

City Council
City of Hillsboro, Texas
Minutes of Regular Meeting
May 6, 2025

Present were:

Scott Johnson, Mayor	Megan Henderson, City Manager
Leann Richmond, Councilmember	Tony Cain, Assistant City Manager
Larry Lloyd, Councilmember	Jasmine Guy, City Secretary
Jay Jolly, Councilmember	Richard Reinhardt, Planning Official
Dana Robinson, Councilmember	Jessica Trew, Executive Director HEDC
Christi Ward, Communications & Executive Assistant	
Justin Dyer, Library Director	

Councilmember Eric Fleming was absent.

Others present:

Shannon Cottongame, the Reporter
Hillsboro Police Department
Lynette Hearell-Director of Hillsboro Chamber of Commerce
Bishop Billy Clark-Believer's Christian Cathedral Church

Mayor Johnson called the meeting to order at 6:01PM

Invocation was completed by Bishop Billy Clark

Mayor Johnson led the Pledge of Allegiance.

Hear Statements from Persons Wishing to Address Council.

Amy Howell was able to express comments regarding the treatment of the homeless population within the city. She followed by informing council of an incident that had taken place while at she was at Love's Travel Stop. She reported that the incident involved the Hillsboro Police Department treating her unlawfully. She shared that she was profiled while at Love's for loitering and was forced to leave the establishment. She reported to have left as instructed and was found by Hillsboro Police Department at another establishment where she was confronted, detained, and questioned. She informed council that the Hillsboro Police Department, specifically naming Corporal Lindeman illegally detained, threatened, and forced her to produce her identification. She expressed that her rights were violated as she should not have been made to provide identification without probable cause. She continued to express that the officers were not properly trained and dismissed her complaints while also mimicking and mocking her. She

continued by expressing that she was given the wrong information by Public Safety Staff when she attempted to file a formal complaint and urged council to take immediate action.

Carolyn Rodriguez, a police activist was able to address council as well regarding the situation involving Ms. Howell and the Hillsboro Police Department. She reiterated the situation that occurred in further detail while adding that Ms. Howell's rights were violated and "Failure to identify" is not a standalone crime. She expressed that she is concerned because how does a person standing up for their own rights present an inconvenience for law enforcement. She added that it seems as if the officers within the Hillsboro Police Department have this "Us vs. Them" mentality. She reported that the officer's behavior was very rude and condescending and she didn't understand how the officer could be that way while wearing a body cam. Ms. Rodriguez continued to express that the police officers within the city are trained to have the "Us vs. Them" mentality and a more confrontational approach rather than a community pleasing one. Ms. Rodriguez continued and asked if the Chief of Police is not aware of what is taking place within his department. She began to express her thoughts and comments regarding the Chief of Police and reported that he needs to be more transparent while holding his staff accountable.

BZ Watchdog was able to address council. He reported that he wanted to address council regarding the corrupt culture within the Hillsboro Police Department. He expressed that the department has repeatedly shown the lack of respect for its citizens, policies, and the U. S. Constitution. He expressed that Amy Howell was unlawfully detained, harassed, and threatened to be arrested for exercising her right to record the police. He reported that the police were called on Ms. Howell after she had already left the property and Hillsboro Police hunted her down across the street at McDonalds without gathering any facts or speaking to anyone. He continued and shared that they forced her to hand over her identification under the threat of arrest. He expressed that that is not law enforcement, but intimidation and a blatant violation of the 4th Amendment. He referenced several other cases similar to the situation at hand and insisted that Ms. Howell did not do anything wrong. She simply complied. Mr. Watchdog shared his comments regarding Corporal Roseann Lindeman's treatment towards Ms. Howell. He expressed that not only should she be fired, but she also be charged under the Texas Penal Code 9.03. He was able to present Officer Lindeman's disciplinary write ups and reported that this is not an isolated incident, but a pattern. Mr. Watchdog expressed that Chief Tony Cain and all of the officers involved need to be fired with emphasis on Corporal Lindeman. He expressed that it is up to the community to hold law enforcement accountable. Mr. Watchdog concluded with the statement "you play stupid games, you earn stupid prizes."

