



Our Mission: *To foster an environment of economic growth and opportunity through effective partnerships with our citizens, businesses, and visitors while maintaining a high standard for quality of life in a progressive community which embraces its heritage.*

**City of Oregon Council Agenda,  
Tuesday January 6<sup>th</sup>, 2026, 5:30 P.M.  
115 N 3<sup>rd</sup> Street**

**Public Option: Join Meeting via Zoom**

**Meeting ID: 881 4124 5258**

**Passcode: 087435**

**One tap mobile**

**+13092053325**

**WORK SESSION**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENT**
5. **DISCUSSION TOPICS**
  - a. Review FY27 Road Project Suggestions – Covell/DeHaan
  - b. Sidewalk Project Review and Projections - Covell
  - c. Other FY27 Priorities – Roundtable
  - d. Policy Review Question and Answer -DeHaan
  - e. Use of Sarah Phelps Plaza – Cozzi
  - f. Illinois Housing Authority – Plan – DeHaan
  - g. Update on other Housing Efforts/Types of Housing – DeHaan
  - h. Update on State Funding Estimates – DeHaan
  - i. Other Business
6. **ADJOURNMENT**

**\*People may attend the meeting in person at City Hall or may watch and participate via Zoom.**

The City of Oregon, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in the meeting(s) or have questions about the accessibility of the meeting(s) or facilities, contact the City Manager Darin DeHaan at 815-732-6321 at least 24 hours before a scheduled meeting to allow the City to make reasonable accommodations for these persons.



# 2026 PROJECTS

# Project List

1. Century Hill Road Repairs
2. MFT
3. Sidewalks

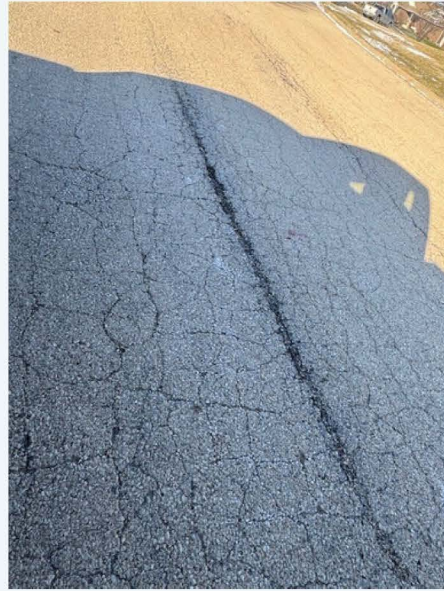
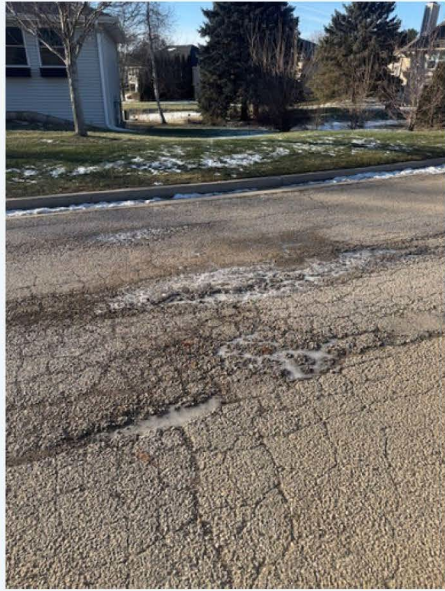
# Project 1

The pavement in the Century Hill subdivision is showing signs of fatigue. This is probably due to an incorrect pavement profile. Heavy loads and Midwest winters.

There are two options--Mill & Overlay or Slurry Seal.

