

City Council
City of Hillsboro, Texas
Minutes of Regular Meeting
May 20, 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	Christi Ward, Communications & EA
Eric Fleming, Councilmember	

Others present:

Shannon Cottongame, the Reporter
Hillsboro Police Department
Lynette Hearell-Director of Hillsboro Chamber of Commerce

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

Mayor Johnson led the Pledge of Allegiance.

Hear Statements from Persons Wishing to Address Council.

William Orr, a resident of Hillsboro addressed the council regarding the potential location of the municipal waste processing. He reported that he is not objective in this process coming, but has some concerns regarding HVACs and some potential owners within the area. He was able to inform council on some of the process requirements and thanked council for their time before concluding.

Basil Zangare (BZ Watchdog on social media) was able to address council. He reported that he is a Civil Rights Activist by documenting exposed government misconduct. He shared that he was present to shine a new light on a serious breach of public trust within the city's police department, and to demand immediate action. He shared some information regarding an incident that happened on May 6th with Officer Roseann Lindeman and her disciplinary action records. He shared that the internal memo describing her actions are unbecoming of an officer and a detriment to the department. He expressed that the community deserves to know is that this officer was drunk (while off duty,) found in a running vehicle, creating a danger to the public and disgrace to the badge. He shared that any ordinary citizen would have been arrested for DUI and lost their driver's license, but because she wears a badge, and because Chief Tony Cain covers up misconduct, there were no criminal charges, no arrests, and no transparency. He further explained how the situation is not just misconduct, but more of a cover-up. He

shared with the council about Chief Tony Cain's flaw and faults. He demanded for council to terminate Chief Tony Cain from both of his roles. He informed the members of the audience to contact him if they have experienced any misconduct or corruption before concluding.

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 Special and Regular Meeting on April 24, 2025 and May 6, 2025.

(Agenda Item #6)

Act on the Approval of Bills.

(Agenda Item #07)

Deliberate and Act on a Resolution Authorizing Designated Signatories for Resilient Communities Program Grant Documents

[Megan Henderson, City Manager provided council with the following information in the council packet prior to the meeting: The City of Hillsboro has been awarded a Resilient Communities Program Grant funded by the Texas General Land Office for the purpose of developing a comprehensive plan. As part of the grant administration process, the GLO requires a resolution from the City Council identifying the officials authorized to sign contracts, certifications, and other related documents. This resolution designates the Mayor and City Manager to fulfill that role.]

(Agenda Item #08)

Deliberate and Act on a Resolution Affirming the City of Hillsboro's Commitment to Comply with Federal Civil Rights, Fair Housing, and Equal Opportunity Laws in Connection with the Resilient Communities Program Grant; and Appointing the City Secretary the Civil Rights Officer for the City of Hillsboro

[Megan Henderson, City Manager provided council with the following information within the council packet prior to the meeting: The City of Hillsboro has been awarded a Resilient Communities Program grant through the GLO for the purpose of comprehensive planning. In accordance with Chapter 11 of the GLO Implementation Manual, grant recipients must adopt a Civil Rights Resolution acknowledging their responsibility to comply with civil rights statutes including Title VI of the Civil Rights Act, Section 504 of the Rehabilitation Act, the Fair Housing Act, the Age Discrimination Act, and Section 3 of the Housing and Urban Development Act. This resolution is a

formal step to document the City's compliance, reinforce its nondiscrimination policies, and designate the Civil Rights Officer to oversee related obligations throughout the grant process.]

(Agenda Item #09)

Deliberate and Act on a Resolution Approving an Amendment to the Development Agreement between the City of Hillsboro and GRP Hillsboro Land Partners, LLC

[City Manager, Megan Henderson provided the following information within the council packet prior to the meeting: The original Development Agreement between the City and GRP makes clear that the City is responsible for the demolition of structures on our part of the property, Glaser is responsible for demo of structures on their part, and if Glaser delivers 4 – 6 users of pad sites we will reimburse 1/3 – 3/3 of his demo costs. The proposed Amendment allows Glaser to contract for the entire demo, and for us to pay him for our portion of the costs. The form of the Amendment is still under review by GRP legal, but we anticipate it will be similar to the attached.]

