



**DEKALB CITY COUNCIL AGENDA
JULY 27, 2020
6:00 P.M.**

****NEW LOCATION****

DeKalb Public Library
Yusunas Meeting Room
309 Oak Street
DeKalb, Illinois 60115

REGULAR CITY COUNCIL MEETING

COVID-19 Notice: This meeting will be conducted in-person with a physically present quorum and open to the public. The corporate authorities of the City of DeKalb intend to conduct this meeting in compliance with all applicable social distancing and public health requirements. All persons attending this meeting in-person shall be required to wear protective face masks/coverings. Furthermore, the corporate authorities of the City of DeKalb intend to conduct this meeting pursuant to Illinois Governor JB Pritzker's Executive Order 2020-43 dated June 26, 2020 (the "Executive Order"), which prohibits gatherings of more than 50 people, unless the City of DeKalb determines that it is necessary to invoke the Governmental Functions exemption contained in Section 4(c) of the Executive Order "to ensure the operation of government agencies or to provide for or support the health, safety and welfare of the public."

As a convenience to the public, the City of DeKalb may also provide video, audio, telephonic or internet access for the public to monitor this meeting. The provision of any such remote means of access is not intended to provide for attendance by a means other than physical presence due to the COVID-19 public health emergency, nor is it intended to provide an opportunity for the public to address public officials, make public comment or otherwise participate in the meeting.

Persons wishing to provide public comment or otherwise address public officials in person during this meeting must comply with all applicable rules governing the conduct of this meeting including, but not limited to, the aforementioned social distancing and face covering requirements.

The City of DeKalb is providing the following conveniences for the public to monitor and participate in this meeting:

- Persons wishing to view the meeting from home or elsewhere can tune in to Channel 14 or by following the link provided [here](#).
- Persons wishing to provide public comment but are unable to attend the meeting in person or remotely may forward their comments by clicking on the link provided [here](#). Note that all submissions must be received no later than 4:00 p.m. on the day of the meeting in order to ensure dissemination to the City Council before the meeting convenes.
- Zoom Information

Join Zoom Meeting

<https://us02web.zoom.us/j/84363313750?pwd=aTY3NW5sZ2xGRE0xbFUza0NoY3NGUT09>

Meeting ID: 843 6331 3750

Passcode: 124291

One tap mobile: +13126266799,,84363313750#,,,,,0#,,124291# US (Chicago)

- For those participating via Zoom and wishing to comment during the public participation portion of the meeting, or prior to Council's discussion of a particular item, please click on the link provided [here](#) and add in the Comment Section that you wish to address Council verbally. Note that all submissions must be received

no later than 4:00 p.m. on the day of the meeting in order to ensure your name is added to the list of remote speakers.

A. CALL TO ORDER AND ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF THE AGENDA

D. PUBLIC PARTICIPATION

E. PRESENTATIONS

1. [Proclamation: Americans with Disabilities Act 30th Anniversary.](#)
2. **Presentation of a Check for \$1,000 by Hometown Association of REALTORS to Fund Public Mural Painting under the Lincoln Highway Bridge.**

City Manager's Summary: Through the initiative of Alderman Scott McAdams, some funding support has been found to offset the cost of painting a colorful mural with a unifying message on the concrete abutments beneath the Lincoln Highway bridge over the Kishwaukee River. At this location, graffiti has been a chronic and annoying problem. Alderman McAdams has identified a local artist, Aaron Robertson, and some funds from Hometown Association of REALTORS ([see attachment](#)) to assist with the project. Streets and Facilities Director Andy Raih has been a partner in this process.

F. APPOINTMENTS

1. [Appointment of Adrian Lopez to the Citizens' Environmental Commission for the Completion of a Two-Year Term through December 31, 2021.](#)
2. [Appointment of John Walker to the Human Relations Commission for the Completion of a Three-Year Term through December 31, 2022.](#)
3. **Reappointment of Joyce Stuepgia to the Police Pension Board for the Completion of a Two-Year Term through May 31, 2022.**

G. CONSENT AGENDA

1. [Minutes of the Committee of the Whole Meeting of July 13, 2020.](#)
2. [Minutes of the Regular City Council Meeting of July 13, 2020.](#)
3. [Accounts Payable and Payroll through July 27, 2020 in the Amount of \\$2,391,372.98.](#)
4. [Investment and Bank Balance Summary through May 2020.](#)
5. [Year-to-Date Revenues and Expenditures through May 2020.](#)
6. [FY2020 Human Services Funding Second Quarter Report.](#)

