

City Council
City of Hillsboro, Texas
Minutes of Regular Meeting
February 3, 2026

Present were:

Scott, Johnson, Mayor	Megan Henderson, City Manager
Jay Jolly, Councilmember	Tony Cain, Asst. City Manager
Leann Richmond, Mayor Pro Tem	Jasmine Guy, City Secretary
Dana Robinson, Councilmember	Justin Dyer, Library Director
Edgar Hernandez, Councilmember	Tiffany Barron, Main Street Manager
Larry Lloyd, Councilmember	

Councilmember Eric Fleming was absent

Others present:

Shannon Cottongame, the Reporter
Hillsboro Police Department
Lynette Hearrell-Director of Hillsboro Chamber of Commerce

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

Mayor Johnson led the Pledge of Allegiance.

Hear Statements from Persons Wishing to Address Council

Basil Zangare was able to address council. He began by providing the definition of a journalist and added that a journalist is not defined by whether city hall likes them or not. He reported that the 1st Amendment of the U.S. Constitution that was written by the Founding Fathers does not protect journalism only when it is polite, but it exists specifically to protect criticism of government. He shared that this especially applies when officials stop listening to the people that they were elected to represent and start deciding on what they think the public wants instead. He expressed that not after attending council meetings for 2 months, he genuinely thought he would be done with the City of Hillsboro. He reported that while in her official capacity, City Manager, Megan Henderson decided to defame him while at a private RSV only Chamber of Commerce event held by Lynette Hearrell on January 20th. He expressed that City Manager Henderson declared that he is not a journalist. He emphasized that this wasn't an opinion, but a false statement of fact made by a public official designed to discredit him. He expressed that City Manager Henderson has reported to not watch any of his content, so how would she know what is factual. He continued by informing council that City Manager Henderson suggested that he doesn't fact check or ask questions. He shared that he finds that "rich" as his reporting is almost built entirely on public information requests and also calling and asking her

questions. Mr. Zangare expressed that it is not his fault that City Manager Henderson chooses to not answer his questions truthfully, dodges them entirely, and/or fails to issues a public statement is lie #2. He reported that lie #3 is taking his reporting, altering what he said, spinning it for image control, and pushing that narrative in coordination with the Chamber of Commerce leadership in a private setting before running to the internet to damage his credibility. He expressed that this is not transparency, but reputation laundering. Mr. Zangare shared that under the law that is defamation. He expressed that criticism is not fake news, public records are not fake news, and uncomfortable facts are not fake news. Mr. Zangare emphasized that what is unacceptable is the City Manager is using her position to attack a journalist rather than addressing the substance of the reporting. Mr. Zangare requested that City Manager, Megan Henderson and the City of Hillsboro issue a public apology immediately and future disagreements be handled with facts, records, and official statements.

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 January 20, 2026.

(Agenda Item #06)

Act on the Approval of Bills.

(Agenda Item #07)

Deliberate and Act on a Resolution Approving the Use of City Streets for Recurring Market Events, Including the Establishment of an Annual Application Process, Deadlines for Requests and Guidelines to Ensure Fair and Equitable Access to Downtown Public Spaces.

[Main Street Manager, Tiffany Barron provided council with the following information in the council packet prior to the meeting: In order to ensure fairness, transparency and accountability, staff recommends an approval process to document the permission given to organizations or individuals seeking to use city rights-of-way for recurring markets. For this year, requests would be due by March 1; for future years, no later than December 30th of the year preceding the requested season. The letter must address operational and logistical criteria, including proposed dates and times, number of vendors, requested footprint, site layout, parking management, and cleanup plans. Upon receipt of this letter, staff would review and determine approved space based on the merits of the request, footprint needed for various components, vendor history, and fairness to the public, and

safety and welfare concerns. This process will allow all users of public space to plan with confidence, knowing exactly what they have the right to do in public rights of way.]

(Agenda Item #08)

Deliberate and Act on a Resolution to Approve a Method of Procurement for a Water Line Replacement Contractor.

[City Manager, Megan Henderson provided council with the following information in the council packet prior to the meeting: As discussed in previous Council meetings during the City Manager's report, we have an urgent need to begin replacing water lines and staff believes the most cost-effective way is to hire a contractor to replace as many lines as possible. This would be separate from formal and complex projects that require a full set of engineered plans and specifications. (We have a few of those that will need to be pursued in the coming months, but this would enable us to begin work in the meantime, simultaneously.)]

Mayor Johnson announced that Agenda Item #7 will be removed from the consent agenda and onto the regular agenda for discussion. There were no further questions or comments. On a motion by Councilmember Richmond and second by Councilmember Jolly, Consent Agenda Items #5, #6, and #8 were accepted and approved.

On roll call, the following votes were cast:

Ayes: Lloyd, Robinson, Hernandez, Richmond, Jolly

Nays: none Absent: Fleming

Resolution No: R2026-02-14

Regular Agenda

(Agenda Item #07)

Deliberate and Act on a Resolution Approving the Use of City Streets for Recurring Market Events, Including the Establishment of an Annual Application Process, Deadlines for Requests and Guidelines to Ensure Fair and Equitable Access to Downtown Public Spaces.

