

City Council
City of Hillsboro, Texas
Minutes of Regular Meeting
June 3, 2025

Present were:

Scott Johnson, Mayor
Leann Richmond, Mayor Pro Tem
Larry Lloyd, Councilmember
Jay Jolly, Councilmember
Dana Robinson, Councilmember
Eric Fleming, Councilmember

Megan Henderson, City Manager
Tony Cain, Assistant City Manager
Jasmine Guy, City Secretary
Christi Ward, Communications & EA
Jessica Trew, Executive Director HEDC
Justin Dyer, Library Director

Councilmember Jay Jolly was absent

Others present:

Shannon Cottongame, the Reporter
Hillsboro Police Department
Lynette Hearell-Director of Hillsboro Chamber of Commerce
Rebv. Michael Nemec-Christ Lutheran Church

Mayor Johnson called the meeting to order at 6:02PM

Pastor Nemec of the Christ Lutheran Church completed the invocation

Mayor Johnson led the Pledge of Allegiance.

Hear Statements from Persons Wishing to Address Council.

Basil Zangare was able to address council during this time. He reported that he was present once again because the citizens of Hillsboro deserve better than what they are being given from the Department of Public Safety. He shared that there is a culture of misconduct within the Hillsboro Police Department and it starts at the top with Chief Tony Cain. Mr. Zangare began to express his concerns regarding Chief Cain and the lack of action/accountability taken when officers violate the law. He reported that there are little no citizen complaints against these officers due to Major Clay Sparks refusing to accept the complaints. He expressed that this is not transparency, but obstruction. Mr. Zangare began to express his complaints regarding City Manager, Megan Henderson. He shared that City Manager Henderson discussed the acceptance of the complaints and investigations taking place when there is legitimate concern of officer misconduct. He reported that City Manager Henderson stood before the public and council during the last meeting stating that an investigation has taken place regarding the events on April 16th

when in actuality his internal affairs complaint was refused. Mr. Zangare referenced the Texas Penal Code 39.03, 31.05, and 38.02. Mr. Zangare then discussed the case of Terry Dickman and reported that officers did not initiate the call from 911 or the non-emergency system. He added that it was fabricated from a private grudge that was never resolved properly. Officer Brittany Garner falsely swore to an affidavit stating that she saw Mr. Dickman committing illegal dumping when she actually had to track him down along with Anderson and her training officer. He expressed that that is perjury and misconduct. He expressed that the police department is out of control and he will continue to demand for Chief Tony Cain to be fired. He shared that Chief Cain is manipulating the city council, city manager, and the citizens of Hillsboro. He reported that next steps will be taken through the district attorney's office and referenced a case within Tarrant County before closing.

Carolina Rodriguez was able to address council next. She began to discuss the incident that had taken place on April 16th and expressed that the woman's rights were violated by Hillsboro Police Department. She reported that the woman was threatened to be arrested if she did not identify herself, but she only has to identify herself if she comes under arrest. She reported that some complaints were made and it was determined that police officer did nothing wrong. Ms. Rodriguez was able to ask "who determined this and how was this determined?" She continued by expressing her thoughts and opinions regarding transparency and accountability. She expressed that Chief Tony Cain has too many job duties to fulfill and is unable to accurately handle them all. Ms. Rodriguez continued to express the community distrust and reluctance to call police for help. Ms. Rodriguez suggested taking a look at the budget of the police department and expressed abolishing the department as a whole to bring in county officers. Ms. Rodriguez continued with comments critiquing the police department and its lack of training and leadership before concluding.

Consent Agenda

Mayor Johnson informed Council that agenda numbers five (5) through (7) 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 May 15, 2025 and May 20, 2025.

(Agenda Item #6)

Act on the Approval of Bills.

(Agenda Item #07)

Deliberate and Act on a Resolution Regarding a Request by the Main Street Board to Close Various Streets for the Purpose of Holding the Bond's Alley Art Festival and Related Events.

[Tiffany Barron, Main Street Manager provided council with the following information in the council packet prior to the meeting: This year's Bond's Alley will include vendors, caricature artists, live jazz music, face painting, and a few food trucks. Everything kicks off in Bond's Alley during the evening of June 13th at the Bond's Alley Community Picnic Dinner Under the Lights and will conclude with Bond's Alley Art Festival on June 14th from 9 AM-2PM. The Main Street Board is recommending the closure of Bond's Alley, and Gould St (between Waco St. and Covington St.). Closure of aforementioned streets begins at 2 PM on Friday, June 13, 2025 and all streets to re-open Saturday, June 14, 2025 at 6:00 PM.]

