

**CITY COUNCIL OF THE CITY OF HILLSBORO, ILLINOIS**  
**HILLSBORO CITY HALL**  
**Minutes of the Regular Meeting – Tuesday, January 6, 2026**

1. The meeting was called to order by Commissioner Patrick Ward at 7:00 p.m.
2. Roll Call was taken:

Present: Commissioners Fred Butler, Tommy Justison and Patrick Ward

Absent: Mayor Don Downs  
Commissioner Kendra Wright

*In Mayor Downs's absence, Commissioner Ward assumed the role as presiding officer over the meeting.*

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:** Lora Scott addressed the council regarding removing the trees on Broad Street. She stated she appreciated the council looking into the tree issue as she did not realize both trees were beyond saving. She also responded to certain claims Adam Anderson made regarding reopening Broad Street to parking during the previous council meeting. She said his property is the only one that does not have parking in the front, but they do have parking in the rear. She also stated the other residents in that neighborhood are not in favor of opening that section of the street back up for parking.

5. Minutes of the December 16<sup>th</sup>, 2025 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 the Street Department addressed a severe water main break recently, as it took about 22 hours to repair it. He stated part of the Central Park walking trail had to be removed and resurfaced with rock after the repair was made. This will be resurfaced with asphalt once the weather warms up.

A written report for the Police Department was submitted. Commissioner Justison reported the Fire Department has responded to two calls so far this month. He also reported the Volunteer Fire Department distributed 120 Christmas baskets this year.

Commissioner Ward stated Woodard and Curran will give their report later in the meeting.

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

A written report from the Economic Development and Community Planner was submitted. Smith reported the Looking for Lincoln pictures were submitted for the magazine, adding a Lincoln impersonator toured the town participating in the photoshoot. She stated she is shifting focus to the nation's 250<sup>th</sup> birthday celebration.

**8. City Engineer Report:**

No report was given.

**9. Discussion / Action – Purchasing Legal AI to Compare Zoning Code and City Ordinances:** This item was pulled from the agenda.

**10. Discussion / Action – Water Treatment Plant and Wastewater Treatment Plant Annual Report Presented by Woodard and Curran:**

Interim Water and Sewer Plant Manager Greg Frieden presented the annual report to the council. He also introduced Greg Weeks to the council, who will be assisting with operations moving forward. He stated they will be meeting with the fire department to go over emergency response. He also said the biggest thing is hoping they get more water in the lake before summertime so the levels will get back to where they need to be. He stated they will address some of the capital items whenever it is time to start talking about the budget. He reported a couple of their water plant employees will be retiring towards the end of March and beginning of April. He reported there was an issue with a sanitary sewer that overflowed, and they've been working on cleaning it up along with the Street Department. He said this has been reported to the Environmental Protection Agency. **Motion by Butler and second by Justison to approve the annual Water Treatment Plant and Wastewater Treatment Plant Report as presented. Motion carried with a 3-0 vote in favor.**

**11. Discussion / Action – Resolution No. 2026-01 a Resolution Approving the release of Certain Closed Session Minutes of the City Council of the City of Hillsboro:** The council has not held a closed session meeting since the last time they adopted a resolution approving the release of Closed Session minutes. This resolution continues to keep sealed the minutes the council already desired to seal. **Motion by Butler and second by Justison to adopt Resolution No. 2026-01 a Resolution Approving the release of Certain Closed Session Minutes of the City Council of the City of Hillsboro. Motion carried with a 3-0 vote in favor.**

*IN ONE MOTION, THE COUNCIL VOTED TO TABLE ITEMS 12 THROUGH 18 ON THE AGENDA.*

**12. 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: Motion by Butler and second by Justison to table this item. Motion carried with a 3-0 vote in favor.

13. Discussion / Action – Resolution No. 2026-03 a Resolution Authorizing Intergovernmental Collaboration in the Procurement of Nuisance Weed and Grass Abatement Services: Motion by Butler and second by Justison to table this item. Motion carried with a 3-0 vote in favor.
14. 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): Motion by Butler and second by Justison to table this item. Motion carried with a 3-0 vote in favor.
15. 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): Motion by Butler and second by Justison to table this item. Motion carried with a 3-0 vote in favor.
16. 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: Motion by Butler and second by Justison to table this item. Motion carried with a 3-0 vote in favor.
17. Discussion / Action – TIF/Business District Redevelopment Grant for Saini Brothers Inc./Unique Smoke Shop for Work to be Completed at 117 West Wood Street: Motion by Butler and second by Justison to table this item. Motion carried with a 3-0 vote in favor.
18. Discussion / Action – TIF/Business District Redevelopment Grant for Empire 8, LLC for Work to be Completed at 441 & 443 South Main Street: Motion by Butler and second by Justison to table this item. Motion carried with a 3-0 vote in favor.
19. Discussion / Action – Pay Application #2 from Korte Luitjohan for Work Completed on Phase II of the Lead Service Line Replacement Project: The total amount due for this pay application is \$197,325. Motion by Butler and second by Justison to approve pay application #2 to Korte Luitjohan in the amount of \$197,325 for work completed on Phase II of the Lead Service Line Replacement Project. Motion carried with a 3-0 vote in favor.
20. Discussion / Action – Pay Application #6 to Plocher Construction for Work Completed on the Wastewater Treatment Facility Upgrade Project: This item was pulled from the agenda.
21. Discussion / Action – Proposal for Removal of Trees on Broad Street: This item was tabled from the previous meeting. Street Department Superintendent Justin Chappelear received a verbal quote from Doc's Tree Service of \$4,000 to remove two trees on Broad

Street. Butler stated he looked at the trees and he believes they need to be removed. **Motion by Butler and second by Justison to approve the quote from Doc's Tree Service in the amount of \$4,000 to remove two trees on Broad Street. Motion carried with a 3-0 vote in favor.**

22. **Discussion / Action – Pay Application #7 to Capri Pools & Aquatics for Work Completed on the Constitution Bank Aquatic Center:** The amount due this payment application is \$524,291.46. **Motion by Butler and second by Justison to approve Pay Application #7 in the amount of \$524,291.46 to Capri Pools and Aquatics for Work Completed on the Constitution Bank Aquatic Center. Motion carried with a 3-0 vote in favor.**
23. **Discussion / Action – Adjourn:** Motion by Justison and second by Butler to adjourn the meeting. Motion carried with a 3-0 vote in favor. The meeting was adjourned at 7:19 p.m.

Respectfully submitted,  
David Jenkins, City Clerk