

City Council
City of Hillsboro, Texas
Minutes of Regular Meeting
May 5, 2026

Present were:

Scott Johnson, Mayor
Eric Fleming, Councilmember
Edgar Hernandez, Councilmember
Leann Richmond, Mayor Pro-Tem/ Councilmember
Larry Lloyd, Councilmember
Brianna Garner, Councilmember

Megan Henderson, City Manager
Tony Cain, Asst. City Manager
Jasmine Guy, City Secretary
Dale Snyder, Finance Director
Justin Dyer, Library Director

Councilmembers Dana Robinson and Jay Jolly were absent.

Others present:

Shannon Cottongame, the Reporter
Hillsboro Police Department
Mike Wilson-Frontier Waste Solutions

Mayor Johnson called the meeting to order at 6:02p.m.

Mayor Johnson led the Pledge of Allegiance.

Hear Statements from Persons Wishing to Address Council.

- Melissa Awtrey-Bynum, TX-comments regarding the relationship between the City of Hillsboro and the Hillsboro Farmer's Market-provided the impact of the Farmer's Market on her life and the community-expressed that the relationship between the city and Farmer's Market needs help-provided that the instructions are constantly changing and the Farmer's Markets' obligations are hard to navigate-reported the changes negatively affect the farmers, vendors, and families-she wishes to restore the the trust, stability, and communication between the two-requested for a long-term agreement be developed strictly for the Farmer's Market as well as a point of contact that will consistently communicate-expressed the need for stability, clarity, and consistency-requested the following terms be met: a. reliable location with predictable terms b. clear criteria for street closures and relocations c. clear communication process-expressed for a partnership that is built on transparency and not inconsistency-reiterated her desires for wanting the Farmer's Market to continue to grow.

- Richard Trawick-Hillsboro, TX-Chair of the Airport Advisory Board-expressed praise and congratulations to the airport staff for the recent award they received-gave appreciation towards Airport Manager, John Graham and Airport Attendant, Jeffrey Sander for the hard work they've put toward the airport-requested that both be given a payment bonus of \$2,000 for their hard work and contributions towards the airport.

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 April 21, 2026.

(Agenda Item #6)

Act on the Approval of Bills.

(Agenda Item #7)

Deliberate and Act on a Resolution Regarding Requests by the Main Street Board to Close Various Streets for the Purpose of Holding the Bond's Alley Art Festival, the Hillsboro Farmer's Market, and Related Events.

[Main Street Manager, Tiffany Barron provided council with the following information in the council packet prior to the meeting:

Bond's Alley:

This year's Bond's Alley will include vendors, food trucks, and more. The event will kick-off with the Bond's Alley Community Picnic, on Friday, June 12th, and will conclude with the Bond's Alley Art Festival on Saturday, June 13th. The Main Street Board is recommending the closure of Bond's Alley, and Ghould St. (between S. Waco St and S. Covington St. Closure of aforementioned streets are to begin at 1:30 PM on Friday, June 12th, and all streets to re-open on Saturday, June 13th at 6:00 PM.

Farmer's Market:

This market supports local vendors, encourages community engagement, and enhances downtown vitality. Hillsboro Farmers Market season is scheduled to occur weekly from May 2 through October 31, 2026.]

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

On roll call, the following votes were cast:

Ayes: Fleming, Lloyd, Hernandez, Richmond

Nays: none Absent: Robinson and Jolly

Resolution No. R2026-05-31

Regular Agenda

(Agenda Item #8)

Deliberate and Act on a Resolution for the Administration of the Oath of Office and Issuance of the Certificates of Election to the Unopposed Candidates in the Cancelled May 2, 2026 City Officers Election.

City Secretary, Jasmine Guy presented the agenda item. She provided that on March 17, 2026, the Certification of Unopposed Candidates and Order of Cancellation for the May 2, 2026 City Official's Election was presented and approved. City Secretary Guy explained that all candidates for that said election were unopposed and the election was cancelled. She presented the following unopposed candidates that were declared elected:

- Larry Lloyd-Place 2
- Edgar Hernandez-Place 4
- Brianna Garner-Place 6 At-large

City Secretary Guy informed council that the next step is to approve the proposed resolution containing all events and actions pertaining to the appointment of all unopposed candidates. She added that once approved, each candidate will sign their Statement of Elected Officer, the Oath Office will be administered (by her) and Mayor Johnson will present the Certificates of Election before opening for questions. Mayor Johnson asked if there was any particular language needed for the approval and City Secretary Guy stated no.