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 #7 were accepted and approved.

On roll call, the following votes were cast:

Ayes: Fleming, Lloyd, Robinson, Richmond,

Nays: none Absent: Jolly

Resolution No. R2025-06-38

Regular Agenda

(Agenda Item #8 and #9)

Deliberate and Act on the Selection of a Candidate to Fill the Vacancy in Place 4, on the Hillsboro City Council Until the Next Regular City Election.

City Secretary, Jasmine Guy presented the agenda item. She informed council that two letters of interest have been received after the recent resignation of Councilmember Frances Zarate from the Place 4 seat on April 15th. City Secretary Guy was able to introduce Edgar Hernandez and David Handy and informed council that they will be able to proceed with interviewing each candidate or schedule a future meeting for interviews and/or selecting a candidate. Once the interviews have been completed, a motion can be made to nominate the desired candidate for the position. Mr. Edgar Hernandez was able to provide council with his background information, accolades, and overall interests in the position. He was able to answer several questions from the councilmembers before concluding. Mr. David Handy was able to present his interests, qualifications, and characteristics along with the answers to the councilmembers' questions. After deliberation, Mayor Johnson and council could not decide upon a candidate. Staff recommended for council to compile a list of questions for the candidates to present by next council meeting and all councilmembers were in agreement. There was no action was taken on this item.

Deliberate and Act on a Resolution to Approve the Newly Appointed City Council Member to Fill the Vacancy in Place 4, on the Hillsboro City Council Until the Next Regular City Election.

No action was taken on this agenda item.

(Agenda Item #10)

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

City Manager, Megan Henderson presented the agenda item. She provided that the issue regarding wastewater backflow under bad weather conditions was previously discussed. The existing policy states that city performs clean up, but does not pay for the damages. They city has been asked to consider amending the policy to further delegate the city to pay for damages to a property due to wastewater backflow. City Manager Henderson referenced the current policy (in the council packet) and noted that if any changes are needed, it will require council's direction due to additional revenue needed. She was able to review three options: 1) continue operating as is and allow policy to remain as is. 2) Allowing the City Manager to approve a restoration stipend of up to \$2,000 per affected room if City staff observe saturation necessitating replace of carpet and/or sheetrock (an increase of 3% will needed within the wastewater fund to address this.) 3) City Manager may approve on a case-by-case basis a payment in lieu of damages based on documented before-and-after photo and actual value (non-replacement cost) of damaged property (an increase of 15% will be needed within the wastewater fund to address this option.) Councilmember Richmond asked about the current charge for sewer. City Manager was unable to provide an exact amount, but provided that the amount is around \$13-\$14.

There were no further questions or comments from council at this time. Councilmember Richmond made a motion to take no action and the policy will remain as is. Second was given by Councilmember Robinson.

On roll call, the following votes were cast:

Ayes: Fleming, Lloyd, Robinson, Richmond,

Nays: none Absent: Jolly

(Agenda item #11)

Deliberate and Act on a Resolution to Approving an Amended and Restated Wholesale Water Contract between the City of Hillsboro and Aquilla Water Supply District and Authorizing the Mayor or City Manager to Negotiate and Execute All Necessary Documents.

City Manager Henderson presented the agenda item. She referenced the council packet regarding the draft contract between the city and Aquilla Water Supply District including the comments from the City's attorney, Art Rodriguez. She reported that most of the

changes are for clarity purposes. City Manager Henderson reviewed some of changes that she wanted to point out to council. City Manager provided an additional update on additional tasks that were asked for City staff to complete regarding Aquilla Water Supply District's improvement projects. She reported that staff is recommending for no action to be taken at this time. She provided that this is the first set of updates on this list of requested tasks for staff to complete regarding this item.

No action was taken.

(Agenda Item #12)

Hear and Deliberate on the City Manager's Report

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



The graphic features the Hillsboro Texas logo at the top left, followed by the title "2022-2027 STRATEGIC PLAN". Below the title are two main sections: "OUR VISION" and "OUR MISSION". To the right of these sections is a list of "OUR GOALS" with corresponding icons.

OUR VISION
A vibrant small city where people can easily connect with what matters: each other, diverse businesses and activities, beautiful spaces, and larger markets a short drive away.

OUR MISSION
To offer reliable services, refreshing public spaces, and plentiful economic and social opportunities so that our residents feel secure, connected, and optimistic about the future of Hillsboro.

OUR GOALS

- Ensure responsible and equitable growth.
- Foster transparency and connection.
- Support preservation and beautification.
- Deliver efficient and effective government.
- Build better infrastructure.
- Deliver essential services.
- Boost economic development.
- Enhance quality of life.

