

CITY COUNCIL OF THE CITY OF HILLSBORO, ILLINOIS
HILLSBORO CITY HALL
Minutes of the Regular Meeting – Tuesday, December 16, 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
Econ. Dev. & Community Planner Melissa Smith
Police Chief Randy Leetham

3. The Pledge of Allegiance was recited.

4. **Public Comment:** Lora Scott addressed the council, stating she was speaking as a private citizen. She said she lives on Broad Street, and a lot of work is currently going on in that area. She stated when vehicles are parked on the east side of Broad Street, it creates a very narrow road, and she is not in favor of opening parking on Broad Street because it causes problems. She also spoke to the council on the removal of trees on Broad Street. She said there used to be many more trees in that area that have been removed over the years, and she is not in favor of the City cutting down the trees they are considering because they are healthy, living trees.

Matt Reitz addressed the council regarding the annexation of certain properties. He said he does not currently have City water or sewer, and the Montgomery County Sheriff's Department is closer to his home than the City police. He stated there would be a 20 percent increase in taxes for his property if the annexation is approved, and he does not see an advantage for his family. He stated this annexation seems like a money grab for the City.

Tiffany Reitz addressed the council regarding annexation. She stated not many people could afford an extra \$1,600 increase in taxes in a year, which she said is what her family would see. She stated the City has done nothing but devalue her home since they moved into their house, referencing the installation of solar panels and the incoming aquatic center in the area. She said this is putting her family in the position that they do not want to be in this location anymore. She said the City needs to be focusing on their people.

Jim Petcher addressed the council regarding annexation. He asked the City to keep his property disconnected for the time being while he gets some things taken care of.

Elizabeth Dowalder addressed the council regarding annexation. She stated the City is going to have to widen and maintain the road in her neighborhood if the annexation goes through. She also asked if it was legal or illegal to hunt inside the City limits. She also spoke about the burden of seeing a tax increase while being on social security.

Deehan Rives addressed the council regarding annexation. She asked where the tax money will be designated. She also asked about sewer because many of the properties being annexed in currently have septic systems. She also asked about the road services and water rates.

William Hahnenkamp addressed the council regarding annexation. He expressed concerns regarding his homestead, such as animals he currently has on his property as well as a pond.

Mark Rudis addressed the council regarding annexation. He stated he was speaking on Chris Humm's behalf, and referenced the water and sewer bill discrepancies between those who have sewer and those who do not.

5. Minutes of the December 2nd, 2025 regular meeting were approved as presented.

6. Mayor and Commissioners' Departmental Reports:

Mayor Downs addressed some of the concerns regarding the annexation. He said those who are currently on a septic system will not be required to go onto City sewer. He added that the same goes for City water. He said there are properties that are located within "holes" in the City boundaries, and the City is trying to fill those.

Written reports for the Streets and Public Properties Departments were submitted. Commissioner Butler reminded residents to keep their cars off Main Street when it snows so the roadways can be cleared. He also stated construction on the pool has begun.

Commissioner Justison reported the Zoning and Code Enforcement officer has been working on addressing derelict properties. He also stated the council will address bulletproof vests for the police department later in the meeting. He stated between 115 and 130 Christmas baskets were put together by the volunteer fire department.

Written reports for the Water and Sewer departments were submitted. Commissioner Wright reported the lab equipment for the wastewater department has been replaced. She also stated the water department is working on some big meters. They are also looking for a new plant manager.

7. Economic Development & Community Planner Report:

A written report from the Economic Development and Community Planner was submitted. Smith reported she is going to be submitting the DCEO Energy Transition Community Grant this week. She also reported she is working on a few other grants as well.

8. City Engineer Report:

No report was given.

