

City Council
City of Hillsboro, Texas
Minutes of Regular Meeting
March 19, 2024

Present were:

Scott Johnson, Mayor	Megan Henderson, City Manager
Dana Robinson, Councilmember	Tony Cain Assistant City Manager
Frances Zarate, Councilmember	Jasmine Guy, City Secretary
Larry Lloyd, Councilmember	Richard Reinhardt, Planning Official
Leann Richmond, Mayor Pro Tem	
Christi Ward, Communications & Executive Assistant	

Councilmember Eric Fleming and Jay Jolly were absent.

Others present:

Shannon Cottongame, Reporter
Rev. Daniel Tanguma-First Baptist Church
Sargent Justin Penney, Hillsboro Police Department
Lynette Harrell, Hillsboro Chamber of Commerce Director

Mayor Johnson called the meeting to order at 6:02p.m.

Invocation was completed by Reverend Daniel Tanguma of First Baptist Church.

Mayor Johnson led the Pledge of Allegiance.

Hear Statements from Persons Wishing to Address Council.

None of the attendees addressed council

Consent Agenda

Mayor Johnson informed Council that agenda numbers five (5) through thirteen (13) 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 March 5, 2024

(Agenda Item #6)

Act on the Approval of Bills.

(Agenda Item #7)

Deliberate and Act on a Resolution Appointing Election Judges and Alternate

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Judges, Setting an Hourly Rate of Compensation for Officials Conducting the City Officers Election, and Designating the Central Polling Place for the Election to be Held May 4, 2024.

Resolution No. R2024-03-14

(Agenda Item #8)

Deliberate and Act on a Resolution Approving a Services Agreement By and Between the City of Hillsboro and Hill County for Use of Electronic Election Equipment and Programing of the Equipment for the May 4, 2024 Election and Authorizing the City Manager to Negotiate and Execute All Necessary Documents.

Resolution No. R2024-03-15

(Agenda Item #9)

Deliberate and Act on a Resolution Approving an Agreement By and Between the City of Hillsboro and the Hillsboro Sports Association and Authorizing the City Manager to Negotiate and Execute All Necessary Documents.

Resolution No. R2024-03-16

(Agenda Item #10)

Deliberate and Act on a Resolution Accepting the Recommendations of the Planning and Zoning Commission to Approve the Preliminary Plat, Raquel's Place Phase 2, in the City of Hillsboro on a Certain Tract of Land Being 0.25 Acres Situated in the J. Carothers Survey, Abstract No. 148 in Hill County, Texas. Being the Same Property by Reference as Recorded in Volume 2266, Page 729. Also Known as 105 Anderson Street.

Resolution No. R2024-03-18

(Agenda Item #11)

Deliberate and Act on a Resolution Accepting the Recommendations of the Planning and Zoning Commission to Approve the Preliminary Plat, Solomon's Premier Estates Phase 2, in the City of Hillsboro on a Certain Tract of Land Being 0.152 Acres Situated in the J. Carothers Survey, Abstract No. 148 in Hill County, Texas. Being the Same Property by Reference as Recorded in Volume 2218, Page 539. Also Known as 413 John Street.

Resolution No. R2024-03-19

(Agenda Item #12)

Deliberate and Act on a Resolution Accepting the Recommendations of the Planning and Zoning Commission to Approve the Preliminary Plat, Somerset Addition, in the Extra-Territorial Jurisdiction (ETJ) of the City of Hillsboro on a Certain Tract of Land Being 126.93 Acres Situated in the F.M. Wright Survey, Abstract No. 964 in Hill County, Texas. Also Known as the Property South of Old Bynum Road and East of Cho Street (Hill County Road 3101).

Resolution No. R2024-03-20

(Agenda Item #13)

Deliberate and Act on a Resolution Approving an Agreement By and Between the City of Hillsboro and Hill College for the Use of the Outlet Mall Parking Lot and Authorizing the City Manager to Negotiate and Execute all Necessary Documents.
Resolution No. R2024-03-17

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 Lloyd and second by Councilmember Richmond, Consent Agenda Items #5 through #13 were accepted and approved.

On roll call, the following votes were cast:
Ayes: Lloyd, Robinson, Zarate, and Richmond
Nays: None Absent: Fleming and Jolly

Regular Agenda

(Agenda Item #14)

Hold a Public Hearing, Second Reading, and Deliberate and Act on an Ordinance Accepting the Recommendations of the Planning and Zoning Commission to Amend the Terms of the 2007 Zoning Ordinance, Known as Ordinance O2007-01-01, Whereby the Purpose is to Amend the Definition of Specialty Tobacco Store
Planning Official, Richard Reinhardt presented the agenda item. He shared that being that it is the seconding reading, he will not reiterate all of the details and will just provide a brief review. He provided that this ordinance is to amend the language for the definition of Specialty Tobacco Store by adding the following language: “*This includes cigar lounges and may allow for the sale of alcohol to be consumed on premise only.*” The planning and zoning commission reviewed this request and forwarded their recommendation for approval.

