



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 August 25th, 2026, 5:30 P.M.
115 N 3rd Street**

Public Option: Join Meeting via Zoom

Meeting ID: 882 7220 4426

Passcode: 927372

One tap mobile

+13092053325

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. PROCLAMATIONS, COMMENDATIONS, SWEAR IN, ETC

5. PRESENTATIONS

- a. Cole McDaniel – President of Hometown Consulting review final Strong Communities Initiative Report – review key findings and recommendations**

6. PUBLIC COMMENT

7. APPROVAL OF MINUTES

- a. August 11th, 2026**

8. APPROVAL OF WARRANTS AND PAYROLL

9. ORDINANCES

- a. 2026-010 an Ordinance Approving and Authorizing the Execution of a First Amendment to the Tax Increment Financing District Redevelopment Agreement between the City of Oregon and Matthew Pendergrass and 408 E Washington Street LLC**

- b. 2026-011 an Ordinance Establishing a Purchasing Policy for the City of Oregon**

10. RESOLUTIONS

11. MOTIONS

12. DISCUSSION ITEMS

- a. Welcome Signs**

13. BOARD AND COMMISSION REPORTS

- a. **MAIN STREET**
- b. **PLANNING**
- c. **ECONOMIC AND COMMUNITY DEVELOPMENT**
- d. **FINANCE**
- e. **SUSTAINABILITY**
- f. **TREE BOARD**
- g. **PUBLIC ART COMMISSION**
- 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**



COMMUNITY READINESS REPORT

STRONG COMMUNITIES INITIATIVE (SCI)

*"Building Stronger, More Connected, and Investment-Ready
Rural Communities Across Illinois"*

Prepared for:
City of Oregon, Illinois

Prepared by:
Hometown Consulting, LLC
In partnership with: Compeer Financial

Date: May 1, 2026



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LETTER FROM HOMETOWN CONSULTING

May 1, 2026

Community Leaders,

Hometown Consulting sincerely appreciates the opportunity to support this initiative and thanks Compeer Financial for helping make the Strong Communities Initiative possible through its continued investment in rural communities and local leadership.

The findings and recommendations within this report are meant to support local decision-makers by providing actionable next steps that can help position the community for future growth, investment, and stability.

Every community has unique assets, challenges, and goals. This report is intended to provide a practical and honest assessment of current readiness while identifying opportunities to strengthen planning, communication, economic development, organizational capacity, and long-term implementation efforts.

Thank you for participating in the Strong Communities Initiative (SCI). This program is designed to help communities better understand their strengths, identify opportunities for improvement, and create a clearer path toward long-term success.

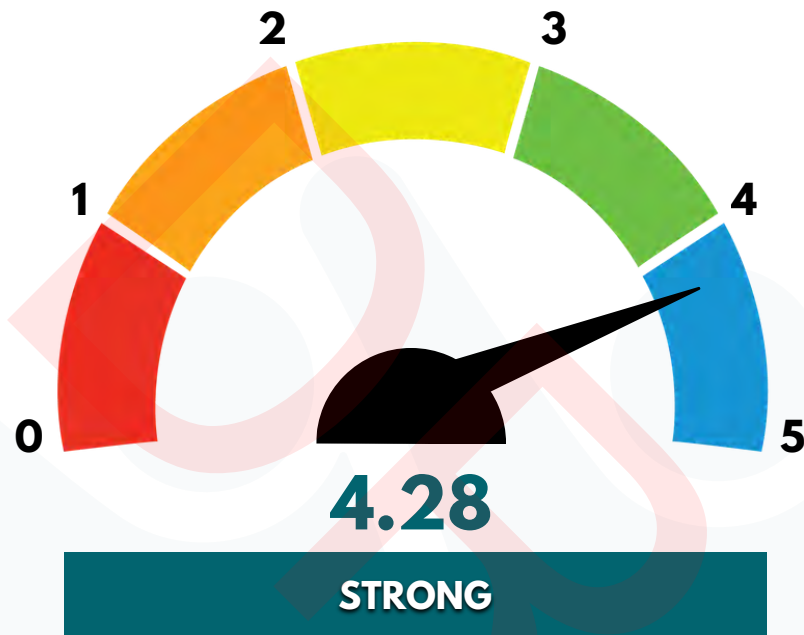
Respectfully,

Cole McDaniel

President, Hometown Consulting, LLC



EXECUTIVE SUMMARY



The City of Oregon received an overall SCI Composite Score of 4.28 / 5.0, placing the community within the Strong readiness tier.

Oregon demonstrates one of the more advanced implementation environments among similarly sized rural Illinois communities. The City benefits from established economic development leadership, a highly visible downtown and riverfront identity, active redevelopment coordination, strong regional tourism positioning, and an operational culture that increasingly emphasizes measurable implementation activity. Oregon's organizational maturity is strengthened by its role as the county seat of Ogle County, its proximity to the Rock River corridor, its established downtown environment, and the continued alignment between community leadership, redevelopment initiatives, tourism activity, and strategic planning efforts.

The assessment identified substantial strengths across governance coordination, public communications, regional positioning, and economic development readiness. Oregon demonstrates evidence of institutional coordination that exceeds many peer communities, particularly through its Economic and Community Development Commission, strategic corridor positioning, implementation-oriented planning culture, and visible redevelopment coordination tied to tourism, downtown activity, recreation, and long-term investment attraction.



TOP STRENGTHS

- *Strong regional identity and tourism positioning.*
- *Active Economic and Community Development Commission.*
- *Highly visible downtown and riverfront redevelopment momentum.*
- *Advanced public communication and transparency systems.*
- *Strong regional collaboration and implementation culture.*



TOP CONSTRAINTS

- *Some implementation analytics remain partially decentralized.*
- *BRE tracking systems could become more measurable and formalized.*
- *Long-range redevelopment KPI integration remains limited.*
- *Strategic dashboarding and performance tracking could expand further.*



EXECUTIVE SUMMARY

At the same time, several opportunities remain for continued advancement toward full Investment Ready status. While Oregon possesses highly functional implementation systems, additional institutionalization tied to measurable dashboards, redevelopment analytics, business retention tracking, capital sequencing integration, and formalized performance management systems would strengthen long-term resilience and implementation continuity. The City is operating from a position of organizational strength, but future competitiveness will increasingly depend on the refinement and integration of measurable implementation systems capable of sustaining momentum through future growth cycles.

The next phase of work should focus on strengthening integrated redevelopment metrics, institutionalizing long-range implementation dashboards, expanding measurable BRE systems, centralizing strategic funding coordination, and further integrating tourism, recreation, housing, and redevelopment planning into a unified implementation framework. These findings matter because Oregon is transitioning from a community primarily managing redevelopment opportunities toward one increasingly responsible for coordinating sustained implementation activity across multiple sectors simultaneously.

CONFIDENCE NOTE

This assessment is supported by extensive public evidence including municipal planning documents, redevelopment initiatives, strategic implementation materials, public communication systems, corridor redevelopment activity, tourism positioning, commission activity, and implementation examples throughout the community. Confidence in the overall readiness assessment is high relative to similarly sized rural Illinois communities.



TOP PRIORITIES

- *Centralize implementation and redevelopment performance dashboards.*
- *Expand measurable BRE and employer coordination systems.*
- *Integrate tourism, redevelopment, and capital planning analytics.*
- *Institutionalize recurring strategic implementation reviews.*



PROGRAM OVERVIEW

The Strong Communities Initiative (SCI) is designed to help communities evaluate their operational readiness, implementation capacity, organizational systems, and long-term strategic positioning. The SCI framework evaluates how effectively a community is positioned to manage growth, pursue investment, coordinate projects, secure funding, communicate with stakeholders, and sustain implementation momentum over time.

Rather than focusing only on community assets or isolated projects, SCI evaluates the systems that support long-term execution. Communities with strong assets may still struggle operationally if systems are fragmented, informal, or inconsistent. Likewise, smaller communities with limited staffing may still achieve strong readiness outcomes if they possess disciplined implementation structures and coordinated operational systems.

Each pillar is evaluated independently using weighted subcategories, evidence confidence scoring, and implementation-focused hard-cap logic. The final SCI Composite Score represents the average of the five pillar scores.

The SCI process is intended to help communities identify not only where challenges exist, but why those challenges exist operationally and what practical steps can improve implementation performance over time.

SCI EVALUATES FIVE CORE READINESS PILLARS

1

GOVERNANCE AND ORGANIZATIONAL STRUCTURE

2

ECONOMIC DEVELOPMENT READINESS

3

GRANT READINESS ANALYSIS

4

PUBLIC ENGAGEMENT AND COMMUNICATIONS

5

BUSINESS RETENTION AND EXPANSION

PILLAR SCORE, LEVELS AND MEANING

Range	Capacity Level	Meaning
4.50 – 5.00	Investment Ready	Institutionalized, measurable, highly sophisticated systems; benchmark-level readiness.
4.00 – 4.49	Strong	Advanced systems in place with only refinement needed.
3.50 – 3.99	Emerging Implementation	Functional systems with moderate gaps or inconsistent formalization.
3.00 – 3.49	Developing Systems	Basic systems present but fragmented, informal, or inconsistently applied.
2.00 – 2.99	Foundational Capacity Building	Limited formalization; early-stage system development.
0.00 – 1.99	Early Capacity Building	Major systems absent or largely informal.



METHODOLOGY AND EVIDENCE BASE

This SCI assessment was completed using publicly available documentation, organizational analysis, municipal materials, redevelopment information, demographic analysis, and implementation evidence associated with the City of Oregon. The evaluation process focused on identifying operational systems, implementation practices, organizational maturity, planning alignment, redevelopment readiness, communication structures, and measurable evidence of ongoing execution capacity.