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

On roll call, the following votes were cast:

Ayes: Fleming, Lloyd, Hernandez, Richmond

Nays: none Absent: Robinson and Jolly

Resolution No. R2026-05-34

City Secretary, Jasmine Guy presented all candidates and instructed them to complete their Statements of Elected Officers. City Secretary Guy then administered the Oaths of Office to the councilmembers and Mayor Johnson to issued the Certificates of Election. Councilmember Brianna Garner was able to take the Place 6 seat on the Council.

(Agenda Item #9)

Deliberate and Act on a Resolution Authorizing Participation in a Multifamily Housing Study with Hill College.

City Manager, Megan Presented the agenda item. She provided that Hill College is considering development plans for the property they own between the College and the Outlet Mall. City Manager Henderson provided that the college is contemplating a multifamily project within that area and it is possible such a project could help meet the city's short-term need for multifamily development. City Manager Henderson explained that one of the goals within the strategic plan is to pursue responsible, equitable growth, but it is unclear as to what the current need is for a multifamily space would be. She provided that both entities would benefit from understanding the need for multifamily. The anticipated cost would be around \$30,000 and the college would like to split the cost 50/50. City Manager Henderson shared that once the need has been identified, the college can pursue creating a development plan for its property. She explained that the college would like to collaborate on that well to integrate with the future development of the Outlet Mall space.

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

On roll call, the following votes were cast:

Ayes: Fleming, Lloyd, Hernandez, Richmond, and Garner

Nays: none Absent: Robinson

Resolution No. R2026-05-35

(Agenda Item #10)

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

City Manager Henderson presented the agenda item. She provided background information regarding the process on how services began with Frontier. She explained the current challenges and rate increases that Frontier has faced. City Manager Henderson described the Manifested Waste negotiations and how the process works for determining those rates. After a year, the contract allows Frontier to present a cost increase based off of the Consumer Price Index (this year is 5 %.) City Manager shared that Frontier is proposing for no increase to residential customers, a 15% increase for commercial, and a 5% increase for roll-offs. She added that upon conclusion of the last council meeting and discussion, staff has re-looked at the numbers. She provided some alternative methods to the increases without having the manifested customers consume all of the costs. She was able to reference the PowerPoint chart to show the potential increases amongst the different options as explained. City Manager Henderson provided that council will be able to decide with option would be in the best interest of all parties. Mayor Johnson was able to ask if City Manager would give an example of a manifested customer. City Manager provided the names of Wells and Johns Manville. Mayor Johnson asked about staff's recommendation and City Manager Henderson shared that staff believes the alternative option would serve all customers best. She shared that all would still be paying less than

what they would have been if they had not switched providers. Further discussions were held regarding the services Frontier offers in comparison to the other providers.

There were no further questions or comments. Councilmember Richmond made a motion to approve the alternative plan and allow admin to come back with the rate structure and second was given by Councilmember Lloyd, the motion was accepted and approved

On roll call, the following votes were cast:

Ayes: Fleming, Lloyd, Hernandez, Richmond, and Garner

Nays: none Absent: Robinson

(Agenda Item #11)

Deliberate and Act on a Resolution Adopting the Hill County 2026 Hazard Mitigation Action Plan for the City of Hillsboro

Assistant City Manager, Tony Cain presented the agenda item. He provided that the purpose and goal of the plan update is to minimize or eliminate the long-term risk to human life and property from known hazards through effective mitigation. Assistant City Manager Cain explained that in order to apply for FEMA's Hazard Mitigation Assistance (HMA) programs, the plan must be updated and approved. Funds from these federal grant programs may be awarded directly to the participating jurisdictions to implement mitigation projects identified in the Plan. Asst. City Manager Cain shared that the purpose of the mitigation section is to identify sustainable actions that each participating jurisdiction would be interested in implementing to reduce the impacts of the natural hazards being profiled within the Plan. He added that every jurisdiction within the county has to approve their own plan which has to be approved by the Council.

Councilmember Lloyd asked if all jurisdictions have the same plan. Asst. City Manager confirmed and provided that each jurisdiction has their own plan under the County to approve. There were no further questions or comments. On a motion by Councilmember Fleming and second by Councilmember Richmond, the resolution was accepted and approved.

