

City Council
City of Hillsboro, Texas
Minutes of Regular Meeting
February 6, 2024

Present were:

Scott Johnson, Mayor	Megan Henderson, City Manager
Eric Fleming, Councilmember	Jasmine Guy, City Secretary
Jay Jolly, Councilmember	Tony Cain, Assistant City Manager
Larry Lloyd, Councilmember	Dale Snyder, Director of Finance
Frances Zarate, Councilmember	Richard Reinhardt, Planning Official
Dana Robinson, Councilmember	
Christi Ward, Communications & Executive Assistant	

Councilmember Leann Richmond was absent

Others present:

Shannon Cottongame, Reporter
Sargent Justin Penney, Hillsboro Police Department
Pastor Steven McCoy, The Heights Church
John Besteiro, Project Manager, Traylor & Associates, INC.

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

Invocation was completed by Pastor Steven McCoy of The Heights Church

Mayor Johnson led the Pledge of Allegiance.

Hear Statements from Persons Wishing to Address Council.

Janet Lahr, a resident at 900 Park Dr. provided that she wanted to express more concerns regarding the contractor that is working on Park Dr. She shared that their communication with the homeowners on Park Dr. is very poor and that they haven't been able to communicate effectively with the home owners throughout this entire project. She informed council that all of the homeowners on Park Dr. are never notified in a timely manner by the contractor. She added that she just recently had a knee replacement and is having trouble with accessing the driveway to her home again. She informed council that she would highly recommend that another contractor be sought after due to the difficulties and communication issues between the contractor and homeowners. She added an additional comment by sharing that her neighbor's property is being damaged and the city will be receiving claims for those damages. Mayor Johnson shared that council is unable to address her concerns, but City Staff has made a note of her concerns to make sure they are addressed.

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,

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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 January 16, 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 and Zoning Commission Approving a Final Plat, Hillsboro Meadows Subdivision, Phase One, in the City of Hillsboro on a Certain Tract of Land Being 40.584 Acres Situated in the Henry Ross Survey, Abstract No. 755 in Hill County, Texas. Being a Portion of the Same Property by Reference as Recorded in Volume 2179, Page 759 of the Official Public Records of Hill County, Texas. Also Known as the Property to the North of Patton's Mill Road and to the West of Old Kirby Road.

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 removed from the Consent Agenda. On a motion by Councilmember Robinson and second by Councilmember Fleming, Consent Agenda Items #5 through #7 were accepted and approved.

On roll call, the following votes were cast:

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

Nays: None Absent: Richmond

Regular Agenda

(Agenda Item #08)

Hold a Public Hearing to review the City's program performance including the actual use of Community Development Block Grant (CDBG) funds expended under the Texas Department of Agriculture Contract CDV21-0481.

John Besteiro, Project Manager for Traylor & Associates, INC. presented the agenda item. He shared that the City of Hillsboro is holding this final public hearing to review the City's program performance including the actual use of Community Development Block Grant (CDBG) funds expended under Texas Department of Agriculture Contract TxCDBG CDV21-0481. The grant was for a water improvements project on Park Drive between Ivy and Cho Streets in the area east of downtown Hillsboro. The project was able to benefit a total of 248 beneficiaries, of which 164, or 66.13%, were of low to moderate income. The grant award amount was \$350,000, and the city's match in local funding was \$218,975 for a total project cost of \$568,975. John was able to open for public input from council at this time. Councilmember Robin asked about what the grant was used for. John reiterated that the grant was used for water improvements project on

Park Drive between the streets of Ivy and Cho. Mayor Johnson then open for questions from the public. There were none. The public hearing was closed.

(Agenda Item #09)

Deliberate and Act on a Resolution Calling for a Municipal Election to be Held on May 4, 2024 for the Purpose of Electing Three (3) City Councilmembers; Place Two (2), Precinct #2; Place Four (4), Precinct #4; Place Six (6) at Large, Precinct \$6 ; Establishing the Location, Days and Times Where Early Voting by Personal Appearance Will Be Conducted and Establishing the Location, Day and Time Where Election Day Will Be Conducted; Designating Where Applications for Ballot by Mail Should Be Mailed; and Naming the City Secretary as the Early Voting Clerk.

