

City Council  
City of Hillsboro, Texas  
Minutes of Regular Meeting  
August 5, 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   | Justin Dyer, Library Director          |
| Eric Fleming, Councilmember    | Dale Snyder, Finance Director          |
| Edgar Hernandez, Councilmember | Allyson Cliett, Special Project Coord. |
| Leann Richmond, Mayor Pro Tem  | Christ Ward, Communications & AA       |

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 6:04PM

Mayor Johnson led the Pledge of Allegiance.

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

Carolyn Rodriguez was able to express open comments regarding the wasting of money that's been going on specifically within the Hillsboro Police Department. She reported that the City of Hillsboro is approximately 12 square miles with 27 cops and the Police Department has a budget of \$5 million. She reported that last year, they went over budget by a half of a million dollars. Ms. Rodriguez then compared the numbers to another City similar in size (8 square miles with 21 cops) and reported that their budget was only \$2 million. She expressed concerns regarding the spending of all of the extra money and Chief Tony Cain's salary. She continued to state her concerns regarding Chief's Cain ability to run the police department and the lack of prevention programs within the community. She reported that \$500,000 is being spent on salaries and reported additional finances that were spent on a trip to Indianapolis. Ms. Rodriguez then shared further concerns regarding the whereabouts of the PD's drug dogs. She reported that they are on the City's insurance, but are nowhere to be found. She added that their kennels are falling apart and the people that are running these dogs have not been licensed since 2016. She reported that this is not being kept up according to licensing regulations. She added that the city will be sued if something happens involving the drug dogs due to their handlers not being trained for it.

Basil Zangare was able to address to council. He expressed that he is seeing tyranny being displayed by council. He reported that something was taken out of his presentation tonight that was very important and he is pissed off about it. He expressed to council that they are not doing what it takes to run the city. He added that tonight's meeting has the lowest turnout since he has been speaking since April. He reported that another event (National Night Out) was purposely planned at the same time as the City Council meeting so that the people couldn't hear about what is fixing to happen regarding the budget. Mr. Zangare shared that the streets are not being fixed, the water is constantly turned off, and the sewer keeps backing up. He questioned council about when they were going to step up. Mr. Zangare begin expressing some issues regarding redaction software. He reported that he has body camera footage of Sgt. Anderson breaking policies, breaking the law, and violating people's rights. He added that the video doesn't want to be shown and he also incorporated some redactions within the video that are similar to what will be discussed tonight. Mr. Zangare reiterated some comments regarding the lack of attendance at tonight's meeting and asked council about what they are doing with the city. Mr. Zangare then asked council if he needed to have them investigated by a higher government body due to them breaking laws and ethics. He explained that he is fixing to "slam them down" and is trying to work with them to teach them how to fix the city for the people since they're the ones that pay their salaries. Mr. Zangare made additional comments regarding council's payments and occupations. Mr. Zangare then shared that Chief Tony Cain is running a dog service on the side and asked if he was selling the dogs to the city. Mr. Zangare made further comments regarding overtime. He reported that the Police Department is being paid overtime to protect certain businesses which is illegal. He expressed that if the agendas and his speeches keep getting blocked, they all will be in jail just like the City Manager down in Texas City. He expressed that he had no further comments.

### **Consent Agenda**

Mayor Johnson informed Council that agenda numbers five (5) through seven (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 Regular Meeting on July 15, 2025**

### **(Agenda Item #6)**

**Act on the Approval of Bills.**

### **(Agenda Item #7)**

**Deliberate and Act on a Resolution Authorizing Designated Signatories for the Library's Special Projects Grant Documents.**

[Library Director, Justin Dyer provided council with the following information in the council packet prior to the meeting: The Hillsboro City Library has been awarded \$75,000 Special Projects Grant from the Texas State Library and Archives Commission for the purpose of hiring a Language Coordinator to teach English and Spanish as a Second Language classes. This individual will also be responsible for hosting bilingual story times, dual language conversation circles, and other similar programs. This grant is funding is for one year, but may be approved for renewal for two additional years. The goal with this project is to build a quality language learning program at the library that is well attended, sustainable, and that will benefit the residents, and businesses of Hillsboro.]

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 Fleming, Consent Agenda Items #5 through #7 were accepted and approved.