On roll call, the following votes were cast:

Ayes: Fleming, Lloyd, Hernandez, Richmond, and Garner

Nays: none Absent: Robinson

Resolution No. R2026-05-33

-(Agenda Item #12)

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



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.

iii. Support Preservation and Beautification

- Grass Clippings: Proactively addressing issue.
- Update on Knox Fuel Stop: No Update
- Gateway Travel Center (Amigos): Waiting on TXDOT approvals for the drives off of Spur 579.
- 81 Motel: Waiting to CO the convenience store and for them to open.
- Building and Standards Board: Next meeting is May 21st. Will be taking 3 properties before the board.
- Hillsboro Operation Welcome Mat: Attended the April 20th meeting.
- Curb clean-up: We are actively working cases. The wet weather has slowed that progress for now.
- Donation Bins: We are constantly monitoring for new ones and if we find any new ones we make contact with the business owners for removal.
- Traffic Lights at Franklin and Elm St: No Update
- Tires: Due to the weather we have paused tire pickup. Will resume when it dries out more.

i. Responsible, Equitable Growth

- Data Center Project and Community Outreach
- Community Engagement Process
 - 2024 - Project (Provident) approached the EDC in public meeting; subsequent discussions in exec session under code name

- 2025 - Project made a presentation in public meeting; subsequent discussions in exec session. Go Hillsboro Summit planned to gather information on data centers to educate local leaders and others.
- Community Engagement Process: 2026
 - Data center projects announced nearby.
 - Community concerns begin to rise.
 - EDC releases info that one of their coded projects is a data center.
 - Go Hillsboro holds Summit.
 - City holds Community Forum.
 - Staff responds to online questions and concerns via social media.
- Community Concerns (Summary)
 - Reduction in farmland and change in character of rural Hill County
 - Environmental impacts
 - Potential harm to residents, neighbors, etc.
 - Potential harm to natural systems/ wildlife/ soil
 - Potential harm to property values
 - Implications for Hillsboro's water system
 - Mistrust of city officials, data center industry, or both
 - Belief the project has been pre-approved in secret
 - Concern about potential increased costs to citizens (water, electricity)

	Data Center	Factory
Real Property Value	\$3B	\$490M
Property Tax (full value)	\$24M	\$3M
Permanent Jobs	50-80	350-500
Payroll	\$5M	\$22M
Water Use	200M gallons/yr	80M gallons/yr
Noise (Decibels)	50-90	80-100
Environmental Concerns	Air emissions/ power Wastewater Light	Air emissions/ industrial Wastewater Light Smell
City Service Costs	Fire support	Fire support Heavy truck traffic Employee traffic

- Next Steps (assuming project is continuing; could stop at any step)
 - Create matrix of unanswered questions
 - Research answers to questions using best available data and expertise
 - Visit multiple data center sites for direct observations
 - Hold community meeting for company to respond to citizens
 - Evaluate company's needs (water, etc.)
 - Evaluate city's needs (noise reduction technology, etc.)
 - Measure costs to meet the various needs
 - Create spreadsheet of all costs and benefits associated with project
 - Negotiate development agreement to ensure community benefit

ii. Foster Transparency and Connection

- Staff training this week on software to create public-facing budget info
- Staff is using in-person, newsletter, newspaper, website and social media to share information regarding city initiatives.
- Trying out new options to record and post Council meetings.
- Updating web site with project information and transparency topics

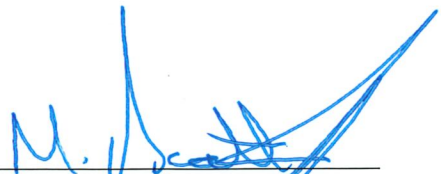
iv. Deliver Efficient, Effective Government

- Comprehensive Planning Process
 - Downtown Activation Plan draft going to Main Street Board for review next week
 - 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
 - Meter Accuracy Testing
 - Billing Department Flowcharting
 - Minimum Night Flow Program
 - Water Conservation Plan

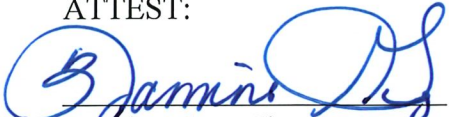
b. Staff Activity and Events

- Hillsboro Farmers Market began last Saturday
- Concerts at the Yard began last Saturday
- ChurroFest May 16th
- Starlight Bar Night June 12th
- Bond's Alley Art Festival June 13th

With no further business to address, Mayor Johnson adjourned the meeting at 7:02p.m.


M. Scott Johnson, Mayor

ATTEST:


Jasmine Guy, City Secretary

Note:

This page was intentionally left blank