Deliberar y actuar sobre una resolución que convoca a elecciones municipales a realizarse el 4 de mayo de 2024 con el propósito de elegir tres (3) concejales municipales; Lugar Dos (2), Precinto #2; Lugar Cuatro (4), Precinto #4; Coloque Seis (6) en General; Establecer el lugar, días y horarios donde se llevará a cabo la votación anticipada en persona y establecer el lugar, día y hora donde se llevará a cabo el día de las elecciones; Designar dónde se deben enviar las solicitudes de boleta por correo; y nombrar al secretario de la ciudad como secretario de votación anticipada.

City Secretary, Jasmine Guy presented the agenda item. She informed council that the uniform election date in 2024 is held on the first Saturday in May. The Hillsboro City Officers General Election is scheduled for May 4, 2024 to elect councilmembers for Places 2, 4, and 6. The first step in the election process includes the approval of the Election Order and Notice of Election. Once approved, the Election Order and Notice of Election will be posted in accordance with the Texas Election Code. January 17th served as the first day for candidates to file an application for a place on the ballot. February 16th by 5:00p.m. will be the last day to file. City Secretary Guy informed council that Councilmember Jolly has been the only person to file as of today. City Secretary Guy shared that if the City does have an election, early voting will be from April 22nd-April 30th from 8:00a.m. to 5:00p.m. Election day voting will be on May 4, 2024 from 7:00a.m. to 7:00p.m. Historic City Hall will serve as the main polling location for early voting and Election Day voting. Candidate applications can be located online on the city's website or in-person at the City Administration's Office. City Secretary Guy requested the resolution be considered and approved for calling the general election on May 4, 2024.

On a motion by Councilmember Robinson and second by Councilmember Jolly, the resolution was accepted and approved.

On roll call, the following votes were cast:

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

Nays: None Absent: Richmond

Resolution No. R2024-02-03

(Agenda Item #10)

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Hold a Public Hearing, First Reading, and Deliberate on an Ordinance Regulating the Rate and Speed of Motor Vehicles on Certain Sections of Abbott Avenue and Providing for a Penalty

City Manager, Megan Henderson presented the agenda item. She shared that last year (November 2023) the speed limit on Abbott Avenue was reviewed and discussed. It was determined that a reduction in speed was needed due to safety concerns. She added that City Staff has been in communication with TxDot since then and their travel engineers have been able to conduct an analysts. She provided council with the results of that analyst and it is recommended for the max speed limit to be lowered on the main lanes to 50mph and also establishes a school zone on the main lanes of 35mph. The changes to the service roads are minimal but also include the school zone. Once approved, TxDOT will implement the changes according to the ordinance and exhibit presented to council. City Manager Henderson shared that this will most likely take place later on this spring after the school year is complete. City Manager Henderson was able to open for questions. Mayor Johnson asked if there were any additional concerns with the other intersection that allows access to the football field. Assistant City Manager, Tony Cain was able to share that there is not any major concerns within that area at this time, but it has been difficult for people to get used to it being a one way. He added that the intersection further down south has presented the most concern.

With no further questions or comments from the Councilmembers, the Mayor opened the Public Hearing at 6:19p.m. No one spoke for or against the ordinance. There were no further questions. The Public Hearing was closed at 6:20p.m. and the Mayor Johnson declared the first reading of the ordinance complete.

Ordinance No. O2024-02-03

(Agenda Item #11)

Deliberate and Act on a Resolution to Accept Donation of Lot Known as 218 Mark Street for Drainage

City Manager, Megan Henderson presented the agenda item. She shared that there is great awareness that there are drainage challenges along Mark Street. at this time. Particularly located within the 200 blk. There has been a number of houses constructed in that area that are fairly low and the area already presented some drainage challenges prior to those houses being built. Tamesha Ricketts is the property owner who purchased the lots on Mark St for development. She hired Prescher Custom Home who constructed the houses on the properties. Mrs. Ricketts has offered to donate the lot (218 Mark Street) to the city in an effort to be part of the solution for drainage. MRB Group has designed permanent drainage improvements which would occupy the same footprint as the current temporary ones. City Manager Henderson was able to reference the PowerPoint to show council a visual representation of the location of the lot and plan for drainage improvements.

On a motion by Councilmember Fleming and second by Councilmember Lloyd, the resolution was accepted and approved.

