

City Council
City of Hillsboro, Texas
Minutes of Regular Meeting
December 17, 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	Richard Reinhardt, Planning Official
Jay Jolly, Councilmember	Justin Dyer, Library Director
Leann Richmond, Mayor Pro Tem	
Christi Ward, Communications & Executive Assistant	
Allyson Cliett, Special Projects Coordinator	

Councilmember Dana Robinson was absent

Others present:

Shannon Cottongame, the Reporter
Sgt. Dominique Anderson-Hillsboro Police Department
Lynette Hearell-Director of Chamber of Commerce

Mayor Johnson called the meeting to order at 6:01p.m.

Mayor Johnson led the Pledge of Allegiance.

Hear Statements from Persons Wishing to Address Council.

Clara Wallers of 1409 Meadowlark St. was able to express her concerns regarding the cleanliness of her neighbor's premises and its potential hazards. She shared that she has made several reports to law and code enforcement, but they have not addressed her concerns and have actually accused her of harassment. Mayor Johnson thanked her for expressing her concerns and reported that City Staff will be reaching out to her to make sure her concerns are being appropriately addressed.

Consent Agenda

Mayor Johnson informed Council that agenda numbers five (5) and six (6) 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 December 3, 2024.

(Agenda Item #6)

Act on the Approval of Bills.

Consent agenda items. There were no items removed from the Consent Agenda. There were no further questions or comments. On a motion by Councilmember Richmond and second by Councilmember Jolly, Consent Agenda Items #5 and #6 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 #07)

Deliberate and Hear a Presentation on the Hillsboro Meadows Development.

City Manager, Megan Henderson was able to introduce the developers of the Hillsboro Meadows. The developers were able to introduce Rick Rosenberg, Managing Principal of Development Planning & Financing Group (DPFG.) Mr. Rosenberg was able to present the history of DPFG along with information regarding the PID and how it will be applicable to the project at hand. He explained the benefits of the PID and the eligible improvements when using the PID. Mr. Rosenberg provided a conceptual land plan of the Hillsboro Meadows and project overview. He reported that the estimated buildout has a value of \$144.2 million. It will include 326 single-family units, 192 multi-family units, 15 acres of self-storage, and 4 commercial acres. Mr. Rosenberg shared how this project targets the Hillsboro Strategic Goal #1: Ensure responsible, equitable growth. He continued by showing council a chart that indicated the estimated PID eligible costs and the project's economic impact. Mr. Rosenberg concluded his presentation by providing additional information regarding projected revenues to the city, projected Ad Valorem Tax revenues, and an overall bond summary. Mr. Rosenberg shared his contact information and opened for questions. There were no further questions and the presentation was concluded. There was no action taken. Presentation only.

(Agenda Item #08)

Deliberate and Act on a Resolution Establishing Holidays for 2025 According to Section 19.01, General Policy on Holidays of the City of Hillsboro Human Resources Policy.

City Manager, Megan Henderson presented the agenda item. She shared that historically, regular full-time and regular part-time employees have had eleven paid holidays plus one floating holiday used at the employee's discretion. She continued and shared that city Hillsboro City Council – Regular Meeting

employees have asked for President's and Veterans' Day to be considered in this year's holiday schedule. City Manager Henderson provided that City Staff is currently proposing two schedule options of adding President's and Veteran's Day to the list of Holidays for the year or an additional floating holiday will be added for employees to use. City Staff is recommending to add one more floating holiday for employee's to use at their discretion.

2025 Holidays		2025 Holidays	
Date	Holiday	Date	Holiday
1-Jan	New Year's	1-Jan	New Year's
20-Jan	MLK Day	20-Jan	MLK Day
17-Feb	President's Day	18-Apr	Good Friday
18-Apr	Good Friday	26-May	Memorial Day
26-May	Memorial Day	19-Jun	Juneteenth
19-Jun	Juneteenth	4-Jul	Independence Day
4-Jul	Independence Day	1-Sep	Labor Day
1-Sep	Labor Day	27, 28-Nov	Thanksgiving
11-Nov	Veterans' Day	24, 25-Dec	Christmas
27, 28-Nov	Thanksgiving	Plus two floating holidays.	
24, 25-Dec	Christmas	Megan's Recommendation	
Plus one floating holiday.			
Initial Request			

The following chart was shown for visualization.

