

City Council
City of Hillsboro, Texas
Minutes of Regular Meeting
July 21, 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 6:01p.m.

Mayor Johnson led the Pledge of Allegiance.

Hear Statements from Persons Wishing to Address Council.

- Frank Kellner- 413 Alexander, Hillsboro, TX-expressed comments regarding the recent water increase-46 year Hillsboro resident and never encountered this type of increase-informed council to not squander the money and don't "rob peter to pay paul"-informed council to use the money for what it is intended for.
- Basil Zangare-expressed comments regarding the video he put out the other day regarding the Main Street Board-reported that the board has violated three Open Meeting Act violations that he has filed with the County Attorney-expressed that the board is an illegal board that has no ordinance passed-reported that the board was superseded by ordinance by in 1998 and there is no by-laws or structure-expressed that every ordinance passed to business owners have made them spend money-suggested for every business to come back and file a class action and sue the entire city-expressed that the city does not have any money for any a lawsuits and reiterated Mr. Kellner's comments regarding squandering money-suggested that an ordinance be passed to get the problem solved and addressed-Mr. Zangare moved on to state comments regarding Councilmember Leann Richmond and her residency-Mr. Zangare continued with comments regarding the Planning and Zoning meeting

scheduled to occur on July 27th and expressed that the city is trying to add a data center back in-reported that the EDC president is going to try to pass it again in August or September-additional comments were made regarding crooked people asked if they would just follow the law.

Consent Agenda

Mayor Johnson 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. 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 July 7, 2026.

(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 Fleming, Consent Agenda Items #5 and #6 were accepted and approved.

On roll call, the following votes were cast:

Ayes: Fleming, Robinson, Hernandez, Richmond,

Nays: none Absent: Garner

Regular Agenda

(Agenda Item #7)

Deliberate and Act on the Selection of a Candidate to Fill the Vacancy in Place 2, on the Hillsboro City Council Until the Next Regular City Election.

Mayor Johnson introduced the three candidates (Justin Remond, Julia Grantom, and George Beckwith) that submitted letters of interests for the Place 2 vacancy. Mayor Johnson explained that each candidate will be given the opportunity to state their qualifications and interests. Afterwards, council will be able to ask individual questions for each candidate. Following, council will deliberate and make a motion to accept one recommended candidate for the position followed by the casting of votes.

Each candidate was able to provide council with their background information, accolades, and overall interests in the position. They also answered several questions from each councilmember as presented. Mayor Johnson and the council were able to deliberate based off of the responses given by each candidate. After deliberation, each council member was able to state the candidate that had their best interests:

- Councilmember Fleming-George Beckwith
- Councilmember Robinson-George Beckwith
- Councilmember Hernandez-Justin Remond
- Councilmember Richmond-undecided

Each candidate was thanked for their time, interest, and willingness to join the Hillsboro City Council. Councilmember Robinson made a motion to select George Beckwith to fill the Place 2 vacancy. Second was given by councilmember Fleming.

On roll call, the following votes were cast:

Ayes: Fleming, Robinson, Hernandez, Richmond,

Nays: none Absent: Garner

(Agenda Item #8)

Deliberate and Act on a Resolution Appointing a City Council Member to Fill the Vacancy in Place 2 on the Hillsboro City Council Until the Next Regular City Election.

Mayor Johnson explained that this item is in formality with the previous agenda item and formally appointing George Beck by resolution to fill the Place 2 vacancy.

There were no questions or comments. On a motion by Councilmember Richmond and second by Councilmember Robinson. 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. R2026-07-53

(Agenda Item #9)

Hear and Deliberate on a Presentation Regarding the Fiscal Year 2027 Operating Budget.

City Manager, Megan Henderson gave a presentation regarding the 2027 budget projections and highlights. She provided an overview of the General Fund Expense and Revenue Groups. She provided that this year will be a lean and tight year. She provided further information regarding General Fund Department Revenues and overall General Fund Expenses. She shared the General Fund budgets by department following their expenses, increases, changes, and proposed reductions without service impact. City Manager Henderson provided details on the city's goal of reassigning salary resources and implementing a step pay method within the Police Department. City Manager Henderson presented on water/sewer fund revenues, increases, changes, and overall expenses before opening for questions from council. She added that in-depth details will be provided at the budget workshop once more numbers have been finalized.

Councilmembers were able to give their feedback and suggestions. It was provided that implementing a step pay system within PD is needed and beneficial to assist with turnover rates and competitive pay. There were no further questions or comments.

This was a presentation only. No action was taken.

(Agenda Item #11)

Hear and Deliberate on City Manager’s Report.

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



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.

