

COUNCIL MEETING MINUTES
Tuesday January 6th, 2026, 5:30 P.M.
City Hall Council Chambers
115 N 3rd Street

The Council of the City of Oregon met Tuesday January 6th, 2026, at 5:30 P.M. for a work session.

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

Present: Mayor Ken Williams
Council Member Terry Schuster
Council Member Melanie Cozzi
Council Member Tim Krug
City Manager Darin DeHaan
Police Chief Matt Kalnins
City Clerk Cheryl Hilton
Public Works Director Bill Covell
Street Foreman Jordan Plock
Absent: Council Member Josiah Flanagan.

Mayor Ken Williams called the meeting to order at 5:30pm.

Council Members Cozzi, Krug, Schuster, and Mayor Williams answered roll call. Council Member Flanagan was absent. A quorum was present.

Police Chief Matt Kalnins started the pledge of allegiance.

Public Comment

None.

Discussion Topics

Mayor Ken Williams said the purpose of the work session is to review projects for the next fiscal year.

Review FY27 Road Project Suggestions: Bill Covell said the pavement in the Century Hills subdivision is deteriorating. He recommended mill and overlay as the slurry seal would not fix the structural issues. He estimated the cost to be about two hundred and seventy-two thousand dollars for the subdivision. He also recommended a second project which includes slurry seal application to the City Hall parking lot, street garage parking lot, and Adams Street. He estimated the cost for the slurry seal project to be about twenty thousand dollars. City Manager Darin DeHaan reminded the City Council of two outstanding approved projects that have been delayed. The East side of Oregon sidewalks project and the Safe Routes to School Project. Costs for both of those projects have increased since the initial approval of the projects.

Sidewalk Project Review and Projections: Street Foreman Jordan Plock said approximately twenty-eight percent of priority one and sixty-eight percent of priority two sidewalks remain to be replaced. He projects the cost to be about seven thousand dollars to complete priority one sidewalks and thirty percent of priority two sidewalks. The City Council suggested allocating ten thousand dollars to allow for more sidewalks to be completed if time allows.

Other FY27 Priorities – Roundtable: Continuation of the Sewer lining project was discussed. Public Works Director Bill Covell stated he would like to install flow meters and do additional

smoke and visual camera testing to figure out where sewer lining is needed. Council Member Terry Schuster said sewer lining extends the life of the pipes significantly. They also discussed the condition of manhole infrastructure. Bill will begin working on securing estimates for sewer lining and manhole repairs. Mayor Ken Williams said he would like to see the rest of the looping project added to the Capital Improvement Plan. The condition of storm sewers and replacement cost options were discussed. Some communities add storm sewer infrastructure fees to their utility bills. Bill said storm sewers can be televised to get their condition. Mayor Ken Williams stated that some of the storm sewers have collapsed and been costly to repair. Bill said another cost saving option would be to line the storm sewers. They also discussed using TIF funds for the East side storm sewer project.

Use of Sarah Phelps Plaza: Council Member Melanie Cozzi said the plaza is currently a mixed-use space, such as for the Farmers Market and AOP. She asked the City Council what they envisioned for future use of the space. City Manager Darin DeHaan said he has been approached by an individual who would like the space for a drive through coffee shop. Mayor Ken Williams said he is hesitant to allow this since the purchase of the location was made possible with a private public partnership. Local banks helped to secure the funds for the property. Council Member Terry Schuster said more time is needed for the space to reach its full potential. Council Member Melanie Cozzi said the space is unique and inviting. She would like to showcase how to use the space and allow local groups the opportunity to use the space for fundraising.

Illinois Housing Authority – Plan: City Manager Darin DeHaan presented the Illinois Home Repair and Accessibility Program to the City Council. The HRAP program is a state funded program designed to help low-income homeowners make repairs to their homes. A survey will be completed and provide an analysis of the current housing stock. Local volunteers would complete the survey with guidance from the program administrators. Up to forty-five thousand dollars could be available for repairs to eligible homeowners. No local funds would be used. City Manager Darin DeHaan will draft a resolution for the City Council.

Update on other Housing Efforts/Types of Housing: City Manager Darin DeHaan said affordable housing is a constant request. The city has been working with multiple housing developers. They continue to say housing growth is more north. He said the city needs to continue strategizing on how to lower costs to build here.

Council Member Melanie Cozzi moved to adjourn the meeting, Seconded by Council Member Terry Schuster.

Roll Call: Cozzi, Krug, Schuster, Williams. No Nays. Absent: Flanagan.

Adjourn: 6:30 P.M.

Ken Williams, Mayor

Attest: _____
Cheryl Hilton, City Clerk