

City Council
City of Hillsboro, Texas
Minutes of Regular Meeting
April 7, 2026

Present were:

Scott Johnson, Mayor	Megan Henderson, City Manager
Dana Robinson, Councilmember	Tony Cain, Asst. City Manager
Eric Fleming, Councilmember	Jasmine Guy, City Secretary
Larry Lloyd, Councilmember	Dale Snyder, Finance Director
Jay Jolly, Councilmember	Justin Dyer, Library Director
Leann Richmond, Mayor Pro Tem	Jessica Trew, ED HEDC
Richard Reinhardt, Planning Director CD	

Councilmember Edgar Hernandez was absent

Others present:

Shannon Cottongame, the Reporter
Hillsboro Police Department
Lynette Hearell, Director of Chamber of Commerce
Reverend James Hoskins-1st Methodist Church of Hillsboro
Todd Pruitt-Pattillo, Hill, Brown

Mayor Johnson called the meeting to order at 6:01p.m.

Invocation was completed by Reverend Hoskins of the 1st Methodist Church of Hillsboro.

Mayor Johnson led the Pledge of Allegiance.

Hear Statements from Persons Wishing to Address Council.

- Donald Neagle-1412 Meadowlark-concerns regarding street conditions on Meadowlark-other streets being fixed in the City, but Meadowlark has been neglected for years.
- Pedro Lopez-1410 Meadowlark-reiterated concerns regarding street conditions on Meadowlark-amount of money paid for taxes should equal streets getting fixed.
- Basil Zangare-Various issues/concerns regarding transparency- reported misuse of city funds and credit card theft by city employee-concerns with destroyed and concealing public records regarding misconduct by city employees-concerns regarding being overcharged for public records; complaint filed with Attorney

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General's Office-overall City Manager Concerns-Concerns with Roberta Skelton on Library Board-Eclipseboro records and fees associated-Texas Theater; tax payers' money being spent wrong-requested termination of City Manager.

Consent Agenda

Mayor Johnson informed Council that agenda numbers five (5) through seven (7) 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)

Deliberate and Act on the Approval of the Minutes for the Regular Meeting on March 17, 2026.

(Agenda Item #6)

Act on the Approval of Bills.

(Agenda Item #7)

Deliberate and Act on a Resolution Accepting the Recommendations of the Planning and Zoning Commission to Approve a Preliminary and Final Plat, Standefer Addition, in the City of Hillsboro, on a Certain Tract of Land Being 2.51 Acres in the Moses Johnson Survey, Abstract No. 475, and Being the Same Property by Reference as Recorded in Volume 2105, Page 499 and Volume 2327, Page 560 of the Official Public Records of Hill County, Texas. Also Known as 1304 and 1306 Carr Street.

[Planning Director, Richard Reinhardt provided council with the following information in the council packet prior to the meeting: A revised preliminary plat and final plat has been submitted for property located in the 1300 block of Carr Street. The purpose of the plat is to divide property for the future development of a single-family dwelling. Since Carr Street dead ends at 1304 Carr Street, the applicant will extend it and provide a temporary turn around easement in order to provide access for emergency vehicles. The applicant had originally submitted plats that were approved in September. However, those were not filed of record and the plats were revised to allow a fifty (50) foot wide connection back to Jane Lane for Lot 1. The Planning and Zoning Commission reviewed the preliminary and final plat at their meeting on Monday, March 23, 2026 and forwarded their recommendation of conditional approval that any necessary improvements are made. Since then, MRB has reviewed the plats and determined they are in conformance with City Requirements. Therefore, no corrections are needed.]

Consent agenda items. There were no items removed from the Consent Agenda. There were no further questions or comments. On a motion by Councilmember Lloyd and second by Councilmember Richmond, Consent Agenda Items #5 through #7 were accepted and approved.

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On roll call, the following votes were cast:

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

Nays: none Absent: Hernandez

Resolution No. R2026-04-28

Regular Agenda

(Agenda Item #8)

Hear and Deliberate on a Presentation of the 2024-2025 Fiscal Year Audit by Pattillo, Brown, and Hill.

