

#4

COUNCIL OF THE CITY OF DIXON, ILLINOIS
REGULAR COUNCIL MEETING
COUNCIL CHAMBERS - CITY HALL
TUESDAY, SEPTEMBER 8, 2009
6:30 P.M.

ROLL CALL

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

APPROVAL OF MINUTES

Commissioner Contreras moved that the minutes of the Regular Council Meeting of Monday, August 17, 2009 be accepted and placed on file. Voting Yea: Commissioners Contreras, Kelly, Blackburn and Acting Mayor Bridgeman. Voting Nay: None. Motion carried.

APPROVAL OF TOTAL LABOR & OUTSIDE CLAIMS

Commissioner Blackburn moved that the Total Labor & Outside Claims in the amount of \$1,094,521.96 be approved and ordered paid. Voting Yea: Commissioners Contreras, Kelly, Blackburn and Acting Mayor Bridgeman. Voting Nay: None. Motion carried.

COUNCIL REPORTS

Commissioner Contreras mentioned that a Street Department employee, Steve Weidman, just recently retired after 35 years of service with the City.

BOARDS & COMMISSIONS REPORTS

Acting Mayor Bridgeman reported the Monthly Building Permit Report of August, 2009 is on file with the Clerk and available for inspection.

ORD. #2753 – AMENDING CODE TITLE X, CHAPTER 12, SECTION 10-12-1

Commissioner Contreras moved that an Ordinance amending the Dixon City Code Title X, Chapter 12, Section 10-12-1 be passed. Voting Yea: Commissioners Contreras, Kelly, Blackburn and Acting Mayor Bridgeman. Voting Nay: None. Motion carried.

ORD. #2754 – AUTHORIZING SPECIAL USE

Commissioner Kelly moved that an Ordinance authorizing Special Use for the operation of a restaurant pursuant to the petition of J.D. Wesley, Inc. and Orval L. Gearhart, Jr. be passed. Attorney Branson added they will have to comply with the code and have a site plan. Acting Mayor Bridgeman then called for the vote. Voting Yea: Commissioners Contreras, Kelly, Blackburn and Acting Mayor Bridgeman. Voting Nay: None. Motion carried.

DISCUSSION/PRESENTATION – RIVERSHORE DEVELOPMENT

Mr. Kevin Pozzi, 402 Sheldon Drive, Winnebago, Midwest Bank Senior Lender, and Mr. Mark Wright, 1861 Indian Springs, Freeport, Owner, Midwest Bank, addressed the City Council on the assignment and amendment to the Rivershore TIF. Mr. Wright stated his bank now owns the development and they are looking for a partner who has expertise in developing the area. Mr. Wright asked that the TIF be assigned to make this a viable area for the developer and stated they had previously sent a letter of support for their recommended changes. Mr. Wright stated the City would be re-paid through the TIF; therefore, this would be a win/win proposition.

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DISCUSSION/PRESENTATION – RIVERSHORE DEVELOPMENT (CONT'D.)

Mr. Pozzi advised the three changes in the amendment to the redevelopment agreement are (1) the recognition of double units; (2) the bank needs to make additional investment going forward thereby starting the increment on a percentage in the original agreement; and (3) an increase in the time to complete this project—an additional 11 years. Commissioner Blackburn asked Mr. Pozzi to expand on these double units and Mr. Pozzi advised they are 4-unit building currently and the new definition of the project would entail 48 units. Acting Mayor Bridgeman asked what the number of years were left on the TIF. Attorney Matt Keegan advised the agreement goes until the development reaches 23 years (year 2028). Mr. Pozzi then changed their request to an additional 10 years. Acting Mayor Bridgeman stated the City needs a guarantee that the project is underway. Mr. Wright explained that their investment is idle now but time is of the essence to start up again once the developer is on board. Mr. Wright also advised the bank has taken over paying the taxes for 1-1/2 years now and Mr. Pozzi added that the 50/50 share goes into effect when there are 8 units and two buildings completed. Commissioner Blackburn stated this project's construction phase is in its third year now and weeds have grown up. He then questioned any changes to the style. Mr. Wright advised possibly but could not expand without the Council approval and a development partner. Acting Mayor Bridgeman asked about piers on the river. Mr. Pozzi stated he has discussed this with Attorney Rob LeSage and this issue is close to being resolved. He advised the piece of land is questionable if it is known to be dedicated to the City. Attorney Branson advised there are 6 units not yet sold and they are taxed at various values. He also stated there is a cap in the agreement and taxes cannot be collected over the amount in the TIF contract. After no further discussion, Acting Mayor Bridgeman advised Mayor Burke will be contacted and this will be placed on the agenda as soon as possible.

