



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 May 26th, 2026, 5:30 P.M.
115 N 3rd Street**

Public Option: Join Meeting via Zoom

Meeting ID: 838 1031 4682

Passcode: 833927

One tap mobile

+13092053325

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **PRESENTATIONS**
5. **PROCLAMATIONS, COMMENDATIONS, SWEAR IN, ETC**
6. **PUBLIC COMMENT**
7. **APPROVAL OF MINUTES**
 - a. May 12th, 2026
8. **APPROVAL OF WARRANTS AND PAYROLL**
9. **ORDINANCES**
 - a. Approve Ordinance 2026-007 Approving and Authorizing the Execution of a Tax Increment Financing District Redevelopment Agreement by and between the City of Oregon and Marc & Michelle Mongan and Monhow Enterprises, LLC up to a total amount not to exceed Fifty Thousand Dollars
10. **RESOLUTIONS**
 - a. 2026-09 Disposal of Personal Property
11. **MOTIONS**
 - a. Approve recommendation from Planning Commission for a Special Use Permit for a Short-Term Rental located at 713 Franklin Street parcel #16-04-291-003 submitted by Caitlin Bruns

- b. **Approve Façade Grant for Chrissy’s Corner located at 17 N. River Road Parcel #16-03-252-021**

12. DISCUSSION ITEMS

13. BOARD AND COMMISSION REPORTS

- a. **PLANNING**
- b. **ECONOMIC AND COMMUNITY DEVELOPMENT**
- c. **FINANCE**
- d. **SUSTAINABILITY**
- 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**
- 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**



COUNCIL MEETING MINUTES
 Tuesday May 12th, 2026, 5:30 P.M.
 City Hall Council Chambers
 115 N 3rd Street

The Council of the City of Oregon met Tuesday May 12th, 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 Melanie Cozzi
 Council Member Tim Krug
 Council Member Josiah Flanagan
 Chief of Police Matt Kalnins
 City Attorney Paul Chadwick
 City Clerk Cheryl Hilton
- Absent: Council Member Terry Schuster
- Present via Zoom: City Manager Darin DeHaan
- Also Present: Bill Covell, John Dickson, Mark Herman, and Josh Pickering.

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

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

Council Member Josiah Flanagan started the pledge of allegiance.

Presentations

None.

Proclamations, Commendations, Swear In, Etc.

None.

Public Comment

None.

Approval of Minutes

Council Member Tim Krug moved to approve April 28th, 2026, minutes, Seconded by Council Member Melanie Cozzi.

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

Approval of Warrants & Payroll

Council Member Josiah Flanagan moved to approve payroll in the amount of \$68,114.89 and the current warrants as listed:

Aaron Montoya	\$320.00
Aidan Ellsworth	\$320.00
Amazon Capital Services Inc	\$164.52
Andres Bonilla	\$320.00
Bill Covell	\$320.00
Bobcat of Dixon	\$866.91

Breanna Wakefield	\$320.00
Butitta Bros. Automotive - Oregon	\$68.46
Cheryl Hilton	\$320.00
Comcast	\$285.00
Ehmen	\$400.00
Envision Healthcare	\$237.00
Eric Higby	\$320.00
Ferguson Waterworks #2516	\$6,476.16
Fidelity Security Life Insurance	\$175.40
Frontier	\$299.12
Hawkins, Inc	\$369.31
Helm Electric	\$477.50
Hey Tree Service, LLC	\$2,500.00
Highstar Traffic	\$1,416.40
Illinois Department of Employment Security	\$6,528.00
Illinois EPA	\$13,033.16
Jeff Pennington	\$320.00
Joe Cooling & Sons	\$286.20
Jordan Plock	\$320.00
Josh Pickering	\$320.00
Joshua Cofield	\$320.00
Josiah Flanagan	\$320.00
Ken Willaims	\$51.98
Ken Williams	\$320.00
Kevin Most	\$320.00
Lexipol LLC	\$3,276.66
Lisa Payne	\$320.00
Lynn Baylor-Zies	\$320.00
Martin and Company Excavating	\$3,000.00
Martin and Company Excavating	\$54,325.00
Mary Elliott	\$320.00
Matthew Kalnins	\$560.00
MCS	\$145.00
Melanie Cozzi	\$320.00
Menards	\$252.97
Northern Illinois Disposal Services	\$25,649.92
Northern Illinois Mayors Association	\$125.00
Old National Bank	\$1,925.60
Oregon Supervalu	\$13.14
Paul Larson Concrete	\$1,000.00
Postmaster	\$24.00
Postmaster	\$83.84
Quill	\$127.15
Scott Wallace	\$320.00
Shaw Media	\$68.79
Shaw Media Dixon Paper	\$348.40
Shawn Melville	\$250.00

Skyler Bethel	\$320.00
Snyder's Pharmacy	\$742.97
Stillman BancCorp	\$4,047.15
Stratus Network Inc	\$77.08
SundogIT	\$2,693.68
Taryn Bradley	\$780.00
Taylor Buckwalter	\$320.00
Terry Lester	\$320.00
Terry Schuster	\$320.00
Tim Krug	\$320.00
Timothy Brechon	\$320.00
Van Buren Equipment Services LLC	\$400.00
Village of Progress	\$1,280.00
Waste Water Management of Northern Illinois LLC	\$14,310.00
Wipfli	\$795.00
Zions Bank	\$4,213.50
Zions Bank	\$18,935.00
Zoro Tools	\$86.65
	\$181,171.62

Seconded by Council Member Melanie Cozzi.

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

Ordinances

None.

Resolutions

None.

Motions

Council Member Melanie Cozzi moved to approve FY2026 Year End Transfers, Seconded by Council Member Josiah Flanagan.

Discussion: Mayor Ken Williams said each year funds are transferred from the general fund to cover operating expenses in other departments. The transfers are lower than last fiscal year.

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

Discussion Items

None.

Board & Commission Reports

Planning: Next meeting is May 19th. Holding a public hearing regarding a short-term rental.

Economic & Community Development: The Kunes car dealership location has been officially listed for sale.

Finance: Budget.

Sustainability: Next meeting is June 8th.

Tree Board: Next meeting is May 20th.

250th Commemoration Committee: John Dickson said the events and dates have been solidified. A link to the events' taking place is on the city website.

Department & Officer Reports

City Manager Darin DeHaan: City Manager Darin DeHaan stated a multi-county wide approach to the Illinois Department of Housing program is being discussed.

Council Reports

Council Member Josiah Flanagan: He said this week is National Police Week and last week was Municipal Clerks Week.

Mayor Ken Williams: Explained the meaning of the city flag. The blue background represents the river, the circle represents the confines of city limits, the sunrise color of the upper half of the circle indicates the City of Oregon is a pleasant city to live, the same bright colors indicate prosperity and progress, and the superimposed figure of Blackhawk Statue is a historical figure which has become associated with our town.

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

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

Adjourn: 5:39 P.M.