- 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

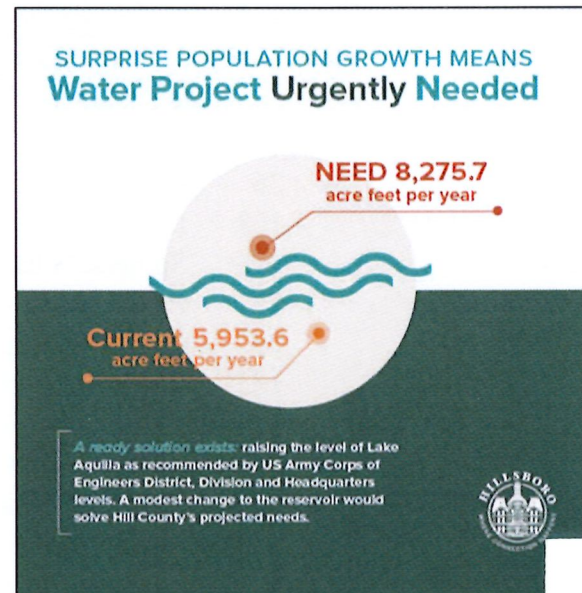
- 180 Hillsboro Meadows P2&3 – planned
- 415 Project Curtis A (or 100/425)
- 291 Project Broadway
- 250 Project Curtis B
- 300 Project Mark
- 2628 Single Family Units (does not include 260 MF)

- 26 Pattons Mill Phase 3 – onsite by developer
- 108 Estimated 4-year infill – existing
- 338 Somerset Phase 1 & 2
 - New onsite infrastructure by developer
 - Offsite infrastructure
 - Water line from College Tower will be needed to serve this and other additional development in the area, installed via Developer Participation Agreement (DPA)
- 78 Park Terrace –
 - New onsite infrastructure by developer
 - Offsite infrastructure
 - Water line adjacent to development to be replaced via DPA
- 75 Canaan Estates – onsite by developer
- 126 Hillsboro Meadows P1
 - Requesting City assistance with onsite via TIRZ
- 15 Electra – onsite by developer
- 45 Meadow Terrace – onsite by developer

i. Responsible, Equitable Growth

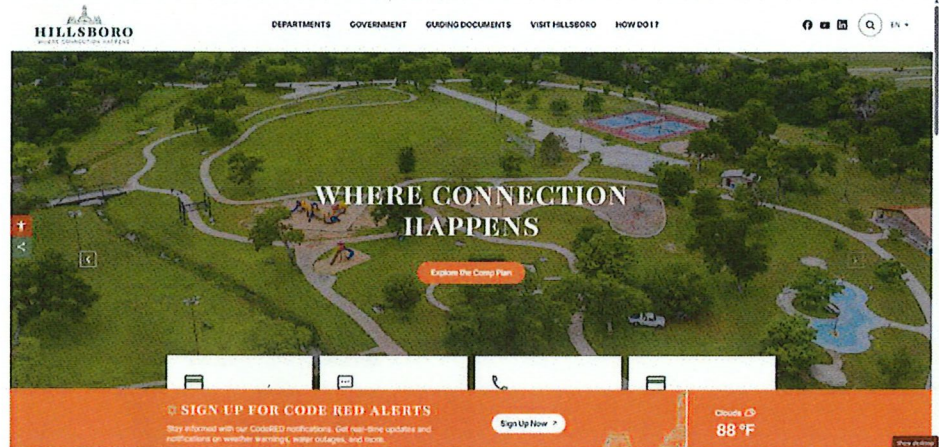
- Water Supply
 - Raising Lake Aquilla
 - Update Study (\$400k, time)
 - ½ from Corps of Engineers (USACE)
 - ½ from Aquilla WSD Board (us)
 - Get Federal approval for project (done)
 - Seek funding. USACE expects no federal funding
 - Make Better Use of Existing Water
 - Reduce water loss to free up more water
 - Explore reuse of partially treated “grey water” for industry/ irrigation

