

City Council
City of Hillsboro, Texas
Minutes of Regular Meeting
August 4, 2026

Present were:

Brianna Garner, Councilmember	Tony Cain, Asst. City Manager
Dana Robinson, Councilmember	Jasmine Guy, City Secretary
George Beckwith, Councilmember	Dale Snyder, Finance Director
Edgar Hernandez, Councilmember	Richard Reinhardt, Planning Director
Eric Fleming, Councilmember	
Leann Richmond, Mayor Pro-Tem/ Councilmember	

Mayor, Scott Johnson and City Manager, Megan Henderson were absent

Others present:

Shannon Cottongame, the Reporter
Hillsboro Police Department
Bishop Billy Clark, Believers Christian Cathedral

Mayor Pro Tem Richmond called the meeting to order at 6:00p.m.

Bishop Bill Clark of the Believers Christian Cathedral completed the invocation

Mayor Pro Tem Richmond led the Pledge of Allegiance.

Hear Statements from Persons Wishing to Address Council.

- Linda Polley-Basil Zangare reported that she was unable to make it.
- Basil Zangare-expressed comments regarding the Mayor's lack of commitment and absence as he is out golfing-reported that there are three "TOMA" violations that are fixing to occur tonight and he will be filing more complaints-made comments regarding Mayor Pro-Tem Richmond not living in Hillsboro-addressed City Manager's absence and expressed that he hope he didn't cause her to have a mental break-additional comments were made regarding the City Manager taking a two-week vacation and her salary-Mr. Zangare addressed "very vague" agenda items #8, #9, and #12-emphaized that you cannot have vague agenda items and deliberate on them-referenced Texas Supreme Court Case of Cox Enterprises versus Austin ISD-made comments regarding the power given to the City Manager and emphasized that council should be regulating that-Mr. Zangare made statements regarding the

Chamber of Commerce, the funds given every quarter (\$21, 750,) the trespass he was given, and staff-Mr. Zangare made additional comments regarding agenda item #12 and provided that it is a TOMA violation-suggested that the item be tabled and specific information be added on the agenda for next meeting-expressed that he is mad that the law is being violated due to things being done vaguely and not clearly-concluded by asking Mayor Pro-Tem Richmond about her residency and is she going to step down in October so she can pass the Data Center thing next month.

Administration of the Oath of Office to the Newly Appointed City Council Member, Place 2

City Secretary, Jasmine Guy administered the Oath of Office to George Beckwith, newly appointed City Councilmember, Place 2 (appointed at previous City Council Meeting held on July 21, 2026.) Upon completion of the Oath of Office, Councilmember Beckwith took the Place 2 seat for the remainder of the meeting.

Consent Agenda

Mayor Pro Tem Richmond informed Council that agenda numbers five (5) through eleven (11) 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)

Administration of the Oath of Office to the Newly Appointed City Council Member, Place 2

(Agenda Item #6)

Deliberate and Act on the Approval of the Minutes for the Regular Meeting on July 21, 2026.

(Agenda Item #7)

Act on the Approval of Bills.

(Agenda Item #8)

Deliberate and Act on a Resolution Approving the City of Hillsboro's Title VI Plan and Authorizing the City Manager to Negotiate and Execute All Necessary Documents.

[City Secretary, Jasmine Guy provided council with the following information in the council packet prior to the meeting: This plan explains how the City of Hillsboro will incorporate the requirements of Title VI and related legal authorities into its operations. The plan will be used as a reference of the City of Hillsboro and on an informational resource to the public. The plan will be updated every three years to reflect changes in the Title VI compliance operations. To ensure current compliancy, staff is presenting the

approval of this plan as required by TxDot. Once approved, plan will be posted on the City of Hillsboro's website and the City Secretary will serve as the civil rights officer.]

(Agenda Item #9)

Deliberate and Act on a Resolution Approving a Tourism Agreement by and between the City of Hillsboro, Texas and the Hillsboro Chamber of Commerce 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 packet prior to the meeting: On December 15, 2009, Council approved Resolution No. R2009-12-67 authorizing the City and Chamber of Commerce to continue a contractual agreement (Tourism Agreement) through September 30, 2014 for the Chamber to manage the collections paid to the City from the Hotel Occupancy Tax for the purpose of promoting tourism, meetings, conventions, arts, and historic preservation with the intent of increasing hotel occupancy in the City of Hillsboro. In 2014 it was determined that the agreement would be for a one-year term so that a timely review will be made by both parties, ensuring all requirements are being followed and modifications can be made if necessary. The agreement has been updated and approved by resolution each year since then. The proposed resolution would extend the agreement through September 30, 2027.]

