

**CITY COUNCIL OF THE CITY OF HILLSBORO, ILLINOIS**  
**HILLSBORO CITY HALL**  
**Minutes of the Regular Meeting – Tuesday, January 21, 2025**

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  
Community Planner Sarah McConnell  
Public Properties Supervisor Jim May  
Street Dept. Supervisor Justin Chappellear

3. The Pledge of Allegiance was recited.

4. **Public Comment:** None.

5. Minutes of the January 7<sup>th</sup>, 2025 regular meeting and January 15, 2025 Town Hall meeting were approved as presented.

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

Commissioner Butler reported the Street Department staff have been attending to water main breaks, including one on Industrial Drive, one on Kinkead Road and another on Railroad Street. In the Public Properties Department, he reported Jim May has been working on revising the duck blind and lake lot agreements.

Commissioner Justison presented the reports for the Police and Fire Departments. He stated he has received several complaints regarding vehicles speeding around school areas. He reminded everyone if they see something wrong, they should contact dispatch or the police department. He reported the new truck for the fire department was upfitted. He also said the fire department held two training events: one for hazmat and the other for pathogens.

Commissioner Wright reported the Water Department staff wired a second heater inside the raw water station. She also reported Woodard and Curran has been working on cost reductions with Plocher Construction for the new wastewater treatment plant bid.

Commissioner Ward reported the council will vote on bills later in the meeting. He also said the council finished holding a public hearing on the bonds earlier in the evening.

Mayor Downs commended the Street Department and Public Properties Departments for their work during the period of heavy snow.

**7. Economic Development & Community Planner Report:**

McConnell reported she received an email stating the City's request for a capital advance for the Energy Transition Community Grant has been approved. She also said a down payment for the digital sign is on the agenda to be considered.

**8. City Engineer Report:**

City Engineer Jeremy Connor was absent. Butler reported he spoke with Connor, who indicated the Fairground Avenue and Broad Street projects are still in environmental review at IDOT.

**9. Discussion – White & Associates (Jeff Eickhoff) Facility/Property Upgrades and Development:**

Jeff Eickhoff from White and Associates addressed the council regarding a development project with his business. He stated he was present to find out what is available to the business to aid in their development. He said, with an increase in staff, they have maxed out the current space that they have. He also said they have made a lot of efforts in investing in their current property, and they will either have to expand on the existing building or look at moving to a new location. Wright stated Water and Sewer Plant Manager Tim Ferguson and Street Department Supervisor Justin Chappellear should be present whenever they have a plumber look at the storm sewer to see what options are available for expansion on the current property. Eickhoff said they have a pretty good idea on the cost of a duct bank. He said they are also considering two breezeways. Wright said she hadn't had a chance to speak with the other commissioners yet about a second breezeway, but she didn't see how it would be a problem if one breezeway was okay.

**10. Discussion / Action – Paying Bills for the Month of January 2025:** Ward reported this month's bills totaled \$646,001.39, which included the construction of new marina slips, new water meters, and two months of attorneys' bills. **Motion by Ward and second by Wright to pay bills for the month of January 2025 in the amount of \$646,001.39. Motion carried with a 5-0 vote in favor.**

**11. Discussion / Action – Ordinance No. 1814 an Ordinance Accepting Bid for Wastewater Treatment Facility Upgrades Project:**

Wright reported this Ordinance would accept the bid from Plocher Construction for the new Wastewater Treatment Facility. She said some items were removed in order to bring the cost down. Ferguson stated another option is dividing the project up into phases. Butler asked if a contingency had been built into the budget. Ferguson said USDA requires a five percent contingency. Plocher's bid, which was the lowest of the submissions, was \$36,118,163. **Motion by**

Wright and second by Butler to adopt Ordinance No. 1814 accepting the bid from Plocher Construction Company, Inc. Motion carried with a 5-0 vote in favor.

