

COUNCIL MEETING MINUTES
Tuesday November 22nd, 2022, 5:30 P.M.
City Hall Council Chambers
115 N 3rd Street

The Council of the City of Oregon met Tuesday November 22nd, 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
Commissioner Kurt Wilson
City Attorney Paul Chadwick
City Administrator Darin DeHaan
Sergeant Tad Dominski
City Clerk Cheryl Hilton

Also Present: Roger Cain, Public Works Director Bill Covell, Merlin Hagemann,
Mark Herman, Roger Howe, and Fire Chief Mike Knoup.

Present via Zoom: Police Chief Joe Brooks, Commissioner Terry Schuster, and Alexa
Zoellner.

Mayor Ken Williams called the meeting to order.

Commissioner Tim Krug started the pledge of allegiance.

Mayor Ken Williams asked if there was any public comment that was not regarding the variance for River's Edge Experience. He stated he would like to have comments made during the discussion of the agenda item. No other public comments were made.

Commissioner Kurt Wilson moved to approve the November 8th, 2022, minutes,
Seconded by Commissioner Tim Krug.

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

Commissioner Terry Schuster moved to approve payroll in the amount of \$67,688.04 and the current warrants as listed:

AEP Energy	\$751.94
Ancel Glink, PC	\$345.00
Bill Covell	\$40.00
Bobcat of Dixon	\$91.04
Cady Aquastore Inc	\$8,425.00
Casper's Home Inspection LLC	\$1,450.00
Cassandra Chapman	\$600.00
Cheryl Hilton	\$40.00
Cintas	\$65.66

City of Oregon	\$5,000.00
City of Oregon	\$12,233.99
City of Oregon	\$72,400.00
City of Oregon	\$151,000.00
City of Rockford	\$19.00
Comcast	\$155.55
ComEd	\$59.53
ComEd	\$63.12
Constellation NewEnergy, Inc	\$3,617.07
Dan Flanagan	\$8,544.00
Devin DeHaan	\$40.00
Devin DeHaan	\$88.68
Dustin Runyon	\$40.00
Ecolab	\$145.41
Engel Electric Co	\$285.00
Euclid Managers	\$1,273.67
Ferguson Enterprises LLC #3325	\$112.64
Ferguson Waterworks #2516	\$9,644.13
Gregory Spencer	\$40.00
Hawkins, Inc	\$973.51
Illinois EPA	\$13,033.16
James Morris	\$1,029.93
Jasman Martin	\$400.00
Jayce Gusloff	\$40.00
Jeff Pennington	\$40.00
John Ebens	\$5,000.00
Joseph Brooks	\$40.00
Josh Lee	\$40.00
Josiah Flanagan	\$40.00
Ken Williams	\$90.00
Kurt Wilson	\$65.00
Layne	\$2,000.00
Layne	\$24,058.10
Luke Ellis	\$40.00
Maison Crawford	\$40.00
Manheim Solutions, Inc	\$2,106.00
Mary Elliott	\$40.00
Matt Kalnins	\$40.00
MCS Advertising	\$75.00
Melanie Cozzi	\$65.00
Merlin's Greenhouse and Flowers	\$1,048.68
Metropolitan Industries, Inc	\$4,520.00
Moring Disposal	\$19,723.80
Moring Disposal	\$19,738.00
Municipal Clerks of Illinois	\$55.00

NAPA	\$162.31
Nikolas Manthei	\$1,029.93
Old National Bank	\$1,925.60
Oregon Rotary Club	\$230.00
Oregon Snyder	\$313.73
Oregon Super Valu	\$31.91
Pace Analytical Services	\$273.13
Pines Meadow	\$449.00
Polo Cooperative Association	\$6,213.93
Postmaster	\$700.28
Quill	\$296.50
Scott Wallace	\$40.00
Standard Equipment Co	\$48.07
Stillman BancCorp	\$2,036.03
Sun Life Financial	\$294.33
Tad Dominski	\$40.00
Terry Schuster	\$65.00
The Bank of New York Mellon Trust Co	\$263,315.00
Tim Brechon	\$40.00
Tim Krug	\$40.00
Verizon	\$445.53
Village of Progress	\$934.60
Waste Water Management of Northern IL LLC	\$6,300.00
Zach McKean	\$40.00
Zions Bank	\$31,540.00
Zions Bank	\$38,633.50
Zions Bank	\$88,282.50
	\$814,632.49

Seconded by Commissioner Tim Krug.

