HILLSBORO
WISCONSIN

CITY COUNCIL MINUTES
October 19, 2026

The Common Council Meeting was called to order by Mayor Zach Bender on Monday, October 19, 2026, at 7:03PM.

All present stood and recited the Pledge of Alliance.

Mayor Bender asked for affirmation of proper public notice to which Administrator Isaacs confirmed the meeting did receive proper public notice.

Roll call was taken with Alderpersons Julie Erickson, Leanne Beyer, Darrow Novy, and Randy Seeley present. Alderpersons Tom Hotek and Elizabeth Parish were present via telephone. Alderpersons Mark Lankey and Pat Moen were absent.

Others in attendance were: City Administrator Cory Isaacs, City Treasurer Lisa Johnson, City Clerk Sara McDonald, Hillsboro Police Chief Pat Clark, Mike Burch from the Hillsboro Street Department, Tom Stowell from the Hillsboro Water/Sewer Department, Nicolette Nauman from the Hillsboro Sentry Enterprise, Greg Kubarski, and Omar Anderson.

Motion by Parish, seconded by Beyer to approve September 21, 2026, City Council Minutes as presented. Motion carried by voice vote.

Motion by Parish, seconded by Novy to approve October 5, 2026, Special City Council Minutes as presented. Motion carried by voice vote.

Registered Public Comment

Greg Kubarski questioned if there were extra trees removed during the tree removal process. Mayor Bender confirmed three (3) extra trees deemed dangerous were removed under his and Administrator Isaacs discretion. Kubarski also questioned the need for the closed session later in the meeting.

Mike Burch spoke on the proposed two percent raise for City employees. He feels the raise is not fair or comparable to other local municipalities. He has been offered another position and plans to take it unless there is a change during the meeting tonight. He spoke of the Street department going from three full-time to two full-time employees, currently being at one full-time employee with part-time assistance and feeling underappreciated for the work he completes.

Committee Reports and Business

Motion by Beyer, seconded by Erickson to approve monthly bills (9/2/2026-10/6/2026) for payment. Motion carried by voice vote.

Administrator Isaacs distributed results from the bids, including rates and terms, received from Royal Bank and Farmer's State Bank to the Council (a copy will be included as attachment with these minutes). Treasurer Johnson announced the bid from Royal Bank was received on October 14, 2026, the bid from Farmer's State Bank was received on October 15, 2026. Johnson explained that an email from Dan Ravenscroft of Royal Bank stated that they would honor an eighteen-month term at the same rates listed for the twelve-month term. Johnson and Isaacs have a recommendation to have the Sewer Fund CD held at eighteen months due to no scheduled need for funds within those accounts on the CD. Their same recommendation is for the Water Fund CD. Johnson provided a breakdown of each account on each CD (breakdown will be included as attachment to minutes). Novy questioned if the eighteen-month CD would affect budget time next year. Beyer questioned items listed on the CD descriptions. Seeley did not agree with any CDs being in an eighteen-month term due to changing interest rates.

Motion by Beyer, seconded by Novy to close the existing Sewer Fund CD which matures on October 23, 2026, and repurchase the Sewer Fund CD with Farmer's State Bank for an eighteen-month term at 4.25%. Roll call vote was called with Erickson, Beyer, Hotek, Novy, and Parish all voting aye. Seeley voted nay. Motion carried.

Motion by Beyer, seconded by Seeley to close the existing Water Fund CD and General Fund CD which mature on October 23, 2026, and repurchase the General Fund and Water Fund CD with Farmer's State Bank for twelve-month terms at 4.25%. Roll call vote was taken with all votes aye. Motion carried

Motion by Parish, seconded by Novy to approve NextHome Prime Real Estate's sidewalk use permit. Motion carried by voice vote with Seeley abstaining.

