

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

Present were:

Scott Johnson, Mayor	Megan Henderson, City Manager
Dana Robinson, Councilmember	Tony Cain, Asst. City Manager
Edgar Hernandez, Councilmember	Jasmine Guy, City Secretary
Eric Fleming, Councilmember	Dale Snyder, Finance Director
Leann Richmond, Mayor Pro-Tem/ Councilmember	Justin Dyer, Library Director

Councilmember Brianna Garner was absent

Others present:

Shannon Cottongame, the Reporter
Hillsboro Police Department

Mayor Johnson called the meeting to order at 6:08p.m.

Mayor Johnson led the Pledge of Allegiance.

Hear Statements from Persons Wishing to Address Council.

- Basil Zangare-expressed comments allegedging that Mayor Pro Tem/Councilmember Leann Richmond no longer meets the residency requirements to serve on the City Council-reported that she is delaying her move to continue to serve on the City Council-Mr. Zangare shared information from Councilmember Richmond's water usage while indicating that it does correlate with someone living in the residence-expressed for Councilmember Richmond's resignation or criminal charges will be pursued-encouraged her to resign rather than face legal action.

Consent Agenda

Mayor Johnson informed Council that agenda numbers five (5,) six (6,) eight (8,) nine (9,) and ten (10) 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 and Special Meeting on June 16, 2026 and June 17, 2026.

(Agenda Item #6)

Act on the Approval of Bills.

(Agenda #7)

Deliberate and Act on a Resolution Authorizing Designated Signatories for the Library's Special Projects Grant Documents.

[Library Director, Justin Dyer provided council with the following information in the council packet prior to the meeting: The Hillsboro City Library has been awarded \$65,000 Special Projects Grant from the Texas State Library and Archives Commission for the purpose of continuing to fund a Language Coordinator position. This individual teaches English and Spanish as a Second Language classes and is responsible for hosting bilingual storytimes, language conversation circles, community outreach, and other similar programs. This grant funding is round two of a three-year cycle. Funding is for one year, but may be approved for renewal for one additional year. The goal with this project is to build upon the language learning program that the library started with Round One funding. ESL/SSL Classes, and other related programs, have been well attended and community feedback had been positive.]

(Agenda Item #8)

Deliberate and Act on a Resolution Adopting the Fiscal Year 2025 Financial Audit Presented on April 7, 2026

[City Manager, Megan Henderson provided council with the following information in the council packet prior to the meeting: The City received the FY 2025 financial audit in March of this year and Council heard a presentation on it at the April 7 Council meeting. Ordinarily that's all we do – but our application to Texas Water Development Board asks us to provide documentation that Council has “adopted” the audit, so we decided it would be prudent to go ahead and take that step.]

(Agenda Item #9)

Deliberate and Act on a Resolution Accepting the Recommendations of the Planning and Zoning Commission to Re-Plat a Portion of Lot 40 and All of Lot 41, Craig Addition, Becoming Lots 40R-2, 41R-1, 41R-2, 41R-3 and 41R-4, Craig Addition, in the City of Hillsboro, Being the Same Property by Reference as Recorded in Volume 2424, Page 464 and Volume 2431, Page 166 of the Official Public Records of Hill County, Texas. Also Known as 217 Craig Street.

[Planning Director, Richard Reinhardt provided council with the following information in the council packet prior to the meeting: The applicant is requesting to plat the former clinic property, located at 217 Craig Street, into five (5) lots for future residential development. Several from the two-hundred foot notification area responded to express opposition to future duplex or multifamily development. However, the request was only for the division of lots and not in regards to what could go on those lots. The proposed lot sizes met the minimum requirements in the Hillsboro Zoning Ordinance. The Planning and Zoning

Commission reviewed the re-plat at their meeting on Monday, June 22, 2026 and forwarded their recommendation of approval.]

(Agenda Item #10)

Deliberate and Act on a Resolution Accepting the Recommendations of the Planning and Zoning Commission to Re-Plat Lot 38, Buck Addition, Becoming Lots 38R-1 and 38R-2, Buck Addition, in the City of Hillsboro, Being the Same Property by Reference as Recorded in Volume 2434, Page 485 of the Official Public Records of Hill County, Texas. Also Known as 202 Matthew Street.

[Planning Director, Richard Reinhardt provided council with the following information in the council packet prior to the meeting: The applicant is requesting to plat a one hundred (100) foot wide lot in the Buck Addition, located at 202 Matthew Street, into two lots with fifty (50) feet of width for the purpose of single-family residential development. The Planning and Zoning Commission reviewed the re-plat at their meeting on Monday, June 22, 2026 and forwarded their recommendation of approval.]

Consent agenda items. Mayor Johnson provided that agenda item #7 will be removed from the consent agenda and placed on the regular agenda for discussion and action. There were no further questions or comments. On a motion by Councilmember Robinson and second by Councilmember Fleming, Consent Agenda Items #5, #6, #8, #9, and #10 were accepted and approved.

