



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 April 28th, 2026, 5:30 P.M.
115 N 3rd Street**

Public Option: Join Meeting via Zoom

Meeting ID: 836 5983 4773

Passcode: 503253

One tap mobile

+13126266799

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. PRESENTATIONS**
- 5. PROCLAMATIONS, COMMENDATIONS, SWEAR IN, ETC**
 - a. Chris Manheim – Recognition for years of contributions to the City of Oregon
 - b. Motorcycle Awareness Month
- 6. PUBLIC COMMENT**
- 7. APPROVAL OF MINUTES**
 - a. April 14th, 2026
- 8. APPROVAL OF WARRANTS AND PAYROLL**
- 9. ORDINANCES**
 - a. 2026-006 adding Hotel and Motel as Permitted Uses in the General Business District
- 10. RESOLUTIONS**
 - a. 2026-08 Bird City
- 11. MOTIONS**
 - a. Approve Weekly Flower, Watering, Care, and Maintenance Services Bid submitted by Hagemann Horticulture not to exceed \$40,300 with an additional contingency not to exceed \$4,000 for incidental costs, and authorize the City Manager to Execute the Contract
 - b. Waive the formal bid process for the watermain project in the 100 Block of West Washington and approve the project cost of \$54,325 submitted by Martin & Company

Excavating due to the emergency and urgent timing need of the Oregon Fire Protection District building project and authorize the City Manager to execute any necessary agreements

- c. **Approve Façade Grant for up to \$7,500.00 for East Side Cleanup and Repairs at Conover Square Mall – 201 N 3rd Street, Oregon, IL**

12. DISCUSSION ITEMS

- a. **Downtown Veteran Banners**

13. BOARD AND COMMISSION REPORTS

- a. **PLANNING**
- b. **ECONOMIC AND COMMUNITY DEVELOPMENT**
- c. **FINANCE**
- d. **SUSTAINABILITY**
Blink EV Charging Statement
- e. **TREE BOARD**
- f. **PUBLIC ART COMMISSION**
- g. **250th COMMEMORATION COMMITTEE**
- h. **OTHER**

14. DEPARTMENT AND OFFICER REPORTS

- a. **POLICE**
- b. **PUBLIC WORKS**
- c. **CITY CLERK**
Year End Transfer Estimate
- d. **CITY ATTORNEY**
- e. **CITY MANAGER**
City Manager's Report

15. COUNCIL REPORTS

- a. **MEMBER SCHUSTER**
- b. **MEMBER COZZI**
- c. **MEMBER KRUG**
- d. **MEMBER FLANAGAN**
- e. **MAYOR WILLIAMS**

16. EXECUTIVE SESSION

17. 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.

A portion of the meeting maybe closed to the Public, immediately as permitted by 5 ILCS 120/2 (c) to discuss the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the City of Oregon, and as permitted by 5 ILCS 102/2 (c)(11) to discuss litigation against, affecting, or on behalf of the City which has been filed and is pending in a court or administrative tribunal of which is imminent and as permitted by 5 ILCS (c)(21) to review and approve closed session minutes and as permitted by 5 ILCS 120/2 (c) 2 Collective negotiating matters. **Possible action after executive session**



THE CITY OF OREGON, ILLINOIS, ILLINOIS

PROCLAMATION BY THE MAYOR

WHEREAS, safety is the highest priority for the highways and streets of our City and State; and

WHEREAS, the great State of Illinois is proud to be a national leader in motorcycle safety, education and awareness; and

WHEREAS, motorcycles are a primary, common and economical means of transportation that reduces fuel consumption and road wear, and contributes in a significant way to the relief of traffic and parking congestion; and

WHEREAS, it is especially meaningful that the citizens of our city and state be aware of motorcycles on the roadways and recognize the importance of motorcycle safety; and

WHEREAS, the members of A.B.A.T.E of Illinois Inc. (A Brotherhood Aimed Toward Education), continually promote motorcycle safety, education, and awareness in high school drivers' education programs and to the general public in our City and State, presenting motorcycle awareness programs to over 120,000 participants in Illinois over the past nine years; and

WHEREAS, the motorcyclists of Illinois have contributed extensive volunteerism and money to national and community charitable organizations; and

WHEREAS, during the month of May, all roadway users should unite in the safe sharing of roadways within the City of Oregon, and throughout the great State of Illinois;

THEREFORE, I Ken Williams, Mayor of the City of Oregon, in the great state of Illinois, in recognition of 39 years of A.B.A.T.E of Illinois, Inc., and over 352,318 registered motorcyclists statewide, and in recognition of the continued role Illinois serves as a leader in motorcycle safety, education, and awareness,

DO HEREBY PROCLAIM THE MONTH OF MAY, THIS YEAR 2026 AS

MOTORCYCLE AWARENESS MONTH

In the City of Oregon and urge all motorists to join in an effort to improve safety and awareness on our roadways.

IN WITNESS THEREOF, I have hereunto set my hand and caused the Great Seal of the City of Oregon, to be affixed this 28th, day of April, in the year Two Thousand Twenty-Six.

(Seal)

Ken Williams, Mayor

Chapter: Thunder Rock



COUNCIL MEETING MINUTES
Tuesday April 14th, 2026, 5:30 P.M.
City Hall Council Chambers
115 N 3rd Street

The Council of the City of Oregon met Tuesday April 14th, 2026, at 5:30 P.M.