The SCI framework prioritizes evidence-based scoring and applies weighted evaluation criteria alongside hard-cap logic designed to prevent over-scoring communities where key organizational systems remain absent or unconfirmed. Each pillar was evaluated independently using the governing scoring framework and evidence standards.



EVIDENCE REVIEWED

Municipal website and public communication systems.

Oregon Comprehensive Plan and implementation references.

Economic and Community Development Commission activity.

Downtown and riverfront redevelopment initiatives.

Tourism and recreation positioning materials.

Corridor redevelopment and infrastructure references.

Public meeting information and implementation evidence.

Oregon SCI scoring metric workbook and replication standards.



COMMUNITY AND ECONOMIC SNAPSHOT

		Oregon Proper	5-Minute Drive Time	10-Minute Drive Time	15-Minute Drive Time
POPULATION		3,570	3,943	8,694	14,762
TOTAL HOUSEHOLDS		1,773	1,803	3,988	6,458
MEDIAN HOUSEHOLD INCOME		\$71,841	\$75,357	\$73,129	\$78,397
LABOR FORCE		1,950	1,694	4,114	7,161

"Demographic and market data contained within this report were derived from sources including Esri Business Analyst, the U.S. Census Bureau, the American Community Survey (ACS), and related third-party datasets and are provided for general planning and informational purposes only to help identify potential community advantages such as population proximity, labor force access, household income characteristics, and regional market reach; while commonly used within the planning and economic development profession, Hometown Consulting LLC cannot guarantee the absolute accuracy or completeness of all estimates, projections, or drive-time modeling data."

Oregon functions as a highly visible regional destination community within north-central Illinois due to its combination of tourism assets, downtown identity, recreation positioning, county-seat functions, and regional accessibility. The community benefits from its location along the Rock River, its established historic downtown environment, its tourism economy, and its integration within broader regional recreation and economic development systems.

The City's economic profile is strengthened by tourism activity, recreation access, downtown redevelopment momentum, healthcare and educational connections, small business activity, regional visitor traffic, and institutional stability associated with county government functions. Oregon's role within the broader Ogle County market allows the community to serve residents, visitors, employers, entrepreneurs, and redevelopment partners simultaneously.

While Oregon maintains a stronger implementation environment than many peer communities, long-term competitiveness will depend on continued redevelopment coordination, housing diversification, corridor investment, strategic infrastructure planning, business retention formalization, and the continued institutionalization of measurable implementation systems.



COMMUNITY AND ECONOMIC SNAPSHOT



KEY COMMUNITY ASSETS

Rock River identity and recreation positioning.

Strong downtown and tourism visibility.

Active Economic and Community Development Commission.

Established redevelopment momentum.

County seat institutional presence.

Regional recreation and tourism access.



KEY CHALLENGES

Need for increasingly measurable implementation systems.

Long-term housing diversification pressures.

Corridor and redevelopment coordination complexity.

Limited formal BRE analytics systems.

Maintaining momentum across multiple implementation priorities.



BENCHMARK COMPARISON

Compared to similarly sized rural Illinois communities, Oregon performs significantly above average in organizational readiness, redevelopment coordination, public communications, and economic development implementation capacity. Many peer communities remain primarily reactive in redevelopment and strategic implementation efforts, while Oregon demonstrates evidence of coordinated planning alignment, redevelopment execution, tourism integration, and measurable implementation culture.

The City's next competitive advancement will depend less on generating new activity and more on institutionalizing increasingly sophisticated implementation systems capable of sustaining long-term redevelopment coordination and measurable growth management.

Oregon's strongest comparative advantages include:

Strong regional identity and destination positioning.

Active redevelopment and implementation environment.

Advanced public communication and transparency systems.

Economic and Community Development Commission leadership.

Rock River and downtown tourism integration.

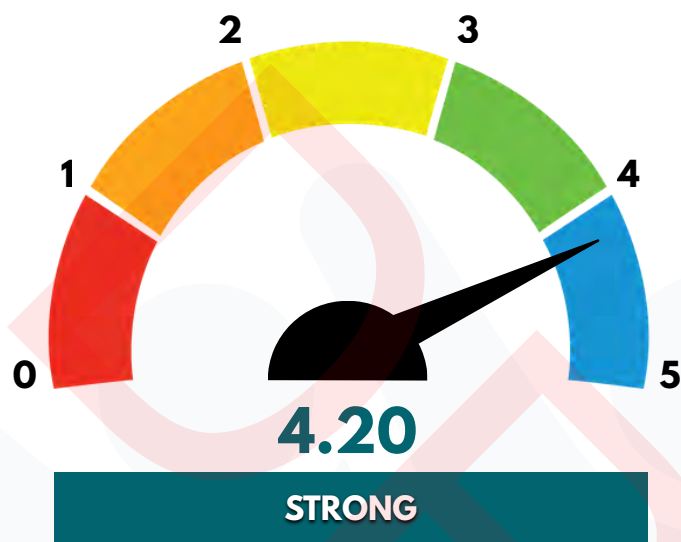
Early-stage and largely relationship-based

Established regional collaboration networks.

OREGON'S FIVE PILLAR SCORES



PILLAR 1 – GOVERNANCE AND ORGANIZATIONAL STRUCTURE



SCORE EXPLANATION AND ANALYSIS

Oregon scored within the Strong tier due to visible organizational coordination, active strategic leadership, implementation-oriented governance culture, and evidence of institutional alignment across redevelopment, planning, tourism, and economic development initiatives. The City demonstrates operational maturity that exceeds many similarly sized rural communities.

Oregon benefits from functioning committee and commission systems, recurring implementation coordination, active redevelopment leadership, and strong public-sector collaboration. Governance structures appear capable of supporting increasingly complex implementation activity across multiple projects simultaneously.

The score remains below Investment Ready because several long-range implementation analytics and integrated performance-management systems could be further institutionalized. While Oregon clearly demonstrates advanced implementation culture, opportunities remain to centralize strategic dashboards, formalize KPI integration, and strengthen recurring implementation review structures tied directly to budgeting, redevelopment metrics, and strategic outcomes.



EVIDENCE REVIEWED

Municipal organizational structure.

Economic and Community Development Commission activity.

Strategic planning and implementation materials.

Public redevelopment coordination evidence.

Public-facing governance and communication systems.



STRENGTHS

- *Stable governance and implementation culture.*
- *Strong leadership coordination.*
- *Active commission and redevelopment structures.*
- *High organizational maturity relative to peers.*
- *Strong strategic planning alignment.*



CONSTRAINTS

- *Some implementation metrics remain decentralized.*
- *Dashboard integration could expand.*
- *Long-range KPI systems could become more measurable.*



PILLAR 1 – GOVERNANCE AND ORGANIZATIONAL STRUCTURE

PATH TO BEST PERFORMANCE

To advance toward Investment Ready status, Oregon should focus on integrating measurable implementation systems capable of coordinating redevelopment, infrastructure, tourism, housing, grants, and economic development within a unified operational framework. The City already demonstrates advanced implementation culture; the next advancement opportunity involves institutionalizing analytics, recurring reporting, and measurable performance management systems.



RECOMMENDATIONS

- *Develop centralized strategic implementation dashboards.*
- *Formalize recurring redevelopment KPI reporting.*
- *Expand measurable implementation review systems.*
- *Integrate strategic planning metrics with budgeting processes.*



PILLAR 2 – ECONOMIC DEVELOPMENT READINESS



SCORE EXPLANATION AND ANALYSIS

Oregon performs at a highly advanced level in Economic Development Readiness relative to peer communities. The City demonstrates visible redevelopment momentum, tourism integration, active implementation coordination, regional branding strength, and measurable redevelopment positioning tied to downtown activity, recreation, tourism, and corridor investment.

The community benefits from a recognizable destination identity supported by the Rock River corridor, downtown redevelopment activity, recreation assets, tourism draw, institutional stability, and coordinated economic development leadership. Oregon demonstrates evidence of implementation-oriented redevelopment systems that extend beyond conceptual planning discussions.

The City's strongest opportunities for continued advancement involve refining redevelopment analytics, institutionalizing measurable BRE systems, strengthening formal site packaging, and integrating long-range investment metrics tied to tourism, housing, and redevelopment outcomes.



EVIDENCE REVIEWED

- Downtown redevelopment initiatives.
- Riverfront and recreation positioning.
- Economic development implementation activity.
- Tourism and branding materials.
- Corridor redevelopment references.



STRENGTHS

- Strong tourism and destination identity.
- Active redevelopment implementation culture.
- Strong downtown visibility.
- Regional recreation positioning.
- Coordinated economic development leadership.



CONSTRAINTS

- Formal redevelopment analytics could expand.
- BRE integration remains partially informal.
- Some prospect tracking systems could become more measurable.



PILLAR 2 – ECONOMIC DEVELOPMENT READINESS

PATH TO BEST PERFORMANCE

Oregon's strongest future gains will come through institutional refinement rather than foundational system creation. The City is already operating with advanced redevelopment capacity, but additional integration of analytics, BRE coordination, investment tracking, and implementation dashboards would further strengthen long-term competitiveness.

