

City Council
City of Hillsboro, Texas
Minutes of Regular Meeting
August 19, 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	Richard Reinhardt, Planning Director
Leann Richmond, Mayor Pro Tem	Christ Ward, Communications & AA
John Graham, Airport Manager	

Others present:

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

Mayor Johnson called the meeting to order at 6:00PM

Bishop Billy Clark completed the invocation.

Mayor Johnson led the Pledge of Allegiance.

Hear Statements from Persons Wishing to Address Council

Basil Zangare was able to address to council. He expressed that council was not here to serve the people, but here to silence him and retaliate against him. He shared that on August 5th, his presentation regarding the redaction software was allowed to be placed on the agenda but only on the night when there was another event going on so nobody would show up to hear it. He provided that two slides within his presentation disappeared that showed how Adobe Premiere can do simple redactions. He shared that he had the proof to show that the city already pays for it. He reported that under the Texas Open Meetings Act, altering submitted records is a violation of law. Mr. Zangare expressed that on August 13th, he posted additional proof, text messages between the City Manager and Mayor sabotaging and conspiring to take out the two slides of his presentation. Then on tonight, a brand new fee schedule for open records request is being slipped onto the consent agenda pretending like the city has the authority to override the Texas Attorney General's cost rules. He provided that once he called this out by email, the item was scrambled and moved to the regular agenda. He shared that this is not transparency, but conspiracy. Mr. Zangare

expressed that he is putting council on official notice and that they are committing crimes, not mistakes. Crimes such as conspiracy to commit abuses of official capacity, misapplication of shared property, tampering with governmental records, perjury, official oppression, obstruction, and retaliation, tampering of physical evidence, failure to comply with the Public Information Act, and possible violations of conflict of interest laws, by not filling out any conflict of interest affidavits. He added that he is not talking about lawsuits, but criminal charges. Charges that he intends to bring against officials in their individual and official capacities. Mr. Zangare continued and expressed that if any councilmember here votes to approve the illegal fee schedule, they will be putting themselves on the list as well. He demanded for council to wise up and remove this item from the agenda and to stop the city from digging its hole any deeper. Mr. Zangare made some final statements stating that corruption of this city is a cancer, and he will cut it off piece by piece, name by name, until accountability and the rules of law are restored in Hillsboro. There were no further comments.

Consent Agenda

Mayor Johnson informed Council that agenda numbers five (5) through eight (8) 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 #05)

Deliberate and Act on the Approval of the Minutes for the Regular Meeting on August 5, 2025.

(Agenda Item #06)

Act on the Approval of Bills.

(Agenda Item #07)

Deliberate and Act on a Resolution Accepting the Recommendations of the Planning and Zoning Commission to Re-Plat Lot 23, Buck Addition, Becoming Lots 23R-1 and 23R-2, Buck Addition, in the City of Hillsboro; Being the Same Property by Reference as Recorded in Volume 2363, Page 196 of the Official Public Records of Hill County, Texas. Also Known as 422 Matthew Street.

[Planning Director, Richard Reinhardt provided council with the following information in the council packet prior to the meeting: A re-plat has been submitted dividing 422 Matthew Street into two lots for the purpose of developing a single-family dwelling on each lot. Both lots have access to water and sewer. The minimum lot width requirement is fifty (50) feet. Lot 23R-2 only has 45.7' of width along the right-of-way. However, the lot width expands to fifty (50) feet within the ten (10) foot utility easement at the front of the lot. The southern property line for Lot 23R-2 expands to 140.54 feet. The Planning and Zoning Commission reviewed the re-plat at their meeting on Monday, August 11, 2025 and forwarded their recommendation of approval.]

(Agenda Item #08)

Deliberate and Act on a Resolution to Award a Contract to Don's Lawn Service, LLC for Grounds Keeping Services and Authorizing the Mayor or City Manager to Negotiate and Execute All Necessary Documents.