On roll call, the following votes were cast:

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

Nays: none Absent: none

**Resolution No: R2025-08-45**

### **Regular Agenda**

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

#### **Hear and Deliberate on a Presentation by Basil Zangare Regarding Redaction Software for Law Enforcement Videos**

Basil Zangare also known as BZ Watchdog presented the agenda item. He expressed that he just wanted to put a disclaimer that whatever is done or said doesn't matter. They are going to vote no anyways. He provided that tonight, he is asking council to take a small, cost effective step that will fundamentally shift transparency and accountability by obtaining redaction software. Mr. Zangare was able to share information regarding the legal foundation, current problems and frustrations, overall proposal summary, benefits to the city and police department, cost recovery and financial model, policy recommendations, case study and supporting evidence, implementation plan and timeline, metrics for success and accountability, and call to action and vote. Mr. Zangare presented additional information regarding the purpose of incorporating the body cam footage video that was removed from the presentation and how easy it is to apply a redaction to a video. Before concluding, Mr. Zangare shared that his overall goal is for this proposal to help keep the tools already in place while working for the public, build internal discipline, reduces friction, and it can pay for itself.

Caroline Rodriguez was able to add additional comments regarding redaction software and how it will be beneficial to the city. She provided that the process is easy and it will allow more transparency to be shown. She added that it will also help officers re-train and do

better. Ms. Rodriguez emphasized that the department is the perfect size to really excel due to them not being too big or too small. She then provided comments regarding the checking of officer's licenses, the dogs, and where the money is going. She expressed that if there is no transparency, that's red flags. She shared that the city is missing an opportunity to utilize the redaction software that could really help the department before concluding.

No action was taken, presentation only.

(Agenda Item #9)

**Hear and Deliberate on a Presentation by the City Manager and the Finance Director Concerning Preliminary Budget Projections**

City Manager, Megan Henderson and Finance Director, Dale Snyder presented budget summary for the 2026 fiscal year. City Manager Henderson provided that this is just an overall summary and staff is still in the process of preparing the proposed budget that will be filed with the city secretary within the next week or so. She added that she wanted to review some of the goals and assumptions that are undergirding the preparation of the budget this year. City Manager Henderson shared that overall budget will be a lean budget. City Manager Henderson discussed the upcoming growth that the city is facing and the efforts of preparing for it. She continued by sharing that the 2026 budget will be emphasizing employee pay and benefits. She reported that the pay scale has been reviewed and compared to peer cities/model cities. The majority of city employees are projected to receive a 1.5% pay increase. She added that there will be a proposed increase in the employee retirement plan contribution with most cities around contributing around 7%. She informed council that the city is currently at 5% and will be proposing 6% with hopes of stair stepping getting to 7%. Health insurance has presented a 39% increase. Finance Director Snyder shared that staff will be going out on the market in search for a better rate(s.) City Manager Henderson shared that there will be an increase in the certified property tax value. Staff will be recommending to set the tax rate at the voter approved rate (VAR) of \$0.8024 per \$100 valuation. She reported that this is higher than last year's tax rate of 0.7706 and it will be a little lower than the historic rate. She added that this will levy around \$6.927 million. Interest and sinking of \$0.12 with M & O at .6824. Finance Director Snyder shared the previous years' tax rate of 0.8064 (excluding last years.) He added that the appraised value went up, so it will generate more revenue than last year. He informed council that since retirement contributions are increasing from 5% to 6%, this will be about a \$255,000 bill. He continue by sharing that sales tax is coming in strong with Buccee's budgeted around \$540,000. City Manager Henderson explained the salary increases for employees and how it will coordinate with retirement contributions. She added that this coming fiscal year, there will be an increase in lease expense for (6) police vehicles. City Manager discussed water and sewer. She explained the proposed increase from Aquilla Water Supply and the city efforts to reduce water loss, by investing in the repairing the water system. \$230,000 will be budgeted for the wastewater study. She was able to given a description of what all it include before opening for questions. There were no questions or comments from council. This was a presentation only. 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, 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

