CITY COUNCIL OF THE CITY OF HILLSBORO, ILLINOIS
HILLSBORO CITY HALL
Minutes of the Regular Meeting – Tuesday, July 7, 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 and Patrick Ward
Absent:	Commissioner Kendra Wright
Also Present:	Deputy Clerk Olivia Hefley City Attorney Chris Sherer Econ. Dev. & Community Planner Melissa Smith

3. The Pledge of Allegiance was recited.

4. **Public Comment:** Randy Reicke, organizer of the annual Old Settlers fun run, addressed the council regarding his event. He stated the Montgomery County Cancer Association is the beneficiary of the event. He said it will be held the same days as the Car Show.

5. Minutes of the June 16th, 2026 regular meeting were approved as presented.

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

Mayor Downs stated the Old Settlers Fun Run will be on the next agenda. He also thanked members of the community for their thoughts while his son-in-law was dealing with a medical situation. He stated the hospital, churches, and members of this community have been unbelievable throughout. He also reported it is yard sale season, and many signs have been posted and left up after the events have concluded. He asked that those who put signs up remove them after the events are over, and also reminded citizens placing signs on City posts or state sign posts is prohibited. He also commended Melissa Smith for organizing the 4th of July event at the lake.

A written report from the Public Properties Department was submitted. Commissioner Butler encouraged citizens to grab their packets for the next election if they wish to run for office. He also thanked Olivia Helfey for filling in for City Clerk David Jenkins. Butler reported the Street Department has been busy getting the City cleaned up and maintained. He reported the Public Properties Department has been installing rip rap at the lake. He also stated he met with the pool fundraising committee, and they came up with a plan for installing a sign recognizing the donors. He said after pool construction has completed, they will all meet at the site to select a location for the sign.

A written report from the Police Department was submitted. Commissioner Justison also thanked Hefley for filling in, and Smith for organizing the 4th of July event. He reported the Fire Department held a meeting and training. He reported the Police issued 94 tickets and warnings in June. He stated the council will address a couple of security camera items on the agenda later in the meeting, and Police Chief Randy Leetham has expressed integration concerns with the current system. He said he will speak more about that when those items are addressed. He also stated the Police continue to navigate staffing issues, and preparations for Old Settlers have begun.

7. **Economic Development & Community Planner Report:** Smith reported there has been strong interest in the City's TIF, Business District, and Façade Grant programs. She also reported there will be an underground railroad exhibit on display in the basement of the library. She also reported she has been working on a Community Development Block Grant to address housing and infrastructure needs in the City.

8. **City Engineer Report:** Connor reported the Broad Street waterline project has begun, noting there will be some traffic disruptions on Seward and Broad Street during construction. He also reported the Main Street Enhancement is having the final touches put on the design. Regarding the Central Park bridge, he said he is hopeful bid letting will take place in September.

9. **Discussion – Barb Hewitt, Nancy Slepicka and Jennifer Dunn to Present Check to City of Hillsboro for Pool Fundraiser:** Barb Hewitt and Nancy Slepicka addressed the council. Hewitt reported the first donation was given May 15, 2024, and over 1,000 different donors have given to the project. She stated many who donated don't live in Hillsboro anymore, but they all submitted notes saying how important the pool was to the community. Hewitt and Slepicka presented a check in the amount of $142,588.70 to the City. Slepicka noted the 1,000 donors is only those of which they have listed, and that there were many more who donated who were not listed. Downs commended the ladies for their hard work in raising the funds.

10. **Discussion / Action – Certificate of Appropriateness for Brian Lee for Mural to be Constructed at 511 S. Main St.:** Brian Lee submitted an application for a Certificate of Appropriateness for a mural he would like to have painted on the south exterior wall of 511 South Main Street. It would be a 3-D mural with an actual vintage car chopped long ways with the word "Hillsboro" shining from the headlights. The Historic Preservation Committee voted to approve the Certificate of Appropriateness at their meeting on June 22. Mr. Lee intends on obtaining a grant from the Illinois Art Council to fund this project. **Motion by Justison and second by Butler to approve the Certificate of Appropriateness from Brian Lee to construct a mural at 511 South Main Street. Motion carried with a 4-0 vote in favor.**

11. **Discussion / Action – Installation of a Flag Pole with Concrete Base at Harkey House:** The Historical Society of Montgomery County requested a 20 to 25-foot flagpole be installed on the north side of the Harkey House. It includes a 3-foot by 3-foot concrete base, and will also contain up lighting. Linda Zimmer with the Historical Society said they

are in the preliminary stages of planning this. **Motion by Butler and second by Justison to approve the installation of a flagpole with concrete base at the Harkey House. Motion carried with a 4-0 vote in favor.**

