

**MINUTES
CITY OF DEKALB
CITY COUNCIL REGULAR MEETING
JANUARY 23, 2023**

The City Council of DeKalb, Illinois held a Regular meeting on January 23, 2023, in the Yusunas Meeting Room of the DeKalb Public Library, 309 Oak Street, DeKalb, Illinois.

A. CALL TO ORDER AND ROLL CALL

Mayor Barnes called the meeting to order at 6:00 p.m.

Recording Secretary Ruth Scott called the roll, and the following members of the City Council were present: Alderman Carolyn Morris, Alderman Barb Larson, Alderman Tracy Smith, Alderman Greg Perkins, Alderman Scott McAdams, Alderman Mike Verbic, Alderman Tony Faivre, and Mayor Cohen Barnes.

Others in attendance included City Manager Bill Nicklas, City Attorney Matt Rose, Transit Director Mike Neuenkirchen, Fire Chief Mike Thomas, and Police Chief David Byrd.

City Clerk Sasha Cohen was absent.

B. PLEDGE OF ALLEGIANCE

Shadow Gentry led the Pledge of Allegiance.

C. APPROVAL OF THE AGENDA

MOTION: Alderman Faivre moved to approve the Agenda; seconded by Alderman Perkins.

VOTE: Motion carried by an 8-0 roll call vote. Aye: Morris, Larson, Smith, Perkins, McAdams, Verbic, Faivre, Barnes. Nay: None. Mayor Barnes declared the motion passed.

D. PRESENTATIONS

There were none.

E. PUBLIC PARTICIPATION

Phillip Weaver stated he moved out of DeKalb and into Sycamore due to DeKalb's issues with crime and drug use. He further stated that DeKalb should have a halfway house for men recovering from drug and alcohol abuse. Mr. Weaver also expressed his opinion that bringing rail service to DeKalb may cause more issues with drugs coming in and out of the city.

F. APPOINTMENTS

There were none.

G. APPROVAL OF THE MINUTES

1. Minutes of the Regular City Council Meeting of January 9, 2023.

MOTION: Alderman Larson moved to approve the minutes submitted by the Recording Secretary; seconded by Faivre.

VOTE: Motion carried by an 8-0 roll call vote. Aye: Morris, Larson, Smith, Perkins, McAdams, Verbic, Faivre, Barnes. Nay: None. Mayor Barnes declared the motion passed.

H. CONSENT AGENDA

Mayor Barnes read the following Consent Agenda items by title only:

1. Accounts Payable and Payroll through January 23, 2023, in the Amount of \$2,938,656.04.
2. Freedom of Information Act (FOIA) Report – December 2022.

MOTION: Alderman Verbic moved to approve the Consent Agenda; seconded by Alderman Morris.

VOTE: Motion carried by an 8-0 roll call vote. Aye: Morris, Larson, Smith, Perkins, McAdams, Verbic, Faivre, Barnes. Nay: None. Mayor Barnes declared the motion passed.

I. PUBLIC HEARINGS

Mayor Barnes opened the Public Hearing at 6:06 p.m. and read the following by title only:

1. Public Hearing Regarding the FY2023 Community Development Block Grant (CDBG) Annual Action Plan.

There were no public comments.

City Manager Nicklas deferred comment, stating he would wait for Resolution 2023-010 to provide a summary of this item.

There were no questions or comments from Council.

Mayor Barnes closed the Public Hearing at 6:06 p.m.

J. CONSIDERATIONS

1. Consideration of the City's Transit Fares.

City Manager Nicklas provided an overview of this item based on the information provided in the agenda packet. Per Council direction, the City of DeKalb Public Transit began collecting fares as of July 1, 2022. Between July 1 and December 30, 2022, fare revenues collected were \$66,780. In May of 2022, Council requested an update on fare collection progress at the end December 2022 and recommendations on whether fare levels should be increased.

At this time, Transit staff are projecting the public transit system should expect to collect approximately \$134,000 in fares in the FY2023 program year (July 1, 2022 – June 30, 2023). Further, the Transit Manager estimates that approximately \$80,000 will be realized from Fixed Route fares and around \$54,000 will be contributed through paratransit fares.

