

City Council
City of Hillsboro, Texas
Minutes of Regular Meeting
May 16, 2023

Present were:

Andrew Smith, Mayor
Eric Fleming, Councilmember
Larry Lloyd, Councilmember
Dana Robinson, Councilmember
Leann Richmond, Councilmember
Scott Johnson, Mayor Pro Tem

Megan Henderson, City Manager
Dale Snyder, Finance/HR Director
Christi Ward, Acting City Secretary
Tony Cain, Asst. City Manager
Richard Reinhardt, Planning Official
Nicole Crain, Municipal Judge

Councilmember Frances Zarate was absent.

Mayor Smith called the Regular Meeting to order at 6:00 p.m.

The Invocation was given by Rev. Michael Nemec of Christ Lutheran Church

Outgoing Mayor Andrew L. Smith led the Pledge of Allegiance.

Hear Statements from Persons Wishing to Address Council.

Consent Agenda

Mayor Smith informed Council that agenda numbers five (5) through eight (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 May 2, 2023

(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 Re-Plat of All of Lot 14 and the East Half of Lot 15, Parks Addition, in the City of Hillsboro, Becoming Lots 14-R and 15-R, Parks Addition, in the City of Hillsboro, Being the Same Property by Reference as Recorded in Volume 2144, Page 52 and Volume 2185, Page 444 of the Official Public Records of Hill County, Texas. Also known as 807 and 809 East Elm Street.

(Agenda Item #8)

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Deliberate and Act on a Resolution Accepting the Recommendations of the Planning and Zoning Commission Approving a Specific Use Permit to Operate a Museum at 310 East Walnut Street, Which is Located in a Single Family Residential (SF-5) Zoning District. A Museum is Only Allowed by a Specific Use Permit in the Single Family Residential (SF-5) Zoning District.

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

On roll call, the following votes were cast:

Ayes: Fleming, Lloyd, Robinson, Richmond, Johnson

Nays: None Absent: Zarate

Resolution No. R2023-05-36 and R2023-05-37

Regular Agenda

Agenda Item #9

Deliberate and Act on a Resolution Appointing a Member to the Parks Board.

Chief Tony Cain informed Council there is currently a vacancy on the Parks Board. The city received an application from Patricia (Patty) Donaldson. She has a bachelor's in physical education and a master's in kinesiology and taught at the college level for 13 years.

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

On roll call, the following votes were cast:

Ayes: Fleming, Lloyd, Robinson, Richmond, Johnson

Nays: None Absent: Zarate

Resolution No. R2023-05-38

Agenda Item #10

Hold a Public Hearing, Second Reading of an Ordinance and Deliberate and Act on Accepting the Recommendation of the Planning and Zoning Commission on an Amendment of the Comprehensive Land Use Plan, Known as Ordinance O2009-01-01 (Last Amended by Ordinance O2023-01-01), Whereby the Purpose is to Amend the Future Land Use Map.

According to Mr. Reinhardt, the city's Comprehensive Land Use Plan is reviewed periodically by the staff to identify areas that may require updates. Currently, the focus is on the section south of Hwy 22 along I-35, which has a narrow strip of commercial-use land. The staff recommends expanding this area slightly while maintaining a narrow strip of single-family residential land between the commercial area and the Airstream Park. The Planning and Zoning Commission reviewed this matter on April 24, 2023.

With no further questions or comments from the Councilmembers, the Mayor opened the Public Hearing at 6:11 p.m. No one spoke for or against the proposed ordinance. The Public Hearing was closed at 6:12 p.m. and the Mayor declared the second reading of the

ordinance completed. The first reading was held at the May 2, 2023, Regular City Council Meeting.

On motion by Mayor Pro Tem Johnson and second by Councilmember Fleming, the ordinance was approved.

On roll call, the following votes were cast:

Ayes: Fleming, Lloyd, Robinson, Richmond, Johnson

Nays: None Absent: Zarate

Ordinance No. O2023-05-10

Agenda Item # 11

Hold a Public Hearing, First Reading of an Ordinance, and Deliberate and Act on Accepting the Recommendation of the Planning and Zoning Commission to Rezone Property Located on Morrow Drive from Heavy Industrial (I-2) to Commercial (C), Being a 12.03 Acre Tract in the Ewen Cameron Survey, Abstract No. 131, Hill County, Texas, as Recorded in Volume 1495, Page 59 of the Official Public Records of Hill County, Texas.

The Planning Official Richard Reinhardt referred to the map in the Council packet and explained the location being on Morrow Drive. There was one phone call received from a property owner in the area but they did not speak for or against the request. The Planning Official said the request is for rezoning the area from Heavy Industrial (I-2) to Commercial (C). The applicants do not have anything in mind for the property but would like to have it rezoned before selling the property. The Planning and Zoning Commission recommended approval at their meeting on May 8, 2023.