Ken Williams, Mayor

Attest: _____
Cheryl Hilton, City Clerk



May 26, 2026

Payroll in amount \$65,780.45

a5 Group, Inc	\$4,331.25
Amazon Capital Services, Inc	\$1,006.82
Ancel Glink, P.C.	\$1,432.00
Blue Cross Blue Shield	\$21,531.13
Bobcat of Dixon	\$576.18
Caspers Home Inspection	\$1,550.00
Cintas	\$150.85
CIT Trucks - Rockford	\$834.90
City of Oregon	\$5,500.00
Comcast	\$872.47
Comcast	\$1,031.82
Conserv FS Inc	\$225.00
Dixon Paint Co	\$12,209.00
Ecolab	\$316.46
EM Benefits	\$1,822.66
Fehr Graham & Associates, LLC	\$2,000.00
Ferguson Enterprises LLC #3326	\$689.85
Fischer's	\$537.88
Hands on Oregon	\$750.00
Hawkins, Inc	\$712.84
Illinois Prosecutor Services LLC	\$100.00
International Code Council	\$170.00
Jeff Pennington	\$40.00
Ken Williams	\$25.00
Ken Williams	\$1,043.70
Kevin Most	\$75.87
M and A Mechanical Corporation	\$1,115.48
Manheim Solutions	\$1,666.00
Martin and Company Excavating	\$3,500.00
Menards	\$234.92
NAPA	\$272.43
Nicor	\$198.86
Northern Illinois Disposal Services	\$1,009.80
Ogle County Clerk and Recorder	\$438.00
Oregon Rotary	\$115.00
Pace Analytical Services	\$350.00
Polo Cooperative Association	\$5,153.61
Postmaster	\$815.57
Steve Benesh & Sons	\$4,556.42
Sun Life Financial	\$415.51
Taryn Bradley	\$780.00
Verizon	\$927.24
Visa	\$3,845.34
Zoro Tools, Inc	\$970.23

\$85,900.09

City Manager



CITY OF OREGON, ILLINOIS

ORDINANCE NO. 2026-007

OREGON TAX INCREMENT FINANCING DISTRICT

**AN ORDINANCE APPROVING AND AUTHORIZING
THE EXECUTION OF A TAX INCREMENT FINANCING
(TIF) DISTRICT REDEVELOPMENT AGREEMENT**

by and between

THE CITY OF OREGON, OGLE COUNTY, ILLINOIS

and

MARC & MICHELLE MONGAN AND MONHOW ENTERPRISES, LLC

**ADOPTED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF OREGON, OGLE COUNTY, ILLINOIS
ON THE 26TH DAY OF MAY, 2026.**

CITY OF OREGON, ILLINOIS: ORDINANCE NO. 2026-007

OREGON TIF DISTRICT

**AN ORDINANCE APPROVING AND AUTHORIZING
THE EXECUTION OF A TAX INCREMENT FINANCING
(TIF) DISTRICT REDEVELOPMENT AGREEMENT**

by and between

THE CITY OF OREGON

and

MARC & MICHELLE MONGAN AND MONHOW ENTERPRISES, LLC

The Mayor and City Council of the City of Oregon, Ogle County, Illinois, an Illinois municipality (the “City”), have determined that this Redevelopment Agreement is in the best interest of the citizens of the City of Oregon.

THEREFORE, be it ordained by the Mayor and City Council of Oregon, Illinois, in the County of Ogle, as follows:

1. The TIF Redevelopment Agreement with Marc & Michelle Mongan and Monhow Enterprises, LLC (the “Developer”) attached hereto as *Exhibit A* is hereby approved.
2. The Mayor is hereby authorized and directed to enter into and execute on behalf of the City said Redevelopment Agreement and the City Clerk of the City of Oregon is hereby authorized and directed to attest such execution.
3. The Redevelopment Agreement shall be effective the date of its approval on the 26th day of May, 2026.
4. This Ordinance shall be in full force and effect from and after its passage and approval as required by law.

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PASSED APPROVED AND ADOPTED by the Mayor and City Council of the City of Oregon this 26th day of May, 2026 and filed in the office of the City Clerk of said City on that date.

MAYOR AND COMMISSIONERS	AYE VOTE	NAY VOTE	ABSTAIN	ABSENT
Terry Schuster				
Tim Krug				
Josiah Flanagan				
Melanie Cozzi				
Ken Williams, Mayor				
TOTALS				

APPROVED: _____, Date ____/ ____ / 2026
Mayor

ATTEST: _____, Date: ____/ ____ / 2026
City Clerk

Attachment: **EXHIBIT A.** Redevelopment Agreement by and between the City of Oregon and Marc & Michelle Mongan and Monhow Enterprises, LLC

**TAX INCREMENT FINANCING DISTRICT
REDEVELOPMENT AGREEMENT**

by and between

CITY OF OREGON, OGLE COUNTY, ILLINOIS

and

MICHELLE & MARC MONGAN

and

MONHOW ENTERPRISES, LLC

OREGON TAX INCREMENT FINANCING DISTRICT

MAY 26, 2026

REDEVELOPMENT AGREEMENT
by and between
CITY OF OREGON
and
MICHELLE & MARC MONGAN AND MONHOW ENTERPRISES, LLC

OREGON TIF DISTRICT

THIS REDEVELOPMENT AGREEMENT (including Exhibits) is entered into this 12th day of May, 2026 by and between the City of Oregon (the “City”), an Illinois Municipal Corporation, Ogle County, Illinois, and Michelle & Marc Mongan and Monhow Enterprises, LLC, an Illinois Limited Liability Company, (collectively the “Developer”).

PREAMBLE

WHEREAS, the City has the authority to promote the health, safety, and welfare of the City and its citizens and to prevent the spread of blight and deterioration and inadequate public facilities by promoting the development of private property thereby increasing the tax base of the City and providing employment for its citizens; and

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4.4 *et seq.*, as amended (the “Act”), the City has the authority to provide incentives to owners or prospective owners of real property to develop, redevelop, and rehabilitate such property by reimbursing the owners for certain costs from resulting increases in real estate tax revenues; and

WHEREAS, on February 28, 2017, recognizing the need to foster the development, expansion and revitalization of certain properties which are vacant, underutilized or undeveloped, the City adopted Tax Increment Financing under the Act, approved a Redevelopment Plan and designated a Redevelopment Area known as the **Oregon Tax Increment Financing District** (the “TIF District”); and

WHEREAS, included in the Redevelopment Project Area is property owned by the Developer, located at 1000 Pines Road, Oregon, Illinois, real estate tax property identification number 16-04-452-006 (the “Property”); and

WHEREAS, the Developer owns the Property and is proceeding with plans to renovate and rehabilitate the commercial building for rental and retail space (the “Project”), and is doing so based on the availability of TIF incentives offered by the City; and

WHEREAS, it is the intent of the City to encourage economic development which will increase the real estate tax revenue of the City, which increased incremental taxes will be used, in part, to finance incentives to assist development within the Tax Increment Financing District; and

WHEREAS, the City has the authority under the Act to incur Redevelopment Project Costs (“Eligible Project Costs”) and to reimburse Developer for such costs; and

WHEREAS, pursuant to Illinois Statute 65 ILCS 5/8-1-2.5, the City has the authority to appropriate and expend funds for economic development purposes, including without limitation, the making of grants to any commercial enterprise that is necessary or desirable for the promotion of economic development within the municipality; and

WHEREAS, the Developer has requested that incentives for the development be provided by the City from incremental increases in real estate taxes of the City and its Project and that such incentives include the reimbursement of Eligible Project Costs; and

WHEREAS, the City has determined that this Project requires the incentives requested and that said Project will, as a part of the Plan, promote the health, safety and welfare of the City and its citizens by attracting private investment to prevent blight and deterioration, to develop underutilized property, and to provide employment for its citizens and generally to enhance the economy of the City; and

WHEREAS, the City and the Developer (the “Parties”) have agreed that the City shall provide reimbursement to the Developer for TIF Eligible Project Costs as specified below in *Section C, Incentives*, up to a total amount not to exceed **Fifty Thousand Dollars and No Cents (\$50,000.00)**; and

WHEREAS, the City is entering into this Agreement to induce the Developer to complete the Project; and

WHEREAS, in consideration of the execution of this Agreement and in reliance thereon, the Developer has proceed with its plans to complete the Project as set forth herein.