Currently, the City has a considerable excess of Federal 5307 funds, with awards increasing every year due to the system qualifying for additional FTA grant awards under the Small Transit Intensive Cities (STIC) program. The qualification for STIC funds means that the City's grant federal allocations have increased from \$1.2 Million annually to over \$3 Million last year.

After review of the City's standing with grant funding, it is staff's recommendation that Council delay consideration of fare increases until 2025 as the City has more than an adequate mix of state, local and federal funding that does not necessitate an increased level of farebox revenue at present.

Alderman Smith stated by increasing fares, the City decreases its grant funding. He noted that the City should take advantage of the grants and instead of extending fares on citizens.

City Manager Nicklas stated in the future grant money may not be as ample as it is now. At that point, fares may be increased to make up for the operating shortfall.

Alderman Faivre asked what the current fare is for students leaving from the Northern Illinois University (NIU) student center to Elburn. Transit Manager Neuenkirchen replied it's \$4.00 for students and \$8.00 for the general public, which is the fare structure that was set in 2019. He added there has been talk of making this route a regular commuter service.

Alderman Faivre stated that keeping the local fare inexpensive for this route might entice more ridership.

Transit Manager Neuenkirchen stated in the next few months a monthly pass program may be initiated.

Alderman Faivre asked if the grant funding has to be used solely for operations or could the City use the funds to pilot an electric and/or hybrid bus system. Transit Manager Neuenkirchen replied the majority is designed for operations. He then explained the complex structure of how the grant funding has to be used.

2. Consideration of a Request for Proposals (RFP) for the Redevelopment of City Property in the Annie Glidden North Neighborhood.

City Manager Nicklas provided an overview of this item based on the information provided in the agenda packet. The City is seeking sealed proposals to purchase 4.87-acres of combined parcels at the northwest corner of W. Hillcrest Drive and Blackhawk Road. The combined parcels are: 1011-1017 W. Hillcrest Drive – 2.05 acres; 1015 Blackhawk Road – 2.42 acres; and an unaddressed parcel immediately south of the former Fanatico Restaurant on Blackhawk Road – 0.4 acres.

In anticipation of the RFP to test private interest in the site, the City and the Opportunity DeKalb Board have held listening sessions to challenge neighborhood residents and local citizens to identify and prioritize uses that might be both commercially viable and practically responsive to local needs. From these sessions, a "Focus Area" different from that described in the 2018 Camiros study was envisioned with a range of specific commercial, service, and recreational uses. The RFPs from interested parties are due no later than 10:00 a.m. on March 17, 2023.

Mayor Barnes stated the impact of whatever development happens on the subject property will not only be significant to the Annie Glidden North (AGN) area, but the entirety of DeKalb, therefore, it's going to have to be the right solution.

Alderman Verbic stated he appreciates how the RFP was written, noting it's reflective of the information gathered at the listening session and what the City was asked to seek out.

Brief comments and discussion ensued.

K. RESOLUTIONS

1. Resolution 2023-010 Approving of the Community Development Block Grant (CDBG) Annual Action Plan (One Year Use of Funds) for Program Year 30 (April 1, 2023, through March 31, 2024).

Mayor Barnes read the resolution by title only.

MOTION: Alderman Morris moved to approve the resolution; seconded by Alderman McAdams.

City Manager Nicklas provided an overview of this item based on the information provided in the agenda packet. The five-year CDBG Consolidated Plan provides a unified vision for addressing housing and community development needs in DeKalb. Development of the annual plan is a collaborative activity between the City and the local community by creating an opportunity for citizen participation in meeting priority needs. It was noted that there was approximately \$472,833 in carryover funds from 2022.

For the federal Program Year of April 1, 2023, to March 31, 2024, the City will receive an estimated \$400,000 in CDBG entitlement funds. The federal Department of Housing and Urban Development (HUD) allows grantees to issue an Annual Action Plan using an estimated grant amount when the actual allocation is not known at the time the plan is created. This plan describes the proposed uses of the new funds based on the estimated grant amount and will later be updated to reflect the actual grant amount when the federal allocation notice is received. Project funding will then be adjusted proportionately to reflect actual increases or decreases in the funding amount.

Discussion ensued between Mayor Barnes and City Manager Nicklas regarding the funds carried over from 2022.

Alderman Morris asked how often the City is using the owner-occupied housing rehab program and if it's being advertised enough. City Manager Nicklas replied it's been very well advertised; however, housing needs have changed over the years and not as many people are coming forward to request funding.

