

MINUTES OF THE
HENDERSON CITY COUNCIL
REGULAR SCHEDULED MEETING

April 18, 2023

CALL TO ORDER: *The Mayor will call the meeting to order, declare a quorum if present, and declare notices legally posted pursuant to Open Meetings Act.*

Mayor Fullen called the meeting to order at 5:30 p.m.

Council members present were Wes Breitenberg, Reggie Weatherton, Henry Pace, Melissa Morton, and Gina Juarez.

Staff members present were City Manager Jay Abercrombie, City Secretary Cheryl Jimerson, City Attorney Joe Shumate, Chief of Police Chad Taylor, Fire Chief Rusty Chote, Director of Operations Davis Brown, Director of Public Services Kirk Kimbrell, Director of Utilities Randy Boyd, Finance Director Karen Arnall, Animal Center Director Charissa Pool, Community Development Manager Cliff McElfresh, Zoning Coordinator Billy Hughes, Civic Center Manager Stephanie Kimbrell, Executive Leadership Assistant/HR Specialist Hillary Faulkner, Communications and Marketing Coordinator Phedra Johnson, and HEDCO Director John Clary.

INVOCATION AND PLEDGE OF ALLEGIANCE:

Council Member Henry Pace gave the invocation, Mayor Fullen led the Pledges.

CITIZENS COMMENTS

There were no citizen comments.

PRESENTATIONS/ANNOUNCEMENTS

1. Proclamation designating the month of May as National Historic Preservation Month

Mayor Fullen declared the month of May as National Historic Preservation Month.

Police Chief Chad Taylor recognized Officers Jackson Jones, Bryan Graham and Tony Villalobos for their swift response to an area emergency call. The actions of these officers saved the life of a local woman.

CONSENT AGENDA

2. Consideration of possible action upon the minutes of the meeting from March 21, 2023. (Jimerson)
3. Consideration and possible action upon HEDCO financials from February 2023. (Clary)
4. Consideration and possible action upon declaring certain property as surplus and authorizing staff to dispose of the same. (Kimbrell/Abercrombie)

Council Member Henry Pace made a motion to approve the consent agenda, duly seconded by Council Member Melissa Morton. The vote was unanimous.

COUNCIL BUSINESS – REGULAR SESSION

5. Open a second Public Hearing upon the voluntary annexation application of 25.119 acres into the city limits located at 1702 Industrial Drive owned by HEDCO. (Jimerson)

Mayor Fullen opened a second public hearing at 5:42.

There were no comments.

6. Close Public Hearing.

Mayor Fullen closed the public hearing at 5:48.

7. Consideration upon the first reading of Ordinance # 2023-04-03 annexing HEDCO property located on Industrial Drive/Morris Street into the city limits. (Jimerson)

City Secretary Cheryl Jimerson stated, the first public hearing on the annexation of this property was held March 21, 2023, with no public comments. This is the second public hearing allowing the first reading of said ordinance under consideration.

Council had no questions or comments on the first reading of Ordinance 2023-04-03.

8. Consideration and possible action upon the fourth amendment of the Henderson Independent School District School Resource Officer Interlocal Agreement with the Henderson Police Department. (Taylor)

Chief of Police Chad Taylor stated, this amendment is in reference to the purchase of a police unit and equipment, which will be assigned to the School Resource Officer Program. The funds are split, HISD 75% with the City picking up the balance of 25%. This has been approved by the School Board.

Council Member Melissa Morton made a motion to approve the fourth amendment of the Interlocal agreement with HISD and COH, duly seconded by Council Member Reggie Weatherton. The vote was unanimous.

9. Consideration and possible action upon the second reading of Ordinance 2023-03-01 changes the current zoning of a property from a Medium Density Multi-Family (M2) zone to a General Commercial (C2) zone. These properties are located on the corner of Kilgore Drive (HWY 259) and Millville Drive (FM 782). (Hughes/McElfresh)

Zoning Coordinator Billy Hughes stated, the properties included in this request were previously zoned Medium Density Multi-Family Residential (MF2) in 2001 by Ordinance #01-04-10 from Residential Estates (RE) and General Commercial (C2). The current owners of these lots have plans to develop this property for commercial use and have requested that the portion of the property currently zoned MF2 be re-zoned to C2.

Council Member Wes Breitenberg made a motion approving said Ordinance listed in this item, duly seconded by Council Member Henry Pace. The vote was unanimous.