Due to the condition of the pavement, Mill & Overlay is preferred







No.	Description	Quantity	Unit	Unit Price	Total Price
1	HMA SURFACE REMOVAL, MILLED, 2"	12,400	SY	\$ 5.00	\$ 62,000.00
2	PAVEMENT REMOVAL AND REPLACEMENT, COMPLETE	70	SY	\$ 150.00	\$ 10,500.00
3	COMBINATION CURB/GUTTER REMOVAL	300	LF	\$ 10.00	\$ 3,000.00
4	BASE REPAIR, COMPLETE	0	SY	\$ 50.00	\$ -
5	BITUMINOUS MATERIALS (TACK COAT)	5,600	LB	\$ 0.10	\$ 560.00
6	HOTOMIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50	1,500	TON	\$ 85.00	\$ 127,500.00
7	COMBINATION CURB & GUTTER, TYPE B-6.12	300	LF	\$ 50.00	\$ 15,000.00
8	INLET TO BE ADJUSTED	0	EA	\$ 550.00	\$ -
9	MANHOLE TO BE ADJUSTED	9	EA	\$ 1,500.00	\$ 13,500.00
10	CONCRETE WASHOUT BASIN	1	EA	\$ 1,500.00	\$ 1,500.00
11	TRAFFIC CONTROL	1	LS	\$ 5,500.00	\$ 5,500.00
12	RESTORATION	1	LS	\$ 5,000.00	\$ 5,000.00

TOTAL	\$ 244,060.00
15% CONTINGENCY	\$ -
ESTIMATED PROJECT TOTAL COST	\$ 244,060.00
DESIGN ENGINEERING FEES (5%) PLUS \$1,250	\$ 13,453.00
CONSTRUCTION ENGINEERING FEES (6%)	\$ 14,643.60
<b>TOTAL PROBABLE PROJECT COST</b>	<b>\$ 272,156.60</b>

No.	Description	Quantity	Unit	Unit Price	Total Price
1	ASPHALT EMULSIFIED SLURRY SEAL	12,400	SY	\$ 5.00	\$ 62,000.00
2	PAVEMENT REMOVAL & REPLACEMENT, COMPLETE	70	SY	\$ 150.00	\$ 10,500.00
3	COMBINATION CURB/GUTTER REMOVAL	300	LF	\$ 10.00	\$ 3,000.00
4	CLASS D PATCH, TYPE I	0	SY	\$ 40.00	\$ -
5	CLASS D PATCH, TYPE II	0	SY	\$ 45.00	\$ -
6	CLASS D PATCH, TYPE III	0	SY	\$ 50.00	\$ -
7	CLASS D PATCH, TYPE IV	0	SY	\$ 55.00	\$ -
8	COMBINATION CURB & GUTTER, TYPE B-6.12	300	LF	\$ 50.00	\$ 15,000.00
9	INLET TO BE ADJUSTED	0	EA	\$ 550.00	\$ -
10	CONCRETE WASHOUT BASIN	1	EA	\$ 1,500.00	\$ 1,500.00
11	TRAFFIC CONTROL	1	LS	\$ 5,500.00	\$ 5,500.00
12	RESTORATION	1	LS	\$ 5,000.00	\$ 5,000.00

TOTAL	\$ 102,500.00
15% CONTINGENCY	\$ 15,375.00
<b>ESTIMATED PROJECT TOTAL COST</b>	<b>\$ 117,875.00</b>
DESIGN ENGINEERING FEES (5%) PLUS \$1,250	\$ 7,143.75
CONSTRUCTION ENGINEERING FEES (6%)	\$ 7,072.50
<b>TOTAL PROBABLE PROJECT COST</b>	<b>\$ 132,091.25</b>

# Project 2

## Slurry Seal

- City Hall Parking Lot
- Street Garage Parking Lot
- Adams Street



## Project: Slurry Seal

Street Name	City Hall Parking Lot		
SY	2622	Total Sy:	2504
	Minus Well House	118	

Street Name	Public Works Parking Lot		
SY	2839	Total Sy:	2839

Street Name	Addams Street		
Street Length:	4242	Total Sy:	13904.33333
	30, 29, 30, 29		
Street Width:	29.5		