There was brief discussion between Alderman Morris and City Manager Nicklas regarding the repairs the program will cover, such as roofs and installation.

VOTE: Motion carried by an 8-0 roll call vote. Aye: Morris, Larson, Smith, Perkins, McAdams, Verbic, Faivre, Barnes. Nay: None. Mayor Barnes declared the motion passed.

2. Resolution 2023-011 Authorizing Human Services Funding Agreements in the Amount of \$200,000 with Local Social Service Agencies Beginning January 1, 2023, through December 31, 2023.

Mayor Barnes read the resolution by title only.

MOTION: Alderman Perkins moved to approve the resolution; seconded by Alderman Morris.

City Manager Nicklas provided an overview of this item based on the information provided in the agenda packet. The City's budget allows for \$200,000 in Human Service Funding (HSF) to annually award grants from general tax revenues as a means of supporting local non-profit agencies that provide essential social services for the most vulnerable individuals and families in the DeKalb community. Targeted populations include, but are not limited to, individuals and families who are homeless or at risk of homelessness, individuals who have substance abuse or

mental health conditions, victims of domestic and/or sexual violence, abused and neglected children, older adults, individuals with disabilities, at-risk children and youth, and households with low- to moderate-income. Local social service agencies are invited to submit a grant request each year. Recommendations are then considered by a review committee made up of City employees. This year's recommended recipients are Adventure Works, Barb City Manor, Barb Food Mart, CASA, 4-Cs, DeKalb Community Gardens, Elder Care Services, the Family Service Agency, Fox Valley Community Services, Hope Haven, Kishwaukee YMCA Camp Power, Nguzo Saba Men's Club, RAMP, Safe Passage, St. Vincent de Paul, the Voluntary Action Center, and the Youth Pride Foundation.

Mayor Barnes commented on the number of agencies recommended for an HSF grant this year. He noted that sometimes people come before Council and make comments about how the City doesn't take community needs into consideration, which was evident from the last Council meeting. He added that he realizes that some comments can hit hard but overall, he enjoys working with Council on items such as this for the good of the City and encouraged the Aldermen to remember all the good things they do for so many different organizations.

VOTE: Motion carried by a 7-0-1 roll call vote. Aye: Morris, Larson, Perkins, McAdams, Verbic, Faivre, Barnes. Nay: None. Recused: Smith. Mayor Barnes declared the motion passed.

Having recused himself at prior to discussion of this item, Alderman Smith returned to the meeting at 6:30 p.m.

3. Resolution 2023-012 Amending the City of DeKalb Purchasing Manual by Adding a Procurement Card Policy.

Mayor Barnes read the resolution by title only.

MOTION: Alderman Faivre moved to approve the resolution; seconded by Alderman Larson.

City Manager Nicklas provided an overview of this item based on the information provided in the agenda packet. The City's purchasing manual provides a detailed overview of City purchasing, including policies concerning ethics, capital assets, obtaining competitive quotes, the bidding process, spending limits and authority, use of purchase orders, and related topics. A very brief mention is made on the use of City purchasing (credit) cards. Given the volume of transactions procured via credit card, the number of departments and authorized users, and the risks associated with such transactions, the City Manager and Finance Director believe it would be in the City's best interest to create a comprehensive policy governing such transactions.

Included in the proposed policy is information regarding the issuance of cards, spending limits and restrictions, responsibilities of the authorized users and their department directors, the required documentation, payment procedures, and procedures governing fraud, loss, and terminated employees. In addition to credit cards, store or "house accounts" are also frequently utilized by City staff and the same rules apply to those transactions.

Mayor Barnes commented he appreciates policies such as this as times change.

VOTE: Motion carried by an 8-0 roll call vote. Aye: Morris, Larson, Smith, Perkins, McAdams, Verbic, Faivre, Barnes. Nay: None. Mayor Barnes declared the motion passed.

4. Resolution 2023-013 Authorizing the Sale of Lots 8, 9 & 10 of Block 16 (330 Grove Street and 217 S. Fourth Street) in the Original Town (Now City) of DeKalb to Pappas Development, LLC.

Mayor Barnes read the resolution by title only.

