

City Council
City of Hillsboro, Texas
Minutes of Regular Meeting
December 2, 2025

Present were:

Scott Johnson, Mayor	Tony Cain, Assistant City Manager
Jay Jolly, Councilmember	Dale Snyder, Finance Director
Eric Fleming, Councilmember	Richard Reinhardt, Planning Director
Dana Robinson, Councilmember	Christi Ward, Executive Asst.
Edgar Hernandez, Councilmember	
Leann Richmond, Councilmember/Mayor Pro Tem	

City Manager, Megan Henderson, City Secretary, Jasmine Guy, and Councilmember Larry Lloyd were absent.

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 6:01PM

Bishop Billy Clark of the Believer's Christian Cathedral Church completed the invocation.

Mayor Johnson led the Pledge of Allegiance.

Hear Statements from Persons Wishing to Address Council

Ron Helms was able to address council. He provided that he would be not be providing his address and that he was from the Italy Texas News for Local Government Transparency Foundation (ITXN.) He provided that there has been some situations going on regarding the police department and code enforcement being brought to light and he thanked the recordings provided by BZ Watchdog. He expressed that this has been getting a lot of attention and wanted to bring awareness regarding the amount of attention that these situations have been getting. He provided that he wanted to encourage and advocate for the city to address/acknowledge these situations by handling them with transparency and accountability. He provided that his foundation is non-profit organization that seeks to help cities promote engagement, transparency, and accountability. Mr. Helms expressed that he hopes the city is paying attention to what the police department is doing. He shared to council that they have an Oath of Office to uphold and to protect the Constitution. Mr. Helms added that he hopes they honor the constitution when situations come to light. He

reported that he wanted to encourage everyone to exercise their right to petition the government and grievances. He provided that he would like to use the remainder of his 3 minutes with a moment of silence in remembrance of all of those that have been victimized by police brutality and tyranny. He provided that addressing the local government is how to address these issues responsibly.

Basil Zangare was able to address council. He provided that prior to the meeting, he had a conversation with Councilmember Robinson and Councilmember Jolly regarding ADA compliancy of the building. He provided that he would not take up his time addressing that as they have the information and instructed to follow up with them. He then beginning discussing the municipal court. He expressed that the judge does not know how to run court proceedings. He presented the judge's orders and mentioned misspellings. He provided that he had taken the order off of the board when he left out of spite and in retaliation due to actually requesting permission to record and being denied. He expressed that he was trying to be considerate, but was slapped with another reason to sue the city. He shared that he doesn't want to, but the city is giving him no choice. Mr. Zangare then asked if there are any minutes, resolution, and ordinance or anything authorizing for jurisdiction of judicial proceedings to occur within the Historic City Hall. He provided that he has requested it, but has not seen it yet. He expressed that this means that anything that has happened at this building (Historic City Hall,) can be overturned or appealed including any previous juries that have taken place. Mr. Zangare provided that he is waiting for his record request to come back to confirm, but is for sure that it was never approved by council. He then asked if the city had body cams two years ago. He provided that there was no evidence presented in a case and only "he said/she said" statements. He expressed that there should have never been a conviction. He expressed that the judge and the prosecutor should've never allowed it. He provided that every time the city messes up or does something dumb, he is going to continue to put it out there. He then began expressing comments regarding people spreading rumors about him at the bar to people that he knows after trying to sue him for defamation about a comment he made. He provided that he is going to expose them.

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 November 18, 2025.

(Agenda Item #06)

Act on the Approval of Bills.

(Agenda Item #07)

Deliberate and Act on a Resolution Approving a Property Lease Agreement By and Between the City and Will Lowrance for Purposes of Outdoor Advertising Along Interstate 35.

[Planning Director, Richard Reinhardt provided council with the following information in the council packet prior to the meeting: On January 7, 2025, Council passed Resolution No. R2025-01-01 authorizing a property lease agreement with Will Lowrance for purposes of outdoor advertisement for an existing 972 square foot billboard pole sign owned by the City and located on Mr. Lowrance's property for the 2025 calendar year. The renewal annual lease is \$3,500 and staff recommends renewal for a term from January 2026 to December 2026.]

(Agenda Item #08)

Deliberate and Act on a Resolution Approving Selection of Walker Partners, LLC to provide engineering services for the City's 2025 EDA Disaster Supplemental Grant Application and Subsequent Phases..