Consent Agenda

Mayor Johnson informed Council that agenda numbers five (5) through (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 the Approval of the Minutes for the Regular Meeting on April 15, 2025

(Agenda Item #6)

Act on the Approval of Bills.

(Agenda Item #07)

Deliberate and Act on a Resolution Authorizing the City's Cemetery Department to Advertise for Bids Regarding Grounds Keeping Services.

[Anthony Allegood, Director of Cemetery Services provided council with the following information in the council packet prior to the meeting: It has come that time when once again the City has to go out for grounds keeping services for both of the City Cemeteries. Traditionally over the year, when a winning contractor is awarded the grounds keeping services contract, the contractor and the City can agree to renew said contract for an additional three years. The contractor can also ask for an additional 3% maximum increase in the contract from the previous year to help with increasing costs of parts, maintenance of equipment, and fuel. The contract for these grounds keeping services has reach the allotment of times the contract can be renewed at this point. The Cemetery Department needs to advertise for bids along with contacting other area mowing contractors to inform them of the opportunity to place a bid for these services. Plans are return to the City Council with received bids and gain a resolution to award the winning bidder the contract for ground keeping services. The new contract will start with next year's budget, being October 1, 2025.]

(Agenda Item #08)

Deliberate and Act on a Resolution Appointing a Member to the Historic Preservation Commission.

[Richard Reinhardt, Planning Director of Community Development provided council with the following information within the council packet prior to the meeting: An application has been submitted by Bryan McGilvray to fill a vacancy on the Historic Preservation Commission for a term set to expire later this year. The applicant expressed an interest in Historic Preservation and also serves on the Heritage League. Based on his experience and interests, he is qualified to serve on the Historic Preservation Commission. Staff's recommendation is for Bryan McGilvray to be appointed to fulfill the remainder of a term set to expire in 2025.]

(Agenda Item #09)

Deliberate and Act on a Resolution Directing Staff to Dispose of Salvage/ Surplus Personal Property.

[City Manager, Megan Henderson provided the following information within the council packet prior to the meeting: There have been lots of questions about various items at the Outlet Mall that constitute surplus personal property. Staff recommends that all property the City can't use be declared surplus property, and that it be disposed of in the following manner:

1. Hillsboro ISD, Hill County, and Hill College be invited to use what they can
2. Hillsboro nonprofits be invited to use what they can, subject to certain limitations
3. A sale or auction be arranged to allow private individuals to pay for items they want]

Consent agenda items. There were no items removed from the Consent Agenda. There were no further questions or comments. On a motion by Councilmember Robinson and second by Councilmember Richmond, Consent Agenda Items #5 through #9 were accepted and approved.

On roll call, the following votes were cast:

Ayes: Lloyd, Robinson, Richmond, and Jolly

Nays: none Absent: Fleming

Resolution No. R2025-04-27, 31, 32

Regular Agenda

(Agenda Item #10)

Hold a Public Hearing, Second Reading and Deliberate and Act on an Ordinance Establishing Regulations for Murals in the City of Hillsboro.

Planning Director, Richard Reinhardt presented the agenda item. He reported that he will not go into depth regarding this item as the details were shared during the first reading. The Historic Preservation Commission and Main Street Board have both reviewed the draft requirements for mural within the downtown area. Both boards have recommended approval. Planning Director provided the definition of Mural and the proposed regulations that will be listed in the ordinance. The murals in general will be require a permit in which will need approval from the Main Street Board. For properties within the Historic Cultural Landmark Preservation Overlay will require a certificate of appropriateness from the Historic Perseveration Commission. Planning Director Reinhardt shared that if those two determinations present a conflict, then council will determine the final approval of the proposing mural. Within the draft ordinance there are specific sections detailing requirements, enforcement, and additional technical issues to be considered for new mural and ghost murals. Planning Director Reinhardt opened for questions from council.