Total Sy	19247.33
Price per SY	\$3
Budget	\$62,553.83

# Project 3

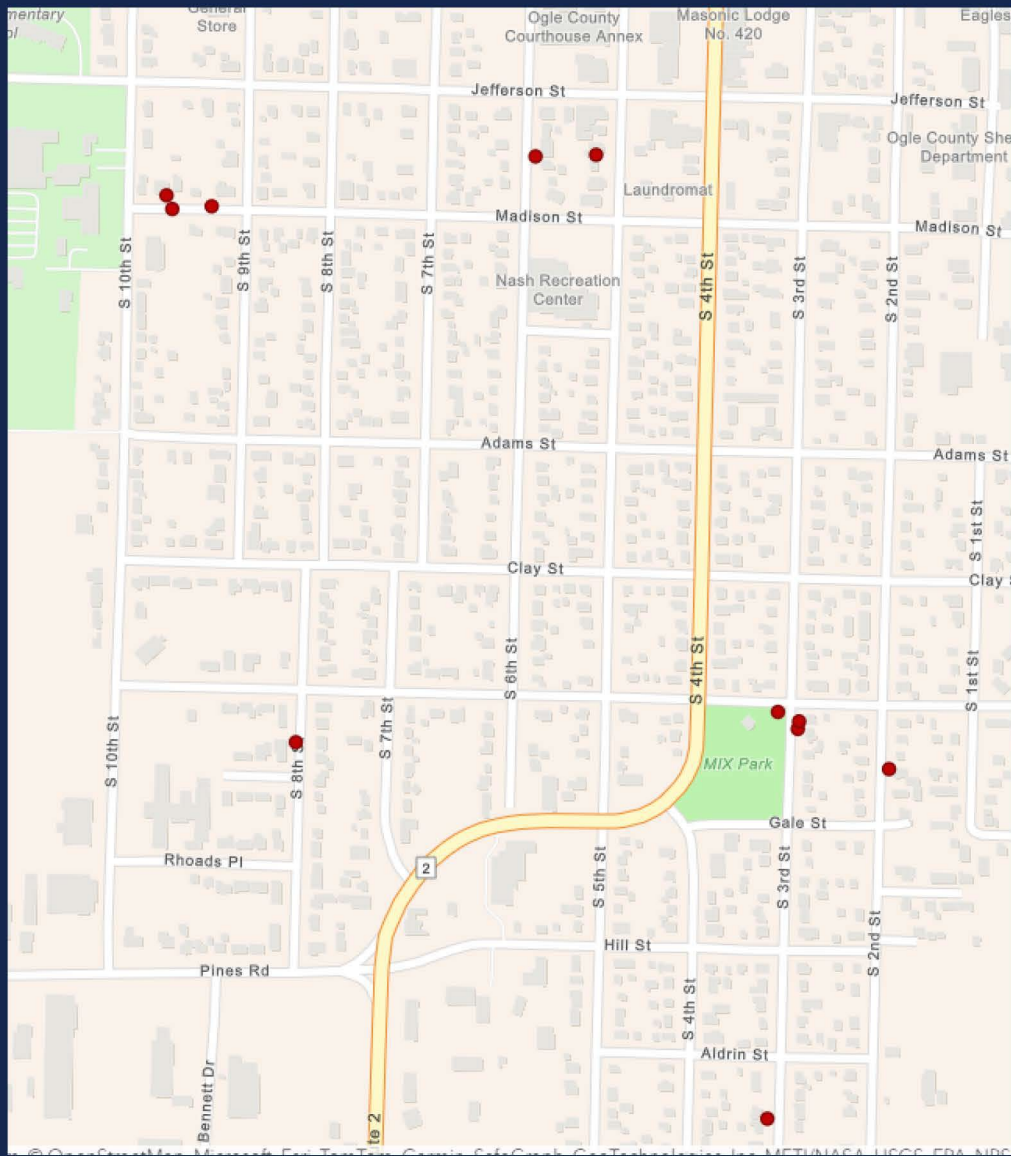
In 2025, Oregon Public Works completed 1,438 lf of sidewalk consisting of priority 1 & 2. This leaves 28 percent of priority one sidewalks and 68 percent of priority 2 sidewalks to be replaced. The projected cost to complete all priority 1 & 30% of priority 2 sidewalks is \$6,800. This would be the requested budget for 2026

