

City Council  
City of Hillsboro, Texas  
Minutes of Regular Meeting  
July 1, 2025

Present were:

|                                |                                       |
|--------------------------------|---------------------------------------|
| Scott Johnson, Mayor           | Megan Henderson, City Manager         |
| Larry Lloyd, Councilmember     | Tony Cain, Assistant City Manager     |
| Jay Jolly, Councilmember       | Jasmine Guy, City Secretary           |
| Dana Robinson, Councilmember   | Christi Ward, AA to City Manager      |
| Eric Fleming, Councilmember    | Jessica Trew, Executive Director HEDC |
| Edgar Hernandez, Councilmember | Justin Dyer, Library Director         |

Councilmember Leann Richmond was absent

Others present:

Shannon Cottongame, the Reporter  
Hillsboro Police Department  
Lynette Hearell-Director of Hillsboro Chamber of Commerce  
Pastor Daniel Tanguma-First Baptist Church of Hillsboro

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

Pastor Daniel Tanguma of the First Baptist Church of Hillsboro completed the invocation

Mayor Johnson led the Pledge of Allegiance.

**Hear Statements from Persons Wishing to Address Council**

Nicholas Goettsche was able to address council. He was able to introduce himself and provided that he was an attorney from MVBA Law that represents the Hill County Appraisal District. He shared that he was attending the meeting tonight to deliver approximately \$33k in excess proceeds funds. He explained the process on how excess proceeds funds are received and given back to the original entity if not claimed within 2 years before concluding and presented the checks to council.

Basil Zangare was able to address to council. He reported that he submitted an open records request regarding the internal affairs investigation for Corporal Roseann Lindeman and the city is hiding it. He expressed that this report still hasn't been turned over and there is no transparency, no explanation, just silence. He added that this is not how accountability works. He shared that at the last council meeting, he submitted a formal internal affairs complaint against Sgt. Dominique Anderson, Public Works Director-Walter Garcia, Officer Brittany Garner, and Commander Brian Forns for allegations of retaliation, abuse

of authority, and potential misconduct. He reported that he has not heard anything, been given an update, or been given any acknowledgement. He expressed that the city ignoring its duties to investigate its own. He reported that Sgt. Anderson continues to abuse her badge. She falsifies citations and escalates peaceful interactions into arrest to compete for numbers. He expressed that this isn't law enforcement and it is all a game to her. He expressed that it is all about racking up arrests rather than upholding justice. He shared that citizens like Terry Dickman have been targeted and arrested without cause. He then expressed his concerns regarding Major Clay Sparks as he refused to accept his complaint. Mr. Zangare then expressed additional concerns regarding Chief Tony Cain and allegations of a cover up. He emphasized that City Manager, Megan Henderson has no control over the Police Department. She is out of the loop and not qualified to handle serious misconduct investigations. He provided that even if the city brings in "outside investigators," the findings will be washed to avoid liability. He expressed that it is all about protecting the system, not the people. He reported that the tax payers are funding the abuse and are paying to be harassed, silenced, arrested, and ignored. Officer's salaries are being paid who violate rights and officials who look the other way. He empathized the demand for accountability, real investigations, and he will not stay silent.

**Administration of the Oath of Office to the Newly Appointed City Council Member, Place 4.**

Mayor Scott Johnson administered the Oath of Office to Edgar Hernandez, newly appointed City Councilmember, Place 4. Upon completion of the Oath of Office, Councilmember Hernandez took the Place 4 seat for the remainder of the meeting.

**Consent Agenda**

Mayor Johnson informed Council that agenda numbers five (6) and (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 #6)**

**Deliberate and Act on the Approval of the Minutes for the Regular Meeting on June 17, 2025**

**(Agenda Item #7)**

**Act on the Approval of Bills.**

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 Jolly Consent Agenda Items #6 and #7 were accepted and approved.

On roll call, the following votes were cast:

Ayes: Fleming, Lloyd Robinson, Hernandez, Jolly  
Nays: none Absent: Richmond

### **Regular Agenda**

#### **(Agenda Item #08)**

#### **Deliberate and Act on a Resolution Approving an Amended Lease Agreement with Lowrance Farm, LLC..**

Jessica Trew, Executive Director of the Hillsboro Economic Development Corporation presented the agenda item. She provided that they city currently leases a space on the property of Mr. and Mrs. Lowrance for a city-owned billboard. The property where the billboard currently stands, is in the process of being purchased. An amended lease agreement has been formulated to address the relocation of the billboard as well as extending the lease term to five years as opposed to annual renewals as had been previously been the agreement. Staff is recommending the approval of this lease agreement, conditional on the execution of the contract to sell the parcel.

