

City Council
City of Hillsboro, Texas
Minutes of Regular Meeting
February 20, 2024

Present were:

Scott Johnson, Mayor	Tony Cain Assistant City Manager
Eric Fleming, Councilmember	Jasmine Guy, City Secretary
Jay Jolly, Councilmember	Dale Snyder, Director of Finance
Leann Richmond, Mayor Pro Tem	Richard Reinhardt, Planning Official
Frances Zarate, Councilmember	
Christi Ward, Communications & Executive Assistant	

City Manager, Megan Henderson, Councilmember Larry Lloyd, and Councilmember Dana Robinson were absent.

Others present:

Shannon Cottongame, Reporter
Sargent Justin Penney, Hillsboro Police Department
Pastor Michael Nemec, Christ Lutheran Church
Terrance Watts, Centrica Business Solutions
Robyn Mota, Republic Services

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

Invocation was completed by Pastor Michael Nemec of the Christ Lutheran Church

Councilmember Fleming led the Pledge of Allegiance.

Hear Statements from Persons Wishing to Address Council.

Tony Easterling, a resident at 251 HCR 3131 was able to share his comments regarding Upscale Tattoo and the upcoming ordinance regarding tattoo shops (agenda item #11.) He shared how the owner of Upscale Tattoo, Kristin Thrasher, has shown support to the events that he has hosted and he is in full support of her trying to establish a tattoo shop within the downtown area.

Leah Lozano, a resident from Penelope, TX was able to share her comments regarding the tattoo ordinance (agenda item #11.) Ms. Lozano shared that she is an artist with Holistic Ink and has worked alongside Ms. Thrasher. She provided positive comments about Ms. Thrasher's

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character and the benefits of how her practices will be a help the community.

Joe Denison, a resident at 69 W. Franklin St. shared additional comments regarding Ms. Thrasher and the tattoo ordinance (agenda item #11) as well. He expressed his support of Ms. Thrasher and her overall goal.

Donald Moreland, a resident at 1316 Medina Ct. Whitney, TX shared his comments and concerns regarding his property on 319 Waco Dr. He provided that he owns two properties in Hillsboro. One on Abbott Ave and one on Waco Dr. He shared that his main concern is the property on Waco Dr. and how he is feeling somewhat pressured by the City. He added that he is not sure if it is because of the Eclipse events that are approaching, but thinks the City is pressuring him to do something with the property as soon as possible. Mayor Johnson shared that council is unable to provide a response to his concerns, but there is City Staff present to address his concerns at a later date.

Kristin Thrasher, a resident at 1276 Hcr 425. She provided that she will also be giving comments regarding the tattoo ordinance. She informed council that she will be owner of the tattoo shop and gave specifics regarding her overall objective and goals. She added that she believes that this will be a good thing for the downtown area and provided how her shop plans to be different than an ordinary tattoo shop. She provided council with her background and credentials before closing and offering to provide any additional information if needed.

Consent Agenda

Mayor Johnson informed Council that agenda numbers five (5) through nine (9) 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 February 6, 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 Re-Plat of a Portion of Lots 14 and 15, Abney Addition, in the City of Hillsboro, Becoming Lot 14-R, Abney Addition, in the City of Hillsboro, Being the

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Same Property by Reference as Recorded in Volume 2271, Page 90 of the Official Public Records of Hill County, Texas. Also Known as 304 Francis Street.

(Agenda Item #8)

Deliberate and Act on a Resolution Accepting the Recommendations of the Planning and Zoning Commission Approving a Re-Plat of a Portion of Lots 2 and 3, Bond's Place, in the City of Hillsboro, Becoming Lot 2-R, Bond's Place, in the City of Hillsboro, Being the Same Property by Reference as Recorded in Volume 2203, Page 302 of the Official Public Records of Hill County, Texas. Also Known as 1025 East Elm Street.

(Agenda Item #9)

Deliberate and Act on a Resolution Accepting the Recommendations of the Planning and Zoning Commission Approving a Specific Use Permit (SUP) for the use, Contractor, No Outside Storage at 100 Leslie Street Contingent Upon Rezoning to Neighborhood Commercial (NC). This Use is Only Allowed by Specific Use Permit (SUP) in the Neighborhood Commercial (NC) Zoning District

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 Fleming and second by Councilmember Richmond, Consent Agenda Items #5 through #9 were accepted and approved.

On roll call, the following votes were cast:

Ayes: Fleming, Zarate, Richmond, and Jolly

Nays: None Absent: Lloyd and Robinson

Regular Agenda

(Agenda Item #10)

Hold a Public Hearing, First Reading, and Deliberate on an Ordinance Accepting the Recommendations of the Planning and Zoning Commission to Rezone Property Located at the Northwest Intersection of Cunningham Street and Leslie Street, from Single Family Residential (SF-5) to Neighborhood Commercial (NC).

