

COUNCIL MEETING MINUTES
Tuesday June 13th, 2023, 5:30 P.M.
City Hall Council Chambers
115 N 3rd Street

The Council of the City of Oregon met Tuesday June 13th, 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: SRO Tim Brechon, Public Works Director Bill Covell, Mary Elliott, George Howe, Deputy Chief of Police Matt Kalnins, and Kim Krug.

Present via Zoom: Corey Buck and Alexa Zoellner.

Mayor Ken Williams called the meeting to order.

Council Member Kurt Wilson started the pledge of allegiance.

Chief Joe Brooks introduced Tim Brechon. He stated Tim was previously a Sergeant with the Byron Police Department. School Resource Officer Tim Brechon gave the City Council an update on his position within the Oregon School District. He said he has worked on many programs with students which include the driver's education program, health class, stranger danger, and summer safety information. Cannabis revenue received by the city has been used to purchase impairment goggles and bicycles. He said he eats lunch with the students every day. He also stated with the help of Deputy Chief Matt Kalnins and the Oregon Fire Department, they train the staff on active shooter situations. He said the biggest part of his duty is protecting the students and staff, such as checking doors and identifying unusual people who should not be on school property. There have been a few incidents that he was able to resolve with help from other community partners. He said there have been over a hundred case files that have been generated during the school year. Mayor Ken Williams asked him if the position is what he thought it would be. SRO Tim Brechon said once you get to know the kids you look forward to going, he said it is sad at the end of the year when students graduate because you don't know if you will see some these kids again. Council Member Terry Schuster said when he is outside of the school and he sees these kids, he has a relationship with them. SRO Tim Brechon said yes, it is good because these kids begin to see police officers as people they can trust and communicate with. Council Member Kurt Wilson asked about building trust with the students. SRO Tim Brechon stated that it takes years to build trust with the students, he felt that in a small town, having a rotation for the SRO program would not be beneficial to building trust. City Manager Darin DeHaan said the position has been instrumental. He said he is thankful for the support of the City Council and the school district.

Council Member Kurt Wilson moved to approve the May 23rd, 2023, minutes, Seconded by Council Member Terry Schuster.

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

Council Member Terry Schuster moved to approve payroll in the amount of \$57,337.38 and the current warrants as listed:

Blue Cross Blue Shield	\$16,674.44
Brayden Schlaf	\$44.52
Butitta Bros Automotive - Oregon	\$1,344.95
Byron Bank	\$3,596.59
Byron Bank	\$953.74
City of Oregon	\$51.25
City of Oregon	\$2,220.56
City of Oregon	\$105.00
Comcast	\$247.11
Comcast	\$342.68
Constellation	\$3,327.59
Dustin Runyon	\$320.00
Ehmen	\$523.72
Ehmen	\$2,130.61
Envision Healthcare	\$191.00
Epic Insurance	\$500.00
Ferguson Enterprises LLC #3325	\$167.79
Fidelity Security Life Insurance	\$164.74
Fischer's	\$313.60
Flanagan's Flatwork	\$1,394.25
Frontier	\$117.36
Frontier	\$72.40
Illinois EPA	\$35,143.19
Illinois EPA	\$17,833.19
Illinois EPA	\$13,033.16
Iwater, Inc	\$4,820.00
James Taylor	\$480.00
James Taylor	\$320.00
Liz Hiemstra	\$312.50
Liz Hiemstra	\$625.00
LOCiS	\$570.00
Mark Nehrkorn	\$2,623.91
Mark Nehrkorn	\$900.00
Marques Morel	\$200.00
Martin and Company	\$780.04
Menards	\$167.98
Mutts & Cuts LLC	\$400.00
Mutts & Cuts LLC	\$350.00
NAPA	\$325.95
Nicor	\$181.13
Ogle County Sheriff's Dept	\$1,700.00
Oregon SuperValu	\$31.12
Pace Analytical Services	\$5,883.00
Physicians Immediate Care	\$944.00
Postmaster	\$40.65

Postmaster	\$812.16
Raynor Door Authority	\$250.00
Republic Services	\$20,583.70
Rogers Ready Mix	\$730.00
Shaw Media	\$61.90
Snyder's Pharmacy	\$656.02
Steve Benesh & Sons	\$64.12
SynConn Solutions Inc	\$300.00
Tanya Hardy	\$600.00
The Police & Sheriffs Press	\$32.60
Tritech Forensics	\$126.75
Waste Water Management of Northern IL	\$12,600.00
Willett Hofmann & Associates Inc	\$8,987.68
Willett Hofmann & Associates Inc	\$3,391.00
Wipfli	\$3,500.00
	\$175,164.65

Seconded by Council Member Melanie Cozzi.