Omar Anderson provided information on his desire to take over four lots owned by Sam Anderson/Kaliber Properties along Salsbery Circle and build single family homes versus the duplexes Kaliber currently plans for those lots. Beyer questioned the zoning of the lots. Administrator Isaacs notified the lots can be used for single family homes. Omar Anderson's plan would be to build one home per year. They would be two-bedroom, two-bathroom, single-level homes (with garages) that are geared towards mobility-friendly housing. His goal would be to start the first house in Spring 2027. Isaacs provided the Council with information regarding the agreement Kaliber Properties currently has that Omar Anderson wishes to take over for the single-family homes. Seeley questioned if the City had a location for Omar Anderson to trial-build one home. Isaacs stated there are lots currently available. Novy questioned if the lots currently available would require fill as that would affect feasibility for building and cost estimates. Bender asked if Anderson would be interested in other lots if the Kaliber Lots were not available. Anderson replied that he would. Beyer stated she would be in favor of Omar Anderson building in Hillsboro. Bender proposed to gather a list of available lots to present to Omar as possible options. Isaacs said he would do so.

Mayor Bender started discussion regarding extending the street lighting down Water Avenue with the State Highway Project to help lighten the streets along that corridor. Beyer stated that there are a lot of walkers within the City that would appreciate brighter streets to walk on. Novy questioned the room needed for light poles between the sidewalk and curb. Isaacs stated there has been research on different types of lighting options the City could do along this corridor as well as cost estimates and DOT ability to help cover cost of base lighting. Isaacs does not have set

numbers for total cost on the lighting. Beyer questioned grant availability for lighting use. Beyer asked for better description of areas covered and cost for the next Council meeting. Isaacs agreed and will prepare for that meeting.

Administrator Isaacs highlighted the 2027 Draft Budget Proposal and noted that the Room Tax budget changed slightly because of the prior week's Room Tax Commission meeting. Isaacs stated that the budget was completed conservatively versus aggressively. Novy questioned if there was money available to apply to the street fund for repairs to which Isaacs replied yes. Mayor Bender also spoke on the ability to use short-term borrowing. Parish questioned the amounts listed under Council Wages. Johnson explained that the amounts listed were passed by Council Resolution in 2025. Mayor Bender questioned if there was any discussion on the concerns Mike Burch brought up. Beyer responded that the discussion has occurred at many previous meetings with her recommendation being a three percent raise increase for City employees but her proposal was outvoted. Seeley questioned where the funds went with the decrease in Street Department employees from three to two and said he does not agree with a straight increase for all employees. Hotek responded that with the council wage increase and other changes, it does not seem the focus is on rewarding the City's employees. He inquired whether with a set budget there was a way to reward City employees in the coming year. Specifically, Hotek wondered if an opportunity for an employee bonus would be plausible. Bender questioned if bonuses have occurred in the past and asked Burch his ideal wage to remain under employment. Beyer questioned if there is the possibility of making an adjustment for Burch as of January 1, 2027, without affecting the budget. Johnson explained how overtime was scheduled in the budget and an increase could come from that. Isaacs asked Burch if the increase would make him happy and content in his job.

Motion by Seeley, seconded by Beyer to accept Resolution #4-2026: Summary Budget Publication as it is written with the intention that at the next meeting, the Council meets with the Street Department to see the direction of the department. Roll call vote was called, with all present voting yay. Motion carried.

Motion by Beyer, seconded by Erickson to enter closed session at 8:23PM . Sec. 19.85(1)(c), Wis. Stat., sanctions the use of closed sessions when a governmental body is considering employment, promotion, compensation, or performance evaluation of any public employee. Motion carried by voice vote.

Alderpersons Tom Hotek and Elizabeth Parish disconnected from the meeting at 8:23PM

Motion to return to open session at 9:13PM by Beyer, seconded by Erickson. Motion carried by voice vote.

Motion to adjourn at 9:24PM by Beyer, seconded by Erickson. Motion carried by voice vote.

Meeting adjourned at 9:24PM.

Minutes prepared by Clerk McDonald