

COUNCIL MEETING MINUTES  
Tuesday October 11<sup>th</sup>, 2022, 5:30 P.M.  
City Hall Council Chambers  
115 N 3<sup>rd</sup> Street

The Council of the City of Oregon met Tuesday October 11<sup>th</sup>, 2022, at 5:30 P.M.

The meeting was held at the City Hall Council Chambers and on Zoom.

Present: Mayor Ken Williams  
Commissioner Melanie Cozzi  
Commissioner Tim Krug  
Commission Terry Schuster  
City Administrator Darin DeHaan  
Police Chief Joe Brooks  
City Attorney Paul Chadwick  
City Clerk Cheryl Hilton

Also Present: Public Works Director Bill Covell, Randy Cropp, Mark Herman,  
and George Howe.

Present via Zoom: Corey Buck, Terry Plemmons, Commissioner Kurt Wilson, and  
Alexa Zoellner.

Mayor Ken Williams called the meeting to order.

No public comment.

Commissioner Melanie Cozzi started the pledge of allegiance.

Mayor Ken Williams swore in Randy Cropp as the Code Enforcement Officer for the  
City of Oregon Police Department. He said with Randy's experience it will be a real asset  
to the city.

Commissioner Kurt Wilson moved to approve the September 27<sup>th</sup>, 2022, minutes,  
Seconded by Commissioner Tim Krug.

Roll Call: Cozzi, Krug, Schuster, Wilson, Williams. No Nays.

Commissioner Tim Krug moved to approve the September 29<sup>th</sup>, 2022, minutes, Seconded  
by Commissioner Melanie Cozzi.

Roll Call: Cozzi, Krug, Wilson, Williams. No Nays. Abstain: Schuster.

Commissioner Terry Schuster moved to approve payroll in the amount of \$57,546.79 and  
the current warrants as listed:

AEP Energy	\$1,976.79
Blue Cross Blue Shield	\$14,612.35

Byron Bank	\$210.00
Cintas	\$65.66
City of Oregon	\$12,878.71
Coliseum Museum of Arts, Antiques & Americana	\$3,627.32
Comcast	\$326.77
Dan Flanagan	\$5,133.00
DeKalb Implement	\$79.91
Dustin Runyon	\$53.19
Evergreen Irrigation	\$538.50
Ferguson Waterworks #2516	\$459.28
Ferguson Waterworks #3325	\$724.63
Fidelity Security Life Insurance	\$170.44
Fischer's	\$2,174.61
Frontier	\$371.93
Hach Company	\$272.42
Hagemann Horticulture LLC	\$2,300.00
Illinois Association of Chiefs of Police	\$130.00
IP Communications, Inc	\$634.28
Jacob & Klein, LTD	\$304.80
James Taylor	\$875.00
Jasman Martin	\$400.00
Kaleel's Clothing	\$253.00
Kunes Country Auto Group	\$67.20
Lakeside International, LLC	\$33.42
Luke Ellis	\$40.00
Lupe Garcia	\$2.09
Martin and Company	\$455.09
Martin and Company	\$134.89
Moring Disposal	\$440.00
Ogle County Clerk & Recorder	\$180.00
Pace Payment Systems Inc	\$5.00
Paul Lindstrom	\$200.00
Quill	\$41.98
Randy Cropp	\$20,000.00
Randy Cropp	\$19,657.70
Ray O'Herron Co, Inc	\$45.94
Region 1 Planning Council	\$1,875.00
Rogers Ready Mix	\$781.50
Ross Dillon	\$200.00
SynConn Solutions Inc	\$2,625.00
The Economic Development Group, LTD	\$1,219.20
The Police and Sheriffs Press	\$32.58
The Police and Sheriff's Press	\$17.58
Uniform Den East, Inc	\$117.75
Village of Progress	\$90.00

Water Solutions Unlimited Inc	\$2,510.00
Willett Hofmann & Assoc	\$16,003.31
William Charles Construction Co	\$223.50
	<b>\$115,571.32</b>

Seconded by Commissioner Tim Krug.

Roll Call: Cozzi, Krug, Schuster, Wilson, Williams. No Nays.

Commissioner Tim Krug moved to approve Engineers Request for Change of Plans and Pay Estimate #3 to A.C. Pavement for Seal Coat Project, Seconded by Commissioner Terry Schuster.

**Discussion:** Commissioner Tim Krug said he believes this is the shortcomings for not adding in the striping on the bill for the project. Public Works Director Bill Covell stated this is the final payment for last year's chip and seal project. Payment was retained due to one of the parking lots on 1<sup>st</sup> street needing to be repaired. Commissioner Tim Krug said the final payoff is \$199.29.

Roll Call: Cozzi, Krug, Schuster, Wilson, Williams. No Nays.