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
Council Member Josiah Flanagan
City Manager Darin DeHaan
Chief of Police Matt Kalnins
City Clerk Cheryl Hilton

Also Present: Bill Covell, John Dickson, Mary Elliott, Earleen Hinton, family members of Matt Kalnins, and officers from the Oregon Police Department.

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

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

Council Member Melanie Cozzi started the pledge of allegiance.

Presentations

None.

Proclamations, Commendations, Swear In, Etc.

Mayor Ken Williams recognized Police Chief Matt Kalnins for 20 years of service to the City of Oregon Police Department. He thanked Matt for his commitment and contributions to the City of Oregon and its citizens.

Mayor Ken Williams recited the Bird City proclamation and proclaimed May 9th, 2026 as World Migratory Bird Day in the City of Oregon. Council Member Terry Schuster stated this has been a year long process. All the proper paperwork has been submitted to the organization and approval should be received in June. He said Tom Pacey, who is a member of other city committees, has collected, completed, and communicated with the organization on this project.

Public Comment

John Dickson said he spoke with Terry and Darin about the Main Street program. He asked the city to set specific goals and hold reviews to make sure those goals are being met. He stated he is in favor of the program but wants to make sure the program is managed well and the objectives are met.

Approval of Minutes

Council Member Tim Krug moved to approve March 24th, 2026, minutes, Seconded by Council Member Josiah Flanagan.

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

Approval of Warrants & Payroll

Council Member Terry Schuster moved to approve payroll in the amount of \$67,120.21 and the current warrants as listed:

3 D Trailer & Auto	\$13,518.00
A.M. Leonard, Inc	\$761.25
A5 Group Inc	\$2,887.50
Amazon Capital Services, Inc	\$35.29
Bill Covell	\$113.00
Bill Covell	\$331.52
Blue Cross Blue Shield	\$21,531.13
Boss Roofing Siding Experts	\$1,317.03
Central Square	\$5,903.45
Cintas	\$150.85
Coliseum Museum Art, Antiques & Americana	\$3,454.00
Comcast	\$284.86
Comcast	\$1,031.82
Darin DeHaan	\$169.90
Deb Fane	\$75.00
Ecolab	\$150.00
Envision Healthcare	\$227.00
Epic Insurance Midwest	\$500.00
Fehr Graham & Associates LLC	\$690.25
Fehr Graham & Associates LLC	\$4,875.00
Fehr Graham & Associates LLC	\$5,500.00
Fehr Graham & Associates LLC	\$12,677.00
Fidelity Security Life Insurance	\$175.40
Fischer's	\$135.14
Frontier	\$299.12
Hach Company	\$2,023.90
Hawkins, Inc	\$1,491.02
Helm Electric	\$485.00
Illinois Department of Agriculture	\$180.00
Illinois EPA	\$58,374.60
Jacob & Klein, Ltd	\$788.20
Manheim Solutions	\$2,082.50
Mariani Plants	\$696.60
MCS	\$145.00
NAPA	\$14.69
Nicor	\$627.60
Northern Illinois Disposal Services	\$51,195.84
NW Illinois Criminal Justice Commission	\$886.40
Oregon Community Unit School District #220	\$12,688.63
Oregon Park District	\$2,500.00
Oregon Rotary Club	\$115.00
Pace Analytical Services	\$3,212.00
Pines Meadow	\$515.50
Polo Cooperative Association	\$5,342.96
Postmaster	\$10.77
Scott Wallace	\$113.00
Shaw Media/Oregon Republican Reporter	\$343.29
Shawn Melville	\$250.00
Snyder's Pharmacy	\$22.82

Steve Benesh & Sons	\$3,760.00
Stillman BancCorp	\$4,047.16
Stratus Network Inc	\$77.08
SundogIT	\$2,719.91
Sutton Ford	\$65,241.57
The Economic Development Group	\$3,152.80
Village of Progress	\$1,280.00
WRHL/WYOT	\$998.00
	\$302,175.35

Seconded by Council Member Tim Krug.

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

Ordinances

None.

Resolutions

Council Member Melanie Cozzi moved to approve Resolution 2026-07 Electric Municipal Aggregation Program authorizing the Mayor or City Manager to seek bids and enter a contract on behalf of the city, Seconded by Council Member Tim Krug.

Discussion: The current electrical aggregation contract with MC Squared will expire soon. The resolution will allow Darin and Mike Mudge to seek new rates for residential electric. Residents have the option to join or leave the program at any time.

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

Motions

Council Member Tim Krug moved to approve the Mutual Release and Settlement Agreement with Civil Constructors, Inc. dba Helm Civil, Seconded by Council Member Josiah Flanagan.

Discussion: The agreement is related to the failed seal coat project from two years ago. The city filed a lawsuit against the contractor for the failure. The city entered a mediation process to work the contractors' attorneys to find an agreeable amount to settle the claim. City Attorney Paul Chadwick said this finalizes the process for payment instead of going further into litigation.

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

Council Member Melanie Cozzi moved to approve the New City Welcome Sign Design and Authorize the City Manager to issue an RFP for the replacement of one sign, Seconded by Council Member Tim Krug.