7. [Freedom of Information Act \(FOIA\) Report – June 2020.](#)
8. [Citizens' Environmental Commission Annual Report.](#)

H. PUBLIC HEARINGS

1. Public Hearing: Community Development Block Grant 2020 Annual Action Plan Amendment.

City Manager's Summary: As Community Services Coordinator Joanne Rouse explains in her attached memorandum, the federal Coronavirus Aid, Relief, and Economic Security Act (CARES Act) (Public Law 116-136) makes available \$5 billion in supplemental CDBG funding for grants to prevent, prepare for, and respond to coronavirus (CDBG-CV grants). The City has been awarded \$271,899 in CDBG-CV funds. The CARES Act also provides CDBG grantees with flexibilities that make it easier to use these funds and authorizes HUD to grant waivers and alternative requirements including:

- a 5-day comment period for amendments (in place of the mandated 30-day requirement);
- virtual Public Hearings when necessary for public health reasons; and
- the suspension of the 15% cap on Public Services during the emergency if the CDBG-CV funds are used to prevent, prepare for, or respond to coronavirus.

The City is proposing an expansion of the 2020 Public Services contracts that were approved by City Council on July 13, 2020. Specifically, the City will use \$225,000 of the CDBG-CV funds to expand three current Public Services and add one new Public Service for rent/mortgage/utility payment assistance to address the potential housing crisis created by the coronavirus. The City will also reallocate \$25,000 in regular funding to implement an Optional Relocation Assistance program. The proposed allocations are summarized in the table, below:

| Agency | Program | Amount |
|--|--|------------------------|
| Elder Care Services | Purchase of PPE, office cleaning supplies and services, and plastic separation shields for staff workstations. | \$ 10,000 |
| Hope Haven | Cleaning supplies, PPE, and portable hand washing station rental. | \$ 25,000 |
| Safe Passage | Hotel rooms for survivors, PPE, and cleaning supplies. | \$ 15,000 |
| Family Service Agency - Community Action Program | Rent/Mortgage Payment Assistance Utility Payment Assistance | \$125,000 \$ 50,000 |
| City of DeKalb | Unallocated funds that will be retained for | \$ 46,899 |

| | | |
|--|--|------------------|
| | unforeseen future needs related to the pandemic. | |
| | Total | \$271,899 |

[\(Click here for additional information\)](#)

2. Public Hearing: Proposed Annexation and Development Agreement for Approximately 16 Acres of Property that is Generally Located Along the West Side of N. Annie Glidden Road Across from the DeKalb County Health Facility Campus (DeKalb First United Methodist Church).

City Manager’s Summary: The DeKalb First United Methodist Church is proposing to relocate from their location at the northwest corner of N. Fourth Street and Oak Street to a 15.87-acre site along the west side of N. Annie Glidden Road across from the DeKalb County Health Facility campus. The proposed church building and parking lot will be located on the eastern portion of the property they are purchasing. The church will be approximately 7,730 square feet in area and will include a 203-seat sanctuary.

Part of the subject site (9.33 acres) is currently in the City and zoned PD-R and the other portion (6.54 acres) is in unincorporated DeKalb County. The 9.33-acre portion was annexed to the City in 1994 (Ordinance 1994-074) as part of the Eden’s Gardens Subdivision development and was a means to provide contiguity to the existing City limits at the time. The request involves the approval of a zoning map amendment, upon annexation, from the “SFR1” Single-Family Residential District to the “PD-R” Planned Development – Residential District for the property not currently in the City and for approval of an amendment to Ordinance 1994-074 for rezoning of the property that is already annexed. The request also involves approval of a concept plan, plat of roadway dedication, and waivers to the Unified Development Ordinance (UDO) for building height, landscaping, minimum street standards, and parking lot standards.

The 15.87-acre property stretches from N. Annie Glidden Road to the eastern edge of the Eden’s Garden development. The proposed church building and parking lot will be located at the eastern portion of the property (see attached concept plan). In addition to the sanctuary the church will include classrooms, a coffee and lounge area, administrative offices, and a kitchen. The right-of-way for the proposed access roadway – Beautiful Gate Drive – will be dedicated to the City with the approval of the project; however, the road will not be constructed at this time. The road will be extended once development occurs to the north of the subject site or if the subject site is further subdivided. A narrower access drive will be built within the new right-of-way. The concept plan indicates a Phase 2 layout that adds more parking and provides for a second access to N. Annie Glidden Road.

