

City Council
City of Hillsboro, Texas
Minutes of Regular Meeting
November 4, 2025

Present were:

Scott Johnson, Mayor	Megan Henderson, City Manager
Jay Jolly, Councilmember	Tony Cain, Assistant City Manager
Eric Fleming, Councilmember	Jasmine Guy, City Secretary
Dana Robinson, Councilmember	Dale Snyder, Finance Director
Edgar Hernandez, Councilmember	Justin Dyer, Library Director
Larry Lloyd, Councilmember	Richard Reinhardt, Planning Director
Leann Richmond, Councilmember/Mayor Pro Tem	

Others present:

Shannon Cottongame, the Reporter
Hillsboro Police Department
Lynette Hearrell-Director of Hillsboro Chamber of Commerce
Reverend James Hoskins-First Methodist Church

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

Rev. James Hoskins of the First Methodist 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. Mr. Zangare shared with council that he is sure that they all seen his video as he made sure to tag them all on the Facebook post. He expressed that he hopes they took the time to watch the video as they have some questions that they need to be answering or asking. He shared that they needed to be asking Chief Tony Cain about the code enforcement issue and that he noticed that the fire inspection has failed for the last few years while naming him (Chief Cain) as administratively responsible. Mr. Zangare then expressed that code enforcement officers are running around town impersonating code enforcement officers and none of them have any licenses registered with TLR. He expressed that the city is in violation of that and he is getting ready to file a complaint. He provided that they will need to complete a 36 hour certification course, pay a small licensing fee to have them registered, and they will need to be supervised by a code enforcement officer. Mr. Zangare expressed that Chris Cary is not supervising them appropriately. He added that we've got a major issue and that man (Chief Cain) is ultimately responsible. He emphasized that he is being paid to do job that he is not doing and that either his salary be cut, the city needs to get rid of him, suspend him, or get someone else

to do the job. He expressed that people are upset and have said that it is selective enforcement. Mr. Zangare then thanked Councilmember Robinson for voting against the water rate increase. He expressed that people in her district probably appreciate that. Mr. Zangare then shared that there's been a lot of spending that going towards the outlet mall and other properties, but not towards the streets. He provided that new areas are getting new pipes rather than the old pipes getting fixed. Mr. Zangare continued by expressing that all of the city's ordinances need to be revamped. He discussed verbiage and how it is subjective. He then expressed comments regarding the lack of police presence at tonight's meeting and comments regarding Sgt. Dominique Anderson writing citations and her lack of unprofessionalism. He continued by expressing further comments regarding the redaction software and that council should feel sick at the way the officers/the police department handled the situation. He expressed that he was going to continue coming to the meetings until they work with him to fix this issue/situation before closing.

Aimee Baugus a resident at 1222 Park Dr addressed council regarding people speeding on Park Dr. She provided that she is a block off of Coke St. and within the last year since QT has opened, Park Drive has become a race track. She expressed that people are riding through the QT parking lot, hopping over Coke Street, and they are racing down Park Dr at twice the posted speed limit on a daily basis and it is happening over and over again. Mrs. Baugus shared that her family/friends with two children moved down the street from them about two years ago. She reported that they only lasted for one year before they packed up, sold their house, and went someplace else where the city responds to complaints about speeders. Mrs. Baugus shared that there are three families around them that have children under the age of ten and expressed her concerns regarding them getting into an accident due to the speeding or someone's house getting ran into. She reported that no one is enforcing the speed limit and she and her neighbors have called several times with no response. Mrs. Baugus asked if speed bumps can be enforced and more police presence within the area before concluding.

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 October 21, 2025.

(Agenda Item #06)

Act on the Approval of Bills.

(Agenda Item #07)

Deliberate and Act on a Resolution Regarding the Annual Review of the City's Investment Policy

[Finance Director, Dale Snyder provided council with the following information in the council packet prior to the meeting: The Texas Public Funds Investment Act requires an annual review of the City's Investment Policy and authorized brokers. There are no changes to the current City Investment Policy which was adopted at the September 18, 2012 Regular City Council Meeting. (There were no changes in 2013-2025.) City staff recommends approval of the resolution which reflects no changes in 2026 to the current City Investment Policy – "Exhibit A"..]

(Agenda Item #08)

Deliberate and Act on a Resolution Approving an Agreement Between the City of Hillsboro and the Boys and Girls Club of Hill County, Texas, for Lease of Property and Authorizing the City Manager to Negotiate and Execute All Necessary Documents.

[City Manager, Megan Henderson provided council with the following information in the council packer prior to the meeting: Council has previously approved leasing land at Hillsboro City Park to the Boys and Girls Club of Hill County for a nominal rate to allow them to construct a Club facility. Since that time the facility has been built and the partnership between Hillsboro and the Boys and Girls Club has been very successful. Today the Boys and Girls Club of Hill County is contemplating merging with Boys and Girls Club of Tarrant County, which is a larger organization with greater ability to manage and sustain the Hillsboro Club while retaining local representation, fundraising and coordination of local activities. Approving today's resolution would allow the lease agreement to be transferred to the new entity.]

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 #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:

Resolution No: R2025-11-66 & 67

Regular Agenda

(Agenda Item #9)

Hold a Public Hearing, Second Reading and Deliberate and Act 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. 2007-01-01 (Last Amended by O2025-07-11), Whereby the Purpose is to Amend Section 4.30B.6

by Amending the Sign Regulations in the Outlet Mall Redevelopment Overlay (OMR) District.

