



COMMON COUNCIL MINUTES Monday, August 18, 2025

The Common Council Meeting was called to order by Mayor Greg Kubarski on Monday, August 18, 2025, at 7:03 PM. All present stood and recited the Pledge of Alliance. Mayor Kubarski asked for affirmation of proper public notice to which City Administrator, Cory Isaacs confirmed that the meeting did receive proper public notice.

Roll call was taken with Alderpersons Leanne Beyer, Rick Hanke, Tom Hotek, Mark Lankey, Darrow Novy, Elizabeth Parish, and Randy Seeley. Pat Moen arrived at 7:05 PM.

Others in attendance were City Administrator Cory Isaacs, Sergeant Chris Kucinsky, City Treasurer Lisa Johnson, Sentry-Enterprise Editor Nicolette Nauman, and Alex McDonough.

Motion by Hanke, second by Hotek to approve the July 21, 2025 Common Council Minutes. Motion carried.

There was no registered comment.

City Auditor, Bill Moilien representing Johnson Block & Company presented the 2024 audit report. The City of Hillsboro received an unmodified opinion on the 2024 financial statements, meaning the financial statements were presented fairly in accordance with the Generally Accepted Accounting Principles (GAAP) in the United States and reported no material misstatements. Mr. Moilien's report included 2024 fund balances, revenues, expenses, debt, summary of tax incremental districts, and utilities.

City Treasurer Lisa Johnson also provided a breakdown of 2024 revenues and expenses, summary of savings and investments, current equalized values, and debt balances.

Motion by Moen, second by Lankey to approve the monthly bills dated 7/3/25-8/6/25. Motion carried.

Motion by Hanke, seconded by Moen to approve Hillsboro Roadhouse change of agent request to Jenna Sterba. Motion carried.

Motion by Lankey, seconded by Hotek to approve MSA Professional Services Agreement for 2025 General Engineering Services from July 1, 2025 – December 31, 2025, in the amount

of \$7500. Such services are included in Attachment A: Scope of Services provided with the agreement. Motion carried.

Motion by Hanke, seconded by Beyer to approve the St. Joe's 5k and 10K Run/Walk Park Permit scheduled for October 11, 2025, at Field Veteran's Memorial Park. Motion carried.

Motion by Lankey, seconded by Novy to approve the Freedom Development Amended Agreement dated August 18, 2025, which repeals and replaces the May 15, 2025, Freedom Development Agreement. The amendment includes adjusting the purchase price per lot from \$5000 to \$1250 for each lot. Motion carried.

The council discussed the current City of Hillsboro Mobile Food Establishments Permit. The city discussed possible annual and daily permit fees. After discussion, motion by Hotek, seconded by Hanke to table the permit fees until the next council meeting. Motion carried.

Motion by Lankey, seconded by Hanke to adjourn at 8:15 PM. Motion carried.