AGREEMENTS

NOW, THEREFORE, the Parties, for good and valuable consideration, the receipt of which is acknowledged, agree as follows:

A. PRELIMINARY STATEMENTS

1. The Parties agree that the matters set forth in the recitals above are true and correct and form a part of this Agreement.
2. Any terms which are not defined in this Agreement shall have the same meaning as they do in the Act, unless indicated to the contrary.
3. The Developer shall remain in compliance with all municipal ordinances relating to property development, property condition, zoning, subdivision and building codes. Failure to cure the violation of any such ordinance within thirty (30) days upon being provided written notice of the same by the City shall be cause for the City to declare the Developer in Default and unilaterally terminate this Agreement, except where such failure is not reasonably susceptible to cure within such 30-day period, in which case the Developer shall have such additional time to cure as is reasonably necessary, provided that the Developer has commenced such cure within such 30-day period and continues to diligently prosecute the same to completion.
4. The Developer shall complete the Project within twelve (12) months from the date this Agreement is executed, subject to extension due to Force Majeure (defined below). The Project shall be deemed to be complete when the renovations to the three (3) retail suites are completed and are leased to retail businesses.
5. Each of the Parties represents that it has taken all actions necessary to authorize its representatives to execute this Agreement.

B. ADOPTION OF TAX INCREMENT FINANCING

The City has created a Tax Increment Financing District known as the “Oregon TIF District” which includes the Developer’s Property. The City has approved certain Redevelopment Project Costs, including the types described in *Exhibit “1”* for the Developer’s Project.

C. INCENTIVES

In consideration for the Developer completing the Project as set forth herein, the City agrees to extend to the Developer the following incentives to assist the Developer’s Project:

1. The City shall provide the Developer with a forgivable loan (the “Loan”) in an amount not to exceed **Fifty Thousand and 00/100 Dollars (\$50,000.00)** upon verification of the Developer’s TIF Eligible Project Costs pursuant to *Section E* below. The terms and conditions for the Loan shall be as follows:
 - a. The interest rate for the Loan shall be Three Percent (3%) per annum, and shall begin to accrue on the date the Loan funds are disbursed to the Developer.
 - b. The term of the Loan shall expire on the date that is five (5) years from the date the Loan funds are disbursed to the Developer hereunder.
 - c. One-Fifth (1/5) of the principal amount of the Loan, plus an accrued interest thereon, shall be forgiven annually by the City commencing one (1) year from the date the final Loan funds are disbursed to the Developer, and continuing on said date of each year thereafter for the term of the Loan, provided that the Developer has been at all times in full compliance with every term of this Agreement, including the following:
 - i. The Developer agrees to complete the Project within one (1) year from the date of this Agreement and upon such completion, the three (3) retail suites located on the Property maintain constant and continuous operation during regular customary days and hours and remain engaged in retail sales on the Property for the term of the Loan.
 - ii. The Developer shall annually provide verification of the payment of the real estate taxes for the property.
 - iii. The Developer does not file for bankruptcy or otherwise become insolvent during the term of the Loan.
 - iv. The Property is not the subject of any foreclosure proceedings during the term of the Loan.
 - v. The Developer does not sell or otherwise transfer or vacate any portion of the Property during the term of the Loan.
 - vi. The Developer shall obtain all necessary permits to complete the Project and shall comply with all City codes relating to building, zoning, property condition, and other similar City ordinances as set forth in *Section A(3)* above.
2. Developer agrees to provide any information to the City upon request of the City regarding the number of jobs created and/or retained by the Project as may be required by the Act and by the Illinois Comptroller.

3. As signatories to this Agreement, Marc Mongan, Michelle Mongan and Monhow Enterprises, LLC shall be guarantors of the Loan set forth above and shall be jointly and severally liable for the payment thereof in the event of a default by the Developer of the terms of the Loan set forth above.
4. Upon any default by the Developer of any term or condition set forth in this Agreement, the Developer shall repay the City the then remaining balance due on the Loan plus any accrued interest thereon within 10 days of written demand of the same from the City to the Developer.

D. LIMITATION OF INCENTIVES TO DEVELOPER

1. The Developer shall be reimbursed by the City for all Eligible Project Costs permitted by the Act (subject to a limitation of **\$50,000.00**) from the real estate tax increment in the Special Account, but only for the Term of this Agreement and only from the Property included in this Project and currently owned by the Developer at that location.
2. It is not contemplated nor is the City obligated to use any of its proportionate share of the monies for any of the Developer's Eligible Project Costs but, rather, the City shall use its sums for any purpose under the Act as it may in its sole discretion determine.
3. The Developer agrees to substantially complete the project, subject to Force Majeure, as defined below.

E. PAYMENT OF ELIGIBLE PROJECT COSTS

1. Payment to the Developer for TIF Eligible Project Costs as set forth by the Act, shall be made by a Requisition for Payment of Private Development Redevelopment Costs (**Exhibit "2"**, "Requisition") submitted from time to time by the Developer to the City's TIF Administrator Jacob & Klein, Ltd., with copy to The Economic Development Group, Ltd. (collectively, the "Administrator"), and subject to the Administrator's approval of the costs and to the availability of funds in the Special Account.
2. All Requisitions must be accompanied by verified bills or statements of suppliers, contractors or professionals together with mechanic's lien waivers (whether partial or full) from each of the parties entitled to a payment that is the subject of the Requisition as required by the City.
3. In order for the Developer to receive reimbursement of Eligible Project Costs for costs it has incurred in any year as set forth in *Paragraphs 1 and 2* above, the Developer must submit such proposed eligible costs to the City by December 31st of the following year. If there are no accumulated outstanding costs previously submitted and approved by the City and if the Developer does not submit such proposed eligible costs by this deadline, the Developer will forfeit reimbursement of such costs from the prior year's real estate tax increment to be paid in the current year. Any approved eligible costs submitted after this deadline will be eligible for reimbursement from the next year's real estate increment receipts.
4. Any real estate increment not required to be paid to the Developer under the terms of *Paragraph 3* above shall be available to the City for any purpose set forth in the TIF Plan and allowed by the Act.
5. The Developer shall use such sums as reimbursement for Eligible Project Costs only to the

extent permitted by law and the Act and may allocate such funds for any purpose for the terms of this Agreement or the term of the TIF District whichever is longer.

6. The Administrator shall approve or disapprove a Requisition by written receipt to the Developer within thirty (30) calendar days after receipt of the Requisition. Approval of the Requisition will not be unreasonably withheld. If a Requisition is disapproved by the Administrator the reasons for disallowance will be set forth in writing and the Developer may resubmit the Requisition with such additional information as may be required and the same procedures set forth herein shall apply to such re-submittals.
7. All TIF Eligible Project Costs approved shall then be paid by the City from the Special Account to the Developer, or to others as directed by the Developer, pursuant to the Redevelopment Plan and as allowed by Illinois Law. The City shall pay such approved eligible Costs annually, provided the Developer has satisfied the terms of this Agreement and costs which exceed the amount available to pay the Developer shall carry forward, until paid, without further action of the Developer. Payment shall be made within forty-five (45) days after approval subject to the terms of this Agreement and after receipt of the increment generated by the Developer's Redevelopment Project from the County.
8. The Parties acknowledge that the determination of Eligible Project Costs, and, therefore, qualification for reimbursement hereunder are subject to changes or interpretation made by amendments to the Act, administrative rules or legally binding judicial interpretation during the term of this Agreement. The City has no obligation to the Developer to attempt to modify those decisions but will assist the Developer in every respect as to obtaining approval of Eligible Project Costs.
9. The Developer may submit for prior approval by the City as Eligible Project Costs under the Act estimates of costs before they are incurred subject to later confirmation by actual bills.

