

**CITY COUNCIL OF THE CITY OF HILLSBORO, ILLINOIS**  
**HILLSBORO CITY HALL**  
**Minutes of the Regular Meeting – Tuesday, May 6, 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  
Police Chief Randy Leetham

3. The Pledge of Allegiance was recited.
4. **Public Comment:** Hillsboro Area Hospital CFO Alex Nazarian addressed the council regarding warning sirens. He stated one of the City's sirens is located approximately 50 feet from his house, and it blares at all times. He said there is no reason for the siren to exist because people have warning alerts on their phones now. He stated he would like the council to do something like limiting the hours it can make sound. He said he hopes something can be done, otherwise he will have to see about starting a petition.

Corner Block Building co-owner Terri Casey gave a report on progress to the building's renovations. She stated it is in much better condition, and they are extremely close to completing all work associated with the current TIF agreement. She reported the Corner Block is formally requesting an extension, adding the agreement states the project must be "substantially complete" by the deadline. She said if this means 100 percent complete with all invoices paid, then they will fall short. She said she and her husband Chris are doing the work and getting the project done, and doing it the right way.

5. Minutes of the April 15<sup>th</sup>, 2025 regular meeting were approved as presented.
6. **Mayor and Commissioners' Departmental Reports:**

Commissioner Butler stated grass is growing, and with the heavy amount of rain the City has received, he urged residents to be patient with people as they tend to mowing their properties. He reported Mondin Electric and Bondurant Plumbing have been working at the marina.

Commissioner Justison reported the police department responded to 348 calls, with 30 percent of those related to speeding offenses, noting a resident was on the agenda to speak to the council regarding the speed of traffic. He reported he has an inquiry in to Woodard and Curran water plant manager Tim Ferguson about setting a date for hydrant repairs.

Commissioner Wright reported MB Construction is back in town and will hopefully complete the final list of properties needing yard repair after the replacement of lead water service lines. She said if anyone needs their property addressed, they should either contact her directly or call City Hall. She reported Plocher Construction has been issued a change order, and the City will be looking into other funding options for the new Wastewater Treatment Plant. She also reported water and sewer rates will increase, effective May 1<sup>st</sup>, but will not be reflected until the bill that is due July 15<sup>th</sup>. She said the sewer base rate is increasing to \$40 in addition, as well as the per 1,000 gallon rate increasing to \$4.91. The water rate, Wright said, will increase based on the January 1<sup>st</sup> CPI.

Commissioner Ward reported the budget has been posted and it will be on the agenda for the May 20, 2025 meeting.

Mayor Downs thanked Imagine Hillsboro, area churches and the hospital's Junior Board for helping clean up the town on Saturday.

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

McConnell reported Hillsboro was awarded a Downtowns and Main Streets grant from the Illinois DCEO for more than \$700,000. She also reported several redevelopment grants are on this evening's agenda. She stated Anne Stevenson from Moran Economic Development was in town recently to discuss the formation of a second TIF district. She also stated she will be in Springfield the remainder of this week for a TIF conference for which she will be serving on the panel for one of the discussions.

**8. City Engineer Report:**

City Engineer Jeremy Connor was absent. Butler reported the Fairground Avenue project is still in environmental and historical review with IDOT. He stated the Broad Street project passed both review departments. He said the City will have to dye the concrete used in the project. He also reported Hurst-Rosche will be in touch with the City soon regarding the downtown sidewalk project.

**9. Discussion – James Atkins to Address Council Regarding Speed of Traffic:** James Atkins addressed the council regarding the speed of traffic on Oak Street. He said he lives on the corner of Dearborn and Oak, and drivers frequently speed through this area. He stated he has felt the risk when he's out cutting grass, and he is asking the council to either post speed limit signs or post stop or children playing signs in order to help slow down traffic. Downs said this was discussed many years ago when he lived in that neighborhood. He said the council will look at what can be done. Wright stated posting a yield sign there

may be better than a stop sign, because drivers stopped in the winter with inclement weather will have a difficult time getting started back up the hill.

10. **Discussion / Action – TIF Redevelopment Project Extension Request for the Corner Block Building:** Motion by Butler and second by Ward to approve the TIF Redevelopment Project Extension request for the Corner Block Building for 60 days. Justison and Wright abstain. Motion carried with a 3-0-2 vote in favor.
11. **Discussion / Action – Ordinance No. 1821 an Ordinance Approving a Certain Amendment to the City of Hillsboro Zoning Map:** Downs reported this property falls within the City's mile and a half jurisdiction, and this ordinance would change it to Agricultural-2. Motion by Ward and second by Butler to adopt Ordinance No. 1821. Justison abstains. Motion carried with a 4-0-1 vote in favor.
12. **Discussion / Action – Resolution No. 2025-07 a Resolution Authorizing the Sale of City-Owned Real Estate (Part of P.I.N. 12-19-400-006):** Butler reported this is a piece of property that is between property owned by Al Lehr and the lake. Motion by Butler and second by Wright to adopt Resolution No. 2025-07. Motion carried with a 5-0 vote in favor.
13. **Discussion / Action – Resolution No. 2025-09 a Resolution Approving the Release of Certain Closed Session Minutes of the City Council of the City of Hillsboro:** Motion by Justison and second by Ward to adopt Resolution No. 2025-09. Motion carried with a 5-0 vote in favor.
14. **Discussion / Action – Resolution No. 2025-10 a Resolution Approving and Ratifying a Wastewater Service Agreement with the Village of Butler, Illinois:** Motion by Justison and second by Wright to adopt Resolution No. 2025-10. Motion carried with a 5-0 vote in favor.
15. **Discussion / Action – Resolution No. 2025-11 a Resolution Approving and Ratifying a Wastewater Service Agreement with the State of Illinois Department of Corrections:** Motion by Wright and second by Justison to adopt Resolution No. 2025-11. Motion carried with a 5-0 vote in favor.
16. **Discussion / Action – Resolution No. 2025-12 a Resolution Regarding Closure of Route 16 and Route 127 for Old Settlers Parade:** Motion by Butler and second by Wright to adopt Resolution No. 2025-12. Motion carried with a 5-0 vote in favor.
17. **Discussion / Action – Resolution No. 2025-13 a Resolution Authorizing the Use of Business District Special Allocation Funds for a Redevelopment Project Occurring at 1720 Vandalia Road (Diamonds & Dogs):** Clerk Jenkins noted the address on the title of the Resolution is incorrect, as it should read '1710.' McConnell said it is correct everywhere else in the document. Ward stated the City would reimburse 80 percent of the project, up to \$6,000. Motion by Ward and second by Wright to adopt Resolution No. 2025-13. Motion carried with a 5-0 vote in favor.

