

City Council
City of Hillsboro, Texas
Minutes of Regular Meeting
January 2, 2024

Present were:

Scott Johnson, Mayor	Megan Henderson, City Manager
Leann Richmond, Mayor Pro Tem	Jasmine Guy, City Secretary
Jay Jolly, Councilmember	Richard Reinhardt, Planning Official
Frances Zarate, Councilmember	
Larry Lloyd, Councilmember	
Eric Fleming, Councilmember	
Christi Ward, Communications & Executive Assistant	

Councilmember Dana Robinson and Assistant City Manager, Tony Cain were absent.

Others present:

Shannon Cottongame, Reporter
Sargent Dominique Anderson, Hillsboro Police Department
Commander Bryan Forns, Hillsboro Police Department
Pastor Michael McReynolds, Church on the Hill

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

Invocation was given by Pastor Mike McReynolds.

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) 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 Approval of the Minutes for the Regular Meeting on December 19, 2023.

(Agenda Item #6)

Act on the Approval of Bills.

Mayor Johnson asked Council if there were any questions or comments regarding the Consent Agenda Items. There were no responses or questions. There were no items

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removed from the Consent Agenda. On a motion by Councilmember Richmond and second by Councilmember Jolly, Consent Agenda Items #5 through #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)

Hold a Public Hearing, Second Reading and Deliberate and Act on a Proposed Ordinance Accepting the Recommendations of the Planning and Zoning Commission to Amend the Terms of the 2007 Zoning Ordinance, Known as Ordinance No. O2007-01-01, Whereby the Purpose is to Define Zoning Requirements and Locations for Smoke Shops and Tobacco Stores and Specialty Tobacco Stores.

Planning Official, Richard Reinhardt presented the second reading of the agenda item. The Planning and Zoning Commission reviewed the request on December 11th and recommended the approval for Smoke shop and tobacco stores to be allowed with a Specific Use Permit (SUP) in the Central Business District (CBD) and Commercial (C) Zoning District. A specialty tobacco store will be allowed with a Specific Use Permit (SUP) in the Central business District (CBD), Neighborhood Commercial (NC) and Commercial (C) Zoning Districts. The proposed ordinance will also allow a specific distance requirement of 1,000ft from similar types businesses and places where children regularly gather (parks, churches, schools, etc.) The Planning and Zoning Commission also prohibited smoke shops and tobacco stores within the downtown Historical-Cultural Landmark Preservation Overlay (H-C) Zoning Overlay District.

With no further questions or comments from the Councilmembers, the Mayor opened the Public Hearing at 6:04p.m. No one spoke for or against the ordinance. There were no further questions. The Public Hearing was closed at 6:05p.m. and the Mayor Johnson declared the second reading of the ordinance complete.

On a motion by Councilmember Lloyd 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. O2024-01-01

(Agenda Item #08)

Hold a Public Hearing, Second Reading and Deliberate and Act on a Proposed Ordinance Accepting the Recommendations of the Planning and Zoning Commission to Amend the Terms of the 2007 Zoning Ordinance, Known as Ordinance No. O2007-01-01, Whereby the Purpose is to Create and Designate a

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New Overlay Zoning Classification, Outlet Mall Redevelopment Overlay (OMR), and Applying the Zoning Overlay District to Approximately 43 Acres in the Southwest Outlet Center Addition, Being the Same Property by Reference as Recorded in Volume 2246, Page 345 and Volume 2246, Page 353 of the Official Public Records of Hill County, Texas.

Planning Official, Richard Reinhardt presented the second reading. He referenced the 200ft notification area and location displayed on the PowerPoint presentation. Majority of the responses received from the 200ft notification area were regarding clarification purposes. Once clarification was received, property owners within the 200ft notification area were in support of the redevelopment. The OMR district overlay regulations will allow warehousing, light industrial uses, second floor multifamily and commercial uses. The Planning and Zoning forwarded their recommendation for approval on December 11th.

With no further questions or comments from the Councilmembers, the Mayor opened the Public Hearing at 6:06p.m. No one spoke for or against the ordinance. There were no further questions. The Public Hearing was closed at 6:07p.m. and the Mayor Johnson declared the second reading of the ordinance complete.

On a motion by Councilmember Fleming and second by Councilmember Richmond, 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. O2024-01-02

(Agenda Item #09)

Hear and Deliberate on City Manager's Report.

City Manager Megan Henderson presented the following update on Goals 1-4. Goal #3 was presented by City Manager Henderson in the absence of Assistant City Manager, Tony Cain.