F. VERIFICATION OF TAX INCREMENT

1. It shall be the sole responsibility of the Developer or its designee to provide to the City, as requested in writing, copies of all PAID real estate tax bills, annually, for the Property.
2. The failure of Developer to provide any material information required herein after written notice from the City, and the continued failure to provide such information within (30) days after such notice, shall be considered a breach of this Agreement and shall be cause for the City to deny payments hereunder to the Developer, which payments are conditional upon receipt of the foregoing information.

G. REIMBURSEMENT OF THE DEVELOPER'S SHARE OF TAX OBJECTION REFUNDS

If a refund of tax increment (including any accrued statutory interest thereon) is potentially due from the City's TIF Fund as the result of any tax objection, assessment challenge or formal appeal to the Illinois Property Tax Appeal Board (PTAB), issuance of a certificate of error or other such action, including any appeals therefrom, concerning the potential reduction of assessed value of the Property, the City may at its sole discretion withhold the Developer's share of any such possible refund (including any accrued statutory interest thereon) from future reimbursements calculated to be paid to the

Developer under this Agreement. Furthermore, the Developer is hereby obligated to provide written notice to the City within five (5) business days of filing any such objection, assessment challenge or formal appeal to the PTAB or other such action, including any appeals therefrom, that could potentially reduce the assessed value of the Property. Failure to provide such notice shall be considered a breach of this Agreement and shall be cause for the City to deny payments hereunder to the Developer.

Any funds withheld by the City under this *Section G* shall be deposited by it into a separate interest bearing bank account. Upon final determination of the assessed value of the Property, the City shall pay to the Developer the principal amount due under this Agreement as recalculated. The City shall be entitled to retain any interest earned on the account as partial payment for the administration of the account due to the delay of the determination of the final evaluation and recalculation of the benefits due the Developer under this Agreement.

If it appears to the City that it will be unable to recover the Developer's share of any such refund (including any accrued statutory interest thereon) from the remaining future reimbursements due the Developer under this Agreement, the Developer shall reimburse the City for the Developer's remaining unpaid share of such refund within thirty (30) days upon receiving written demand of the same from the City.

Notwithstanding anything contained in this Agreement to the contrary, the obligations contained in this *Section G* shall remain in effect for the remaining life of the TIF District, whether the TIF District expires upon the current expiration of the Redevelopment Plan and Projects adopted by the City (tax year 2040 payable 2041); at an earlier time if the City passes an ordinance terminating the TIF District; or at a later time if the TIF District is legislatively extended. Furthermore, the obligations set forth in this *Section G* shall survive the expiration of the TIF District if a tax objection or other such action taken by the Developer is pending prior to the expiration of the TIF District and shall continue until final disposition of such action.

H. LIMITED OBLIGATION

The City's obligation hereunder to pay the Developer for Eligible Project Costs is a limited obligation to be paid solely from the Special Account. Said obligation does not now and shall never constitute an indebtedness of the City within the meaning of any State of Illinois constitutional or statutory provision and shall not constitute or give rise to a pecuniary liability of the City or a charge or lien against any City fund or require the City to utilize its taxing authority to fulfill the terms of this Agreement.

I. CITY PUBLIC PROJECTS

The City intends to use part or all of its share of the Project's real estate increment for other public projects within the TIF District or within contiguous TIF Districts as allowed by law. The City shall be eligible for reimbursement of the cost of doing so, as well as other eligible costs incurred by the City in the TIF District.

J. LIMITED LIABILITY OF CITY TO OTHERS FOR DEVELOPER'S EXPENSES

There shall be no obligation by the City to make any payments to any person other than the Developer, nor shall the City be obligated to make direct payments to any other contractor, subcontractor, mechanic or materialman providing services or materials to the Developer for the Developer's Project.

K. COOPERATION OF THE PARTIES

1. The City and the Developer agree to cooperate fully with each other when requested to do so concerning the development of the Developer's Redevelopment Project. This includes without limitation the City assisting or sponsoring the Developer, or agreeing to jointly apply with the Developer, for any grant, award, subsidy or additional funding which may be available from other governmental sources as the result of the Developer's or City's activities. This also includes without limitation the Developer assisting or sponsoring the City, or agreeing to jointly apply with the City, for any grant, award, or subsidy which may be available as the result of the City's or the Developer's activities.
2. The Parties agree to take such actions, including the execution and delivery of such documents, instruments, petitions, and certifications (and, in the City's case, the adoption of such ordinances and resolutions), as may be necessary or appropriate, from time to time, to carry out the terms, provisions, and intent of this Agreement and to aid and assist each other in carrying out said terms, provisions, and intent.
3. The Parties shall cooperate fully with each other in seeking from any or all appropriate governmental bodies all approvals (whether federal, state, county or local) required or useful for the construction or improvement of property and facilities in and on the Property or for the provision of services to the Property, including, without limitation, wetland mitigation, gas, telephone, and electric utility services, roads, highways, rights-of-way, water and sanitary sewage facilities, and storm water disposal facilities.

L. DEFAULT; CURE; REMEDIES

In the event of a default under this Redevelopment Agreement by any party hereto (the "Defaulting Party"), which default is not cured within the cure period provided for below, then the other Party (the "Non-defaulting Party"), may have an action for damages, or, in the event damages would not fairly compensate the Non-defaulting Parties for the Defaulting Party's breach of this Redevelopment Agreement, the Non-defaulting Party shall have such other equity rights and remedies as are available to them at law or in equity. Any damages payable by the City hereunder shall be limited to the real estate tax increment payable to the Developer under the terms of this Agreement.

In the event a Defaulting Party shall fail to perform a monetary covenant which it is required to perform under this Redevelopment Agreement, it shall not be deemed to be in default under this Redevelopment Agreement unless it shall have failed to perform such monetary covenant within thirty (30) days of its receipt of a notice from a Non-defaulting Party specifying that it has failed to perform such monetary covenant. In the event a Defaulting Party fails to perform any nonmonetary covenant as and when it is required to under this Redevelopment Agreement, it shall not be deemed to be in default if it shall have cured such default within thirty (30) days of its receipt of a notice from a Non-defaulting Party specifying the nature of the default, provided, however, with respect to those nonmonetary defaults which are not capable of being cured within such thirty (30) day period, it shall not be deemed to be in default if it commences curing within such thirty (30) day period, and thereafter diligently and continuously prosecutes the cure of such default until the same has been cured.

M. TIME; FORCE MAJEURE

For this Agreement, time is of the essence. Failure of the Developer to complete the Project within one (1) year from the date of this Agreement shall be cause for the City to declare the Developer in default and unilaterally terminate this Agreement. However, the Developer and the City shall not be deemed in default with respect to any obligations of this Agreement on its part to be performed if the Developer or City fails to timely perform the same and such failure is due in whole, or in part, to any strike, lock-out, labor trouble (whether legal or illegal), civil disorder, inability to procure materials, weather conditions wet soil conditions, failure or interruptions of power, restrictive governmental laws and regulations, condemnation, riots, insurrections, war, fuel shortages, accidents, casualties, Acts of God, acts caused directly or indirectly by the City (or the City's agents, employees or invitees) when applicable to Developer or third parties, or any other cause beyond the reasonable control of Developer or the City.

