

COUNCIL OF THE CITY OF DIXON, ILLINOIS  
COUNCIL CHAMBERS – CITY HALL  
TUESDAY, SEPTEMBER 8, 2015  
5:30 P.M.

ROLL CALL/INVOCATION

The meeting was called to order by Mayor Arellano. Councilmen Tucker, Venier, Bishop, Marx and Mayor Arellano answered Roll Call. The Pledge of Allegiance was cited.

APPROVAL OF MINUTES

Councilman Bishop moved that the minutes of the Regular Council Meeting of Monday, August 17, 2015 be accepted and placed on file. Seconded by Councilman Tucker. Voting Yea: Councilmen Tucker, Venier, Bishop, Marx and Mayor Arellano. Voting Nay: None. Motion carried.

APPROVAL OF TOTAL LABOR & OUTSIDE CLAIMS

Councilman Marx moved that the Total Labor & Outside Claims in the amount of \$254,087.38 be approved and ordered paid. Seconded by Councilman Bishop. Voting Yea: Councilmen Tucker, Venier, Bishop, Marx and Mayor Arellano. Voting Nay: None. Motion carried.

CITY MANAGER REPORT

David Nord reported the City received notification from the State that we will be purchasing salt for \$69.71/ton, which is significantly lower than last year. He added we would sell to the Dixon School District again this year. David announced ComEd would be conducting tree trimming through November. He advised a press release has gone out that the City now has available on-line bill payment for water/sewer bills. He stated sign up for this service is on the website. David stated that Mid-American Energy would be sending letters out to inform residents of their name change to “Mid-American Energy Services”. Lastly, David announced that Depot Avenue would be closed through this Thursday, September 10<sup>th</sup>.

COUNCIL REPORTS

Mayor Arellano advised there is a problem with vendor registration as there is no information on file for paying sales tax. David Nord advised their name, Illinois business tax number and a phone number would be given to the State for the City to receive their portion of the sales tax. Mayor Arellano advised the Dixon Fire and Police would like to hold a block party next year and this information would be given to Dixon Main Street.

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COUNCIL REPORTS (CONT'D.)

Mayor Arellano stated the Airport ordinance would be updated, the Depot Avenue Project engineering agreement would be signed after the Public Works Director is hired, a meeting was held with the consultant regarding a Business Development District and further talks will occur during the TIF Conference and the IML Conference next week. Mayor Arellano advised the Town Hall Meeting will be on Thursday, September 24 at 6:30 p.m. at the Loveland Community Building, whereby there would be presentations, a Brownfield hearing and a question and answer session. He stated the yellow curbing is complete in the downtown area. He also advised he and the City Manager attended a Small Business Development Center meeting today with representatives from Sterling, Rock Falls, and Lee and Whiteside Counties for setting up a center for advice and counseling for business start-ups. Mayor advised it would be an \$80,000 federal grant with a local match of 75%. He added there would be a need for 6 entities to spend up to \$10,000 each for the start-up of this program, being Dixon, Sterling, Rock Falls, Lee County, Whiteside County and Sauk Valley Community College. Mayor Arellano advised a letter of commitment would be drafted if a majority of the Council were in agreement to do so. Councilman Marx asked if this was well utilized by Sauk in the past and it was but due to budget cuts, it was dissolved. Councilman Bishop asked if existing businesses can utilize this program, and Mayor advised yes. John Thompson, LCIDA Director, advised the minimum grant requirement is \$80,000 with a \$60,000 minimum cash match by local entities. Councilmen Tucker and Bishop both advised they would be open to other options before they commit. Mayor Arellano then advised the River Street and 7<sup>th</sup> Street projects are both on schedule. He also advised he would be putting out a citizens advisory regarding solicitors. He lastly advised he received a downtown parking complaint as the person received a \$10 ticket. Discussion ensued as to extending the time to 3 hours and posting more signs. Police Chief Dan Langloss addressed the Council regarding the leniency his department shows on ticketing and advised there have not been many issued to date.

Councilman Tucker presented an idea that the City set up a fund for not-for-profit entities that would bring tourism to Dixon. Mayor Arellano stated this is normally done through fundraisers and not the responsibility of taxpayers. Mayor did however advise that certain infrastructure could be looked at by the City to assist in these endeavors.

Councilman Venier thanked the Dixon Police Department, the Lee County Honor Flight and Dixon Main Street for being great hosts at the Blues, Brews & BBQ event this past weekend. Chief Langloss gave thanks to Aaron Simonton, who headed up this event. Councilman Venier also stated his concerns regarding the beautiful vista being lost along River Street.