10. Consideration and possible action upon the second reading of Ordinance 2023-03-02 changing the current zoning of a property from a Planned Development (PD) to a General Commercial (C2) zone. This property is located at 100 Zied Blvd. (Huhges/McElfresh)

Zoning Coordinator Billy Hughes stated, at a meeting held March 14, 2023 the Planning and Zoning Commission voted to make a recommendation to Council to change the zoning of this property from Planned Development (PD) to General Commercial (C2). This property is part of the Brookridge subdivision that was zoned for Planned Development in 2012 when Dr. Yasser Zeid bought and developed several parcels into a mixed use subdivision. Bane Investment Holdings recently purchased the property located at 100 Zeid Blvd.. Mr. Bane is requesting that this property be removed from the Planned Development zoned district and be re-zoned to General Commercial. Mr. Bane has approval from TxDot to create an entrance from US Hwy 79 E. onto his property. This street will be built to city and state specifications, and dedicated to the City.

Council Member Reggie Weatherton made a motion approving said Ordinance listed in this item, duly seconded by Council Member Gina Juarez. The vote was unanimous.

11. Consideration of the first reading of Ordinance 2023-04-05 a zoning change from Institutional (IS) to low density Multi-family 1 (M1) for a property located at 1112 Longview Dr. (Hughes/McElfresh)

Zoning Coordinator Billy Hughes stated, in February of 2022, the zoning was changed on this property to Institutional (IS) when it was leased to a faith-based woman's outreach organization. The lease was terminated approximately 6 months ago with the building remaining empty. The owner now has the property under contract to sell and the buyer wants to convert the building on the property into a duplex. Therefore, the zoning of the property request is for a Low Density Multiple Family Residential (M1) zone.

Council had no questions or comments on the first reading of the Ordinance 2023-04-05 zoning change.

12. Consideration upon the first reading of the Ordinance #2023-04-06 abandoning a part of an unnamed/unimproved street/alley off Penn Street. (Hughes/McElfresh)

This item was struck from the agenda. The City Attorney, Joe Shumate, needs more information from the surveyor.

13. Consideration and possible action to rescind previous approval of a Minor Plat submitted by Bane Investment Holdings (BIH) for the property known as part of the Crimcrest Addition located between Whippoorwill and Mockingbird Streets. (Hughes/McElfresh)

Zoning Coordinator Billy Hughes explained the change from BIH, wanting to recall the previously approved minor plat on the Crimcrest Addition. Billy stated the plots could be developed as is, with consideration from the Board of Adjustments (BOA).

Council Member Henry Pace made a motion to rescind said plat, duly seconded by Council Member Melissa Morton. The vote was unanimous.

DEPARTMENTAL REPORTS:

14. The City Council may deliberate and make inquiry into any item listed in the Departmental Reports.

A. City Manager

B. Fire Department

C. Police Department

D. Animal Center

E. Community Development

Billy Hughes updated the Council on the city wide clean up held on April 1, 2023.

262 vehicle

150 tires

100 electronic items recycled

40 tons of debris collected was reported from the solid water collection site.

F. Public Services/Parks and Rec Departments

Council Member Reggie Weatherton made Kirk aware of limbs in the street. Kirk called the crew on-duty to take care of the limbs.

G. Public Utilities

Randy Boyd gave an update on the meter installation. As of now, there are 132 meters replaced. Projected completion date is the end of July.

H. Finance Department

I. City Secretary

J. Communications and Marketing

K. HEDCO

L. Director of Operations

Civic Center

Main Street/Tourism

Municipal Court

BOARDS AND COMMISSIONS

Board of Adjustments Minutes

Planning and Zoning Minutes

The Cemetery Board Meeting will not meet again until April 19, 2023

Main Street Meeting Minutes

The Preservation Board did not meet in February or March.

There were no questions from the Council about any of the committee minutes.

ADJOURNMENT

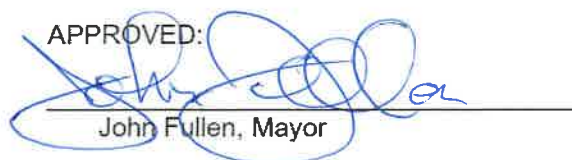
15. Adjourn

Council Member Henry Pace made a motion to adjourn at 6 p.m., duly seconded by Council Member Melissa Morton. The vote was unanimous.

ATTEST:


Cheryl Jimerson, City Secretary

APPROVED:


John Fullen, Mayor