[Jessica Trew, Executive Direct HEDC provided council with the following information in the council packet prior to the meeting: After individual scoring and joint deliberation, the committee agreed that Walker Partners, LLC offered the strongest combination of EDA experience, technical qualifications, and familiarity with Hillsboro's needs. Their prior successful performance with federally funded projects and clear commitment to availability and accountability distinguished their proposal. The Scoring Committee unanimously recommends that the City Council approve the selection of Walker Partners, LLC to provide engineering services for the City's 2025 EDA Disaster Supplemental Grant application and subsequent project phases.]

Consent agenda items. Councilmember Robinson asked questions in regards to agenda item #8. Upon conclusions of the discussion regarding the agenda item, it was agreed upon to take no action due to additional information being needed. The item will be placed on the December 16th council agenda for action. On a motion by Councilmember Jolly and second by Councilmember Robinson, Consent Agenda Items #5 through #7 were accepted and approved.

On roll call, the following votes were cast:

Ayes: Fleming, Robinson, Hernandez, Richmond, Jolly

Nays: none Absent: Lloyd

Resolution No: R2025-12-73

Regular Agenda

(Agenda Item #9)

Deliberate and Act on Resolutions to Sell or Exchange City-Owned Property:

a. Craig Street Lot 40C;

- b. Craig Street Lot 41, 217 Craig Street;**
- c. Craig Street Lot 54B;**
- d. McMullin Addition, Block 65 Lot C, 414 South Church Street;**
- e. McMullin Addition, Block 49 Lot 3, 213 South Covington Street;**
- f. Hillsboro OT Block 4 Lot 8B, 115 South Waco Street**

Assistant City Manager, Tony Cain presented the agenda item in the absence of City Manager Henderson. He informed council that the city has previously approved selling or to exchanging the clinic property, two lots at the north end of Williamson Street, 414 South Church Street, 213 South Covington Street, and the City Records Building (formerly Municipal Court) on South Waco Street. Assist. City Manager Cain reported that the city has received bids on several of these properties and council may choose to accept or reject the highest bid received for each property. Assist. City Manager Cain was able to review the highest bid received for each property and each vendor associated.

- a. Gridiron or Solomon LLC, \$15,000 for property ID 112155, Craig Street Lot 40C, TBD Craig Street
- b. Gridiron, LLC: \$55,000 for property ID 112156, Craig Street Lot 41, 217 Craig Street
- c. Eric Fleming: \$11,600 for property ID 112177, Craig Street Lot 54B, TBD Smith Street
- d. F&R Solutions: The Texas Theater in exchange for property ID 113018, 115 South Waco Street
- e. Gridiron LLC: \$20,000 for property ID 107338, 414 South Church Street
- f. Gridiron LLC: \$12,000 for property ID 113974, 213 South Covington Street

Mayor Johnson was able to open the item for public comments from the audience although the item was not a public hearing. There were some clarifying questions asked regarding the pricing on Lot 40c and Lot 41. Additional comments were made regarding the issues with holding closed bids and the benefits of open bidding/auctioning. Another member from the audience made comments regarding the closed bid process and how one of the councilmembers were able to put in bids for some of the properties. He added that this could also propose problems as he could've potentially be given inside information. There were no further questions or comments from council. On a motion by Councilmember Richmond and second by Councilmember Robinson, the resolution was accepted and approved.

On roll call, the following votes were cast:

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

Resolution No. R2025-12-75

(Agenda Item #10)

employee retention and recruitment. Upon approval, the ordinance will take effect as of January 1, 2026.

There were no questions or comments from council Mayor Johnson opened the public hearing at 6:20PM. A couple of members in the audience spoke against the ordinance. Expressing comments regarding allocating the funds towards the water and street departments rather than into the employees. There were no further questions or comments. Mayor Johnson closed the public hearing at 6:21PM. On a motion by Councilmember Richmond and second by Councilmember Robinson, the ordinance was accepted and approved.

On roll call, the following votes were cast:

Ayes: Fleming, Robinson, Hernandez, Richmond, Jolly

Nays: none Absent: Lloyd

Ordinance No. O2025-12-19

(Agenda Item #11)

Hold a Public Hearing, Second Reading, Deliberate and Act on an Ordinance for a Voluntary Annexation Request to Institute Annexation Proceedings to Enlarge and Extend, Including Zoning Designation, All that Certain Lot, Tract or Parcel of Land, Being 30.65 Acres, Situated in the Ewen Cameron Survey, Abstract No. 131, Hill County, Texas, Being the Same Property by Reference as Recorded in Volume 2374, Page 327 of the Official Public Records of Hill County, Texas.