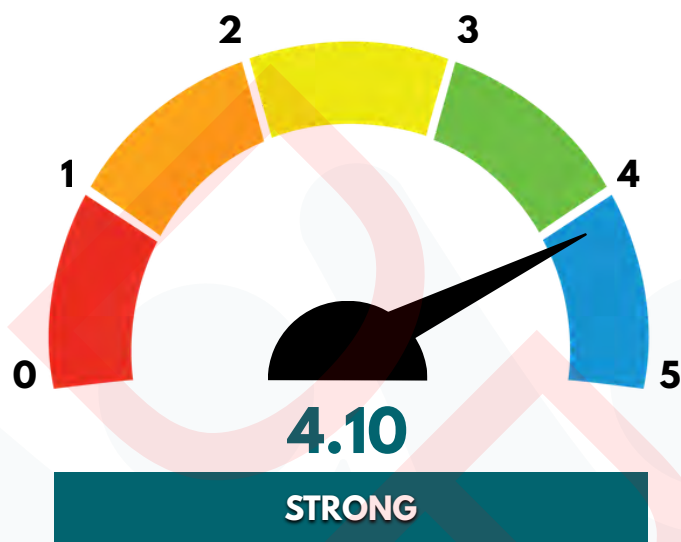


RECOMMENDATIONS

- *Expand measurable redevelopment KPI systems.*
- *Formalize prospect and investment tracking dashboards.*
- *Integrate tourism and redevelopment analytics.*
- *Expand redevelopment site packaging systems.*



PILLAR 3 – GRANT READINESS ANALYSIS



SCORE EXPLANATION AND ANALYSIS

Oregon demonstrates strong grant readiness capacity supported by active implementation projects, redevelopment coordination, strategic planning alignment, and visible project packaging tied to infrastructure, tourism, recreation, and redevelopment initiatives. The City demonstrates stronger project readiness culture than many similarly sized communities.

The community benefits from the ability to connect projects to broader regional narratives tied to tourism, recreation, downtown redevelopment, housing, economic competitiveness, and infrastructure modernization. This positioning improves competitiveness for state and federal funding opportunities.

The primary opportunity for continued advancement involves further centralizing project inventory systems, formalizing recurring grant dashboards, and integrating capital sequencing systems across departments and implementation partners.



EVIDENCE REVIEWED

- Redevelopment and infrastructure initiatives.
- Planning and implementation materials.
- Public project coordination evidence.
- Grant-related implementation references.
- Organizational coordination structures.



STRENGTHS

- Strong redevelopment project alignment.
- Visible implementation culture.
- Strategic project positioning.
- Strong regional narrative integration.
- Active infrastructure coordination.



CONSTRAINTS

- Long-range dashboard integration could expand.
- Some grant tracking systems remain partially decentralized.
- Capital sequencing systems could become more formalized.



PILLAR 3 – GRANT READINESS ANALYSIS

PATH TO BEST PERFORMANCE

The City should continue transitioning from strong project coordination toward fully integrated capital and grant management systems. The largest gains will come through institutional dashboarding, recurring implementation reviews, and measurable project sequencing tied directly to strategic priorities.



RECOMMENDATIONS

- *Create centralized funding and project dashboards.*
- *Integrate grant readiness into long-range capital planning.*
- *Formalize recurring funding strategy reviews.*
- *Expand project packaging and sequencing systems.*



PILLAR 4 – PUBLIC ENGAGEMENT AND COMMUNICATIONS



SCORE EXPLANATION AND ANALYSIS

Oregon demonstrates highly advanced public engagement and communication systems relative to peer communities. The City maintains visible public transparency, strong digital communication practices, accessible public information systems, and coordinated messaging tied to tourism, redevelopment, recreation, and community identity.

The City's communication environment strengthens redevelopment readiness by reinforcing confidence among residents, visitors, businesses, developers, and institutional partners. Oregon's public-facing systems contribute meaningfully to the community's overall implementation culture.

The strongest future opportunity involves expanding measurable engagement analytics and integrating long-range implementation reporting into recurring public communication systems.



EVIDENCE REVIEWED

- Municipal website and communication systems.
- Public meeting access and transparency.
- Community branding and tourism visibility.
- Public information accessibility.
- Community engagement materials.



STRENGTHS

- *Strong public transparency.*
- *Professional public-facing communication systems.*
- *Coordinated tourism and community branding.*
- *Accessible public information infrastructure.*
- *Strong implementation messaging culture.*



CONSTRAINTS

- *Engagement analytics could become more measurable.*
- *Long-range implementation reporting could expand further.*
- *Strategic participation tracking remains limited.*



PILLAR 4 – PUBLIC ENGAGEMENT AND COMMUNICATIONS

PATH TO BEST PERFORMANCE

Oregon is already operating with highly visible and coordinated communication systems. The next advancement opportunity involves integrating measurable engagement infrastructure directly into long-range implementation accountability systems



RECOMMENDATIONS

- *Expand public-facing implementation dashboards.*
- *Create recurring community progress reports.*
- *Develop measurable participation analytics.*
- *Formalize strategic engagement cycles.*



PILLAR 5 – BUSINESS RETENTION AND EXPANSION



SCORE EXPLANATION AND ANALYSIS

Oregon demonstrates strong local business coordination and economic support culture supported by tourism activity, downtown business visibility, redevelopment coordination, and active economic development leadership. The City benefits from an engaged small-business environment and strong regional identity.

The community demonstrates meaningful business awareness and redevelopment integration, particularly within downtown and tourism-oriented sectors. Oregon's strongest advancement opportunities involve further institutionalizing measurable BRE systems, employer outreach coordination, and recurring business analytics.



EVIDENCE REVIEWED

Economic and Community Development Commission activity.

Downtown business environment.

Tourism and redevelopment coordination.

Public business and redevelopment references.



STRENGTHS

- Strong downtown business identity.
- Active redevelopment coordination.
- Tourism-driven business activity.
- Strong regional visibility.
- Existing local business culture.



CONSTRAINTS

- BRE systems could become more measurable.
- Employer outreach analytics remain limited.
- Business intelligence tracking could expand.



PILLAR 5 – BUSINESS RETENTION AND EXPANSION

PATH TO BEST PERFORMANCE

BRE represents one of Oregon's clearest opportunities for continued institutional advancement. The City already demonstrates strong business environment coordination; the next step involves integrating measurable analytics, recurring outreach systems, and implementation tracking directly into redevelopment and policy coordination.



RECOMMENDATIONS

- *Develop measurable BRE visitation systems.*
- *Implement recurring business climate surveys.*
- *Create employer coordination and issue-tracking systems.*
- *Integrate BRE analytics into strategic implementation reviews.*

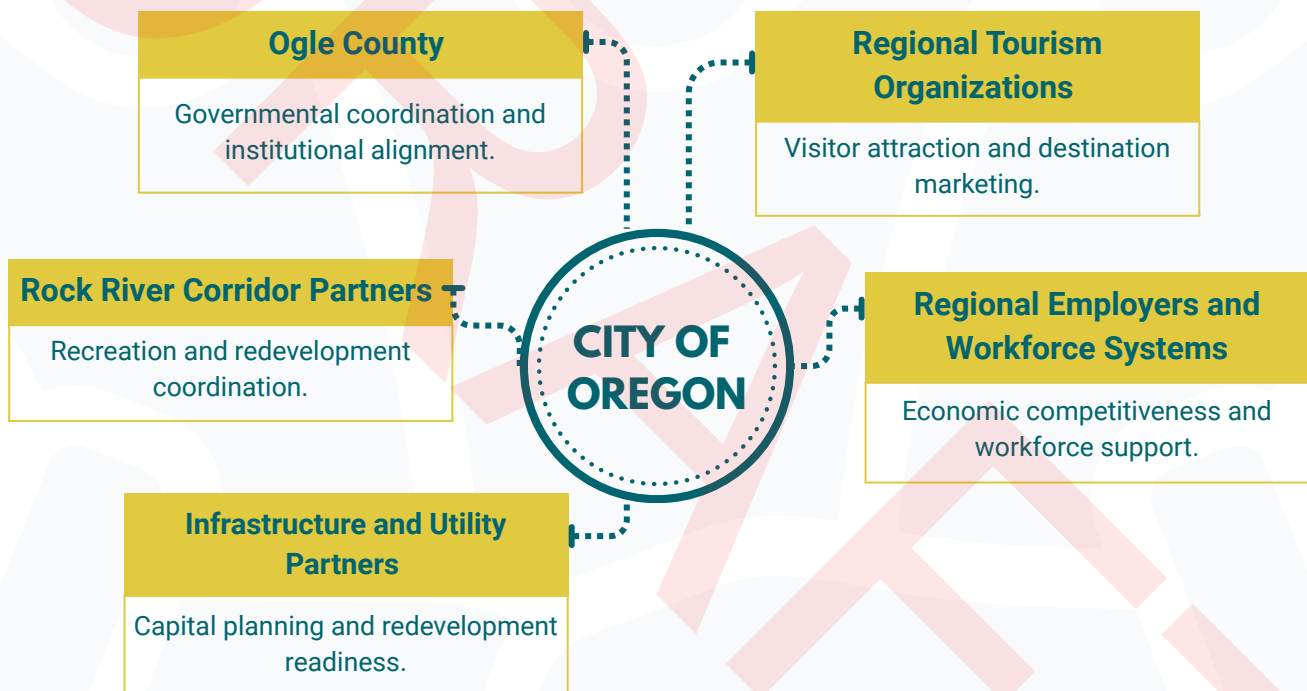


REGIONAL COLLABORATION AND POSITIONING

Oregon's regional collaboration profile is one of its clearest competitive advantages. The City functions as both a regional destination community and the county seat of Ogle County while maintaining strong connections to tourism systems, recreation networks, employers, institutional partners, and broader regional economic development efforts.

Its identity as a Rock River community allows Oregon to serve multiple audiences simultaneously, including residents, visitors, employers, developers, recreation users, entrepreneurs, and institutional stakeholders. Oregon benefits from partnerships tied to tourism, outdoor recreation, housing, downtown redevelopment, workforce systems, infrastructure coordination, and regional branding.

REGIONAL PARTNERS AND ROLES



The strongest collaborative opportunities involve riverfront redevelopment, trail connectivity, tourism expansion, downtown investment, housing initiatives, business retention, and recreation-based economic development. Oregon is particularly well-positioned to leverage collaborative implementation systems tied to regional destination growth and redevelopment coordination.

