

CITY COUNCIL OF THE CITY OF HILLSBORO, ILLINOIS
HILLSBORO CITY HALL
Minutes of the Regular Meeting – Tuesday, April 21, 2026

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
Public Properties Supervisor Jim May
City Engineer Jeremy Connor
Fire Chief Joe Lyerla

3. The Pledge of Allegiance was recited.

4. **Public Comment:** Eric Bradley, a resident at 106 Pinnacle Point, addressed the council regarding Pattern Energy's desire to build wind turbines in Montgomery County. He expressed concerns about the company's transparency with regards to their intentions. He stated Lake Glenn Shoals is the source of residents' drinking water, and one of his big concerns with the wind turbine project is the siltation. He said he could see the runoff increasing as a result of the turbines being constructed. He stated he has copies of an ordinance another village has put into place regulating these kinds of projects.

5. Minutes of the April 7th, 2026 regular meeting were approved as presented.

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

Written reports from the Streets and Public Properties Departments were submitted. Commissioner Butler reported the Street Department finished with curb work on Jefferson Street and sidewalk work on Corporate Drive. He reported the Public Properties Department has been working on cleaning up Central Park, specifically the area where the old pool was located. He stated pool construction is underway, and the concrete has been poured for the lap pool, in addition to the foundation for the buildings. He also stated he is against wind turbines, and believes the City should look into enforcing regulations.

Commissioner Justison reported the fire department has responded to a few calls since the last meeting, in addition to holding training.

Commissioner Wright reported the Water Department is fully staffed with operators. She stated the roof on the raw water pump building was repaired. She also reported bid opening for Phase 3 of the Lead Service Line Replacement project will be held April 29. She also reminded residents only waste and waste tissue should be flushed down toilets, even if other items are advertised as flushable. She said she also believes the City should be looking into ordinances regulating wind turbines.

Commissioner Ward reported the council can expect to vote on the budget at the first meeting in May.

Mayor Downs reported each of the council members have been contacted regarding wind turbines. He said Attorney Sherer and the Zoning Board will be working on the next steps regarding an ordinance regulating wind turbines. He stated the City has put too much time and effort with regards to controlling the runoff at the lake to see that move in the other direction. He also spoke about side-by-sides and golf carts, specifically those driven by teenagers and young adults. He said vandalism has occurred by the vehicles being driven off road, in addition to the fact that operating the vehicles isn't safe after dark. He encouraged parents to speak with their kids about operating these vehicles.

7. **Economic Development & Community Planner Report:** A written report for the Economic Development and Community Planner was submitted. Smith reported she has been working on the America 250 celebration. She also reported on the various conferences and meetings she has attended.
8. **City Engineer Report:** Connor reported the Broad Street bid opening will be held June 1. He stated the water line for that project will be worked on first. He also said the Seward Street bridge project will also be addressed in July or August. For the downtown project, he stated they will be looking at starting construction after Old Settlers.
9. **Discussion / Action – Paying Bills for the Month of April 2026:** Bills for the month total \$462,676.24. **Motion by Ward and second by Justison to approve paying bills for the month of April 2026 in the amount of \$462,676.24. Motion carried with a 5-0 vote in favor.**
10. **Discussion / Action – Closing Water Street from Broad Street to King Street on May 9th for Montgomery County Historical Society Yard Sale:** The Montgomery County Historical Society, which is located at 305 South Broad Street, is seeking to close Water Street from Broad to their neighbor's driveway in order to accommodate a yard sale at the museum. The event will be held Saturday, May 9th from 7 a.m. to 4 p.m. This item was tabled from the previous meeting due to concerns about a neighbor's potential inability to get their vehicle in and out. Historical Society representative Linda Zimmer was present to answer questions. Justison said the yard sale will not interfere with the neighbor's ability to access their driveway. **Motion by Justison and second by Butler to**

approve closing Water Street from Broad Street to the steps of the museum from 7 a.m. to 4 p.m. on Saturday, May 9th for a Montgomery County Historical Society Yard Sale. Motion carried with a 5-0 vote in favor.