Discussion: City Manager Darin DeHaan thanked the Public Art Committee; they put a lot of thought and effort into the design. Randee Mennenga provided the finalized design. The committee agreed to a more natural look to the design and space around the signs. The new sign will replace the sign that sustained wind damage on the East side of town. The committee also explored refreshing the current signs, however the damage was extensive and the company that made the original signs is no longer in business. The final design will be submitted to multiple vendors for renderings and bids on the project. Approval from IDOT will be required. The City Council will review the vendor design submissions for final approval.

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

Council Member Terry Schuster moved to approve the Mainstreet Director Position and Authorize the City Manager to advertise and fill the position, Seconded by Council Member Tim Krug.

Discussion: City Manager Darin DeHaan said he had a few people reach out to him and after giving them more information, they saw the benefit of the position. He received no poor feedback. Council Member Terry Schuster stated the city needs to make sure we have a way of measuring the impact of the position at the end of the year. Council Member Melanie Cozzi expressed concern for the overall responsibilities and duties required for the position and suggested the starting salary be raised to fifty-two thousand for full time. Mayor Ken Williams gave reasons why retail matters to the city. He said when we support our local businesses, we support ourselves and it is for the long-term strength of our city. Eleven years ago, there were seventeen vacant storefronts downtown. Ten years ago, the city revenue from sales tax was seven hundred and eighty-seven thousand dollars. In the last twelve months, the sales tax revenue reached 1.3 million dollars, the city takes in more sales tax than property tax. It is a trade off and is a plus for residents. There are one hundred and thirty-eight registered businesses with an Oregon physical address paying sales tax. He said he looks at sales tax as other people's money because half of the people with an Oregon address do not live in the City of Oregon. We have a lot of tourism dollars. Their purchases help fund services like roads and police for our residents.

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

Discussion Items

None.

Board & Commission Reports

Planning: Public hearing for a zoning change to allow hotel/motel as a permitted use in the Commercial District.

Finance: Budget is completed but continue to watch funds and review departments.

Sustainability: Continue to work on Eco Oregon program to highlight local businesses on sustainability efforts. The committee is reviewing the logo that was approved four years ago. The city is also partnering with Ogle County Soil & Water for residents to purchase rain barrels.

Tree Board: A Weeping Willow will be planted on April 24th at 10 am, weather dependent, in observance of Arbor Day. The tree will be planted by the north end of town's welcome sign.

250th Commemoration Committee: John Dickson said the committee has secured five different entertainment groups for the event. They are also discussing the possibility of a tug of war by Conover Square.

Department & Officer Reports

Chief of Police Matt Kalnins: Thanked everyone for support over his twenty-year career.

Public Works Director Bill Covell: Public works has started working on street projects. They have completed some street paving and cored out the parking lot at Taft's Tavern. He asked for everyone to be mindful of people and projects.

City Clerk Cheryl Hilton: Congratulated Matt Kalnins.

City Attorney Paul Chadwick: Congratulated Matt Kalnins.

City Manager Darin DeHaan: Appreciation to Matt Kalnins for all he has done for the Police Department. The IDHA meeting was held last night to discuss the Community Revitalization Strategy for affordable housing. A group of volunteers will divide the community into sections. The volunteers will then evaluate the housing stock in Oregon.

Council Reports

Council Member Cozzi: Congratulated Matt Kalnins.

Council Member Krug: Congratulated Matt Kalnins.

Council Member Flanagan: Congratulated Matt Kalnins and said this week is National Public Safety Telecommunicators Week.

Mayor Ken Williams: Congratulated Matt Kalnins. He thanked everyone for their time.

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

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

Adjourn: 6:05 P.M.

Ken Williams, Mayor

Attest: _____
Cheryl Hilton, City Clerk



April 28, 2026

Payroll in amount \$68,067.70

Amazon Capital Services, Inc	\$332.18
Ancel Glink, P.C.	\$6,619.50
Anne's Landscape Supply	\$599.91
Autumn on Parade	\$2,000.00
Blackhawk Hills Regional Council	\$1,082.69
Blue Cross Blue Shield	\$21,531.13
Butitta Bros Automotive - Oregon	\$59.89
Caspers Home Inspection LLC	\$1,550.00
City of Oregon	\$5,500.00
Comcast	\$1,030.28
ComEd	\$9,759.74
Discover Dixon	\$1,000.00
Dixon Glass Co	\$435.00
Dixon WellNow Urgent Care	\$115.00
Ehmen	\$490.00
EM Benefits	\$1,822.66
Ferguson Waterworks #2516	\$3,922.53
Fischer's	\$1,758.38
Frontier	\$139.13
Helm Electric	\$314.00
Jeff Perry Auto Group	\$357.95
Joe Cooling & Sons	\$308.38
Jordan Plock	\$141.00
Kaleel's Clothing	\$53.00
Ken Williams	\$91.14
Melanie Cozzi	\$25.00
Mobile Electronics	\$9,315.80
Nicor	\$407.98
Postmaster	\$803.98
Quill	\$110.46
Rat Worx, Inc	\$540.00
Region 1 Planning Council	\$625.00
Sauk Valley Plumbing, Inc	\$1,875.70
St Aubin Nursery	\$200.00
Sun Life Financial	\$415.51
The Police & Sheriffs Press	\$180.00
Verizon	\$1,012.63
Visa	\$2,932.83
Ward, Murray, Pace & Johnson, P.C.	\$159.00