9. Discussion – Reopening East Side of N. Broad Street to Parking (Adam Anderson to Address Council):

Adam Anderson addressed the council. He stated the council voted in 2022 to close the east side of North Broad Street to parking between the Red Rooster and Brailley. He said he is requesting the City reopen a portion of that street to accommodate some of the landowners that have no parking. He stated one of the reasons it was initially closed was to allow for clearance, such as turning for snow plows and school buses. He suggested adding a “no parking from here to corner” sign along that Street as well. He asked the City to consider how much value a home loses when there is no parking. He stated he hopes that reopening a portion of that street would not create a detriment to traffic. The council discussed the possibility of opening the road back up to parking in the future, while also debating the traffic and safety concerns.

10. Discussion – Lease Agreement for Billboard Adjacent to City Hall:

Commissioner Butler, Attorney Sherer and Clerk Jenkins met with Cody Loskot last week regarding a new lease agreement for the billboard adjacent to City Hall. The current lease agreement is with Becky Jorn, who is interested in selling the billboard. Under the current agreement, the lease does not automatically transfer. The council will vote on a revised agreement at a meeting in the near future. Loskot stated one of the big changes would be the council having the final say regarding the content of the billboard since it is located directly adjacent to City Hall. Justison stated he would like to see some kind of rent-rolled adjustment over the years to keep up with inflation. Wright asked about the responsibility of removing the billboard if Loskot decides to exit the billboard business. Loskot responded the State regulates most of that at their level.

11. Discussion / Action – Paying Bills for the Month of December 2025:

Bills for the month totaled \$829,565.64. Ward stated the only reason it is higher than a normal month is the City just approved the property-casualty insurance renewal, and that bill is about \$270,000. **Motion by Ward and second by Justison to approve paying bills for the month of December 2025 in the amount of \$829,565.64. Motion carried with a 5-0 vote in favor.**

12. Discussion / Action – Ordinance No. 1848-A an Ordinance Annexing Certain Territory to the City of Hillsboro, Montgomery County, Illinois (16-13-151-021, 16-13-152-009 & 16-13-152-010, 16-13-152-021, & 16-13-152-026):

This is one of several items on the agenda annexing properties into the City of Hillsboro. The parcels under consideration are all surrounded by pieces of land that are already annexed into the City. Butler asked about the possibility of property owners keeping animals. Downs stated the council will discuss that when they consider that particular annexation. **Motion by Wright and second by Ward to adopt Ordinance No. 1848-A an Ordinance Annexing Certain Territory to the City of Hillsboro, Montgomery County, Illinois (16-13-151-021, 16-13-152-009 & 16-13-152-010, 16-13-152-021, & 16-13-152-026). Motion carried with a 5-0 vote in favor.**

13. Discussion / Action - Ordinance No. 1848-B an Ordinance Annexing Certain Territory to the City of Hillsboro, Montgomery County, Illinois (16-11-351-002, 16-11-351-003, 16-11-351-011, & 16-11-377-035): Motion by Wright and second by Butler to adopt Ordinance No. 1848-B an Ordinance Annexing Certain Territory to the City of Hillsboro, Montgomery County, Illinois (16-11-351-002, 16-11-351-003, 16-11-351-011, & 16-11-377035). Motion carried with a 5-0 vote in favor.

14. Discussion / Action – Ordinance No. 1848-C an Ordinance Annexing Certain Territory to the City of Hillsboro, Montgomery County, Illinois (16-01-176-022, 16-01-176-023, & 16-01-176-026): Motion by Wright and second by Ward to adopt Ordinance No. 1848-C an Ordinance Annexing Certain Territory to the City of Hillsboro, Montgomery County, Illinois (16-01-176-022, 16-01-176-023, & 16-01-176-026). Justison abstains. Motion carried with a 4-0-1 vote in favor.

