

## **OGLESBY CITY COUNCIL**

**MAY 19, 2025**

The May 19, 2025, meeting of the Oglesby City Council was called to order by Mayor Jason Curran at 6:00 p.m.

**ROLLCALL:** Commissioners Rich Baldrige, Austin Cullinan, Gregory McDermott, Hilary Moyle, Mayor Jason Curran. City Clerk Becky Clinard and City Attorney Patrick Barry were present as well.

### **PUBLIC COMMENTS**

A resident, Maria Vorgic, 201A Oakwood Avenue, expressed strong opposition to a proposed short-term rental at 125 Oakwood Avenue. She raised concerns regarding lack of notification to all residents; negative effects on property values; increased traffic and noise disturbances; the conversion of a single-family home into a business-like rental property. Vorgic also requested for a neighbor-wide petition and vote instead of just council approval. Curran thanked her for her comments and assured her they would be addressed when the council considered the agenda item later in the meeting.

**A MOTION WAS MADE BY** Moyle, **SECONDED By** McDermott to approve the minutes from the May 5, 2025, regular and executive sessions. **AYES:** Baldrige, Cullinan, McDermott, Moyle, Curran. **MOTION CARRIED.**

**A MOTION WAS MADE BY** Cullinan, **SECONDED By** McDermott to approve the bills as presented for payment in the amount of \$395,524.33. **AYES:** Baldrige, Cullinan, McDermott, Moyle, Curran. **MOTION CARRIED.**

**Bills Presented For Payment:** Ameren Ip-01159-82892, \$2,050.96; Bound Tree Medical Llc, \$385.77; Chamlin & Associates Inc, \$10,411.50; Chard Snyder, \$175.35; Connecting Point, \$2,642.75; Daley's Super Service, \$424.05; Debo Ace Hardware, \$569.23; Ebner, Jenny, \$50.00; Gallagher Materials Inc, \$3,662.12; Gordon Electric Supply, \$222.41; Hawkins, Inc, \$1,532.55; Heartland Bank Visa, \$5,352.09; Kendrick Pest Control Inc., \$225.00; Kittilson's Garage, \$888.19; Lasalle County Public, \$180.00; Marketguide, \$1,500.00; Maze Lumber, \$231.65; Mcs Advertising, \$255.00; Menards, \$1,129.72; Mertel Gravel Co, \$1,821.88; Mertel Repair, \$1,512.50; Mtco, \$174.87; News-Trib, \$417.46; Northern Illinois Ambulance Bi, Inc, \$2,095.98; Osf Healthcare System, \$90.17; Payment Service Network, \$132.25; Smart Source Llc, \$3,321.12; Smith's Sales And Service, \$84.00; T.E.S.T Inc., \$23,811.21; The Rawlings Company, \$388.62; Imea, \$326,686.40. **Total \$395,524.33**

**A MOTION WAS MADE BY** Cullinan, **SECONDED By** Moyle to approve the May 9, 2025, payroll in the amount of 73,926.57. **AYES:** Baldrige, Cullinan, McDermott, Moyle, Curran. **MOTION CARRIED.**

**A MOTION WAS MADE BY** Baldrige, **SECONDED By** Cullinan to approve the agreement with JLN Holdings that allows parking on their property during Summer Fun Fest, June 12-15, 2025. Council members expressed their appreciation for the cooperation and support from the Trovero family. **AYES:** Baldrige, Cullinan, McDermott, Moyle, Curran. **MOTION CARRIED.**

**A MOTION WAS MADE BY** McDermott, **SECONDED BY** Moyle to table the bids for the Waste Water Treatment Plant as the bids are still being reviewed. **AYES:** Baldrige, Cullinan, McDermott, Moyle, Curran. **MOTION CARRIED.**

**A MOTION WAS MADE BY** McDermott, **SECONDED By** Baldrige to approve Ordinance No. 1289-051925, which grants a variance to KEI to allow for barbed wire on the fence surrounding a lay down lot. This matter was discussed in great length at the previous meeting when the council voted to go against the Zoning Board of Appeals recommendation. The Council cited the need to balance the company's security needs with the impact on neighboring properties. **AYES:** Baldrige, Cullinan, McDermott, Moyle, Curran. **MOTION CARRIED.**

**A MOTION WAS MADE BY** Cullinan, **SECONDED By** Moyle to approve Ordinance No. 1290-051925, which amends the Elected and Appointed Officials Travel Reimbursement ordinance. **AYES:** Baldrige, Cullinan, McDermott, Moyle, Curran. **MOTION CARRIED.**

**A MOTION WAS MADE BY** Baldrige, **SECONDED By** McDermott to table the request to the Plan Commission to look at revising the variance request requirements. The Council discussed the zoning board's recent variance decision and agreed to refer a potential language change to the Plan Commission, but only when it aligns with another hearing to reduce advertising costs. The Barry suggested the matter be tabled, otherwise the Plan Commission would be tasked with this undertaking immediately. The Plan Commission is in the process of updating the comprehensive plan. **AYES:** Baldrige, Cullinan, McDermott, Moyle, Curran. **MOTION CARRIED.**

**A MOTION WAS MADE BY** Baldrige, Seconded by Moyle to table committee appointments. Curran said the matter would be discussed in executive session. **AYES:** Baldrige, Cullinan, McDermott, Moyle, Curran. **MOTION CARRIED.**

The Council then addressed the two short term rental applications before them. Cullinan noted his concerns about short term rentals, saying he was not in favor of short term rentals in residential neighborhoods. Other council members expressed mixed feelings about short-term rentals overall. Their concerns included: the challenge of balancing tourism growth with preserving small-town character and housing affordability and neighborhood livability. The safeguards built into the ordinance were also noted such as licenses can be revoked if violations or nuisances occur; council approval is needed and the ability to limit the number of short term rentals if needed.