The City has been working with the church for a couple of years regarding the site plan and other development issues. A draft annexation agreement with the church was negotiated prior to the submittal of the annexation and rezoning petitions. A traffic analysis was conducted in 2018 and indicated that an additional right turn lane will not be needed to handle existing and future traffic generation from the church. A northbound left turn lane at the church’s entrance at N. Annie Glidden Road is

warranted and re-striping will have to occur. The traffic study also concluded that a traffic signal at the entrance and N. Annie Glidden Road was not warranted.

For churches, the UDO requires one parking space for every four seats in the sanctuary. There will be 203 seats in the sanctuary, which equates to 56 required parking spaces. A total of 65 parking spaces are provided on the concept plan in the Phase I development.

A stormwater detention basin is provided on the site to the northwest of the church building. Potable water will be extended from the existing main along N. Annie Glidden Road and sanitary sewer will be brought to the church from the eastern edge of Eden's Garden at Beautiful Gate Drive.

A Final Development Plan, meeting the UDO requirements, will be required prior to any building permits being issued for the site. The Plan will be reviewed by City staff and will also be reviewed by the Planning and Zoning Commission and City Council.

Proposed Waivers to the UDO

The applicant is requesting waivers to the UDO regarding building height, landscaping, minimum street standards, and parking lot standards and are summarized below.

Building Height – Article 5.13.07(3)(3) and Article 7.02

The church will have a steeple, which will have a total height of 86 feet. The UDO does allow an increase in building height for church steeples; however, it cannot exceed the height regulations in the zone in which it is located by more than 20%. The maximum height in the highest density residential district is 45 feet, which would allow a building height of 54 feet after applying the 20% increase. The UDO also requires structural projections over the maximum height level to have an additional one-foot setback for each two feet the structure is over the maximum height level. The steeple is 32 feet (86'-54') over the maximum height allowed, which equates to a required minimum front yard setback of 41 feet (additional setback of 16 feet beyond the 25-foot front yard setback required in residential districts). The church will be set back about 52 feet from the north property line and 250-300 feet away from the N. Annie Glidden Road right-of-way, both of which far exceed the additional setback required. The setbacks to the south property line and west property line are substantial and also meet the minimum requirements for a waiver. The height waiver is justified as the proposed church will not be in close proximity to any residences and is an integral part of the architecture of the church.

Landscaping – Article 12.04

The applicant is requesting a waiver to the requirement of berming in the front yard along N. Annie Glidden Road and the Beautiful Gate Drive right-of-way. The church is also requesting a reduction in the quantity of shade trees and shrubs along the interior and rear yards of the parking lot and in the interior of the parking lot.

The UDO requires berming (3' height minimum) along public roadways adjacent to parking lots. The applicant is proposing landscaping along N. Annie Glidden Road that meets the UDO minimum requirements regarding shade trees and shrubs; however, no berming is proposed. The parking lot will be about 80 feet away from the N. Annie Glidden Road right-of-way so berms would not provide effective

screening as much as the shade trees and shrubs. By way of reference, there is no berm in front of the Northern Illinois Korean Church. The County Health Facility has a meandering berm but is a much larger development. Trees, shrubs and a small berm are proposed along the right-of-way of the future Beautiful Gate Drive. As noted above, Beautiful Gate Drive will not be constructed with the initial development of the church.

A waiver to reduce the landscaping along the south and west property lines is also requested and justified since there is no development to the south of the site (future parking is also proposed in this area) and the nearest homes to the west are over 1,000 feet away. Landscaping in the parking lot and in front of the church building is proposed. Although this landscaping would not presently meet the minimum requirements, the church plans to install additional landscaping in the future through memorial donations and plans to have a fully landscaped church campus as soon as private funds can be raised.

Minimum Street Standards – Article 9.03 and Article 12.03.6(a)

The applicant is requesting relief from the curb and gutter requirement that would otherwise attend the access drive from N. Annie Glidden Road that will be built within the right-of-way of the future Beautiful Gate Drive. The concept plan shows a 36-foot-wide paved driveway into the site, which would provide enough width for an entrance lane and a right turn and left turn lane at Annie Glidden. Once Beautiful Gate Drive is extended, a full street profile would be provided with curb and gutter. The waiver is justified since the proposed access will only serve the church at this time.