Commissioner Tim Krug moved to approve Engineers Request for Change of Plans and Pay Estimate #1 to Helm Civil for 2022 General Maintenance Project, Seconded by Commissioner Terry Schuster.

**Discussion:** Commissioner Tim Krug said there is a price reduction in the amount of nine thousand three hundred ninety-five dollars and eighty-six cents.

Roll Call: Cozzi, Krug, Schuster, Wilson, Williams. No Nays.

Commissioner Terry Schuster moved to approve Resolution 2022-8 Authorizing the Disposal of Personal Property owned by the City of Oregon, Seconded by Commissioner Melanie Cozzi.

**Discussion:** City Administrator Darin DeHaan said there are two items on exhibit A. One is a Glock from the police department and the other is the Steiner which has been out of commission for a few years. Street Superintendent Terry Plemmons researched replacement parts for the Steiner and decided it was too expensive to try to keep it going. Mayor Ken Williams asked how the property was being disposed of. Public Works Director Bill Covell stated bids would be accepted. He also said people are collecting Steiner's and with all the attachments, the city could get decent money for it. Commissioner Terry Schuster stated this motion gives City Administrator Darin DeHaan the authority to dispose of the property in whatever manner he chooses. Commissioner Tim Krug asked where the guns go. City Administrator Darin DeHaan said in the policy when an officer retires after twenty years, the gun is given to the officer since it was their duty weapon for the twenty years. Commissioner Melanie Cozzi asked what the Steiner

was. Public Works Director Bill Covell stated it is a smaller type UTV that is not very efficient.

Roll Call: Cozzi, Krug, Schuster, Wilson, Williams. No Nays.

Commissioner Terry Schuster moved to approve Ordinance 2022-120 Approving and Authorizing the Execution of a TIF Redevelopment Agreement by and between the City of Oregon, Ogle County Brewery LLC, Cornerstone Contractors of Florida LLC, and Beautiful Finishes of Illinois LLC, Seconded by Commissioner Melanie Cozzi.

**Discussion:** Commissioner Melanie Cozzi asked if this was for the purchase of the second property. Commissioner Terry Schuster said yes.

Roll Call: Cozzi, Krug, Schuster, Wilson, Williams. No Nays.

Commissioner Melanie Cozzi moved to award the Coliseum Roof Project to the low bidder, Seconded by Commissioner Tim Krug.

**Discussion:** Commissioner Melanie Cozzi said after discussion with Commissioner Tim Krug they noticed on the proposal from McDermaid, there is an estimate to install ice and water shield over the entire roof surface. She said it is not on the proposal from Freeport Industrial Roofing Inc. and wondered if it was necessary. Public Works Director Bill Covell stated it is not necessary. Neither proposal is a complete removal of the roof. Both will be sliced into ten-foot sections, drainage corrected in certain locations where water is ponding, and a new membrane put over top of it. He said Freeport Roofing is also saying several items on their proposal are not necessary and can be deducted from the proposal. If the city awards Freeport Industrial Roofing the roof project, they would like to do value engineering and decide what is necessary to the project. Commissioner Melanie Cozzi asked if the cupolas were being replaced now and the rest pieced together over time. Public Works Director Bill Covell stated the proposal is to do all the work at the same time. He asked both companies to bid on the same specifications. Commissioner Melanie Cozzi said we should not expect for the cost to increase, only to go down. Public Works Director Bill Covell stated he is looking at the project to cost around ninety thousand instead of the one hundred and twenty-nine thousand that is proposed. Commissioner Tim Krug asked if the cupolas were in good shape and if the roof leaked. Public Works Director Bill Covell said yes, just looking at the shingle portion, a little tin work, and insulation. He said the roof was leaking where the water was ponding. There were a lot of flat areas that held water. The drainage will be corrected. The roof is old and will never be completely leak free. The roof will be guaranteed for twenty years. City Administrator Darin DeHaan said the current roof is twenty years old, it's lived its lifetime. Mayor Ken Williams stated the motion is to approve the low bidder, which is Freeport Industrial Roofing Inc. Commissioner Tim Krug asked for Bill Covell to review the roof before the roof is removed. Public Works Director Bill Covell said the company has been on the roof. The proposal is worst case scenario but expects the cost to come down. They will also reinstall the roof access. City Attorney Paul Chadwick asked if there was an advertisement for the bids. Public Works Director Bill Covell stated that he

went out to three companies, McDermaid, Freeport Industrial Roofing, and Sterling Roofing. He never received a proposal from Sterling Roofing. City Administrator Darin DeHaan said he did not think the project required the official bid process since the project is not a public works project for a roof. City Attorney Paul Chadwick said the project is more than twenty-five thousand dollars. Commissioner Terry Schuster asked what was done with the City Hall building. City Administrator Darin DeHaan said a company was called to repair the roof. Mayor Ken Williams stated when City Hall was remodeled, the rehab of the building was published but there was no publication for the repair to the roof. City Administrator Darin DeHaan stated he thought the statute stated a public works project over twenty-five thousand would require the bid process. City Attorney Paul Chadwick said project quotes are typically received ahead of time to know the price range and then put out for bid. He said he may determine a formal bid process is necessary.