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COUNCIL REPORTS (CONT'D.)

Councilman Bishop praised the Street Department for the nice work they did on putting in railings on two streets. He also advised that the school is working with Willett, Hofmann & Associates regarding plans as to what is needed and updating flashing signs for the Safe Routes to Schools Program.

BOARDS & COMMISSIONS REPORTS

Mayor Arellano reported that the Monthly Building Permit Report for August, 2015, the Zoning Board of Appeals Minutes of August 27, 2015 and the Plan Commission Minutes of August 27, 2015 are all on file with the Clerk and available for inspection.

REVIEW, ACCEPT & APPROVE BIDS  
INDEPENDENCE COURT LIFT STATION REHABILITATION PROJECT

Councilman Tucker moved that the bids for the Independence Court Lift Station Rehabilitation Project be reviewed, accepted and approved. Seconded by Councilman Venier. Voting Yea: Councilmen Tucker, Venier, Bishop, Marx and Mayor Arellano. Voting Nay: None. Motion carried.

AWARD BID – INDEPENDENCE COURT LIFT STATION  
REHABILITATION PROJECT

Councilman Venier moved that the bid for the Independence Court Lift Station Rehabilitation Project be awarded to Schmitt Plumbing & Heating, Dixon, Illinois for their bid in the amount of \$165,000. Seconded by Councilman Tucker. Voting Yea: Councilmen Tucker, Venier, Bishop, Marx and Mayor Arellano. Voting Nay: None. Motion carried.

PET. – SIGN VARIANCE – 123 EAST FIRST STREET

Councilman Bishop moved that the Petition for Sign Variance, pursuant to the request of Basil Tree Ristorante, its agent, Selim Azemi, for property located at 123 East First Street, be referred to the City Attorney for proper action. Seconded by Councilman Venier. Discussion followed. Linda Giesen, Attorney for the Petitioner, addressed the Council to advise her client would like to hang a 24" lighted, double-sided, bracketed sign, extending out 11" at the corner of his building. She advised the sign would be 8' x 2'. Further discussion from the Council regarding allowing the Historic Preservation

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PET. – SIGN VARIANCE – 123 EAST FIRST STREET (CONT'D.)

Commission to review this request. Building Official Paul Shiaras advised he would give the Commission a copy of the petition. Attorney LeSage then gave an update on this Commission's duties under the Zoning Ordinance. After no further discussion, the Mayor called for the vote. Voting Yea: Councilmen Tucker, Venier, Bishop, Marx and Mayor Arellano. Voting Nay: None. Motion carried.

PET. – REZONE – LOTS 31-51 – COUNTRY CLUB ESTATES PHASE II  
EDWIN YINGLING/BRUCE KELLER

Councilman Marx moved that the Petition for Rezone pursuant to the request of Edwin Yingling and Bruce Keller, Trustees of the Timbercreek Trust No. 84 dated March 1, 1984 and Hvarre Holdings, LLC, an Illinois Limited Liability company, Petitioners, for property known as Lots 31-51 Country Club Estates Phase II, be referred to the City Attorney for proper action. Seconded by Councilman Bishop. Discussion followed. Attorney LeSage advised the Plan Commission voted 9-0 in favor to amend from an R-1 to an R-2, allowing duplexes. Paul Shiaras added this is not to approve a subdivision, only to approve a rezone. After no further discussion, the Mayor called for the vote. Voting Yea: Councilmen Tucker, Venier, Bishop, Marx and Mayor Arellano. Voting Nay: None. Motion carried.

MOTION TO POSSIBLY RECONSIDER BID AWARD FOR GALENA AVENUE  
BRIDGE RAILING PAINTING PROJECT

Mayor Arellano advised a discussion would occur first on this subject and it would be a factor as to whether this item would be taken off the agenda. He gave a brief update on the concerns the Council shared regarding the contractor named to perform the work and the proper paperwork needed by the City to start this project. Several issues were raised on this company's past performances in other municipalities, as well as the references comments. After no further discussion, Mayor Arellano advised this item would be taken off the agenda as all criteria is being met by this chosen contractor.