Councilmember Leann Richmond was able to ask about the timing and timeframe in which it will take to get a permit approved for a mural. Planning Director Reinhardt shared that the timeframe will usually take no longer than a couple of weeks. Councilmember Richmond shared that she just wanted to make sure the process was not lengthy. There were no further questions or comments from council. Mayor Johnson opened the public hearing at 6:18p.m. A member from the audience was able to provide her comments and concerns regarding the proposed ordinance. She discussed item #4 within the ordinance along with additional concerns for maintaining the integrity of the building and the type of material and products that is permitted. She continued with further concerns regarding the enforcement and responsibility for maintaining the murals. She provided comments about funding and suggested that the city should contribute some assistance with maintenance and funding. She provided council with some research that was gathered from another town in which has successfully implemented murals. She reported that it took them 20+ years, but it will bring people to town and could boost tourism. City Manager Henderson was able to provide her comments regarding the suggestions made from the audience member and to only be restrictive as necessary. She expressed that this is to protect the common interest, provide a sense of balance, and allow the property manager to be the one to determine certain requirements since it will be their project, materials, and funding. She reported that all of the things expressed by the audience member can be taken into consideration and suggested that no action be taken on this item for further discussion. Another audience member asked about the area that is considered the "Historical District." Planning Director Reinhardt was able to reference the PowerPoint to show a map that indicated the specific areas that are considered the Central Business District and Historical Cultural Preservation Overlay. There were no further questions or comments. Mayor Johnson closed the public hearing at 6:31p.m. There was no action taken on this item.

(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 No. O2007-01-01, Whereby the Purpose is to Amend the Permitted Use Legend and Table by Adding Recreational Vehicle Resort and to Define Recreational Vehicle Resort.

Planning Director, Richard Reinhardt presented the agenda item. He reported to council that a letter was submitted to the City requesting consideration about amending the text of the 2007 Zoning Ordinance to allow for recreational vehicle resorts. Planning Director Reinhardt shared the definition that was presented to the Planning and Zoning Commission for a recreation vehicle resort. He reported that this would be centered more for a tourist destination rather than a RV park. The proposed use would be allowed in the following zoning districts with a Specific Use Permit (SUP): Agricultural Residential (AR-1), Light Industrial (I-1), Heavy Industrial (I-2), and Commercial (C). He added that supplemental conditions would require a site plan and engineered civil plans. The Planning and Zoning Commission reviewed this request and recommended their approval, but there was some discussion on the definition and if needed any additional language was needed. There were

no questions or comments from council. Planning Director Reinhardt shared that the person from the company that submitted the letter was present for any questions.

Mayor Johnson opened the public hearing at 6:34p.m. The person that submitted the letter was able to provide commentary regarding the project and the details associated. He provided that they are the current owners of the travel centers located in Burleson, TX and Italy, TX. The resort will not be made for long-term stay only temporary. He reported that the intent is to attract the people that are traveling along I-35 or headed to the lake while being able to spend money within the city. Another audience member was able to provide council with the discussion pieces that were talked about during the Planning and Zoning meeting. Councilmember Leann asked if there has been any consideration regarding any requirements for RV type and year of the recreational vehicle. There were no further question or comments. Mayor Johnson closed the public hearing at 6:42p.m. The first reading of the ordinance was declared complete.

Ordinance No. O2025-05-09

(Agenda Item #12)