Without continued coordination, Oregon risks increasing competitive pressure from larger regional tourism and redevelopment markets. Continued collaboration will remain critical to sustaining long-term implementation momentum.



STRATEGIC OPPORTUNITIES AND CATALYTIC INITIATIVES

1 DOWNTOWN AND RIVERFRONT REDEVELOPMENT

Oregon should continue integrating downtown redevelopment and riverfront positioning with tourism expansion, redevelopment packaging, recreation investment, and long-term corridor enhancement strategies.

2 IMPLEMENTATION SYSTEMS MODERNIZATION

The City should continue institutionalizing implementation dashboards, redevelopment metrics, strategic tracking systems, and recurring KPI review structures tied to measurable implementation outcomes.

3 HOUSING AND RESIDENTIAL POSITIONING

Housing diversification and workforce housing positioning represent increasingly important long-term priorities. Oregon should proactively coordinate redevelopment and residential growth strategies tied to infrastructure capacity and regional competitiveness.

4 GRANT AND CAPITAL COORDINATION

The City would benefit from further integrating project readiness, grant sequencing, infrastructure coordination, and redevelopment packaging into a centralized implementation framework.

5 TOURISM AND DESTINATION BRANDING

Oregon already possesses a strong regional identity. Future efforts should continue strengthening how tourism, recreation, redevelopment, and economic competitiveness are marketed through a unified destination strategy.



24-MONTH STRATEGIC IMPLEMENTATION ROADMAP

PRIORITY FOCUS	0-6	6-12	12-18	18-24	LEAD RESPONSIBILITY	PRIMARY OUTCOME	KEY MILESTONES	SUCCESS METRIC	REVIEW LOOP
Downtown and Riverfront Redevelopment	●	●	●	●	City Leadership / ECDC	Coordinate redevelopment activity	Redevelopment inventory completed	Increased redevelopment activity	Quarterly redevelopment review
Tourism and Destination Branding	●	●	●		City Leadership / Tourism Partners	Strengthen destination identity	Unified tourism strategy adopted	Increased tourism visibility	Quarterly tourism review
Implementation Systems Modernization	●	●	●	●	City Staff / Consultant	Improve KPI and tracking systems	Dashboard framework completed	Recurring reporting established	Monthly implementation review
Housing and Residential Positioning	●	●	●	●	City Leadership / Development Partners	Improve housing readiness	Housing opportunity inventory completed	Increased housing coordination	Semiannual housing review
Grant and Capital Coordination	●	●	●	●	City Leadership / Infrastructure Partners	Centralize funding coordination	Funding and infrastructure inventory completed	Improved project readiness	Quarterly infrastructure review
Business Retention and Expansion Systems	●	●	●		ECDC / City Leadership	Formalize BRE coordination	BRE tracking system launched	Increased business engagement	Semiannual BRE review



24-MONTH STRATEGIC IMPLEMENTATION ROADMAP

PRIORITY FOCUS	0-6	6-12	12-18	18-24	LEAD RESPONSIBILITY	PRIMARY OUTCOME	KEY MILESTONES	SUCCESS METRIC	REVIEW LOOP
Recreation and Trail Connectivity Coordination		●	●	●	City Leadership / Regional Partners	Expand recreation partnerships	Regional coordination meetings established	Increased partnership activity	Quarterly regional review
Strategic Performance Evaluation			●	●	City Leadership / Consultant	Evaluate implementation progress	SCI progress review completed	Improved implementation metrics	Annual strategic review

IMMEDIATE APPROVAL ACTIONS

- Approve implementation dashboard framework.
- Establish redevelopment and tourism review meetings.
- Create grant and capital project inventory.
- Begin housing readiness analysis. Develop BRE tracking tools.

DELEGATED STAFF OR PARTNER ACTIONS

- Assemble redevelopment inventory materials.
- Coordinate tourism branding efforts.
- Develop KPI reporting templates.
- Coordinate infrastructure and funding discussions.
- Expand public project communication systems.

DEFERRED INITIATIVES

- Major riverfront infrastructure expansion projects.
- Large-scale housing expansion initiatives.
- Long-range incentive restructuring.
- Advanced regional analytics systems.



RECOMMENDED GOVERNANCE / TRACKING FRAMEWORK

Oregon should implement a unified strategic dashboard framework containing measurable indicators tied to redevelopment, tourism, housing, infrastructure, grants, business retention, public engagement, and implementation activity.

RECOMMENDED DASHBOARD METRICS



Redevelopment investment totals.

Downtown occupancy rates.

Visitor and tourism metrics.

Grant dollars secured.

Business visitation counts.

Housing and redevelopment activity.

Infrastructure implementation milestones.

Public engagement participation.

Employer coordination activities.

Regional partnership initiatives.

RECOMMENDED REVIEW RHYTHM



MONTHLY

- Capital project updates.
- Redevelopment tracking.
- Grant coordination review.
- Business outreach updates.

QUARTERLY

- Strategic implementation dashboard review.
- Tourism and redevelopment KPI reporting.
- Housing and infrastructure progress review.

ANNUALLY

- Comprehensive implementation assessment.
- KPI benchmarking.
- Goal recalibration and strategic alignment.



CLOSING STATEMENT

Oregon demonstrates advanced organizational maturity, strong redevelopment positioning, and one of the stronger implementation environments among similarly sized rural Illinois communities. The City has clearly moved beyond foundational readiness and demonstrates many of the characteristics associated with communities capable of managing increasingly sophisticated redevelopment, tourism, infrastructure, and economic development initiatives.

The next phase of growth for Oregon is not simply about generating additional projects. It is about institutionalizing measurable systems capable of sustaining long-term implementation excellence. By strengthening integrated dashboards, redevelopment analytics, BRE systems, and recurring strategic review structures, Oregon is well-positioned to continue evolving into one of the strongest small-community implementation environments in northern Illinois.

Hometown Consulting appreciates the opportunity to complete this assessment and recognizes the significant work already underway throughout the community.

Report Disclaimer

This report has been prepared for strategic planning and informational purposes based on information provided by the city, publicly available sources, third-party data, and consultant analysis believed to be reasonably reliable at the time of preparation. While care has been taken in compiling and analyzing this information, Hometown Consulting LLC makes no representation or warranty as to the absolute accuracy or completeness of the data contained herein.

The findings and recommendations presented in this report are advisory in nature and are intended to support—not replace—independent evaluation and due diligence by the city and its professional advisors. The City is encouraged to verify relevant data, assumptions, and feasibility considerations prior to making policy, financial, development, or implementation decisions.



SCI OPERATIONNLIZATION AND IMPLEMENTATION MANUAL

STRONG COMMUNITIES INITIATIVE (SCI)

*"Building Stronger, More Connected, and Investment-Ready
Rural Communities Across Illinois"*

Prepared for:

City of Colona, Illinois
Village of Hanna City, Illinois
Village of Manito, Illinois
City of Nauvoo, Illinois
City of Oregon, Illinois
Village of Roanoke, Illinois

Prepared by:

Hometown Consulting, LLC
In partnership with: Compeer Financial

Date: May 1, 2026



TABLE OF CONTENTS

This operational manual defines and explains the recurring implementation systems, governance structures, redevelopment strategies, operational advancement concepts, and industry best practices identified in the six SCI reports (Colona, Hanna City, Manito, Nauvoo, Oregon, and Roanoke). The document is designed to function as a practical implementation guide for municipal leaders, economic development organizations, consultants, administrators, and implementation partners.

Development Pipeline Tracking	1
Site Readiness Programs	2
Leadership Transition Continuity	3
Funding Stack Coordination	4
Redevelopment Opportunity Packaging	5
Cross-Department Coordination	6
Strategic Infrastructure Sequencing	7
Implementation Accountability Systems	8
Closing Operational Perspective	9



DEVELOPMENT PIPELINE TRACKING

Development pipeline tracking systems are centralized operational frameworks used to monitor redevelopment prospects, active projects, site inquiries, permitting milestones, infrastructure needs, funding coordination, and implementation status across the full lifecycle of a development project.

The SCI framework repeatedly identified development tracking as a major differentiator between reactive communities and communities operating with measurable implementation systems. Municipalities without centralized tracking frequently lose continuity during staff turnover, fail to follow up with developers, duplicate communication efforts, or lose visibility into project bottlenecks.

Lower-capacity communities commonly rely on informal conversations, email chains, or individual memory to track redevelopment opportunities. This creates fragmented implementation processes and weak accountability structures. In contrast, investment-ready communities institutionalize development tracking through dashboards, recurring review meetings, ownership assignments, redevelopment scoring systems, and measurable implementation timelines.

Advanced communities integrate pipeline tracking into board reporting, capital planning, BRE systems, redevelopment dashboards, and grant readiness coordination.

BEST-PRACTICE SYSTEMS TYPICALLY INCLUDE:

- *Project status categories*
- *Ownership assignments*
- *Infrastructure readiness indicators*
- *Incentive coordination tracking*
- *Funding alignment notes*
- *Target completion dates*
- *Redevelopment priority scoring*
- *Recurring implementation review schedules*



SITE READINESS PROGRAMS

Site readiness programs are coordinated operational systems used to prepare redevelopment sites for investment attraction, industrial recruitment, commercial expansion, and housing development.

SCI recommendations repeatedly emphasized that communities often market sites before basic due diligence is completed. Common deficiencies include unknown utility capacity, incomplete ownership information, zoning inconsistencies, environmental uncertainty, unclear access conditions, and lack of conceptual site planning.

Communities frequently fail because site readiness efforts remain fragmented across departments or consultants without centralized ownership structures. Strong implementation models assign responsibility to a lead coordinator supported by engineering, economic development, planning, and utility partners.

Investment-ready communities maintain continuously updated redevelopment packages, conceptual development visuals, infrastructure summaries, and funding compatibility analyses to reduce investor uncertainty and accelerate project evaluation timelines.