[Airport Manager, John Graham provided council with the following information in the council packet prior to the meeting: It has come that time when once again the City had to go out for grounds keeping services for both of the City Cemeteries. Traditionally over the years, 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 did go out for bids once again with advertisement done July 17, 24, and 31, 2025. The Cemetery Department did reach out to eight different landscaping companies in the general area. There was a mandatory pre-bid meeting that was held Tuesday August 5, 2025 at 9am in Ridge Park Cemetery for any potential bidders. We only had three different landscaping companies that attended this pre-bid meeting. They were NG Lawn and Landscaping from Itasca, Don's Lawn Service from Cleburne, and Lone Star Mowing also from Cleburne. Sealed bids had to be turned into the City Secretary before 10am Tuesday August 12. There were only two sealed bids which were turned in. These two bids were open and read aloud at 11am the same morning. Technically, Lone Star Mowing did not qualify as they did not submit a sample invoice. Don's Lawn Service bid \$78,830.76 for 17 individual mowing services. Any additional mowing bid \$4,637.10. Don's Lawn Service did turn in an ALTERNATE BID that has the 17 grounds keeping services, but also includes the additional services of any necessary tree trimming or removal and the same for bushes. This also includes trash removal each time they come to do grounds keeping services. Cost would \$90,000.00 year or \$7,500.00 per month for 12 months. This is an additional cost of \$930.77 per month. Lone Star Mowing bid \$178,500.00 for 17 individual mowing services. Any additional mowing bid \$10,500.00. The winning bidder is Don's Lawn Service from Cleburne. The recommendation is to have the City Manager into a contract with Don's Lawn Service for City Cemetery Grounds keeping Services with the ALTERNATE BID or base bid. The new contract will start with next year's budget, being October 1, 2025.]

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 #8 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: R2025-08-46 & 47

Regular Agenda

(Agenda Item #09)

Hold a Public Hearing, First Reading, and Deliberate on an Ordinance Establishing a Fee Schedule for Open Records Requests.

City Manager Henderson presented the agenda item. She informed council that the city receives a significant number of open records requests. Fulfilling those requests is an important part of the city's function. She shared that while it may feel burdensome at times, it is a privilege. She emphasized that this is part of what the city is here to do. City Manager Henderson shared that the cost of fulfilling these requests is not insignificant. She added that the city is legally allowed to recover some costs, not all. City Manager Henderson reported that the legal limit for costs are established by the Open Record Division and informed council that the policy that was provided in their packet are the fees that the city is proposing to charge. These charges limit the city's ability to charge for open records requests to the limits found in statute. City Manager Henderson explained that the first 36 minutes worth of labor would not have a charge. The charges would begin after the 36 minutes for non-commercial requests. City Manager Henderson recommended for council to review the policy that has been provided and noted an error that needs to be corrected from \$18.75 labor charge to \$15.00. She added that the city will be able to apply for a waiver at a later date and that would increase the labor charge by 25%. City Manager Henderson reiterated that the fees listed wouldn't recover the entire cost, but it would help because the city has a duty to do this work, but there is also an obligation to do all of the other work as well.

There were no questions or comments from council. Mayor Johnson opened the public hearing at 6:09PM. Basil Zangare was able to speak against the ordinance. He expressed that this is another attempt to sneak in an illegal fee schedule and the Texas Attorney General's Office has already made crystal clear. He added that Hillsboro politicians are looking to cover their tracks. Mr. Zangare shared that by the policy, an ordinance does not have to be passed. It is already on the state books. He expressed that as a member of the press, he doesn't have to pay any fees. He explained that the Attorney General's Office has already given him clearance and his fee reduction waiver applies under the Texas Public Information Act as well. He expressed that indigent, poor people can also file for records without being punished. He shared that instead of respecting the law, the city schemes up new ways to tax transparency, squeeze the public, and silence people who try to expose what they're doing. He expressed that every time he is attempted to be silenced and refused records, the public is shown how corrupt, and desperate the city is. Mr. Zangare continued

and shared that the motives are not about the fees, but about retaliation, oppression, and money. He emphasized that council must vote no on this illegal fee schedule because one already exists by the Attorney General. He reported that anyone that votes yes tonight are putting themselves directly on the list of officials that he will be filing criminal charges against, not litigation, charges. He expressed that the people of Hillsboro deserve to know the truth and they will not be silenced with these illegal fees. There were no further questions or comments. Mayor Johnson closed the public hearing at 6:12PM. The first reading of the ordinance was declared complete.