11. **Discussion / Action – Closing Seward Street from the Courthouse Square to Broad Street on May 8, 2026 for Hillsboro Health Block Party:** Hillsboro Health is requesting Seward Street from the Courthouse Square to Broad Street be closed on Friday, May 8th from 3 to 11 p.m. for a block party. They held a similar event for the first time last year. Hillsboro Health representative Katie Duncan stated they moved the party north this year, and they plan on rotating back and forth each time they hold these events. She reported a stage where a band will perform will be located on the west end of Seward Street. **Motion by Justison and second by Wright to approve closing Seward Street from the Courthouse Square to Broad Street on May 8, 2026 from 3 to 11 p.m. for the Hillsboro Health Block Party. Motion carried with a 5-0 vote in favor.**

12. **Discussion / Action – Closing Streets for Annual Old Settlers Car Show and Old Settlers Days Celebration:** This year’s Old Settlers Car Show will be held on Sunday, August 2, and the remainder of the celebration will take place August 5th and 6th. The request submitted is to close the same streets as usual. Car Show organizer Alex Jump was present to answer questions. **Motion by Justison and second by Wright to approve the Old Settlers Activities August 2nd, 5th and 6th, and to approve closing Main Street from Tillson Street up to and including the Courthouse Square from 6 a.m. to 6 p.m. on Sunday, August 2nd, and from 5 p.m. on Tuesday, August 4th through August 7th. Motion carried with a 5-0 vote in favor.**

13. **Discussion / Action – Selling City-owned Property Adjacent to Resident (109 Lakewood Dr.):** Robert and Julie Pachesa requested to purchase a portion of city-owned property next to their residence at 109 Lakewood Drive. They currently mow the property and would like to install a fence for their dog. Mr. Pachesa said he spoke with one of his neighbors, Tammy Baumann, who is also interested in purchasing adjacent property. He said most of the neighbors currently maintain the adjacent parcels, and they mow it multiple times a week. He stated selling the parcels would also mean more tax revenue. He said they also cleaned up limbs from a tree recently that wasn’t on their property. Downs stated his personal opinion is the City should sell those properties. He said there was another neighbor who purchased property from the City at one time. Butler stated he wasn’t a fan of this because the council has told people no before. He said the current council also cannot predict what would become of the property in the future. Mr. Pachesa stated he appreciates the council’s consideration on this matter whichever way they choose to go. Each council member reiterated that the homeowners have done a great job of maintaining the properties. Wright reported she would be a no based on the number of questions that remain unanswered. Ward said the council needs four ‘yes’ votes to sell property, so there is no reason to proceed. **No action was taken.**

14. **Discussion / Action – Bituminous Mix and Oil and Chip Bids for the 2026 MFT Program:** The City held their annual bituminous mix and oil and chip bid opening on Monday, April 13, and Litchfield Bituminous and Louis Marsch Inc. submitted bids.

Litchfield Bituminous submitted a bid for bituminous materials and seal coat agg for a total cost of \$148,395, and Louis Marsch submitted a bid for bituminous mix and premix for a total cost of \$32,080. **Motion by Butler and second by Wright to accept the proposal from Litchfield Bituminous for bituminous materials and seal coat for a total cost of \$148,395, and accept the proposal from Louis Marsch Inc. for bituminous mix and premix for a total cost of \$32,080. Motion carried with a 5-0 vote in favor.**

15. Discussion / Action – Ordinance No. 1861 an Ordinance Approving Amendments to the City of Hillsboro Zoning Map for Certain Property Located Outside the City Limits: On March 30, the Zoning Board of Appeals held a public hearing regarding the rezoning of parcels owned by Mark Hughes. Mr. Hughes has requested the three parcels (16-02-351-005, 16-02-327-002 and 16-02-376-001) be rezoned to Agricultural-2 to allow for the installation of a solar field. It is the recommendation of the Zoning Board to approve the rezoning requests. Sean Pluta, attorney representing Shoal Solar Company, addressed the council along with project manager Paul Bottums and environmental representative Chris Ollson. Pluta stated this project is a five megawatt solar field. Downs asked about the emergency response in case of fires with regards to battery storage. Ollson stated they have been in touch with local emergency responders. He said it typically takes about four hours for one of the containers to consume itself if it does catch fire. He also said it takes about 24 hours for these containers to cool down. Chief Lyerla stated he has not spoken with or met with anyone from the project about this. Project manager Paul Bottums said he reached out to the fire department via email, and they responded that they had no further questions at this time. Lyerla stated they need to set up a meeting to discuss the matter further. Butler said there are about 960 projects across the country and there has never been an incident where a fire has jumped from one container to another. **Motion by Ward and second by Butler to adopt Ordinance No. 1861 an Ordinance Approving Amendments to the City of Hillsboro Zoning Map for Certain Property Located Outside the City Limits. Justison abstained. Motion carried with a 4-0-1 vote in favor.**

