

City Council  
City of Hillsboro, Texas  
Minutes of Regular Meeting  
December 3, 2024

Present were:

|                                                    |                               |
|----------------------------------------------------|-------------------------------|
| Scott Johnson, Mayor                               | Megan Henderson, City Manager |
| Frances Zarate, Councilmember                      | Tony Cain, Asst. City Manager |
| Eric Fleming, Councilmember                        | Jasmine Guy, City Secretary   |
| Larry Lloyd, Councilmember                         |                               |
| Jay Jolly, Councilmember                           |                               |
| Leann Richmond, Mayor Pro Tem                      |                               |
| Christi Ward, Communications & Executive Assistant |                               |

Councilmember Dana Robinson was absent

Others present:

Shannon Cottongame, the Reporter  
Sgt. Lambert Jefferson-Hillsboro Police Department  
Apostle Billy Clark-Believer's Christian Cathedral

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

Invocation was given by Apostle Billy Clark of the Believer's Christian Cathedral Church.

Mayor Johnson led the Pledge of Allegiance.

**Hear Statements from Persons Wishing to Address Council.**

None

**Consent Agenda**

Mayor Johnson informed Council that agenda numbers five (5) through 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 to allow discussion and voting on the item individually.

**(Agenda Item #5)**

**Deliberate and Act on the Approval of the Minutes for the Regular Meeting on November 19, 2024.**

**(Agenda Item #6)**

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## **Act on the Approval of Bills.**

(Agenda Item #7)

### **Deliberate and Act on a Resolution Appointing new members to the Hillsboro Historic Preservation Commission and the Zoning Board of Adjustment.**

*Resolution No. R2024-12-74*

Consent agenda items. There were no items removed from the Consent Agenda. There were no further questions or comments. On a motion by Councilmember Lloyd and second by Councilmember Richmond, Consent Agenda Items #5 through #7 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**

(Agenda Item #08)

### **Discussion and/or Action Regarding Participation in National League of Cities Service Line Program**

City Manager Megan Henderson presented the agenda item. She shared that the National League of Cities has put together a program that acts as a home warranty program for the service line that is between the customer's property and the city's water line. If there is leak on the customer's side of line, they will be able to pay for this program to cover the costs for repairs. She explained that if approved, there would be an implied endorsement of some sort from the city. City Manager Henderson explained that she did ask if local contractors would be utilized for the repairs and it was stated that they would depending on the contractor's interest in the participating in the program. She provided that she would like to get council's feedback and she will be attempting to reach out to local contractors for their feedback as well. Councilmember Richmond asked if the program is for water and sewer lines. City Manager Henderson replied that it is for water lines only. Councilmember Fleming was able to obtain clarification regarding the cost to the city. Councilmember Leann asked if cost will depend on property size. City Manager Henderson provided that she was not sure, but has the material regarding that information. She provided that she will reach out to the program to see if they will be interested in attending a future council meeting to give a presentation with more information. All councilmembers were in agreement and there was no objections.

(Agenda Item #09)

### **Hear and Deliberate on City Manager's Report.**

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City Manager Megan Henderson presented the following update on Goals 1, 2, and 4. Assistant City Manager, Tony Cain provided an update on goal #3.

- 43 Pattons Mill Phase 3 - underway
- 120 Estimated 4-year infill - underway
- 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 – planned
- 200 Hillsboro Meadows P2&3 - planned
- 300 Project Mark
- **1530 Units in Active Pipeline**

**a. Update on Strategic Goals 1-4**

**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 plans 2 Town Hall meetings December 11 to report on Strategic Plan progress.
- Staff is continuing to construct the new City website.
- 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 October
- Staff Communications Committee met in October
- 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: overtime authorized to get to zero.
- 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: master plan added to State Water Plan

**b. Staff Activity and Events**

- HR recruiting for open positions
- Small Business Saturday activities held on 11/30
- Christmas Parade and Tree Lighting this Saturday

**iii. Support Preservation and Beautification**

- Code Enforcement efforts continue: Parking wrong way/in front yard 68 violations identified. Working to make sure violations have been corrected.
- Update on Knox Fuel Stop: Deputy Fire Marshal Cary continues to write citations for substandard buildings.
- Amigos: No new news.
- 81 Motel: Currently installing fire alarm system, and covering walls with sheetrock.
- Rock walls On Corsicana Hwy: TXDOT working on North Side of the street.
- Building and Standards Board: No December meeting, will have two properties for January's meeting.
- Hillsboro Operation Welcome Mat: Members have been working on Christmas decorations for the Christmas parade.
- Curb clean-up: Working on new door hangers

(Agenda Item #10)

**Hold a Closed Session Under the Provisions of Section 551.072 of the Government Code (Real Property.)**

Mayor Johnson announced entrance into closed session at 6:16p.m.

(Agenda Item #11)

**Reconvene in open session**

Mayor Johnson announced the exit from closed session at 6:37p.m.

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(Agenda Item #19)

**Deliberate and Act on Matter Discussed in Closed Session, If Any**

In regards to Agenda Items #14 and #15 (**14. Discussion and/or Action Regarding Developer Participation Agreement for Cost Share of Utilities Related or Adjacent to Somerset Addition 15. Discussion and/or Action Regarding Developer Participation Agreement for Cost Share of Utilities Related or Adjacent to Park Terrace Addition,**) Councilmember Richmond made a motion to allow City Manager, Megan Henderson to obtain more specifics in regards to cost and to negotiate a Developer Participation Agreement as discussed in executive session. Second was made by Councilmember Jolly.

On roll call, the following votes were cast:

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

Nays: none Absent: Robinson

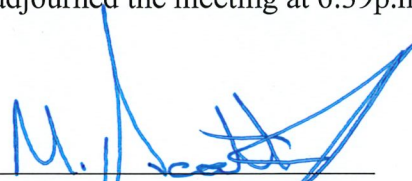
In regards to Agenda Item #13 (**Discussion and/or Action Regarding Purchase of Right of Way to Extend Cho Street Adjacent to Planned Somerset Development,**) Councilmember Richmond made a motion to allow City Manager, Megan Henderson to make an offer and negotiate with the property owner regarding the planned Somerset Development as discussed in executive session. Second was made by Councilmember Fleming.

On roll call, the following votes were cast:

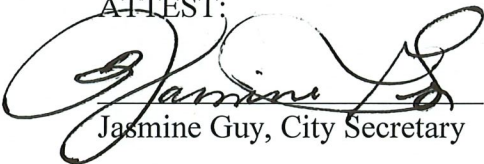
Ayes: Fleming, Lloyd, Zarate, Richmond, and Jolly

Nays: none Absent: Robinson

With no further business to address, Mayor Johnson adjourned the meeting at 6:39p.m.

  
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M. Scott Johnson, Mayor

ATTEST:

  
\_\_\_\_\_  
Jasmine Guy, City Secretary

**Note:**

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