N. ASSIGNMENT

The rights (including, but not limited to, the right to payments contemplated by *Section C* of this Agreement) and obligations (or either of them) of the Developer under this Agreement shall not be assignable by the Developer.

O. PREPAYMENTS

Should the annual incremental tax revenue generated by the Project be sufficient to pay all cost eligible expenses prior to the expiration of the term of the Agreement, the City may, in its sole discretion, elect to pay all then remaining payments in a single lump sum payment.

P. WAIVER

Any party to this Agreement may elect to waive any remedy it may enjoy hereunder, provided that no such waiver shall be deemed to exist unless the party waiving such right of remedy does so in writing. No such waiver shall obligate such party to waive any right of remedy hereunder, or shall be deemed to constitute a waiver of other rights and remedies provided said party pursuant to this Agreement.

Q. SEVERABILITY

If any section, subsection, term or provision of this Agreement or the application thereof to any party or circumstance shall, to any extent, be invalid or unenforceable, the remainder of said section, subsection, term or provision of this Agreement or the application of same to parties or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby.

R. NOTICES

All notices, demands, requests, consents, approvals or other instruments required or permitted by this Agreement shall be in writing and shall be executed by the party or an officer, agent or attorney of the party, and shall be deemed to have been effective as of the date of actual delivery, if delivered personally, or as of the third (3rd) day from and including the date of posting, if mailed by registered or certified mail, return receipt requested, with postage prepaid addressed as follows:

TO CITY:
City Clerk, City of Oregon
115 N. 3rd Street
Oregon, IL 61061
Telephone: (815) 732-6321
Fax: (815) 732-7292

TO DEVELOPER:
Marc & Michelle Mongan
Monhow Enterprises, LLC

With Copy to:
Jacob & Klein, Ltd.
The Economic Development Group, Ltd.
1701 Clearwater Avenue
Bloomington, IL 61704
Telephone: (309) 664-7777
Fax: (309) 664-7878

S. SUCCESSORS IN INTEREST

Subject to the provisions of *Section N*, above, this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

T. NO JOINT VENTURE, AGENCY, OR PARTNERSHIP CREATED

Neither anything in this Agreement nor any acts of the parties to this Agreement shall be construed by the parties or any third person to create the relationship of a partnership, agency, or joint venture between or among such parties.

U. INDEMNIFICATION OF CITY

It is the understanding of the Parties that the position of the Illinois Department of Labor is that the Illinois Prevailing Wage Act does not apply to TIF increment received by developers as reimbursement for private TIF Eligible Project Costs. This position of the Department of Labor is stated as an answer to a FAQ on its website. The Developer shall indemnify and hold harmless the City, and all City elected or appointed officials, officers, employees, agents, representatives, engineers, consultants and attorneys (collectively, the Indemnified Parties), from any and all claims that may be asserted against the Indemnified Parties or one or more of them, in connection with the applicability, determination, and/or payments made under the Illinois Prevailing Wage Act (820 ILCS 130/0.01 et. seq.), the Illinois Procurement Code, and/or any similar State or Federal law or regulation. In addition, the Developer agrees to indemnify and hold harmless the City for any claim asserted against the City arising from the Developer's Project and/or this Agreement or any challenge to the eligibility of project costs reimbursed to the Developer hereunder. This obligation to indemnify and hold harmless obligates Developer to defend any such claim and/or action, pay any liabilities and/or penalties imposed, and pay all defense costs of City, including but not limited to the reasonable attorney fees of City.

V. ENTIRE AGREEMENT

The terms and conditions set forth in this Agreement and exhibits attached hereto supersede all prior oral and written understandings and constitute the entire agreement between the City and the Developer with respect to the subject matter hereof.

W. TITLES OF PARAGRAPHS

Titles of the several parts, paragraphs, sections or articles of this Agreement are inserted for convenience of reference only, and shall be disregarded in construing or interpreting any provisions hereof.

X. WARRANTY OF SIGNATORIES

The signatories of Developer warrant full authority to both execute this Agreement and to bind the entity in which they are signing on behalf of.

Y. TERM OF THE AGREEMENT

Notwithstanding anything contained herein to the contrary, this Agreement shall expire upon expiration of the Loan set forth in *Section C* above. The Agreement shall expire sooner if the Developer files for bankruptcy or otherwise becomes insolvent, the Property becomes the subject of foreclosure proceedings, or upon default by the Developer of this Agreement.

IN WITNESS WHEREOF the Parties hereto have caused this Agreement to be executed by their duly authorized officers on the above date at Oregon, Illinois.

CITY
Oregon, Illinois, a Municipal Corporation

BY: _____
Mayor, City of Oregon

ATTEST:

City Clerk, City of Oregon

DEVELOPER
Marc Mongan, individually

AND
Michelle Mongan, individually

AND
Monhow Enterprises, LLC, an Illinois Limited Liability Company

BY: _____
Title: _____

EXHIBIT 1

SUMMARY OF ESTIMATED TIF ELIGIBLE PROJECT COSTS

Marc & Michelle Mongan and Monhow Enterprises, LLC
Oregon TIF District in the City of Oregon, Ogle County, Illinois

Project Description: The Developer owns the Property and is proceeding with plans to renovate and rehabilitate the commercial building for rental and retail space.

Street Location: 1000 Pines Road, Oregon, Illinois

PIN#s: 16-04-452-006

Estimated TIF Eligible Project Costs:

Rehabilitation and Renovation Costs \$300,000

Total Estimated TIF Eligible Project Costs* \$300,000

*The City's reimbursement of Eligible Project Costs to the Developer shall not exceed **\$50,000.00** as set forth in this Redevelopment Agreement.

EXHIBIT 2

**CITY OF OREGON, ILLINOIS
OREGON TAX INCREMENT FINANCING DISTRICT**

**PRIVATE PROJECT
REQUEST FOR REIMBURSEMENT
BY**

MARC & MICHELLE MONGAN AND MONHOW ENTERPRISES, LLC

Date: _____

Attention: City TIF Administrator, City of Oregon, Illinois

Re: TIF Redevelopment Agreement, dated May 26, 2026
by and between the City of Oregon, Illinois, and
Marc & Michelle Mongan and Monhow Enterprises, LLC (the "Developer")

The City of Oregon is hereby requested to disburse funds from the Special Tax Allocation Fund pursuant to the Redevelopment Agreement described above in the following amount(s), to the Developer and for the purpose(s) set forth in this Request for Reimbursement. The terms used in this Request for Reimbursement shall have the meanings given to those terms in the Redevelopment Agreement.

1. REQUEST FOR REIMBURSEMENT NO. _____
2. PAYMENT DUE TO: Monhow Enterprises, LLC
3. AMOUNTS REQUESTED TO BE DISBURSED:

Description of TIF Eligible Project Cost	Amount
Total	

4. The amount requested to be disbursed pursuant to this Request for Reimbursement will be used to reimburse the Developer for Redevelopment Project Costs for the Project detailed in ***Exhibi "1"*** of the Redevelopment Agreement.

