

COUNCIL OF THE CITY OF DIXON, ILLINOIS  
REGULAR COUNCIL MEETING  
COUNCIL CHAMBERS - CITY HALL  
MONDAY, APRIL 7, 2008  
6:30 P.M.

ROLL CALL

The meeting was called to order by Mayor Burke. Commissioners Kelly, Blackburn, Bridgeman, Contreras and Mayor Burke answered Roll Call. The Pledge of Allegiance was cited.

WELCOME 8<sup>TH</sup> GRADERS

Mayor Burke welcomed the students and thanked all those who participated today. He then had Commissioner Bridgeman explain the commission-form of government.

APPROVAL OF MINUTES

Commissioner Contreras moved that the minutes of the Regular Council Meeting of Monday, March 17, 2008 and the minutes of the Special Council Meeting of Monday, March 31, 2008 be accepted and placed on file. Voting Yea: Commissioners Blackburn, Bridgeman Contreras, Kelly and Mayor Burke. Voting Nay: None. Motion carried.

APPROVAL OF TOTAL LABOR & OUTSIDE CLAIMS

Commissioner Bridgeman moved that the Total Labor & Outside Claims in the amount of \$488,480.50 be approved and ordered paid. Voting Yea: Commissioners Blackburn, Bridgeman Contreras, Kelly and Mayor Burke. Voting Nay: None. Motion carried.

COUNCIL REPORTS

Commissioner Bridgeman reminded everyone that the next Budget Session is April 14<sup>th</sup> at 6:30 p.m.

Commissioner Contreras stated it is nice to have a full house tonight.

BOARDS & COMMISSIONS REPORTS

Mayor Burke reported the Monthly Building Permit Report of March, 2008, the Plan Commission Meeting minutes of March 27, 2008 and the Airport Board Meeting minutes of January 5, 2008 are on file with the Clerk and available for inspection.

VISITORS

Josh Albrecht, Main Street Director, addressed the Council advising of a House and Home Show at Kitzman's Lumberyard on April 18<sup>th</sup> and 19<sup>th</sup>. He asked Ted Hvarre to give a short overview of this show, and Mr. Hvarre invited the Council and the community to attend. He lastly advised there is no fee for admittance. Josh then read a prepared statement on the history of Father John Dixon and highlighted the events that will take place on Founders Day on April 11, 2008.

Cory Eykamp, 416 Depot Avenue, addressed the Council regarding several issues in his neighborhood, including police matter, rental properties and sidewalks. Mayor Burke then thanked Mr. Eykamp for being a concerned citizen and asked Sgt. Langloss of the Dixon Police Department to explain the neighborhood watch program to him after the Council Meeting.

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PET. – SPECIAL USE – 321 MONROE AVENUE

Commissioner Blackburn moved that the Petition for Special Use pursuant to the request of EEB Properties, LLC, for property located at 321 Monroe Avenue, be referred to the City Attorney for proper action. Discussion followed. Mayor Burke explained the procedure of this item to the audience. It was then decided that discussion should take place tonight to see if there would be a need for the ordinance to be drafted. Mayor Burke then asked Ted Hvarre, the property owner, to address the Council. Mr. Hvarre, 617 East 4<sup>th</sup> Street, explained why his company wants this Special Use and that they are not requesting a zoning change. He addressed the issues that the Plan Commission members were concerned about—density, zoning, traffic, parking and drainage. He also advised he would be asking the City for curbing on his side of the street. Mr. Hvarre lastly advised he is providing 37% greenspace. Mayor Burke then summoned Joey Frey, 315 Monroe Avenue, to speak on behalf of five neighboring homeowners. Mr. Frey's concerns were safety, police calls, 12 people living on this multiplex property, the front yard becoming a parking lot and his property value decreasing. Mr. Frey questioned how many votes were needed to pass this. Mayor Burke informed him 4. At this time, Mayor Burke advised both parties they had three minutes for a rebuttal. Kimberly Hvarre addressed all the concerns regarding the tenants and the police calls to the property. She firmly stated she has never received any complaints about any of her renters. Mr. Frey stressed he feels the police have been to this property many, many times. He reiterated that there are five families in the area opposed to this Special Use and remarked it would have been the "good neighbor" thing to do for the Hvarres to advise all nearby neighbors of their plans beforehand. After no further discussion, the Mayor called for the vote. Voting Yea: Commissioners Blackburn, Bridgeman Contreras, Kelly and Mayor Burke. Voting Nay: None. Motion carried. Mayor Burke did advise he will vote yes tonight to refer it to the City Attorney but will be abstaining on the ordinance to pass this item at the next meeting.