## Before

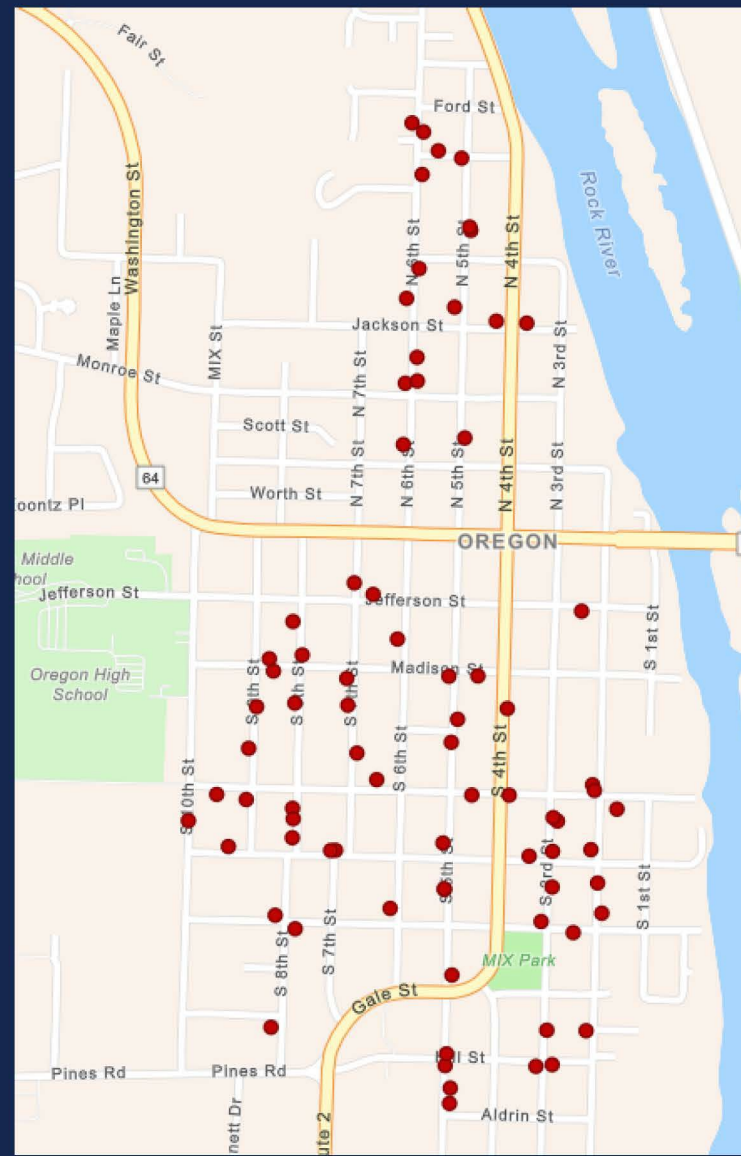


## After





Completed



To Be Completed

# Road Funds

## Motor Fuel Tax

- Estimated Current Balance: **\$718,000**
- Estimated Remaining Revenue for FY26: **\$56,000**
- Estimated Starting Fund Balance for FY27: Total: **\$775,000**
- Allocation / Breakdown:
- Century Hills:
- Option 1 **\$272,156**
- Option 2: **\$132,091**
- Remaining Balance Option 1: **\$502,000**
- Remaining Balance Option 2: **\$642,000**

## 1% Road and Bridge

- Estimated Current Fund Balance: **\$363,000**
- Estimated Remaining Revenue for FY26: **\$180,000**
- Estimated Starting Fund Balance for FY27: Total: **\$543,000**
- FY27 Projects:
- Slurry: **\$62,000**
- Patching: **\$35,000**
- FY27 Project Total: **\$97,000**
- Remaining Balance: **\$446,000**