On roll call, the following votes were cast:

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

Nays: None Absent: Richmond

Resolution No. R2024-02-04

(Agenda Item #12)

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 Assistant City Manager, Tony Cain.

a. Update on Strategic Goals 1-4

i. Responsible, Equitable Growth

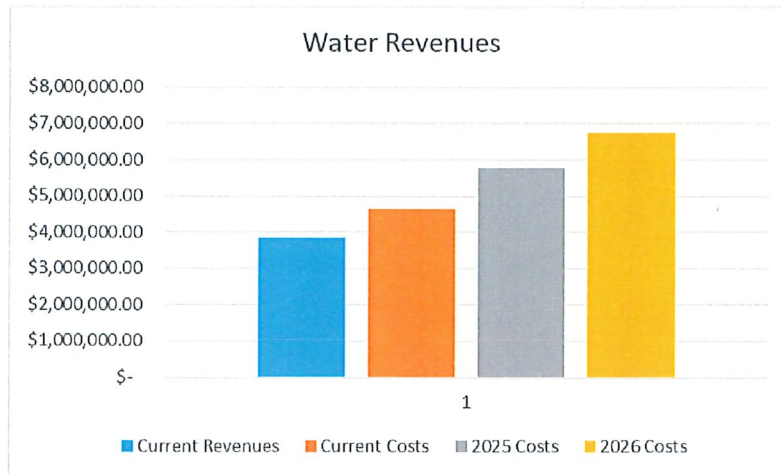
- 40 Pattons Mill Phase 3 - underway
- 120 Estimated 4-year infill - underway
- 67 Canaan Estates - underway
- 60 Park Terrace – predevelopment
- 300 Hillsboro Meadows - predevelopment
- 15 Electra - predevelopment
- 67 Meadow Terrace - planned
- 400 Project Buddy - planned
- 300 Project Broadway - planned
- 300 Project Mark
- 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
- Key discussions are happening regarding street projects/ updates, eclipse preparations, and water rates
- Applies any extra revenues generated to the operations & maintenance fund and then lowers the rates accordingly for the subsequent year.

iv. Deliver Efficient, Effective Government

- Centrica Business Solutions' original scope of analysis did not include City Park. Review of the lighting there indicates significant needs, and some of those are more structural in nature. The needs there would create an additional ~\$125,000 and take us above the \$350k ceiling the Council approved at its last meeting. In addition, because of the structural issues, those costs aren't all self-paying. There is approximately \$30k that would be needed out-of-pocket.
- Staff has discussed and feels the needs are significant and justified.
- We will bring specifics and final numbers to Council at the next meeting
- 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 revenues overall need to increase.
 - 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.
- Guiding Principles
 - 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 revenues overall need to increase.
 - 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.
 - Generates enough revenue to pay the total operation and maintenance costs necessary to proper functioning of the system
 - Estimated annual revenues from water sales: \$3.8M
 - Estimated annual cost of current O + M program: \$4.6M
 - Estimated annual cost of added maintenance: \$1.1M
 - Estimated annual cost of Aquilla improvements: \$1M
 - 21% to cover current costs
 - 76% to cover eventual costs



b. Staff Activity and Events

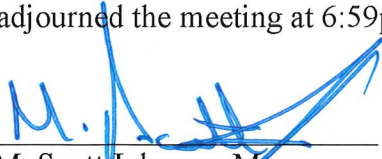
- Next downtown event is Fire and Ice.
- Eclipse and/or Buc-ees publicity:
 - Texas Monthly
 - Southern Living
 - Dallas Morning News
 - Fort Worth Star-Telegram
 - Waco Tribune-Herald
- The eclipse is 62 days away

iii. Support Preservation and Beautification

Goal #3 was presented by Assistant City Manager, Tony Cain

- Go Hillsboro projects: Update on New Subcommittee Operation Welcome Mat
- Code Enforcement efforts continue
- January Building and Standard Board meeting (7 cases)
- February Building and Standard Board Meeting will be Feb 15, 2024 (scheduled to take 4 additional cases)
- City Wide Clean Up will be March 02, 2024

With no further business to address, Mayor Johnson adjourned the meeting at 6:59p.m


 M. Scott Johnson, Mayor

ATTEST:


 Jasmine Guy, City Secretary

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