With no further questions or comments from the Councilmembers, the Mayor opened the Public Hearing at 6:12p.m. No one spoke for or against the ordinance. The Public Hearing was closed at 6:13p.m. On a motion by Councilmember Robinson and second by Councilmember Zarate, the ordinance was accepted and approved.

On roll call, the following votes were cast:
Ayes: Lloyd, Robinson, Zarate, and Richmond
Nays: None Absent: Fleming and Jolly
Ordinance No. O2024-03-06

(Agenda Item #15)

Hear and Deliberate on City Manager’s Report.

City Manager Megan Henderson presented the following update on Goals 5-8
a. Update on Strategic Goals 5-8

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v. Build Better Infrastructure

Project Progress			
Concept	Funding	Prof Svc Procurement	Pre-Design Design Bidding Award Construction
Street	Total	Status	Notes
Park Drive (WP)	\$6,083,741	Award	Park Drive and Old Brandon Road: Pavement for both streets will be scheduled once Old Brandon has been milled and base repairs made. Rain every few days is keeping conditions challenging, but backfill is starting tomorrow and we're still hopeful. Walnut Street: The one half-block that got opened up too early continues to be a headache for everyone concerned. Working with Republic on a plan for trash/recycling pickup with block being inaccessible to their trucks.
Old Brandon Rd (WP)			
Church Street (WP)			
Walnut Street (WP)			
Water Tower (MRB)	\$4,770,518	Phase I: Closing Out Phase II: Construction Phase III: Construction	Tank is up and Phase I is functionally complete. Pump station is in place and project is finished except for SCADA system, which may take until July.

vi. Deliver Essential Services

- Water Utility Rates
 - Volunteer is modeling various rate impacts
 - Planning for recommendations at next meeting
- Texas Water Development Board
 - Notice of Funding Availability
 - Loan/ Grant Funds of up to \$20M per project
 - We will be applying for funds for water line replacement
- Utilities Preparation for Development
 - Working with Engineers to Anticipate Utilities Extension for Future Development
 - Current Projects will need to contribute \$200/ lot

vii. Boost Economic Development

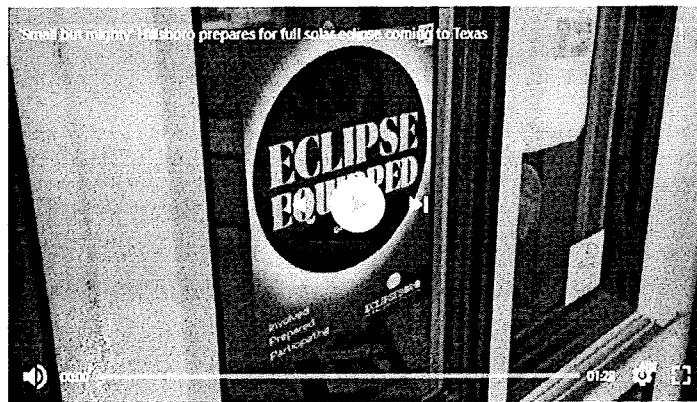
- 7.1 Business Attraction
 - Economic Development team working on Project GO – lots of progress
 - Retail Coach continuing to work with prospects
- 7.3 Entrepreneurship and Small Businesses
 - Hillsboro Main Street hosted a breakfast for small businesses featuring staff from the Small Business Administration
 - New businesses are coming into downtown and attempting to open in time for eclipse
- 7.6 Pursue redevelopment of the Outlet Mall
 - We anticipate some demolition to begin soon; collecting bids on environmental and demo

Solar Eclipse



There's no 'better place' to see April 8 total solar eclipse than in this tiny Texas town