5. The undersigned certifies and swears under oath that the following statements are true and correct:
- (i) the amounts included in (3) above were made or incurred or financed and were necessary for the Project and were made or incurred in accordance with the construction contracts, plans and specifications heretofore in effect; and
 - (ii) the amounts paid or to be paid, as set forth in this Request for Reimbursement, represent a part of the funds due and payable for TIF Eligible Redevelopment Project Costs; and
 - (iii) the expenditures for which amounts are requested represent proper Redevelopment Project Costs as identified in the "Limitation of Incentives to Developer" described in *Section "D"* of the Redevelopment Agreement, have not been included in any previous Request for Reimbursement, have been properly recorded on the Developer's books and are set forth with invoices attached for all sums for which reimbursement is requested, and proof of payment of the invoices; and
 - (iv) the amounts requested are not greater than those necessary to meet obligations due and payable or to reimburse the Developer for its funds actually advanced for Redevelopment Project Costs; and
 - (v) the Developer is not in default under the Redevelopment Agreement and nothing has occurred to the knowledge of the Developer that would prevent the performance of its obligations under the Redevelopment Agreement.
 - (vi) Any violation of this oath shall constitute a default of the Redevelopment Agreement and shall be cause for the City to unilaterally terminate the Redevelopment Agreement.
6. Attached to this Request for Reimbursement is ***Exhibit "1"*** of the Redevelopment Agreement, together with copies of invoices, proof of payment of the invoices, and Mechanic's Lien Waivers relating to all items for which reimbursement is being requested.

BY: _____ (Developer)

TITLE: _____

APPROVED BY CITY OF OREGON, ILLINOIS

BY: _____

TITLE: _____ DATE: _____

REVIEWED BY JACOB & KLEIN, LTD. & THE ECONOMIC DEVELOPMENT GROUP, LTD.

BY: _____

TITLE: _____ DATE: _____



Resolution 2026-09

A RESOLUTION AUTHORIZING THE DISPOSAL OF PERSONAL PROPERTY OWNED BY THE CITY OF OREGON

WHEREAS, the City of Oregon has determined that it is no longer necessary or useful to, or in the best interest of, the City of Oregon to retain ownership of the personal property hereinafter described; and

WHEREAS, the Mayor and City Council have determined it is in the best interest of the City to dispose of the personal property:

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

Section 1. Pursuant to the power of the City, and the Illinois Municipal Code (65 ILCS 5/11-76-4) and Chapter 2.28 of the Oregon City Code, the City Council finds that the following described personal property now owned by the City of Oregon is no longer necessary or useful to the City, and the best interest of the city will be served by its disposal:

See attached Exhibit A

Section 2. The City Manager or his designee is authorized and directed to sell or dispose of the aforementioned personal property now owned by the City of Oregon through trade-in, private sale, auction, or other means, as approved by the City Manager.

Section 3. The City Manager is hereby authorized and directed to convey and transfer ownership and/or title(s) to aforesaid personal property upon payment in full.

Section 4. This resolution shall be in full force and effect from and after its passage and approval in a manner provided by law.

Section 5. The City Clerk will maintain a list of the disposed personal property according to State record retention laws.

ADOPTED and APPROVED by the City Council of the City of Oregon May 26th, 2026.

Ayes: 0 Nays: 0 Absences: 0

Ken Williams, Mayor

ATTEST:

Cheryl Hilton, City Clerk

EXHIBIT A

List of Surplus Personal Property

<u>Public Works Department</u>	<u>Make/Model Number</u>
GPS Trimble Pro 6H Receiver & Pole	54377444053
Well Pump Flotec	Model FP 4110-01L Serial 1G96B
Tank Flotec 42 Gallon	N/A
Paint Stripper 1997 GRACO Linelazer	BA5724
Insight Vision Camera	Iris-000622
Miscellaneous Wood, Scrap Steel, etc. (from the property at 309 S 1 st Street)	N/A



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
 115 N. 3rd St., Oregon, IL 61061
 Phone: 815-732-6321 / website: cityoforegon.org

SHORT TERM RENTAL PERMIT APPLICATION

OWNER-OCCUPIED FEE \$100.00 NON-OWNER-OCCUPIED FEE \$250.00

APPLICANT INFORMATION		
Applicant Legal / DBA Names: <u>Caitlin Bruns</u>		
Legal Name used for IDOR Hotel Operators Tax License:		
IDOR Hotel Operators Tax License Number:		
PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)		
Owner of Record (as shown on most recent deed):		
Address:		
City:	State:	Zip Code:
Business Phone:	Cell Phone:	Email:
PROPERTY INFORMATION		
Property Address: <u>713 Franklin St</u>		
City: <u>Oregon</u>	State: <u>IL</u>	Zip Code: <u>61061</u>
Responsible Party Name: <u>Caitlin Bruns</u>	Responsible Party Phone:	
Is this property the owner's primary residence?	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
Is this property zoned other than R-1?	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
Is this property in a historic district?	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
Does the property have River frontage?	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
Carbon Monoxide and Smoke Detectors installed?	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
Applicant agrees to pay all State and County taxes?	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
Proof of Liability Insurance in the amount of \$500,000.00?	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
Short-Term Rentals are allowed under R-1 zoning as a special use. You must apply for a special use permit from the Planning Commission. SHORT TERM RENTAL: Oregon City Code 6.14.10.		

All inform disclosure as a matter of public record. Any false statement made or given in this application or future revocation of this license.

Signed: _____ Date: 4/9/20

OFFICE USE

What type of residence	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-Family
Owner Occupied	<input type="checkbox"/> NO	<input type="checkbox"/> YES
Planning Review Date	<input type="checkbox"/> NO	<input type="checkbox"/> YES Approval Date:
City Council Review Date	<input type="checkbox"/> NO	<input type="checkbox"/> YES Approval Date:



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By his or her signature below, the applicant agrees to follow all current City of Oregon requirements for a Short-Term Rental, which include:

The installation of smoke and carbon monoxide detectors in each guest room used for sleeping purposes, in each hallway or corridor on each floor, in each living room or lounge area, and in each dining room.

Ch (initial)

There shall be at least one bathroom for each four adult guests.

Ch (initial)

Certificate of insurance evidencing liability insurance coverage in an amount of not less than \$500,000.00 per occurrence for liability.

Ch (initial)

All State of Illinois tax laws must be followed. I understand that I will pay the 3% Ogle County tax as well as the state hotel tax.

Ch (initial)

