

City Council
City of Hillsboro, Texas
Minutes of Regular Meeting
August 1, 2023

Present were:

Scott Johnson, Mayor	Megan Henderson, City Manager
Leann Richmond, Mayor Pro Tem	Tony Cain, Asst. City Manager
Larry Lloyd, Councilmember	Dale Snyder, Finance/HR Director
Eric Fleming, Councilmember	Jasmine Guy, City Secretary
Jay Jolly, Councilmember	John Graham, Airport Manager
Richard Reinhardt, Planning Official	
Christi Ward, Communication and Executive Assistant	
Vance Lipsey, Community Development Coordinator	
Art Mann, Community and Economic Development Administrator	

Councilmember Dana Robinson and Councilmember Frances Zarate were absent.

Others present:

Shannon Cottongame, Reporter
Sergeant Dominique Anderson, Hillsboro Police Department
Rev. Kenny Kennedy, Pastor of the Trail to the Cross Cowboy Church

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

Invocation was given by Rev. Kenny Kennedy, Pastor of the Trail to the Cross Cowboy Church.

Mayor Johnson 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 5 through 8 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 July 18, 2023.

(Agenda Item #6)

Act on the Approval of Bills.

(Agenda Item #7)

Deliberate and Act on a Resolution Approving a Contract with Cloudpermit and Authorizing the City Manager to Execute All Necessary Documents.

[Planning Official, Richard Reinhardt provided Council with the following information in the Council packets prior to the meeting: Community Development and Inspections has used iWorQs for permit management since 2019. Public Safety also uses it for code enforcement. Comparing iWorQs to Cloudpermit, there are several benefits to switching software. These benefits include but are not limited to the following:

- iWorQs has storage limits whereas Cloudpermit offers an unlimited amount of storage. Additional storage on iWorQs would be an additional cost.
- iWorQs does not have a projects module whereas Cloudpermit does.
- Cloudpermit has a method where developers can submit permit fees electronically through the software.
- Projects, such as rezones and subdivision plats can be attached to multiple properties with Cloudpermit. With iWorQs, projects can only be associated with one property. The startup cost for Cloudpermit is \$29,500 which includes a data import and implementation fees totaling \$17,000 and the annual fee of \$12,500. The city is presently paying \$11,000 for iWorQs per year (which will increase when we run out of storage space.)

(Agenda Item #8)

Deliberate and Act on a Resolution Appointing Two New Members to the Main Street Board.

[Vance Lipsey, Community Development Coordinator, provided Council with the following information in the Council Packets prior to the meeting: An additional two members are needed to fill vacancies on the Main Street Board. The vacancies occurred due to the resignations of Andre Lujan and Jerry Carbajal, whose terms were set to expire in 2023. Out of three total applicants, Kristen Bowman and Theresa Arias were recommended to fill the two vacancies. We are asking the board to appoint the nominees until 2025.]

Consent Agenda Items. There were no items removed from the Consent Agenda. On a motion by Councilmember Lloyd and second by Councilmember Jolly, Consent Agenda Items #5 through #8 were accepted and approved.

On roll call, the following votes were cast:

Ayes: Fleming, Lloyd, Richmond, Jolly

Nays: None Absent: Robinson and Zarate

Resolution No. R2023-08-54 and R2023-08-55

Regular Agenda

(Agenda Item #9)

Hold a Public Hearing, Second Reading, Deliberate and Act on an Ordinance Accepting the Recommendations of the Planning and Zoning Commission Amending the Terms of the 2007 Zoning Ordinance Known as Ordinance O2007-

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01-01 (Last Amended by Ordinance O2023-06-12), Whereby the Purpose is to Define Zoning Requirements and Locations for Different Types of Bed and Breakfast and Short Term Rental Facilities.

Planning Official Richard Reinhardt presented the second reading of the ordinance. Mr. Reinhardt provided that the proposed amendments to this zoning ordinance will define the zoning districts that the various types of Bed and Breakfast and Short Term Rental Facilities can be located at by specific or permitted use. He noted that in-depth details were provided during the first reading of the ordinance and offered to reiterate the details if there were any questions from council. All would still complete the licensing process that was established in the preceding ordinance to set up regulations for the City Code. An update will also take place within the Supplemental Conditions, Section 2.12 and signage. Definitions will be added to Article 7 to describe the usage for the different types of Bed and Breakfast and Rental Facilities. The Planning and Zoning Commission met on July 9, 2023 for a review of the request and provided a recommendation for approval.