16. Discussion / Action – Reimbursement #2 to Jardogs.AI, Inc. in Accordance with the Business District Redevelopment Agreement: This is the second reimbursement request submitted by Jardogs.AI. The requested amount is \$56,720 for HVAC, exterior doors, rear-entry windows and bathroom plumbing. Under the agreement, the City will reimburse Jardogs for 100 percent of the work on the windows, masonry work, concrete work and parking lot improvements, while also reimbursing 50 percent of the plumbing work and 50 percent of the HVAC work. The maximum reimbursement amount is \$200,000, and the City has approved one reimbursement so far in the amount of \$116,410. Ward stated he does not believe the exterior doors qualify for reimbursement under the agreement, but everything else does. He said the total, after removing the doors, is \$31,945. **Motion by Ward and second by Butler to approve Business District Redevelopment Grant Reimbursement #2 to Jardogs.AI, Inc. in the amount of \$31,945 for work completed at 925 S. Main St. Downs abstained. Motion carried with a 4-0-1 vote in favor.**

- 17. Discussion / Action – Reimbursement to AEJE Holdings (White & Associates) in Accordance with the Business District Redevelopment Agreement for Work Completed at 624 S. Main St.:** In October, the council adopted a resolution awarding a Business District grant to AEJE Holdings (White and Associates) for work on the building at 624 South Main Street. The agreement awards the company up to \$100,000 for the building’s roof repair. AEJE Holdings submitted invoices totaling \$202,165.09 for the cost of roof replacement and exterior work. Ward said he wanted to table this item while he confirms the itemization of the bills that were submitted. **Motion by Butler and second by Justison to table this item. Motion carried with a 5-0 vote in favor.**
- 18. Discussion / Action – Reimbursement to Tony Dragoo in Accordance with the TIF District Redevelopment Agreement for Work Completed at 439 S. Main St.:** At the last meeting, the council adopted an ordinance awarding a TIF Redevelopment Grant to Tony Dragoo for HVAC and roof repairs to his building at 439 South Main Street. The agreement awards Mr. Dragoo 50 percent for the HVAC repairs and 50 percent for the roof repairs up to a maximum reimbursement amount of \$21,900. He submitted a request for reimbursement for the HVAC with the project cost coming in at \$12,460. The City’s reimbursement this phase would be \$6,230. **Motion by Ward and second by Butler to approve the TIF Redevelopment Grant Reimbursement to Tony Dragoo in the amount of \$6,230 for work completed at 439 S. Main St. Justison and Wright abstained. Motion carried with a 3-0-2 vote in favor.**
- 19. Discussion / Action – Pay Application #9 to Plocher Construction for Work Completed on the Wastewater Treatment Facility Upgrade Project:** Wright reported this pay application is for \$1,815,746. **Motion by Wright and second by Ward to approve pay application #9 in the amount of \$1,815,746 to Plocher Construction for work completed on the wastewater treatment facility upgrade project. Motion carried with a 5-0 vote in favor.**
- 20. Discussion / Action – Change Order #3 to the Dewatering Centrifuge Equipment and Polymer Blending and Feed Equipment Procurement Contract:** This change order extends the contract with Centrifuge Systems, LLC for the storage of the equipment for the new wastewater treatment plant for another year. This agreement was previously extended in June of 2025. **Motion by Wright and second by Ward to approve Change Order #3 to the Dewatering Centrifuge Equipment and Polymer Blending and Feed Equipment Procurement Contract. Motion carried with a 5-0 vote in favor.**
- 21. Discussion – Proposal from Keystone Holdings LLC to Install Solar Panels at City of Hillsboro Water Treatment Plant:** Wright reported she has been speaking with companies about installing solar panels at the water treatment plant in an effort to offset some of the energy costs for the new wastewater treatment plant. She stated the proposal includes a 300 kilowatt solar array, and Woodard and Curran has given their approval to move forward. She said she wants each of the council members to look over this information before it is brought back at the next meeting.

