

CITY COUNCIL OF THE CITY OF HILLSBORO, ILLINOIS
HILLSBORO CITY HALL
Minutes of the Regular Meeting – Tuesday, April 15, 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
Police Chief Randy Leetham

3. The Pledge of Allegiance was recited.

4. **Public Comment:** Terri Casey, co-owner of the Corner Block Building, addressed the council with an update on the renovation's progress. She stated they removed a deteriorating ceiling at the front entrance, and replaced it with new wood. She also reported the chimney has been permanently repaired, and she believes they are still on track for their mid-May timeline for completing Phase I.

5. Minutes of the April 1st, 2025 regular meeting were approved as presented.

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

Mayor Downs addressed the new rules for lake lots and the campground, stating he is as red-blooded American as anyone, but the City had an issue at the campground, and they fixed it. He said they didn't like what they had to do, but they had to do it, adding if there is amendment to be made, they will make it, but for now the inappropriate signs are gone.

Commissioner Butler reported he met with the campers on Saturday, and there was a group of individuals who rode around the campground displaying a flag with inappropriate language during the meeting. He said those individuals had no class, and many of the campers he met with were not happy because they had grandkids there. He reported the marina is being cleaned up and may soon be open for a few weekends, but the plan is to open fully Memorial Day weekend. He also reported the City has two marina boat slips that are open. He also reported they had to stop working on demolition of the pool because

he did not contact the Illinois EPA beforehand. He also stated he hopes to have renderings of the new pool at the next council meeting.

Commissioner Justison reported the fire department has responded to three total calls in April so far. He reported the police responded to a total of 428 calls in March. He also read a personal statement regarding the council's passing of a Resolution amending lake lot and campground license agreements, which prohibit the display of flags, signs and banners on city-owned property. He stated he does not speak for the entire council. He said he believes the decision, which he voted in favor of, may have been made in haste and he would like the council to revisit this issue. He acknowledged the work Commissioner Butler did, but one comment made from the previous meeting that has stuck with him is that this does not just affect this council.

Commissioner Wright reported the recent rains have muddied the lake. She also reported the water department has been working on swapping meters. She stated MB Construction will return next week to clean up the areas from when the lead service lines from Phase I were replaced. She stated if any water customers experience problems, they should contact her, City Hall or the Water Department. She reported the City is getting closer with the user contracts with other municipalities.

Commissioner Ward reported he finally received budgets from all the departments. He said he will make cuts to all departments, and the plan is to vote on the budget at the May 6th meeting.

7. Economic Development & Community Planner Report:

McConnell reported the third round of the energy grant has still not been posted at this time. She said the council will consider a feasibility resolution later in the meeting. She also stated the council members have copies of the wayfinding signs.

8. City Engineer Report:

City Engineer Jeremy Connor was absent and no report was given.

9. Discussion / Action – Paying Bills for the Month of April 2025: Ward reported bills for the month totaled \$691,607.96. He said the City owed Woodard and Curran approximately \$200,000 still for design work, which is why they were so high. Other than that, he said it was a pretty average month. **Motion by Ward and second by Wright to approve paying bills for the month of April in the amount of \$691,607.96. Motion carried with a 5-0 vote in favor.**

10. Discussion / Action – Resolution No. 2025-08 a Resolution Providing for a Feasibility Study on the Designation of Areas as Redevelopment Project Areas: McConnell reported this is the first step towards adding a second TIF district. She stated representatives from Moran Economic Development will be on site next week. **Motion by Ward and**

second by Butler to adopt Resolution No. 2025-08. Justison and Wright abstain. Motion carried with a 3-0-2 vote in favor.

11. **Discussion / Action – Façade Improvement Grant Reimbursement to MGL Park Place LLC for Work Completed at 102 S. Main St.:** Downs reported the completed work looks great. Ward asked if this reimbursement is for \$3,000 or \$5,000. Sherer asked if the agreement that was signed specifies the amount. McConnell said the signed agreement says \$3,000. **Motion by Wright and second by Butler to approve the façade improvement grant reimbursement to MGL Park Place LLC for work completed at 102 S. Main St. in the amount of \$3,000. Justison abstains. Motion carried with a 4-0-1 vote in favor.**
12. **Discussion / Action – TIF Reimbursement to Caleb Reynolds for Work Completed at 715 S. Main St.:** Motion by Butler and second by Ward to approve the TIF reimbursement in the amount of \$12,251.92 to Caleb Reynolds for work completed at 715 S. Main St. Justison and Wright abstain. Motion carried with a 3-0-2 vote in favor.
13. **Discussion / Action – TIF Reimbursement to Main Street Improvements LLC for Work Completed at 400 S. Main St.:** Motion by Ward and second by Butler to approve the TIF reimbursement in the amount of \$17,531.60 to Main Street Improvements LLC for work completed at 400 S. Main St. Justison and Wright abstain. Motion carried with a 3-0-2 vote in favor.
14. **Discussion / Action – Façade Improvement Grant Application from Main Street Improvements, LLC for Work to be Completed at 400 S. Main St.:** McConnell reported this is for the garage door at The Creamery. Ward stated the renderings look great. **Motion by Ward and second by Butler to approve the Façade Improvement Grant Application from Main Street Improvements, LLC for Work to be Completed at 400 S. Main St. Justison abstains. Motion carried with a 4-0-1 vote in favor.**
15. **Discussion / Action – Purchasing Forcible Entry Door, Cutting Station and Wheel System for City of Hillsboro Fire Department:** Justison reported purchasing this equipment will allow the fire department to simulate forced entry situations. He said they are not sure where it will go yet, but is in the budget. **Motion by Justison and second by Wright to approve purchasing a forcible entry door, cutting station and wheel system from Firehouse Innovations for a cost of \$9,060. Motion carried with a 5-0 vote in favor.**
16. **Discussion / Action – Purchasing Hose(s) for City of Hillsboro Fire Department:** Justison reported this is a necessity for the fire department, and he wanted to keep this as local as possible. **Motion by Justison and second by Butler to approve purchasing hose(s) from Mac’s Fire and Safety for a cost of \$4,655. Motion carried with a 5-0 vote in favor.**