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DISCUSSION OF AMENDMENT NO. 2 TO ANNEXATION AGREEMENT AND  
SETTING OF A PUBLIC HEARING DATE  
COUNTRY CLUB ESTATES SUBDIVISION PHASE II  
TIMBERCREEK TRUST NO. 84

Councilman Venier moved to set the Public Hearing date for Monday, October 5, 2015 regarding the Amendment No. 2 to the Annexation Agreement dated December 20, 2004, pursuant to the request of Edwin Yingling and Bruce Keller, as Trustees of the Timbercreek Trust No. 84, for property known as Country Club Estates Subdivision Phase II. Seconded by Councilman Tucker. Discussion followed. Mayor Arellano gave a brief overview of this agreement amendment, citing such items as lighting, tap-on fees, hook-up fees, etc. Mayor Arellano advised he has concerns about needing a “gap analysis” for this project. Attorney LeSage suggested that from now until the date of the Public Hearing, Ted Hvarre should meet with each Council member to answer any questions or concerns they may have. After no further discussion, the Mayor called for the vote. Voting Yea: Councilmen Tucker, Venier, Bishop, Marx and Mayor Arellano. Voting Nay: None. Motion carried.

PROCLAMATION – “KNIGHTS OF COLUMBUS TOOTSIE ROLL  
DRIVE WEEKEND”

Mayor Arellano proclaimed September 18-19, 2015 as “Knights of Columbus Tootsie Roll Drive Weekend” in the City of Dixon.

PET. – ALLEY VACATION – 20’x300’ ALLEY BORDERING NW SIDE OF  
1901 CLARK STREET – ESTATE OF KENNETH GARRISON AND  
DIXON HABITAT FOR HUMANITY, INC.

Councilman Bishop moved that the Petition to Vacate the 20-foot by 300-foot Alley bordering the northwest side of 1901 Clark Street, pursuant to the request of the Estate of Kenneth Garrison and Dixon Habitat for Humanity, Inc., be referred to the Dixon Plan Commission at their next regularly scheduled meeting. Seconded by Councilman Marx. Discussion followed. Mayor Arellano stated per State statute, the City has to have consideration in-kind, as opposed to monetary. Attorney LeSage agreed with the Mayor and advised an example of this would be clearing shrubs and trees for the 6 lots. After no further comments, the Mayor called for the vote. Voting Yea: Councilmen Tucker, Venier, Bishop, Marx and Mayor Arellano. Voting Nay: None. Motion carried.

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RES. #2527-15 - CONFIRMING APPOINTMENT  
BOARD OF FIRE AND POLICE COMMISSIONERS

Councilman Venier moved that a Resolution confirming the appointment of Pastor Michael Cole to the Board of Fire and Police Commissioners for a term commencing September 8, 2015 and ending August 31, 2018, or until his successor is duly appointed and qualified, be adopted. Seconded by Councilman Marx. Voting Yea: Councilmen Tucker, Venier, Bishop, Marx and Mayor Arellano. Voting Nay: None. Motion carried.

Mayor Arellano stated he would be drafting a letter of appreciation to Ike Mercer for his many years of service on this Commission.

ORD. #2975 – AMENDING CODE TITLE IV, CHAPTER 8, SECTION 4-8-1

Councilman Tucker moved that an Ordinance amending the Dixon City Code Title IV, Chapter 8, Section 4-8-1 be passed. Seconded by Councilman Venier. Discussion followed. Mayor Arellano explained the fee increases and Chief Tim Shipman advised he looked at other communities and did a comparison of the billing fees. After no further comments, the Mayor called for the vote. Voting Yea: Councilmen Tucker, Venier, Bishop, Marx and Mayor Arellano. Voting Nay: None. Motion carried.

EXECUTIVE SESSION

Councilman Venier moved that the Regular Council Meeting of Tuesday, September 8, 2015 be adjourned to meet in Executive Session to discuss the acquisition of real property. Seconded by Councilman Bishop. Voting Yea: Councilmen Tucker, Venier, Bishop, Marx and Mayor Arellano. Voting Nay: None. Motion carried.

RECONVENE MEETING

Councilman Bishop moved that the Regular Council Meeting of Tuesday, September 8, 2015 reconvene into Open Session. Seconded by Councilman Marx. Voting Yea: Councilmen Tucker, Venier, Bishop, Marx and Mayor Arellano. Voting Nay: None. Motion carried.

At this time, further discussion ensued regarding the amendment to the annexation agreement for Ted Hvarre.

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ADJOURNMENT

Councilman Marx moved that the Regular Council Meeting of Tuesday, September 8, 2015 be adjourned to meet in Regular Session on Monday, September 21, 2015 at 5:30 p.m. in the Council Chambers at City Hall. Seconded by Councilman Tucker. Voting Yea: Councilmen Tucker, Venier, Bishop, Marx and Mayor Arellano. Voting Nay: None. Motion carried. The meeting was adjourned at 9:00 p.m.

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Kathe A. Swanson, City Clerk