

COUNCIL MEETING MINUTES
Tuesday May 23rd, 2023, 5:30 P.M.
City Hall Council Chambers
115 N 3rd Street

The Council of the City of Oregon met Tuesday May 23rd, 2023, at 5:30 P.M.

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

Present: Mayor Ken Williams
Council Member Melanie Cozzi
Council Member Tim Krug
Council Member Terry Schuster
Council Member Kurt Wilson
City Manager Darin DeHaan
Chief of Police Joe Brooks
City Attorney Paul Chadwick
City Clerk Cheryl Hilton

Also Present: Public Works Director Bill Covell and George Howe.

Present via Zoom: Corey Buck and Alexa Zoellner.

Mayor Ken Williams called the meeting to order.

City Manager Darin DeHaan started the pledge of allegiance.

Council Member Kurt Wilson moved to approve the May 9th, 2023, minutes, Seconded by Council Member Terry Schuster.

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

Council Member Tim Krug moved to approve payroll in the amount of \$56,238.29 and the current warrants as listed:

Martin and Company	\$1,160.00
Mary Elliott	\$320.00
Matthew Kalnins	\$400.00
Melanie Cozzi	\$345.00
Menards	\$330.56
Merlin's Greenhouse and Flowers	\$70.00
Metropolitan Industries, Inc	\$6,025.00
Motorola-Starcom 21 Network	\$162.00
Old National Bank	\$1,925.60
Oregon Park District	\$1,000.00
Oregon Snyder	\$470.20
Pace Analytical Services	\$262.50
Police Training Institute	\$200.00
Polo Cooperative Association	\$5,639.27
Ray O'Herron Co	\$279.51
Republic Services #721	\$20,377.90
Rockford Tech-Systems, Inc	\$698.49
Scott Wallace	\$320.00
Shaw Media	\$117.10

Skyler Bethel	\$320.00
Stillman BancCorp	\$2,036.03
Sun Life Financial	\$475.08
Tad Dominski	\$320.00
Terry Lester	\$320.00
Terry Schuster	\$345.00
The Police & Sheriffs Press	\$123.26
Tim Krug	\$320.00
Timothy Brechon	\$320.00
Uniform Den	\$135.90
Valu Pros	\$2,000.00
Verizon	\$466.71
Village of Progress	\$960.00
Zachary McKean	\$320.00
Zoro Tools	\$2,164.56
Aegis Construction, Inc	\$9,689.00
Altex Industries, Inc	\$10,478.03
Axon Enterprises, Inc	\$5,601.00
Bill Covell	\$450.28
Brayden Schlaf	\$320.00
Casper's Home Inspection LLC	\$1,450.00
Cassandra Chapman	\$600.00
Cheryl Hilton	\$320.00
Cintas	\$105.94
City of Oregon	\$200.00
City of Oregon	\$12,804.31
City of Oregon	\$5,000.00
City of Oregon	\$50,400.00
Comcast	\$840.78
Comcast	\$436.69
ComEd	\$23.37
ComEd	\$651.23
ComEd	\$41.01
Constellation	\$459.87
Devin DeHaan	\$320.00
Ecolab	\$157.04
Euclid Managers	\$1,588.20
Fearer Nye & Chadwick, LLC	\$5,333.34
Ferguson Enterprises LLC #2516	\$549.53
Ferguson Enterprises LLC #3325	\$90.00
GovHR USA LLC	\$5,250.00
Hach Company	\$939.95
Illinois City/County Mgmt. Association	\$262.00
Jasmin Martin	\$400.00
Jasmin Martin	\$750.00
Jayce Gusloff	\$320.00
Jeff Pennington	\$320.00
Joe Brooks	\$560.00
Jordan Plock	\$320.00
Josh Lee	\$320.00

Josiah Flanagan	\$320.00
Ken Williams	\$399.29
Kunes Country Auto Group	\$175.00
Kurtis Wilson	\$345.00
Lifeline Food & Self Help Project	\$1,698.00
Locis	\$1,230.00
Lynn Baylor Zies	\$320.00
Maison Crawford	\$320.00
Manheim Solutions	\$2,592.00
Mark Nehr Korn	\$1,006.80
	\$176,487.33

Seconded by Council Member Kurt Wilson.

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

Council Member Tim Krug moved to approve a Short-Term Rental for MK Property Rentals for the property located at 101 W. Washington Street Parcel #16-03-180-009, Seconded by Council Member Terry Schuster.

Discussion: Council Member Terry Schuster said it is in a convenient location with access to the downtown area. Mayor Ken Williams stated they met all publication requirements. Council Member Kurt Wilson said the request passed at the Planning Commission Meeting.