Parking Lot Standards Article 12.03.6(a)

The applicant is also requesting there be no curbing at the perimeter of the parking lot. Future parking is proposed to the south, so installing curbing along the south side of the Phase 1 parking lot would be imprudent financially. Adequate drainage will be provided for water coming off the parking lot surface. Curbs are proposed around the four landscape islands in the interior of the parking lot as shown on the Concept Plan and Landscape Plan. It should be noted that curbing is not provided around the parking lot at the Northern Illinois Korean Church or at New Hope Missionary Baptist Church. ([Click here for additional information](#))

I. CONSIDERATIONS

1. Consideration of a Provisional Schedule for the Review and Adoption of the FY2021 City Budget.

City Manager's Summary: The following schedule is proposed for development of the municipal budget for 2021:

- Thursday, August 13. Publication of Agenda for Joint Meeting between the Council and the Finance Advisory Committee on August 17.
- Monday, August 17. Joint Meeting of the City Council and Finance Advisory Committee, 6:00 p.m. to 8:30 p.m. This joint meeting will review assumptions presented by the City Manager regarding revenue trends and possible expenditures in the following budgets:

- General Fund
 - Motor Fuel Tax Fund (Fund 210)
 - Capital Projects Fund (Fund 400)
 - TIF #1 and TIF #3 Funds (Funds 260 and 262)
 - Pension Obligations
- September 1 – October 14. Intense Department-level budget discussions around spending targets based on general goals established on August 17.
 - Thursday, October 14. Publication of Agenda for FAC Meeting on October 19.
 - Monday, October 19. Finance Advisory Board Meeting to review proposed, detailed FY2021 Budget highlights, including annual levy assumptions, 6:00 p.m. to 8:30 p.m.
 - Monday, October 26. Council consideration of property tax levy options.
 - Tuesday, November 10 (November 9 is the observance of Veteran’s Day, a city holiday). Council resolution establishing a Truth in Taxation Hearing for November 23.
 - Monday, November 16 & Wednesday, November 18. Back-to-back Special Council meetings in joint session with the Finance Advisory Committee to go over the Proposed FY2021 Budget document. The General Fund departments will be the focus on November 16, and the Capital, Enterprise, and Special Funds will be the focus on November 18.
 - Monday, November 23. Truth in Taxation Hearing. Budget Hearing. First Reading on Proposed FY2021 City Budget.
 - Monday, December 14. Second Reading on Proposed FY2021 City Budget.
 - December 31, 2020. Last day to file FY2021 Annual Budget and Property Tax Levy with the DeKalb County Clerk.

City Council direction is requested.

2. Bi-Annual Review of Compensation of Elected Officials.

City Manager’s Summary: The Illinois Constitution prohibits an elected official’s compensation from being increased or decreased during the official’s term of office. Section 2 of the Local Government Officer Compensation Act (50 ILCS 145/2) specifies that compensation of elected officers “shall be fixed at least 180 days before the beginning of the terms of the officers whose compensation is to be fixed.” The Illinois Municipal Code specifies that terms for municipal elected officials commence “at the first regular or special meeting of the corporate authorities after receipt of the official election results from the county clerk . . .”

The Spring 2021 elections for Mayor, some Aldermanic seats, and the City Clerk will be held on April 6, so the 180-day window will close sometime around October 8, 2020. An appropriate ordinance establishing the future compensation of these officials will need to be presented before that time.

In light of the severe COVID-19 impacts on the City's General Fund revenues, which is the source of the funding for the compensation of elected officials, fiscal prudence is certainly in order. Upon Council direction, the City Manager can prepare the appropriate ordinance for Council action at an upcoming meeting.

J. RESOLUTIONS

- 1. Resolution 2020-074 Awarding a Bid to Seven Brothers Painting, Inc. in the Amount of \$710,100 for Painting and Repair of the South Water Tower with Staff Authority to Approve Change Orders for a Total Project Cost Up to \$734,954. (Postponed from July 13, 2020)**

City Manager's Summary: This resolution was postponed at the July 13 Council meeting after unsettling information was presented by Mark Guethle, the business agent and director of governmental affairs for Painters District Council #30. Mr. Guethle focused in particular on the OSHA violations surrounding work performed by the apparent low-bidder on the painting bids for the South Water Tower, Seven Brothers Painting, Inc.

The background for this agenda item includes the written information presented by Mr. Guethle on July 13, as well as a written response from the operations manager of Seven Brothers Painting. In addition, a revised staff memorandum has been provided by the Director of Utilities and Transportation, Bryan Faivre.