Councilmember Fleming made a motion to follow City Staff's recommendation of adding an additional floating holiday. Second was made by Councilmember Richmond, the resolution was accepted and approved

On roll call, the following votes were cast:

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

Nays: none Absent: Robinson

Resolution No. R2024-12-75

(Agenda Item #09)

Hear and Deliberate on the City Manager's Report

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

a. Update on Strategic Goals 5-8

v. Build Better Infrastructure

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Project Progress			
Concept Funding Prof Svc Procurement Pre-Design Design Bidding Award Construction			
Street	Total	Status	Notes
Park Drive (WP)	\$6,083,741	Park Drive: Near Completion	Park: Last element is the Ivy intersection; issued change order to switch this intersection to concrete due to complicated drainage just below street
Old Brandon Rd (WP)			
Church Street (WP)		OBR: Near Completion	OBR: complete except for spot repairs and sod
Walnut Street (WP)		Walnut: Utilities and Street Underway Church: Utilities Underway	Walnut: needed more info on Walnut/Ivy intersection; then will proceed with remaining demo and lime Church: Changing to go to full-depth reclamation instead of mill/overlay due to condition of concrete underneath; will add \$120k to project but increase life of improvements.
Water Tower (MRB)	\$4,770,518	All Phases	Complete

- Street Plan:
 - Study the system
 - Initial study completed 2021
 - Updated street condition study commissioned from NEXCO; to be performed in November/ December
 - This will analyze the entire system and predict future conditions
 - Perform block-by-block replacements
 - 20% of the blocks, 80% of the cost
 - Work performed by outside contractors
 - 80% of the blocks, 20% of the cost
 - Work performed by our crew
- Water Plan
 - Study the system
 - Initial study completed 2024
 - Perform line replacements
 - \$55-65 million in replacements needed
 - \$30 million requested from Texas Water Development Board; major plans waiting on results of this ask
 - In the meantime, crews have begun small-scale replacements
- Sewer Plan
 - Study the system
 - Initial study not yet begun
 - Walker Partners selected to perform the work

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- We are currently negotiating a scope of services and associated fee proposal
- In the meantime staff continues with maintenance of existing system
- Drainage Plan
 - Study the system
 - We do not currently have funds to perform a drainage study
 - Working with MRB Group we have added a drainage study to the Texas Water Plan, which will allow us to apply for funds for this study in the future
 - In the meantime staff continues with maintenance of existing system

vi. Deliver Essential Services

- Water Rates
 - Recent Rate Increase:
 - Meter-reading receivers
 - Have been installed on water towers
 - Utility Billing Office has received first training on new capabilities
 - Need practice before fully implementing
 - Valves to isolate leaks
 - New valves are being installed; existing valves located
 - 3 times in recent weeks water issues have been confined via valves
 - Water line replacements
 - Crews have replaced a line in 4th Street
 - Scheduled to replace line in Hummingbird over the next month
 - Next Rate Increase:
 - No new capabilities, partially address cost increase from Aquilla WSD
- Solid Waste Services
 - Frontier Waste Solutions selected via RfP
 - Draft contract being reviewed by Frontier now
- Texas Water Development Board
 - Application submitted for \$30M in water improvement loan funds
 - Our eligibility rests on the County adopting Model Subdivision Regulations
- Utilities Preparation for Development
 - Future development will require additional infrastructure
 - Current Projects will need to contribute \$200/ lot

- Additional Impact Fees under development pending work by staff and engineers

vii. Boost Economic Development

7.1 Business Attraction

- Economic Development team working on
 - Project Dispatch – contract approved
 - Project Spark Zero – awaiting updates on finalist sites
 - Project Freeze Pop - executed letter of intent
 - Project Ice Man – developing potential infrastructure
 - Project Treasure Hunt – prospect has selected Hillsboro and is moving forward
- Retail Coach continuing to work with prospects
 - At least one restaurant and one retail prospect are being pursued for specific Hillsboro locations

7.3 Entrepreneurship and Small Businesses

- Kids Space open
- Three additional business prospects in development downtown

7.6 Pursue redevelopment of the Outlet Mall

- Glaser Retail Partners is working with 7 prospects; several have signed letters of intent and are working through the lease development process
- One high-priority key prospect, Project Nosh, received company approval last week and staff is working through documents for future council approval

vii. Enhance Quality of Life

- Library
 - Facilities
 - Gearing up for grant-funded work to the facade
 - Working on funding for new version of expansion plans
 - Programming
 - Weekly programming continues, including knitting, chess club, story hour, Club Code, and others
- Hill Pavilion:
 - Hill County Farm Stall Market and Trade Days continue

b. Staff Activity and Events

Staffing Update:

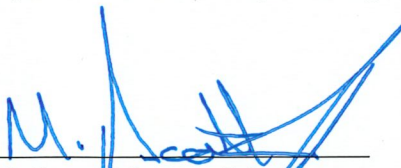
- We continue to have several openings
- New and open positions in the Water Department are a top priority
- Employee holiday celebration is tomorrow (December 18)

Upcoming Events:

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- Heritage League Dueling Pianos

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


M. Scott Johnson, Mayor

ATTEST:


Jasmine Guy, City Secretary

Note:

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