MOTION: Alderman McAdams moved to approve the resolution; seconded by Alderman Faivre.

Alderman Morris recused herself and left the meeting at 6:34 p.m.

City Manager Nicklas provided an overview of this item based on the information provided in the agenda packet. At the January 9, 2023, Council meeting, Council voted 5-2 to direct the City Manager to prepare the necessary documents for the transfer of the City's ownership of the properties at 330 Grove Street and 217 S. Fourth Street to Pappas Development, LLC. This resolution and draft real estate contract would formalize Council's commitment in advance of the real estate closing, which should take place on or before February 15 or as otherwise agreed by the parties.

The Council's direction followed a public process to solicit proposals for the acquisition and redevelopment of the City-owned lots and adjacent parking areas found on the lots. The City received three responsible proposals by the deadline of December 28, 2022. Council reviewed the proposals on January 9 and voted to support the proposal submitted by Pappas Development., which proposes to purchase both properties for \$100,000 with no contingencies and no financial assistance from the City. Mr. Pappas intends to preserve the one-story building at 217 S. Fourth Street and remodel it to meet contemporary expectations for up-to-date commercial or retail use. Further, Mr. Pappas proposes to demolish the structure at 330 Grove Street and prepare the lot for a potential drive-through business with additional parking for employees and walk-in guests. His goal is to attract a national brand to serve the downtown and surrounding residential properties, as well as DeKalb visitors and shoppers. Mr. Pappas submitted a certified check in the amount of \$20,000 to meet the RFP retention requirement for a bid of \$100,000.

Reflecting on the January 9 Council meeting where a few residents expressed their concern that the City was taking away their Senior Center, which is located at 330 Grove Street, City Manager Nicklas stated the Family Service Agency (FSA) has a "handshake" agreement with a local not-for-profit organization that will provide plenty of space for activities and services to DeKalb's senior residents.

Mayor Barnes expressed his appreciation to City Manager Nicklas for working with the FSA to find another space for the Senior Center.

VOTE: Motion carried by a 6-0-2 roll call vote. Aye: Larson, Smith, Perkins, McAdams, Verbic, Faivre. Nay: None. Recused: Morris, Barnes. Mayor Barnes declared the motion passed.

Alderman Morris returned to the meeting at 6:58 p.m.

5. Resolution 2023-014 Supporting Tax Increment Financing and Opposing SB2298.

Mayor Barnes read the resolution by title only.

MOTION: Alderman Smith moved to approve the resolution; seconded by Alderman Larson.

City Manager Nicklas provided an overview of this item based on the information provided in the agenda packet. This resolution was drafted by the Illinois Municipal League (IML) and circulated for review by its roughly 1,295 member cities, villages and towns. It's a general statement that tax increment financing (TIF) can be an effective tool in community redevelopment. The IML was prompted by some recent discussion in the Illinois General Assembly that would revoke or seriously diminish the authority of its home rule members to address blight and support revitalization with TIF assistance, following the prudent and responsible participation of local taxing bodies in discussion through the local TIF joint review boards.

Alderman Smith asked if the Joint Review Board agreed with this recommendation. City Manager Nicklas noted that this information had just been released, but he believed they would.

Alderman Morris noted that TIF was a big issue when she came on Council four years ago and believes the City has done a great job to improve on the TIF process. She added that she sees no harm in supporting the resolution.

City Manager Nicklas commented on the process created from the TIF discussions that took place a few years ago.

Mayor Barnes thanked City Manager Nicklas for his assistance in getting the TIF process running smoothly.

VOTE: Motion carried by an 8-0 roll call vote. Aye: Morris, Larson, Smith, Perkins, McAdams, Verbic, Faivre, Barnes. Nay: None. Mayor Barnes declared the motion passed.

6. Resolution 2023-015 Authorizing the Purchase of Four Lucas-3 Chest Compression Systems from Stryker Medical for the DeKalb Fire Department in an Amount Not to Exceed \$71,566.12. Using Ground Emergency Medical Transport (GEMT) (Fund 130).

Mayor Barnes read the resolution by title only.

MOTION: Alderman Perkins moved to approve the resolution; seconded by Alderman McAdams.