\$79,617.38

City Manager



**CITY OF OREGON
ORDINANCE 2026-006**

**ORDINANCE 2026-006 ADDING HOTEL AND MOTEL AS PERMITTED USES IN
THE GENERAL BUSINESS DISTRICT**

WHEREAS, the City of Oregon (hereafter, "the City") is an Illinois municipal corporation organized under the laws of the State of Illinois; and

WHEREAS, the City is a non-home rule municipality and, as such, may exercise delegated authority and Constitutional powers and such powers as are necessarily implied therefrom; and

WHEREAS, pursuant to 65 ILCS 5/13-1-1 et seq., the City has the authority to adopt zoning regulations to govern the use and development of property within the City's boundaries; and

WHEREAS, the Planning and Zoning Commission reviewed and considered amendments to the zoning regulations of the City to update current regulations in the code.

WHEREAS, the Planning and Zoning Commission held a public hearing on April 21, 2026 to consider the proposal to add hotel/motels as permitted use in City's commercial districts, notice having been duly published as required by state statute, and at the conclusion of the hearing, recommended approval of the amendment set forth herein; and

WHEREAS, it is in the best interest of the residents of the City of Oregon to update the City Code and certain zoning regulations as provided herein;

NOW THEREFORE, be it ordained by the Council of the City of Oregon, in the State of Illinois, as follows:

SECTION 1: **AMENDMENT** "32.20.035 B General Business District" of the City of Oregon Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

32.20.035 B General Business District

- A. Purpose: The purpose of the General Commercial District is to:
1. Provide for a wide range of uses to support the needs of the community as well as provide employment opportunities.
 2. Provide for professional and general office uses at appropriate scales and locations.
 3. Establish a district for uses that combine service, retail, and light

industrial/manufacturing activities.

4. Ensure land use compatibility with residential and other adjacent uses.
5. As new development and redevelopment occur, encourage quality and variety in building and landscape design.
6. Improve the appearance of properties from public rights of way.

B. Lot and Building Location Requirements:

Minimum Area (sq. ft.)**	Minimum Width (ft.)	Setback Minimum Front (ft.)	Setback Yards Rear (ft.) ***	Setback Side Interior (ft.) ***	Setback Corners (ft.)	Maximum Bldg. Height (ft.)
15,000	100	50	30	20	20	60

** Except those uses specifically identified in this B-District requiring a larger minimum lot size.

*** Off-street parking facilities required a (10) ft. minimum setback when located in any side or rear yards.

1. Those uses existing on a parcel on effective date shall be permitted uses on that parcel of property, and shall not be considered a nonconforming use. If a conflict exists between this provision and any other provision of this Chapter, this provision shall apply.

C. Permitted Uses: The following uses of land are permitted in the B-General Business District:

1. Animal hospitals and veterinary clinics, including accessory outdoor exercise yards and kennels which are complementary to principal use.
2. Automobile dealerships and service facilities.
3. Agricultural and construction equipment dealerships.
4. Bike/walking paths.
5. Building construction and supply.
6. Car washes.
7. Childcare facilities.
8. Churches, temples, synagogues, and other places of worship. No use shall be constructed on a lot less than 2 acres.
9. Clubs, lodges, and meeting rooms.
10. Communications center - sales and/or service.
11. Consumer Staples including: convenience stores/gas stations, drug stores and pharmacies, furniture and appliance stores, grocery stores, hardware stores, and other similar uses.
12. Financial institutions/services including drive-through facilities.
13. Funeral homes, memorial chapels.
14. Greenhouse/lawn & garden center.
15. Home improvement center/lumber yard.
16. Hospitals, hospices, and nursing homes.
17. Insurance offices, sales and claims services.

18. Light manufacturing, warehousing, and assembly. No more than six (6) truck loading docks shall be permitted. Uses with more than 6 truck loading docks will require a Special Use.
 19. Mass merchandisers/department stores.
 20. Medical, dental, chiropractic offices, including outpatient facilities.
 21. Indoor and outdoor sports and recreational facilities including bowling alleys, miniature golf, fitness centers, and other similar uses.
 22. Movie theater.
 23. Office or office buildings.
 24. Office supplies/services.
 25. Pet store - Pet services, with indoor kennels.
 26. Public and private schools.
 27. Real estate offices; realtors; title companies, rental management.
 28. Rental center: Home and/or professional equipment.
 29. Restaurants (including those that offer the sale of alcoholic beverages to customers), including fast food and drive-thru facilities.
 30. Salons, spas, haircare facilities.
 31. Vehicle service and repair facilities. Overnight outdoor storage of vehicles awaiting repair must be screen from public roadway view by landscaping, fencing, or the repair facilities building.
 32. Mini Warehouse and Self-Storage Facilities including one dwelling unit for an onsite resident manager.
 33. Service facilities including barbershops and beauty shops; copying and parcel delivery services; artists' studios; photographers; locksmith; shoe repair; dry cleaners; music and dance instruction studios; tanning parlors and day spas; travel agencies; and other similar type uses.
 34. Specialty shops including antique shops; art and school supplies; bookstores; camera shops, including film developing; greeting card and stationery shops; candy shops; florists; newspaper and magazine stores; gift and novelty shops; jewelry stores; pet shops; record shops; hobby shops; and other similar type uses.
- D. Special Uses: The following uses of land are permitted as special uses in the B-General Business District.
1. Commercial kennels, including outdoor facilities for the keeping of animals.
 2. Light Manufacturing, Warehousing, and Assembly/commercials supplies sales/service with more than 6 truck loading docks.
 3. Radio and television broadcast studios, excluding transmission towers that exceed thirty (30) feet in height.
 4. Taverns.
 5. All cannabis businesses as specified in OCC 32.08.040.
 6. All special uses listed in the B-1 Commercial Highway District.
- E. General Development, Site Plan, Landscape Improvement Standards: The general development and site plan review development standards in the B-1 Highway Commercial District (OCC 32.20.070, OCC 32.20.090, OCC 32.20.100, OCC 32.20.110) shall apply to all new construction, and major modifications to existing