PLACE ON FILE – ORD. RESCINDING MORATORIUM ON ISSUANCE OF
 BUILDING PERMITS FOR NEW CONSTRUCTION ON LOTS WITHIN TIMBER
 EDGE SUBDIVISION AND THE WOODS SUBDIVISION

Commissioner Blackburn moved an Ordinance rescinding the moratorium on the issuance of building permits for new construction on lots within Timber Edge Subdivision and Idle Oak Run Phase 7 (The Woods) be placed on file until the next regularly scheduled Council Meeting of Monday, September 21, 2009. Discussion followed. Acting Mayor Bridgeman stated procedure would still have to be followed with the Building Department. Shawn Ortgiesen advised the plan looks real good and will take care of the stormwater issues. After no further discussion, Acting Mayor Bridgeman called for the vote. Voting Yea: Commissioners Contreras, Kelly, Blackburn and Acting Mayor Bridgeman. Voting Nay: None. Motion carried.

RES. #2280-09 – CONFIRMING APPT. – BOARD OF TRUSTEES
 FIRE PENSION FUND

Commissioner Contreras moved that a Resolution confirming the appointment of Brian Strock to the Board of Trustees of the Fire Pension Fund for a term commencing August 1, 2009 and ending April 30, 2011, or until his successor is duly appointed and qualified, be adopted. Voting Yea: Commissioners Contreras, Kelly, Blackburn and Acting Mayor Bridgeman. Voting Nay: None. Motion carried.

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RES. #2281-09 – CONFIRMING APPTS. – DIXON PLAN COMMISSION

Commissioner Kelly moved that a Resolution confirming the appointments of Kathy Yount as a member and Greg Van Matre as Second Alternate on the Dixon Plan Commission for terms commencing September 8, 2009 and ending August 31, 2012 and commencing September 8, 2009 and ending March 31, 2010, respectively, or until their successors are duly appointed and qualified, be adopted. Voting Yea: Commissioners Contreras, Kelly, Blackburn and Acting Mayor Bridgeman. Voting Nay: None. Motion carried.

RES. #2282-09 – CONFIRMING APPTS. – TREE BOARD

Commissioner Blackburn moved that a Resolution confirming the appointments of Ken Price, Mike Devine, Heather Gieseke and Kate Nehring on the City of Dixon's Tree Board for all terms commencing September 8, 2009 and ending August 31, 2012 and commencing September 8, 2009 and ending August 31, 2010, August 31, 2010, August 31, 2011 and August 31, 2011, respectively, or until their successors are duly appointed and qualified, be adopted. Voting Yea: Commissioners Contreras, Kelly, Blackburn and Acting Mayor Bridgeman. Voting Nay: None. Motion carried.

PROCLAMATION – “KNIGHTS OF COLUMBUS TOOTSIE ROLL
DRIVE WEEKEND”

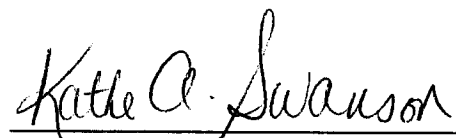
Acting Mayor Bridgeman proclaimed Friday, September 18, 2009 through Saturday, September 19, 2009 as “Knights of Columbus Tootsie Roll Drive Weekend” in the City of Dixon.

PLACE ON FILE – PUBLIC ART AGREEMENT
CITY OF DIXON/PATTIE HUMMEL

Commissioner Kelly moved that the Public Art Agreement between the City of Dixon and Pattie Hummel be placed on file until the next regularly scheduled Council Meeting of Monday, September 21, 2009. Voting Yea: Commissioners Contreras, Kelly, Blackburn and Acting Mayor Bridgeman. Voting Nay: None. Motion carried.

ADJOURNMENT

Commissioner Contreras moved that the Regular Council Meeting of Tuesday, September 8, 2009 be adjourned to meet in Regular Session on Monday, September 21, 2009 at 6:30 p.m. in the Council Chambers at City Hall. Voting Yea: Commissioners Contreras, Kelly, Blackburn and Acting Mayor Bridgeman. Voting Nay: None. Motion carried. The meeting was adjourned at 7:05 p.m.


Kathe A. Swanson, City Clerk