EFFECTIVE SITE READINESS PROGRAMS CREATE MEASURABLE INVESTMENT CONFIDENCE BY ORGANIZING:

- *Infrastructure data*
- *Utility capacity information*
- *GIS mapping*
- *Transportation access analysis*
- *Environmental assessments*
- *Ownership documentation*
- *Zoning alignment*
- *Incentive eligibility*
- *Redevelopment narratives*



LEADERSHIP TRANSITION CONTINUITY

Leadership transition continuity systems are institutional safeguards designed to preserve implementation momentum during elections, staffing changes, retirements, consultant transitions, or organizational restructuring.

The SCI framework consistently identified organizational continuity as a recurring weakness in foundational-capacity communities. Many municipalities rely heavily on individual institutional knowledge rather than documented operational systems. As a result, projects lose momentum when leadership changes occur.

Communities commonly fail because implementation knowledge becomes concentrated within one staff member, elected official, or consultant. Higher-performing communities reduce this risk by distributing operational visibility across departments, committees, and recurring reporting systems.

Advanced implementation models integrate continuity planning directly into governance modernization, succession planning, board orientation processes, and strategic implementation management.

EFFECTIVE CONTINUITY SYSTEMS INSTITUTIONALIZE:

- *Centralized implementation tracking*
- *Project documentation standards*
- *Recurring strategic review meetings*
- *Dashboard reporting systems*
- *Cross-training structures*
- *Written implementation procedures*
- *Shared digital file systems*
- *Defined governance responsibilities*



FUNDING STACK COORDINATION

Funding stack coordination refers to the strategic layering of grants, incentives, local financing tools, infrastructure investments, TIF resources, utility participation, private investment, and regional funding partnerships to support complex redevelopment projects.

SCI reports repeatedly demonstrated that high-capacity communities approach funding strategically rather than opportunistically. Instead of pursuing isolated grants, successful communities align multiple funding tools around shared implementation objectives.

Communities frequently struggle because funding efforts are pursued independently without coordination between departments, consultants, regional organizations, or elected leadership. This often produces duplicated applications, conflicting timelines, or underleveraged local resources.

Advanced communities maintain recurring funding strategy meetings and long-range implementation forecasts tied directly to redevelopment priorities and capital planning systems.

BEST-PRACTICE FUNDING COORDINATION SYSTEMS INCLUDE:

- *Multi-source funding inventories*
- *Project-to-funding alignment matrices*
- *Grant sequencing schedules*
- *Matching fund forecasts*
- *Capital timing coordination*
- *Infrastructure dependency analysis*
- *Incentive compatibility reviews*



REDEVELOPMENT OPPORTUNITY PACKAGING

Redevelopment opportunity packaging is the process of transforming underutilized sites, corridors, downtown properties, industrial land, or redevelopment districts into organized investment-ready marketing packages.

SCI recommendations repeatedly emphasized that communities often possess marketable redevelopment assets but fail to present them professionally or strategically. Weak redevelopment packaging reduces investor confidence and limits competitive positioning.

Communities commonly fail because redevelopment information is outdated, fragmented, or inconsistent across departments. Higher-capacity communities centralize redevelopment packaging within economic development workflows supported by GIS systems, implementation dashboards, and recurring updates.

Investment-ready communities continuously refine redevelopment packages as infrastructure changes, incentives evolve, ownership conditions shift, or market opportunities emerge.

EFFECTIVE REDEVELOPMENT PACKAGES TYPICALLY INCLUDE:

- *Property inventories*
- *GIS maps*
- *Utility information*
- *Traffic data*
- *Demographic summaries*
- *Incentive availability*
- *Zoning information*
- *Conceptual redevelopment visuals*
- *Infrastructure readiness details*
- *Community positioning narratives*



CROSS-DEPARTMENT COORDINATION

Cross-department coordination systems are structured operational processes designed to align public works, administration, planning, engineering, finance, utilities, economic development, and elected leadership around shared implementation priorities.

SCI reports repeatedly identified departmental fragmentation as a major operational limitation. Communities often pursue redevelopment, infrastructure, communications, and grant initiatives independently without structured coordination systems.

Lower-capacity communities frequently rely on informal communication or reactive coordination during crises. Advanced communities institutionalize recurring review structures that align departments around measurable implementation objectives.

Strong coordination systems significantly improve project sequencing, funding competitiveness, infrastructure planning, redevelopment responsiveness, and organizational accountability.

EFFECTIVE COORDINATION FRAMEWORKS INCLUDE:

- *Recurring implementation meetings*
- *Shared dashboards*
- *Interdepartmental reporting systems*
- *Defined ownership assignments*
- *Strategic implementation calendars*
- *Shared project timelines*
- *Coordinated communication protocols*



STRATEGIC INFRASTRUCTURE SEQUENCING

Strategic infrastructure sequencing is the process of organizing infrastructure investments in the order necessary to maximize redevelopment potential, funding competitiveness, operational efficiency, and implementation success.

SCI recommendations repeatedly identified infrastructure sequencing failures as a major source of redevelopment stagnation. Communities often pursue redevelopment initiatives before resolving utility limitations, transportation constraints, drainage deficiencies, or capital coordination issues.

Communities commonly fail because infrastructure decisions remain reactive rather than tied to long-term redevelopment priorities. High-capacity communities institutionalize sequencing analysis within capital planning systems, implementation dashboards, and recurring strategic reviews.

Investment-ready communities continuously update infrastructure priority frameworks as redevelopment conditions evolve.

BEST-PRACTICE SEQUENCING SYSTEMS EVALUATE:

- *Infrastructure dependencies*
- *Redevelopment readiness*
- *Utility capacity*
- *Funding timelines*
- *Engineering schedules*
- *Grant compatibility*
- *Capital availability*
- *Public-private coordination opportunities*



IMPLEMENTATION ACCOUNTABILITY SYSTEMS

Implementation accountability systems are measurable operational frameworks used to assign responsibility, monitor progress, evaluate performance, and maintain implementation momentum over time.

The SCI framework repeatedly emphasized that strategic plans fail when accountability structures are weak or undefined. Communities frequently complete planning documents without establishing implementation ownership, recurring reporting expectations, or measurable review systems.

Lower-capacity communities often struggle because accountability depends on individual motivation rather than institutional systems. Advanced communities integrate accountability into governance processes, board packets, implementation meetings, and operational reporting structures.

High-performing communities treat accountability as an ongoing operational discipline rather than a one-time reporting exercise.

EFFECTIVE ACCOUNTABILITY SYSTEMS INCLUDE:

- *Assigned project ownership*
- *Defined timelines*
- *KPI tracking*
- *Dashboard reporting*
- *Quarterly implementation reviews*
- *Board-level progress summaries*
- *Public-facing implementation updates*
- *Strategic adjustment procedures*



CLOSING OPERATIONAL PERSPECTIVE

The SCI framework consistently demonstrates that long-term community competitiveness depends less on isolated projects and more on the strength of the operational systems used to coordinate implementation, preserve continuity, align leadership, maintain accountability, and institutionalize redevelopment readiness over time. Communities that successfully implement these systems position themselves to compete more effectively for investment, grants, redevelopment partnerships, and long-term economic resilience





COUNCIL MEETING MINUTES
Tuesday August 11th, 2026, 5:30 P.M.
City Hall Council Chambers
115 N 3rd Street

The Council of the City of Oregon met Tuesday August 11th, 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 Josiah Flanagan
Council Member Tim Krug
City Manager Darin DeHaan
Chief of Police Matt Kalnins
City Attorney Paul Chadwick
City Clerk Cheryl Hilton

Also Present: Destini Benesh, Bill Covell, John Dickson, and Josh Pickering.

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 Tim Krug started the pledge of allegiance.

Proclamations, Commendations, Swear In, Etc.

None.

Presentations

Dr. Lori Cortez spoke about the Impact Program-Earned Tuition through Sauk Valley Community College.

Public Comment

None.

Approval of Minutes

Council Member Tim Krug moved to approve July 28th, 2026, minutes, Seconded by Council Member Josiah Flanagan.

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

Approval of Warrants & Payroll

Council Member Josiah Flanagan moved to approve payroll in the amount of \$69,559.48 and the current warrants as listed:

Ace Hardware & Outdoor Center	\$19.00
AG VIEW FS, Inc.	\$7,172.99
Amazon Capital Services, Inc	\$1,557.97
Black Diamond Plumbing & Mechanical Inc	\$1,809.58
Blue Cross Blue Shield	\$25,402.97
Butitta Bros. Automotive - Oregon	\$2,968.49
Cody Ahrens	\$240.00

Comcast	\$285.47
ComEd	\$249.01
Destini Benesh	\$200.00
Envision Healthcare	\$243.00
Fidelity Security Life Insurance	\$175.40
Frontier	\$300.09
Gasvoda & Associates, Inc	\$1,543.20
Hawkins, Inc	\$735.47
High Star Traffic	\$4,549.50
IL Department of Employment Security	\$2,176.00
Legacy Prints	\$2,425.00
LOCiS Inc.	\$4,201.00
MCS	\$145.00
Menards	\$36.47
Menards	\$99.75
Merlin's Greenhouse and Flowers	\$22,620.00
NAPA Auto Parts	\$462.93
Northern Illinois Disposal Services	\$25,648.92
Oregon Snyders Pharmacy	\$276.20
Pace Analytical Services	\$1,345.00
Rat Worx, Inc	\$61.00
Shawn Melville	\$250.00
Stillman BancCorp	\$4,047.16
Stratus Networks, Inc	\$77.32
SundogIT LLC	\$2,641.22
Sun Life Financial	\$408.81
The Lamar Companies	\$600.00
Taryn Bradley	\$780.00
Townsquare Media LLC	\$1,218.00
Treasurer, State Of Illinois	\$660.00
Uniform Den East, Inc	\$308.90
USA BlueBook	\$106.34
Visa	\$2,509.68
	\$120,556.84

Seconded by Council Member Melanie Cozzi.