18. **Discussion / Action – Resolution No. 2025-14 a Resolution Authorizing the Use of TIF District Funds for a Redevelopment Project Occurring at 205 S. Main St.:** Rob Shankland, co-owner of the building, stated they would like to keep as much of the building original as they possibly can. Ward reported this agreement would reimburse up to \$30,000 of the brick work and up to \$8,000 of the roof work, for a total of up to \$38,000. **Motion by Ward and second by Butler to adopt Resolution No. 2025-14. Justison and Wright abstain. Motion carried with a 3-0-2 vote in favor.**
19. **Discussion / Action – Façade Improvement Grant to Neon Café for Work Completed at 102 S. Main St.:** Ward reported the City would reimburse up to \$5,000 for this project. **Motion by Ward and second by Butler to approve the façade improvement grant to Neon Café for work completed at 102 S. Main St. Motion carried with a 5-0 vote in favor.**
20. **Discussion / Action – Façade Improvement Grant to Main Street Improvements, LLC for Work to be Completed at 400 S. Main St.:** Motion by Ward and second by Butler to approve the façade improvement grant to Main Street Improvements, LLC for work to be completed at 400 S. Main St. Motion carried with a 5-0 vote in favor.
21. **Discussion / Action – Pay Application #6 to MB Construction, LLC for Work Completed on the Lead Service Line Replacement Project:** Wright stated she was not necessarily ok with disbursing the funds for this project yet since MB Construction has not finished their work. Ward stated the council could table it until the next meeting. **Motion by Butler and second by Justison to table this item. Motion carried with a 5-0 vote in favor.**
22. **Discussion / Action – Rehabilitation Project on the Oak Street Lift Station:** Wright recommended moving forward with option 1 on the proposal from Vandevanter Engineering, which comes with a price of \$96,536.40. The price of the second option is \$105,783.96. **Motion by Wright and second by Ward to approve the proposal from Vandevanter Engineering for the Oak Street Lift Station rehabilitation for a cost of \$96,536.40. Motion carried with a 5-0 vote in favor.**
23. **Discussion / Action – Year Eight Water Treatment Plant (WTP) and Wastewater Treatment Plant (WWTP) Budget for Woodard & Curran:** Wright reported this budget contains an increase of about \$50,000 over both departments. She said the plant reduced lots of overtime. She also stated chemicals increased by about \$3,000 to \$4,000. Ward stated this is a pretty nominal increase. **Motion by Ward and second by Wright to approve the Year Eight Water Treatment Plant and Wastewater Treatment Plant Budget for Woodard and Curran as presented. Motion carried with a 5-0 vote in favor.**
24. **Discussion – Amendment to Design-Build Contract Between the City of Hillsboro and Contegra Construction Company LLC:** Butler reported this is the final contract between the City and Capri Pools. He said the overall pool budget was decreased to about \$8.1

million. He said the latest cut was to the parking lot. He stated he would like the council members to look it over before voting on it at their next meeting. No action was taken.

- 25. Discussion / Action – Pay Application #1 to Capri Pools & Aquatics LLC for Hillsboro Municipal Pool Project:** Butler reported this is the first payment for the design of the pool project. He stated the council should have a good concept presented at the next meeting. **Motion by Butler and second by Wright to approve pay application #1 in the amount of \$243,776.50 to Capri Pools & Aquatics for the Hillsboro Municipal Pool Project. Motion carried with a 5-0 vote in favor.**
- 26. Discussion / Action – Repair Fuel Dispenser Meter at Glenn Shoals Marina:** Butler reported the total cost is \$1,293.44, and this needs fixed so they can fill boats up at the marina. **Motion by Butler and second by Justison to approve repairing the fuel dispenser meter at the Glenn Shoals Marina for a cost of \$1,293.44. Motion carried with a 5-0 vote in favor.**
- 27. Discussion / Action – July 5<sup>th</sup> Boat Parade Hosted by the Glenn Shoals Lake Club:** Holly Leetham addressed the council regarding the boat parade. She stated they are trying for a noon start time. **Motion by Wright and second by Justison to approve the July 5<sup>th</sup> boat parade on Lake Glenn Shoals. Motion carried with a 5-0 vote in favor.**
- 28. Discussion / Action – Annual Aqua Run on Lake Glenn Shoals on July 26, 2025:** **Motion by Butler and second by Justison to approve the annual aqua run on Lake Glenn Shoals on July 26, 2025. Motion carried with a 5-0 vote in favor.**
- 29. Discussion / Action – Adjourn:** **Motion by Justison and second by Wright to adjourn the meeting. Motion carried with a 5-0 vote in favor. Meeting was adjourned at 7:58 p.m.**

Respectfully submitted,  
David Jenkins, City Clerk