- 17. Discussion / Action – Closure of Wood Street on May 16th for Hillsboro Health Block Party:** Hillsboro Health representative Katie Duncan addressed the council regarding a block party they plan on holding on May 16th. She said they would like to close Wood Street between the Opera House and Sullivan’s to accommodate this event, which will include food trucks and live entertainment. The party, she said, is not only for hospital employees, but is open to the public as well. It is in conjunction with Hospital Week, which takes place May 11th through 17th. The party will be held from 6 to 9 p.m., and she said she would like the street closed beginning at 4. **Motion by Wright and second by Justison to approve closing Wood Street between the Opera House and Sullivan’s from 4 to 9 p.m. on May 16th for Hillsboro Health’s block party. Motion carried with a 5-0 vote in favor.**
- 18. Discussion / Action – Closing Certain Parking Spaces at the Corner of 120 N. Main St. and 102 N. Main St. on Friday, May 16 for Next Network Mental Health Awareness Event:** Leetham reported The Next Network is wanting certain parking spaces closed off to allow for the setup of a food truck for their event. Downs said he checked into it and the County does have court that day. Wright said the County has plenty of parking spaces that can be used. **Motion by Justison to table the item. Justison withdraws his motion. Motion by Butler and second by Justison to approve closing select parking spaces at the corner of 120 N. Main St. and 102 N. Main St. on May 16th. Motion carried with a 5-0 vote in favor.**
- 19. Discussion / Action – Historical Society of Montgomery County Summer Solstice Celebration on Sunday, June 22, 2025:** Downs stated the Waterloo German Band will be playing at the event. **Motion by Justison and second by Ward to approve the Summer Solstice Celebration on Sunday, June 22 at Fourth of July Point. Motion carried with a 5-0 vote in favor.**
- 20. Discussion / Action – Agreement Between the City of Hillsboro and Pepsi Refreshment Services:** Butler reported this is a 7-year agreement between the City and Pepsi, which would include require the City to sell Pepsi products exclusively at the sports complex, pool and the marina. He said the value of the contract is \$23,776, and Pepsi is required to supply the City with all the equipment. **Motion by Butler and second by Justison to approve the agreement between the City of Hillsboro and Pepsi Refreshment Services as presented. Motion carried with a 5-0 vote in favor.**
- 21. Discussion / Action – Barge Docking Sea Wall for Lake Glenn Shoals:** Butler stated the City needs to get the barge out and do a lot of rip rapping. He said this will be paid for using Lake Restoration funds. **Motion by Wright and second by Butler to approve the proposal from B&R Construction for the barge docking sea wall for Lake Glenn Shoals for a total cost of \$13,325. Motion carried with a 5-0 vote in favor.**
- 22. Discussion / Action – Hiring Summer Help for the City of Hillsboro:** Motion by Butler and second by Justison to approve hiring summer help for the City as presented. Motion carried with a 5-0 vote in favor.

- 23. Discussion / Action – Closed Session: Motion by Justison and second by Butler to approve to approve entering into a closed session in accordance with 5 ILCS 120/2(c)(1) the appointment, employment, compensation, discipline, performance, or dismissal of specific employees, specific individuals who serve as independent contractors in a park, recreational, or educational setting, or specific volunteers of the public body or legal counsel for the public body, including hearing testimony on a complaint lodged against an employee, a specific individual who serves as an independent contractor in a park, recreational, or educational setting, or a volunteer of the public body or against legal counsel for the public body to determine its validity. Motion carried with a 5-0 vote in favor. Council entered into closed session at 7:50 p.m. Council returned to open session at 8:03 p.m. No action was taken.**
- 24. Discussion / Action – Adjourn: Motion by Wright and second by Ward to adjourn the meeting. Motion carried with a 5-0 vote in favor. Meeting was adjourned at 8:03 p.m.**

Respectfully submitted,
David Jenkins, City Clerk