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

Ordinances

None.

Resolutions

Council Member Melanie Cozzi moved to approve Resolution 2026-10 authorizing the Closure of State Rt. 2 between Webster and Monroe Street and Rt. 64 between Monroe Street and 3rd Street be Requested of the Illinois Department of Transportation for the Autumn on Parade, Seconded by Council Member Josiah Flanagan.

Discussion: Parade route is the same as last year. City Manager Darin DeHaan said the city council is voting on the detour route.

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

Motions

Council Member Terry Schuster moved to approve the Oregon Public Library's Façade Grant Request, Seconded by Council Member Tim Krug.

Discussion: Council Member Terry Schuster stated this is one governmental organization giving funds to another governmental organization that already has the ability to tap into tax funds. The façade grant program in the past has been used for more retail, private, and economic types of issues. The request does not clearly fit how the use of Façade Grant funds have been previously used. He said he doesn't doubt the project is important to them and it is a great project. He does not think it's an appropriate use of the city façade grants as they are written. Council Member Melanie Cozzi agreed with Council Members Schuster's statement. Council Member Tim Krug said he sees the Façade Grant as a grant to business owners within the town of Oregon to fix the façade of their buildings. This is a self-governing agency. He does not think it falls into the terminology of what façade grants are for.

Roll Call: Cozzi, Nay. Flanagan, Nay. Krug, Nay. Schuster, Nay. Williams, Nay. The motion was denied.

Council Member Tim Krug moved to approve the City Welcome Sign Bid from Aurora Sign Company with the City Manager having the ability to adjust contract terms, sign the contract, and manage construction of a design that must be approved by the City Council, Seconded by Council Member Melanie Cozzi.

Discussion: Council Member Tim Krug said the motion is giving permission to City Manager Darin DeHaan to get the project going but the City Council decides the final design. Mayor Ken Williams said the design will be the City Council's responsibility. Sign design ideas can be shared with Darin. Mayor Ken Williams said there will most likely be discussion on the signs at the next meeting. City Manager Darin DeHaan said he just needs to award the bid to start working on the project. There are two designs in the council packet. Mayor Ken Williams said the council needs to decide if they like the stone base or the posts. The posts allow for landscaping. City Manager Darin DeHaan said to keep in mind there will be some IDOT restrictions. There are also examples of other signs the company has built for other communities. He also said to keep in mind the Art Committee's design is AI, and they took months to finalize the vision. He said in the Capital Plan, twenty-five thousand dollars was allocated for each year over four years to replace the signs. If the city does all four, the city can save some money. The bid included sign removal and staff is capable of doing that, saving about eight thousand dollars. It is affordable to do all four signs at once.

Mayor Ken Williams restated the motion to approve the City Welcome Sign Bid from Aurora Sign Company with the City Manager having the authority to adjust contract terms, sign the contract, and manage construction of a design that must be approved by the City Council with the bid option in the amount of \$18,525.00 or the bid option in the amount of \$35,475.00 if it is four signs.

Discussion: Council Member Tim Krug said it is like getting one sign for free. City Manager Darin DeHaan said there is a significant savings when purchasing four. They were the only company that gave references. The material used is a metal frame with a vinyl overlay. There is also a warranty.

Mayor Ken Williams moved to approve to amend the motion and approve the bid option for four signs in the amount of \$35,475.00, Seconded by Council Member Melanie Cozzi.

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

Council Member Tim Krug moved to approve the City Welcome Sign Bid from Aurora Sign Company with the City Manager having the ability to adjust contract terms, sign the contract, and manage construction of a design that must be approved by the City Council, Seconded by Council Member Melanie Cozzi.

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

Discussion Items

None.

Board & Commission Reports

Main Street: Main Street Director Destini Benesh said she has been working within the Main Street platform. She stated she sent introduction emails to downtown business owners, also held various meetings with community leaders and a meeting with a5 is scheduled for Friday. She is also working on a 4th quarter newsletter.

Sustainability: Council Member Melanie Cozzi said the Rock River Sweep will be held September 12th. The rain date is scheduled for September 18th. The White Pelican will be partnering with the city again to provide canoes and shuttle services. She said help from the boating community would be extremely helpful.

Department & Officer Reports

Chief Matt Kalnins: He said he appreciated the help from the street department with lines and trees down.

Public Works Director Bill Covell: Provided an update on the current projects. All the watermain have been installed on the 7th Street Watermain replacement project. Waiting on IEPA operating permit to work on the services. Once the services are complete the road will be paved and opened. There are a few areas that were washed out. Martins will be back to get those areas fixed. The Century Hills inlet repairs have been completed, and roads are ready to be paved possibly this week. A punch list of items has been created for the slurry seal project. They will be doing a walkthrough tomorrow. Any issues will need to be resolved before payment is issued. He has a meeting scheduled next week with Fehr Graham to discuss the infield redesign of the Rt 64 sidewalk project. There will also be a special brush pick-up on Monday the 17th.

City Attorney Paul Chadwick: There may be items to discuss at the next meeting in closed session.

City Manager Darin DeHaan: Complimented Main Street Director Destini Benesh. She has really hit the ground running, making contacts. He looks forward to the program expanding.

Council Reports

Council Member Terry Schuster: The city will become one in about twelve other communities to receive Bird City designation. A representative will be attending the September 8th City Council meeting to present the city with the award. With the designation the city can provide more information and knowledge about birds. There are a lot people who really enjoy birds in their back yard. He said there is also a tourism impact as well. Tom Pacey was also recognized for his many contributions towards the city receiving the designation.

Mayor Ken Williams: Thanked the city council.

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

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

Adjourn: 6:07 P.M.

Ken Williams, Mayor

Attest: _____
Cheryl Hilton, City Clerk



August 25, 2026

Payroll in amount \$69,565.12

Amazon Business	\$827.30
Benchmark Imaging & Displays	\$933.30
Blue Cross Blue Shield of Illinois	\$26,307.18
BNSF Railway Company	\$4,057.46
Butitta Bros. Automotive- Oregon	\$472.96
Carreno Landscaping	\$1,850.00
Caspers Home Inspection LLC	\$1,550.00
Cintas	\$173.48
City of Oregon	\$5,500.00
Comcast	\$850.86
Comcast	\$1,037.20
ComEd	\$7,248.66
Dennis Arges	\$500.00
Dixon II Wellness Urgent Care	\$186.00
Dixon Paint Co	\$2,814.30
Ecolab	\$323.12
EM Benefits	\$1,531.68
Ferguson Enterprises LLC	\$7,099.90
Fischer's	\$44.40
Fischer's	\$503.92
Frontier	\$431.93
Harpers Outdoor Solutions	\$2,550.00
Harpers Outdoor Solutions	\$2,550.00
Hawkins Inc.	\$1,192.61
Ken Williams	\$33.07
KnowBe4, Inc	\$960.12
Martin and Company Excavating	\$1,097.52
Martin and Company Excavating	\$10,000.00
Melanie Cozzi	\$25.00
Mel's Custom Graphics	\$643.00
Menards	\$163.50
Menards	\$392.29
National Business Furniture, LLC	\$547.80
Ogle County Clerk & Recorder	\$73.00
Postmaster	\$875.55
Quill	\$410.82
The Lamar Companies	\$700.00
Verizon	\$924.96
Village of Progress	\$1,280.00
Visa	\$8.74
Visa	\$1,786.95
Ward Murray, Pace & Johnson, P.C.	\$79.50
WYOT-FM 102.3 The Coyote/WRHL AM/FM	\$3,000.00
Zoro Tools, Inc	\$938.75

\$94,476.83

City Manager



CITY OF OREGON, ILLINOIS

ORDINANCE NO. 2026-010

OREGON TAX INCREMENT FINANCING DISTRICT

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

by and between

THE CITY OF OREGON, OGLE COUNTY, ILLINOIS

and

MATTHEW PENDERGRASS AND 408 E WASHINGTON STREET, LLC

**ADOPTED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF OREGON, OGLE COUNTY, ILLINOIS
ON THE 25TH DAY OF AUGUST, 2026.**

CITY OF OREGON, ILLINOIS: ORDINANCE NO. 2026-010

OREGON TIF DISTRICT

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

by and between

THE CITY OF OREGON

and

MATTHEW PENDERGRASS AND 408 E WASHINGTON STREET, LLC

The Mayor and City Council of the City of Oregon, Ogle County, Illinois, an Illinois municipality (the “City”), have determined that this First Amendment to the 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 First Amendment to the TIF Redevelopment Agreement with Matthew Pendergrass and 408 E Washington Street, 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 First Amendment to the Redevelopment Agreement and the City Clerk of the City of Oregon is hereby authorized and directed to attest such execution.
3. The First Amendment to the Redevelopment Agreement shall be effective the date of its approval on the 25th day of August, 2026.
4. This Ordinance shall be in full force and effect from and after its passage and approval as required by law.