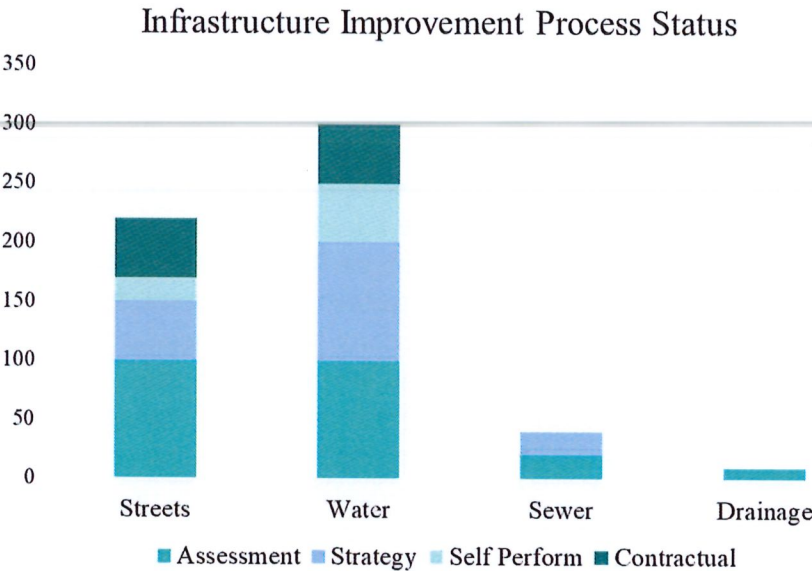
OUR MISSION

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.

a. Update on Strategic Goals 5-8
v. Build Better Infrastructure



- | | |
|--|--------------------------------------|
| - Previously Completed: | 2% of needed linear feet |
| - Current Planned Spending: \$600,000 | 4% of needed linear feet |
| - Courthouse Project (2027) | 3% of needed linear feet |
| - Texas Water Development Board Request: \$7M, | 14% of needed linear feet |
| - Total Unique Projects/Requests: | 23% of needed linear feet |
| - Conservative Estimate Loss Reduction: | 30% reduced water loss |
| - Conservative Estimate Saved Gallons: | approx. 120,000,000 gallons (\$500k) |
| - 2025 Total Billed Gallons: | approx. 313,458,300 gallons |

Progress so Far:

- Since November 2025, monthly gallons purchased from Aquilla has dropped 20%
- Water gallons sold have not dropped

vi. Deliver Essential Services

- Water – Maintenance scheduled for Downtown Tower and College Tower; line replacement from industrial park to Craig Street underway
- Wastewater Treatment – Getting bids on replacing sludge press
- Drainage –citywide drainage study funded by Texas Water Development Board is underway and community input being collected
- Street Maintenance – Planning training with new equipment
- Parks – continuing maintenance of Wallace Park
- Facilities Master Plan – Architects moving forward with creating draft recommendations. There are significant facilities needs.

vii. Boost Economic Development

7.1 Business Attraction

- Project Dispatch – continuing due diligence
- Project Freeze Pop – moving forward; closing soon
- Project Treasure Hunt – reviewing possible investment options
- Project Pitstop – no recent movement
- Retail Coach contract discontinuing for 2027; staff will take up retail pursuit

7.3 Entrepreneurship and Small Businesses

- Brewer's Bistro open
- Rogue Brick opening mid-August

7.6 Pursue redevelopment of the Outlet Mall

- Chick Fil A grand opening successful
- Waffle House opening expected in August
- Panda Express underway

- Boot Barn expected January 2027; building is separated from strip and drive to be constructed in between
- “Joe” documents signed
- Exterior and interior remodel of remaining buildings; 3 leases expected soon

viii. Enhance Quality of Life

- Library
 - Summer programming was well-attended and successful
 - Regular programming continues, including knitting, chess club, story hour, Dungeons & Dragons, Club Code, and others
- Parks & Recreation
 - Fun in the Park held at Carter/Davis – best ever
 - Movies in the Park well-attended
 - Wallace Park keeping up with baseball/softball season
- Texas Theater
 - Project website up and collecting volunteers
 - Roof complete
 - Next steps include structural assessment of awning and cleanup/ work parties

b. Recent and Upcoming Staff Activities and Events

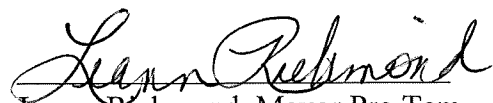
Staff Activities

- Openings in Police and Fire

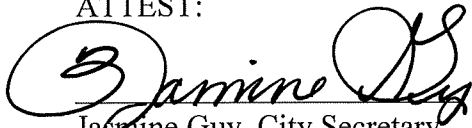
Events & Upcoming Important Dates:

- Downtown Farmers Market, Movies in the Park continue
- Planning & Zoning Commission consider data center text amendment July 27
- Council budget workshop August 11
- Council / P&Z / CPAC joint meeting August 11
- Downtown Concert Series picks back up in September
- AutumnFest in October

With no further business to address, Mayor Johnson adjourned the meeting at 7:16p.m.


Leann Richmond, Mayor Pro Tem

ATTEST:


Jasmine Guy, City Secretary

Note:

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