



**DEKALB CITY COUNCIL AGENDA
FEBRUARY 10, 2020
6:00 P.M.**

DeKalb Municipal Building
City Council Chambers
Second Floor
200 S. Fourth Street
DeKalb, Illinois 60115

REGULAR CITY COUNCIL MEETING

A. CALL TO ORDER AND ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF THE AGENDA

D. PUBLIC PARTICIPATION

E. PRESENTATIONS

None.

F. APPOINTMENTS

1. [Appointment of Helen Umbdenstock to the Citizens' Community Enhancement Commission for the Completion of a Two-Year Term through December 31, 2020.](#)
2. [Appointment of Rebecca Hunt to the DeKalb Public Library Board for the Completion of a Three-Year Term through June 30, 2022.](#)
3. Appointment of Sarah Fox as an Ex-Officio Member of the Citizens' Environmental Commission (No Term Limit).

G. CONSENT AGENDA

1. [Minutes of the Committee of the Whole Meeting of January 27, 2020.](#)
2. [Minutes of the Regular City Council Meeting of January 27, 2020.](#)

Assistive services available upon request.

Hearing assistance devices are available in the Information & Technology Office, which is located to the right, just before entering Council Chambers.

3. [Accounts Payable and Payroll through February 10, 2020 in the Amount of \\$5,404,862.51.](#)
4. [FY2019 Vendor Payments Over \\$20,000.](#)

H. PUBLIC HEARINGS

1. **Community Development Block Grant (CDBG) Five-Year Consolidated Plan 2020-2024 and 2020 Annual Action Plan.**

City Manager's Summary: The Community Development Block Grant (CDBG) Consolidated Plan is a five-year plan that provides a unified vision for actions designed to address housing and community development needs in DeKalb. Development of the plan is a collaborative activity between the City and the local community that creates the opportunity for citizen participation in setting long-term CDBG Five-Year strategies and short-term actions to meet priority needs. Community Development Coordinator Joanne Rouse has tirelessly worked with many community groups to pull together the proposed Five-Year Plan (2020-2024) and 2020 Action Plan that are presented on this Council agenda.

The Consolidated Plan serves five separate, but integrated functions required by the Department of Housing and Urban Development (HUD). The Consolidated Plan is:

- A planning document that builds on a participatory process at the lowest levels.
- An application for Federal funds under HUD's formula grant programs.
- A strategy to be followed in carrying out HUD programs.
- An Action Plan that identifies specific projects to carry out the identified strategies.
- A basis for assessing performance in meeting the qualitative and quantitative strategic goals.

Background

HUD requires submission of a Consolidated Plan that establishes a vision for five-year community development actions that address needs in four areas: 1) homelessness; 2) special needs populations; 3) housing; and 4) community and economic development. In addition, an Annual Action Plan that describes activities to address the objectives set forth in the Consolidated Plan must be submitted.

In preparing the Consolidated Plan, the City must examine a variety of sources in order to address five major components of the document. These components are:

- Housing market analysis.
- Housing & non-housing needs assessment (Priority Needs).
- 5-year strategies and objectives.
- Quantifiable annual actions (Action Plan).
- Citizen participation and consultation.

This Consolidated Plan identifies strategies for addressing the housing and community development needs for the City for the years 2020 through 2024. Individual Action Plans for the use of CDBG funds will be prepared for each of the five years. The first of these Action Plans, which provides for funding in the City of DeKalb's CDBG Program Year 27 (April 1, 2020 through March 31, 2021), is included in the background for this Agenda item.

Citizen Participation

Citizen participation in the development of the CDBG Consolidated Plan is essential. Special consideration was given to encourage the participation of low and moderate-income persons, persons with special needs, and persons who provide services to these populations. Participation is encouraged through social service provider outreach, a Community Needs Survey to gather input on residents' assessments of current needs and posting of the Plan on the City website for resident review and comment. In addition, comments received during the preparation of previous Action Plans and the review of accomplishments reported in the Consolidated Annual Performance Evaluation Report (CAPER) were taken into consideration. Finally, this Public Hearing invites additional comment. The information received from all these sources will be used to develop the Draft Consolidated Plan for 2020-2024 and the 2020 Annual Action Plan.

The Five-Year Plan Highlights

The proposed CDBG Five-Year Consolidated Plan 2020-2024 identifies the following strategies and objectives to address priority needs:

Strategies to Address Priority Housing Needs

- **Objective 1:** Effectively utilize the City's existing housing stock by encouraging the maintenance and rehabilitation of housing units for low- and moderate-income persons.

HUD Objective: Decent Housing
HUD Outcome: Sustainability

- **Objective 2:** Increase the supply of accessible housing through the rehabilitation of single-family units, the implementation of state and federal accessible housing standards, and recommend “visitability” standards be utilized in newly constructed single-family and multi-family units.

HUD Objective: Decent Housing
HUD Outcome: Availability/Accessibility

Strategies to Address Priority Needs of Homeless Persons

- **Objective 3:** Provide adequate emergency shelter, transitional housing with supportive services, and permanent supportive housing to homeless adults, families with children, and victims of domestic violence as they work toward solutions to their long-term housing needs.