There were no questions or comments from council. On a motion by Councilmember Fleming and second by Councilmember Robinson, the resolution was accepted and approved.

On roll call, the following votes were cast:

Ayes: Fleming, Lloyd Robinson, Hernandez, Jolly  
Nays: none Absent: Richmond

#### **Resolution No. R2025-07-41**

#### **(Agenda item #09)**

#### **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 333 Peabody Street from Restricted Neighborhood Commercial (RNC) to Commercial (C); Being the Same Property by Reference as Recorded in Volume 2306, Page 276 of the Official Public Records of Hill County, Texas.**

Assistant City Manager, Tony Cain presented the agenda item in the absence of Planning Director, Richard Reinhardt. Staff received an application requesting that the property located at 333 Peabody Street be rezoned from Restricted Neighborhood Commercial (RNC) to Commercial (C). The property had previously been zoned Commercial (C,) but a previous developer had requested it be rezoned to Restricted Neighborhood Commercial (RNC) for the purpose of developing a single family dwelling. The property has now been sold, and the new owner is requesting for it to be zoned back to Commercial for the purpose of developing a small restaurant at the site. The Planning and Zoning Commission reviewed this request at their meeting on Monday, June 9, 2025 and forwarded their recommendation of approval.

There were no questions or comments from council. Mayor Johnson opened the public hearing at 6:12PM. No one spoke for or against the ordinance. Mayor Johnson closed the public hearing at 6:13PM. On a motion by councilmember Lloyd and second by Councilmember Fleming, the ordinance was accepted and approved.

On roll call, the following votes were cast:

Ayes: Fleming, Lloyd Robinson, Hernandez, Jolly

Nays: none Absent: Richmond

**Ordinance No. O2025-07-10**

(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 (Last Amended by O2025-05-09), Whereby the Purpose is to Amend Section 2.11, Permitted Use Legend and Table to Allow “Dwelling, Two Family” by Specific Use Permit (SUP) in the Neighborhood Commercial (NC), Restricted Neighborhood Commercial (RNC), Central Business District (CBD), Commercial (C), Light Industrial (I-1), and Heavy Industrial (I-2) Zoning Districts and to Allow “Dwelling, Multifamily” and “Dwelling, Single Family House” by Specific Use Permit (SUP) in the Commercial (C) Zoning District**

Assistant City Manager, Tony Cain presented the agenda item in the absence of Planning Director, Richard Reinhardt. Previous text amendments have been approved allowing single family dwellings and multifamily dwellings in areas zoned for industrial uses, in the Neighborhood Commercial (NC) Zoning District and in the Central Business District (CBD). The proposed text amendment will allow duplexes with a Specific Use Permit (SUP) in areas that already allow that process for single-family dwellings and multifamily dwellings. The text amendment will also include areas zoned Commercial (C.) Planning Director Reinhardt added that there may be areas where a residential use may not be appropriate or areas where a residential use might be appropriate. The Specific Use Permit (SUP) process allows a means by which that discussion can take place. He reported that the Planning and Zoning Commission reviewed this request at their meeting on June 9, 2025 and they were divided. There was some concerns regarding the integrity of the Central Business District (CBD,) but it was ultimately approved with a tie-breaking vote.

There were no questions or comments from council. Mayor Johnson opened the public hearing at 6:14PM. There were no questions or comments, Mayor Johnson closed the public hearing at 6:15PM. On a motion by councilmember Jolly and second by Councilmember Robinson, the ordinance was accepted and approved.

On roll call, the following votes were cast:

Ayes: Fleming, Lloyd Robinson, Hernandez, Jolly

Nays: none Absent: Richmond

## **Ordinance No. O2025-07-11**

### (Agenda Item #11)

#### **Hear and Deliberate on an Ordinance Establishing Regulations for Fences and Amending Section 3.1122 Regarding Fences For Swimming Pools in the City of Hillsboro.**

City Manager, Megan Henderson presented the agenda item in the absence of Planning Director Richard Reinhardt. She asked council if they had any discussions, questions, or comments needing to be held regarding the fence ordinance at this time. There were no questions or comments from council. No action was taken on this item. Discussion only.

