



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 6th, 2026, 5:30 P.M.
115 N 3rd 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

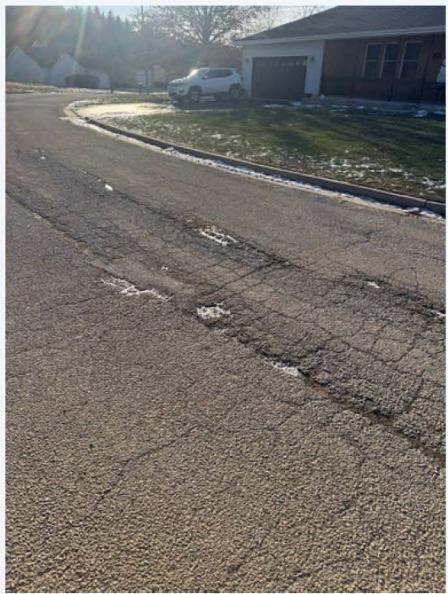
1. Century Hill Road Repairs
2. MFT
3. Sidewalks

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

TOTAL PROBABLE PROJECT COST \$ 272,156.60

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
ESTIMATED PROJECT TOTAL COST	\$ 117,875.00
DESIGN ENGINEERING FEES (5%) PLUS \$1,250	\$ 7,143.75
CONSTRUCTION ENGINEERING FEES (6%)	\$ 7,072.50
TOTAL PROBABLE PROJECT COST	\$ 132,091.25

Project 2

Slurry Seal

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

OREGON PUBLIC WORKS

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		

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

Project 3

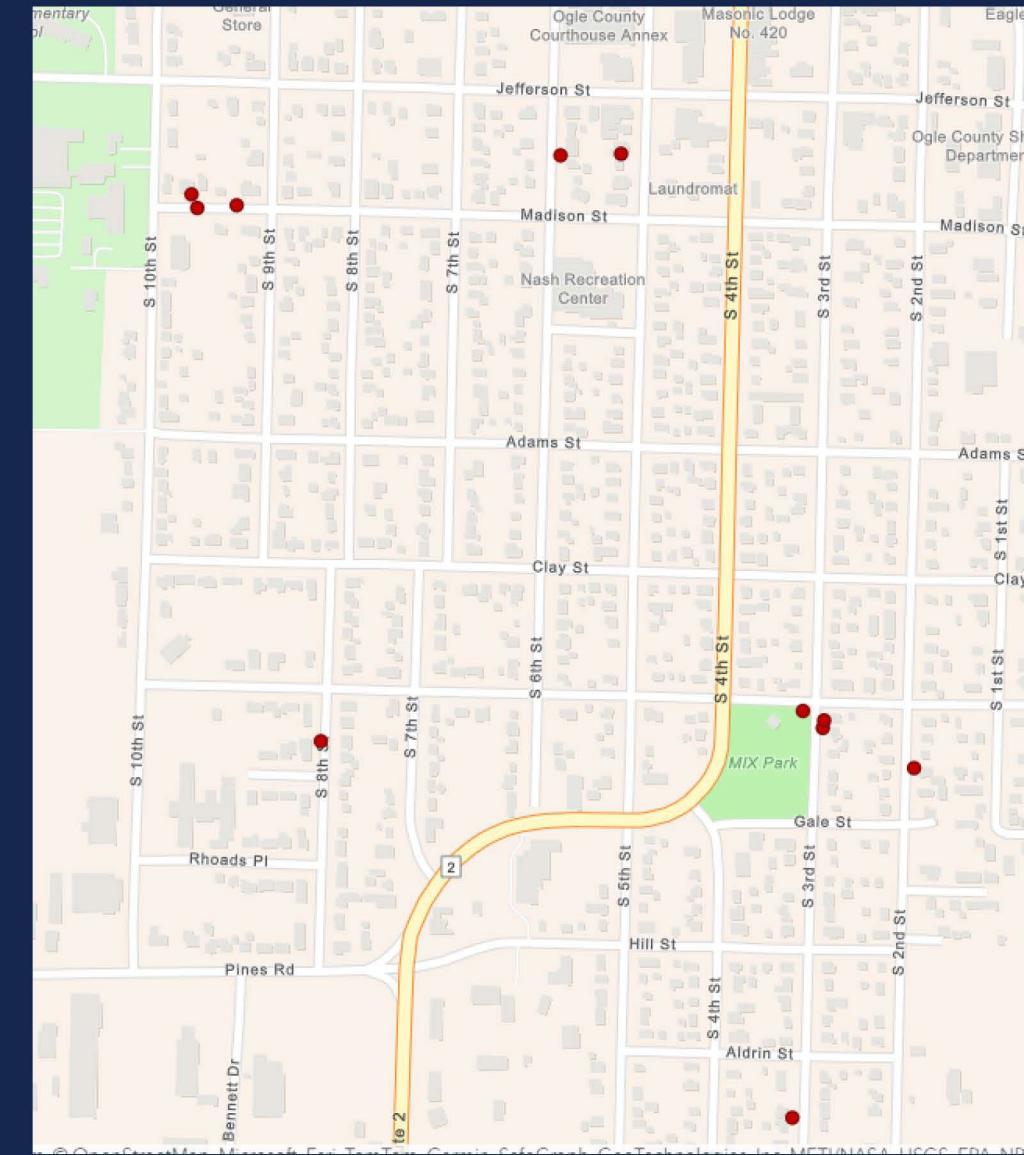
In 2025, Oregon Public Works completed 1,438 lf of sidewalk consisting of priority 1 & 2. This leaves 28 percent of priority one sidewalks and 68 percent of priority 2 sidewalks to be replaced. The projected cost to complete all priority 1 & 30% of priority 2 sidewalks is \$6,800. This would be the requested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

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

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

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

Loves Park = \$400,000

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

Types of Repairs Covered

HRAP funds can be used for:

Addressing **health and safety hazards** (e.g., structural, electrical, plumbing issues). gov.illinois.gov

Correcting **code violations** and major system failures. nicaa.org

Accessibility upgrades such as wheelchair ramps, accessible bathrooms, etc. IHDA

Energy efficiency improvements in some cases

Eligibility Criteria

Must own and **occupy a single-family home** as your **primary residence**. gov.illinois.gov

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

Homeowner must be **current on mortgage payments and taxes**. villageofparforest.com

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

IHDA awards grant funding to local nonprofits and government agencies.

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>