

COUNCIL OF THE CITY OF DIXON, ILLINOIS  
COUNCIL CHAMBERS – CITY HALL  
REGULAR COUNCIL MEETING  
TUESDAY, FEBRUARY 22, 2022  
5:30 P.M.

CALL TO ORDER

The meeting was called to order by Mayor Arellano at 5:33pm.

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 David Spaulding, First Presbyterian Church.

IKE MERCER AWARD

Councilman Venier introduced and presented the Ike Mercer Award to Linda Leblanc Parks. During the presentation Deb Dickenson read her nomination for Linda; Linda accepted her award and recited an acceptance speech; previous awardee Benny Boyd joined the meeting by zoom to congratulate his Aunt Linda. A break was taken for pictures and exiting the meeting.

PUBLIC HEARING

Mayor Arellano gave an introduction on the Public Hearings. City Attorney LeSage reviewed how the hearings will be ran.

Public Hearing – Industrial Park TIF District

Mayor Arellano opened the public hearing at 5:49pm.

Attorney LeSage stated that the notice for a public hearing must be published twice not more than 30 days and not less than 10 days prior to the public hearing, has certificate of publication from Sauk Valley News on February 2, 2022 and February 8, 2022, additionally not less than 10 days before the public hearing notice must be sent in writing by certified mail to the tax payer of record of all properties within the proposed TIF district and also to holders of delinquent taxes and by regular mail notice to residents within the proposed TIF district all were mailed on February 1, 2022. January 26, 2022 the Joint Review Board met, comprised of all of the taxing districts that levy taxes on the proposed TIF area. The meeting was attended by representatives from the City, School District, Lee County, Park District, Sauk Valley Community College, Dixon Township (there but not part of this TIF), and others. The Joint Review Board unanimously approved the draft redevelopment plan and proposed TIF area.

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Geoff Dickinson from SB Friedman gave a presentation on the TIF. Including explaining a tax increment financing and how it affects taxes, boundaries, eligibility of land, eligibility findings, required tests and findings, major redevelopment objectives, proposed budget, future land use, and public approval process. Discussion ensued throughout.

Public Comment: Ed Fritts stated we need a lot of infrastructure in the town, asked if this will be pulling funds from the rest of the City infrastructure. Discussion ensued.

Mayor Arellano closed the public hearing at 6:10pm.

Public Hearing – Fargo Creek TIF District

Mayor Arellano opened the public hearing at 6:11pm.

Attorney LeSage stated that the notice for a public hearing must be published twice in the local newspaper, certificate of publication from Sauk Valley News on February 2, 2022 and February 8, 2022, notice by certified mail was sent to tax payers and holders of delinquent taxes in the TIF district and by regular mail notice to residents all were mailed on February 1, 2022. January 26, 2022 the Joint Review Board met, comprised of all of the taxing districts that levy taxes on the proposed TIF area. The meeting was attended by representatives from the City, School District, Lee County, Park District, Sauk Valley Community College, Dixon Township, and others. The Joint Review Board unanimously approved the draft redevelopment plan and proposed TIF area.

Geoff Dickinson from SB Friedman gave a presentation on the TIF. Including explaining a tax increment financing and how it affects taxes, boundaries, eligibility of land, eligibility findings, required tests and findings, major redevelopment objectives, proposed budget, future land use, and public approval process. Discussion ensued throughout.

Public Comment:

Marilyn Jackson spoke about the 7<sup>th</sup> Street collapsed and flooding her backyard; the City won't fix it and have gotten quotes and they are more than what the house is worth. Will the TIF require them to fix it, if so they won't be able to. Is some of the money going to be used to fix things like the actual run off of Fargo Creek? This is not being maintained and trees are falling down, will the TIF fix this stuff? Discussion ensued.

Ken Burnell – Fargo Creek is in the flood plain and issues with flood insurance for real estate, will the TIF help resolve taking property out of the flood plain? Could you give another example of what might happen in the TIF to help economically improve that area? Discussion ensued.

Ed Fritts – Retention pond catch a lot of the creek, when it meanders around other streets will that be cleaned up, trees etc, the flow would work so much better without creating its own path, try to get the flood plain out of the houses, under the impression it was going to be cleaned up. If it come slower and cleaned up so it has a nice bed, then it would solve some of the problems and get the flood plain out of the housing. Looks like a win win for everyone to get this cleaned up. Discussion ensued.

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Ken Burnell – Industrial TIF expires 2046 when does this one? 23 years. 30 years ago, Road Ranger wanted downtown district, funds for someone to do that, acquire property to make economic development? Discussion ensued.

Richard Schaeffer – How soon will we see a retention pond, you said you did a culvert upgrade on 9<sup>th</sup> and Monroe, but reduced road and updated the ditch. West 9<sup>th</sup>, have foundations problems, replaced 3 furnaces since the 7<sup>th</sup> street blowout. With all the new development there at Bloody Gulch and 26, we are going to see more water, when will detention pond is going to come to alleviate our out of pocket expenses? Discussion ensued.