12. **<u>Discussion / Action – Closure of Water Street from Broad Street to King Street on Sunday, August 2nd for Historical Society Yard Sale:</u>** The Historical Society requested Water Street from Broad to King be closed from 7 a.m. to 5 p.m. on Sunday, August 2nd for a yard sale. This event will take place during Old Settlers Sunday. **Motion by Justison and second by Ward to approve closing Water Street from Broad Street to King Street from 7 a.m. to 5 p.m. on Sunday, August 2nd for the Montgomery County Historical Society Yard Sale. Motion carried with a 4-0 vote in favor.**

13. **<u>Discussion / Action – Imagine Hillsboro Cardboard Boat Regatta on Saturday, July 18, 2026 at 4th of July Point:</u>** This is an annual event, and nothing has changed from previous years. **Motion by Butler and second by Justison to approve the Imagine Hillsboro Cardboard Boat Regatta on Saturday, July 18, 2026 at 4th of July Point. Motion carried with a 4-0 vote in favor.**

14. **<u>Discussion / Action – Proposal from ARF Solar LLC to Install Solar Panels at City of Hillsboro Water Treatment Plant:</u>** ARF Solar CEO Austin Frank and Community Outreach representative Jonathan Fleet presented the proposal to the council to install solar panels at the Water Treatment Plant. The quote includes a purchase price of $1,246,000 with no deposit required. Incentives include an Ameren Smart Inverter rebate of $130,560, an Illinois Solar for All renewable energy credit of $762,972.47, and a Federal Investment Tax Credit of $352,512. The project has a total of 680 panels at 640 watts per panel. Frank stated there is no cost to the city other than furnishing the cost of insuring the solar system. He stated the system is expected to last 25 years, but ARF will give a 15-year full service warranty. He stated decommissioning would be the City’s responsibility. Ward stated he would want to know the estimated decommissioning cost. Frank said the recycling fee for the panels would be about $10,200 in the St. Louis market. That would not include the metal and other materials. Ward stated he would like to table this item until he can get more information from the insurance company. **Motion by Ward and second by Butler to table this item. Motion carried with a 4-0 vote in favor.**

15. **<u>Discussion / Action – Ordinance No. 1865 an Ordinance Authorizing a Redevelopment Grant with the Courthouse Pub Inc. Utilizing Tax Increment Financing for Renovations to 105 S. Main St.:</u>** At the June 2nd meeting, the council approved awarding a TIF Redevelopment Grant to Connie Childers for work on the Courthouse Pub at 105 South Main Street. It was agreed to reimburse 100 percent of the infill work since that project needs completed to coincide with the City’s downtown sidewalk project. The council also agreed to reimburse 50 percent of the tuckpointing. In the proposed ordinance, the reimbursement limit for both projects is $10,787.50. Ward stated Childers does not have the money for the tuckpointing this year, so he stated he would like to amend the agreement to pass it without the tuckpointing at all. That would bring this grant total to $5,850. **Motion by Ward and second by Butler to adopt Ordinance No. 1865 an Ordinance Authorizing a Redevelopment Agreement with**

Courthouse Pub Inc. Utilizing Tax Increment Financing for Renovations to 105 South Main Street as amended to only award $5,850 for the infills and removing the tuckpointing from this grant. Justison abstained. Motion carried with a 3-0-1 vote in favor.

16. **<u>Discussion / Action – Resolution No. 2026-28 a Resolution for Improvement Under the Illinois Highway Code Regarding Broad Street Roadway Improvements:</u>** On June 1st, the City opened bids for the Broad Street Roadway Improvements project. Bids were submitted by Kinney Contractors for a cost of $293,113.60 and Stutz Excavating for $299,645.50. Hurst-Rosche's estimate for the project was $306,651, so both bids came in below the estimated project cost. Hurst-Rosche's recommendation is to approve the low bid from Kinney Contractors. **Motion by Butler and second by Justison to adopt Resolution No. 2026-08 a Resolution for Improvement Under the Illinois Highway Code Regarding Broad Street Roadway Improvements. Motion carried with a 4-0 vote in favor.**

17. **<u>Discussion / Action – TIF/Business District Redevelopment Grant Application from Jillian Ulrici for Work to be Completed at 106 W. Seward Street:</u>** Jill Ulrici submitted an application for funding utilizing Business District or TIF funds for a redevelopment project at The Annex, located at 106 West Seward Street. The project includes repair and renovations to the existing building, façade restoration, and infrastructure and utility service installation and improvements. The total estimated project cost is $190,000, and Ulrici has requested financial assistance in the amount of $77,086.46. The grant was approved utilizing TIF funds. Ward suggested awarding 50 percent of the requeseted project amount, up to a maximum amount of $38,500. **Motion by Butler and second by Ward to approve awarding a TIF District Redevelopment Grant Application from Jillian Ulrici for Work to be Completed at 106 W. Seward Street for an amount not to exceed $38,500. Justison abstained. Motion carried with a 3-0-1 vote in favor.**