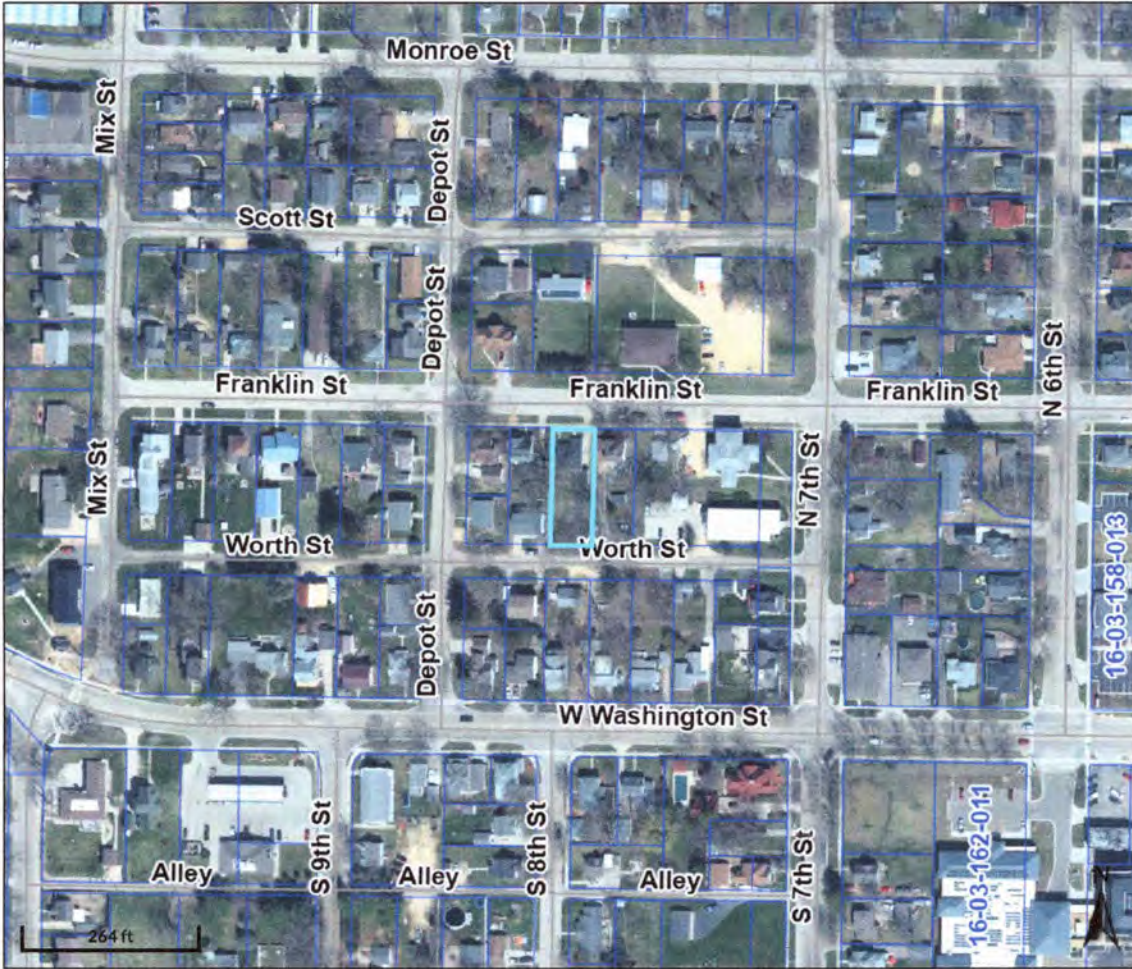
Proof of Liability Insurance, IDOR Hotel Operator Tax License Number and IDOR Hotel Operator Legal Name shall be provided after City Council approval.

Date: _____

4/9/24



Ogle County, IL



Overview



Legend

- Municipalities
- Townships
- Roads
- Roads RMU Lee Co
- Parcels

Parcel ID 16-04-291-003
Township Oregon-Nashua
Property Address 713 FRANKLIN ST
 OREGON

Class 0040
Acreage n/a

Owner Address Available with Subscription

District 01840
Brief Tax Description RNG/BLK: TWP:0 SECT/LOT: LOTS 9 & 10
 BLK 3 POTTER'S ADD CITY OF OREGON

(Note: Not to be used on legal documents)

THIS WEBSITE IS NOT A SUBSTITUTE FOR A SURVEY.

The Geographic Information Systems (GIS) data made available was produced or co-produced by Ogle County. The maps and data are made available to the public solely for informational purposes. There may be errors in the maps or data. The maps or data may be outdated, and/or inaccurate. The maps or data may not be suitable for your particular use. The burden for determining fitness of use rests entirely on the end user. Reproduction, modification, or redistribution of digital datasets or products derived therefrom outside of subscriber's organization or entity is expressly forbidden. By using GIS data, you accept these terms and this limitation on Ogle County's liability.

Date created: 4/13/2026
 Last Data Uploaded: 4/11/2026 4:17:09 AM

Developed by SCHNEIDER
 GEOSPATIAL



City of Oregon
FACADE IMPROVEMENT MATCHING GRANT PROGRAM

APPLICATION

1. Applicant: Circle One Business Owner or Building Owner

2. Business Name and Address:

CHRISSEY'S CORNER 17 N RIVER RD. OREGON, IL 61061

3. Phone: _____

4. Estimated cost of project:

\$ 8000.00

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

8000.00

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: 5/11/26

Applicant(s) Signature(s)

Approved Denied

City Manager

Date

We are applying for a grant to paint the exterior of Chrissy's Corner located at 17 N River Rd in Oregon.

The color to be painted will be grey.

Thank you.

Jeff & Dawn Wiechowski

Chrissy's Corner

chilton@cityoforegon.org

From: Chrissy's Corner
Sent: Tuesday, May 19, 2026 9:49 AM
To: chilton@cityoforegon.org
Subject: Re: Chrissy's Corner

Good Morning Cheryl,

Here is the copy of the estimate for the exterior painting at Chrissy's Corner. The only item not included in this quote is for the repair to the front section of the building where the wood is warped. Please let me know if you have any questions.

Thank you.

Dawn & Jeff Wiechowski
Chrissy's Corner

Detailed Quality Painting
815-677-5618
Daniel Smitherman

1. Power wash, scrape loose paint and prep all surfaces on building.
\$450.00

2. Paint exterior walls of building and porch.
\$4550.00

3. Paint all trim and fascia on building.
\$575.00

4. Sherwin Williams Super Paint exterior.
\$1100.00

Total \$6675.00

Deposit required \$2500.00

Please let me know if you have any questions.
Thanks Dan







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CITY OF OREGON

115 N. 3rd Street, Oregon, IL 61061

Phn: 815-732-6321/ website: cityoforegon.org

To: Mayor Ken Williams & Oregon City Council

From: Darin J. DeHaan, City Manager & Staff

DATE: May 26, 2026

I am pleased to provide Mayor Williams and the Oregon City Council with the following synopsis of City Business for – May 11, 2026 – May 22, 2026

Submitted by Darin DeHaan - City Manager

- Peace Officers Memorial Day was May 15th. Thank you for those who serve and those who made the ultimate sacrifice on behalf of their communities.
- This month we celebrate Jeff Pennington for reaching his 15 year work anniversary with the City of Oregon. We appreciate Jeff's hard work in the water department over the past decade and ½!
- The city will be reviewing bids for summer road projects coming up soon. These include road resurfacing, sidewalks and slurry seal projects. Once bids are accepted by the city council we will push out construction details to the community.
- Working to coordinate city response to a few citizen concerns.
- Followed up on a few ordinance complaints.
- Worked on IDHA Multi-county housing approach. I am working to set a discussion meeting on the 29th for this.
- Responded to a few inquiries from other Ogle municipalities and other government entities.
- Working with the Ogle Co. Health Dept on a grant proposal they are working on.
- Coordinated with OCEDC on open downtown retail space including answering multiple questions for potential business owners.
- Continued coordination with a5 on this year's marketing campaign. They will be in town on 5/22/26 shooting video and taking photographs for the campaign.
- Continued work on potential TIF redevelopment agreements.
- Continued coordination with the 250th Anniversary Committee. Please see the city website for event details. We will be pushing out via social media soon.
- Follow up on several council member inquiries.
- Completed the draft budget for Exec review. Finalizing a few fund estimates then the budget will be presented to the Council/public for review.
- Website updates completed.

- The leadership team attended the Midwest Summit on Leadership in Dixon IL. Great presentations and leadership concepts were presented.
- Attended and helped coordinate the Planning Meeting, Tree Board Meeting, and the 250th Anniversary Committee meetings.
- I hope everyone has a safe and happy Memorial Day Weekend!

“As always I want to remind the community that I am always open to hearing your perspectives if there are things you feel need addressed. I’m available via phone, email, or you can always message me via facebook messenger from the City page. We work for you and your input and communication is vital for our success.” - Darin DeHaan

City Hall - Cheryl Hilton, City Clerk

MEETING INFORMATION

Sustainability Committee:

Next meeting Monday Jun 8, 2026 9:00 AM Oregon City Hall Conference Room.

City Council Meeting:

Next meeting Tuesday Jun 9, 2026 5:30 PM Oregon City Hall Council Chambers.

