

CITY COUNCIL OF THE CITY OF HILLSBORO, ILLINOIS
HILLSBORO CITY HALL
Minutes of the Regular Meeting – Tuesday, August 18, 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
Fire Chief Joe Lyerla

3. The Pledge of Allegiance was recited.
4. **Public Comment:** Terri Casey, owner of the Corner Block Building, addressed the council regarding the renovations of the building. She reported they have invested more than \$290,000 in restoring the building, and said the first TIF grant they were awarded helped successfully complete Phase I of the renovations. She stated they have reached a critical stage as the roof is in need of repair. She said public participation, even after all grant assistance is considered, will account for only a third of the finances invested in restoring the property.
5. Minutes of the August 4th, 2026 regular meeting were approved as presented.
6. **Mayor and Commissioners' Departmental Reports:**

Mayor Downs reported the newspaper announced the awarding of a site readiness grant for the Eagle Zinc property. He said the City wanted to announce the award at a meeting, and he thanked Melissa Smith and all city officials for their hard work in securing this grant. He also thanked everyone who helped make the Old Settlers Celebration a success. He reported he met with Police Chief Randy Leetham and Justison recently to talk about code enforcement and keeping the community looking nice.

Written reports from the streets and public properties departments were submitted. Commissioner Butler reported there is a hold on the marina's fuel system repair due to parts being unavailable. He also stated he, Public Properties Superintendent Jim May and City Clerk Jenkins met with the pool company recently. He reiterated that completion of pool construction is late due to many factors, but it will be ready to open at the start of

next season. He reported Broad Street is coming up quickly. He also stated there will be a pre-construction meeting next Thursday regarding the Downtown Main Street project.

A written report from the police department was submitted. Commissioner Justison reported the city will have the opportunity to purchase a used vehicle during the next meeting. He also read a statement from Chief Leetham thanking the department for their work during Old Settlers, as they had nine full-time officers and one part-time officer work the event.

Written reports from the water and sewer departments were submitted. Commissioner Wright reported the water demand has been the same from July to August. She reported the Coal Mine has been cut back in terms of pumping as a result of the lake levels being below a certain point. She reported work on phase 3 of the lead service line replacement project will begin on Monday.

Commissioner Ward reported there will be an insurance committee meeting on Thursday.

7. **Economic Development & Community Planner Report:** A written report from the economic development and community planner was submitted. Smith thanked everyone involved in securing the site readiness grant. She stated the energy transition grant for the campground will progress once the campground season has concluded. She reported initial work on the City's housing study has begun with the Illinois Housing Development Authority.
8. **City Engineer Report:** A written report from the city engineer was submitted.
9. **Discussion / Action – Paying Bills for the Month of August 2026:** Bills for the month total \$633,569.82. **Motion by Ward and second by Wright to approve paying bills for the month of August 2026 in the amount of \$633,569.82. Motion carried with a 5-0 vote in favor.**
10. **Discussion / Action – TIF/Business District Redevelopment Grant Application from Corner Block Group for Phase 2 of Work to be Completed at 324 South Main Street:** The Corner Block Group submitted an application for funding for phase 2 of the renovations to the building at 324 South Main Street. Phase 2 includes a complete replacement of the roof, as well as roof structural reinforcement and mitigation improvements, for an estimated total project cost of \$176,294. They requested a reimbursement of \$159,906. This item was tabled during the previous meeting. Ward recommended a 30 percent award for this phase, which would be approximately \$70,000 in funding. When combining this award with the first phase, it brings the total awarded amount to more than \$160,000. He said that would make this the second largest financial investment the City has made with respect to grant awards. He added TIF funds will be utilized for this grant. **Motion by Butler and second by Ward to approve awarding a TIF District Redevelopment Grant to the Corner Block Group for an amount not to exceed \$70,000 for work to be completed at 324 South Main Street. Justison and Wright abstained. Motion carried with a 3-0-2 vote in favor.**

