

CITY COUNCIL OF THE CITY OF HILLSBORO, ILLINOIS
HILLSBORO CITY HALL
Minutes of the Regular Meeting – Tuesday, January 20, 2026

1. The meeting was called to order by Mayor Don Downs at 7:00 p.m.

2. Roll Call was taken:

Present: Mayor Don Downs
Commissioners Fred Butler, Tommy Justison, Patrick Ward and Kendra Wright

Absent: None.

Also Present: City Clerk David Jenkins
City Attorney Chris Sherer
Econ. Dev. & Community Planner Melissa Smith

3. The Pledge of Allegiance was recited.

4. **Public Comment:** None.

5. Minutes of the January 6th, 2026 regular meeting were approved as presented.

6. **Mayor and Commissioners' Departmental Reports:**

Written reports for the Streets and Public Properties Departments were submitted. Commissioner Butler reported He and Public Properties staff met with the Montgomery County Soil and Water Conservation District in preparation of a grant to take care of the lakes and erosion. He also reported the Street Department worked on clearing storm damage, including clearing ditches and culverts.

Commissioner Justison reported the fire department has had seven calls in January so far, including five from a single storm.

Commissioner Wright thanked the Street Department again for their work on the water main breaks.

Commissioner Ward stated budgets will be here before we know it.

Mayor Downs reported there was a nice letter to the editor written in the paper today, focusing on the need for volunteers. The author of the letter specifically cited the lack of a quorum with the Planning Commission for the past few months. Downs stated this will likely result in the combining of the Planning Commission and the Zoning Board of

Appeals, which has been discussed many times over the years. He also stressed the need for volunteers throughout numerous civic organizations.

7. Economic Development & Community Planner Report:

A written report from the Economic Development and Community Planner was submitted. Smith also echoed the need for volunteers around town, specifically for Imagine Hillsboro. She reported there are two TIF applications on the agenda for tonight's meeting. She also reported she met with a group from DCEO to discuss opportunities for businesses in the area.

8. City Engineer Report:

No report was given.

- 9. Discussion / Action – Paying Bills for the Month of January 2026:** Bills for the month total \$767,057.58. Ward reported there were a few Woodard and Curran bills, but otherwise it was a standard month. **Motion by Ward and second by Butler to approve paying bills for the month of January 2026 in the amount of \$767,057.58. Motion carried with a 5-0 vote in favor.**

- 10. Discussion / Action – Closure of Southwest Corner of Courthouse Square for Powerlifting Meet at Lincoln Plaza on Saturday, April 25, 2026:** Bobby Johnson from Raise the Bar is requesting a portion of the Courthouse Square be closed on Saturday, April 26 to accommodate their third annual powerlifting fundraiser against cancer at the Lincoln Plaza. Johnson addressed the council. He stated they have had between 30 and 40 participants across the two years. **Motion by Wright and second by Justison to approve closing the southwest corner of the Courthouse Square on Saturday, April 25th for the third annual Raise the Bar Against Cancer Powerlifting Meet at the Lincoln Plaza. Motion carried with a 5-0 vote in favor.**

- 11. Discussion / Action – Resolution No. 2026-02 a Resolution Authorizing a Redevelopment Agreement Between the City of Hillsboro, Illinois and John Galer Utilizing Tax Increment Financing for Renovations to Existing Buildings at 419, 425, 431, and 433 South Main Street:** At their November 18, 2025 meeting, the council approved awarding a TIF grant to John Galer for an amount not to exceed \$51,000 for work on the four South Main Street addresses. The reimbursement is for tuckpointing and exterior façade repair, deck rehabilitation, exterior door and doorway repair, and replacement of the rear steps. This item was tabled during the previous meeting. Galer thanked the council for making these funds available to downtown building owners. **Motion by Ward and second by Butler to adopt Resolution No. 2026-02 a Resolution authorizing a redevelopment agreement between the City of Hillsboro, Illinois and John Galer Utilizing Tax Increment Financing for Renovations to Existing Buildings at 419,425, 431, and 433 South Main Street. Justison and Wright abstain. Motion carried with a 3-0-2 vote in favor.**