ACCEPT BIDS & PLACE ON FILE – WWTP NEW WORK TRUCK

Commissioner Kelly moved that the bids for the purchase of a new work truck for the Wastewater Treatment Plant be accepted and placed on file until the next regularly scheduled Council Meeting of Monday, April 21, 2008. Voting Yea: Commissioners Blackburn, Bridgeman Contreras, Kelly and Mayor Burke. Voting Nay: None. Motion carried.

AUTHORIZE EXECUTION OF AGREEMENT – CITY/CGI COMMUNICATIONS

Commissioner Contreras moved that the Mayor be authorized to execute the agreement between the City of Dixon and CGI Communications. Voting Yea: Commissioners Blackburn, Bridgeman Contreras, Kelly and Mayor Burke. Voting Nay: None. Motion carried.

ORD. #2686 – AMENDING ORD. #2674 ENTITLED  
"RESPONSIBLE BIDDER ORD."

Commissioner Blackburn moved that an Ordinance amending Ordinance #2674 entitled, "Responsible Bidder Ordinance" be passed. Voting Yea: Commissioners Blackburn, Bridgeman Contreras, Kelly and Mayor Burke. Voting Nay: None. Motion carried.

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ORD. #2687 – AUTHORIZE PUBLICATION OF NOTICE OF THE  
INVITATION TO BID FOR THE SALE OF REAL PROPERTY

Commissioner Contreras moved that an Ordinance authorizing the Publication of Notice of the Invitation to Bid for the Sale of Real Property be passed. Voting Yea: Commissioners Bridgeman Contreras, Kelly and Mayor Burke. Voting Nay: Commissioner Blackburn. Motion carried.

ORD. #2688 – ISSUANCE OF \$6,500,000 DEBT CERTIFICATES, SERIES 2008

Commissioner Bridgeman moved that an Ordinance of the City of Dixon, Lee County, Illinois, authorizing and providing for an Installment Purchase Agreement for the purpose of paying a part of the cost of a public capital infrastructure improvement project within the City, and authorizing and providing for the issue of \$6,500,000 Debt Certificates, Series 2008, evidencing the rights to payment under such Agreement, prescribing the details of the Agreement and Certificates, and providing for the security for and means of payment under the Agreement of the Certificates, be passed. Voting Yea: Commissioners Blackburn, Bridgeman Contreras, Kelly and Mayor Burke. Voting Nay: None. Motion carried.

PLACE ON FILE – ORD. AMENDING 10-8-15(B)

Commissioner Kelly moved that an Ordinance amending the Dixon City Code Title X, Chapter 8, Section 10-8-15(B) be placed on file until the next regularly scheduled Council Meeting of Monday, April 21, 2008. Voting Yea: Commissioners Blackburn, Bridgeman Contreras, Kelly and Mayor Burke. Voting Nay: None. Motion carried.

RES. #2217-08 – CONFIRMING APPOINTMENT  
DANGEROUS BUILDING INVESTIGATION & CONDEMNATION BOARD

Commissioner Blackburn moved that a Resolution confirming the appointment of Bob Slain to the Dangerous Building Investigation & Condemnation Board for a term commencing April 7, 2008 and ending March 31, 2010, or until his successor is duly appointed and qualified, be adopted. Voting Yea: Commissioners Blackburn, Bridgeman Contreras, Kelly and Mayor Burke. Voting Nay: None. Motion carried.

PROCLAMATION – “FATHER JOHN DIXON DAY”

Mayor Burke proclaimed Friday, April 11, 2008 as “Father John Dixon Day” in the City of Dixon.

PLACE ON FILE – ORD. – FIXING TIME/PLACE OF PUBLIC HEARING

Commissioner Bridgeman moved that an Ordinance fixing a time and place of a Public Hearing with respect to the amendment to the Dixon Central Business District Tax Increment Redevelopment Plan and Project of the City of Dixon, Illinois be placed on file until the next regularly scheduled Council Meeting of Monday, April 21, 2008. Voting Yea: Commissioners Blackburn, Bridgeman Contreras, Kelly and Mayor Burke. Voting Nay: None. Motion carried.