(Agenda Item #10)

Deliberate and Act on a Resolution Accepting the Recommendations of the Planning and Zoning Commission to Re-Plat Lots 68 and 69, Tarlton Addition, Becoming Lots 68R-1, 69R-1 and 69R-2, Tarlton Addition, in the City of Hillsboro, Being the Same Property by Reference as Recorded in Volume 2346, Page 329 of the Official Public Records of Hill County, Texas. Also Known as the Property to the South of 705 McKenzie Avenue.

[Richard Reinhardt, Planning Director provided council with the following information in the council packet prior to the meeting: The applicant is requesting to plat property on McKenzie Avenue for the purpose of single-family residential development. The Planning and Zoning Commission reviewed the re-plat at their meeting on Monday, July 27, 2026 and forwarded recommendation of approval.]

(Agenda Item #11)

Deliberate and Act on a Resolution Accepting the Recommendations of the Planning and Zoning Commission to Re-Plat Lot 7X-1, Block A, Southwest Outlet Center Addition, Becoming Lots 7-R and 8-X, Block A, Southwest Outlet Center Addition, in the City of Hillsboro; Being a Portion of the Same Property by Reference as Recorded in Volume 2246, Page 345 of the Official Public Records of Hill County, Texas. Also Known as 222 I-35 Service Rd NE.

[Richard Reinhardt, Planning Director provided council with the following information in the council packet prior to the meeting: The applicant is requesting to plat property in the Southwest Outlet Addition, located at 222 I-35 Service Road NE for the purpose of

developing a coffee establishment. MRB Group submitted a review letter with items that need to be addressed on the plat and the construction plans.

The Planning and Zoning Commission reviewed the re-plat at their meeting on Monday, July 27, 2026 and forwarded their conditional approval that necessary corrections are made to the plat and construction plans.]

Consent agenda items. There were no further questions or comments. On a motion by Councilmember Robinson and second by Councilmember Garner, Consent Agenda Items #5 through #11 were accepted and approved.

On roll call, the following votes were cast:

Ayes: Fleming, Beckwith, Robinson, Hernandez, Richmond, Garner

Nays: none Absent:

Resolution No. R2026-08-54,55,56,57

Regular Agenda

(Agenda Item #12)

Hold a Public Hearing, First Reading and Deliberate on an Ordinance Establishing One-Way Street Requirements and Designating the List of One Way Streets in the City of Hillsboro.

Assistant City Manager, Tony Cain presented the agenda item. He informed council that staff is currently asking for no action to be taken on this item. He reported that he is waiting on additional information from Hillsboro ISD as they have made some changes regarding their hours of operation. He added that he would like to make sure the signs are up to date and this item will be brought back before council at the next meeting.

Mayor Pro-Tem Richmond asked that staff is recommending for council to table this item because this has to do with school district one way for their safety and protection. Assistant City Manager confirmed and Mayor Pro-Tem Richmond announced that no action will be taken on the item at this time.

(Agenda Item #13)

Hear and Deliberate on City Manager's Report.

Assistant City Manager Tony Cain provided that City Manager, Megan Henderson was not present tonight and an update will be given 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

- Grass clippings: Continue to address.
- Update on Knox Fuel Stop: No Update.
- Gateway Travel Center (Amigos): No Update.
- Building and Standards Board: Next meeting is August 20th @ 6PM, 8 structures are going before the board for updates on progress.
- Curb Clean-Up: We hired a vendor to help address this issue.
- Donation Bins: Staff members are currently addressing 2 boxes in the parking lot of the old Dirt Cheap store.
- Tires: Continue to pick up tires.
- Alley ways: Continue to educate property owners of their responsibilities related to alley ways.
- City Wide Clean Up: August Saturday 29th, 2026.
- Somerset Addition: Staff has completed roughly 60 inspections.
- New Street Apartments: *Pictures to follow on next slide*

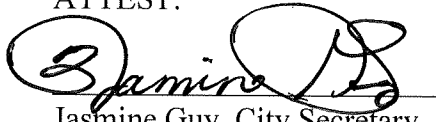


MONTHS	2025	2026
JAN	110	195
FEB	86	324
MAR	112	263
APR	112	169
MAY	188	243
JUN	187	245
JUL	164	342
AUG	154	0
SEP	383	0
OCT	629	0
NOV	188	0
DEC	281	0
TOTAL	2594	1781

With no further business to address, Mayor Pro-Tem Richmond adjourned the meeting at 6:12PM.


 Leann Richmond, Mayor Pro Tem

ATTEST:


Jasmine Guy, City Secretary

Note:

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