

COUNCIL OF THE CITY OF DIXON, ILLINOIS
COUNCIL CHAMBERS – CITY HALL
REGULAR COUNCIL MEETING
MONDAY, OCTOBER 18, 2021
5:30 P.M.

CALL TO ORDER

The meeting was called to order by Mayor Arellano at 5:31pm.

ROLL CALL

Councilman Venier, Bishop, Considine, Oros and Mayor Arellano answered roll call.

PLEDGE OF ALLEGIANCE/INVOCATION

The Pledge of Allegiance was cited. Invocation was given by Reverend Young Sun Lee from First United Methodist Church.

PUBLIC HEARINGS

Mayor Arellano explained the planning and execution of the following agreements and the project annexations. City Manager Langloss thanked all that were involved and gave a background on the work that made this all happen. City Attorney LeSage explained the legal side of the annexations and the history, thanked all involved Mayor, City Manager, Land Owners and Families. Over 600 acers with eight groups. Future development would include the Muntean, Fulfs, Wissing, Hummel, and Clayton for the Gateway project with the TIF, for now all will be status quo. Projects now include Dixon Land Group and Hvarre Holdings. Note: with respect of both annexation and exchange agreement are required to hold a public hearing, with prior public notice in local news paper not less than 15 not more than 30 days, we published on October 2nd in the Sauk Valley Newspaper. Certificates of publication have been received for the publication.

At 5:59pm the Mayor opened the Public Hearing with respect to an Annexation Agreement with Donna M. Muntean and Georgia A. Armstrong. City Attorney LeSage explained the location of the property, owners and the agreement; discussion ensued. Public Comment: None. Mayor Arellano closed the Public Hearing at 6:07pm.

At 6:09pm the Mayor opened the Public Hearing with respect to an Annexation Agreement with Celia Fulfs Marin, as Trustee under the provisions of a Trust Agreement dated July 8, 2012 and known as The Fulfs Family Trust, Mae Fulfs McClernon, as Trustee under the provisions of a Trust Agreement dated August 28, 1977 and known as the Mae Fulfs McClernon Revocable Trust, and Kay Fulfs Cayler. City Attorney LeSage thanked the family for their questions and explained the location of the property, owners and the agreement; discussion ensued. Public Comment: Ted Hvarre asked what the zoning of the location was going to be, answer was B2. Mayor Arellano closed the Public Hearing at 6:16pm.

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At 6:17pm the Mayor opened the Public Hearing with respect to an Annexation Agreement with Wayne R. Hummel, not individually but as Trustee of the Wayne R. Hummel Trust under Declaration dated October 5, 2020, and Wayne R. Hummel, Individually. City Attorney LeSage explained the location of the property, owners and the agreement, and possible future use; discussion ensued. Public Comment: None. Mayor Arellano closed the Public Hearing at 6:21pm.

At 6:21pm the Mayor opened the Public Hearing with respect to an Annexation Agreement with Hummel Family Farms, LLC. City Attorney LeSage explained the location of the property, owners and the agreement; discussion ensued. Public Comment: None. Mayor Arellano closed the Public Hearing at 6:25pm.

At 6:26pm the Mayor opened the Public Hearing with respect to an Annexation Agreement with Jerry L. Ferguson, Larry G. Clayton and Connie A. Clayton. City Attorney LeSage explained the location of the property, owners, the agreement, and possible future use; discussion ensued. Public Comment: None. Mayor Arellano closed the Public Hearing at 6:30pm.

At 6:31pm the Mayor opened the Public Hearing with respect to an Annexation Agreement with The Chicago Trust Company, N.A., not personally, but solely as Trustee of the Phyllis Louise Wissing Holt Trust under the Richard W. Wissing Trust dated September 25, 1996, and Rodney H. Piercey, not personally, but solely as Trustee of the Norma J. Wissing Revocable Trust dated September 25, 1996. City Attorney LeSage explained the process with the owners, location of the property, the agreement, and possible future use; discussion ensued. Public Comment: None. Mayor Arellano closed the Public Hearing at 6:38pm.