On roll call, the following votes were cast:

Ayes: Fleming, Robinson, Hernandez, Richmond,

Nays: none Absent: Garner

Resolution No. R2026-07-48, 50,51,52

Regular Agenda

(Agenda Item #7)

Deliberate and Act on a Resolution Authorizing Designated Signatories for the Library's Special Projects Grant Documents.

Library Director, Justin Dyer was able to present the agenda item. He thanked the Mayor and council for their support of the library over the past year as they have been trying some new and exciting things due to a grant received from the Texas State Library and Archives Commission (TSLAC) regarding English and Spanish as a Second Language Classes. Library Director Dyer was able to provide an overview of the impact that the program has had on the community. He reported that around this time last year, council approved a \$75,000 grant from TSLAC to build the program. He shared that with those funds, a full-time employee was hired, curriculum was bought, and a classroom was built in which all resulted in a community need beginning to be met. Library Director Dyer shared that in just one year, the library has served 946 adult students through its English and Spanish language classes. Beyond the classroom, the library hosted its first Día de los Niños

celebration, participated in Churrofest, held conversation circles, celebrated Día de los Muertos, and distributed free bilingual books. Through these efforts, the library was able to reach nearly 1,800 community members. He added that the library also doubled circulation of its Spanish-language collection and saw usage of the library's language learning app quadruple from previous years. Library Director Dyer was able to provide some of the feedback that given by individuals that were impacted by the library's work.

Library Director expressed that with this information, the library has applied for additional funding to cover a second year of this program. He announced that the library was successful in that application and has been awarded \$65,000 to continue providing ESL/SSL classes to the community. He added that based on this year's success, he is confident that the library can continue to build upon this work and have an even-greater impact for Hillsboro residents in the coming year. Library Director Dyer reported that in the spring, they we will be applying for their third, and final, year of funding for this program. He expressed gratitude and thanks toward City Council for their support. He added that because of their investment in the library, hundreds of residents have found a place where they feel welcomed, where they can build confidence, celebrate their culture, and become more connected to the community around them.

Mayor Johnson thanked Library Director Dyer and commended the library for their success and contributions to the community. 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, Robinson, Hernandez, Richmond,

Nays: none Absent: Garner

Resolution No. R2026-07-48

(Agenda Item #11)

Deliberate and Act on a Resolution Authorizing the Submission of an Application for Funding from Texas Water Development Board Water Supply and Infrastructure Grant Program; Requesting Financial Participation from the Texas Water Development Board; Authorizing the Filing of an Application for Financial Participation; and Making Certain Findings in Connection Therewith

City Manager, Megan Henderson presented the agenda item. She shared that as has been discussed over the last several months, the Texas Water Development Board has a one-time funding opportunity called the Water Supply and Infrastructure Grant Program. She provided that the city is wanting to apply for the funding and it is for this program that the City previously approved hiring MRB Group to prepare engineering plans for water line replacements, as having the plans in-hand to constitute a "shovel-ready" project will give us a competitive advantage in scoring. City Manager Henderson added that this resolution

formally authorizes the submission of the grant application and names MRB Group as our representatives in working with TWDB.

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

On roll call, the following votes were cast:

Ayes: Fleming, Hernandez, Richmond,

Nays: none Absent: Garner Abstain: Robinson

Resolution No. R2026-07-49

(Agenda Item #11)

Hear and Deliberate on City Manager's Report.

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

a. Update on Strategic Goals 1-4



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.

i. Responsible, Equitable Growth

- 26 Pattons Mill Phase 3 – underway (2026-27/26)
- 108 Estimated 4-year infill – underway (2026-30)
- 156 Somerset Phase 1 – underway (2026-28)
- 15 Electra – predevelopment
- 78 Park Terrace – imminent (2026-28)
- 5-7 Luke Street – imminent (2026-27)
- 182 Somerset Phase 2 – predevelopment
- 45 Meadow Terrace – predevelopment
- 75 Canaan Estates – may be stalled

- 300 Hillsboro Meadows – may be stalled
- 181 Somerset Phase 3 – planned
- 100 Project Curtis A (+ 600 MF) – planned
- 291 Project Broadway – silent
- 300 Project Mark
- 1863 Single Family Units (does not include 860 MF)

- 26 Pattons Mill Phase 3 – onsite by developer
- 108 Estimated 4-year infill – existing
- 338 Somerset Phases 1 & 2
 - Onsite by developer
 - Offsite infrastructure
 - Water line from College Tower needed to serve this and other additional development in the area, installed via Developer Participation Agreement (DPA)
- 5-7 Luke Street – onsite by developer
- 78 Park Terrace –
 - New onsite infrastructure by developer
 - Offsite infrastructure
 - Water line adjacent to development to be replaced via DPA
- 15 Electra – onsite by developer
- 45 Meadow Terrace – onsite by developer
-

a) Development Updates

- Project Pipeline
 - Roughly 1500 single family houses in development pipeline
 - Multifamily projects still at the conceptual stage
 - Multiple commercial and industrial prospects
- Water Supply
 - Raising Lake Aquilla (no movement)
 - Make Better Use of Existing Water
 - Reduce water loss to free up more water
 - Explore reuse of “grey water” for industry/ irrigation
 - Reallocation of Lake Whitney
 - Any water allocated to Hillsboro would likely be in about 3 years
 - We would need to be ready to pay for that water