Planning Official, Richard Reinhardt presented the agenda item. He shared that a rezone request has been received to rezone the Northwest Intersection of Cunningham Street and Leslie Street from Single Family Residential (SF-5) to Neighborhood Commercial (NC.) He was able to reference the PowerPoint to indicate the 200ft. notification area and provided that one response was received in support of the rezone. The purpose of the rezone is to obtain a Specific Use Permit

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(SUP) for the use, contactor no outside storage. Planning Official Reinhardt added that The NC zoning district would provide a buffer between the Heavy Industrial (I-2) Zoning District and the Single Family (SF-5) Zoning District and is consistent with the present conditions at the location. He provided that the owner of the property adjacent to the rezone spoke in favor of the request. The Planning and Zoning Commission reviewed this request at their meeting on February 12, 2024 and they forwarded their recommendation for approval.

With no further questions or comments from the Councilmembers, the Mayor opened the Public Hearing at 6:23p.m. No one spoke for or against the ordinance. Councilmember Richmond asked Planning Official Reinhardt about the property behind the rezone request. He shared that it is a Single Family Residential and there were no conflicts. The Public Hearing was closed at 6:24p.m. and the Mayor Johnson declared the first reading of the ordinance complete.

Ordinance No. O2024-03-04

(Agenda Item #11)

Hold a Public Hearing, First Reading, and Deliberate 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 (Last Amended by Ordinance O2024-01-02), Whereby the Purpose is to Amend the Permitted Use Legend and Table in Regards to Tattoo Establishments and to Define Private Tattoo Studio.

Richard Reinhardt, Planning Official presented the agenda item. He provided that council has already heard from individuals who are in support of the ordinance. He added that the Planning and Zoning Commission reviewed a text amendment to the Zoning Ordinance in regards to tattoo establishments. The proposed ordinance would amend the use, Cosmetic Tattoo Establishments, to Private Tattoo Studio and define it as, “a private tattoo establishment offering cosmetic tattoos and artistic designs and limited to a smaller operating space that provides services by appointment only with one primary artist and presenting a more reserved storefront and signage than a tattoo parlor.” He shared that presently, cosmetic tattoo establishments are permitted by right in the Central Business District (CBD). However, a private tattoo studio would require a Specific Use Permit (SUP) in the Central Business District (CBD), Neighborhood Commercial (NC), Commercial (C), Light Industrial (I-1) and Heavy Industrial (I-2) zoning districts. Additionally, the proposed ordinance would also include a 1,000ft distance requirement on other similar businesses. The Planning and Zoning Commission reviewed this request at their meeting on Monday, February 12, 2024. There were two people present from the community to speak in support of the text amendment to the zoning ordinance. The Commission forwarded their recommendation of approval by a vote of three ayes and one nay.

With no further questions or comments from the Councilmembers, the Mayor opened the Public Hearing at 6:31p.m. Douglas Cunningham was able to provide his comments in support of the ordinance. He shared that he thinks will be a good thing for the downtown area as more retail business are needed. He added that he is a part of the Hillsboro Art League and this will be chance for art to be displayed. Lynette Harrell with the Hillsboro Chamber of Commerce also expressed her favor in support of the ordinance. She shared that other cities have shops within their downtown area and thinks it will bring variety within the downtown area of Hillsboro. Councilmember Richmond asked Planning Official Reinhardt if this will apply to all or reviewed on a case by case basis. Planning Official shared that it will be reviewed on a case by case basis. Mayor Johnson asked about what areas would be classified as the Central Business District. Planning Official Reinhardt was able to provide the specific areas in which are included as the Central Business. He shared that he will add a map in the next meeting's PowerPoint for visual reference. There were no further questions. The Public Hearing was closed at 6:34p.m. and the Mayor Johnson declared the first reading of the ordinance complete.

Ordinance No. O2024-03-05

(Agenda Item #12)

Deliberate and Act on a Resolution to Increase Hangar Rent and Land Lease Fees and Authorizing City Staff to Execute All Necessary Documents.

Airport Manager, John Graham presented the agenda item. He shared in order to continue to receiving funding from FAA and TxDOT Aviation, airports must be charging the current market rate(s) for compliance requirements. In order to stay compliant with market rates, Airport Management and the Airport Board have approved to increase hangar rental and land lease rates. Rates were determined from the Consumer Price Index (CPI) from 2023. The rate was 4.56%. If approved by the city council, these rates increases will be effective starting April 1, 2024. Airport Management and the Airport Board will once again alter rates and fees after this three-year period.

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

On roll call, the following votes were cast:

Ayes: Fleming, Zarate, Richmond, Jolly

Nays: None Absent: Lloyd and Robinson

Resolution No. R2024-02-08

(Agenda Item #13)

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Deliberate and Act on a Resolution Between the City and TxDOT Aviation to Complete an Airport Layout Plan at the Rate of 90/10 With a Total Estimate of \$300K.

