the resolution was accepted and approved.

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On roll call, the following votes were cast:
Ayes: Fleming, Lloyd, Zarate, Richmond, and Jolly
Nays: none Absent: Robinson
Resolution No. R2024-10-67

(Agenda Item #16)

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

- 43 Pattons Mill Phase 3 - development
- 120 Estimated 4-year infill - development
- 156 Somerset Phase 1 – predevelopment
- 78 Park Terrace – predevelopment
- 181 Somerset Phase 2 – predevelopment
- 124 Hillsboro Meadows P1 - predevelopment
- 15 Electra – predevelopment
- 78 Canaan Estates – predevelopment
- 65 Meadow Terrace – predevelopment
- 170 Somerset Phase 3 – conceptual
- 200 Hillsboro Meadows P2&3 - conceptual
- 300 Project Mark - conceptual
- 1530 Units in Active Pipeline

i. Responsible, Equitable Growth

- Water Supply
 - Raising Lake Aquilla
 - Update Study (\$400k, time)
 - ½ from Corps of Engineers (USACE)
 - ½ from Aquilla WSD Board (us)
 - Get Federal approval for project (done)
 - Seek funding. USACE expects no federal funding
 - 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 seems to be moving forward

ii. Foster Transparency and Connection

- Staff has begun the process of migrating to a different website platform. This will take up to 6 months.
- Staff is continuing to prioritize communication regarding city initiatives
- Tons of communication regarding water rates
- Videos on City's YouTube channel
- Citizens Communications Committee met in August
- Staff Communications Committee met in September

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- Staff is working through recommendations from those meetings

iv. Deliver Efficient, Effective Government

- WATER
 - Increase maintenance, repair and replacement
 - Installing receivers to read meters constantly: underway
 - Install valves to allow for isolation within the downtown tower area: valves are being added to current project
 - Fix leaks faster: first step is to fill openings in Water dept.
- SEWER
 - Wastewater system study: work plan in formation now
 - In discussions with Veregy, a design-build firm, to assess possible capacity for wastewater system improvements
- DRAINAGE
 - Meeting with engineers tomorrow to review drainage needs

b. Staff Activity and Events

- HR implementing FY changes; will resume recruiting next week
- AutumnFest attendance was 5,500 and set an event record



iii. Support Preservation and Beautification

- Code Enforcement efforts continue:

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- Update on Knox Fuel Stop: Deputy Fire Marshal Cary has been writing citations for tall grass and substandard buildings, they recently mowed the grass. Property owner recently removed some illegal dumping items. Citations for substandard building will continue until buildings are removed.
- Burned house on Park Dr. and Park St: They took down the house but haven't removed dumpster. Deputy Fire Marshal Cary made contact with property owner who stated they would have it removed ASAP
- Amigos: As of now, Amigos sits in limbo. No new news.
- 81 Motel: They are in the process of putting insulation in, sheet-rocking and then will request power be turned on after those steps have been completed.
- Building and Standards Board Meets October 17, 6pm at HCH
- Presenting 2 Properties: 200 Davis and Parcel # 101687 which is off of Madison and Ivy.
- Building and Standards Board had Greg Walker apply. Deputy Fire Marshal Cary wrote a recommendation letter for Greg Walker to join and a reappointment letter for Frank Kellner.
- Part time employee Eli has mowed or used a weed eater roughly on 110 areas/properties since January, such as vacant lots, around stop signs and fire hydrants

(Agenda Item #17)

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 6:33p.m.

(Agenda Item #18)

Reconvene in Open Session

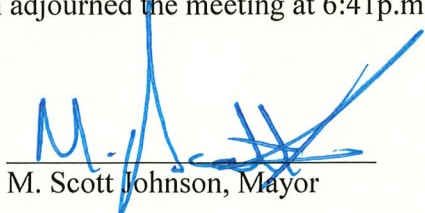
Mayor Johnson announced the exit from closed session at 6:40p.m.

(Agenda Item #19)

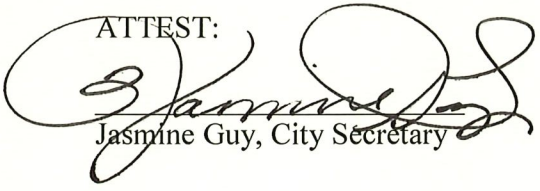
Deliberate and Act on Matters Discussed in Closed Session, If Any.

There were none

With no further business to address, Mayor Johnson adjourned the meeting at 6:41p.m.


M. Scott Johnson, Mayor

ATTEST:


Jasmine Guy, City Secretary

Note:

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