At 6:39pm the Mayor opened the Public Hearing with respect to an Annexation Agreement with Dixon Land Group, LLC. City Attorney LeSage explained the location of the property, owners, the agreement, contract to purchase, property purchase, development of the property, possible liquor license, and TIF deal; discussion ensued. Public Comment: None. Mayor Arellano closed the Public Hearing at 6:57pm.

At 6:57pm the Mayor opened the Public Hearing with respect to an Annexation Agreement with Hvarre Holdings, LLC. City Attorney LeSage explained the background of the agreement, location of the property, the exchange, agreements, development of the property, and the TIF; discussion ensued. Public Comment: None. Mayor Arellano closed the Public Hearing at 7:20pm.

At 7:21pm the Mayor opened the Public Hearing with respect to an Exchange Agreement with Hvarre Holdings, LLC. City Attorney LeSage explained the agreement, process and location of the properties; discussion ensued. Public Comment: None. Mayor Arellano closed the Public Hearing at 7:24pm.

Comments: The Council thanked everyone for all their work on these agreements.

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WORK SESSION
None

APPROVAL OF MINUTES

Councilman Bishop moved that the minutes of the Regular Session Council Meeting of Monday, October 4, 2021; be accepted and placed on file. Seconded by Councilman Oros. Voting Yea: Councilman Venier, Bishop, Considine, Oros, and Mayor Arellano. Voting Nay: None.

Motion Carried

APPROVAL OF TOTAL LABOR AND OUTSIDE CLAIMS

Councilman Oros moved that the Total Labor and Outside Claims in the amount of \$968,966.29 be approved and ordered paid. Seconded by Councilman Considine. Voting Yea: Councilman Venier, Bishop, Considine, Oros, and Mayor Arellano. Voting Nay: None. **Motion Carried**

YEAR TO DATE FINANCIALS

Councilman Considine moved that the year-to-date Financial Summary through September 2021 be accepted. Seconded by Councilman Venier. Voting Yea: Councilman Venier, Bishop, Considine, Oros, and Mayor Arellano. Voting Nay: None. **Motion Carried**

DEPARTMENT REPORTS

Assistant City Manager/Public Works Director Heckman addressed the council on the construction season update: road construction, First Street, Division Street, and Galena watermain lining projects.

CITY MANAGER REPORT
None

COUNCIL REPORTS

Mayor Arellano – Reported that he has met with the new Mayor of Rock Falls and will be meeting with the Mayor of Rochelle, he has been attending the solar meetings with the County Board of Appeals, and spoke about the Fiber wanting to come to town.

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Councilman Bishop – Spoke about Government Day, with the no field trip policy right now they are doing it different, going to the school and explaining how the City works.

Councilman Considine – None

Councilman Oros – Scarecrow Festival is this Weekend.

Councilman Venier – Touch Down for Tatas, Breast Cancer Awareness event was last weekend, he will be the master of ceremonies at the Park District ground breaking ceremony on Thursday, and the next show at the Dixon Historic Theatre will be a Van Halen Tribute Band.

BOARD & COMMISSIONS REPORTS

Reports on file: Building Department Report

VISITOR/PUBLIC COMMENT

Walter Parsons – expressed his appreciation for the City Workers, should consider a Christmas bonus or something, bottom up, not top down, discussion ensued.

ORD# 3247 – AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT WITH DONNA M. MUNTEAN AND GEORGIA A. ARMSTRONG

Councilman Venier moved that the Annexation Agreement between the City of Dixon and Donna M. Muntean and Georgia A. Armstrong be approved. Seconded by Councilman Bishop. Voting Yea: Councilman Venier, Bishop, Considine, Oros, and Mayor Arellano. Voting Nay: None. **Motion Carried**

ORD# 3248 – AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT WITH CELIA FULFS MARIN, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED JULY 8, 2012 AND KNOWN AS THE FULFS FAMILY TRUST, MAE FULFS MCCLERNON, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED AUGUST 28, 1977 AND KNOWN AS THE MAE FULFS MCCLERNON REVOCABLE TRUST, AND KAY FULFS CAYLER