Mayor Arellano closed the Public Hearing at 6:50pm.

Brief pause for visitors to leave if want to.

Public Hearing – Amendment No. 1 to Annexation Agreement  
 with Dixon Land Group, LLC.

Mayor Arellano opened the public hearing at 6:53pm.

Attorney LeSage stated that the notice for a public hearing must be published not more than 30 but not less than 15 days prior to a public hearing on an annexation agreement that we publish in the local newspaper, certificate of publication from Sauk Valley News on February 4, 2022. We entered into an annexation agreement with the Dixon Land Group, LLC, in November of 2021. As we went about the process on the petition for mapping the annexation, two of the pins/parcels were already annexed back in the 1980's. The northwest corner of Bloody Gulch and Rt 26. The amendment is recognizing that two are already annexed and do not need to be annexed. Sustainably doesn't change the deal, just makes clear of the property they are annexing doesn't include these tow pin numbers. To have the procedure to follow to be correct. Just makes the facts correct. The approval of the amendment is scheduled later in the meeting.

Public Comment: None

Mayor Arellano closed the public hearing at 6:57pm

VISITOR/PUBLIC COMMENT

None

APPROVAL OF MINUTES

Councilman Bishop moved that the minutes of the Regular Session Meeting of Monday, February 7, 2022; 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**

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APPROVAL OF TOTAL LABOR AND OUTSIDE CLAIMS

Councilman Oros moved that the Total Labor and Outside Claims in the amount of \$960,043.84 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 January 2022 be accepted. Seconded by Councilman Venier. Voting Yea: Councilman Venier, Bishop, Considine, Oros, and Mayor Arellano. Voting Nay: None. **Motion Carried**

DEPARTMENT REPORTS

None

COUNCIL REPORTS

Mayor Arellano – Spoke on Sterling bonding for some of their pension payments. Conversations with reserves for interest opportunities, and their success with it. Percentages that are possible and what the differences could be. Need to take a financial look at this. Discussion ensued.

Councilman Venier – None

Councilman Considine – None

Councilman Oros – Good luck wish to the CEO Trivia Night; all tables are sold out.

Councilman Bishop – Theatre had a great show with the dinosaurs, great show, interactive for children and adults. The Dixon Wrestling program has 3 State Qualifiers, being ranked in state as a team for the majority of the season, congratulations to those folks.

CITY MANAGER REPORT

City Manager Langloss – Budget meeting update, scheduled meetings on Thursday and Tuesday asked if we could add another budget meeting. Sauk Valley Leadership

BOARDS & COMMISSION REPORTS

None

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VISITORS/PUBLIC COMMENT

None

ORD# 3265 – AUTHORIZING THE EXECUTION OF AMENDMENT NO. 1 TO  
ANNEXATION AGREEMENT WITH DIXON LAND GROUP, LLC.

Councilman Venier moved to approve the ordinance authorizing the execution of amendment No. 1 to Annexation Agreement with Dixon Land Group, LLC. Seconded by Councilman Bishop. Voting Yea: Councilman Venier, Bishop, Considine, Oros, and Mayor Arellano. Voting Nay: None. **Motion Carried**

RES# 2989-22 – AMENDING 2021-2022 BUDGET – IT LAPTOPS

Councilman Bishop moved to approve the FY 21/22 budget resolution with respect to the IT Laptops. Seconded by Councilman Oros. Voting Yea: Councilman Venier, Bishop, Considine, Oros, and Mayor Arellano. Voting Nay: None. **Motion Carried**

RES# 2990-22 – AMENDING 2021-2022 BUDGET – LEGAL FEES

Councilman Oros moved to approve the FY 21/22 budget resolution with respect to the Legal Fees. Seconded by Councilman Considine. Discussion ensued. Voting Yea: Councilman Venier, Bishop, Considine, Oros, and Mayor Arellano. Voting Nay: None. **Motion Carried**

RES# 2991-22 – AMENDING 2021-2022 BUDGET – WATER DEPARTMENT

Councilman Considine moved to approve the FY 21/22 budget resolution with respect to the Water Department. Seconded by Councilman Venier. Finance Director Fredericks explained the request, discussion ensued. Voting Yea: Councilman Venier, Bishop, Considine, Oros, and Mayor Arellano. Voting Nay: None. **Motion Carried**

RES# 2992-22 – CONFIRMING APPOINTMENT TO THE AIRPORT BOARD

Councilman Venier moved that Larry Ebert be appointed to the Dixon Airport Board for a term to commence February 22, 2022 and to end December 31, 2023, or until his successor is duly appointed and qualified. Seconded by Councilman Bishop. Mayor Arellano explained the request. Voting Yea: Councilman Venier, Bishop, Considine, Oros, and Mayor Arellano. Voting Nay: None. **Motion Carried**

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ADJOURMENT

Councilman Bishop moved that the Regular Council Meeting of Tuesday, February 2, 2022 be adjourned to meet in Special Session on Thursday, February 24, 2022, at 3:00pm 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 7:15pm.

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CITY CLERK