12. **Discussion / Action – Revision to Change Order #1 for Lead Service Line Replacement Project:** Wright reported this is for Phase I of the Lead Service Line Replacement project. She stated this is adding time due to the frozen ground, and the amounts did not change. **Motion by Ward and second by Wright to approve the revision to Change Order #1 for the Lead Service Line Replacement Project. Motion carried with a 5-0 vote in favor.**
13. **Discussion / Action – Bid for Phase II of the Lead Service Line Replacement Project:** Ferguson reported the design team met with Korte Luitjohan representatives last week to discuss the bid proposal. They were the only bid submitted, which came in at a unit price of \$26,540. Ferguson said there are some items the City could purchase on their own that would bring the price down. Wright recommended the council accept this bid. **Motion by Ward and second by Wright to accept the bid from Korte Luitjohan for Phase II of the Lead Service Line Replacement Project for a unit price of \$26,540. Motion carried with a 5-0 vote in favor.**
14. **Discussion / Action – Re-Bid of Phase II of the Lead Service Line Replacement Project:** Because the bid from Korte-Luitjohan was accepted, this item was not needed and was pulled from the agenda.
15. **Discussion / Action – Purchasing a Snow Plow for the City of Hillsboro Street Department:** Motion by Butler and second by Justison to approve purchasing a snow plow for the City of Hillsboro Street Department for a cost of \$9,060. Motion carried with a 5-0 vote in favor.
16. **Discussion / Action – Purchasing a Side-by-Side for the City of Hillsboro Sports Complex:** Butler reported this side-by-side has 707 hours, and includes heat, an electric tilt bed, and a radio. The price is \$14,500. He said the bed looks bigger than the one the City has now, and he expects to get about 10 to 15 years out of it. **Motion by Butler and second by Wright to approve purchasing a side-by-side for the City of Hillsboro Sports Complex for a cost of \$14,500. Motion carried with a 5-0 vote in favor.**
17. **Discussion / Action – Community Benefit Agreement Between the City of Hillsboro and Arena Beavertail 2 Solar, LLC:** Ward asked if signing this agreement would lock the City into anything unexpected. Justison asked Attorney Sherer if he had a chance to review it. Sherer said he read it, but he recommends the council members review it and make any suggestions they would like before approving it. **Motion by Butler and second by Ward to table this item. Motion carried with a 5-0 vote in favor.**
18. **Discussion / Action – Powerlifting Meet/ Fundraiser for the Montgomery County Cancer Association at the Lincoln Plaza on April 19, 2025:** Bobby Johnson from Raise the Bar addressed the council regarding the event. He said it will take place the weekend after Stamp Out Cancer, and he has already filled out the paperwork for the auxiliary police.

**Motion by Justison and second by Wright to approve the Powerlifting Meet/Fundraiser to benefit the Montgomery County Cancer Association at the Lincoln Plaza on Saturday, April 19, 2025. Motion carried with a 5-0 vote in favor.**

- 19. Discussion / Action – Down Payment for Digital Community Sign:** McConnell reported the City needs to pay half of the cost of the digital sign up front as a down payment in order for Jorn to place the order. **Motion by Wright and second by Ward to approve paying the down payment on the Digital Community Sign to Jorn Sign Company in the amount of \$20,101. Motion carried with a 5-0 vote in favor.**
- 20. Discussion / Action – Design-Build Base Contract Between the City of Hillsboro and Contegra Construction Company, LLC for the Hillsboro Municipal Pool Project:** Butler reported the contract sent to each of the Commissioners is a sample of the kind of contract Contegra/Capri uses with their clients. He said this is not ready to be voted on tonight, but he wanted the council to have it for review. **Motion by Butler and second by Ward to table this item. Motion carried with a 5-0 vote in favor.**
- 21. Discussion / Action – Proposal from Hurst-Rosche for Professional Engineering Services to Complete Borings and a Geotechnical Report with a Survey Base Map at the City of Hillsboro Sports Complex:** Butler stated he would like the council to approve the proposal for borings and a geotech survey at the Sports Complex as a secondary location for the pool. He said the City did not receive good news from the report of the Central Park location. **Motion by Butler and second by Wright to approve the proposal from Hurst-Rosche for professional engineering services to complete a geotechnical survey for an amount not to exceed \$4,000 and a soil investigation and geotech report for an amount not to exceed \$8,000. Motion carried with a 5-0 vote in favor.**
- 22. Discussion / Action – Secondary Location for Hillsboro Municipal Pool Project:** Butler reiterated that the report on Central Park raised some questions about building a new pool there, so the council should be prepared to look at alternative locations. He said the Sports Complex and Challacombe Park have been considered, and he would prefer the former. He said moving the pool to the Sports Complex would save the City money, which the City could then utilize to reinvest in Central Park. He said the council could also choose to not spend the money saved. Wright asked if splitting up the pool and splash pad was considered, with the splash pad being built at Central Park. Butler said he has not thought about splitting up the two and, for right now, he would like the council to approve the Sports Complex as the secondary location. **Motion by Butler and second by Wright to approve the sports complex as the secondary location of the Hillsboro Municipal Pool project. Motion carried with a 5-0 vote in favor.**
- 23. Discussion / Action – Lease of City-Owned Property to DC Waste & Recycling Inc.:** Butler reported he would like to give DC Waste six months' notice of terminating the lease. He said he would like to see the City take back occupancy of the building by the summer. **Motion by Wright and second by Justison to approve terminating the lease with DC Waste & Recycling Inc. Motion carried with a 5-0 vote in favor.**

**24. Discussion – Lease Agreement for Billboard Located South of Hillsboro City Hall:**

Downs stated he received a call from the daughter of the billboard's owner who expressed interest in obtaining the billboard. Downs said Becky Jorn, who owns it now, said she wants to sell it to her daughter; but he said the lease cannot be transferred without being voided. Wright stated the billboard is an eyesore. Ward stated it is in slight disrepair, but he would be open to renegotiating it.

**25. Discussion / Action – Adjourn: Motion by Butler and second by Justison to adjourn the meeting. Motion carried with a 5-0 vote in favor. The meeting was adjourned at 8:06 p.m.**