uses. All development within the B District may be reviewed and approved by planning and landscape professionals selected by the City.

F. Consistency With City Official Plans:

1. Additional Guidance: Design and architectural guidelines contained in the City of Oregon's Official Comprehensive Plan, and other design guidelines or design manuals that the City may adopt from time to time, shall provide general guidance for and clarification of issues pertaining to the development and redevelopment of land within the B District.

AFTER AMENDMENT

32.20.035 B General Business District

A. Purpose: The purpose of the General Commercial District is to:

1. Provide for a wide range uses to support the needs of the community as well as provide employment opportunities.
2. Provide for professional and general office uses at appropriate scales and locations.
3. Establish a district for uses that combine service, retail, and light industrial/manufacturing activities.
4. Ensure land use compatibility with residential and other adjacent uses.
5. As new development and redevelopment occur, encourage quality and variety in building and landscape design.
6. Improve the appearance of properties from public rights of way.

B. Lot and Building Location Requirements:

Minimum Area (sq. ft.)**	Minimum Width (ft.)	Setback Minimum Front (ft.)	Setback Yards Rear (ft.) ***	Setback Side Interior (ft.) ***	Setback Corners (ft.)	Maximum Bldg. Height (ft.)
15,000	100	50	30	20	20	60

** Except those uses specifically identified in this B-District requiring a larger minimum lot size.

*** Off-street parking facilities required a (10) ft. minimum setback when located in any side or rear yards.

1. Those uses existing on a parcel on effective date shall be permitted uses on that parcel of property, and shall not be considered a nonconforming use. If a conflict exists between this provision and any other provision of this Chapter, this provision shall apply.

C. Permitted Uses: The following uses of land are permitted in the B-General Business District:

1. Animal hospitals and veterinary clinics, including accessory outdoor exercise yards and kennels which are complementary to principal use.

2. Automobile dealerships and service facilities.
3. Agricultural and construction equipment dealerships.
4. Bike/walking paths.
5. Building construction and supply.
6. Car washes.
7. Childcare facilities.
8. Churches, temples, synagogues, and other places of worship. No use shall be constructed on a lot less than 2 acres.
9. Clubs, lodges, and meeting rooms.
10. Communications center - sales and/or service.
11. Consumer Staples including: convenience stores/gas stations, drug stores and pharmacies, furniture and appliance stores, grocery stores, hardware stores, and other similar uses.
12. Financial institutions/services including drive-through facilities.
13. Funeral homes, memorial chapels.
14. Greenhouse/lawn & garden center.
15. Home improvement center/lumber yard.
16. Hospitals, hospices, and nursing homes.
17. [Hotels/motels.](#)
18. Insurance offices, sales and claims services.
19. Light manufacturing, warehousing, and assembly. No more than six (6) truck loading docks shall be permitted. Uses with more than 6 truck loading docks will require a Special Use.
20. Mass merchandisers/department stores.
21. Medical, dental, chiropractic offices, including outpatient facilities.
22. Indoor and outdoor sports and recreational facilities including bowling alleys, miniature golf, fitness centers, and other similar uses.
23. Movie theater.
24. Office or office buildings.
25. Office supplies/services.
26. Pet store - Pet services, with indoor kennels.
27. Public and private schools.
28. Real estate offices; realtors; title companies, rental management.
29. Rental center: Home and/or professional equipment.
30. Restaurants (including those that offer the sale of alcoholic beverages to customers), including fast food and drive-thru facilities.
31. Salons, spas, haircare facilities.
32. Vehicle service and repair facilities. Overnight outdoor storage of vehicles awaiting repair must be screen from public roadway view by landscaping, fencing, or the repair facilities building.
33. Mini Warehouse and Self-Storage Facilities including one dwelling unit for an onsite resident manager.
34. Service facilities including barbershops and beauty shops; copying and parcel delivery services; artists' studios; photographers; locksmith; shoe repair; dry cleaners; music and dance instruction studios; tanning parlors and day spas;

travel agencies; and other similar type uses.

35. Specialty shops including antique shops; art and school supplies; bookstores; camera shops, including film developing; greeting card and stationery shops; candy shops; florists; newspaper and magazine stores; gift and novelty shops; jewelry stores; pet shops; record shops; hobby shops; and other similar type uses.