Todd Pruitt of Pattillo, Brown, and Hill gave the presentation. He provided thanks to the Council and City Staff for allowing Pattillo, Brown, and Hill L.L.P the opportunity to perform the audit. Mr. Pruitt was able to provide an overview of the results of the audit for the 2025 Fiscal Year. The audit resulted in an unmodified opinion, also known as a clean opinion (the highest form of opinion that can be received.) This indicated that the financial statement are free of material misstatements and presented in accordance with generally accepted accounting principles. Mr. Pruitt shared that the audit was performed in accordance with the government auditing standards, which require reporting internal controls over financial reporting and compliance with laws, regulations, contracts, and grants. It was reported that there were no significant deficiencies in the city's internal controls over financial reporting and no instances of non-compliances identified. He was able to reference a few pages within the audit and explained the internal controls over financing. There were no questions or comments from council. No action was taken, presentation only.

(Agenda Item #9)

Hold a Public Hearing, First Reading and Deliberate on an Ordinance Accepting the Recommendations of the Planning and Zoning Commission Amending the Hillsboro Subdivision Regulations, Known as Ordinance No. O79-10 (Last Amended by Ordinance No. O2024-10-21), Whereby the Purpose is to Add a Section for Minor Plats

Planning Director, Richard Reinhardt presented the agenda item. He explained the three different types of plats that can be submitted for review (preliminary, final, and re-plats) and process for which a developer goes through when a vacant lot has not been previously platted. He provided that the following recommendation has been submitted to add a provision for minor plats to be added to the subdivision regulations. This would be required for developments of four lots or less if the area is already served by all necessary improvements. Planning Director Reinhardt shared that the Planning and Zoning Commission review this at their meeting on March 23rd and forwarded their recommendation for approval, but will still require a recommendation from Planning and Zoning and final approval from Council. Planning Director Reinhardt was able to provide the definition of minor plats, the details surrounding its applicability, criteria for decision, expiration, and recording.

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There were no questions or comments from the councilmembers, the Mayor opened the Public Hearing at 6:23p.m. An attendee spoke and asked a questions in regards to utility extension. There was a discussion held regarding the process in which a developer would have to go through if this applies. There were no further questions The Public Hearing was closed at 6:25p.m. The first reading of the ordinance was declared complete.

Ordinance No. O2026-04-02

(Agenda Item #10)

Hold a Public Hearing, First Reading and Deliberate on an Ordinance Amending the Regulations for Fences, Article 3.2200, Whereby the Purpose is to Add a Provision for Obtaining a Variance.

Planning Director Reinhardt presented the agenda item. He explained that previous fence requirements were adopted on July 15, 2025, but a provision for obtaining a variance to those requirements was not provided. He shared that this proposed amendment to the fence requirements would allow applicants to make the case for a variance if a strict adherence to the fence requirements is not possible in their circumstances. He further explained the process for which the variance may go through to be granted or denied. Planning Director then asked the council to provide their recommendation for the approval process to be taken straight to council or be presented to the Planning and Zoning Commission first for their recommendation.

Mayor Johnson was able to provide a recommendation with the variance being taken before the Planning and Zoning Commission for their recommendation with Council providing the final approval. There were no further questions or comments from the councilmembers. Mayor opened the Public Hearing at 6:27p.m. No one spoke for or against the ordinance. The Public Hearing was closed at 6:28p.m. The first reading of the ordinance was declared complete.

Ordinance No. O2026-04-03

(Agenda Item #11)

Hold a Public Hearing, First Reading and Deliberate on an Ordinance Amending the Regulations for Flood Damage Prevention, Article 3.600, Whereby the Purpose is to Amend Section 3.607, Basis for Establishing the Areas of Special Flood Hazard by Incorporating Best Available Data.

Richard Reinhardt, Planning Director presented the agenda item. He reported that The Federal Emergency Management Agency (FEMA) has produced Flood Insurance Rate Maps (FIRMs) and a Flood Insurance Study (FIS) that is used in determining areas of flood risk and to evaluate flood development permit applications. However, he shared that there are other sources of data that also show flood risk, including Base Level Engineering (BLE) data and Fathom flood data and these additional sources give a better picture of areas that

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have a risk of flooding. Planning Director Reinhardt provided that presently, the City's Flood Damage Prevention ordinance only references FEMA's maps in the requirement for a floodplain development permit. He shared that this proposed ordinance would incorporate the best available data to ensure that new development in potential flood areas will be constructed in a way to best reduce the risk of flood damage. Planning Director Reinhardt was able to review the existing language and the new language to be added. He then referenced the PowerPoint and displayed a series of maps from FEMA, BLE, and Fathom Flood entities that indicated the flood areas within the city and the time frames associated.

There were no initial questions or comments from the councilmembers, the Mayor opened the Public Hearing at 6:36p.m. An attendee spoke in regards to the FEMA map and asked if this was the primary flood map being used. There was further discussion regarding flood insurance, benefits and issues with using AI created maps/features, and flood issues within the city. The Public Hearing was closed at 6:43p.m. The first reading of the ordinance was declared complete.