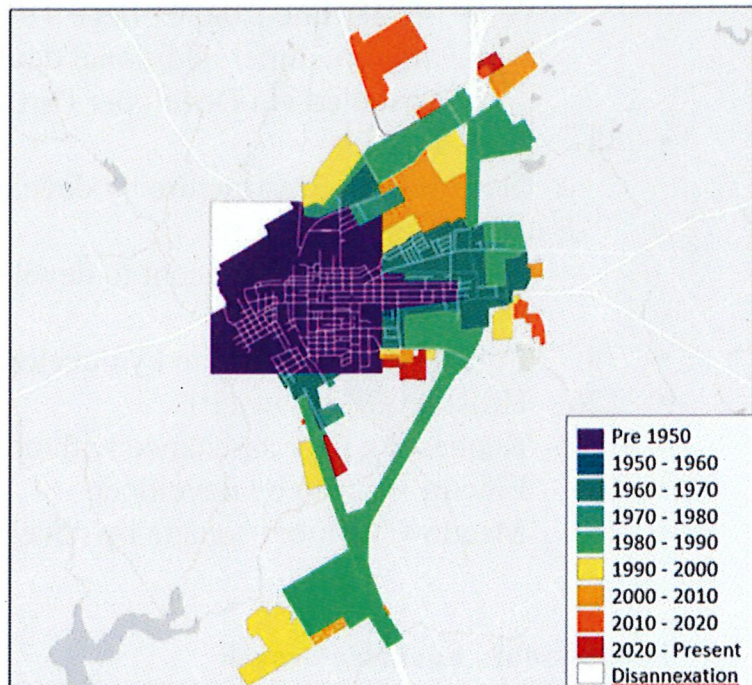
To offer reliable services, refreshing public spaces, and plentiful economic and social opportunities so that our residents feel secure, connected, and optimistic about the future of Hillsboro.

## 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

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



- 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
  - Two general public surveys have been completed
  - Business Survey (#3) is open now
  - Next Week:
    - Meetings with Staff, Council, P&Z and Advisory Committee
    - Two meetings on Wednesday 8/13 to get public input on
      - Growth Scenarios
      - Place Types
      - Downtown Enhancements
      - Decision-making Principles
- Fire Commission Investigation
  - Met with Texas Commission on Fire Protection on July 23
  - Findings related to equipment management and continuing education
    - Equipment wasn’t being properly managed
    - CE was probably happening but not properly documented
  - Makeup continuing education classes held
  - Total fine of approximately \$110,000; just over \$60k already credited; remainder to be split in the next 2 fiscal year budgets

b. Staff Activity and Events

- Several open positions but freezing some to conserve funds for other needs
- AutumnFest: October 11<sup>th</sup>

iii. Support Preservation and Beautification

- CE Staffing: Currently we have no CE officers but we are conducting interviews.
- Grass Clippings: To address this concern we reposted educational information on FB, will post an article in the Reporter newspaper, and in the water bill. Continue to making contact with violators.
- Update on Knox Fuel Stop: They tore down the old Up in Smoke. Owner is still deciding what he wants to do with the old gas station building.
- Amigos: Made contact with the owners on site last week. They plan to begin work again in October.
- 81 Motel: All construction inspections have been completed. Waiting to do the building final and CO. They are still cleaning and working on punch list items.
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(Agenda Item #13)

**Hold a Closed Session Under the Provisions of Section 551.087 of the Government Code (Economic Development-Project STC)**

Mayor Johnson announced entrance into closed session at 6:45p.m.

(Agenda Item #14)

**Reconvene in Open Session**

Mayor Johnson announced the exit from closed session at 7:29p.m.

(Agenda Item #15)

**Deliberate and Act on Matters discussed in closed session.**

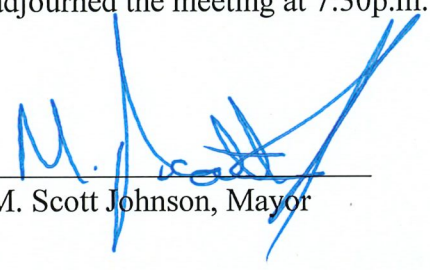
Councilmember Richmond made a motion to allow the City Manager to negotiate with Project STC regarding utilities. Second was made by Councilmember Robinson.

On roll call, the following votes were cast:

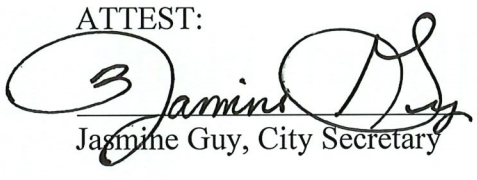
Ayes: Fleming, Lloyd, Robinson, Hernandez, Richmond, Jolly

Nays: none Absent: none

With no further business to address, Mayor Johnson adjourned the meeting at 7:30p.m.

  
M. Scott Johnson, Mayor

ATTEST:

  
Jasmine Guy, City Secretary

**Note:**

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