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

Commissioner Kurt Wilson moved to approve the Planning Committee recommendation for a Variance of the 2015 International Fire Code to Increase Occupancy from 100 to 300 at the River's Edge Experience, 103 S. 1st Street, Seconded by Commissioner Tim Krug.

Discussion: Merlin Hagemann said he is asking to increase the occupancy at River's Edge Experience from one hundred to three hundred people. Fire Chief Mike Knoup stated that he opposes the increase in occupancy. He said the approved plans stated the maximum square footage would be less than five thousand square feet and an occupancy of less than one hundred people to have an occupancy without sprinklers. He also inspected the two-hour fire wall and issued an occupancy sign for one hundred people. He said to change the occupancy level, a new engineering plan needs to be made that follows the 2015 fire code that has been adopted by both the city and the fire department. Mayor Ken Williams said the original design came in with an occupancy of one hundred

because it was over five thousand square feet. The plan was redesigned to be less than five thousand square feet with the understanding they would not be restricted to an occupancy of one hundred. He said the City of Oregon has adopted the 2015 International Building Fire Code. He said a variance to the code is allowed and used examples of fences, lot lines, and the Trestle Ridge subdivision fire lane. He said the State Fire Marshall's requirements under the National Fire Protection Life Safety Code for all municipalities states each city that meets the standard will be able to enforce the local code without worrying about overlapping requirements. The National Fire Protection Life Safety occupancy code has three sections that discuss occupancy which include three hundred people based on egress, capacity, and construction type. He also stated the most restrictive construction type without a sprinkler system is still an occupancy of three hundred people and this is what the city is required to follow by the State of Illinois. The 2015 International Building Fire Code which was adopted by the city has a maximum occupancy of one hundred people without a sprinkler system. The National Fire Protection Life Safety Code and the 2015 International Building Fire Code have two different standards for a structure without a sprinkler. He stated River's Edge Experience meets the State Fire Marshalls requirements under the life safety code 101. Fire alarms are directly wired to 911, there are multiple exits with no intervening hallways, double thickness of fire protection on the partition between the two rooms, access to exits is all on one floor, pyrotechnics and open flames are not allowed. Commissioner Kurt Wilson said this was presented to the Planning Commission and was passed five to three. Commissioner Tim Krug asked what the cost of sprinklers for the building would be. Merlin Hagemann said sprinklers would cost about seventy-five to eighty thousand dollars. Mayor Ken Williams stated a dedicated water line would be needed to run the water lines to the building, the cost could be around forty thousand dollars. Public Works Director Bill Covell said the inside of the building would also have to be re-plumbed with back flow prevention. Commissioner Tim Krug said he doesn't believe sprinklers would be necessary due to the amount of egress. Roger Cain said everything that was done regarding the engineering and architecture of the project was based on the 2015 International Building Code regulations. They were forced to give an occupancy of one hundred based on the 2015 International Building Code. Commissioner Terry Schuster said the standards being discussed were established as one size fits all. This does not take into account any individual architectural designs for the individual building. He said this building was designed with many fail safes and he does not see any difficulty with providing a variance as long as the building meets the states minimum standards, which it does. Roger Cain said there is occupancy for one hundred people in each half of the building and when he looks at each half, the building code does not account for a lot of things. There is inconsistency in the code and logic needs to be applied to the situation.

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

City Administrator Darin DeHaan said he was approached by the Mayor to have the Sustainability Committee look into incentives for EV charging stations within the community. A local grant process using ARPA funds for local businesses was discussed at the Sustainability Committee meeting. They talked about potential fast chargers. The cost would be between ten and fourteen thousand dollars and does not include the cost to

provide electric to these locations. He asked the City Council what they would like to commit to the program. Commissioner Terry Schuster said either option would fit into the budget but to remember that would leave less money for other needs the city may have. Commissioner Melanie Cozzi said the fast chargers would serve the community in a greater capacity by encouraging tourism. Mayor Ken Williams said he sees them fitting in at gas stations and there are plans for one in the 5th Street parking lot. Commissioner Terry Schuster said we want to encourage tourism, so we would want to make sure the EV stations are located within a few blocks of the downtown for people who visit the downtown and businesses there. Mayor Ken Williams said the council is thinking level one chargers and the city would contribute to the purchase of the EV chargers in the amount of about five thousand dollars. City Administrator Darin DeHaan also stated ComEd is trying to add the city to their EV grant program.