Ordinance No. O2025-09-13

(Agenda Item #10)

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. Finance Director Snyder provided that this is just an overall summary and the only information that has changed since the last meeting is that the city has been able to obtain health insurance. He reported that they have decided to go with Scott and White with the increase being around \$137,000. City Manager Henderson informed council that city staff has gone through many different possible plans with this plan offering the best coverage for city employees. She added that city staff has ensured that all of the local providers are in network. Finance Director Snyder provided council with additional details regarding the health benefits and specifics as it relates to employee-city contribution. City Manager Henderson 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%. Finance Director Snyder 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 on September 2nd. City Manager Henderson shared that water rates will have to be raised again at around 17% due to Aquilla Water Supply's increase and to make sure that water lines can be maintained/fixed. She emphasized the needs to lower water loss and the steps needed to be taken. This was a presentation only. No action was taken.

Councilmember Richmond was able to ask about the percentage that will be paid regarding employee spouse/employee child. Staff was able to explain the process of how each percentage is determined. Mayor Johnson was able to add additional comments regarding the cost increase of health insurance and the plan that was chosen offered the best coverage. There were no further questions or comments.

(Agenda Item #12)

Hear and Deliberate on the City Manager's Report

City Manager Megan Henderson presented the following update on 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 8/8/25 45 days remaining	Park Drive: Near Completion	Park: Park/Ivy Intersection work underway.
Old Brandon Rd (WP)		OBR: Near Completion	OBR: complete except for spot repairs and sod
Walnut Street (WP)		Walnut: Near Completion	Walnut: Walnut/Ivy intersection work underway.
Church Street (WP)		Church: Utilities and Street Underway	Church: Nearing completion but it keeps raining; expect paving in 2-3 weeks
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	Not Funded	Request Fall 2025		
Design contract work Phase I	Complete				
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	Winter 2025??				

vi. Deliver Essential Services

- Facilities Master Plan – architects preparing scope of services and fee proposal
- Street Maintenance – crews returning to utility cuts when weather permits
- Public Safety
 - Police
 - Reviewing departmental policies and personnel needs in advance of budget with ACM as lead
 - Fire
 - Reviewing departmental policies and personnel needs in advance of budget with CM as lead
 - Fire Commission reports we're in compliance and on the right track
 - Animal Control: passed state kennel inspection
- Water
 - Working through reporting to get updated leak data for customers
 - Working with developers on system improvements adjacent to new developments
- Parks – repairs continue at Wallace Park
- Solid Waste – new service continues

vii. Boost Economic Development

7.1 Business Attraction

- Project Dispatch – working through Municipal Management District application
- Project Freeze Pop – continuing due diligence and moving forward
- Project Treasure Hunt – prospect has selected Hillsboro and is moving forward
- Retail Coach continuing to work with prospects
 - At least one restaurant and several retail prospects are being pursued for specific Hillsboro locations

7.3 Entrepreneurship and Small Businesses

- Main Street committees working on projects

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
 - Anticipate Panda Express to begin construction mid-August
 - Anticipate Chilis to begin construction early September
 - Anticipate Project Nosh to begin construction early November
 - Waffle House first docs have been submitted and timeline is coming soon
- Mall demolition is underway

- Staff/ developer weekly calls
- Beginning to tee up the design for the buildings that will remain



