

CITY COUNCIL OF THE CITY OF HILLSBORO, ILLINOIS
HILLSBORO CITY HALL
Minutes of the Regular Meeting – Tuesday, February 4, 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

3. The Pledge of Allegiance was recited.

4. **Public Comment:** Chris Casey, co-owner of the Corner Block Building, presented an update to the council on the construction of their building. He stated debris has been cleared from the third floor, and work is shifting to the southeast section. He reported framing on the third floor began today, and once the wall is installed, masonry ties will be installed.

Ron Deabenderfer addressed the council regarding sales tax as a result of coal being mined near Hillsboro. He said when the mine first began, it was his understanding the City would collect sales tax from coal that is sold outside of the City limits. He said he understands the council cannot answer his questions this moment, but he would like to know if the City is receiving sales tax as a result.

5. Minutes of the January 21st, 2025 regular meeting and public hearing were approved as presented.

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

Commissioner Butler reported the public properties department has been cutting dead trees down at the campground. He also thanked the Natural Resources Committee for all of the work they've done for the City overall. He reported the Street Department has been repairing various water lines, and has also gotten rid of the remaining snow piles. He noted that department is currently down two staff members.

Commissioner Justison reported the fire department responded to six calls in January, and also conducted three training events. He reported the police department responded to 305 calls during the previous month. He reminded citizens it is illegal to burn trash in the City,

and said those who notice activity that is against the law should contact the police department. He also commended the department for their work on a case involving a stolen truck. He recognized Officers Nathan Smith, Cassidy Dunavan, Jacob Longwell and Gary Mellor for their work on the case.

Commissioner Wright reported new water meters are being installed at a great rate. She also reported they have been working with Korte Luitjohan on Phase II of the Lead Service Line Replacement project. She said this phase of the project will focus on the downtown businesses, as well as the Fairground Avenue area. She reported the sewer plant has been dealing with issues related to ammonia and suspended solids as a result of the cold weather over the last month.

Commissioner Ward reminded the commissioners there are four more meetings until he would like the council to pass the budget. He said he does not want to pass it late this year.

7. Economic Development & Community Planner Report:

McConnell reported she has not seen the Notice of Funding Opportunity for Round Three of the Energy Grant, yet, but DCEO says it will be funded because it is a state grant. She also reported the digital community sign has been ordered, and she and City Clerk Jenkins will be participating in training on Friday on the software for the sign.

8. City Engineer Report:

City Engineer Jeremy Connor was absent. Butler reported they are still waiting on the State with regards to the Broad Street and Fairground Avenue projects. He also said Hurst-Rosche is conducting the borings at the sports complex for the proposed pool project.

9. Discussion / Action – Community Benefit Agreement Between the City of Hillsboro and Arena Beavertail 2 Solar, LLC: Ward reported he participated in a call with two representatives from the company. Downs also sat in on the call. He said they answered all of the questions he had. He said the City would not receive the \$50,000 donation for 12 to 14 months. Wright stated she submitted a list of questions to the mayor and city attorney regarding the agreement, but they were not answered. Ward stated the council already passed an ordinance approving this project, and changed the zoning regulations. **Motion by Ward and second by Butler to approve the Community Benefit Agreement Between the City of Hillsboro and Arena Beavertail 2 Solar, LLC as presented. Wright votes no. Justison abstains. Motion carried with a 3-1-1 vote in favor.**

10. Discussion / Action – Design-Build Base Contract Between the City of Hillsboro and Contegra Construction Company, LLC for the Hillsboro Municipal Pool Project: Butler reported this item will need to be tabled again. **Motion by Butler and second by Wright to table this item. Motion carried with a 5-0 vote in favor.**

11. Discussion / Action – Resolution 2025-02 a Resolution Authorizing the Mayor or Designee to Seek Bids to Enter into a Wholesale Electricity Supply Contract: Wright

reported this Resolution would allow for the solicitation of bids for the municipal aggregation program. **Motion by Ward and second by Wright to adopt Resolution 2025-02. Motion carried with a 5-0 vote in favor.**