Councilman Bishop moved that the Annexation Agreement between the City of Dixon and Celia Fulfs Marin, as Trustee under the provisions of a Trust Agreement dated July 8, 2012 and known as The Fulfs Family Trust, Mae Fulfs McClernon, as Trustee under the provisions of a Trust Agreement dated August 28, 1977 and known as the Mae Fulfs McClernon Revocable Trust, and Kay Fulfs Cayler be approved. Seconded by Councilman Venier. Voting Yea: Councilman Venier, Bishop, Considine, Oros, and Mayor Arellano. Voting Nay: None. **Motion Carried**

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ORD# 3249 – AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT
WITH WAYNE R. HUMMEL, NOT INDIVIDUALLY BUT AS TRUSTEE
OF THE WAYNE R. HUMMEL TRUST UNDER DECLARATION DATED
OCTOBER 5, 2020, AND WAYNE R. HUMMEL, INDIVIDUALLY

Councilman Oros moved that the Annexation Agreement between the City of Dixon and Wayne R. Hummel, not individually but as Trustee of the Wayne R. Hummel Trust under Declaration dated October 5, 2020, and Wayne R. Hummel, Individually, be approved. Seconded by Councilman Considine. Voting Yea: Councilman Venier, Bishop, Considine, Oros, and Mayor Arellano. Voting Nay: None. **Motion Carried**

ORD# 3250 – AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT
WITH HUMMEL FAMILY FARMS, LLC

Councilman Considine moved that the Annexation Agreement between the City of Dixon and Hummel Family Farms, LLC be approved. Seconded by Councilman Venier. Voting Yea: Councilman Venier, Bishop, Considine, Oros, and Mayor Arellano. Voting Nay: None. **Motion Carried**

ORD# 3251 – AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT
WITH JERRY L. FERGUSON, LARRY G. CLAYTON AND CONNIE A. CLAYTON

Councilman Venier moved that the Annexation Agreement between the City of Dixon and Jerry L. Ferguson, Larry G. Clayton and Connie A. Clayton be approved. Seconded by Councilman Bishop. Voting Yea: Councilman Venier, Bishop, Considine, Oros, and Mayor Arellano. Voting Nay: None. **Motion Carried**

ORD# 3252 – AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT
WITH THE CHICAGO TRUST COMPANY, N.A., NOT PERSONALLY, BUT SOLELY AS
TRUSTEE OF THE PHYLLIS LOUISE WISSING HOLT TRUST UNDER THE RICHARD
W. WISSING TRUST DATED SEPTEMBER 25, 1996, AND RODNEY H. PIERCEY, NOT
PERSONALLY, BUT SOLELY AS TRUSTEE OF THE NORMA J. WISSING REVOCABLE
TRUST DATED SEPTEMBER 25, 1996

Councilman Bishop moved that the Annexation Agreement between the City of Dixon and The Chicago Trust Company, N.A., not personally, but solely as Trustee of the Phyllis Louise Wissing Holt Trust under the Richard W. Wissing Trust dated September 25, 1996, and Rodney H. Piercey, not personally, but solely as Trustee of the Norma J. Wissing Revocable Trust dated September 25, 1996 be approved. Seconded by Councilman Venier. Voting Yea: Councilman Venier, Bishop, Considine, Oros, and Mayor Arellano. Voting Nay: None. **Motion Carried**

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ORD# 3253 – AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT
 WITH DIXON LAND GROUP, LLC

Councilman Oros moved that the Annexation Agreement between the City of Dixon and Dixon Land Group, LLC be approved. Seconded by Councilman Considine. Voting Yea: Councilman Venier, Bishop, Considine, Oros, and Mayor Arellano. Voting Nay: None. **Motion Carried**

ORD# 3254 – AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT
 WITH HVARRE HOLDINGS, LLC.