### (Agenda Item #12)

#### **Deliberate and Act to Direct Staff Regarding Request by Brandon Irene Water Supply Corporation to Continue Passing Water Through the City of Hillsboro's Distribution System.**

City Manager Henderson presented the agenda item. She shared that Brandon-Irene's Water supply currently goes from Aquilla's system, through a portion of the city's system, and then out into their system. As Aquilla plans for their major infrastructure project, a portion of that expense (that would only be Brandon-Irene's expense) is a pump station that will separate them from Hillsboro's system. The cost for that is projected at around \$1 million. City Manager Henderson explained that due to the population and the low amount of customers, Brandon-Irene is recommending to continue all processes as is. The water will continue to be pressurized by the college tower. Staff is recommending for council to approve the creation of terms to update the cost share agreement to ensure it covers actual costs.

There were no questions or comments from council. There were no questions or comments from council. A motion was given by Councilmember Fleming and second by Councilmember Robinson.

On roll call, the following votes were cast:

Ayes: Fleming, Lloyd Robinson, Hernandez, Jolly

Nays: none Absent: Richmond

### (Agenda Item #13)

#### **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 updates on Goal 3



## 2022-2027 STRATEGIC PLAN

### 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.



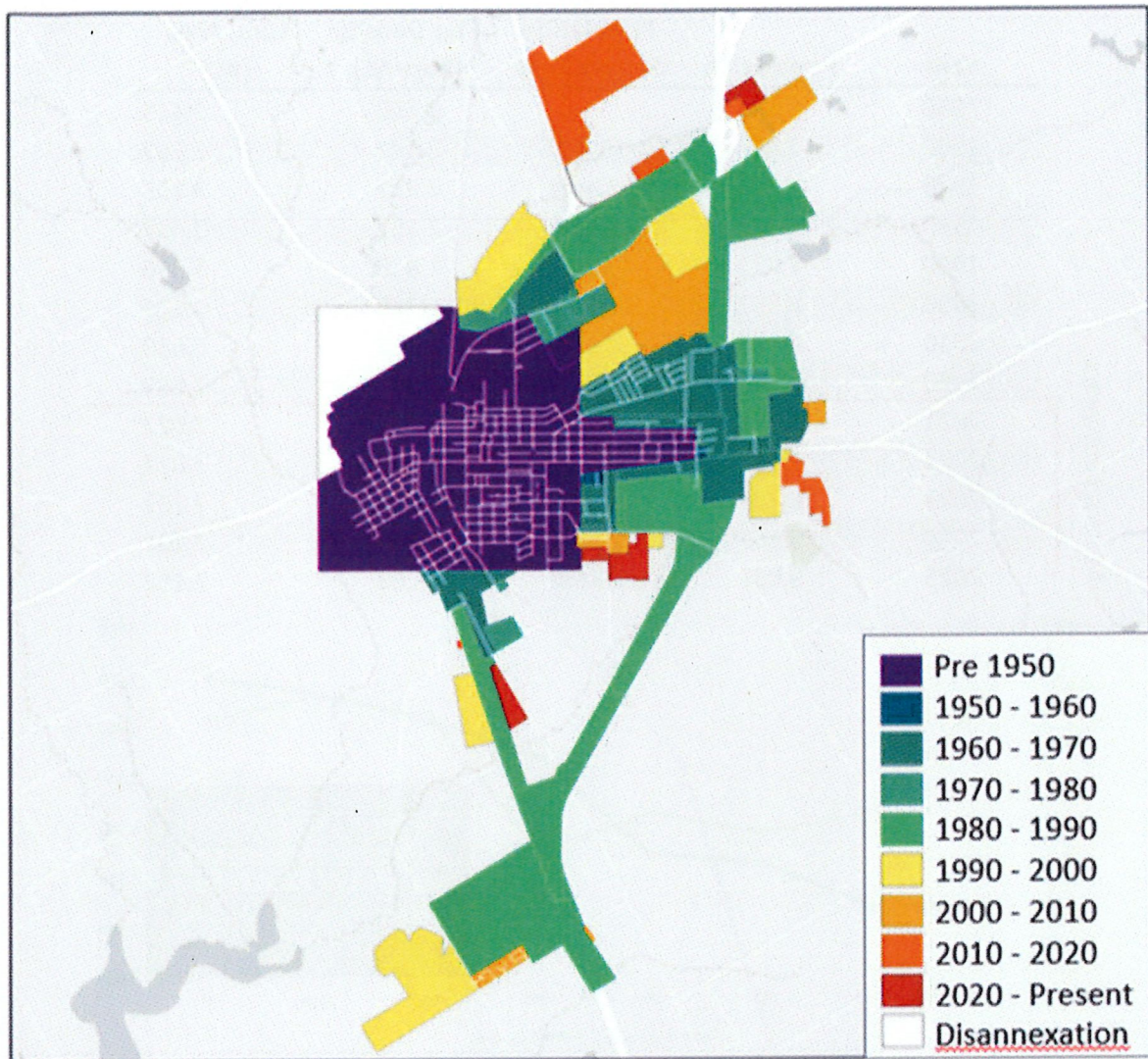
Enhance quality of life.