[the remainder of this page is intentionally blank]

PASSED APPROVED AND ADOPTED by the Mayor and City Council of the City of Oregon this 25th day of August, 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.** First Amendment to the Redevelopment Agreement by and between the City of Oregon and Matthew Pendergrass and 408 E Washington Street, LLC

**FIRST AMENDMENT TO THE
TAX INCREMENT FINANCING DISTRICT
REDEVELOPMENT AGREEMENT**

by and between

CITY OF OREGON, OGLE COUNTY, ILLINOIS

and

MATTHEW PENDERGRASS

and

408 E WASHINGTON STREET, LLC

OREGON TAX INCREMENT FINANCING DISTRICT

AUGUST 25, 2026

FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT
by and between
CITY OF OREGON
and
MATTHEW PENDERGRASS AND 408 E WASHINGTON STREET, LLC

OREGON TIF DISTRICT

THIS FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT (including Exhibits) is entered into this 25th day of August, 2026 by and between the City of Oregon (the “City”), an Illinois Municipal Corporation, Ogle County, Illinois, and Matthew Pendergrass and 408 E Washington Street, LLC (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, on March 10, 2026, the Parties entered into a Redevelopment Agreement (the “Original Agreement”) for property included in the Redevelopment Project Area and owned by the Developer, located at 408 E Washington Street, Oregon, Illinois, real estate tax property identification number 16-03-281-017 (the “Property”); and

WHEREAS, the Developer is proceeding with plans to renovate and rehabilitate the commercial building for operation of a new restaurant known as Taft’s Tavern (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 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.

FIRST AMENDMENT

NOW, THEREFORE, the Parties, for good and valuable consideration, the receipt of which is acknowledged, agree to amend the terms of the Original Agreement as follows:

A. AMENDED DEFINITION OF “DEVELOPER”

The term “*Developer*” in the Original Agreement shall be amended to include Matthew Pendergrass, 408 E Washington Street, LLC and Taft’s Tavern, LLC. The Parties agree that all reimbursements for TIF eligible project costs, whether incurred by Matthew Pendergrass, 408 E Washington Street, LLC or Taft’s Tavern, LLC, shall be paid by the City to **Taft’s Tavern, LLC**.

B. AMENDED “C. INCENTIVES”

Section C of the Original Agreement shall be amended to add the following paragraph 3:

3. As signatories to this Agreement, Matthew Pendergrass, 408 E Washington Street, LLC and Taft’s Tavern, LLC shall be guarantors for the Loan provided for in this Agreement and shall be jointly and severally liable for the payment thereof in the event of a default pursuant to the terms of the Agreement.

C. PRIOR AGREEMENT TERMS APPLY

All terms of the Original Agreement and any Exhibits thereto shall remain in effect and apply to this First Amendment unless specifically modified by this First Amendment.

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

DEVELOPER
Matthew Pendergrass, individually

BY: _____
Mayor, City of Oregon

AND

ATTEST:

408 E Washington Street, LLC, an Illinois
Limited Liability Company

City Clerk, City of Oregon

BY: _____

Title: _____

AND

Taft's Tavern, LLC, an Illinois Limited Liability
Company

BY: _____

Title: _____



**CITY OF OREGON
ORDINANCE 2026-011**

**AN ORDINANCE ESTABLISHING A PURCHASING POLICY FOR THE CITY OF
OREGON**

WHEREAS, the City of Oregon has historically utilized a purchasing policy maintained by the Finance Committee, which has become outdated and has not been consistently adhered to in practice; and

WHEREAS, it is in the best interest of the City to formalize and update its purchasing policy to ensure that all purchases of goods and services are conducted in a transparent, efficient, and fiscally responsible manner, consistent with applicable laws and sound governmental practices; and

WHEREAS, the City Council recognizes the need to clarify and streamline the purchasing process by establishing clear authority limits and procedures for City officials and departments to follow; and

WHEREAS, this ordinance is intended to replace any prior purchasing policies and procedures, bringing current practices into compliance with this updated and legally binding framework.

WHEREAS, the City's prior purchasing practices and spending authority limits were historically established through Finance Committee discussion and meeting minutes before the creation of the City Manager position and without a formally adopted ordinance clearly addressing delegation of authority during the absence of a Department Head; and

WHEREAS, circumstances such as extended leave, training, illness, or vacation may require another individual to act in the stead of a Department Head, and it is in the best interest of the City to clarify how purchasing and bill approval authority is exercised in such situations to ensure continuity of operations, internal controls, and compliance with audit standards; and

WHEREAS, while this ordinance is not intended to be an exhaustive procurement manual, the City Council finds that establishing a clear, written purchasing framework represents a meaningful improvement over prior informal practices and provides a stronger foundation for consistent financial oversight moving forward; and

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

SECTION 1: **ADOPTION** “2.20.030 Purchasing Policy” of the City of Oregon Municipal Code is hereby *added* as follows:

BEFORE ADOPTION

2.20.030 Purchasing Policy (Non-existent)

AFTER ADOPTION

2.20.030 Purchasing Policy(*Added*)

General Purchasing Policy

- A. The City of Oregon adopts the following purchasing guidelines to ensure that goods and services are procured in a manner that promotes transparency, fiscal responsibility, operational efficiency, and accountability, while allowing departments the flexibility necessary to effectively carry out their functions.
- B. To the greatest extent practicable, departments are encouraged to seek multiple quotes or proposals for goods and services to ensure competitive pricing, appropriate quality, and best value to the City. However, it is recognized that departments may establish and maintain relationships with preferred or specialized vendors based on prior performance, familiarity with City systems, compatibility, standardization, or other operational considerations. Nothing in this policy is intended to prohibit the use of such vendors, provided that the purchase is reasonable, justified, and in the best interest of the City.
- C. Department Heads and authorized personnel are expected to exercise sound professional judgment in all purchasing decisions, balancing cost, quality, timeliness, and reliability. Documentation of quotes, vendor selection, or justification for vendor preference should be maintained as appropriate to the size and scope of the purchase.
- D. All purchasing authority granted under this policy is limited to expenditures within the adopting department's approved budget and operational needs. No individual or department shall obligate funds or make purchases on behalf of another department without prior authorization from the City Manager or as otherwise provided in this ordinance.
- E. All purchases must be reviewed and approved to ensure compliance with the budget and authority limits established herein.
- F. All purchasing, contracting, and procurement activities conducted under this Ordinance shall be performed in compliance with all applicable federal, state, and local laws and regulations, including but not limited to the Illinois Municipal Code, the Illinois Prevailing Wage Act, and any other statutory requirements. Nothing in this Ordinance shall be construed to waive or supersede any such legal requirements.

Spending Limits

Purchases for goods, services, and professional contracts shall be subject to the following spending authority limits:

Position	Spending Authority Limit

Mayor	Up to \$10,000.00
City Manager	Up to \$15,000.00
Director of Public Works	Up to \$7,500.00
Chief of Police	Up to \$7,500.00
City Clerk	Up to \$1,500.00

Any purchases exceeding \$15,000 shall require approval by the City Council via resolution or ordinance, as applicable.

Temporary Delegation of Authority and Acting/Interim Designations

In the event that any individual with spending authority under this Section is absent for a limited duration, that individual is authorized to designate an appropriate employee, in writing, to exercise such authority on a temporary basis. Alternatively, if circumstances are such that a written designation has not taken place, or the person delegated is incapacitated or otherwise unavailable and time constraints are involved, the City Manager, as the supervisor of all departments, and based on familiarity with the transaction to be handled, may exercise such authority directly, and shall notify the respective individual with spending authority of such action in a timely manner.

For purposes of this Section, an "appropriate employee" shall mean a City employee who holds a supervisory, managerial, or otherwise designated position of responsibility within the department or organization, and who has sufficient familiarity with the department's operations, purchasing practices, and budget, and whose role includes participation in departmental budgeting or financial decision-making. An appropriate employee shall not include clerical, administrative support, or other staff positions that, while knowledgeable of departmental functions, do not have formal responsibility for operational decision-making or supervisory authority.

For purposes of this policy, the following distinctions shall apply:

- A. **Interim Appointment:** An individual formally designated by the City Council as "Interim" for a position shall possess all powers, duties, and authorities of that position, including full spending authority as outlined herein.
- B. **Acting Appointment:** An individual designated as "Acting" in a position may perform the general duties of the role but shall not possess independent spending authority unless specifically designated in writing pursuant to this Section.

Purchasing Methods

- A. **Resolution:** A resolution of the City Council is required for the purchase of goods or services exceeding \$15,000.
- B. **Request for Proposals (RFPs):**
 - 1. Professional service contracts by their nature are not adaptive to normal

procurement or competitive bidding. Examples include contracts for services of individuals or firms possessing a high degree of professional skill where the education, experience, or character of the individual is a significant factor in determining their ability to meet City needs. Other examples include service contracts where other considerations besides price are involved. These contracts generally result from the development and issuance of a Request for Proposal (RFP) by the respective department to consultants or vendors to provide professional services.-

2. The City Manager shall be notified prior to the issuance of an RFP or the engagement of professional services. An RFP may be advertised publicly and sent to a group of known vendors based on prior experience in providing the service or other documented reasons, except when a Request for Qualifications (RFQ) process has been conducted which has determined the pool of vendors to be used.
3. Based on the complexity of the services sought, interviews and vendor presentations may be appropriate in addition to an evaluation of the proposals received. Factors other than price may be considered when conducting an RFP process. Once proposals are received from interested firms and interviews and/or presentations have been completed, the City Manager or designee is authorized to negotiate a contract with the firm deemed most qualified to provide the services based on:
 - a. Fair and reasonable compensation
 - b. Ability of professional personnel to provide services
 - c. Past record and experience with the City and as well as references
 - d. Ability of firm to meet deadlines and budget

C. **Invoice Payments:** Recurring expenses such as electric, natural gas, and telecommunications services will be paid directly from invoices and subject to City Council approval for other payments.

Competitive Bidding for Public Works

Public Works purchases exceeding \$25,000 must follow the competitive bidding requirements in accordance with Illinois Statutes (65 ILCS 5/8-9-1).