City Manager presented Commander Bryan Forns with the Hillsboro Police Department to discuss safety within the community specifically targeting the speeding within residential areas (goal #4 Deliver Efficient, Effective Government.) He shared that there has been several complaints received mainly regarding vehicles speeding Franklin and Elm Streets. He reported that he would like to assure everyone present that speed limit laws are being enforced. Officers are in rotation and are patrolling/monitoring the areas in which have received the most complaints and concerns. The police department is doing all that they can to make sure people are slowing down within these residential areas. Councilmember Richmond was able to make comments regarding personal incidents in which she has seen people speeding and fishtailing while going over the speed limit. Commander Forns provided that officers are doing the best that they can and making traffic stops when cars are doing 5mph and up over the speed limit. Officers are being

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sent out daily to monitor the areas. City Manager Henderson then asked Council if they would be ok with receiving calls from citizens who have received citations for doing 5mph over the speed limit. All of council agreed. Council continued to express comments regarding the discretion of citations. Councilmember Lloyd then asked if the police department could establish their presence on Alexander St. close to the middle school. He shared his concerns regarding vehicles speeding within that area as well. Councilmember Richmond added her concerns regarding having the major bus stops monitored too. Commander Forns shared that he will consulting with Chief Tony Cain to set up a patrolling route. Mayor Johnson then shared that he has received some concerns regarding the speed limit signage by the Intermediate School. He provided that he was told that there was no signage there to indicate the limit or speed limit change. Commander Forns confirmed that there is signage present but will make sure to check and follow up. There were no further questions or comments.

a. Update on Strategic Goals 1-4

i. Ensure Responsible, Equitable Growth

- 40 Pattons Mill Phase 3 - underway
- 120 Estimated 4-year infill - underway
- 67 Canaan Estates - underway
- 60 Park Terrace – predevelopment
- 300 Hillsboro Meadows - predevelopment
- 67 Meadow Terrace - planned
- 400 Project Buddy - planned
- 15 Electra - planned
- 300 Project Mark
- 300 Project Broadway
- 1669 Units in Pipeline
- 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
 - BRA is pursuing this study heavily, and it's going well

ii. Foster Transparency and Connection

- Christi is posting videos of council meetings online
- Social media activity continues, with emphasis on responding to citizen concerns and questions.

iii. Support Preservation and Beautification

- Go Hillsboro projects: Staff Working on Identifying Hot Spots
 - Curb Cleanup Educational Awareness (Article for the newspaper)
- Code Enforcement efforts continue:
 - Building and Standard Board meeting January 18, 2024
 - Knox Fuel Station Building goes before Building and Standard Board this month
 - QT received its CO today.
- City Wide Clean Up will be March 02, 2024

iv. Deliver Efficient, Effective Government

- Centrica Business Solutions has conducted a preliminary energy audit and developed some potential cost-saving improvement projects that would improve efficiency and generate enough savings to pay for themselves.
- Over the next few weeks we'll be reviewing their report and will present a resolution at the next Council meeting to allow us to move forward with the project. Financing will be prepared.
- We'll then proceed with final analysis and contract execution, and after that, close on the financing.
- If the projects don't save as much money as Centrica projects (enough to pay off the financing,) their company is legally obligated to pay us the difference.
- Water and sewer rate changes are still being studied, but it's time to bring in the public. We'll spend some time at each of the next few council meetings to address the topic. To recap:
 - We are drastically undercharging for water. Water rates need to increase, but not necessarily for all users.
 - We have been using sewer revenues to subsidize water system maintenance. Sewer rates are probably OK but may make sense to restructure in line with water rates.
 - Reducing water waste creates dollars as well as development opportunities. We might hire a dedicated line replacement crew with the goal to cut waste in half.
 - If successful this would save ~340,000 gallons/ day, enough for 600 residential units + associated business/industry.

b. Recent and Upcoming Staff Activity and Events

- Next downtown event is Fire and Ice.
- Eclipse Music Festival info is live: 3 days of music + eclipse day



Hillsboro City

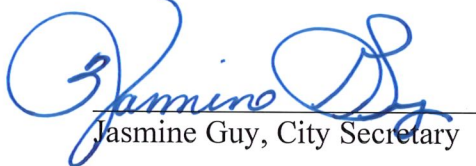
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With no further business to address, Mayor Johnson adjourned the meeting at 6:27p.m.



M. Scott Johnson, Mayor

ATTEST:



Jasmine Guy, City Secretary

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