#### a. Update on Strategic Goals 1-4

#### iii. Support Preservation and Beautification

- Update on Knox Fuel Stop: Next Step, plan of action.
- Amigos: Unknown date to resume construction.
- 81 Motel: Electricity has been turned on to the building. Next step is to re-schedule inspection.
- Walmart: Remodel is going well.
- Building and Standards Board: Next meeting is July 17. Taking four houses before the board for follow ups from previous meetings
- Hillsboro Operation Welcome Mat: Continue to support Pre-Council Meet and Greet.
- Curb clean-up: Will be resuming this program this month.
- O'Reilly Auto parts: They plan to be open mid August.
- Southern Star Storage: Construction is moving along. Unknown completion date. They have been approved to get the water turned on full time.

Here's how Hillsboro's city limits area changed from 1950 to the present.



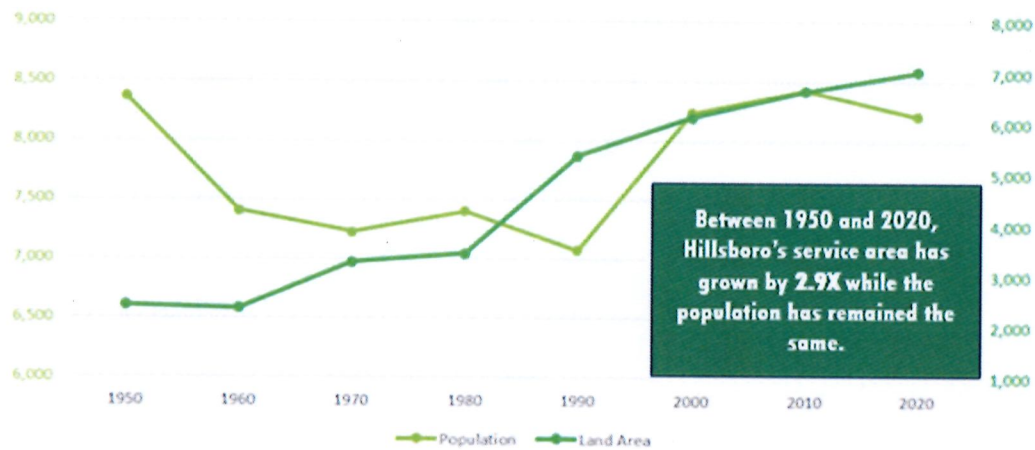
1950: 8363 people, 2415 acres

1990: 7072 people, 7027 acres

2020: 8209 people, 7027 acres

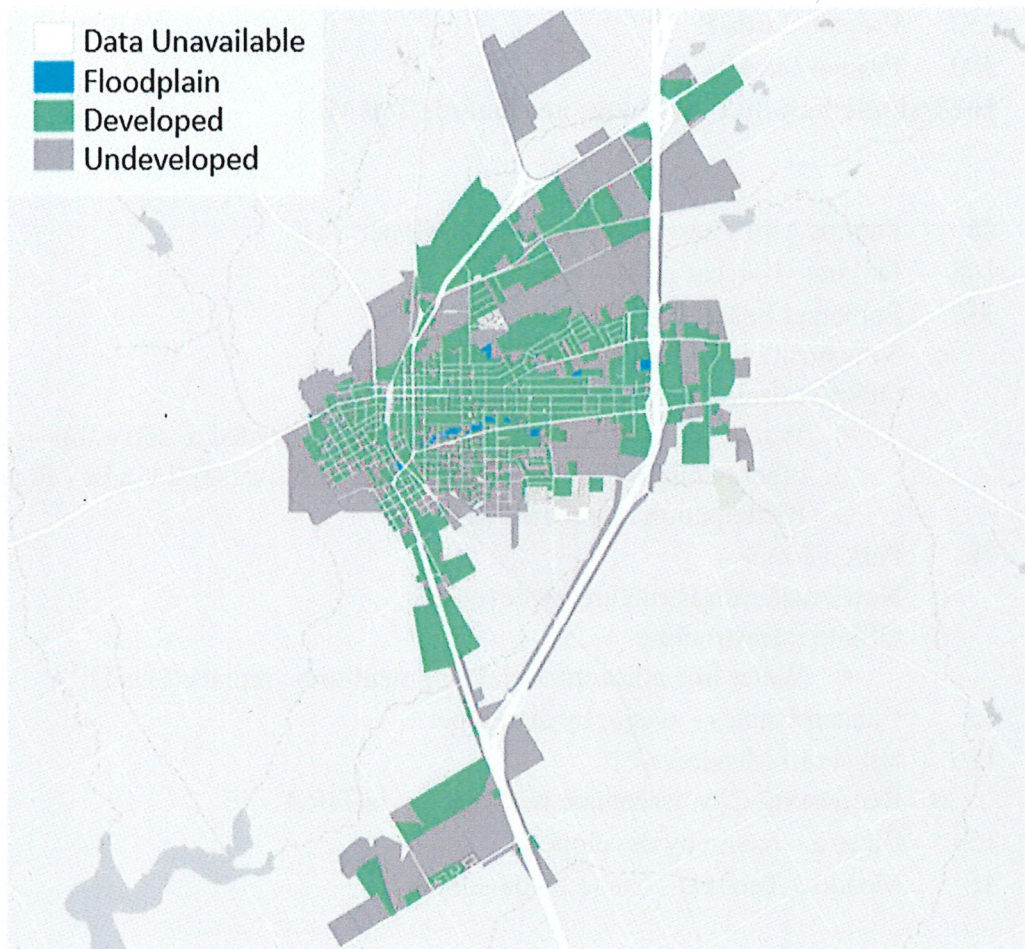
Today and for the last 35 years,  
each human in Hillsboro is  
responsible for maintaining a  
football field's worth of water  
lines, sewer lines, streets, law  
enforcement, and fire protection.

|                   | Year | Population | Population Growth Rate | Pop Density (Pop/AC) | Land Area (AC) |
|-------------------|------|------------|------------------------|----------------------|----------------|
|                   | 1950 | 8,363      |                        | 3.462                | 2,415          |
|                   | 1960 | 7,402      | -11.49%                | 3.141                | 2,357          |
|                   | 1970 | 7,224      | -2.40%                 | 2.217                | 3,258          |
|                   | 1980 | 7,397      | 2.39%                  | 2.152                | 3,437          |