D. Special Uses: The following uses of land are permitted as special uses in the B-General Business District.

1. Commercial kennels, including outdoor facilities for the keeping of animals.
2. Light Manufacturing, Warehousing, and Assembly/commercials supplies sales/service with more than 6 truck loading docks.
3. Radio and television broadcast studios, excluding transmission towers that exceed thirty (30) feet in height.
4. Taverns.
5. All cannabis businesses as specified in OCC 32.08.040.
6. All special uses listed in the B-1 Commercial Highway District.

E. General Development, Site Plan, Landscape Improvement Standards: The general development and site plan review development standards in the B-1 Highway Commercial District (OCC 32.20.070, OCC 32.20.090, OCC 32.20.100, OCC 32.20.110) shall apply to all new construction, and major modifications to existing uses. All development within the B District may be reviewed and approved by planning and landscape professionals selected by the City.

F. Consistency With City Official Plans:

1. Additional Guidance: Design and architectural guidelines contained in the City of Oregon's Official Comprehensive Plan, and other design guidelines or design manuals that the City may adopt from time to time, shall provide general guidance for and clarification of issues pertaining to the development and redevelopment of land within the B District.

PASSED AND ADOPTED BY THE CITY OF OREGON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Council Member Terry Schuster	_____	_____	_____	_____
Council Member Tim Krug	_____	_____	_____	_____
Council Member Mel Cozzi	_____	_____	_____	_____
Council Member Josiah Flanagan	_____	_____	_____	_____
Mayor Ken Williams	_____	_____	_____	_____

Presiding Officer

Attest

Ken Williams, Mayor, City of Oregon

Cheryl Hilton, City Clerk, City of
Oregon



Resolution 2026-08

BIRD CITY RESOLUTION

WHEREAS, birds are some of the most beautiful and easily observed wildlife that share our communities, and

WHEREAS, many citizens recognize and value birds that are residents and those that pass through during their migration seasons, and

WHEREAS, birds play an important ecological role in our community, controlling insect pests and contributing to pollination and seed dispersal, and

WHEREAS, birds and their habitats are declining throughout Illinois and North America, facing a growing number of threats on their migration routes and in both their summer and winter habitat, and

WHEREAS, public education, awareness, and concern are crucial components of bird conservation, and

WHEREAS, citizens enthusiastic about birds, informed about the threats they face, and empowered to help address those threats can directly contribute to maintaining healthy bird populations, and

WHEREAS, birds contribute to an increase to the economy by attracting tourists and generating revenue, and

WHEREAS, climate change is the number one threat to birds and local leaders should adopt environmentally sound policies and practices that protect birds and their habitat, and

WHEREAS, the Migratory Bird Treaty Act of 1918 is important legislation that we need to continue to uphold in our local communities to ensure the protection of migratory birds, and

WHEREAS, Bird City Illinois is an initiative to build relationships with local municipalities and citizens of the community for a call to action to protect and conserve birds.

NOW, THEREFOR BE IT RESOLVED by the City Council of the City of Oregon, Ogle County, Illinois as follows:

Section 1. The City recognizes Saturday May 9th, 2026 as World Migratory Bird Day.

Section 2. The City authorizes the City Manager to pursue the cities certification as a Bird City.

ADOPTED and APPROVED by the City Council of the City of Oregon April 28th, 2026.

Ayes: Nays: Absences:

Ken Williams, Mayor

ATTEST:

Cheryl Hilton, City Clerk



4/10/2026

WEEKLY FLOWER WATERING, CARE, AND MAINTENANCE SERVICES

May - October 2026

Prepared For :

City of Oregon, IL

Hagemann Horticulture

300 Mix St.
Oregon, IL 61061

ABOUT US



Hagemann Horticulture is a locally owned and operated business built around a genuine passion for plants and the work that goes into caring for them. For over 15 years, we have been providing watering and plant maintenance services, gaining hands-on experience with everything from hanging baskets to large container plantings.

To us, plants are more than just part of a job—they're something we take pride in. We care about how they look, how they grow, and how they represent the spaces they're in. That mindset carries into every project we take on, especially when it comes to public areas that the community sees and enjoys every day.

PROPOSED WORK PLAN

While watering is a key part of this service, our approach goes far beyond simply applying water.



Watering will begin each morning at 4:00 AM and be completed by approximately 9:00 AM, ensuring all planters are properly hydrated before peak daytime heat. Service will be provided seven days a week, with adjustments made as needed based on weather conditions. Each container and hanging basket will be evaluated individually to ensure proper moisture levels without overwatering. This service is not treated as routine watering, but as daily plant care and monitoring. We implement a daily Integrated Pest Management (IPM) approach, actively watching for early signs of pests, disease, or environmental stress. This allows us to respond quickly and prevent small issues from becoming larger problems. With our background in plant nutrition and fertilization, we also focus on reducing plant stress and supporting consistent growth. Our goal is to maintain full, healthy, and visually appealing plantings throughout the entire season, not just keep them alive, but help them truly thrive.