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

Mayor Ken Williams moved to table the Facade Grant for Ogle County Brewery,
Seconded by Council Member Tim Krug.

Discussion: Additional information is needed for the project.

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

Council Member Tim Krug moved to approve Ordinance 2023-013 Economic
Development Agreement for a Commercial Lease Subsidy Grant for Kimberly Parkinson
- Something Bleu Bridal, Seconded by Council Member Terry Schuster.

Discussion: City Manager Darin DeHaan stated this agreement was approved
unanimously by the Economic Development Committee. He said payments for the grant
will be made from the economic development fund since Mayor Ken Williams owns the
building. He stated Kimberly Parkinson had developed the business in Arkansas and was
looking to move back to the area. She has begun to make good connections with wedding
venues in the area. She does not have an opening date set at this time.

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

Council Member Kurt Wilson moved to approve Ordinance 2023-012 an Ordinance
Approving and Authorizing the Execution of an amendment to the TIF Redevelopment
Agreement between the City of Oregon and Mobel Furnishings LLC and Mark & Anne
Nehrkorn, Seconded by Council Member Melanie Cozzi.

Discussion: City Manager Darin DeHaan said the amendment is regarding the amount
being requested. The owner intended to ask for the full amount of the grant, which is
seven thousand two hundred dollars. The initial approved agreement was for only half of
that amount. City Manager Darin DeHaan stated there have been many improvements to
the location already. He also said this will leave roughly one thousand dollars for future

lease subsidy grants for this fiscal year. Mayor Ken Williams stated about twenty-five thousand dollars is set aside annually for the lease subsidy grant program through TIF. If something should arise that the City Council feels would be important to the community, an increase to the amount above twenty-five thousand could be approved.

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

Council Member Tim Krug moved to approve the addition of Roofing Permits and a fee of seventy-five dollars to the building permit application, Seconded by Council Member Kurt Wilson.

Discussion: Council Member Terry Schuster asked if the fee is out of line with the other fees set for building permits. City Manager Darin DeHaan stated no, they are similar. He said approval for the administrative changes is all that is needed by the City Council, no ordinance is necessary. The building permit application will be amended to include roofing permits. He said there have been numerous calls from contractors asking if the city requires a permit for roofing. Seventy-five dollars is the lowest fee charged by the city building inspector for a building permit. Mayor Ken Williams stated many options were discussed at the last council meeting. He said the bottom line was what does the city do for everything else, such as electrical, plumbing, and additions. He said the level of care and supervision the city provides to take care of the citizens for those items should be the same for roofing. He said we are not taking this ten steps beyond to where it becomes burdensome. City Manager Darin DeHaan asked the City Council when this should take effect, does the city want to wait until the recent storm event passes. A lot of people are in the middle of the process. Mayor Ken Williams said this would take effect after approval by the City Council. Council Member Melanie Cozzi asked if this was enough time to notify residents. City Manager Darin DeHaan said he does not know how many people are already collaborating with a contractor. Mayor Ken Williams said if the homeowner has already signed a contract, they would be grandfathered in. Council Member Melanie Cozzi asked if this gives staff enough time to amend the forms. Council Member Tim Krug asked if extra time would be needed, this could take effect on July 1st to allow time needed to get City Hall staff prepared and new forms created. Mayor Ken Williams said administratively the date to start the process is up to the City Manager.

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

Mayor Ken Williams moved to approve Ordinance 2023-006 amending the Oregon City Code Zoning Ordinance for the Authorization and Regulation of Solar Energy Systems with amendment to page 8, under fees, three thousand dollars for the first megawatt plus five hundred dollars for each additional megawatt, Seconded by Council Member Tim Krug.