11. **Discussion / Action – Reimbursement to Opera House Brewing Company in Accordance with the Business District Redevelopment Grant Agreement:** In 2018, the City Council awarded a business district redevelopment grant to the Opera House Brewing Company for work completed at 405 South Main Street. The total award amount is \$35,000, but the agreement establishes a one-time payment of \$10,000 payable upon completion, and five annual payments of \$5,000 each. This is the first reimbursement issued to the Opera House for the redevelopment project. **Motion by Butler and second by Wright to approve the reimbursement to Opera House Brewing Company in the total amount of \$35,000 in accordance with the Business District Redevelopment Grant Agreement. Motion carried with a 5-0 vote in favor.**
12. **Discussion / Action – Façade Improvement Grant Reimbursement to Fast Flo for Work Completed at 350 South Hamilton St.:** In June, the council awarded a façade improvement grant to Fast Flo for the installation of a new sign, as well as painting the exterior of their building. The total bill for the project is \$16,647.38. The City's share is the maximum amount allowed of \$5,000. **Motion by Butler and second by Wright to approve the façade improvement grant reimbursement to Fast Flo in the amount of \$5,000 for work completed at 350 South Hamilton Street. Motion carried with a 5-0 vote in favor.**
13. **Discussion / Action – Proposal from Barcom Security for Veterans Memorial Security Cameras:** This item was removed from the agenda. **No action was taken.**
14. **Discussion / Action – Pay Application #13 to Plocher Construction for Work Completed on the Wastewater Treatment Facility Upgrade Project:** This item was removed from the agenda. **No action was taken.**
15. **Discussion / Action – Pay Application #11 to Capri Pools and Aquatics for Work Completed on the Constitution Bank Community Aquatic Center:** The total amount due this pay period for the construction of the new pool is \$294,500. This leaves a remaining balance of \$4,705,290.32. **Motion by Butler and second by Ward to approve pay application #11 to Capri Pools and Aquatics in the amount of \$294,500 for work completed on the Constitution Bank Community Aquatic Center. Motion carried with a 5-0 vote in favor.**
16. **Discussion / Action – Estimates for Repair to Central Park Trail:** The City received three estimates for the repair of the Central Park Walking Trail that was damaged as a result of a water line break last fall. Stutz submitted a quote in the amount of \$9,200. Illinois Paving submitted a quote for \$8,650. DeLaurent Construction submitted two quotes. The first includes an identical scope of work as Stutz and Illinois Paving in the amount of \$5,350. The second involves repairing a couple other areas where touch-ups are necessary at a cost of \$6,985. Stutz was the company who originally constructed the trail. Ward stated this will be paid for with Business District funds. **Motion by Wright and second by Butler to approve the estimate from DeLaurent Construction in the amount of \$5,350 for the repair of the Central Park Trail. Motion carried with a 5-0**

vote in favor. Motion by Wright and second by Butler to approve the estimate from DeLaurent Construction in the amount of \$6,985 for the additional repair of the Central Park Trail. Justison abstained. Motion carried with a 4-0-1 vote in favor.

17. **Discussion / Action – Community Revitalization Partnership Agreement Between the City of Hillsboro and the Illinois Housing Development Authority:** At the July 21st meeting, the council discussed the possibility of participating in the Community Revitalization Partnership Agreement with the Housing Development Authority. The agreement must be approved if the City wants to utilize grant funds from this program to address blighted properties. **Motion by Wright and second by Justison to approve the Community Revitalization Partnership Agreement Between the City of Hillsboro and the Illinois Housing Development Authority. Motion carried with a 5-0 vote in favor.**
18. **Discussion / Action – Adjourn:** Motion by Justison and second by Wright to adjourn the meeting. Motion carried with a 5-0 vote in favor. The meeting was adjourned at 7:37 p.m.

Respectfully submitted,
David Jenkins, City Clerk