

City Council
City of Hillsboro, Texas
Minutes of Regular Meeting
April 21, 2026

Present were:

Leann Richmond, Mayor Pro Tem	Megan Henderson, City Manager
Dana Robinson, Councilmember	Tony Cain, Asst. City Manager
Eric Fleming, Councilmember	Jasmine Guy, City Secretary
Edgar Hernandez, Councilmember	Dale Snyder, Finance Director
Jay Jolly, Councilmember	Justin Dyer, Library Director
Richard Reinhardt, Planning Director CD	

Mayor Scott Johnson and Councilmember Larry Lloyd were absent.

Others present:

Shannon Cottongame, the Reporter
Hillsboro Police Department
Lynette Hearell, Director of Chamber of Commerce
Mike Wilson-Frontier Waste Solutions
Bishop Billy Clark-Believer's Christian Cathedral

Mayor Johnson called the meeting to order at 6:00p.m.

Invocation was completed by Bishop Clark of the Believer's Christian Cathedral

Mayor Pro Tem Richmond led the Pledge of Allegiance.

Hear Statements from Persons Wishing to Address Council.

- Melissa Awtrey-Bynum, TX-comments regarding the Hillsboro Farmer's Market-provided background information regarding Farmer's Market (created 13 years ago)-She has been president of the Farmer's Market for the past 6 years-expressed wanting to develop ways to rebuild connection between the Farmer's Market and the city-reported positive past experiences with previous city staff and support received-expressed the current needs of the Farmer's Market (guidance and support)-Farmer's Market is a 24 week community gathering that is a reflection of the community-expressed desires to move forward together positively.
- Basil Zangare-Mt. Calm, TX- concerns regarding things not being ran right with the city-mentioned issues regarding the EDC meeting containing wrong address; happened 7+ times; meetings are not validated-reported filing charges on the Mayor of Hubbard-additional charges being filed against EDC-made comments regarding

David Holmes -expressed previous comments regarding people being hit with criminal charges; lawsuits effect the tax payers-comments regarding Texas Theater and effect on tax payers-increases regarding water and Frontier rates-asked when will tax payers stop being penalized-reported the people should be doing a petition for the recall of all councilmembers-will continue to monitor EDC-plans to “kill” every data center deal using the law-will continue to be at every single meeting moving forward.

Consent Agenda

Mayor Pro Tem Richmond informed Council that agenda numbers five (5) and six (6) require no formal public hearing and are subject to being approved in a single motion. Agenda items number seven (7,) eight (8,) and nine (9) will be removed from the consent agenda and placed on the regular agenda for discussion and action.

(Agenda Item #5

Deliberate and Act on the Approval of the Minutes for the Regular Meeting on April 7, 2026.

Consent agenda items. There were no further questions or comments. On a motion by Councilmember Robinson and second by Councilmember Fleming, Consent Agenda Item #5 was accepted and approved.

On roll call, the following votes were cast:

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

Nays: none Absent: Lloyd & Johnson

(Agenda Item #6)

Act on the Approval of Bills.

Consent agenda items. There were no further questions or comments. On a motion by Councilmember Robinson and second by Councilmember Jolly, Consent Agenda Item #6 was accepted and approved.

On roll call, the following votes were cast:

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

Nays: none Absent: Lloyd & Johnson

Regular Agenda

(Agenda Item #7)

Deliberate and Act on a Resolution Selecting a Contractor for the Texas Theater Roof Replacement Project.

City Manager, Megan Henderson presented the agenda item. She shared that the city has recently received three bids regarding the roof replacement project at the Texas Theater. All three bids were lower than the \$100,000 threshold. Due to this, City Manager

Henderson expressed that staff is recommending to take no action on the item at this time. She reported that staff will be obtaining additional bids and a selection will be brought back to council for approval. There were no questions or comments from council. No action was taken.

(Agenda Item #8)

Deliberate and Act on a Resolution Approving Amendment Two to the City Of Hillsboro, Texas, Hillsboro Economic Development Corporation, and Gate Precast Company Chapter 380 Economic Development Program.

City Manager, Megan Presented the agenda item in the absence of EDC Director, Jessica Trew. City Manager Henderson explained that this item is an amendment to the current contract to update the ownership as Gate Precast was acquired by Wells Concrete Products Co., DBA Wells.

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

On roll call, the following votes were cast:

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

Nays: none Absent: Lloyd & Johnson

Resolution No. R2026-04-32

(Agenda Item #9)

Deliberate and Act on a Resolution Accepting the Recommendations of the Planning and Zoning Commission Approving a Specific Use Permit (SUP) for a Private Tattoo Studio at 232 I-35 Service Road NE, Which is Located in the Commercial (C) Zoning District. A Private Tattoo Studio is Only Allowed with a Specific Use Permit (SUP) in the Commercial (C) Zoning District.

Planning Director, Richard Reinhardt presented the agenda item. He shared that an application for a Specific Permit Use (SUP) was submitted for a private tattoo studio in one of the remaining buildings located at the Outlet Mall. Planning Director Reinhardt was able to reference the PowerPoint to show the location of the studio and provided that the common area of the building would be occupied by the Hillsboro Arts League. He emphasized that there would be separation between the arts league and the tattoo studio. He reported that the Planning and Zoning Commission review the proposed SUP at their meeting on April 13, 2026 and forwarded their recommendation for approval.

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

On roll call, the following votes were cast:

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

Nays: none Absent: Lloyd & Johnson

Resolution No. R2026-04-30

(Agenda Item #10)

Deliberate and Act on a Request for Rate Increase by Frontier Waste Solutions.