Since the Council discussion on July 13, the City Manager has received inquiries from two other painting firms with extensive experience in tank painting: Maxcor, Inc. of New Lenox, Illinois and Nile Industrial Coatings of Peoria, Illinois. Both have experience in project agreements to ensure appropriate training and safety protocols for their high-hazard work.

Options

The Council has several options based on the attached information:

1. Award the contract to the apparent low bidder in the bid process opened on May 29 by the Public Works department and closed on June 22. The apparent low bidder in that process was Seven Brothers Painting.
2. If the safety concerns raised in regard to Seven Brothers are considered disqualifying, the Council can award the contract to the second lowest bidder, L.C. United Painting Co. This company's bid exceeded the allocation in the Water Capital Fund (Fund 620) by \$181,000 (see the table below).

| Budget Allocation | \$815,000 |
|--|------------------|
| Seven Brothers Painting, Inc. (Michigan) | \$710,000 |
| L.C. United Painting, Inc. (Michigan) | \$996,000 |
| Viking Painting (Nebraska) | \$1,249,800 |

3. The Council can throw out the bids on the basis of either price or safety concerns and re-bid the project. In order to assure that any re-bidding will provide competitive pricing, it is best to postpone the re-bidding until mid-winter, (late

January or early February) with an early spring start to the painting project. Bid documents released early in the calendar year tend to invite more aggressive bids than at the peak of the construction season.

Additionally, Bryan Faivre informed the City Manager on July 20 that Well #13, which is inside the base of the South Water Tower, should have a new pump installed before Ferrara's distribution center opens in the late Fall. This work will delay the completion of the painting if a second round of bidding is attempted this summer.

The City Manager recommends Option 3. The most recent bidders could bid again in the late winter and the additional time might appeal to other bidders who were too busy to participate in mid-2020. ([Click here for additional information](#))

2. Resolution 2020-078 Authorizing an Addendum for Engineering Services with Fehr Graham & Associates, LLC for the 2020 General Street Maintenance Program as Part of the 2019 Three-Year Services Agreement, with a Fee for FY2020 Not to Exceed \$100,000.

City Manager's Summary: The City utilizes consulting services to perform the day-to-day construction staking and observation associated with the annual street maintenance program, and this service extends to contract management, design, bidding, etc. The City is in the third year of a three-year contract with Fehr Graham & Associates for these support services. With the reduction of the scope of this year's street maintenance program, a reduced scope was negotiated for construction management. Although not required to do so by virtue of the existing contract, Fehr-Graham agreed to reduce its 2020 pricing as well. The 2020 program is for engineering services on both the \$850,000 paving contract and the complimentary \$250,000 sidewalk program funded by additional MFT dollars received recently from the State of Illinois.

For reference, the 2019 Street Maintenance Construction Services was proposed at \$165,000 for approximately \$1.3 million in construction bids. Fehr Graham has reduced its price to \$100,000.

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

3. Resolution 2020-079 Authorizing a Supplemental Resolution for \$250,000 in Motor Fuel Tax Funds to General Maintenance Section 20-00000-00-GM Under the Applicable Provisions of the Illinois Highway Code from January 1, 2020, through December 31, 2020.

City Manager's Summary: As noted above, the unexpected receipt of an additional \$250,000 in MFT funds allows for restoration of the sidewalk maintenance program that had been planned for 2020 before COVID-19 hit, and much of the sidewalk work had to be removed from the original scope of the intended 2020 program in anticipation of reduced local fuel tax revenues.

Approval of the attached resolution conforms to IDOT requirements for the application of the additional monies to sidewalk improvements. Subsequent to approval of this supplemental expenditure, the sidewalk plans--which are ready in hand--will be bid and awarded for a Fall project schedule.

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

4. Resolution 2020-080 Approving a Substantial Amendment to the Community Development Block Grant (CDBG) Annual Action Plan (One Year Use of Funds) for Program Year 27 (April 1, 2020 through March 31, 2021) to Include CARES Act Funding to Prevent, Prepare for, and Respond to Coronavirus in the Amount of \$271,899.00 and the Reallocation of \$25,000 of 2019 Public Facilities Funding to Fund an Optional Relocation Assistance Program.