Councilman Considine moved that the Annexation Agreement between the City of Dixon and Hvarre Holdings, LLC be approved. Seconded by Councilman Venier. Voting Yea: Councilman Venier, Bishop, Considine, Oros, and Mayor Arellano. Voting Nay: None. **Motion Carried**

ORD# 3255 – AUTHORIZING THE APPROVAL OF AN EXCHANGE AGREEMENT
 WITH HVARRE HOLDINGS, LLC.

Councilman Venier moved that the Approval of an Exchange Agreement between the City of Dixon and Hvarre Holdings, LLC be approved. Seconded by Councilman Bishop. Voting Yea: Councilman Venier, Bishop, Considine, Oros, and Mayor Arellano. Voting Nay: None. **Motion Carried**

RESOLUTION OBJECTING TO THE PETITION OF
 PATRICK MULLIGAN AND JOANIE MULLIGAN FOR REZONING

Mayor Arellano explained the request and Attorney Dan Kapolnek, representing the Mulligans, explained the petition, and discussion ensued. City Attorney LeSage explained the process of the County and the City with properties in question and voting explanations; discussion ensued. Councilman Bishop moved to approve the resolution objecting to the petition of Patrick Mulligan and Joanie Mulligan for rezoning. Seconded by Councilman Venier. Voting Yea: Mayor Arellano. Voting Nay: Councilman Oros, Venier, Bishop, and Considine. **Motion Failed**

RESOLUTION OBJECTING TO THE PETITION OF
 OF STEVEN C. KITZMAN AND TRACY A. KITZMAN FOR REZONING

Attorney Dan Kapolnek, representing the Kitzmans, explained the petition request, and discussion ensued. Councilman Oros moved to approve the resolution objecting to the petition of Steven C. Kitzman and Tracy A. Kitzman for Rezoning. Seconded by Councilman Considine.

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Voting Yea: Councilman Oros and Mayor Arellano. Voting Nay: Councilman Venier, Bishop, and Considine. **Motion Failed**

RESOLUTION OBJECTING TO THE PETITION OF
MATTHEW P. LINDSTROM FOR REZONING

Code Enforcement Officer Bay explained the petition, and discussion ensued. Councilman Considine moved to approve the resolution objecting to the petition of Matthew P. Lindstrom for Rezoning. Seconded by Councilman Venier. Voting Yea: Mayor Arellano. Voting Nay: Councilman Oros, Venier, Bishop, and Considine. **Motion Failed**

RES# 2883-21 – AMENDING 2021-2022 BUDGET
AIRPORT RUNWAY LIGHTING

Finance Director Fredericks explained the request. Councilman Venier moved to approve the budget resolution with respect to the airport runway lighting repairs. Seconded by Councilman Bishop. Voting Yea: Councilman Venier, Bishop, Considine, Oros, and Mayor Arellano. Voting Nay: None. **Motion Carried**

RES# 2884-21 – AMENDING 2021-2022 BUDGET
LOCAL FISCAL RECOVERY FUNDS

Finance Director Fredericks explained the request, discussion ensued. Councilman Bishop moved to approve the budget resolution with respect to the Local Fiscal Recovery Funds. Seconded by Councilman Venier. Voting Yea: Councilman Venier, Bishop, Considine, Oros, and Mayor Arellano. Voting Nay: None. **Motion Carried**

APPROVAL OF FARM LEASE

Public Works Director/Assistant City Manager Heckman explained the request and discussion ensued. Councilman Oros moved to enter into a lease agreement with Richard Humphrey for farming services at the Dixon Municipal Airport. Seconded by Councilman Considine. Voting Yea: Councilman Venier, Bishop, Considine, Oros, and Mayor Arellano. Voting Nay: None. **Motion Carried**

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ADJOURMENT

Councilman Considine moved that the Regular Council Meeting of Monday, October 18, 2021 be adjourned to meet in Regular Session on Monday, November 1, 2021, at 5:30pm in the Council Chambers at City Hall. Seconded by Councilman Venier. Voting Yea: Councilman Venier, Bishop, Considine, Oros, and Mayor Arellano. Voting Nay: None. **Motion Carried**

The meeting adjourned at 8:34pm.

CITY CLERK