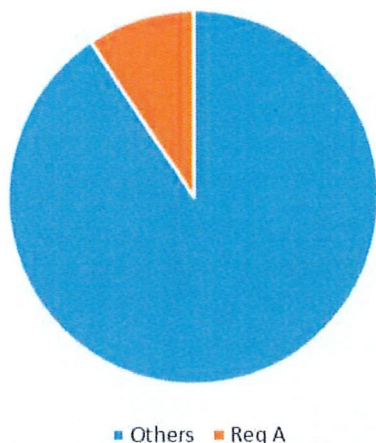
ii. Foster Transparency and Connection

a. Open Records Update

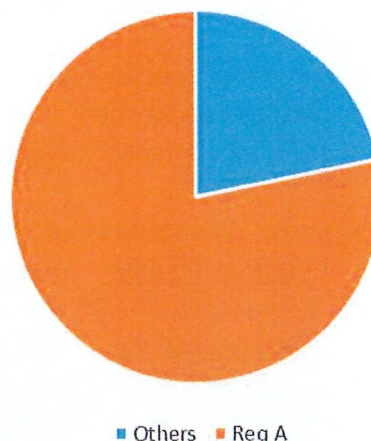
1. Requestor A = 9% of requests and 78% of time
2. Billed approximately \$1080; cost over \$4500

3. Requestor A = 7 requests each in April/May, 18 in June

Total Requests April-May



Total Hours Fulfilling April-May Requests



b. General Updates

- Council Place 2 Vacancy
 - Letters of interest due to Jasmine by 7/13
 - One letter received so far
 - Interviews 7/21 depending on number received
- Council meeting videos uploading to YouTube

iv. Deliver Efficient, Effective Government

- Budget Process Overview
 - Department Heads Budget Discussions – July
 - First Budget Presentation and Discussion – July 21
 - Second Budget Presentation and Discussion – August 4 or August 11
 - File Proposed Budget – August 14
 - Budget Presentation and Proposal of Tax Rate – August 18
 - Budget and Tax Rate Hearings – September 1
 - Budget and Tax Rate Adoption – September 15
- Comprehensive Planning Process
 - Chapters 1 and 2 are being reviewed by staff
 - Chapters 3 and 4 expected by June 26.
 - Joint P&Z and City Council Work Session to Discuss Draft – August 11?
 - P&Z Recommendation – August 24
 - City Council Recommendation - September 15
- Human Resources

- Hiring/ interviewing for open positions
- Working on policy updates for various topics
- Process Improvement
 - Staff is documenting work flow processes for utility billing
 - Supplementing meter tech capacity on a temporary basis

b. Staff Activity and Events

- Budget discussions
- Chamber Outdoor Concert Series picks back up in September

iii. Support Preservation and Beautification

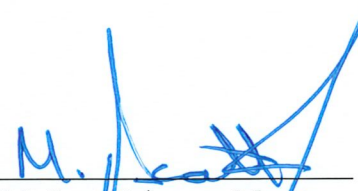
- **Staffing Update:** Both our new Community Enhancement member and our new permit clerk are off of training.
- **Grass Clippings:** Addressing proactively as well as Calls for Services.
- **Update on Knox Fuel Stop:** No Update.
- **Gateway Travel Center (Amigos):** The owners have had meetings on site but no official re-start date.
- **Building and Standards Board:** No meeting in July.
- **Curb clean-up:** We have hired a demo vendor to take care of several areas where the owners haven't taken care of them.
- **Donation Bins:** Continue to address this issue.
- **Tires:** Planning on a tire trip to the recycler in the near future.
- **Alley ways:** Continue to educate property owners of their responsibilities related to alley ways.
- **City Wide Clean Up:** Saturday August 29, 2026.

Code Enforcement STATS

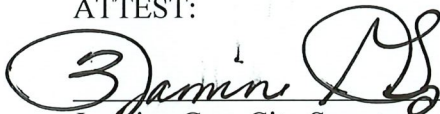
2025		2026	
JAN	110	JAN	195
FEB	86	FEB	324
MAR	112	MAR	263
APR	112	APR	169
MAY	188	MAY	243
JUN	187	JUN	245
JUL	164	JUL	0
AUG	154	AUG	0
SEP	383	SEP	0
OCT	629	OCT	0
NOV	188	NOV	0
DEC	281	DEC	0
TOTAL:	2594	TOTAL:	1439

With no further business to address, Mayor Johnson adjourned the meeting at 6:42p.m.

Upon conclusion of the meeting, Mayor Johnson read a proclamation proclaiming the City of Hillsboro as a Purple Heart City. The designation recognized and honored veterans who were wounded or killed while in combat and pays tribute to all Purple Heart recipients. Mayor Johnson was joined by several veterans and supporters as signage was delivered to be placed in town.


M. Scott Johnson, Mayor

ATTEST:


Jasmine Guy, City Secretary

Note:

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