John Graham, Airport Manager presented the agenda item. He shared that the last Hillsboro Municipal Airport Action plan completed between the City and TxDot Aviation was in April 2004. Due to the growth of the City, Airport Management and Airport Board have both agreed that the airport is in need of an expansion. In order to move forward to discuss further expansion improvements, a new Airport Layout Plan (ALP) with narrative must be created. TxDOT aviation has finally given the approval to proceed with a creation of new ALP with narrative once approval has been obtain from City Council. Airport Manager Graham shared that some of the things covered in the ALP with narrative will included: Inventory of the airport, Aviation demand forecast, Facility requirements, Alternatives analysis, and Capital improvement program with financial plan. The estimated cost given to us from TxDOT Aviation for an ALP with narrative is approximately \$300,000 at a 90/10 split. With this agreement, TxDOT pays 90% and the city pays the remaining 10% of the total cost. Timeline to start could be this falls with completion of the plan in approximately one year.

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

On roll call, the following votes were cast:

Ayes: Fleming, Zarate, Richmond, and Jolly

Nays: None Absent: Lloyd and Robinson

Resolution No. R2024-02-09

(Agenda Item #14)

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

Assistant City Manager, Tony Cain presented the agenda item in the absence of City Manager, Megan Henderson. He shared that all details were shared during the first reading by City Manager Henderson. He added that staff has been in communication with TxDOT and the following proposal has been received. The max speed limit on the main lanes will be lowered 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. Changes are expected to take place after the school year is complete.

With no further questions or comments from the Councilmembers, the Mayor opened the

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Public Hearing at 6:41p.m. No spoke for or against the ordinance. The Public Hearing was closed at 6:42p.m. and the Mayor Johnson declared the second reading of the ordinance complete.

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

On roll call, the following votes were cast:

Ayes: Fleming, Zarate, Richmond, and Jolly

Nays: None Absent: Lloyd and Robinson

Ordinance No. O2024-02-03

(Agenda Item #15)

Deliberate and Act on a Resolution Increasing the not-to-exceed Amount for Energy Saving Performance Contracting TIPS Contract #220104 with Centrica Business Solutions from \$350,000 to \$400,000.00 to Accommodate Added Energy Solution Upgrades for the City Park.

Assistant City Manager, Tony Cain presented the agenda item. The Council previously adopted Resolution R2024-01-01 authorizing TIPS contract #220104 with Centrica Business Solutions for energy solution upgrades, but the initial program of work did not include City Park. Adding those facilities will increase the total project cost and exceed the previous upper limit of \$350,000. The city is looking at an out-of-pocket cost of \$30,000 due to some of the work needed at City Park is structural and all will not pay for itself. The overall work at City Park is approximately \$100,000. Energy savings will pay for most, but not all. Terrance Watts from Centrica Business Solution was able to answer the questions from council in further detail regarding lighting type and efficiency.

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

On roll call, the following votes were cast:

Ayes: Fleming, Zarate, Richmond, and Jolly

Nays: None Absent: Lloyd and Robinson

Resolution No. R2024-02-10

(Agenda Item #16)

Deliberate and Act on a Resolution Approving a One-Year Extension to the City's Contract with Republic Services for Solid Waste Collection Services and Authorizing the City Manager to Execute All Necessary Documents

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Tony Cain, Assistant City Manager presented the agenda item. He shared that the City has contract with Republic Services since 1998. Republic Service currently provides weekly trash pickup and weekly recycle pickup, and customers use their own bins. Reviews of Republic's service are mixed, with many citizens reporting excellent service from trash personnel and also citizens complaining about services they used to receive and no longer get, such as brush pickup. The city has elected to not renew for a full five year term but to renew the current contract for a year to explore other options.

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

On roll call, the following votes were cast:

Ayes: Fleming, Zarate, Richmond, and Jolly

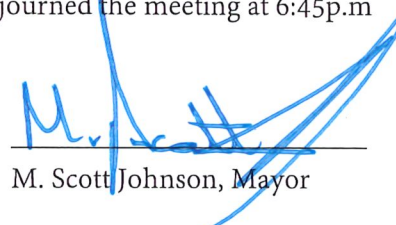
Nays: None Absent: Lloyd and Robinson

Resolution No. R2024-02-11

(Agenda Item #17)

City Manager's report was not given at this time due to her absence. Assistant City Manager, Tony Cain opened for questions at this time regarding the City Manager's Report and there were none.

With no further business to address, Mayor Johnson adjourned the meeting at 6:45p.m



M. Scott Johnson, Mayor

ATTEST:



Jasmine Guy, City Secretary

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