15. Discussion / Action – Ordinance No. 1848-D an Ordinance Annexing Certain Territory to the City of Hillsboro, Montgomery County, Illinois (16-01-451-018, 16-01-451-019, 16-01-452-018, 16-01-452-019, 16-01-452-020, 16-01-452-021, 16-01-452-022, 16-01-453-009, 16-01-453-010, 16-01-453-011, 16-01-453-012, 16-01-454-013, 16-01-454-014, 16-01-455-003, 16-01-455-004, 16-01-456-015, 16-01-456-016, 16-01-456-017, 16-01-457-008, & 16-01-457-009): Downs stated this ordinance includes property around Larkin Street and by the cleanup site. Motion by Justison and second by Ward to adopt Ordinance No. 1848-D an Ordinance Annexing Certain Territory to the City of Hillsboro, Montgomery County, Illinois (16-01-451-018, 16-01-451-019, 16-01-452-018, 16-01-452-019, 16-01-452-020, 16-01-452-021, 16-01-452-022, 16-01-453-009, 16-01-453-010, 16-01-453-011, 16-01-453-012, 16-01-454-013, 16-01-454-014, 16-01-455-003, 16-01-455-004, 16-01-456-015, 16-01-456-016, 16-01-456-017, 16-01-457-008, & 16-01-457-009). Wright abstains. Motion carried with a 4-0-1 vote in favor.

16. Discussion / Action – Ordinance No. 1849-E an Ordinance Annexing Certain Territory to the City of Hillsboro, Montgomery County, Illinois (16-01-251-006, 16-01-251-007, 16-01-251-009, & 16-01-401-002): Downs stated this ordinance includes the property with the animals in question. Justison stated he is not in a hurry to pass these ordinances if the council can obtain answers to some of the questions being raised. Sherer stated the zoning code allows for the owner to continue having the animals as long as he continues to have them without a gap period. Motion by Wright and second by Butler to adopt Ordinance No. 1849-E an Ordinance Annexing Certain Territory to the City of Hillsboro, Montgomery County, Illinois (16-01-251-006, 16-01-251-007, 16-01-251-009, & 16-01-401-002). Justison voted no. Motion carried with a 4-1 vote in favor.

17. Discussion / Action – Ordinance No. 1850-F an Ordinance Annexing Certain Territory to the City of Hillsboro, Montgomery County, Illinois (16-01-203-041, 16-01-203-050, 16-01-203-053, & 16-01-204-034): Motion by Ward and second by Wright to adopt Ordinance No. 1850-F an Ordinance Annexing Certain Territory to

the City of Hillsboro, Montgomery County, Illinois (16-01-203-041, 16-01-203-050, 16-01-203-053, & 16-01-204-034). Motion carried with a 5-0 vote in favor.

18. **Discussion / Action – Ordinance No. 1848-G an Ordinance Annexing Certain Territory to the City of Hillsboro, Montgomery County, Illinois (11-36-200-003, 11-36-200-009, 11-36-200-010, 11-36-200-015, 11-36-200-025, 11-36-200-031, & 11-36-200-033):** Wright reported this is property that is west of Glenn Shoals Drive. Some residents in attendance said these properties are not completely surrounded by parcels that are already in City limits. Downs said these are surrounded by properties already in city limits. **Motion by Wright to adopt Ordinance No. 1848-G an Ordinance Annexing Certain Territory to the City of Hillsboro, Montgomery County, Illinois (11-36-200-003, 11-36-200-009, 11-36-200-010, 11-36-200-015, 11-36-200-025, 11-36-200-031, & 11-36-200-033).** Motion failed for lack of second.
19. **Discussion / Action – Ordinance No. 1848-H an Ordinance Annexing Certain Territory to the City of Hillsboro, Montgomery County, Illinois (16-01-202-008 & 16-01-202-011):** Motion by Ward and second by Butler to adopt Ordinance No. 1848-H an Ordinance Annexing Certain Territory to the City of Hillsboro, Montgomery County, Illinois (16-01-202-008 & 16-01-202-011). Justison abstains. Motion carried with a 4-0-1 vote in favor.
20. **Discussion / Action – Ordinance No. 1849 an Ordinance Authorizing Negotiation and Execution of a Lease of City-Owned Real Estate:** Standard Solar, the company who took over for AC Power, recently submitted a proposed second supplemental notice of lease and second amendment to lease for the solar farm at Eagle Zinc. The proposed supplemental notice and amendment include the revised survey of the land where the solar panels have been constructed. **Motion by Ward and second by Wright to adopt Ordinance No. 1849 an Ordinance Authorizing Negotiation and Execution of a Lease of City-Owned Real Estate.** Justison abstained. Motion carried with a 4-0-1 vote in favor.
21. **Discussion / Action – Ordinance No. 1850 Annual Tax Levy Ordinance for the Fiscal Year Ending April 30, 2026:** The total amount levied as part of this ordinance is \$1,000,500.00, which is an increase of 4.986 percent. Since this is under five percent, the council does not have to hold a truth in taxation hearing. **Motion by Ward and second by Wright to adopt Ordinance No. 1850 Annual Tax Levy Ordinance for the Fiscal Year Ending April 30, 2026.** Motion carried with a 5-0 vote in favor.
22. **Discussion / Action – Resolution No. 2025-44 a Resolution Approving a Façade Improvement Grant Application from Jardogs.AI, Inc. for Work to be Completed at 925 South Main Street:** Jardogs.AI, Inc. turned in an application for a façade improvement grant to fund the installation of a new sign on the front of their building at 925 South Main Street. The total estimated cost of the project is \$11,709.19. The City's total contribution would be \$5,000 if approved. The Historic Preservation Committee voted to recommend reimbursing the maximum amount allowable. **Motion by Ward and second by Wright to adopt Resolution No. 2025-44 a Resolution Approving a Façade**