- 12. Discussion / Action – TIF Redevelopment Project Extension Request for the Corner Block Building:** Butler stated he did not want to go beyond a 90-day extension. Ward stated the council knew an extension would be needed when the application was first approved. He asked if the fence would be taken down after the 90 days. Casey stated he could not guarantee the fence would be down at the end of the 90 days. He also stated they hired Nathan Johns to do the tuck pointing. He said nobody wants the fence taken down more than he and Terri Casey. **Motion by Ward and second by Butler to approve the TIF Redevelopment Project Extension Request for the Corner Block Building for 90 days. Justison and Wright abstain. Motion carried with a 3-0-2 vote in favor.**
- 13. Discussion / Action – Advertising for Part-Time Staff for Lake Glenn Shoals Marina for 2025 Season:** Ward asked how many employees they planned on hiring for the marina because it seemed to be overstaffed at times last year. May said he does not know yet. He said they could hire a number, but don't have to staff it with as many at one time as they did last year. **Motion by Butler and second by Wright to approve advertising for part-time staff for the Lake Glenn Shoals Marina. Motion carried with a 5-0 vote in favor.**
- 14. Discussion / Action – Estimate from Sloan Implement for Repairs to John Deere 3039R Utility Tractor:** Butler reported the public property department's tractor broke and is in need of repair. Justison asked how old it is. May said he believes it is a 2016. **Motion by Butler and second by Justison to approve the estimate from Sloan Implement for the repairs to the John Deere 3039R Utility Tractor for the public properties department for a cost of \$5,457.35. Motion carried with a 5-0 vote in favor.**
- 15. Discussion / Action – Purchasing Two Prier Hydrants from Bondurant Plumbing for the Sherwood Forest Campground:** **Motion by Butler and second by Justison to approve purchasing two prier hydrants from Bondurant Plumbing for the Sherwood Forest Campground for a cost of \$1,930. Motion carried with a 5-0 vote in favor.**
- 16. Discussion / Action – Purchasing Ten RV Electrical Pedestals from Alpha Supply Company:** **Motion by Butler and second by Wright to approve purchasing ten RV electrical pedestals from Alpha Supply Company for a cost of \$3,494.40. Motion carried with a 5-0 vote in favor.**
- 17. Discussion / Action – Purchasing Culvert Pipe for the Central Park/Challacombe Trail:** Butler reported this will be paid for using the energy grant money. **Motion by Butler and second by Justison to approve purchasing culvert pipe from Schulte Supply for the Central Park/Challacombe Trail for a cost of \$10,139.24. Motion carried with a 5-0 vote in favor.**
- 18. Discussion / Action – Alan & Linda Cooper as Sherwood Forest Campground Work Campers:** Butler reported he is recommending hiring Alan and Linda Cooper as work

campers. He said they have both worked for the City in the past. **Motion by Butler and second by Justison to approve hiring Alan and Linda Cooper as the Sherwood Forest Campground Work Campers for the 2025 season. Motion carried with a 5-0 vote in favor.**

19. **Discussion / Action – 2025 Spring Cleanup Dates:** Motion by Butler and second by Wright to approve May 15, 16, and 17 as the dates for the 2025 Spring Cleanup. Motion carried with a 5-0 vote in favor.
20. **Discussion / Action – 2025 Lake Glenn Shoals Cleanup:** Motion by Justison and second by Butler to approve May 15, 16 and 17 as the dates for the 2025 Lake Glenn Shoals Cleanup. Motion carried with a 5-0 vote in favor.
21. **Discussion – Hillsboro Municipal Pool Project:** Butler reported Central Park is unfortunately out as a location for the new Hillsboro Pool. He stated the cost of soil and moving pipes is too expensive, and it will be more cost efficient to locate the pool at the sports complex. He said keeping it at Central Park would be approximately \$700,000 more than originally anticipated. He stated the new proposed location would be near the tennis courts. The construction would include extending the parking lot at the complex and new surface pavement. The t-ball field would have to be moved, though its exact location has not been determined yet.
22. **Discussion / Action – Zach Resmann with Resolute Energy to Present Community Solar Programs with Guaranteed Discount for Subscription:** Zach Resmann with Resolute Energy addressed the council as a 90-day follow-up since the City signed their agreement with AEP for energy bills. He reported the City has saved \$58,000 in three months on their three largest accounts. He said he is requesting a letter of recommendation as he plans to visit other agencies next week. Ward stated he did not see a problem with the City providing a letter of recommendation based on the work Mr. Resmann had done. Regarding the community solar, Resmann said he will be attending a meeting in Chicago, and will have more information on solar credits for a future meeting. He said he knows billing and cancel fees were issues the council had brought up previously. No action was taken.
23. **Discussion / Action – Adjourn:** Motion by Justison and second by Butler to adjourn the meeting. Motion carried with a 5-0 vote in favor. Meeting was adjourned at 8:04 p.m.

Respectfully submitted,
David Jenkins, City Clerk