COST OF SERVICES



Weekly Service Rate: \$1,550.00

Additional Services (if needed):

- Plant replacement: As needed, is covered by us.
- Fertilization, wetting agents, and other additives: Will be tracked throughout the season and billed at the end of the service term. (\$2,500 - \$4,000 estimated cost)

Total Estimated Cost (May through October):

\$40,300.00

(Based on approximately 26 weeks of service)

STAFF MEMBERS

All services will be performed by experienced personnel with hands-on horticulture knowledge and professional training.

Personnel:

- Allister Romero – 3 years of watering and plant care experience, with professional training in proper watering techniques, plant health monitoring, and maintenance practices
- Tyler Hagemann – Owner and operator of Hagemann Horticulture and Merlin's Greenhouse and Flowers, with over 20 years of experience in the horticulture industry. Tyler brings extensive knowledge in plant care, fertilization, and large-scale maintenance operations.

EQUIPMENT

Hagemann Horticulture utilizes professional-grade equipment designed for efficient and safe operation in public spaces, including:

- Can-Am Defender Pro equipped with a watering tank system
- Street-safe lighting and caution/safety lights for early morning operation
- Equipment specifically set up for safe and efficient watering of public planters and hanging baskets

This setup allows us to complete work efficiently while maintaining safety for both our team and the surrounding public.

INSURANCE & LICENSING

Hagemann Horticulture is fully licensed and insured, including general liability coverage and any required certifications for plant care and maintenance services. Documentation can be provided upon request.

EXPERIENCE

We take a great deal of pride in the work we do and the reputation we've built over the years. As a family-owned and operated greenhouse with over 55 years of roots in Oregon, Illinois, we care deeply about our community and the spaces people enjoy every day.

In addition to serving Oregon, we also provide horticulture services to five surrounding communities, bringing the same level of care, consistency, and attention to detail to each location we work in.

With over 10 years of hands-on watering and plant care experience, along with a true passion for horticulture, our goal is to ensure the City of Oregon's planters remain healthy, full, and visually impactful throughout the entire season.

This is more than just maintenance to us—it's about preserving and enhancing the appearance of our local downtown and creating something the community can be proud of.

We appreciate the opportunity to be considered and would value the chance to continue serving and supporting the City of Oregon.

Hagemann Horticulture

300 Mix St.
Oregon, IL 61061

SERVICE AGREEMENT

This Service Agreement ("Agreement") is made and entered into by and between the **City of Oregon, Illinois** ("City") and **Hagemann Horticulture** ("Contractor").

1. TERM

This Agreement shall commence on 2nd week of May through the 1st weekend in October of the same calendar year, unless otherwise terminated in accordance with this Agreement.

2. SCOPE OF SERVICES

Contractor agrees to provide horticultural services, including but not limited to:

- Watering of all designated City planters, landscaping beds, and related areas as specified in the 2026 Proposal and Specification issued by the City of Oregon.
- Monitoring plant health and conditions.
- Replacement of plants as necessary, at no additional cost to the City.

3. SERVICE SCHEDULE

Contractor shall provide watering services on a weekly basis throughout the term of this Agreement.

4. COMPENSATION

4.1 Weekly Service Rate

The City agrees to pay Contractor a weekly service rate of **\$1,550** for watering and plant maintenance services.

4.2 Not-to-Exceed Amount

Total compensation for services described in Sections 2 and 3 shall **not exceed \$40,300** during the term of this Agreement.

4.3 Included Services

The weekly service rate includes all labor, equipment, and materials required for watering and plant replacement. All plant replacement costs shall be fully covered by Contractor.

5. ADDITIONAL SERVICES AND MATERIALS

5.1 Monthly Tracked Billing

Contractor may provide additional horticultural treatments, including but not limited to:

- Fertilization
- Wetting agents
- Soil amendments and other additives

These services shall be billed monthly and must be itemized.

5.2 Not-to-Exceed Amount

Total costs for additional services and materials under this section shall **not exceed \$4,000** for the term of this Agreement without prior written approval from the City.

6. INVOICING AND PAYMENT

Contractor shall submit invoices to the City on a monthly basis. Each invoice shall include:

- Dates of service
- Description of services performed
- Itemized list of any additional materials or treatments

Payment shall be made in accordance with the City's standard accounts payable procedures.

7. INSURANCE AND LICENSES

Contractor shall maintain appropriate insurance coverage, including general liability and workers' compensation, and shall provide proof of insurance upon request. Contractor will also be licensed by the Department of Agriculture for any herbicides or pesticides applied.

8. INDEPENDENT CONTRACTOR

Contractor is an independent contractor and not an employee of the City. Nothing in this Agreement shall be construed to create a partnership, joint venture, or employment relationship.

9. TERMINATION

Either party may terminate this Agreement with written notice. The City shall only be responsible for payment of services rendered up to the date of termination.

10. INDEMNIFICATION

Contractor agrees to indemnify and hold harmless the City, its officers, and employees from any claims, damages, or liabilities arising from Contractor's performance of services under this Agreement.

11. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations or agreements.

12. AMENDMENTS

This Agreement may be amended only in writing and signed by both parties.

SIGNATURES

CITY OF OREGON, ILLINOIS

By: _____

Name: _____

Title: _____

Date: _____

HAGEMANN HORTICULTURE

By: _____

Name: _____

Title: _____

Date: _____



MARTIN & COMPANY EXCAVATING



P.O. BOX 443
OREGON, IL 61061
(815) 732-2422
(815) 732-2092

PROPOSAL & ACCEPTANCE

February 20, 2026

We are pleased to quote for acceptance within 30 days of this date prices and terms on the below listed project.