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: Fleming, Lloyd, Robinson, Richmond, and Jolly

Nays: none Absent:

Resolution No. R2025-04-35, 36, 37

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 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 provided that he will not be providing much detail as it is the second reading. This proposed text amendment would add recreational vehicle resorts from the zoning ordinance. He referenced the PowerPoint to show the definition and added that emphasis would be on this being more of a tourist destination. He reported that the following zoning districts would be allowed with a specific use permit: agriculture residential, light industrial, heavy industrial, commercial and then supplemental conditions requiring a site plan and engineering support plans would also be applied to this use. The Planning and Zoning Commission forwarded their recommendation for approval.

There were no questions or comments from council. Mayor Johnson opened the public hearing at 6:10p.m. A member from the audience asked about where this item was planning on being put. Planning Official Reinhardt explained that as of right now it is just a text amendment that is allowing the process and the zoning ordinance for someone to request the use of a recreational vehicle resort. He added that this isn't necessarily for a specific location; the person could apply for this used to be located in light industrial, heavy industrial, agricultural, residential, or commercial, that doesn't guarantee that it would receive approval. There were no further questions or comments. Mayor Johnson closed the public hearing at 6:11p.m. On a motion by Councilmember Richmond and second by Councilmember Robinson, the ordinance was accepted and approved.

On roll call, the following votes were cast:

Ayes: Fleming, Lloyd, Robinson, Richmond, and Jolly

Nays: none Absent:

Ordinance No. 02025-05-09

(Agenda Item #11)

Deliberate and Act to Clarify Policy Regarding Cleanup of Wastewater Backflow Incidents on Private Property

City Manager, Megan Henderson presented the agenda item. She was able to give council a brief overview of the City's current Wastewater Backflow Policy. She reported that under adverse conditions, it is possible for wastewater from the city's collection system to discharge into residential property. Under these circumstances it is our policy to perform cleanup using our personnel. It is not our policy, however, to pay for damages. She provided the following as reasons:

1. per our insurance, we aren't liable for these costs.
2. There could be a wide range of costs – or of opinions of costs – for various issues
3. We don't currently have funding in the wastewater program to address this.

City Manager Henderson introduced Irene and Ted Lowery. Mrs. Lowery was able to share with council the current issues they are facing due to an incident with wastewater backflow that caused extensive damage within their home. She provided that insurance covered little to no costs for the damages that had occurred and they have had to pay for majority of the repairs and cleanings out of their own pocket. City Manager Henderson explained that City staff was called and was able to take a look at the issue, but mistakenly informed the Lowery's that it was not the city's system when in fact it was. City Manager explained that this is just a discussion to be held to determine if there are any policy changes that need to be made. Councilmember Richmond asked if there could be some kind of backflow prevention installed. City Manager Henderson shared that the parts have been ordered and there will be a preventer installed at the property. Mayor Johnson asked if there could be a way for a supervisor to be on-call to inspect the property during a situation like this. City Manager confirmed that she does not anticipate that this will happen again. Council continued to discuss the possibility of adding conditions into the policy in the event another

situation like this occurs due to the weather. No action was taken on this item. Discussion only.

(Agenda item #12)