Mayor Ken Williams moved to amend the motion to include approval of the award of the Coliseum roof project is subject to City Attorney review, Seconded by Commissioner Melanie Cozzi.

**Discussion:** Mayor Ken Williams stated the amendment does not approve the bid; it only approves the low bid is subject to attorney review.

Roll Call: Cozzi, Krug, Schuster, Wilson, Williams. No Nays.

Commissioner Melanie Cozzi moved to award the Coliseum Roof Project to the low bidder, Seconded by Commissioner Tim Krug.

**Discussion:** Mayor Ken Williams said this is subject to attorney approval and if the city needs to do something different, we will. Commissioner Terry Schuster asked what the timeline would look like if a different process is needed. Time is of the essence with this project, and it may not be able to be completed before winter, which would be damaging. City Administrator Darin DeHaan said if there is two-thirds vote, you could forgo the bid process. City Attorney Paul Chadwick said there is a provision for doing that in the event that a special circumstance exists. Mayor Ken Williams said the council understands all the various conditions and will be waiting for Attorney Paul Chadwick's response.

Roll Call: Cozzi, Krug, Schuster, Wilson, Williams. No Nays.

Chief Joe Brooks said the employees at Ace did a wonderful job notifying the police department. The officer's response and other responding agencies swiftly took the people into custody and set a precedence that Oregon is not a place to commit these crimes. There has been a lot of support from the community. Mayor Ken Williams said nice job to the Chief and everyone on the force.

Public Works Director Bill Covell said the bucket truck is here and there are budgeted funds to still purchase a chipper. He said CDL training has been started. The department has cleaned up everything from AOP and street sweeping will begin soon.

City Administrator Darin DeHaan said he has been working with BNSF, for almost two years, to purchase a parcel of railroad property. The parcel cuts through the old street garage and the Dayton superior property. He said he now has the original purchase agreement and has forwarded it to City Attorney Paul Chadwick. He has also asked Public Works Director Bill Covell to get a survey of the property. He believes the agreement will come to council soon. He said this will help with the walking path if the city receives the ITEP grant. He also said the Ad-Hoc committee that has been working on the change of government has decided to do a public informational meeting on Wednesday, October 19<sup>th</sup> at 5:30 PM at the Oregon Coliseum. They will be presenting the facts of what they researched and why the recommendation. They have also invited John Phillips, a senior advisor through the Illinois City County Management Association. He was the first city administrator for Rockford and has spent his career as a city manager in Rock Island. He has been involved in many communities. An agenda will be on social media as well as at City Hall. He said if you would like a sneak peek at what CMAAA has been doing, they are allowing the use of the Coliseum for the meeting.

Commissioner Terry Schuster said AOP was great, and everything is going smoothly.

Commissioner Melanie Cozzi said she will be meeting with Nate Rogers and members of the junior high next Tuesday to discuss ideas they may have for the Comprehensive Plan. She also said she will be having a separate meeting with high school students.

Commissioner Tim Krug said the 3<sup>rd</sup> Street project is complete. Public Works Director Bill Covell said they completed the concrete diamonds today. Commissioner Tim Krug also said the majority of the 1<sup>st</sup> street parking is done but still need to put stop blocks put in. Commissioner Tim Krug asked about the area that was previously chip and sealed on 1<sup>st</sup> Street. Public Works Director Bill Covell said the chip and seal is very loose in that area and it will be addressed in the spring.

Mayor Ken Williams said the Planning Commission meeting is being extended to Monday, October 24<sup>th</sup>. This is to accommodate the time needed to send out notifications for the potential solar farm. He also thanked all AOP volunteers. He said it is the volunteers in this city that really make things run. He also thanked staff, public works, and police department. He said that is what really makes us successful between what can be done as a city and all the great volunteers. He said last week he was asked to address the fourth grade. He said it is the toughest public work assignment he ever has because there is no filter on the questions that are asked. He enjoys the assignment and looks forward to it every year and is heartened by the energy that the kids show. Our future is in good hands.

Commissioner Melanie Cozzi moved to adjourn the meeting, Seconded by Commissioner Terry Schuster.

Roll Call: Cozzi, Krug, Schuster, Wilson, Williams. No Nays.

Adjourn: 5:58 P.M.

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Ken Williams, Mayor

Attest: \_\_\_\_\_  
Cheryl Hilton, City Clerk