- 12. Discussion / Action – Resolution No. 2026-03 a Resolution Authorizing Intergovernmental Collaboration in the Procurement of Nuisance Weed and Grass Abatement Services:** This resolution approves a collaboration with the Cities of Nokomis, Witt and Coffeen to solicit bids for nuisance weed and grass abatement services. A joint Request for Qualifications will specify the scope of services to include the mowing of grass and weeds, removal of weeds, brush and other vegetation, proper disposal of all cuttings and debris, and timely response to service requests. This item was tabled during the previous meeting. Justison thanked Attorney Sherer for putting this together and coordinating with the code enforcement officer. He stated he would like to amend Section 1 to say “the mayor and commissioner of public health and safety, and/or other officials designated by either are authorized to collaborate with the City’s attorneys in the preparation and issuance of a joint RFQ for nuisance weed and grass abatement services.” **Motion by Ward and second by Wright to adopt Resolution No. 2026-03 a Resolution Authorizing Intergovernmental Collaboration in the Procurement of Nuisance Weed and Grass Abatement Services with the amendment as stated. Motion carried with a 5-0 vote in favor.**
- 13. Discussion / Action – Resolution No. 2026-04 a Resolution Authorizing the Sale of City-Owned Real Estate (Part of P.I.N. 12-30-100-018):** This resolution approves selling a parcel of land adjacent to Lake Glenn Shoals to Greg and Marissa Cowell in the amount of \$20,400. The property appraised for \$13,500 per acre for 1.510 acres, with the total being rounded to \$20,400. This item was tabled during the previous meeting. **Motion by Wright and second by Butler to adopt Resolution No. 2026-04 a Resolution Authorizing the Sale of City-Owned Real Estate (Part of P.I.N. 12-30-100-018). Motion carried with a 5-0 vote in favor.**
- 14. Discussion / Action – Resolution No. 2026-05 a Resolution Authorizing the Sale of City-Owned Real Estate (Part of P.I.N. 12-18-100-029):** This resolution approves the sale of a parcel of land adjacent to Lake Glenn Shoals to Larry King in the amount of \$19,716. The property appraised for \$11,666 per acre for 1.69 acres. This item was tabled during the previous meeting. **Motion by Butler and second by Ward to adopt Resolution No. 2026-05 a Resolution Authorizing the Sale of City-Owned Real Estate (Part of P.I.N. 12-18-100-029). Motion carried with a 5-0 vote in favor.**
- 15. Discussion / Action – Resolution No. 2026-06 a Resolution Authorizing a Redevelopment Agreement Between the City of Hillsboro, Illinois and Woody’s Window to the World, LLC Utilizing Tax Increment Financing for Renovations to the Existing Building Located at 209 South Main Street:** At their November 18, 2025 meeting, the council approved awarding a TIF Redevelopment Grant to Dee Shankland in the amount of \$87,000 for work on the building at 209 South Main Street. The scope of the project includes brick and concrete work, roof repairs, and work on the exterior steps. This item was tabled during the previous meeting. **Motion by Ward and second by Butler to adopt Resolution No. 2026-06 a Resolution Authorizing a Redevelopment Agreement Between the City of Hillsboro, Illinois and Woody’s Window to the World, LLC Utilizing Tax Increment Financing for Renovations to the Existing**

Building Located at 209 South Main Street. Justison and Wright abstained. Motion carried with a 3-0-2 vote in favor.

- 16. Discussion / Action – TIF/Business District Redevelopment Grant for Saini Brothers Inc./Unique Smoke Shop for Work to be Completed at 117 West Wood Street:** This item was pulled from the agenda. **No action was taken.**
- 17. Discussion / Action – TIF/Business District Redevelopment Grant for Empire 8, LLC for Work to be Completed at 441 & 443 South Main Street:** The City received an application for TIF/Business District funds from Empire 8, LLC for work to be completed at 441 and 443 South Main Street. The financial assistance will be used to bring the building into code compliance, making ADA accessible improvements, energy efficiency upgrades and other exterior and interior renovations and repairs. This item was tabled during the previous meeting. Ward stated they are asking for help with the foundation and the roof, with the total project costing over \$230,000. Ward recommended covering 50 percent of roof and foundation, for a total amount not to exceed \$70,000. Smith stated they also requested the funds be reimbursed per building. The council agreed to that request. **Motion by Ward and second by Butler to approve awarding a TIF Redevelopment Grant to Empire 8, LLC for work to be completed at 441 and 443 South Main Street for an amount not to exceed \$70,000. Justison and Wright abstained. Motion carried with a 3-0-2 vote in favor.**
- 18. Discussion / Action – Pay Application #6 to Plocher Construction for Work Completed on the Wastewater Treatment Facility Upgrade Project:** The amount due this pay period is \$833,737. Wright reports this puts the total payment at almost \$7 million thus far. **Motion by Wright and second by Ward to approve payment application #6 to Plocher Construction in the amount of \$833,737 for work completed on the Wastewater Treatment Facility Upgrade Project. Motion carried with a 5-0 vote in favor.**
- 19. Discussion / Action – 2026 Lead Service Line Replacement Project Amendment #1 to Design and Construction Services Agreement with Woodard and Curran Adding IEPA Requested Language to Project Schedule:** The proposed amendment adds language to the schedule section of the agreement at the request of the Illinois EPA. The language will be added after the last sentence of the section and will read as follows: “The duration of the Agreement will run parallel to the resulting construction project contract, the (“Construction Contract”) between the City of Hillsboro, IL and the selected bidder plus 90 days for wrap up items. Should the Construction Contract be extended via change order, this Agreement will extend by the same amount plus 90 days for wrap up items.” **Motion by Ward and second by Wright to approve Amendment #1 to the Design and Construction Services Agreement with Woodard and Curran for the 2026 Lead Service Line Replacement Project. Motion carried with a 5-0 vote in favor.**
- 20. Discussion / Action – Appointing John ‘Jack’ Evans and Charlie Goad to the Hillsboro Police Pension Fund Board to Two-Year Terms:** Downs stated both have

been serving on this committee. **Motion by Justison and second by Wright to approve appointing John ‘Jack’ Evans and Charlie Goad to the Hillsboro Police Pension Fund Board to Two Year Terms Expiring January 31, 2028. Motion carried with a 5-0 vote in favor.**

- 21. Discussion / Action – Shoreline Stabilization for Lake Glenn Shoals:** The City received a quote from Lentz Excavating and Trucking LLC in the amount of \$21,187.50 for rock, hauling and labor at the shoreline of Lake Glenn Shoals. Butler reported work is being done with the waterline being down in order to help the shoreline. This will be paid for with Lake Restoration funds. **Motion by Butler and second by Wright to approve the quote from Lentz Excavating and Trucking, LLC in the amount of \$21,187.50 for shoreline stabilization of Lake Glenn Shoals. Justison abstained. Motion carried with a 4-0-1 vote in favor.**
- 22. Discussion / Action – Adjourn:** Motion by Justison and second by Ward to adjourn the meeting. Motion carried with a 5-0 vote in favor. The meeting was adjourned at 7:30 p.m.

Respectfully submitted,
David Jenkins, City Clerk