Hear and Deliberate on the City Manager's Report

- City Manager Megan Henderson presented the following update on Goals 5-8

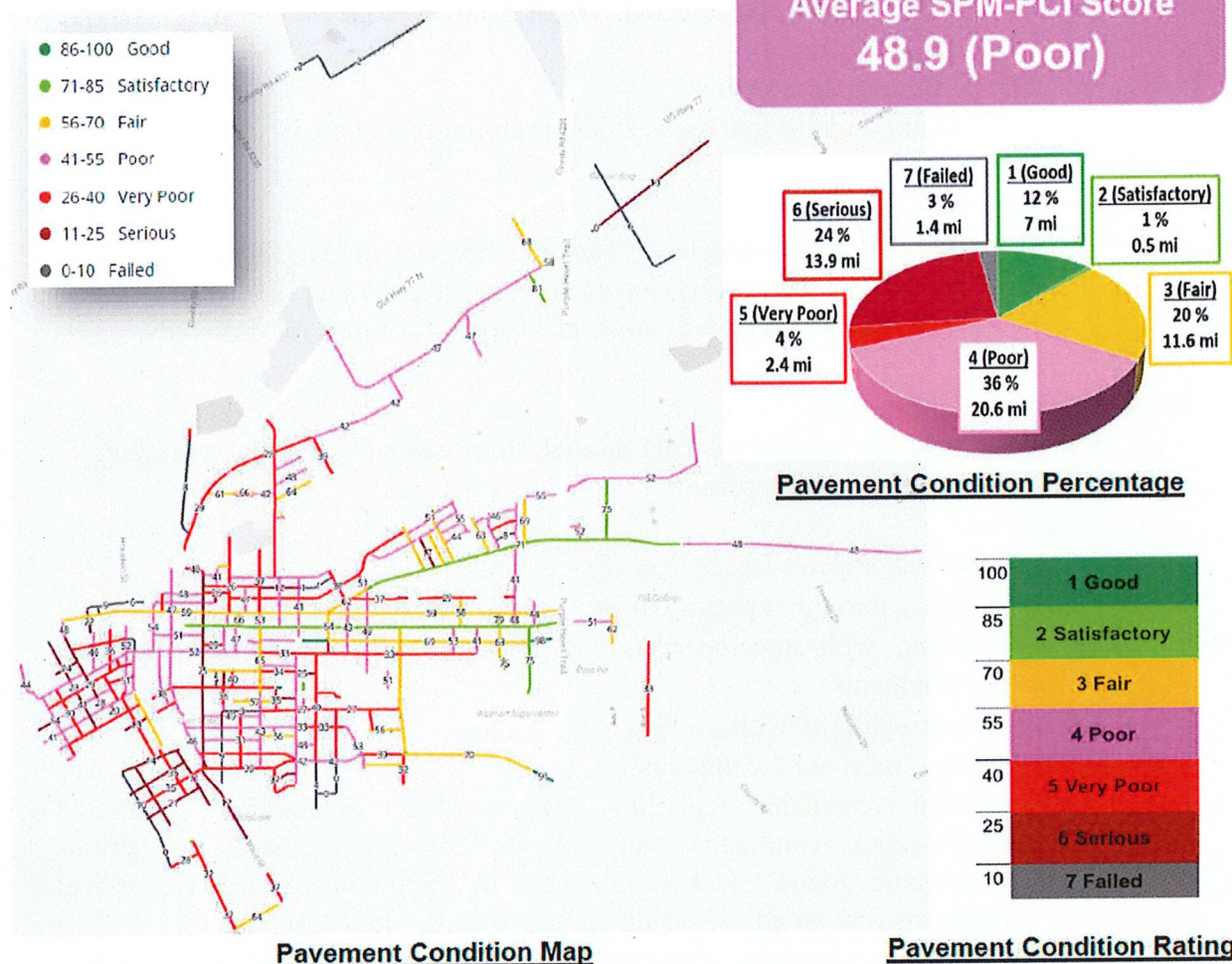
a. Update on Strategic Goals 5-8

v. Build Better Infrastructure

Project Progress			
Concept Funding Prof Svc Procurement Pre-Design Design Bidding Award Construction			
Street	Total	Status	Notes
Park Drive (WP)	\$6,083,741 + \$120,000 92% Complete as of 5/12/25	Park Drive: Near Completion	Park: engineering completed on Park/Ivy intersection; will work as soon as weather permits. Asphalt issue reviewed.
Old Brandon Rd (WP)		OBR: Near Completion	OBR: complete except for spot repairs and sod
Walnut Street (WP)		Walnut: Utilities and Street Underway	Walnut: engineering completed on Walnut/Ivy intersection; work to begin as soon as weather permits
Church Street (WP)		Church: Utilities and Street Underway	Church: working on the final block
Industrial Water Tower (MRB)	\$4,770,518	Complete	Working on closeout documentation, budget amendment and final draw processes

	Streets	Water	Sewer	Drainage	Facilities
System Assessment	Complete	Complete	Fall 2025	? 2026 ?	
Plan contract & in-house work Phase I	Complete	First draft complete	Winter 2025		
Fund contract work Phase 1	Complete	\$30M Loan Requested	Request Fall 2025		
Design contract work Phase I	Complete	Fall 2025?			
Fund in-house work Phase 1	Complete	Complete			
Implement contract work Phase 1	80%				
Implement in-house work Phase I	7%	1%			
Plan contract work Phase II	Summer 2025??				