City Manager's Summary: As described in the Public Hearing portion of this Agenda, the City has been awarded \$271,899 in CDBG-CV funds. The CARES Act provides CDBG grantees such as the City of DeKalb with flexibilities that make it easier to use these funds and authorizes HUD to grant waivers and alternative requirements including immediate availability of a 5-day comment period for amendments (in place of the mandated 30-day requirement), use of virtual Public Hearings when necessary for public health reasons, and the 15% cap on Public Services is suspended during the emergency if the CDBG-CV funds are used to prevent, prepare for, respond to coronavirus.

The City is proposing an expansion of the 2020 Public Services contracts that were approved by City Council on July 13, 2020. Specifically, the City will use \$225,000 of the CDBG-CV funds to expand three current Public Services and add one new Public Service for rent/mortgage/utility payment assistance to address the potential housing crisis created by the coronavirus. The City will also reallocate \$25,000 in regular funding to implement an Optional Relocation Assistance program.

The proposed allocations are summarized in the table, below:

| Agency | Program | Amount |
|--|--|------------------------|
| Elder Care Services | Purchase of PPE, office cleaning supplies and services, and plastic separation shields for staff workstations. | \$ 10,000 |
| Hope Haven | Cleaning supplies, PPE, and portable hand washing station rental. | \$ 25,000 |
| Safe Passage | Hotel rooms for survivors, PPE, and cleaning supplies. | \$ 15,000 |
| Family Service Agency - Community Action Program | Rent/Mortgage Payment Assistance Utility Payment Assistance | \$125,000 \$ 50,000 |
| City of DeKalb | Unallocated funds that will be retained for unforeseen future needs related to the pandemic. | \$ 46,899 |
| Total | | \$271,899 |

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

5. **Conditional Approval in Omnibus Form Authorizing Agreements with Local Social Services Agencies for Community Development Block Grant Year 2020 CARES Act (CDBG-CV) Funding to Prevent, Prepare for, and Respond to the Coronavirus as follows: Resolution 2020-081 Elder Care Services, \$10,000; Resolution 2020-082 Hope Haven, \$25,000; Resolution 2020-083 Safe Passage, \$15,000; and Resolution 2020-084 Family Service Agency, \$175,000; for a Total Amount of \$225,000.**

City Manager's Summary: The attached resolutions authorize the execution of agreements with the local social service agencies noted under Resolution 2020-080 for CDBG Public Services CARES Act funding for Program Year 2020 (CDBG Year 27). These agreements are presented to the City Council for conditional approval at the same meeting to expedite the use of the new funds. The contracts will not be signed until confirmation of approval of the Substantial Amendment is received from HUD.

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

6. **Resolution 2020-085 Authorizing a Master Lease Purchase Agreement with Tax-Exempt Leasing Corporation for Lease Financing of a Utility Department 4WD Loader in the Amount of \$203,190.60.**

City Manager's Summary: At the last regular Council meeting of July 13, the Council approved the purchase of a new John Deere 624L Series 4WD Loader in the amount of \$189,960 from West Side Tractor Sales Company. Since that time, Bryan Faivre, Director of Utilities and Transportation, has negotiated a lease agreement with Tax-Exempt Leasing for the Council's review.

On June 8, 2020, Council approved Resolution 2020-057 authorizing a master lease purchase agreement with Tax-Exempt Leasing Corp. for the lease financing of one (1) 2019 Ford Type II Ambulance and one (1) 2021 International Dump Truck in the amount \$296,710. Tax-Exempt Leasing Corp. has extended the same terms and conditions, as was agreed upon by Council in Resolution 2020-057, for the City's purchase of the 4WD Loader. The vendor offers a five-year lease term with \$0 down payment and an annual interest rate of 2.6%. This would result in a total payment of \$203,190.60, resulting in \$13,230.60 of interest payments over the term of the 5-year lease agreement.

The table below details the proposed lease arrangement:

| | |
|---------------------------|-----------------------|
| Equipment: | John Deere 4WD Loader |
| Financed Amount: | \$189,960 |
| Payment Frequency: | Quarterly |
| Term: | 5 Years |
| Rate: | 2.60% |
| Payment: | \$10,159.53 |
| Total Cost: | \$203,190.60 |

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

7. Resolution 2020-086 Authorizing a Funding Request from Barb City Manor for the Installation of a New Elevator System.

City Manager's Summary: The attached resolution would commit the \$50,000 allocated in the FY2020 City Budget for Barb City Manor improvements (Fund 400, Line Item 400-00-00-61300) to the modernization of the building's elevator system. As Maureen Gerrity, Barb City Manor administrator, writes in the attached letter, the building's two main elevators are in urgent need of upgrading. The Barb City Manor board hired an elevator consultant who recommended a dual traction system to bring durability and reliability. The cost for this replacement will require a two-year commitment from the Council, at \$50,000 per year. On June 24, 2019, the Council entered a 10-year lease (Resolution 2019-099) with Barb City Manor that mandated a City contribution of \$50,000 in 2020 and \$50,000 in 2021.