City Manager Nicklas provided an overview of this item based on the information provided in the agenda packet. The Lucas Compression System is a valuable piece of medical equipment for a patient suffering from a cardiac event. It performs high quality chest compressions at 100 compressions per minute and is a hands-free system. This system also allows the City's paramedics to perform other tasks that are necessary during resuscitation efforts such as starting intravenous treatment, administering medications, preparing for defibrillation, monitoring EKG readings, placing an advanced airway, etc.

The FY2023 City Budget has set aside funds in the GEMT Fund for the purchase of the compression systems for its front-line ambulances. It should be noted that Stryker Medical has announced a price increase of seven percent (7%) on February 1, 2023. With the approval of this proposal, the City will be spared the increase.

Alderman Smith asked if the City currently has any of these systems in service, to which Fire Chief Thomas replied we have three but they're starting to break down. Alderman Smith then stated he feels this is a good purchase.

VOTE: Motion carried by an 8-0 roll call vote. Aye: Morris, Larson, Smith, Perkins, McAdams, Verbic, Faivre, Barnes. Nay: None. Mayor Barnes declared the motion passed.

7. Resolution 2023-016 Authorizing the Purchase and Equipping of One 2023 Ford Transit Cargo Van for the DeKalb Police Department Based on the Illinois Central Management Services Contract Pricing in an Amount Not to Exceed \$58,490.

Mayor Barnes read the resolution by title only.

MOTION: Alderman Faivre moved to approve the resolution; seconded by Alderman McAdams.

City Manager Nicklas provided an overview of this item based on the information provided in the agenda packet. Currently, the 2003 Chevrolet Cargo Van is the oldest vehicle in the Police

Department fleet and is past its serviceable capacity. This vehicle serves as the Crime Scene Evidence vehicle for major cases and for crime scene evidence collection in general. The City currently has the opportunity to purchase a 2023 Ford Transit van at the 2022 state contract price through Morrow Brothers Ford of Greenfield, Illinois to match the 2022 Illinois Central Management Services price and the NWMC Suburban Purchasing Cooperative bid for one 2023 Ford Transit cargo van. Utilizing this purchasing cooperative will enable the City to purchase the vehicle in the most cost-effective manner. Based on the limited local mileage the van will experience, the vehicle will likely last 20 years just as the current one has.

There were no questions or comments from Council.

VOTE: Motion carried by an 8-0 roll call vote. Aye: Morris, Larson, Smith, Perkins, McAdams, Verbic, Faivre, Barnes. Nay: None. Mayor Barnes declared the motion passed.

8. Resolution 2023-017 Authorizing Agreements for Aviation and Storage Tank Liability Insurance Coverage Effective January 1, 2023, through January 1, 2024, in the Amount of \$38,377.

Mayor Barnes read the resolution by title only.

MOTION: Alderman Smith moved to approve the resolution; seconded by Alderman Larson.

City Manager Nicklas provided an overview of this item based on the information provided in the agenda packet. Council approved a one-year contract with Crum-Halsted in December of 2022 via Resolution 2022-120 to provide an all-inclusive workers compensation and property/casualty insurance package. At that time, Council was aware that several “riders” to the package, subcontracted to third parties to provide airport coverage and “pollution” coverage (e.g., for the fuel depot), would soon follow. This resolution would approve the aviation and storage tank liability policy riders negotiated by Crum-Halsted.

There were no questions or comments from Council.

VOTE: Motion carried by an 8-0 roll call vote. Aye: Morris, Larson, Smith, Perkins, McAdams, Verbic, Faivre, Barnes. Nay: None. Mayor Barnes declared the motion passed.

L. ORDINANCES – SECOND READING

There were none.

M. ORDINANCES – FIRST READING

1. Ordinance 2023-009 Amending Chapter 3 “City Administration”, Section 20 “Board of Fire and Police Commissioners”, to Allow Board of Fire and Police Commission (BFPC) Members to Reside within One Mile of the City’s Corporate Limits.

Mayor Barnes read the ordinance by title only.

MOTION: Alderman Verbic moved to approve first reading of the ordinance; seconded by Alderman Faivre.

City Manager Nicklas provided an overview of this item based on the information provided in the agenda packet. The proposed ordinance would amend the City’s Municipal Code to expressly allow for the appointment of BFPC members who may not be qualified electors of the City, but who live within one mile of the City’s corporate limits. Individuals who reside within one mile of

the City's corporate limits regularly interact with, and receive services from, the City's Police and Fire Departments. They also may reside in territory which could be annexed into the City in the future.