- Street Plan:
 - Study the system
 - Initial study completed 2021
 - Updated street condition study received from NEXCO; they have analyzed the entire system for current and predicted future conditions
 - Perform block-by-block replacements
 - 20% of the blocks, 80% of the cost: work by outside contractors
 - 80% of the blocks, 20% of the cost: work self-performed
 - 6 streets prepped for chip seal: Lamar, Pine, McDonald, Crumley, Sweeney, Hummingbird. Commissioner Crumpton has secured OK to do an Interlocal Agreement and perform some of this work.



- Water Plan
 - Study the system
 - Initial study completed 2024
 - Perform line replacements
 - \$55-65 million in replacements needed
 - \$30 million requested from Texas Water Development Board
 - County adopted MSRs
 - Awaiting word from TWDB – we are expecting to be notified any time now that our full application is next to be considered.
 - Self-performing:
 - Sewer line is being replaced in Hummingbird; we will replace water line after that.
- Sewer Plan
 - Study the system

- Initial study not yet begun
 - Walker Partners selected; negotiating a scope of services and fee proposal
- Perform line replacements
 - Hummingbird line replacement is currently underway
- Drainage Plan
 - Study the system
 - We do not currently have funds to perform a drainage study
 - Working with MRB Group we have added a drainage study to the Texas Water Plan, which will allow us to apply for funds for this study

vi. Deliver Essential Services

- Street Maintenance – crews working through storm-related issues but will return to utility cuts when weather permits
- Water
 - More water tower issues over the weekend
 - Working through reporting to get updated leak data for customers
 - Working with developers on system improvements adjacent to new developments
- Parks – minor repairs at Wallace Park
- Public Safety – received 2 complaints
 - Written complaint regarding officers/subject interaction: internal investigation conducted and reviewed by management; no serious misconduct found but there is a need for follow-up to improve service; materials forwarded to outside agency to verify no internal bias
 - Telephone complaint alleging mishandled personnel matter: investigation underway including consulting with outside parties to verify no internal bias
- Solid Waste – new service continues

vii. Boost Economic Development

7.1 Business Attraction

- Held ribbon-cutting on Monday for United Container Group
- EDC has purchased additional 30 acres for infrastructure and economic development
- Economic Development team working on
 - Project Dispatch – biweekly meetings starting
 - Project Freeze Pop - visit scheduled for next week and purchase agreement under review
 - Project Treasure Hunt – prospect has selected Hillsboro and is moving forward
- Retail Coach continuing to work with prospects

- At least one restaurant and one retail prospect are being pursued for specific Hillsboro locations

7.3 Entrepreneurship and Small Businesses

7.6 Pursue redevelopment of the Outlet Mall

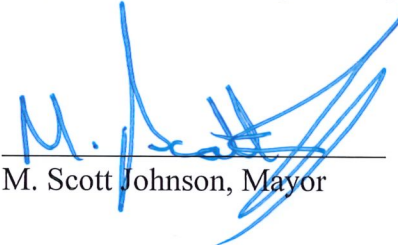
- Glaser Retail Partners is working with 6 prospects; big announcement unlikely as prospects prefer developer silence until they make their filings
- Mall demolition planned for early June
- Staff/ developer weekly calls

viii. Enhance Quality of Life

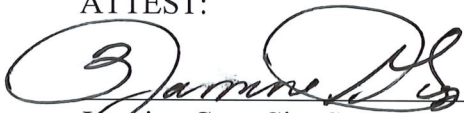
- Library
 - Facilities
 - Bids due this week for grant-funded work to the facade
 - Preparing ask to USDA for expansion plans
 - Programming
 - Weekly programming continues, including knitting, chess club, story hour, Club Code, and others
 - Summer Reading program starts next week
- Parks & Recreation
 - Baseball/Softball underway
 - Hosted tournament last weekend
- Lease negotiations on Texas Theater very close to finished
- ChurroFest held this weekend; estimated attendance over 6,000



With no further business to address, Mayor Johnson adjourned the meeting at 6:38p.m.


M. Scott Johnson, Mayor

ATTEST:


Jasmine Guy, City Secretary