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PLACE ON FILE AMENDMENT TO DIXON CENTRAL BUSINESS DISTRICT  
TAX INCREMENT REDEVELOPMENT PROJECT AND PLAN

Commissioner Contreras moved that the Amendment to the Dixon Central Business District Tax Increment Redevelopment Plan and Project of the City of Dixon, Illinois be placed on file until the next regularly scheduled Council Meeting of Monday, April 21, 2008. Discussion followed. Commissioner Blackburn reminded everyone that this is not a vote for the project. City Attorney Matt Keegan also added this is a prerequisite to get the process going to amend the TIF Plan. After no further comments, the Mayor called for the vote. Voting Yea: Commissioners Blackburn, Bridgeman Contreras, Kelly and Mayor Burke. Voting Nay: None. Motion carried.

AUTHORIZE CLERK TO ADVERTISE FOR BIDS  
AIRPORT MAIN HANGAR ROOF

Commissioner Kelly moved that the Clerk be authorized to advertise for bids for the Airport main hangar roof repairs. Voting Yea: Commissioners Blackburn, Bridgeman Contreras, Kelly and Mayor Burke. Voting Nay: None. Motion carried.

PLACE ON FILE - SECURITY SYSTEM/SERVICE AGREEMENT  
DIXON WATER DEPARTMENT

Commissioner Bridgeman moved that an agreement between the City of Dixon and Alarm Detection Systems, Inc. for security services at the Dixon City Water Department for fire alarm monitoring be placed on file until the next regularly scheduled Council Meeting of Monday, April 21, 2008. Voting Yea: Commissioners Blackburn, Bridgeman Contreras, Kelly and Mayor Burke. Voting Nay: None. Motion carried.

PLACE ON FILE - SECURITY SYSTEM/SERVICE AGREEMENT  
PUBLIC SAFETY ANNEX

Commissioner Blackburn moved that an agreement between the City of Dixon and Alarm Detection Systems, Inc. for security services at the City of Dixon Public Safety Building for fire alarm monitoring be placed on file until the next regularly scheduled Council Meeting of Monday, April 21, 2008. Voting Yea: Commissioners Blackburn, Bridgeman Contreras, Kelly and Mayor Burke. Voting Nay: None. Motion carried.

PLACE ON FILE - WELCOME CENTER LEASE AGREEMENT

Commissioner Blackburn moved that the Welcome Center Lease Agreement be placed on file until the next regularly scheduled Council Meeting of Monday, April 21, 2008. Voting Yea: Commissioners Blackburn, Bridgeman Contreras, Kelly and Mayor Burke. Voting Nay: None. Motion carried.

PLACE ON FILE - ORD. AUTHORIZING AGREEMENT FOR THE PURCHASE OF  
CERTAIN REAL PROPERTY

Commissioner Kelly moved that an Ordinance authorizing an Agreement for the Purchase of Certain Real Property be placed on file until the next regularly scheduled Council Meeting of Monday, April 21, 2008. Voting Yea: Commissioners Blackburn, Bridgeman Contreras, Kelly and Mayor Burke. Voting Nay: None. Motion carried.

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PET. - REZONE - 412/414 NORTH GALENA AVENUE  
CLYDE YOUNT REVOCABLE LIVING TRUST

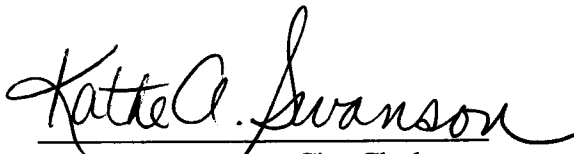
Commissioner Bridgeman moved that the Petition for Rezone pursuant to the request of Clyde Yount Revocable Living Trust, for property located at 412/414 North Galena Avenue, be referred to the Dixon Plan Commission at their next regularly scheduled meeting. Voting Yea: Commissioners Blackburn, Bridgeman Contreras, Kelly and Mayor Burke. Voting Nay: None. Motion carried.

CERTIFICATES PRESENTATION

Commissioner Blackburn advised he would deliver the certificates to the respective teachers who would then hand them out to the students.

ADJOURNMENT

Commissioner Contreras moved that the Regular Council Meeting of Monday, April 7, 2008 be adjourned to meet in Special Session on Monday, April 14, 2008 at 6:30 p.m. in the Council Chambers at City Hall. Voting Yea: Commissioners Blackburn, Bridgeman, Contreras, Kelly and Mayor Burke. Voting Nay: None. Motion carried. The meeting was adjourned at 7:30 p.m.

  
Kathe A. Swanson, City Clerk