Planning Director, Richard Reinhardt presented the agenda item. He provided that he would not go into depth detail as this is the second reading. Planning Director Reinhardt was able to provide an overview of the current ordinance and the two provisions being proposed for the Outlet Mall Redevelopment Overlay. The provisions will allow additional building wall signage in the overlay, and not in square feet, but in a number of walls, the signs can be located on buildings. Planning Director Reinhardt provided that the purpose of the text amendment is to allow for flexibility in the overlay in regards to signage, and also properties along the service road, they're going to be viewable for multiple directions. The Planning and Zoning Commission forwarded their recommendation for approval at their meeting on Monday, October 13, 2025.

Councilmember Lloyd was able to ask a question regarding to signage sizing. Planning Director Reinhardt was able to provide information regarding sizing and how it will apply in the ordinance. There were no further questions or comments. 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. The seconding reading of the ordinance was declared complete. On a motion by Councilmember Richmond and second by Councilmember Fleming, the ordinance was accepted and approved.

On roll call, the following votes were cast:

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

Nays: none Absent

Ordinance No. O2025-11-18

(Agenda Item #10)

Deliberate and Act on a Resolution Approving a Developer Service Agreement with Somerset Development LLC.

City Manager, Megan Henderson presented the agenda item. She shared that back in December, a proposal was reviewed from Somerset Development. They are going in with approximately 500 homes South of the Intermediate school. City Manager Henderson reported that Phase one, will have approximately 150 homes. She provided that in order to meet the needs of not only that development, but development north of Old Bynum Road and also undeveloped in that part of town, there will need to be a water line extended from the College Tower to improve pressures in that area. City Manager Henderson explained that the City had previously intended to design and construct that line, but it now seems more advantageous for Somerset Development group to install it and the City to reimburse the cost. City Manager Henderson explained that the proposed agreement would allow the developer to make the improvements and the city to pay the city's share of those improvements. Additionally, the developer would still pay for all his own on-site improvements. City Manager Henderson shared that Council discussed this

and approved of it in principle in December 2024. She reported the total project cost is approximately \$700,000.

Councilmember Robinson asked a questions regarding an increase in water pressure. City Manager Henderson was able to give further information regarding the affects of water pressure within the area inquired about. There were no further questions or comments. On a motion by Councilmember Fleming and second by Councilmember Richmond, the resolution was accepted and approved.

On roll call, the following votes were cast:

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

Nays: none Absent

Resolution No. R2025-11-68

Hear and Deliberate on the City Manager's Report

City Manager Megan Henderson presented the following update on Goals 1, 2, and 4. Assistant City Manager, Tony Cain presented on goal 3.

i. Responsible, Equitable Growth

- Water Supply
 - Raising Lake Aquilla
 - Update Study (\$400k, time)
 - Get Federal approval for project (done)
 - Seek 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
 - US Army Corps of Engineers released recommended alternative
 - Public meeting and subsequent petitions include vocal opposition

ii. Foster Transparency and Connection

- Ordered software for Police Department to be able to redact and release bodycam videos
- Updated city website
- Social media, newspaper and monthly newsletter to share information

iv. Deliver Efficient, Effective Government

- Comprehensive Plan
 - Third community visit with open houses concluded in October

- Downtown activation plan kicking off this week
 - Walkshop to tour downtown and discuss features
 - Small Developers meeting to connect and activate local folks with an interest in doing projects
 - Downtown Activation Kickoff public meeting to frame project and explain next steps
- City CM team and Councilmember Robinson attended TML conference in Fort Worth; highlights include street repair, communications and emergency preparedness
- CM attended Smart Utility Congress in San Antonio; highlights include monitoring and metering technology for assessing Infiltration & Inflow on wastewater lines and upgrades to SCADA systems for assessing water usage and possible leaks
- HR Director attending Texas Municipal Human Resources training
- CM team met with Hill County to discuss Emergency Management
- Gathering information for departmental reviews of Public Safety and Streets in anticipation of Council workshop

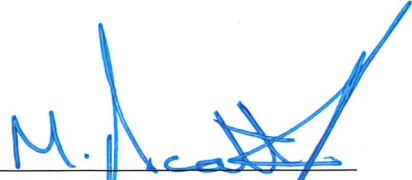
b. Staff Activities and Events

- Hiring in several department

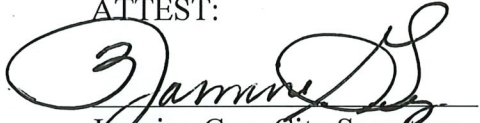
iii. Support Preservation and Beautification

- Staff: Uniforms and vehicle labels updated with accurate descriptions.
- Grass Clippings: Staff continues to inform citizens of the ordinance.
- Update on Knox Fuel Stop: Owners have painted the building, they want to add charging stations for commercial vehicles in the future.
- Amigos: Owners still have plans to continue with the project and have stated they will submit new plans mid December.
- 81 Motel: They have applied for the Certificate of Occupancy.
- Walmart: Waiting for the final fire pump flow test. No word on a date yet.
- Building and Standards Board: Next meeting is scheduled for November 20th. Will be taking one house before the board.
- Hillsboro Operation Welcome Mat: Deputy Fire Marshal Cary met with the committee on October 27. He discussed code enforcement progress and goals.
- Curb clean-up: Staff continues to send letters to owners with violations.
- Donation Bins: Continue to make contact with owners and businesses

With no further business to address, Mayor Johnson adjourned the meeting at 6:25p.m.


M. Scott Johnson, Mayor

ATTEST:


Jasmine Guy, City Secretary

Note:

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