**A MOTION WAS MADE BY** Baldrige, **SECONDED BY** McDermott to approve the short-term rental license for 544 Korter Avenue. **AYES:** Baldrige, McDermott, Curran **NAYS:** Cullinan, Moyle. **MOTION CARRIED.**

**A MOTION WAS MADE BY** Cullinan, **SECONDED BY** Moyle to deny the short-term rental license for 125 Oakwood Court. **AYES:** Baldrige, Cullinan, McDermott, Moyle **NAYS:** Curran. **MOTION CARRIED.**

**A MOTION WAS MADE BY** McDermott, **SECONDED BY** Baldrige to place on file an amended engineering agreement with Chamlin & Associates for the waste water treatment plant. **AYES:** Baldrige, Cullinan, McDermott, Moyle, Curran. **MOTION CARRIED.**

Before the vote, Ross Baker, Chamlin & Associates, explained the reasoning behind the amended agreement to the council:

- The original \$50 million construction estimate increased due to project scope changes and economic factors.
- The project was split into two phases to maximize principal forgiveness on loans.
- Phase One bid came in at about \$22.7 million; Phase Two estimated at \$18 million.
- The amendment frontloads engineering fees, allowing better reimbursement structure through the Illinois Environmental Protection Agency (IEPA).
- The loan includes roughly \$10 million in principal forgiveness, a low 1.4% interest rate over 30 years, and annual repayments projected at \$1.56 million for both phases.
- Time and materials payment structure ensures the city only pays for actual expenses, reducing financial risk.

Cullinan addressed the loan repayment, saying he believed the city could avoid the projected annual 5 percent increase in fees after 2035, noting that a 2.5% increase may be adequate. He also suggested the city consider small sales tax increase to offset general fund transfers from the sewer fund. Baldrige said that he would prefer that the treasurer weigh in on the financing and repayment of the loan before he feels comfortable with the impact on the city's finances. Curran said he still had hope that the city may receive additional loan forgiveness, something he has been working on.

### **Public Comments**

Rich Greening, a resident, asked about the 5 percent increase in sewer rates, noting that 5 percent a year would soon become a burden for residents. Cullinan told him that the city would

access the need for continuing the increases at 2030 and 2035. Cullinan says he believes “the money is there” and the increase won’t always be needed. Greening also told the council about two areas of concern: a tree that needs to be removed at Glen and Second St., and a sidewalk wheelchair ramp at First St. and Columbia Ave. McDermott thanked him and said he would look into the matter.

### **Commissioner Reports**

#### **Commissioner Cullinan, Accounts and Finance**

- ❖ Provided an update on Summer Funfest marketing, including social media campaigns and a professionally produced 30-second video advertisement aimed at increasing attendance.

#### **Commissioner Moyle, Public Health & Safety**

- ❖ Highlighted the "We Are Oglesby" First Responder Program, honoring Lieutenant Brad Anderson for his extensive service to multiple area first responder agencies and community involvement, including coaching and school board membership.

#### **Commissioner McDermott, Streets**

- ❖ Announced progress on infrastructure projects, including a grant application for the Route 39 Overpass

#### **Commissioner Baldrige, Electric and Public Property**

- ❖ Gave an update on Oglesby pool project.
- ❖ He also described the recently operational 500-kilowatt solar energy installation, capable of powering approximately 70 homes and contributing to the city’s green energy goals.

### **Mayor’s Report**

- ❖ Celebrated local student athletic achievements at Washington Junior High and area high schools, emphasizing community pride.
- ❖ Encouraged nonprofits to share fundraising event information with City Hall to optimize event scheduling and publicity.
- ❖ Emphasized the importance of volunteers for upcoming community events like Fun Fest.
- ❖ Praised the ongoing beautification efforts by We Are Oglesby volunteers.
- ❖ Lastly, he announced the American Legion’s Memorial Day ceremony plans and his role as guest speaker.

**A MOTION WAS MADE BY McDermott, SECONDED BY Cullinan** to enter into executive session

*to discuss “collective negotiating matters between the public body and its employees or their representatives, or deliberations concerning the salary schedules for one or more classes of employees. 5 ILCS 120/2(c)(2). and the purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired. 5 ILCS 120/2(c)(5) AND The selection of a person to fill a public office, as defined in the OMA, including a vacancy in a public office, when the public body is given the power to appoint under law or ordinance, or the discipline, performance or removal of the occupant of a public office, when the public body is given power to remove the occupant under law or ordinance. 5 ILCS 120/2(c)(3).*

The Council reentered regular session at 8:36 p.m.

**ROLLCALL:** Commissioners Rich Baldridge, Austin Cullinan, Gregory McDermott, Hilary Moyle, Mayor Jason Curran. City Clerk Becky Clinard and City Attorney Patrick Barry were present as well.

A MOTION WAS MADE BY Baldridge, SECONDED BY Cullinan to adjourn at 8:37 p.m. **AYES:** Baldridge, Cullinan, McDermott, Moyle, Curran. **MEETING ADJOURNED.**