# Illinois Home Repair and Accessibility Program (HRAP)

- **What is HRAP?**
- A state-funded initiative administered by the **Illinois Housing Development Authority (IHDA)**.
- Designed to help **low- and very low-income homeowners** make essential **health, safety, and accessibility repairs** to their homes.
- The \$15 million statewide initiative will support 34 local government and nonprofit organizations to assist approximately 400 homeowners across 28 counties. Eligible homeowners can receive up to \$45,000



# Assistance Details

Eligible homeowners can receive up to **\$45,000** for repair and accessibility projects. [IHDA](#)

A “**roof-only**” **option** may provide up to **\$21,500** for properties needing only roof repair. [IHDA](#)

Funds are typically distributed as **forgivable loans**:

*5-year forgivable loan* for full rehabilitation or accessibility projects.

*3-year forgivable loan* for roof-only projects.

# Program Goals

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Help homeowners **stay safely in their homes.**

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Preserve and improve **affordable housing stock** across Illinois.

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Support aging residents and people with **disabilities** by funding

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**accessibility modifications**

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Loves Park = \$400,000

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Durand = \$350,000 (Includes Davis, Harrison, Pec and Rockton addresses)

# Types of Repairs Covered

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HRAP funds can be used for:

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Addressing **health and safety hazards** (e.g., structural, electrical, plumbing issues). [gov.illinois.gov](http://gov.illinois.gov)

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Correcting **code violations** and major system failures. [ncaa.org](http://ncaa.org)

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**Accessibility upgrades** such as wheelchair ramps, accessible bathrooms, etc. [IHDA](http://IHDA)

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Energy efficiency improvements in some case



# Eligibility Criteria

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Must own and **occupy a single-family home** as your **primary residence**. [gov.illinois.gov](http://gov.illinois.gov)

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Household income must be at or below **80% of Area Median Income (AMI)**. [IHDA](#)

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Homeowner must be **current on mortgage payments and taxes**. [villageofparforest.com](http://villageofparforest.com)

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For accessibility projects, there must be a **documented need** due to disability or mobility impairment.

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IHDA awards grant funding to local nonprofits and government agencies.

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Those agencies administer the program locally, help homeowners apply, and oversee repair work.

# WHATS NEXT



Council would vote to join the analysis inventory project.



We would need local volunteers to help with the inventory.



Comprehensive Plan would be created



Apply for the funds.

# FY 2027 Estimated Fund Trends

LGDF (Per Capita) \$180.00 3.94%

State Use Tax (Per Capita) \$8.52 - 74.54% \*State changed to Retailers Occupation Tax we will have to watch the trends, but we are estimated to make up the US TAX in ROT.

Motor Fuel Tax - \$21.83 – 2.93%

Transportation Renewal Fund \$23.75 per capita + 4.63%

Overall estimated reduction of tax income of - 6.44%

# Fund Trend Considerations as of 1-1-2026

<u>Fund</u>	<u>2025</u>	<u>2026</u>
<u>Inc Tax</u>	<u>408k</u>	<u>432k</u>
<u>Sales Tax</u>	<u>484k</u>	<u>544k</u>
<u>1% Sales Tax</u>	<u>309k</u>	<u>363k</u>
<u>Replacement Tax</u>	<u>81k</u>	<u>74k</u>
<u>Local Use Tax</u>	<u>85k</u>	<u>22k</u>
<u>MFT</u>	<u>110k</u>	<u>110k</u>
<u>Cannabis</u>	<u>\$3,745.00</u>	<u>\$3,500.00</u>
<u>Utility Tax</u>	<u>27k</u>	<u>25k</u>
<u>Video Gaming</u>	<u>138k</u>	<u>151k</u>
<u>All Tax not Incl 1%</u>	<u>\$1,343,728</u>	<u>\$1,367,608</u> <u>+\$23,881</u>