HUD Objective: Decent Housing
HUD Outcome: Availability/Accessibility

- **Objective 4:** In coordination with the Housing Authority of the County of DeKalb and other providers, identify resources to increase the number of permanent housing choices that will provide homeless persons with a decent and safe living environment that will not create an excessive cost burden or result in over-crowding.

HUD Objective: Decent Housing
HUD Outcome: Availability/Accessibility

- **Objective 5:** Coordinate with the Rockford/DeKalb/Boone/Winnebago County Continuum of Care Committee to address the long-term housing needs for homeless individuals, families with children, and victims of domestic violence in DeKalb County.

HUD Objective: Decent Housing
HUD Outcome: Availability/Accessibility

Strategies to Address Priority Needs of Special Populations

- **Objective 6:** Provide supportive services to seniors, persons with special needs, very-low income, and low-income persons in order to allow them to live independently and with dignity.

HUD Objective: Decent Housing
HUD Outcome: Sustainability

Strategies to Address Priority Needs for Community and Economic Development:

- **Objective 7:** Promote neighborhood revitalization programs by continuing to address housing and community development needs in neighborhoods that have been identified as priority areas, revitalization areas, or slum/blighted areas.

HUD Objective: Suitable Living Environment
HUD Outcome: Sustainability

- **Objective 8:** Explore ways to increase economic opportunities by increasing the availability of affordable childcare, increasing employment training, improving access to non-traditional education, and through implementation of other programs as identified.

HUD Objective: Suitable Living Environment
HUD Outcome: Sustainability

Public comment is welcome. ([Click here for additional information](#))

I. CONSIDERATIONS

None.

J. RESOLUTIONS

- 1. Resolution 2020-013 Authorizing a Standard Agreement for Construction Services with Crawford, Murphy and Tilly, Inc. for Architectural/Engineering, Planning and Special Services, Project DKB-4665 Crack Fill and Remark Runway 2-20, Design Phase, at the DeKalb Taylor Municipal Airport with a City Cost for the Design Phase Not to Exceed \$52,280.**

City Manager's Summary: The DeKalb Municipal Airport is governed by development rules promulgated by the Federal Aviation Administration (FAA) and the IDOT Division of Aeronautics. Among those rules is the requirement of a five-year Transportation Improvement Plan ("TIP") that delineates eligible capital projects for state and federal funding assistance.

On November 25, the Council passed Resolution 2019-152 which approved the City's TIP for federal years 2021-2025. The City of DeKalb is typically obligated to pay 5% for federal/state/local projects and 10% for federal/local projects. One of the priority projects for the City's FY2020 (federal FY2021) is a carry-over project involving crack repair and the re-marking of Runway 2-20. The total cost is \$800,000 and will be allocated as follows: Federal \$720,000

Assistive services available upon request.

Hearing assistance devices are available in the Information & Technology Office, which is located to the right, just before entering Council Chambers.

and Local \$80,000. The TIF #1 Fund (#260-00-00-83900) contains the local budgeted expenditure. This project excludes IDOT-DOA funding because it is a maintenance project.

The attached resolution authorizes the staff to engage the design consulting services of Crawford, Murphy and Tilly, Inc. for the crack-filling project in an amount not-to-exceed \$52,280. The completion of the crack-filling and re-marking is targeted before the end of the 2020 construction season.

City Council approval is recommended. ([Click here for additional information](#))

2. Resolution 2020-014 Authorizing a 2020 Census Efforts Grant Sub-Award Agreement with Region 1 Planning Council.

City Manager's Summary: As the background memorandum from management analyst Jason Blumenthal explains, the approval of this resolution authorizes the Mayor to sign a 2020 Census Grant Sub-Award agreement between the Region 1 Planning Council (R1PC) of the Illinois Department of Human Services and the City, and to complete all other required documentation to enable the City to accept up to \$73,930 in grant funding from the R1PC. This grant sub-award funding will reimburse City expenditures related to reaching Hard-To-Count (HTC) populations and general U.S. Census advertising throughout the City.

City Council approval is recommended. ([Click here for additional information](#))

3. Resolution 2020-015 Authorizing the Purchase and Equipping of One Chevrolet Tahoe Police Vehicle Based on the State Bid Contract Pricing in an Amount Not to Exceed \$49,000.

City Manager's Summary: The FY2020 City Budget authorizes the replacement of three Police SUVs with appropriate outfitting for a total of \$165,000. This request would replace the K9 vehicle, which is a 2011 Chevy Tahoe with over 120,000 miles that has recently been shelved, pending significant engine and transmission repairs. The low bid comes from Miles Chevrolet of Decatur which will match the state purchase price for a 2020 Chevy Tahoe and has the vehicle in stock. The purchase of this vehicle in advance of a fleet leasing package is merited by the need to maintain the department's K9 service.

City Council approval is recommended. ([Click here for additional information](#))

4. Resolution 2020-016 Approving the Community Development Block Grant Five Year Consolidated Plan 2020–2024 and Annual Action Plan (One Year Use of Funds) for Program Year 27 (April 1, 2020 through March 31, 2021).