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

Council Member Kurt Wilson moved to approve Ordinance 2023-011 an Ordinance Approving and Authorizing a TIF Redevelopment Agreement between the City of Oregon and Mobel Furnishings LLC and Mark & Anne Nehr Korn, Seconded by Council Member Terry Schuster.

Discussion: City Manager Darin DeHaan said this agreement is for the business across the street from City Hall. The request was approved by the Economic Development Committee. Council Member Terry Schuster stated this will help the owner with the rent while he is renovating the space. Mayor Ken Williams stated the applicant is not asking for the full rent subsidy.

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

Council Member Tim Krug moved to approve the purchase of two 2023 Dodge Ram Squad Trucks and equipment for no more than \$89,000.00, Seconded by Council Member Melanie Cozzi.

Discussion: Council Member Tim Krug asked if the city could buy two brand new 2023 trucks for that amount. City Manager Darin DeHaan stated the vehicles come from a state bid. Mayor Ken Williams said the city is getting a fleet price due to the state asking for proposals. City Manager Darin DeHaan said this does not mean the city will get the vehicles, there is still a supply and demand issue. Chief Joe Brooks said the department currently has two eight-year-old 2015 Ram trucks that need to be replaced. Council Member Terry Schuster said the rule of thumb is to replace the vehicles every seven

years. City Manager Darin DeHaan said this request will replace the previously approved request through Kunes.

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

Mayor Ken Williams stated there are two items in the work session. The work session is for discussion only, there will be no legislation passed and no voting.

Work Session:

Ordinance 2023-006 Authorization and Regulation of Solar Energy Systems. City Manager Darin DeHaan said this started over a year ago with a request from a resident for ground solar. He started working with the Planning Commission and made multiple attempts to get public input. Key things he would like the council to review are the distance a large solar energy project should be from residential properties and fence heights. He said the solar farm project that was previously approved cannot be amended if a larger distance is approved now. The Planning Committee liked the five hundred feet distance between a solar farm and residential properties. He said the Planning Committee asked for the fence heights to be a minimum of eight feet but no more than ten feet. They also asked for signage to be installed for potential danger. Council Member Terry Schuster said sometimes communities set standards high to restrict certain types of businesses. He said we do not want to keep certain businesses out intentionally or unintentionally. Mayor Ken Williams said the previously approved solar farm would not fit if the five-hundred-foot setback were in place, they would be excluded. He asked the council to keep that in mind. City Manager Darin DeHaan also said now is the time for the council to look at residential ground solar as well. Council Member Terry Schuster said he is concerned with resale value on a home with ground solar. He does not like the appearance of ground solar in residential neighborhoods. Mayor Ken Williams suggested the council members go online and get a sense of what residential ground solar would look like within the city.

Requirements for Licensing Electrical, Plumbing, and Roofing. Mayor Ken Williams said the city has always required building permits for electrical and plumbing. A permit for roofing is not currently required. He said roofing contractors would need to follow the same state requirements and be bonded and licensed just like an electrical or plumbing contractor. Council Member Terry Schuster said anyone with a current contract with a contractor for roofing would be grandfathered in and the permit process for roofing would take effect after City Council approval. City Manager Darin DeHaan said communities have done the process two different ways, by licensing the contractor or by requiring a building permit. The spirit of this is to protect the residents and to have the work inspected by the city building inspector. Council Member Melanie Cozzi said she would like to see the building permit fees remain low. Mayor Ken Williams stated he would like to see homeowners make improvements and maintain their homes in a safe condition, then to see them not make the improvements because of a permit fee. City Manager Darin DeHaan said he would prepare an ordinance for the council to review at the next council meeting.

Chief of Police Joe Brooks said the Police Department had a surprise visit from the State Police yesterday and the department was 100% in compliance.

Public Works Director Bill Covell said the department has been busy working at the Coliseum and doing concrete work at the Sarah Phelps Plaza. The tree contractor was here and took down two trees.

City Manager Darin DeHaan said some technical changes will be made to ordinance numbers, 2023-008 will be a TIF Redevelopment Agreement and 2023-010 will be the Sign Ordinance.

Mayor Ken Williams thanked everyone for their participation while working through this new process and if anyone has any concerns to please let him know.

Council Member Kurt Wilson moved to adjourn the meeting, Seconded by Council Member Terry Schuster.

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

Adjourn: 6:21 P.M.

Ken Williams, Mayor

Attest: _____
Cheryl Hilton, City Clerk