Mike Wilson of Frontier Waste Solutions presented the agenda item. He informed council that they have experienced some issues regarding increased costs pertaining to landfill fees. He explained that after the bid was accepted, they were hit with a 39% increase in landfill fees. He shared that costs increased from \$38 to \$50 and they have absorbed all of those costs. He expressed that they currently asking for consideration of a 5% increase on roll off hauling based on the Consumer Price Index (CPI) and a 15% increase for commercial dumpster rates. Mike emphasized that residential trash and recycling rates will remain the same and will not be increased before opening for questions.

Mayor Pro Tem Richmond was able to ask Mike if he could provide further details regarding the CPI. Mike was able to explain the CPI and the rates given based off of that. There were no additional questions or comments from council. Mayor Pro Tem Richmond then opened up for public commentary. Several opposing comments were made from the audience stating additional financial burden and expressed that Frontier should be responsible for consuming all costs due to the low bid submitted. City Manager Henderson recommended that council take no action at this time and to direct staff to meet with Frontier representatives for further discussion regarding rates. Mayor Pro Tem announced that no action will be taken and directed staff to gather further information regarding the item.

(Agenda Item #11)

Hold a Public Hearing, Second Reading and Deliberate and Act 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 Reinhardt presented the agenda item. He provided that further details were shared during the first reading. The proposed amendment would amend subdivision regulations to add a section for minor plats. He reported that the current ordinance only includes preliminary plats, final plats, re-plats. The minor plat provision would only apply to plats that are four lots or less and is in an area already as infrastructure, water, and sewer. Planning Director Reinhardt reviewed the recommendation of the Planning and Zoning Commission before opening for questions from council.

There were no questions or comments from the councilmembers, the Mayor Pro Tem Richmond opened the 6:24PM. No one spoke for or against the ordinance. Mayor Pro Tem Richmond closed the public hearing at 6:25PM. On a motion by Councilmember Jolly and second by Councilmember Robinson, the ordinance was accepted and approved.

On roll call, the following votes were cast:

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

Nays: none Absent: Lloyd, Johnson

Ordinance No. O2026-04-02

(Agenda Item #12)

Hold a Public Hearing, Second Reading and Deliberate and Act 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, Richard Reinhardt presented the agenda item. Planning Director Reinhardt provided that the purpose of this amendment to the fence requirements would allow applicants to make the case for a variance if they are not able to meet the fencing regulations. Citizens will be allowed to a variance in which will be brought forth to the Zoning Board of Adjustment to determine if will be granted or denied.

There were no questions or comments from the councilmembers, the Mayor Pro Tem Richmond opened the 6:26PM. No one spoke for or against the ordinance. Mayor Pro Tem Richmond closed the public hearing at 6:27PM. On a motion by Councilmember Robinson and second by Councilmember Jolly, the ordinance was accepted and approved.

On roll call, the following votes were cast:

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

Nays: none Absent: Lloyd, Johnson

Ordinance No. O2026-04-03

(Agenda Item #13)

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 shared that there are three different sources for flood risks. Presently, the City's Flood Damage Prevention ordinance only references FEMA's maps in the requirement for a floodplain development permit. The proposed amendment would take into account the best available data and additional sources for to determine future flood risk. Planning Director Reinhardt referenced the PowerPoint that displayed a series of maps from FEMA, BLE, and Fathom Flood entities which indicated the flood areas within the city and the time frames associated.

There were no questions or comments from the councilmembers, Mayor Pro Tem Richmond opened the public hearing at 6:32PM. Several citizens raised questions

regarding the negative impacts utilizing the new data, concerns regarding home insurance, increases on flood insurance, effects of property value, and potential development challenges. There were no further comments and Mayor Pro Tem Richmond closed the public hearing at 6:39PM. Due to the concerns and comments received from the citizens, Mayor Pro Tem announced that no action will be taken and directed staff to gather further information addressing these concerns.

Ordinance No. O2026-04-04

(Agenda Item #14)

Hear and Deliberate on City Manager's Report.

City Manager Megan Henderson presented the following update on Goals 5-8.

a. Update on Strategic Goals 5-8



Hillsboro TEXAS

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.

v. Build Better Infrastructure

- Major Projects: Grant and Debt Funded
 - \$14 million in past 7 years, mostly debt funded
 - No capacity for new debt-funded projects
- Minor Projects: Pay-as-you-go Funded
 - Water line replacements
 - Engineering for future opportunities
- Upcoming Grant Opportunities
 - Congressman Ellzey Community Project Funds

- Texas Water Development Board

vi. Deliver Essential Services

- Water – Continuing discussions regarding utility fiscal health
- Wastewater Treatment – reviewing recommendations from wastewater study
- Drainage
 - Drainage Master Plan approved for funding by Texas Water Development Board
- Street Maintenance – city-led projects being planned for summer
- Parks – latest round of restroom repairs completed at Wallace Park
- Facilities Master Plan – architects preparing report

vii. Boost Economic Development

- EDC pursuing various prospects
- Retail Coach continuing to work with prospects
- Main Street supporting downtown development
- Mall redevelopment continuing

viii. Enhance Quality of Life

- Library
 - Ribbon cutting held for grant-funded door project
 - Regular programming continues, including knitting, chess club, story hour, Club Code, etc.
- Parks & Recreation
 - Baseball/softball underway
 - One tennis court converted to pickleball

b. Staff Activity and Events

Staffing Update:

- New hires in Public Safety

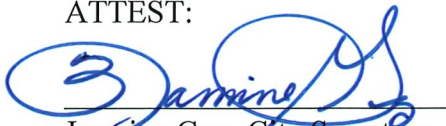
Upcoming Events:

- ChurroFest, May 16th

With no further business to address, Mayor Pro Tem Richmond adjourned the meeting at 6:44p.m.


Leann Richmond, Mayor Pro Tem

ATTEST:


Jasmine Guy, City Secretary

Note:

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