Improvement Grant Application from Jardogs.AI, Inc. for Work to be Completed at 925 South Main Street. Motion carried with a 5-0 vote in favor.

23. Discussion / Action – Façade Improvement Grant Reimbursement to Neon Café/Marshall Hughes for Work Completed at 102 South Main St.: The council awarded a façade improvement grant to the Neon Café/Marshall Hughes during their May 6th meeting. The application awarded was for the installation of two large windows on the east side of the building at 102 South Main Street. The total cost of the project was \$12,036.75, which is the same amount as the estimate provided in the initial application. The City's contribution will be \$5,000. **Motion by Ward and second by Butler to approve the façade improvement grant reimbursement to Neon Café/Marshall Hughes in the amount of \$5,000.** Motion carried with a 5-0 vote in favor.

24. Discussion / Action – Pay Application #5 to Plocher Construction for Work Completed on the Wastewater Treatment Facility Upgrade Project: The amount due this pay period is \$1,644,906. Wright reported most of the cost is construction. **Motion by Wright and second by Butler to approve Pay Application #5 to Plocher Construction in the amount of \$1,644,906 for Work Completed on the Wastewater Treatment Facility Upgrade Project.** Motion carried with a 5-0 vote in favor.

25. Discussion / Action – Proposal for Removal of Trees on Broad Street: 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 is going to check the trees to see if they are dead or not in light of what was stated during this evening's meeting. **Motion by Butler and second by Wright to table this item.** Motion carried with a 5-0 vote in favor.

26. Discussion / Action – Quote for Bulletproof Vests for City of Hillsboro Police Department: The City received a quote from Ray O'Herron for bulletproof vests in the amount of \$16,197.65. Chief Leetham stated the warranties on the vests have expired. Ward asked if the money was in the budget before it was amended, or if it was part of the new equipment. Justison stated it was in the budget before it was amended. **Motion by Wright and second by Butler to approve the quote from Ray O'Herron in the amount of \$16,197.65 for bulletproof vests for the City of Hillsboro Police Department.** Motion carried with a 5-0 vote in favor.

27. Discussion – Procedure for Sale of City-owned Property: The City has received one request from a recent purchaser of land adjacent to Lake Glenn Shoals who wishes to disconnect their newly purchased parcel from the City's corporate limits. The council must decide whether to allow such disconnections going forward, or to impose a restriction with each sale prohibiting them.

28. Discussion / Action – Adjourn: Motion by Justison and second by Butler to adjourn the meeting. Motion carried with a 5-0 vote in favor. The meeting was adjourned at 8:24 p.m.

Respectfully submitted,
David Jenkins, City Clerk