Planning Director Reinhardt presented the agenda item. He provided that he would not be going into much detail as this is the second reading. Planning Director Reinhardt was able to reference the PowerPoint to show the location of the annexation. Planning Director Reinhardt explained that the property is located to the north of a 20-acre tract owned by the Hillsboro Economic Development Corporation that was previously annexed and is on the north side of State Spur 579. Planning Director Reinhardt reported that the subject of the proposed annexation will help to provide access to industrial zoned property to the north. There were no responses received regarding the 200ft notification area. The Planning and Zoning Commission recommended approval of the proposed annexation zoning designation of Heavy Industrial (I-2) at their meeting on Monday, November 17, 2025. He shared that Heavy Industrial (I-2) Zoning for the proposed annexation of 30.65 acres is consistent and compatible with the recommendations of the Future Land Use Map in the Comprehensive Land Use Plan.

There were no questions or comments from council Mayor Johnson opened the public hearing at 6:24PM. A member from the audience was able to ask if this annexation was voluntary by the property owner. Planning Director Reinhardt was able to share that the property is an EDC owned property and the annexation was strictly voluntary by them. Another audience member was able to express comments against the ordinance and

council's reconsideration of the annexation. Mayor Johnson closed the public hearing at 6:26PM. On a motion by Councilmember Robinson and second by Councilmember Fleming, the ordinance was accepted and approved.

On roll call, the following votes were cast:

Ayes: Fleming, Robinson, Hernandez, Richmond, Jolly

Nays: none Absent: Lloyd

Ordinance No. O2025-12-20

Hear and Deliberate on the City Manager's Report

Assistant City Manager, Tony Cain presented the following updates on Goals 1 through 4 in the absence of City Manager, Megan Henderson.

a. Update on Strategic Goals 1-4

i. Responsible, Equitable Growth

- Water Supply
 - Raising Lake Aquilla
 - Update Study (\$400k, time)
 - Get Federal approval for project (done)
 - 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
 - Some momentum seems to be building around “recommended alternative,” which includes lots of water for municipal use
 - Left BRA meeting feeling hopeful that we could receive allocation
 - Need to evaluate how to use

ii. Foster Transparency and Connection

- Still working with new software to create public-facing budget info
- Still improving new City website
- 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

iii. Support Preservation and Beautification

- Update on Knox Fuel Stop: No update.
- Amigos: Should be submitting new construction plans in December.

- 81 Motel: They have submitted their CO application. The first CO inspection failed due to not being ready. They are still waiting for signage to be installed and finish the convience store.
- Walmart: They have scheduled their final fire pump flow test for December 2nd.
- Building and Standards Board: No meeting in December. Will pack back up January 15th.
- New Street Apartments: making great progress. No timeline when they will be complete.
- Grass Clippings: We are proactively looking for grass clippings going into the street when people are mowing while out patrolling.
- Chili's: They are making great progress. They have started framing and should be complete within 2-3 weeks. The plumbing rough is complete.
- Panda Express: Deputy Fire Marshal Cary and Building Official Edwin had a pre-con meeting with contractors on Monday December 1st. They will be starting construction soon.
- Hillsboro Operation Welcome Mat: Spoke with the members on December 1st about ordinances and the processes to get an ordinance or change an ordinance.



vi. Deliver Efficient, Effective Government

- Comprehensive Planning Process
 - Successful Downtown Activation Plan kickoff
 - lots of input about what people would like to see downtown,
 - lots of participation in the walking workshop,
 - several property owners considering projects to increase use and occupancy
 - Future Land Use Maps being constructed
 - Online public participation activity coming soon

- Human Resources
 - Interviewing in December for Fire Major
 - Adding a Process Improvement Analyst to embed within Public Works, review our current methods of scheduling and completing tasks, and help us develop SOPs to be more efficient with our time and equipment.

b. Recent and Upcoming Staff Activities and Events

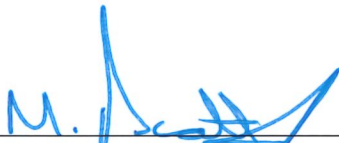
Staff Activities

- City Employee Winter Celebration December 11
- Years of Service recognition

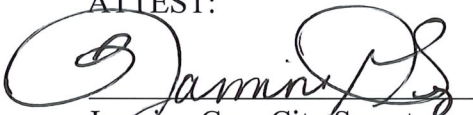
Events:

- Library Gala Dec 5
- Christmas Under the Stars Parade and Carnival Dec 6
- Farmers Market Christmas Market Dec 13

With no further business to address, Mayor Johnson adjourned the meeting at 6:30p.m.


M. Scott Johnson, Mayor

ATTEST:


Jasmine Guy, City Secretary