Planning & Zoning:

Next meeting Tuesday Jun 16, 2026 5:30 PM Oregon City Hall Council Chambers.

Tree Board:

Next meeting Wednesday Jul 22, 2026 4:00 PM Oregon City Hall Conference Room.

250th Anniversary of US Ad Hoc:

Next Meeting May 21, 2026 5:00 PM Oregon City Hall Conference Room.

Public Art Commission:

Next meeting TBD at Oregon City Hall Council Chambers.

Public Works

Director of Public Works Submitted by Bill Covell

Daily Tasks

- Help Schedule
- Approve Bills
- Purchased supplies
- Monthly Fuel Reports
- Safety Training

Projects

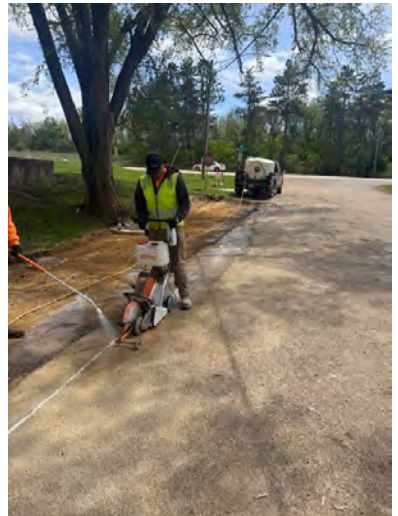
- Headworks
 - Review project estimate
 - Review plans for SCADA integration
- Lead Service Inventory
 - Updated Lead Line Inventory
- 2026 Local Road Projects
 - Century Hill Subdivision
- Check on quantities
- Review with engineer
- 2026 MFT Project
 - Reviewed engineers cost estimate
 - Added block on south 8th Street
 - City Hall Parking Lot
 - Street Garage Parking Lot
- Plan out drainage
- 2025 East Side Sidewalk
 - Followed up with Fehr Graham
- Pedestrian Crossing
 - Spoke with IDOT and IDOT will be staking locations for pedestals
- Assisted in help in Lena
- Helped install cameras a WWTP & Street Department
- Worked on Budgets
- Produced floor plan of building in town
- Helped with brush clean-up

Meetings

- Department Head
- Safety Meeting

Miscellaneous

- Worked on Fulcrum report



Street Department Submitted by Jordan Plock

A. Daily Tasks

- Trash pickup of city trash cans
- City mechanic working on daily maintenance tasks
- Crew has started the yearly mowing projects.

B. Projects

- Crew worked on a drainage ditch project on Daysville Rd.
- Crew installed sod along Rt 64 near the courthouse where the prior plant beds were removed.
- A few members of the team gave up their weekend to go help the Village of Lena with cleanup after the recent tornado. We appreciate all of their hard work to help out others in need.
- Crew installed new veterans banners along the old county courthouse.
- Crew recently installed more security cameras at the sewage treatment plant as well as the street garage.
- Crew planted a tree for the Arbor Day celebration. They also planted multiple trees as part of the city tree replacement program. This program is an 80/20 cost split with the city up to 100 dollars. Please contact the city if you are interested in this program.
- Crew worked on a drainage issue on N 7th st.
- Crew prepped an area on N Etnyre Ave for new parking spots. That area was paved by Martin and Co.
- Crew removed 100 ft of sidewalk along S 5th street that will be replaced in the coming week.

C. Training

- Street Foreman led safety classes on PPE.
- Worked on weekly safety training
- Foreman worked on continuing education classes
- Worked on updating our list of required OSHA training for the year.
- Street Foreman attended IPSI and institute for supervisors to learn and grow in their field.



D. General

- Street Foreman attended the department head meeting.
- Street Foreman along with the Public Works Director held one interview for a summer help position.
- We have started running the street sweeper for the season.

Sewer Department Submitted by Scott Wallace

A. Daily tasks

- Daily chores
- Testing full set (process control/EPA Required Monitoring)
- Half testing (process control)
- Pumped Sludge
- Cleaned bar screens, netting of tanks, multiple times daily due to rags, debris
- Daily reporting of National Weather Service recordings
- Lift Station usage recording
- Assisted the Water Department
- Monthly reports to the EPA
- Generator/ Well checks
- Worked with various customers on water and sewer issues (leaks, sewer backups)

B. Head Works

- Nothing new at this time

C. Scada Upgrade

- Metro Cloud integration is coming along nicely

D. Training

- 13th Annual Training Expo at Ferguson Water Works

E. General

- Benesh hauled primary Digester
- Cleaned out back up Digester
- New meter at Digester
- Cleaned effluent channel
- Weather Related Issues (Power issues due to storms)
- Started seasonal chlorination
- Jetted out culverts @ Webster st.

Water Department Submitted by Jeff Pennington

A. Daily Tasks

- Chores
- Daily Testing
- Julie Locates
- Final reads
- Water turn-ons
- Water shut-offs
- Generator checks

B. Wells

- Repaired Chemical feed pump parts as needed
- Received Chemical delivery from Hawkins for process/control
- Ordered replacement parts for Chemical feed pumps

C. Meter Replacement Program

- Been scheduling and replacing meters as time allows

D. EPA compliance

- Completed Monthly Bac-t/ Fluoride sampling for Epa compliance
- Collected Lead and Copper sample for Homeowner at 808 Franklin St. Awaiting results.
- Completed Monthly Operating Reports for April 2026 Epa compliance.
- Working on collecting Information for a Special exemption permit for PFAS for the IEPA. Previously acquired testing done for USEPA may be able to be used. Working with IEPA and Laboratory to get that information submitted.

E. Training

- Worked with Aidan on properly filling out and submitting Monthly Epa paperwork.
- Worked with Metro cloud on new Scada software

F. General

- The department head is on Intermittent Family medical leave. Will continue to work with the Public Works Director to meet needs for EPA compliance and ensure the department is fulfilling tasks to operate properly.
- Assisted the Sewer department when needed
- Worked with customers on water leaks and sewer issues.
- Worked with customers on meter repairs, and replacement of meters.
- Started biannual hydrant flushing.



Police Department Submitted by Chief Matthew Kalnins

- On May 6, 2026 the Oregon Police Department and the Oregon School District 220 participated in the national walk and bike to school day. The event encourages students to build safe, healthy and active commuting habits while promoting better infrastructure for walking and biking to school. We had a great turn out for the event and the school provided each participant with a delicious treat.....donuts! Trophy's were handed out for the student that had the longest commute to school and the student that decorated their bike the best. Next year we hope to have an even larger turn out for the event.



- On May 6, 2026 Officer Taylor Buckwalter and Sgt. Eric Higby completed training in Blood Alcohol Operator (BAO) PBT - E and received their certification through the state of Illinois to be able to operate blood alcohol machines.
- On May 13, 2026 The Oregon Police Department and the Oregon Fire Protection District competed against the staff of the Oregon Elementary school in an intense game of Kick ball during the 2026 Family Fun Night. The Oregon first responders won the annual game in 2025 and were prepared to defend their title and the coveted Brechon Cup. Led by Principal

Ryan Huels the teachers and staff took a quick 10+ lead in the first inning, kicking a few home runs. The first responders tried hard but just could not get past the teacher and staff's excellent defense. The teachers won 27 to 25 and took home the Brechon Cup.



- During the week of May 11 through May 15 2026, Detective Sergeant Kevin Most attended Basic Firearms Instructor Certification course. With Det/Sgt Most getting this certification he and Sgt. Higby will both be in charge of the firearms qualifications for the department and any firearms training done throughout the year.