PROJECT: Watermain Along Il Rt 64 in Front of Fire Department

Pricing for above mentioned project and includes the following:

Supply & place ±95' of 6" C-900 Watermain
Tie in the fire department 4" water service and provide new 4" valve
Removal & replacement of ±900 sf PCC Concrete

Total Cost: \$ 54,325.00

Price Excludes:

- Testing
- Traffic Control
- Unsuitable Soils / Undercutting

TERMS: Completed operations billed monthly. Due 30 days

DISCLOSURE: All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications involving extra costs will be executed only upon written orders and may become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, and delays beyond our control. Our workers are fully covered by Workman's Compensation Insurance.

Respectfully Submitted,
MARTIN & COMPANY EXCAVATING

Accepted By;

Brian Schumaker



City of Oregon
FACADE IMPROVEMENT MATCHING GRANT PROGRAM

APPLICATION

1. Applicant: Circle One: Business Owner or Building Owner

Louis Vander Wjst

2. Business Name and Address:

Conover Square Mall 201 N 3rd St

3. Phone: _____

4. Estimated cost of project: \$ _____

- Paint _____
- Signage _____
- Repair or replacement of windows _____
- Masonry repairs _____
- Awnings _____
- Other _____

See attached sheet

4. Items needed to process this application:

- a. Current photograph of property to be improved.
- b. Drawings of proposed improvements if available.
- c. Written description of proposed improvements, including materials and colors.

Date of Application: 4-23-26

Applicant(s) Signature(s)

Approved Denied

City Manager

Date

Façade improvements to the Riverside of Conover	Cost
Clear brush and vines and old wood pallets from shed area and deck	\$0.00
Paint deck/stairs and shed	\$850.00
Re-shingle shed and patch roof	\$2,600.00
Re-side Coupala on roof above deck	\$2,400.00
Replace facia above deck with shake or shingles	\$650.00
Cover 4 windows with wood	\$800.00
Removal of stucco on East wall of North wing	\$9,800.00
Re-stucco or Steel-side the East wall of the North wing	\$23,000.00*
	=====
Total of all the Façade improvements	\$40,100.00

*The re-stucco of steel siding of the North wing will be dependent on the settlement with the insurance company from the Hail damage of 2023.













5081 Howerton Way
Suite A
Bowie, MD 20715

STATEMENT OF USAGE

March 2026

To: **City of Oregon (IL)**
115 North 3rd Street
Oregon Illinois United States
61061

Attn: **Darin DeHaan**
ddehaan@cityoforegon.org

Blink Owned
City of Oregon - Remittance
Memo: City of Oregon (IL)

No of Chargers:	Host Revenue	\$ 94.64
2	(-)Tax	\$ 0.00
Total Time:	(-) Cost of Electricity	\$ 17.23
20:26:35	(-) Transaction Fees	\$ 7.57
Total kWh:	(-) Network Fees	\$ 36.00
200.849	(-) Unpaid Network Fees	\$ 0.00
	(=) Net Revenue	\$ 33.84
	Revenue Share %	40%
	Revenue Share	\$ 13.54
	(+) Electric Reimbursement	\$ 17.23
	Total Payment	\$ 30.77

If you have any questions please feel free to contact us at hostsupport@blinkcharging.com and make sure to reference your account number listed above, or forward the full message for traceability.

Serial Number	Location	# Sessions	Total Time	Total kWh	Charging Fee	Occupancy Fee	Host Start Fee	Session Host Revenue
	Oregon Area Chamber of Commerce Parking Lot	8	20:26:35	200.849	\$91.21	\$0.00	\$3.43	\$94.64
	Oregon Area Chamber of Commerce Parking Lot		00:00:00	0.000	-	-	-	
	MONTHLY TOTAL	TOTAL	20:26:35	200.849	\$91.21	\$0.00	\$3.43	\$94.64

The Blink Statement of Usage provides a summary of Host Revenue from charging sessions posted throughout a calendar month and the final payment amount being issued. Note that you may have multiple Accounts and/or multiple locations per Account depending on the configuration of your Account(s). The statement is reflective of all deductions such as Sales Tax, Network Fees (only where applicable), electrical costs (only where applicable), and additions such as Electrical Reimbursement (only where applicable, on 'Blink Owned' accounts). The totals reflected in the statement do not include other driver fees billed between Blink and our driver customers outside of Host Revenue. Any refunds issued to drivers will be reflected accordingly. Please notify Blink immediately of any discrepancies, questions, or concerns.

Thank you for being a Blink host and supporting EV charging.



April 30th, 2026 Year end transfer estimates from Public Affairs to the following accounts:

	<u>Current Year</u>	<u>Previous Year</u>
Police Department	\$460,000.00	\$555,000.00
Street Lighting	\$26,000.00	\$29,000.00
Street Department	\$573,000.00	\$579,000.00
Social Security	\$3,000.00	\$0
City Hall Fund	\$28,000.00	\$47,000.00
<u>Group Insurance</u>	<u>\$210,000.00</u>	<u>\$179,000.00</u>
Total	\$1,300,000.00	\$1,389,000.00