With no further questions or comments from the Councilmembers, the Mayor opened the Public Hearing at 6:05p.m. No one else spoke for or against the proposed ordinance. The Public Hearing was closed at 6:06p.m. and the Mayor declared the second reading of the ordinance complete.

On motion by Councilmember Richmond and second by Councilmember Fleming, the ordinance was approved.

On roll call, the following votes were cast:

Ayes: Fleming, Lloyd, Richmond, and Jolly

Nayes: None. Absent: Robinson and Zarate

Ordinance No. O2023-08-15

(Agenda Item #10)

Hold a Public Hearing, Second Reading, Deliberate and Act on an Ordinance Accepting the Recommendations of the Planning and Zoning Commission to Rezone Property Located to the East of South Waco Street, West of South Church Street and South of 421 South Waco Street from Heavy Industrial (I-2) to Single Family Residential (SF-7); All that Certain Lot, Tract or Parcel of Land Located in Hill County, Texas and Being a Portion of Lot 1 and Lot 39, Buck Addition, in the City of Hillsboro, According to the Plat Recorded in Volume 34, Page 108 of the Official Public Records of Hill County, Texas.

Planning Official Richard Reinhardt presented the second reading of this ordinance. Mr. Reinhardt noted that more details were shared during the last council meeting regarding this item, but he would be willing to provide the necessary details if there are any questions. He referenced the PowerPoint that displayed the 200ft Notification Area of the location. He shared that he did not receive any responses to the notification from anyone in the area. The PowerPoint was referenced again to show the area of the proposed rezone from heavy industrial to single family residential. The Future Land Use Map displayed how the area of the proposed rezone is solely surrounded by residential use only. The proposed rezone will allow the area to align with the recommendations from the Future

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Land Use Map.

With no further questions or comments from the Councilmembers, the Mayor opened the Public Hearing at 6:07p.m. No one else spoke for or against the proposed ordinance. The Public Hearing was closed at 6:08p.m. and the Mayor declared the second reading of the ordinance complete.

On motion by Councilmember Jolly and second by Councilmember Richmond, the ordinance was approved.

On roll call, the following votes were cast:

Ayes: Fleming, Lloyd, Richmond, and Jolly

Nayes: None Absent: Robinson and Zarate

Ordinance No. O2023-08-16

(Agenda Item #11)

Hold a Public Hearing, Second Reading, Deliberate and Act on an Ordinance Accepting the Recommendations of the Planning and Zoning Commission to Vacate and Abandon a Ten (10) Foot Alley Beginning at the North Right of Way Line of Abney Street and Ending at the South Right of Way Line of Brown Street and Following the East Line of Lot 27A, Quickenstedt Addition to the City of Hillsboro According to the Plat Recorded in Volume 48, Page 274 of the Official Public Records of Hill County, Texas. Also Known as the Alley Along the East Property Line of 209 Abney Street.

Planning Official Reinhardt presented the second reading of the ordinance. He referenced the PowerPoint to show the location and the 200ft Notification Area of the propose alley abandonment. He shared that the details associated with this item were presented during last council meeting, but will be willing to share again if there were any questions. Mr. Reinhardt showed the next exhibit and explained that the alley cuts across the applicant's (whom resides at 209 Abney Street) driveway and they have requested the abandonment to utilize the driveway for private use. Mr. Reinhardt provided that the alley does not have any utility usage which is the reasoning for the request. The request was reviewed by the Planning and Zoning Commission on July 10, 2023 and forwarded a recommendation for approval.

With no further questions or comments from the Councilmembers, the Mayor opened the Public Hearing at 6:09p.m. No one else spoke for or against the proposed ordinance. The Public Hearing was closed at 6:10p.m. and the Mayor declared the second reading of the ordinance complete.

On motion by Councilmember Lloyd and second by Councilmember Richmond, the ordinance was approved.

On roll call, the following votes were cast:

Ayes: Fleming, Lloyd, Richmond, and Jolly

Nayes: None Absent: Robinson and Zarate

Ordinance No. O2023-08-17

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(Agenda Item #12)

Deliberate and Act on a Resolution to Approve a New Land Lease for Business Hangar Construction and Authorizing City Staff to Execute All Necessary Documents.