BRANDON GARCIA
FORT WORTH STAR-TELEGRAM



≡ TexasMonthly

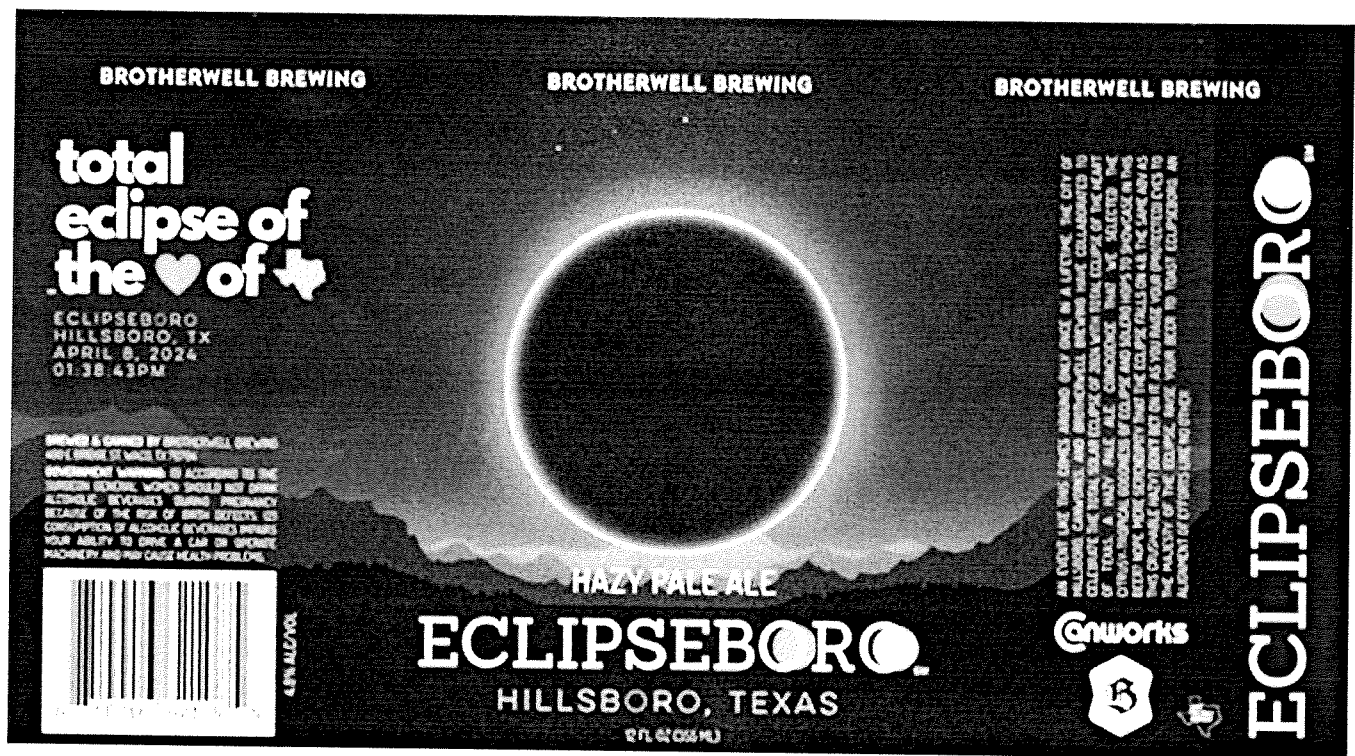
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viii. Enhance Quality of Life

- Parks & Rec
 - Facilities
 - Wallace Park preparing for eclipse and summer sports
 - Parking lot at Wallace Park being expanded for eclipse; will help with regular seasonal play as well
 - Sesquicentennial Park repairs almost complete, with swings coming this week
 - Programming
 - Baseball/ softball season preparing for kickoff
- Library
 - Facilities
 - Preservation Trust Fund grant paperwork executed
 - Working with architects to right-size expansion plans
 - Children's library back open following plumbing issue
 - Programming
 - Spring Break programming was well-attended and successful
 - Biggest days were tie-dye day and messy science day
- Hill Pavilion: Leadership Greater Hillsboro will install landscaping soon

b. Recent and Upcoming Staff Activities and Events

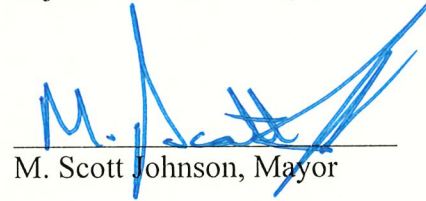
- Events
 - Last-chance Cleanup March 30
 - Starlight Bar Night (Locals Pre-clipse Preview Downtown) April 4
 - Cosmic Cowboy Music Festival
 - Pre-Clipse Festivities April 6-7

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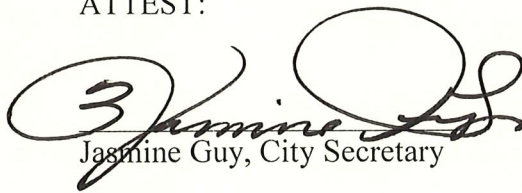
- Eclipseboro Landing @Outlet Mall
- Main Street Eclipseboro @Courthouse Square

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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