Brief discussion ensued between Alderman Morris and City Manager Nicklas regarding potential territory that could be annexed into the City.

Mayor Barnes commented there are a quite a few unannexed properties surrounded by DeKalb land that take advantage of City services but don't pay taxes to the City of DeKalb. He added he thinks this would be an interesting topic to bring to Council in the future for discussion about what annexation of those properties would look like. He further stated there are many property owners in the unannexed areas that could also be of great benefit to DeKalb, perhaps by volunteering for a board, commission or committee.

VOTE: Motion carried by an 8-0 roll call vote. Aye: Morris, Larson, Smith, Perkins, McAdams, Verbic, Faivre, Barnes. Nay: None. Mayor Barnes declared the motion passed.

MOTION: Alderman Perkins moved to waive second reading of the ordinance and approve; seconded by Alderman Morris.

VOTE: Motion carried by an 8-0 roll call vote. Aye: Morris, Larson, Smith, Perkins, McAdams, Verbic, Faivre, Barnes. Nay: None. Mayor Barnes declared the motion passed.

N. REPORTS AND COMMUNICATIONS

1. Council Member Reports.

Alderman Perkins commented on the recent Electoral Board hearings, which were brought about by objections made to an aldermanic candidate's filing documents and how they were bound, as well as objections to the candidate's signature requirements. He complimented the Electoral Board on their thoroughness, stating he's proud of how they conducted themselves during the course of the process, which took approximately six hours spread over two hearings.

Alderman Faivre reported that the City was a recipient of a large amount of federal funding for the DeKalb Taylor Municipal Airport (DTMA). He also reported about serving on the Electoral Board, stating it was good to see the process at work.

Alderman McAdams thanked the DeKalb Police Department for the recent arrest of a suspect who had committed robberies within the city. Police Chief Byrd commented that the Police Department put a lot of work into this case, adding he believes the swiftness of an arrest is a deterrent to those seeking to commit crimes.

Mayor Barnes reported that he also served on the Electoral Board, adding he felt it was ludicrous to have spent six hours debating whether or not a candidate's filing documents were bound property. He added that he will be reaching out to the IML, as well as state legislators regarding the issue and how it can be changed.

Continuing, Mayor Barnes stated the large amount of time spent by not only the Electoral Board but the City Attorney and City staff on this issue was ridiculous. Further, he's going to make it his mission to do what he can to change the process and encouraged Council members to do the same, noting it's hard enough to get people to run for office, especially if this is what they have to deal with.

Mayor Barnes also reported on the federal money granted to the City for the DTMA.

2. City Manager Report.

City Manager Nicklas had no report.

O. EXECUTIVE SESSION

Mayor Barnes read the following exemption for the record:

1. Approval to Hold an Executive Session in Order to Discuss the Purchase or Lease of Real Property as Provided for in 5 ILCS 120/2(c)(5).

MOTION: Alderman Morris moved to recess the meeting for Executive Session; seconded by Alderman Faivre.

VOTE: Motion carried by an 8-0 roll call vote. Aye: Morris, Larson, Smith, Perkins, McAdams, Verbic, Faivre, Barnes. Nay: None. Mayor Barnes declared the motion passed and recessed the meeting at 6:57 p.m.

Mayor Barnes had recused himself from the Executive Session discussion, therefore, following adjournment of the Executive Session, Alderman Faivre opened the meeting to the public at 7:26 p.m.

P. ADJOURNMENT

Mayor Barnes returned to the meeting at 7:26 p.m.

MOTION: Alderman Perkins moved to adjourn the Regular meeting of City Council; seconded by Alderman Morris.

VOTE: Motion carried by an 8-0 voice vote. Aye: Morris, Larson, Smith, Perkins, McAdams, Verbic, Faivre, Barnes. Nay: None. Mayor Barnes declared the motion passed and adjourned the Regular meeting at 7:26 p.m.

Respectfully submitted,

Ruth A. Scott, Recording Secretary

Minutes approved by the City Council on February 14, 2023.

Click [here](#) to view the agenda packet for the January 23, 2023, Regular City Council meeting.

Click [here](#) to view the video recording of the January 23, 2023, Regular City Council meeting.