Airport Manager John Graham presented the agenda item. On July 19, 2023, the Airport Advisory Board approved a new lease for the construction of a business hangar. The hangar will be built on the property that was recently purchased for the airport (11.81 acres.) The hangar will be built for Matt Ashcraft, owner and operator of Aerial Ag. Mr. Graham provided council with some history about Mr. Ashcraft. He is the owner of Freedom Aviation that came to Hillsboro in 2012. Mr. Ashcraft served as a flight instructor, aerial photographer, wildlife management, pipeline patrol, and aircraft maintenance. Mr. Ashcraft also has experience with piloting for Air Evac and Care Flight. In 2016, he was trained for crop dusting and purchased his own tractor plane. In 2021, he bought out Gerik's Ag. Mr. Ashcraft currently owns two small private hangars with land leases. The hangar size will be 100 x 125ft and looking to be utilized for the operation of Aerial Ag and will have designated areas for office space, hangar space for helicopters and airplanes, and an area with proper drainage for chemicals etc. Airport Manager Graham referenced the PowerPoint to show the location of the hangar and its components. The terms of the lease will remain the same as past leases being 30 years with (2) additional 10 year options. Additional terms of the lease include the price of \$0.15 per sqft that was approved back in November 2022. Mr. Graham provided that one benefit of the hangar location is that the airport would be a much safer environment for all due to clearance of the congestion along the tarmac. He then opened for questions from council. Councilmember Richmond asked a question pertaining to the total amount of land usage. The Airport Manager responded by providing that it is 100 x 225 sqft at this time, but additional land will be added for parking, storage, and fencing. He shared that it will be all added to the final print to present a total at that time. There were no further questions.

On motion by Councilmember Fleming and second by Councilmember Richmond, the resolution was approved.

On roll call, the following votes were cast:

Ayes: Fleming, Lloyd, Richmond, and Jolly

Nayes: None. Absent: Robinson and Zarate

Resolution No. R2023-08-53

(Agenda Item #13)

Hear and Deliberate on City Manager's Report

City Manager Megan Henderson presented the following update on Goals 1, 2, and 4; Assistant City Manager Tony Cain presented the update on Goal 3. Goal 3 was presented first.

- a. Update on Strategic Goals 1-4
- iii. Support Preservation and Beautification

- West Service Road: A City vendor cut the property again and staff will start issuing another round of citations.
 - City vendor(s) mowed 38 properties in July due to property owners failing to comply with the tall grass ordinance.
 - Staff took 5 cases to Building and Standards Commission in July and will bring another 5 in September.
 - 114 New Street has been sold; new owner(s) plan to remodel.
 - Filter shop, north of Hillsboro Pavilion, is being cleaned out and demolished.
 - Received multiple compliments on Hillsboro Pavilion.
 - “Geometric shapes encourage us to do wonders for our city.”
 - “Thank you, City, for installing brightness. Soooo cheery.”
- i. Ensure Responsible, Equitable Growth
- One development prospect has run into design challenges, so the current working residential pipeline shows approximately 750 units.
 - Of those, 100% are single family
 - Water Supply
 - Raising Lake Aquilla
 - \$400,000 needed to fund an update to the study.
 - US Army Corps of Engineers (USACE) will seek this \$ in 2025.
 - Water Rights Lake Whitney
 - More competition for these resources
 - Population projections
- ii. Foster Transparency and Connection
- Christi Ward is working through the City website, updating and correcting information and adding features including a staff directory.
- iv. Deliver Efficient, Effective Government
- Main focus now is on budget
 - Will present budget at the next meeting and approve on second reading at a called meeting September 26.

(Agenda Item #11)

Hold a Closed Session Under the Provisions of Section 551.078 of the Government Code (Economic Development)

Mayor Johnson announced an entrance into Closed Session at 6:27p.m.

(Agenda Item #12)

Reconvene in Open Session

Mayor Johnson announced the exit from Closed Session at 7:18p.m.

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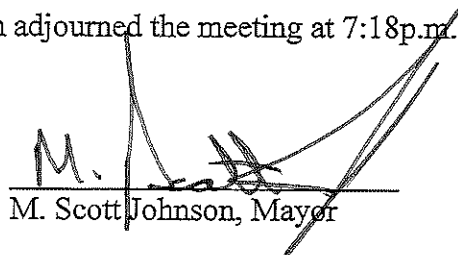
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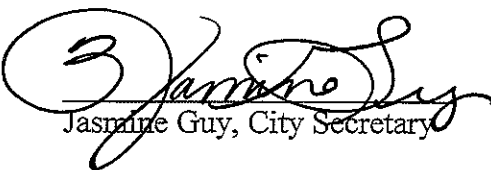
Deliberate and Act on Matters Discussed in Closed Session, If Any.

Mayor Johnson announced that there was no deliberation or action needed to be taken from the closed session

With no further business to address, Mayor Johnson adjourned the meeting at 7:18p.m.


M. Scott Johnson, Mayor

ATTEST:


Jasmine Guy, City Secretary

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