Credit Card Use Policy

City credit cards may only be issued to employees with budgetary spending responsibilities, including but not limited to the City Manager, City Clerk, Chief of Police, and Public Works Director. All credit card purchases must be documented with detailed receipts and a description of the business purpose. Credit card statements and supporting documentation shall be reviewed and approved as part of the City's standard accounts payable process. The standard process includes review by the City's authorized check signers, traditionally the City Clerk, City Manager, and Mayor, and presentation to the City Council for review on a monthly basis. Credit card use is restricted to City-related business. Expenditures must be reasonable and such use is limited to:

- A. **Travel and Training Expenses:** Includes hotel accommodations, meals, transportation (airfare, car rental, fuel), conference registration fees, and other travel-related expenses for official City business, per the City's Personnel Policy, as amended from time to time.
- B. **Emergency Purchases:** For unforeseen events or urgent situations where immediate action is required to safeguard public health, safety, or property.
- C. **Online and Internet Purchases:** For items or services that can only be acquired through online vendors or platforms where other procurement methods are not practical.
- D. **Situations Where Processing Invoices is Not Feasible:** Instances where vendors do not accept traditional invoicing or where immediate payment is necessary to secure goods or services.
- E. **Recurring Subscriptions and Memberships:** Payment for approved professional memberships, software licenses, or subscriptions to publications critical to City operations.
- F. **Office Supplies and Minor Equipment:** Purchases of office supplies, small tools, or equipment that are needed urgently and fall within the approved departmental budget.
- G. **Dining/Catering for City Business Purposes:** Meals for staff meetings, training, or other City-related business activities that involve working through meal periods. Such expenses must be reasonable, documented, and pre-approved as part of the budget. Under no circumstances shall any purchase of alcohol be included in a purchase using the City credit card.
- H. **Special Events and Community Outreach:** Expenses related to community events, meetings, or outreach programs that have been preapproved as part of the departmental budget.
- I. **Facility and Grounds Maintenance:** Minor maintenance supplies or repair parts for City facilities or grounds, when immediate purchase is required to maintain operations.

Restrictions: Credit cards must not be used for personal expenses, cash advances, or any other purchases that are not "City Business". Additionally, all credit card purchases must be accompanied by a detailed receipt and justification for the expense. Misuse of the City credit card may result in disciplinary action, up to and including termination and/or referral for criminal prosecution.

Effect of Prior Policy and/or Ordinances Regulating Policy

This ordinance replaces and supersedes any prior written and/or oral purchasing policy followed by City personnel and/or contained in any City ordinance regulating purchasing policies.

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



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 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: Aug 25, 2026

I am pleased to provide Mayor Williams and the Oregon City Council with the following synopsis of City Business for – Aug 8, 2026 – Aug 21, 2026

[Submitted by Darin DeHaan, City Manager](#)

A Friday Afternoon in Downtown Oregon

I wanted to take just a moment to reflect on Friday afternoon in downtown Oregon.

As I drove and walked through downtown, I was excited to see so many new faces enjoying our beautiful community. Families walking together, couples moving from one location to another, people pointing out a mural, and others stopping to admire our beautiful flowers.

That is absolutely what we strive for in Oregon.

We want to create a place that those of us who call Oregon home are proud of, but also a place we can share with our visitors—a place where they can experience what makes Oregon special and take a little piece of it home with them through great memories.

Seeing our downtown full of people, activity and energy is incredibly rewarding. There is still a lot of work ahead, but moments like Friday remind us why that work matters.

This is the Oregon we are working to build.

- Reviewed current bank statements as well as the draft audit. Reviewed each department's current budget status for this quarter. Reviewed and approved warrants.
- Completed several IT-related projects and tasks.
- Continued working on transitioning our email addresses to .gov. This has been quite a process. Not quite there yet.
- Worked with Cheryl on a new ordinance for council consideration for spending limits and credit policies for the city.
- Updated the City policy manual with some minor language changes.
- Working on updating our emergency response plan.

- It is important for local leaders to have a direct line of communication with our state representatives and to make sure they understand how state policies and laws impact our community. Mayor Williams, Council Member Cozzi, and I recently met with Senator Andrew Chesney to discuss current City projects, share our priorities, and relay some of the frustrations we are experiencing with state laws and how they affect us at the local level. These conversations give us an opportunity to put a local perspective behind the issues and work toward solutions that better serve our community.



- Working on a few potential TIF projects.
- Continue to help coordinate discussion surrounding Taft Campus.
- Continued working with Bill on ongoing construction projects.
- Working on review of the HVAC system at the coliseum, sidewalks and the equipment ramp as possible capital projects.
- Held a Leadership team meeting where we discussed training initiatives and a few other topics.
- Worked through a few citizen complaints.
- Working with Destini on a city newsletter.
- Continue to work with the OCEDC Housing Committee on the housing crisis.
- Coordinated the City's response based on some requests that came in.
- Continue to work on the new City welcome signs.
- I attended the Ogle Co Soil and Water Conservation District board meeting. I continue to coordinate our potential 2nd street prairie project with our sustainability committee.
- I attended the Northern Council of Governments board meeting.
- Continue to coordinate our All Trails Campaign with a5. Few minor follow ups to close out our Ogle County Fair marketing campaign. Currently working on marketing for our upcoming festivals AOP and Candlelight Walk.

City Hall - Cheryl Hilton, City Clerk

- Congratulations to City of Oregon employees celebrating an anniversary this month:
 - Andrew Bonilla - Public Works - 1 year
 - Officer Taylor Buckwalter - 2 years
 - Mary Elliott - Police Department - 29 years
- The next brush pickup is scheduled for Monday August 31st.
- 8 building permits were issued in July

MEETING INFORMATION

City Council Meeting:

Next meeting Tuesday Sep 8, 2026 5:30 PM Oregon City Hall Council Chambers.

Sustainability Committee:

Next meeting Monday Sep 14, 2026 9:00 AM Oregon City Hall Conference Room.

Planning & Zoning:

Next meeting Tuesday Sep 15, 2026 5:30 PM Oregon City Hall Council Chambers.

Tree Board:

Next meeting Wednesday Sep 16, 2026 4:00 PM Oregon City Hall Council Chambers.

Public Art Commission:

Next meeting TBD at Oregon City Hall Council Chambers.

Main Street Submitted by Destini Benesh

- Continued building my familiarity with the Main Street platform and completed some self-guided courses offered on their website.
- Further developing and organizing the Quarterly Preview, with a goal to launch and distribute it by the end of September.
- Met with several local business owners to introduce myself, understand their needs, and discuss how Main Street can support them.
- Joined the Candlelight Walk Committee, assisting with securing sponsorships and coordinating the distribution of promotional materials.
- Submitted an application for the “Powering the Holidays Grant Program” to obtain additional funding for this year’s Candlelight Walk.
- Collaborating with a5 to develop and refine Main Street’s marketing strategies and upcoming event initiatives.

Director of Public Works Submitted by Bill Covell

A. Daily Tasks

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

B. Projects

- Headworks
 - Nothing new
- Lead Service Inventory
 - Review service list
- 2026 Local Road Projects
 - Help verify quantities
 - Help decide on how to mill and pave road
 - Review plans for errors
 - Notify public of project
- 2026 MFT Project
 - Work on limits of project
 - Work with business owners, city hall and police for parking and garbage location while slurry seal cures
 - Provide estimate for Village of Progress
 - Check on crew installing slurry seal
 - Notify public of project
- 2025 East Side Sidewalk
 - Review plan and help design in the field
 - Review drainage issues
 - Notify business owners
- Pedestrian Crossing
 - Requested prices on RRFB's
- Emailed IDOT for approval
- Help with new hire paperwork and administration duties
- Compared city code to other municipalities

C. Meetings

- Department Head
- Safety Meeting
- Bid Openings

D. Miscellaneous

- Worked on Fulcrum report



Street Department Submitted by Jordan Plock

A. Daily Tasks

- Trash pickup of city trash cans
- Crew has started the yearly mowing projects.

B. Projects

- Crew prepared multiple areas to be patched in the city streets
- Crew repaired 3 storm inlets that had failed and created sink holes.
- Crew completed the monthly city wide brush pickup.
- Crew helped with some saw cutting on the East side sidewalk project.
- Crew ran new safety LED lights on multiple vehicles.

C. Training

- Had weekly safety training on jobsite awareness.
- Worked on weekly safety training
- Foreman worked on continuing education classes
- Worked on updating our list of required OSHA training for the year.

D. General

- Street Foreman worked with Public Works Director and Fehr Graham on different aspects of the East Side sidewalk project as well as the Century Hills mill and overlay project.
- Crew put out notices to residents that are impacted by the various projects.



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, Nothing new at this time

D. Training

- Safety Training, Lifting
- Miss-Rock Joint training

E. General

- Fire hosed Both Clarifiers
- Worked with contractors on N. 7th St. Watermain Project
- Boil orders as a part of 7th st project, all samples came back good and all boil orders have been lifted.
- Chemical delivery, Full Delivery
- Submitted monthly reports to IEPA
- New Pressure pump at well #5
- Swapped out RAS pump with back up pump
- Took in RAS pump for repairs
- Clogged hopper on North Clarifier due to rags and debris (this has been fixed)

Water Department Submitted by Aidan Ellsworth

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
- Adjust chemical feed pump to account for temperature change

C. Meter Replacement Program

- Got 6 meters replaced this week with quite a few appointments scheduled for next week .

D. EPA compliance

- Completed Monthly Bac-t/ Fluoride sampling for Epa compliance
- Completed Monthly Operating Reports for July 2026 Epa compliance..
- Sampled for PFAS all were satisfactory.
- Continued with Lead sampling more than 65% complete still waiting on some samples to be returned to us.

E. Training

- Worked with Cody on meters.
- Training AI and risks of new technologies
- Safety Training, Lifting

F. General

- Assisted the Sewer department when needed
- Worked with customers and plumbers on water leaks.
- Worked with customers on meter repairs, and replacement of meters.
- Fielded phone calls related to 7th st.
- Locates and Tracing for 7th st water main project

Police Department Submitted by Chief Matthew Kalnins