Reallocation of Lake Whitney seems to be moving forward



ii. Foster Transparency and Connection

-New City website is live



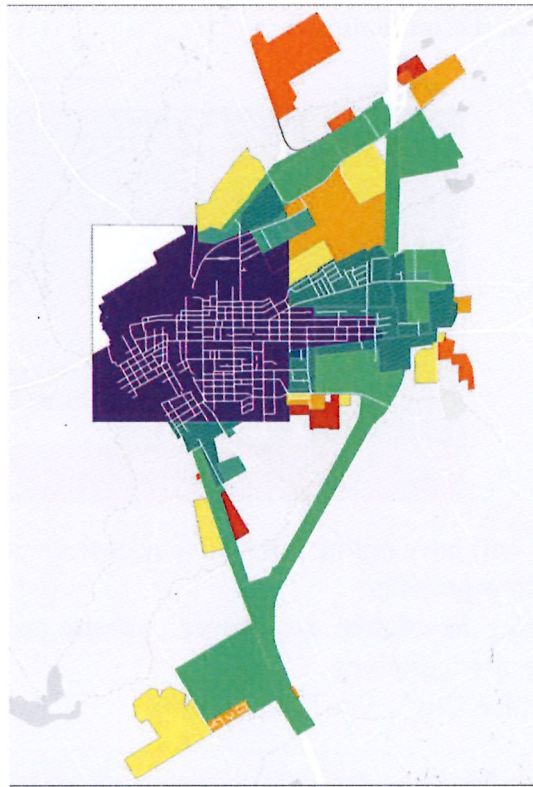
- New budget software will have online interactive access to city budget with ability to show progress on various projects
- Staff is using in-person, newsletter, newspaper, website and social media to share information regarding city initiatives.
- Meeting videos are on the City's YouTube channel

Burn Rate

View	All Funds All Departments	Modified	Save as New View	Update View
Expand Collapse	Current Month	Current FY To Date	Revised Budget	Calculation
	May 2025	FY2025	FY2025	Burn Rate
Revenues	\$746,888	\$17,295,972	\$24,218,961	71%
104 - AIRPORT	\$31,646	\$339,658	\$530,500	64%
111 - SANITATION	\$0	\$500,376	\$1,270,000	39%
131 - WATER, SEWER & SANITATION	\$5,682	\$3,341,020	\$7,342,200	45%
132 - 2022 REVENUE BONDS	\$0	\$81,258	\$0	-
110 - GENERAL	\$591,250	\$11,143,536	\$12,791,160	87%
185 - DEBT SERVICE	\$13,344	\$969,826	\$983,850	99%

iv. Deliver Efficient, Effective Government

- Comprehensive Plan
 - Land Use Fiscal Analysis presentation June 26 – very important
 - Survey #2 is opening soon – all participation is needed
- Council/ management collaboration
- Consistency and continuity across departments
- Culture of employee retention and professional development



b. Staff Activity and Events

- Customer service training continues for citizen-facing employees
- Hillsboro Airport Fly-In was held Saturday May 31
- Bond's Alley: June 14th with kick-off community dinner June 13th



iii. Support Preservation and Beautification

- Update on Knox Fuel Stop: An asbestos survey has been completed and they are planning on tearing down the old Up in Smoke soon. Plan is to paint the old gas station.
- 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. Fire alarm inspection failed. They are installing smoke detectors and will re-schedule inspection soon.
- Walmart: Remodel is going well.
- Building and Standards Board: No meeting in June due to city holiday. Next meeting is July 17.
- Hillsboro Operation Welcome Mat: Assisting with Bonds Alley and Supporting reopening of the Cell Block Museum, continue to support pre-Council Meet and Greet.
- Curb clean-up: Due to the amount of rain we have been receiving, we have temporarily paused curb-clean up.
- O'Reilly Auto parts: Construction is complete. A building final inspection has been done. O'Reilly's will be taking over at the end of June and then a CO inspection will be done.
- Southern Star Storage: Construction is moving along. Unknown completion date.
- Outlet Mall: Demo contractors have registered and pulled permits for the demo.



(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 6:59p.m.

(Agenda Item #14)

Reconvene in open session

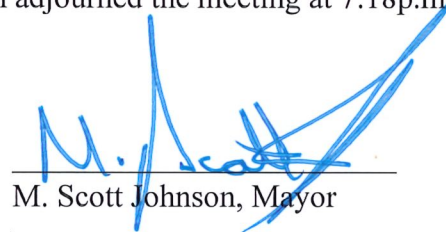
Mayor Johnson announced the exit from closed session at 7:17p.m.

(Agenda Item #15)

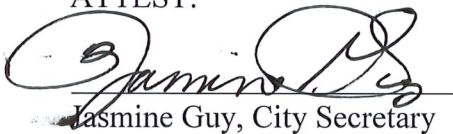
Deliberate and Act on a Resolution Approving an Amendment to the Development Agreement between the City of Hillsboro and GRP Hillsboro Land Partners, LLC

No action was taken on this item

With no further business to address, Mayor Johnson adjourned the meeting at 7:18p.m.


M. Scott Johnson, Mayor

ATTEST:


Jasmine Guy, City Secretary