City Manager's Summary: In the Public Hearing portion of this Agenda and in her detailed background memorandum (attached), Joanne Rouse has summarized the proposed Five-Year Plan (2020-2024) and 2020 Action Plan at length.

The 2020 Action Plan identifies five major activities to support the goals of the 2020-2024 Consolidated Plan. These include Owner-Occupied Residential Rehabilitation, Public Services, Public Facilities, Demolition, and Administration. The specific program areas are as follows:

- Owner Occupied Residential Rehabilitation: Provides forgivable loans of \$5,000 or less to low-/moderate-income homeowners to make exterior and interior repairs. Also provides repayable loans for larger projects for up to an additional \$10,000 (or \$15,000 in total project costs.) Includes funding for project delivery expenses specifically related to the program.
- Public Services: Funding to provide direct services to target populations. HUD allows a maximum of 15% of the annual grant allocation to fund public service agencies. A Request for Proposal (RFP) process is completed each year to determine the agencies that will be funded, and the funding levels awarded. The identified agencies and proposed projects are forwarded to City Council for consideration and approval each year.
- Public Facilities/Improvements: Funding to assist in large scale infrastructure improvements in low-/moderate-income residential areas of the City.
- Demolition: Funding to remove condemned, abandoned buildings to increase neighborhood safety and support improved property values.
- Administration: HUD allows a maximum of 20% of the grant allocation to be used for Administration. Funds are used to support the salary of the Community Services Coordinator and general grant administration costs.

The Annual Action Plan must include a budget for the coming year that is based on the five-year objectives as identified in the Consolidated Plan. The 2020 CDBG allocation is estimated to be approximately \$400,000. HUD allows grantees to approve the Action Plan based on an estimated grant amount and make proportionate adjustments when the final grant amount is allocated by HUD. In addition, to the estimated new grant dollars for next year the City will utilize carry-over or unspent dollars from the previous year. The proposed funding is as follows:

Assistive services available upon request.

Hearing assistance devices are available in the Information & Technology Office, which is located to the right, just before entering Council Chambers.

Activities	2019 Carry-Over	2020 Allocation	Total
2018 Public Facilities/Improvements - Fiber Optic Broadband Access	\$ 210,000	N/A	\$ 210,000
2019 Public Facilities/Improvements - Street Lighting	\$ 225,444	N/A	\$ 225,444
2020 Public Facilities/Improvements - Sidewalks	N/A	\$ 110,000	\$ 110,000
2020 Public Services	N/A	\$ 60,000	\$ 60,000
2020 Housing Rehabilitation	\$ 180,000	\$ 0	\$ 180,000
2020 Demolition	N/A	\$ 150,000	\$ 150,000
2020 Administration	\$ 0	\$ 80,000	\$ 80,000
TOTAL	\$ 615,444	\$ 400,000	\$ 1,015,444

City Council approval is recommended. [\(Click here for additional information\)](#)

K. ORDINANCES – SECOND READING

- 1. Ordinance 2020-005 Amending Chapter 35 “Towing”, Chapter 52 “Offenses Against Public Peace – Safety and Morals”, and Chapter 64 “Smoking Regulations” to Conform to New Cannabis and Tobacco Laws.**

City Manager’s Summary: Ordinance 2020-005 was approved on first reading on January 27. The Council did not direct further revisions, so the ordinance is brought back for consideration on second reading.

City Council approval is recommended. [\(Click here for additional information\)](#)

L. ORDINANCES – FIRST READING

- 1. Ordinance 2020-009 Authorizing a Tax Increment Financing Development Incentive Agreement with Rosa Balli for the Rehabilitation of the Property Located at 206 E. Lincoln Highway.**

City Manager’s Summary: On January 27, the Council consensus was to proceed to a TIF-funding agreement that provided a forgivable loan of \$216,800 to the Balli family for extensive remodeling on the second floor of 206 E. Lincoln Highway to construct four apartments: one single-bedroom apartment and three two-bedroom apartments. The loan represents 40% of the estimated remodeling cost of \$542,000 and is limited to the reimbursement of costs that are TIF-eligible.

The term of the forgivable loan is ten (10) years. If, upon the expiration of this Agreement, the TIF incentive has not been completely repaid or forgiven in terms of incremental property tax, then the remaining balance becomes a debt due and owing to the City requiring repayment within 120 days of the owners' receipt of written notice from the City. The City may enforce its right of repayment by virtue of (a) a contract action seeking damages for violation of the attached Agreement, or (b) an action for foreclosure of the City's mortgage, or (c) pursuit of such other legal or equitable remedies as provided by law.

City Council approval is recommended. [\(Click here for additional information\)](#)

M. REPORTS AND COMMUNICATIONS

- 1. Council Member Reports**
- 2. City Clerk Report**
- 3. City Manager Report**

N. EXECUTIVE SESSION

Approval to Hold an Executive Session in Order to Discuss:

- 1. Personnel as Provided for in 5 ILCS 120/2(c)(1); and**
- 2. Collective Bargaining as Provided for in 5 ILCS 120/2(c)(2).**

O. ADJOURNMENT

[FULL AGENDA PACKET](#)