|                   | 1990 | 7,072      | -4.39%                 | 1.320                | 5,356          |
|                   | 2000 | 8,232      | 16.40%                 | 1.345                | 6,121          |
|                   | 2010 | 8,427      | 2.37%                  | 1.267                | 6,650          |
|                   | 2020 | 8,209      | -2.59%                 | 1.168                | 7,027          |
| Most recent years | 2021 | 8,274      | 0.79%                  | 1.177                | 7,027          |
|                   | 2022 | 8,482      | 2.51%                  | 1.207                | 7,027          |
|                   | 2023 | 8,703      | 2.61%                  | 1.225                | 7,102          |
|                   | 2024 | 8,867      | 1.88%                  | 1.249                | 7,102          |
|                   | 2025 | 9,032      | 1.86%                  | 1.263                | 7,152          |



**44%** of land is **developed** and contributing to the cost of running the city by generating tax revenue.

**56%** is **undeveloped** and contributes virtually nothing (4% of all property taxes and no sales tax)



- 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 and staff is working through display issues
- 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**

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

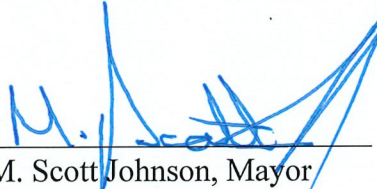
#### **b. Staff activities and Events**

- Customer service training concluded
- Movies in the Park continue
- AutumnFest: October 11<sup>th</sup>

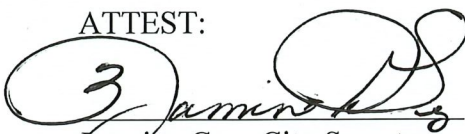
(Agenda Items #14-#16)

All closed session items were omitted

With no further business to address, Mayor Johnson adjourned the meeting at 6:33p.m.

  
M. Scott Johnson, Mayor

ATTEST:

  
Jasmine Guy, City Secretary

**Note:**

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