Ordinance No. O2026-04-04

(Agenda Item #14)

Deliberate and Act on a Resolution Approving an Engineering Services Agreement with MRB Group for Design of Water Line Replacements

City Secretary, Jasmine Guy, informed the Mayor and Council that Councilmember Robinson filed an Affidavit of Substantial Interest regarding the item.

City Manager Henderson presented the agenda item. She informed council of the two grant programs for which the City had the opportunity apply for regarding water line replacement dollars, but with a very quick turnaround. She shared that in order to have engineering services already completed so the projects can be quickly bid and constructed if we're awarded funds, Council approved moving ahead with hiring an engineering firm to design the line replacements. City Manager Henderson reported that the City Council previously approved MRB Group for engineering services associated with Texas Water Development Board (TWDB) funding and now the present item is in regards to the scope of services and service agreement (contract.) City Manager Henderson added that this is coming back to Council because it's a significant and an unbudgeted expense. City Manager Henderson reported that city staff is working with the finance department to prepare a budget amendment to reflect these changes and others.

There were no further questions or comments. On a motion by Councilmember Richmond and second by Councilmember Jolly, the resolution was accepted and approved.

On roll call, the following votes were cast:

Ayes: Fleming, Lloyd, Mayor Pro Tem Richmond, and Jolly

Nays: none Absent: Hernandez Sustain: Robinson

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Resolution No. R2026-04-29

(Agenda Item #13)

Hear and Deliberate on City Manager's Report.

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

a. Update on Strategic Goals 1-4

i. Responsible, Equitable Growth

- Water Supply
 - Raising Lake Aquilla (no movement)
 - Make Better Use of Existing Water
 - Reduce water loss to free up more water
 - Water loss in 2025 is estimated at 57%, or 423,000,000 gallons
 - The City has requested \$10M in grants and is preparing another \$6M request due in July
 - In the meantime, line replacements are proceeding with existing funds
 - The Hillsboro EDC approved up to \$450,000 to assist with eligible sections
 - Explore reuse of partially treated “grey water” for industry/irrigation
 - Reallocation of Lake Whitney (no movement)

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.
- Updating web site as needed

iv. Deliver Efficient, Effective Government

- Comprehensive Planning Process
 - Downtown Activation Plan draft almost ready for Main Street Board review
 - Future Land Use Maps and Capital Improvements Plan being constructed
- Human Resources
 - Hiring/ interviewing for open positions
 - Working on policy updates for various topics
- Process Improvement
 - Reviewing water department operations and software

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- Looking into technology for monitoring water throughout the system to detect usage and loss as it is occurring

b. Staff Activity and Events

- Ribbon Cutting for new Library doors, April 16th at 9:30
- Upcoming Go Hillsboro Summit on Data Centers, April 16th at 12:00 at Hill College
- Approximately 2,000 eggs hidden in annual Egg Hunt



- Hillsboro Airport awarded the State of Texas 2026 Local/Basic Airport of the Year



iii. Support Preservation and Beautification

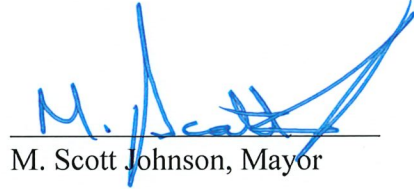
- Grass Clippings: Increasing proactive and reactive educating of citizens.
- Update on Knox Fuel Stop: No Update.
- Gateway Travel Center (Amigos): They are waiting for TXDOT approval and permits for their approaches, planning on starting back on the project in May.
- 81 Motel: Waiting on completion of the convenience store.
- Building and Standards Board: Next meeting is April 16th. Staff will be taking 8 structures before the board.
- Curb clean-up: Staff has started to submit more curb clean-up door hangars and sending letters to violators.
- Donation Bins: No Update.
- Traffic Lights at Franklin and Elm St: Scheduled to start the installation process April, 09, 2026.
- Tires: Continuing to pick up tires.

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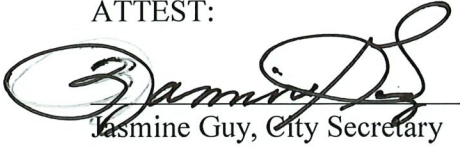
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With no further business to address, Mayor Johnson adjourned the meeting at 6:59p.m.


M. Scott Johnson, Mayor

ATTEST:


Jasmine Guy, City Secretary

Note:

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