City Manager Henderson was able to present the agenda item. She shared that the purpose of this item is to clarify and create a process for the use of public spaces for events that are not sponsored by the city. City Manager was able to use the Farmer's Market as an example and explained the city encourages all market events that create a public good and benefit, but there needs to be something in writing that explains not only the process, but the expectations for both the market applicant and the city. City Manager explained that the goal is for clarity, transparency, accountability, equitable access, and to simply have things in writing. City Manager Henderson continued and explained the formal steps to the annual application process and staff's approval process before opening for questions and comments.

Councilmember Richmond was able to ask for clarification if this process will be going into effect during FY 2027. City Manager confirmed that this will go into effect immediately, but subject to council's approval. There was a discussion held regarding the effective date of the application process and overall application terms. Councilmember Lloyd was able to ask if this included all city-owned public areas such as parks. City Manager explained that it does not apply to parks, and only public right-of-ways. Mayor Johnson was able to open up for public commentary regarding the agenda item. Jeff Mashburn was able to provide commentary on behalf of the Farmer's Market. He was able to share that there is strong need for the Farmer's Market. He provided some background information on what the Farmer's Market meant to him and how it has benefited his family and upbringing. He add comments regarding the issues that would arise if the market was taken away and encouraged council to allow the market to continue before closing. Melissa Awtrey was able to provide her commentary regarding the agenda item. She was able to share that the Farmer's Market began in 2014 by the County and the City and were placed at the Courthouse. She informed council of her past and current involvement/contributions to the Farmer's Market. She provided some background information regarding the Farmer's Market involvement within the community, its accomplishments, goals, values, and benefits. She reported that in 2023 the Farmer's Market was able to officially become a non-profit organization. Mrs. Awtrey shared with the council the difficulties the agenda item would present to the Farmer's Market and that this is an effort by the city to do away with the Farmer's Market. She explained that this will be another process that they will have to abide by in addition to all of the other regulations they have to follow. She expressed that she has asked residents of the city and county if they will attend the Farmer's Market if it relocated, and they all have stated no. She reported that it would "kill" the Farmer's Market if they have to relocate to another part of the City. She expressed that she understands the need for this, but the Farmer's Market is an organization and not a public market event that has the means for this process. It will shut them down as she cannot meet those requirements. Mayor Johnson reassured Mrs. Awtrey that council is not trying to do away with the Farmer's Market. He was able to provide a suggestion regarding the formation of a committee or staff to ensure the regulations are being enforced/monitored. There was additional discussion regarding the implementation of the policy, reason for the creation of this new process, and suggestions were made regarding the possibility of implementing a "grandfather clause." Mayor Johnson and councilmembers agreed to take no action on the item and allow staff to take additional time to determine further specifics related to policy implementation.

Hear and Deliberate on the City Manager's Report

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

a. Update on Strategic Goals 1-4

i. Responsible, Equitable Growth

- Water Supply
 - Raising Lake Aquilla
 - Requesting reopening of study
 - 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
- Staff is using in-person, newsletter, newspaper, website and social media to share information regarding city initiatives.
- Exploring new technology options to record and post Council meetings

vi. Deliver Efficient, Effective Government

- Comprehensive Planning Process
 - Downtown Activation Plan underway with lots of public input and several property owners considering projects to increase use and occupancy
 - Future Land Use Maps being constructed
 - Upcoming Site Visit February 25 and 26:
 - CHARM workshop for planning resiliency and disaster prep
 - Public engagement opportunities Wednesday and Thursday
 - Meeting with Council/CPAC/P&Z Thursday
- Human Resources
 - Working on policy updates for various topics
- Process Improvement
 - Process Improvement staff is reviewing water department operations and software

b. Staff Activities and Events

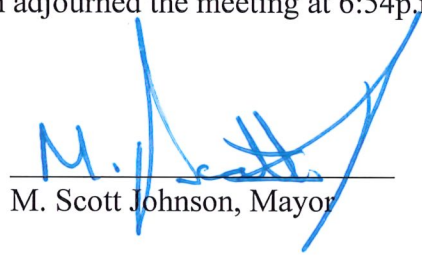
- Fire and Ice February 21st at the Rusted Chandelier

iii. Support Preservation and Beautification

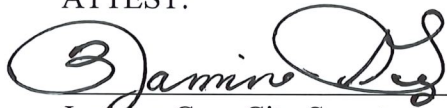
- Grass Clippings/Curb Cleanup: Will start reminding everyone end of February and the beginning of March.

- Update on Knox Fuel Stop: Nothing new to report at this time.
- Gateway Travel Center (Amigos): Plans have been reviewed and approved, they did demo an addition on the east side of the main structure.
- 81 Motel: The building final and CO have been completed for the motel side. Once store is completed we can work with them to get the final CO.
- Building and Standards Board: Next meeting is February 19 at 6pm. Will be taking 2 structures before the board.
- Donation Bins: Most donation bins have been removed. The ones that are left, pay the business to have them on site. The business owners know to maintain them and keep the area clean and free of debris.
- Traffic Lights at Franklin and Elm St: The new system should be built in April.
- City Wide Clean Up: Next scheduled clean up day is March 21.
- Operation Welcome Mat: No Update

With no further business to address, Mayor Johnson adjourned the meeting at 6:54p.m.


M. Scott Johnson, Mayor

ATTEST:


Jasmine Guy, City Secretary