- 22. Discussion / Action – Estimate from Mid-State Fire Repair for Truck Pump Repairs for City of Hillsboro Fire Department:** The City has an estimate from Mid-State Fire Repair for the repair to the pump on one of the fire department vehicles in the amount of \$3,215.22. **Motion by Ward and second by Wright to approve the estimate from Mid-State Fire Repair for Truck Pump Repairs for the City of Hillsboro Fire Department in the amount of \$3,215.22. Motion carried with a 5-0 vote in favor.**
- 23. Discussion / Action – Quote from GTSI for Radio Encoder Repair/Replacement for City of Hillsboro Fire Department:** The City has a quote from GTSI to replace a fire department radio encoder in the amount of \$1,810. **Motion by Butler and second by Justison to approve quote from GTSI for radio encoder replacement in the amount of \$1,810. Motion carried with a 5-0 vote in favor.**
- 24. Discussion / Action – Purchasing Dispatch Radio for City of Hillsboro Fire Department:** **Motion by Wright and second by Butler to approve purchasing a dispatch radio from GTSI for the Fire Department in the amount of \$1,566.20. Motion carried with a 5-0 vote in favor.**
- 25. Discussion / Action – Purchasing Equipment for Live-streaming Meetings:** The price for an Apple iPad Air M4 11-inch tablet is \$698.99 on Quill. Additionally, a tripod is approximately \$40. City Clerk Jenkins also priced a keyboard for the tablet at \$85 so the equipment could be used for more than just filming meetings. The total cost would be approximately \$825.00. Ward stated the council needed to vote to live-stream the meetings before moving forward with purchasing the equipment. Sherer said approving purchasing the equipment for live-streaming would effectively signal the approval to stream the meetings. **Motion by Wright and second by Ward to approve purchasing equipment to live-stream meetings for an amount not to exceed \$1,000. Downs voted no. Motion carried with a 4-1 vote in favor.**
- 26. Discussion / Action – Pay Application #8 to Capri Pools and Aquatics for Work Completed on the Constitution Bank Community Aquatic Center:** The amount due this pay application is \$295,062.17. **Motion by Butler and second by Ward to approve pay application #8 in the amount of \$295,062.17 to Capri Pools and Aquatics for work completed on the Constitution Bank Community Aquatic Center. Motion carried with a 5-0 vote in favor.**
- 27. Discussion / Action – Purchasing Skid Steer for City of Hillsboro Public Properties Department:** The City has a quote from Sievers JCB for a new skid steer for a cost of \$49,990, along with an estimate from Luby Equipment for a 72-inch power rake for the machine at a cost of \$11,355. Business District funds will be used to purchase the equipment. Butler reported this will also help with snow removal down Main Street. He said this item is replacing the parks department’s tractor that was previously sold. Justison expressed concern about using Business District funds to purchase it considering where a majority of the machine’s time will be spent. **Motion by Wright and second by Butler to approve purchasing a skid steer from Sievers JCB and a power rake from**

Luby Equipment for the City of Hillsboro Public Properties Department for a total cost of \$61,345. Justison voted no. Motion carried with a 4-1 vote in favor.

- 28. Discussion / Action – Repair of Lake Glenn Shoals South Marina Fuel System:** The fuel system at the south marina was damaged as a result of severe weather and needs repaired. This will be turned in to insurance, but the City’s deductible is \$5,000. The City has an estimate from United Petroleum Service to repair the equipment at a cost of \$36,772.71. Butler said the council needs to table this item until they hear back from the insurance company. **Motion by Butler and second by Wright to table this item. Motion carried with a 5-0 vote in favor.**
- 29. Discussion / Action – Food Trucks at the Lake Glenn Shoals South Marina and Fourth of July Point on Memorial Day, Fourth of July and Labor Day:** With the south marina being scaled back to a concession stand, Public Properties Superintendent Jim May believes it would be in the City’s best interest to allow food trucks to set up at the marina and/or Fourth of July Point during the summer holidays. The City’s food truck ordinance requires vendors to get approval from the city council to set up on public property, and this would satisfy that step. Ward suggested allowing the food trucks during the holiday weekends. Wright asked if there would still be a step needed to make sure food trucks still had their necessary permitting. It was determined May would make sure permitting was up to date before being allowed to set up at the sites. He also said the north marina could also be a site for the food trucks to set up. **Motion by Wright and second by Ward to approve allowing food trucks to coordinate with Jim May to set up at the Lake Glenn Shoals Marinas and Fourth of July Point on Memorial Day, the Fourth of July and Labor Day weekends. Motion carried with a 5-0 vote in favor.**
- 30. Discussion / Action – Hiring Summer Help for the City of Hillsboro:** The following applicants have been recommended for hire with the City for the summer: Briley Kirby, Autumn Long, Jackson Tuetken, Bailey Chappelle, Peyton Chappelle, Claire Matthews, Kaya Connor, Audrey Billington, Lux Reynolds, Jade Reynolds, Hannah Laurent, Liberty Helton, Kiley Furness, Peyton Christian, Tatum Christian, Coral Christian, Kailey Weiss, Natalee Kuhns, Kendall Peterson, Devin Speiser, Landon Lipe, Kaleb White, Colby Wilkinson, Liam Blackburn, Noah Satterlee, Harrison Helton, and Maddux McLaughlin at the Sports Complex; and Blake Cullison, Mitchell Cunningham, and Brady Stritzel in the Public Properties Department. **Motion by Butler and second by Justison to approve the 2026 City of Hillsboro Summer Hiring List as presented. Ward abstained. Motion carried with a 4-0-1 vote in favor.**
- 31. Discussion / Action – Adjourn:** Motion by Justison and second by Ward to adjourn the meeting. Motion carried with a 5-0 vote in favor. The meeting was adjourned at 8:36 p.m.

Respectfully submitted,
David Jenkins, City Clerk