With no further questions or comments from the Councilmembers, the Mayor opened the Public Hearing at 6:14 p.m. No one else spoke for or against the proposed ordinance. The Public Hearing was closed at 6:15 p.m. and the Mayor declared the first reading of the ordinance completed. The second reading would be held at the June 5, 2023, Regular City Council Meeting.

Proposed Ordinance No. O2023-06-11

Agenda Item # 12

Hold a Public Hearing, First Reading of an Ordinance, and Deliberate and Act on Accepting the Recommendation of the Planning and Zoning Commission on an Amendment of the Terms of the 2007 Zoning Ordinance, Known as Ordinance No. O2007-01-01 (Last Amended by Ordinance No. O2023-02-05), Whereby the Purpose is to Add, "Vehicle Fueling Station" to the List of Uses in the Permitted Use Table in Section 2.11 and to the List of Definitions in Article 7 of the Hillsboro Zoning Ordinance

The Planning Official Richard Reinhardt states that all of the convenience store, with or without fuel sales. In order to address the growing popularity of electric vehicles and other alternative fueling sources, staff is proposing to add a use to the Zoning Ordinance: "Vehicle Fueling Station." The Planning and Zoning Commission discussed this proposed use at their meeting on May 8, 2023, and recommended approval of the

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following definition: “A premise where gasoline, other petroleum products and/or other forms of alternative fuel, including but not limited to Battery Electric Vehicle (BEV) charging, hydrogen fueling and other alternative fueling sources are sold.” The Commission further recommended that this use be permitted by right in Commercial (C), Office Professional (OP), Light Industrial (I-1), and Heavy Industrial (I-2) zoning districts and with a Specific Use Permit (SUP) in the Neighborhood Commercial (NC) zoning district and the Central Business District (CBD). The Planning and Zoning Commission recommended approval at their meeting on May 8, 2023.

With no further questions or comments from the Councilmembers, the Mayor opened the Public Hearing at 6:17 p.m. No one else spoke for or against the proposed ordinance. The Public Hearing was closed at 6:18 p.m. and the Mayor declared the first reading of the ordinance completed. The second reading would be held at the June 5, 2023, Regular City Council Meeting.

Proposed Ordinance No. O2023-06-12

Agenda Item #13

Remarks by Mayor Andrew L. Smith

Outgoing Mayor Smith wanted to say some remarks before stepping down. He commented on the great working relationship between the City and the other entities of Hill County. He spoke about the Industrial Improvement within the city of Hillsboro.

Agenda Item #14

Deliberate and Act on a Resolution for the Administration of the Oath of Office and Issuance of the Certificates of Election to the Unopposed Candidates in the Cancelled May 6, 2023, City Officers Election.

City Manager, Megan Henderson introduced Municipal Court Judge, Nicole Crain whom administered the Oath of Office. Outgoing Mayor Smith issued the Certificates of Election:

Councilmember, Place 1
Councilmember, Place 3
Councilmember, Place 5,
Mayor, Elected at Large

Eric Fleming
Dana Robinson
Leann Richmond
Scott Johnson

Agenda Item #15

Hear and Deliberate on City Manager’s Report

a. Update on Strategic Goals 5-8

v. Build Better Infrastructure

- Walnut Sidewalks, Safe Routes to Schools grant funded, MRB Group, complete and submitting closeout documentation
- Downtown Sidewalks, CDBG-MS grant funded, Kimley Horne, work mostly complete but some corrections needed
- Sidewalk by Axe House, city funds, Belfor Restoration, work underway and expected to go quickly

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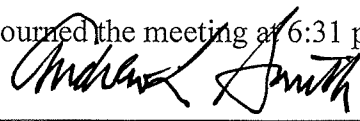
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- vi. Deliver Essential Services
 - Megan Henderson spoke of how every city employee benefited from Mayor Smith's counsel and leadership.
- vii. Boost Economic Development
 - Outlet Mall**
 - Pursuing entertainment uses and other tenants
 - Ensuring facilities are operational
 - Meeting next week with engineers regarding partial demolition
 - Downtown**
 - Cowgirl Vogue opened
 - T&A Guns & Ammo closing
 - Industrial**
 - Project GO may be a "go" – the team is evaluating an offer from a prospect
- v. Enhance Quality of Life
 - Parks & Recreation**
 - Baseball/ softball underway
 - Considering a list of facilities repairs
 - Library**
 - Pursuing funding from the Historical Commission for the preservation of key architectural features of the original building
 - Pursuing funding from USDA Rural Development for expansion

b. Recent and Upcoming Staff Activity and Events

- Rebecca Ramsey, Justin Derrington, and Christi Ward
- Title Sponsors: Frontier Support Logistics and Ah, For Real? Podcast
- Businesses who participated in the Margarita Walk
- Food and merchandise vendors
- Attendance numbers requested from Retail Coach; will report upon receipt
- Jasmine Guy was present at the meeting and will start at the end of May.

With no further business to address, Mayor Smith adjourned the meeting at 6:31 p.m.



Andrew L. Smith, Mayor

ATTEST:

Christi Ward, Acting City Secretary

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