Hear and Deliberate on the City Manager's Report

- City Manager Megan Henderson presented the following update on Goals 1,2,4
- Assistant City Manager, Tony Cain presented the update on Goal #3

a. Update on Strategic Goals 1-4

iii. Support Preservation and Beautification

- Update on Knox Fuel Stop: The owner was given a day 7 reprieve to come up with a game plan to addresses issues.
- Amigos: Staff met with the new owners, they will be providing an engineer's report to the Building Official and they want to start work in the middle of July.
- 81 Motel: Electricity has been turned on to the building. The fire alarm system was completed. There is no official open date.
- Walmart: Started remodel and staff has completed several plumbing inspections. They will be starting construction for the fire related projects.
- Building and Standards Board: The meeting will be on May 15, 2025 (HCH, 6PM). Staff will have one house to present.
- Hillsboro Operation Welcome Mat: Thank you for the Welcome Reception.
- Curb clean-up: Due to the weather, we have paused the Curb Clean Up initiate.
- O'Reilly Auto parts: The construction is almost finished. The store will be completed by May 16 and then will be turned over to O'Reilly's, however we do not have an official opening date yet.
- Southern Star Storage: Poured concrete for the pad.
- New Code Enforcement Officer: Started on Monday 05/05/25.

i. Responsible, Equitable Growth

- 26 Pattons Mill Phase 3 – underway (2025/26)
- 108 Estimated 4-year infill – underway (2025-29)
- 156 Somerset Phase 1 – underway (2025/26)
- 78 Park Terrace – underway (2025/26)
- 75 Canaan Estates – predevelopment
- 182 Somerset Phase 2 – predevelopment
- 126 Hillsboro Meadows P1 - predevelopment
- 15 Electra – predevelopment
- 45 Meadow Terrace – predevelopment
- 200 Project Soas – predevelopment
- 181 Somerset Phase 3 – planned
- 180 Hillsboro Meadows P2&3 – planned
- 415 Project Curtis A (or 100/425)
- 291 Project Broadway
- 250 Project Curtis B
- 300 Project Mark
- 2628 Single Family Units (does not include 260 MF)

ii. Foster Transparency and Connection

- New City website will be available soon
- New budget software will have online interactive access to city budget with ability to show progress on various projects
- Staff is using in-person, newsletter, newspaper, website and social media to share information regarding city initiatives.
- Meeting videos are on the City's YouTube channel

iv. Deliver Efficient, Effective Government

- Municipal Election held
- Comprehensive Plan
 - Kickoff held April 23-24
 - Survey #1 is currently open online – all participation is needed
- Council/ management collaboration
- Consistency and continuity across departments
- Culture of employee retention and professional development

b. Staff Activities and Events

- Customer service training continues for citizen-facing employees
- ChurroFest: May 17th

(Agenda Item #13)

Hold a Closed Session Under the Provisions of Section 551.087 of the Government Code (Economic Development.)

Mayor Johnson announced entrance into closed session at 6:50p.m.

(Agenda Item #14)

Reconvene in open session

Mayor Johnson announced the exit from closed session at 7:00p.m.

(Agenda Item #15 & 16)

- **Deliberate and Act on Matter Discussed in Closed Session, If Any**
- **Deliberate and Act on a Resolution Approving an Economic Development Agreement with Lancaster Diamond Properties, LLC, and United Container Group Pursuant to Chapter 380 of the Texas Government Code**

Councilmember Larry Lloyd gave a motion to approve an Economic Development Agreement with Lancaster Diamond Properties, LLC, and United Container Group. Second was given by Councilmember Jolly. The resolution was accepted and approved.

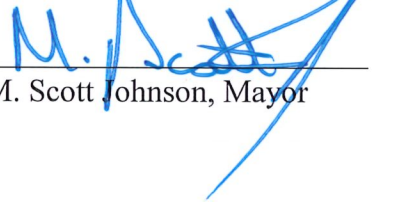
On roll call, the following votes were cast:

Ayes: Lloyd, Robinson, Richmond, and Jolly

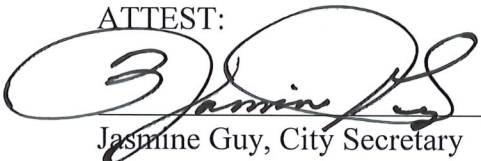
Nays: none Absent: Fleming

Resolution No. R2025-05-33

With no further business to address, Mayor Johnson adjourned the meeting at 7:02p.m.


M. Scott Johnson, Mayor

ATTEST:


Jasmine Guy, City Secretary