Nosh

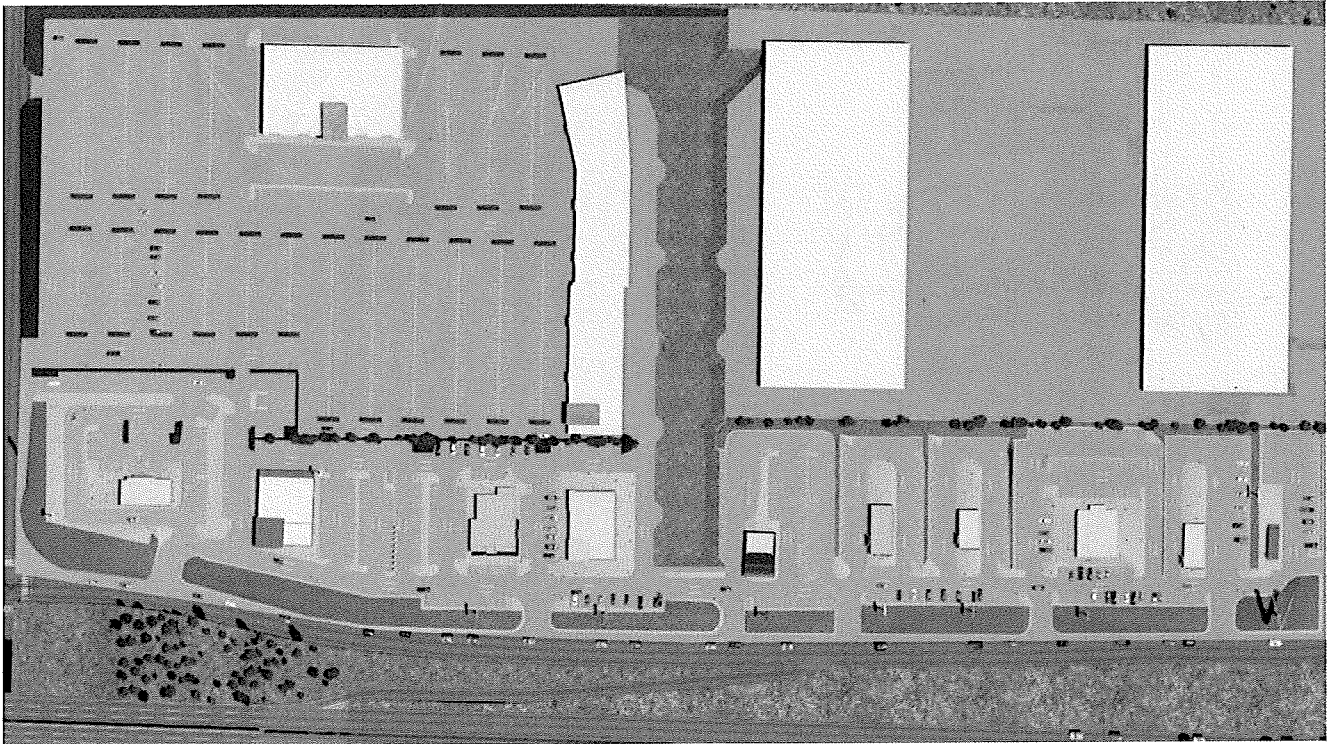
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Chilis ?

Panda Joe ?

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viii. Enhance Quality of Life

- Library
 - Facilities
 - Prepping for work on doors
 - Programming
 - Regular programming continues, including knitting, chess club, story hour, Club Code, and others
- Parks & Recreation
 - Baseball/Softball underway
 - Tournament this weekend

b. Recent and Upcoming Staff Activities and Events

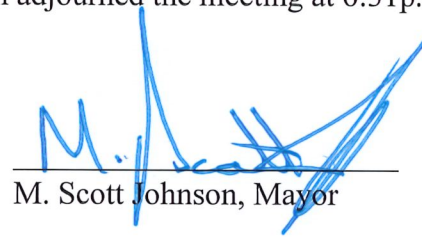
Staff Activities

- Insurance cost going up for next year
- Preparing to fill vacancies October 1 or soon thereafter
- Russell Keelin at the Library celebrates 40 years with the city this week

Events:

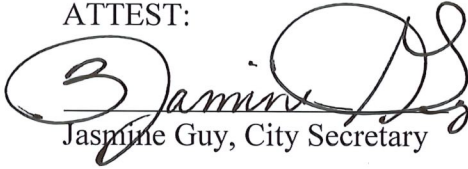
- Music at the Yard on hiatus until September
- AutumnFest is next major downtown event

With no further business to address, Mayor Johnson adjourned the meeting at 6:31p.m.



M. Scott Johnson, Mayor

ATTEST:



Jasmine Guy, City Secretary