Discussion: City Manager Darin DeHaan said at the last meeting, the City Council was asked to look at ground solar examples. This ordinance, as is, allows ground solar in all zonings in the City of Oregon. Council Member Melanie Cozzi asked if the city would allow for the installation of ground solar to be in the front yard. City Manager Darin DeHaan stated the parameters in the ordinance are the same as an accessory structure, such as a shed or garage, the setbacks would be the same. Accessory structures would not be allowed in the front yard. Council Member Tim Krug asked who would be monitoring these projects. He was also concerned with the reflective properties of the panels and the

dimensions of the ground solar projects. City Manager Darin DeHaan said the city building inspector would be inspecting these structures. Council Member Kurt Wilson said the panels are dull, they are not necessarily reflective or mirrored, they absorb the light. City Manager Darin DeHaan stated the city building inspector also has the authority to have the solar structure removed if it becomes abandoned or decommissioned. Council Member Melanie Cozzi expressed concern over commercial ground solar being in public spaces. Mayor Ken Williams said there would be few places that would meet the setbacks. City Manager Darin DeHaan said requiring a special use permit for each request could be written into the ordinance. Mayor Ken Williams said the City Council could revisit the ground solar portion of the ordinance and recommend a special use permit be issued.

Council Member Tim Krug moved to table Ordinance 2023-006 amending the Oregon City Code Zoning Ordinance for the Authorization and Regulation of Solar Energy Systems with amendment to page 8, under fees, three thousand dollars for the first megawatt plus five hundred dollars for each additional megawatt, Seconded by Council Member Terry Schuster.

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

Public Works Director Bill Covell said the public works department has completed training for spraying weeds. He said they have been working on the clarifier at the treatment plant. A crane was brought in to reinstall the unit. They have removed the sidewalk at the Sarah Phelps Plaza and put in topsoil. They are also working down at the Farmer's Market location. Council Member Terry Schuster asked about the upcoming street projects. Public Works Director Bill Covell said he has been working with Willett Hofmann on dates for bids. The 3rd Street project will be separated out from the mill and overlay projects. Everything could be completed before Autumn on Parade. Council Member Terry Schuster asked about the demolition projects at the street garage. Public Works Director Bill Covell said the asbestos reports came back negative. City Manager Darin DeHaan said Willett Hofmann has one more visit this week. Council Member Melanie Cozzi asked if the AOP Committee had been notified of potential delays with roads. City Manager Darin DeHaan said if there is no definitive date for the completion of 3rd Street, should this project be delayed till next year. Public Works Director Bill Covell said he would rather proceed with giving the contractors a definitive date with liquidated damages after that point. That will push the contractors to complete the projects before AOP. Corey Buck with Willett Hofmann said the advertisement for the mill and overlay projects will go out next week. Bids will be accepted on July 7th and can be approved at the following City Council meeting. The bids for 3rd Street will be separate from the mill and overlay projects.

Police Chief Joe Brooks said the police department had a notable arrest. Officers responded to a driving complaint and upon investigation recovered six grams of methamphetamine. There has been a major increase in this over the past year.

City Manager Darin DeHaan said we are nearing the end of the work with the insurance company regarding the storm damage. The claim adjuster will be here to look at the City Hall building and air conditioners. The police department will be getting quotes for a couple of the squad cars. He said City Clerk Cheryl Hilton has been doing a fantastic job coordinating the project. We have received a payment of about forty-five thousand

dollars. He also commended city staff for completing projects and keeping the city safe during one of the hottest weeks.

Mayor Ken Williams asked how many part time employees the city has and if they are wearing city apparel. Public Works Director Bill Covell stated two and their shirts are on order. Mayor Ken Williams said if residents see some younger people messing around with something, it is probably ok. He said we look forward to the upcoming Farmers Markets. A concert in the park is also coming up. He said we are entering summertime. He asked everyone to watch themselves and others, watch out for motorcycles, drive safely, and enjoy the outdoors. The city has a lot to offer.

Council Member Tim Krug moved to adjourn the meeting, Seconded by Council Member Melanie Cozzi.

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

Adjourn: 6:14 P.M.

Ken Williams, Mayor

Attest: _____
Cheryl Hilton, City Clerk