Commissioner Melanie Cozzi moved to approve the Sustainability Logo #2, Seconded by Commissioner Kurt Wilson.

Discussion: The City Council reviewed two proposed logos for the Sustainability Committee.

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

Commissioner Terry Schuster moved to approve the Job Description for a part-time Office Clerk, Seconded by Commissioner Kurt Wilson.

Discussion: City Administrator Darin DeHaan stated the job description for this position did not exist before. Commissioner Terry Schuster said the job duties of this position take up a lot of time. Commissioner Tim Krug asked about the salary for the position. City Administrator Darin DeHaan said this is a part-time position that will pay twenty dollars per hour with a maximum of one thousand hours per year.

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

Mayor Ken Williams moved to approve the allocation of 10% of 1st installment of ARPA Funds, \$23,500.00, for Ogle County Economic Development Coalition, Seconded by Commissioner Melanie Cozzi.

Discussion: Mayor Ken Williams said this is for county wide economic development. Multiple communities have come together to work on a regional basis for economic development. Some of the communities included are Byron, Rochelle, Stillman Valley, and Mt. Morris . The county is putting in ten percent of their ARPA funds as well. City Administrator Darin DeHaan said this is start up money to get the staffing, an executive director, and GIS. This will eventually shift over to a private public partnership which already includes Nicor, ComEd, and Comcast to help fund the coalition going forward.

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

Commissioner Terry Schuster moved to approve Resolution 2022-9 Disposal of Personal Property, Seconded by Commissioner Tim Krug.

Discussion: Public Works Director Bill Covell stated the items on the list will go out to bid. Mayor Ken Williams reminded the City Council and city employees that they are exempt from bidding on the purchase of the property.

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

Commissioner Terry Schuster moved to approve Ordinance 2022-123 an Ordinance Abating Tax for 2021 General Obligation Bonds, Seconded by Commissioner Tim Krug.

Discussion: Commissioner Terry Schuster stated the city has other revenue sources to pay for the bonds therefore the property taxes are abated. The city does this every year.

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

Commissioner Terry Schuster moved to approve Ordinance 2022-124 Tax Levy, Seconded by Commissioner Melanie Cozzi.

Discussion: Commissioner Terry Schuster stated there was an increase in the equalized assessed value for the City of Oregon. If the tax levies were left the same as last year, the city would have exceeded the five percent limit for taxation without a public hearing. To keep the tax under five percent, there was a reduction to the IMRF retirement tax levy. This reduced the tax rate and allowed for an increase to the police fund. The total city tax rate dropped making it the lowest since 2018. For an individual owning a home valued at one hundred and fifty thousand dollars, the taxes will decrease by about twenty-three dollars.

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

Mayor Ken Williams stated the City Council will be going into Executive Session to discuss previous Executive Session minutes after Mayor and Commissioner reports. No action will be taken.

Public Works Director Bill Covell said the Public Works department got the snowflake lights up and are ready for Candlelight Walk this Saturday. They have also been working on the digester at the treatment plant.

City Administrator Darin DeHaan met with the Ogle County Health Department. They have a grant available and will be doing assessments for social determinants of health such as nutrition issues and physical activity. The City of Oregon was one of four Ogle County communities chosen to participate. This may lead to another grant to try to bring more social services to the community.

Commissioner Kurt Wilson said thirteen hundred and ninety homes were served for recycling with forty thousand pounds being collected.

Commissioner Terry Schuster said he hopes everyone can attend Candlelight Walk this weekend. It is being held from 3 to 8 pm on Saturday.

Commissioner Melanie Cozzi thanked the Oregon Together Committee.

Commissioner Tim Krug wished everyone a happy holiday.

Mayor Ken Williams said he hoped everyone can attend Candlelight Walk and he wished everyone a Happy Thanksgiving.

Commissioner Kurt Wilson moved to go into Executive Session to discuss previous Executive Session minutes at 6:30 pm, Seconded by Commissioner Tim Krug.

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

Commissioner Tim Krug moved to adjourn the meeting, Seconded by Commissioner Kurt Wilson.

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

Adjourn: 6:42 P.M.

Ken Williams, Mayor

Attest: _____
Cheryl Hilton, City Clerk