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

K. ORDINANCES – SECOND READING

None.

L. ORDINANCES – FIRST READING

1. Ordinance 2020-046 Approving an Annexation and Development Agreement with the DeKalb First United Methodist Church to Allow for Construction of an Approximately 7,730 Square Foot Church and Accessory Uses for Approximately 16 Acres of Property Located Along the West Side of N. Annie Glidden Road Across from the DeKalb County Health Facility Campus.

City Manager's Summary: In the Public Hearing portion of this Agenda, the proposed annexation and development of 15.87 acres under contract to the DeKalb First United Methodist Church on Annie Glidden Road was outlined in detail. This ordinance would approve an annexation and development agreement with the details and proposed waivers outlined in the Public Hearing. In addition, the proposed agreement would hold the petitioner to design and construction standards regarding storm water management to mitigate certain existing deficiencies in the storm water runoff patterns from what is currently undeveloped acreage (see the attached memorandum from City Planner Dan Olson).

At the July 20 continued hearing of the Planning & Zoning Commission, the annexation and development agreement were recommended by a vote of 6 to 0.

City Council approval of the Planning and Zoning Commission recommendation is requested. ([Click here for additional information](#))

2. Ordinance 2020-047 Approving the Annexation of Certain Property to the City of DeKalb (DeKalb First United Methodist Church).

City Manager's Summary: The attached ordinance is a companion to Ordinance 2020-046 adopting the annexation and development agreement. With the approval

of the annexation and development agreement, the approval of the attached annexation ordinance shall not be unreasonably withheld. The attached annexation ordinance is effective immediately upon its approval and execution.

City Council approval of the Planning & Zoning Commission recommendation is requested. ([Click here for additional information](#))

3. **Ordinance 2020-048 Approving the Zoning Petition by DeKalb First United Methodist Church to Rezone Certain Property Along the West Side of N. Annie Glidden Road from “SFR-1” Single-Family Residential District to the “PD-R” Planned Development Residential District, Approving an Amendment to Ordinance 1994-074, and Approving the Concept Plan, Architectural Elevations, Landscape Plan, and Plat of Dedication to Allow for the Development of an Approximately 7,730 Square Foot Church and Accessory Uses (DeKalb First United Methodist Church).**

City Manager’s Summary: Finally, at their meeting on July 20, the Planning and Zoning Commission voted 6 to 0 to recommend approval of the rezoning of the entire church property to PD-R Planned Development – Residential to allow for the construction of a new 7,730 square foot sanctuary with gathering space on about 16 acres northwest of the intersection of Annie Glidden Road and Dresser Road.

City Council approval of the Planning & Zoning Commission recommendation is requested. ([Click here for additional information](#))

4. **Ordinance 2020-049 Amending Chapter 51 “Traffic”, Schedule Q “Speed Restrictions” as it Pertains to the Reduction of the Speed Limit for Gurler Road from the East City Limits to the West City Limits.**

City Manager’s Summary: At the request of Ferrara and Facebook, and after consultation with the DeKalb County Highway Engineer and the DeKalb and Afton Township Road Commissioners, City Engineer Zac Gill recommends a reduction in the speed limit on Gurler Road between IL Rt. 23 and the DeKalb Township’s jurisdiction east of the new roundabout at the intersection with Peace Road. This reduction – from 55 mph to 35 mph – will ensure greater safety in view of the continuing construction on this corridor for the next few years, and the anticipated heavy semi-trailer traffic beginning early in 2021 and continuing thereafter.

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 and Executive Session to Discuss:

1. **Purchase or Lease of Real Property (Land Acquisition) as Provided for in 5 ILCS 120/2(c)(5);**
2. **Real Estate as Provided for in 5 ILCS 120/2(c)(6); and**
3. **Pending or Imminent Litigation as Provided for in 5 ILCS 120/2(c)(11).**

O. ADJOURNMENT

[FULL AGENDA PACKET](#)