18. **<u>Discussion / Action – Reimbursement Request to Brian Sullivan in Accordance with the TIF Redevelopment Agreement:</u>** Brian Sullivan submitted his fourth annual reimbursement request of $5,000 in accordance with his TIF Redevelopment Agreement. This should leave one remaining payment to be distributed next year. The agreement was for work completed on the Square at 104, 106 and 108 South Main Street. This item was tabled during the previous meeting. **Motion by Butler and second by Ward to approve the fourth annual reimbursement request of $5,000 to Brian Sullivan in accordance with the TIF Redevelopment Agreement. Justison abstained. Motion carried with a 3-0-1 vote in favor.**

19. **<u>Discussion / Action – Reimbursement to Jardogs.AI, Inc. in Accordance with the Business District Redevelopment Grant:</u>** At the June 16th meeting, the council approved amending the Business District Redevelopment Grant Agreement between the City and Jardogs.AI to include reimbursement for the repair of the rear entrances that were rotted as a result of water damage. The request submitted includes an invoice in the amount of $37,985.25. The remaining balance on the $200,000 grant is $26,870. **Motion by Ward and second by Justison to approve the Business District Redevelopment Grant**

reimbursement to Jardogs.AI, Inc. in the amount of $26,870 for work completed at 925 S. Main St. Motion carried with a 4-0 vote in favor.

20. **Discussion / Action – Pay Application #12 to Plocher Construction for Work Completed on the Wastewater Treatment Facility Upgrade Project:** This item was removed from the agenda. **No action was taken.**

21. **Discussion / Action – Estimate from Evapar for Raw Water Pump Station Repair:** The City received an estimate from Evapar to repair the automatic transfer switch motherboard for the raw water pump station. The motherboard was fried about two weeks ago, and currently the only way to switch from main power to the generator is to get inside the panel and throw the disconnects by hand. The total estimated amount is $5,647. **Motion by Ward and second by Justison to approve the estimate from Evapar in the amount of $5,647 to repair the raw water pump station automatic transfer switch motherboard. Motion carried with a 4-0 vote in favor.**

22. **Discussion / Action – Energy Savings Proposal for City of Hillsboro Street Department Facility:** Street Department Superintendent Justin Chappelear received a proposal through Ameren from Laughlin Electric to change out the lights at the street shed. The total cost to the City is $3,540.05. **Motion by Butler and second by Justison to approve the Ameren Illinois Small Business Energy Efficiency Program proposal from Laughlin Electric for a total cost of $3,540.05. Motion carried with a 4-0 vote in favor.**

23. **Discussion / Action – Proposal from Barcom Security for Security Cameras at Lake Glenn Shoals North Marina:** The City received a proposal from Barcom Security to install security cameras at the North Marina. The total cost is $17,117. This item was tabled during the June 2, 2026 meeting. Butler stated the council needs to hold off on this item until finding out about the system upgrade for downtown so all of the cameras are compatible. Ward said they need to see if there is money in the budget for these items as well. The council agreed to table this item again. **Motion by Butler and second by Justison to table this item. Motion carried with a 4-0 vote in favor.**

24. **Discussion / Action – Proposal from Barcom Security for Security Cameras at 506 Corporate Drive:** **Motion by Butler and second by Justison to table this item. Motion carried with a 4-0 vote in favor.**

25. **Discussion – Planning Commission Recommendation to Adopt a Resolution Opposing Vertical Expansion of the Deer Run Mine Waste Impoundment:** Don Karban addressed the council on behalf of the Planning Commission. At their May 12th meeting, the Planning Commission discussed the Deer Run Mine's plan to expand their refuse disposal impoundment by adding 30 feet to its height, which would bring it to between 90 and 100 feet tall. The commission discussed the potential issues that would arise if the impoundment walls were to fail, including impacts on Lake Hillsboro, the hospital, the high school, and the Central Park creek. Due to these impacts, the commission requested the council consider adopting a formal resolution opposing expansion of the mine The

Montgomery County Board adopted their own resolution opposing the expansion. Karban explained the Planning Commission feels the City needs to oppose the vertical expansion of the waste impoundment. He stated they have requested certain documents from the mine through various FOIA requests.

26. **<u>Discussion / Action – Adjourn:</u> Motion by Justison and second by Ward to adjourn the meeting. Motion carried with a 4-0 vote in favor. The meeting was adjourned at 8:15 p.m.**

Respectfully submitted,
David Jenkins, City Clerk