

**MINUTES
CITY OF DEKALB
CITY COUNCIL REGULAR MEETING
FEBRUARY 10, 2025**

The City Council of DeKalb, Illinois, convened for a Regular meeting on February 10, 2025, 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 at roll call: Alderman Carolyn Zasada, Alderman Barb Larson, Alderman Tracy Smith, Alderman Mike Verbic, Alderman John Walker, and Mayor Cohen Barnes. Alderman Greg Perkins was absent. Alderman Andre Powell arrived at 6:25 p.m.

Others in attendance included City Manager Bill Nicklas, Assistant City Manager Bob Redel, City Attorney Matt Rose, and City Engineer Zac Gill.

B. PLEDGE OF ALLEGIANCE

Shadow Gentry led the Pledge of Allegiance.

C. APPROVAL OF THE AGENDA

MOTION: Alderman Verbic moved to approve the agenda; seconded by Alderman Walker.

VOTE: Motion carried by a 6-0-2 roll call vote. Aye: Zasada, Larson, Smith, Verbic, Walker, Barnes. Nay: None. Absent: Perkins, Powell. Mayor Barnes declared the motion passed.

D. PRESENTATIONS

There were none.

E. PUBLIC PARTICIPATION

There was none.

F. APPOINTMENTS

1. Appointing Dori De La Cruz and Reappointing Justin Carlson and Maurice McDavid to the Citizen Police Review Board, all for a Two-Year Term through December 31, 2026.
2. Appointing DeKalb County Economic Development Corporation Executive Director Melissa Amedeo to the Airport Advisory Board for a Four-Year Term through December 31, 2028, as per Chapter 45 "Airport Advisory Board", of the City of DeKalb Municipal Code.

Mayor Barnes read the appointments by title only.

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

Alderman Walker asked about Justin Carlson's reappointment to the Citizen Police Review Board, noting he's running unopposed for the Fourth Ward Alderman seat. Mayor Barnes explained that his term had expired so he was being reappointed until after the election, then someone else will be appointed.

VOTE: Motion carried by a 6-0-2 roll call vote. Aye: Zasada, Larson, Smith, Verbic, Walker, Barnes. Nay: None. Absent: Perkins, Powell. Mayor Barnes declared the motion passed.

G. CONSENT AGENDA

1. Minutes of the Regular City Council Meeting of January 27, 2025.
2. Accounts Payable and Payroll through February 10, 2025, in the Amount of \$3,037,886.87.
3. Investment and Bank Balance Summary through December 2024.
4. Year-to-Date Revenues and Expenditures through December 2024.
5. Crime Free Housing Bureau Report – January 2025.
6. Resolution 2025-017 Authorizing a Workers' Compensation Lump Sum Petition and Order in the Amount of \$62,376.25 (Brian Rodriguez).

Mayor Barnes read the items listed on the Consent Agenda by title only.

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

VOTE: Motion carried by a 6-0-2 roll call vote. Aye: Zasada, Larson, Smith, Verbic, Walker, Barnes. Nay: None. Absent: Perkins, Powell. Mayor Barnes declared the motion passed.

H. PUBLIC HEARINGS

There were none.

I. CONSIDERATIONS

1. Consideration of a Staff Proposal to Limit the Number of Retail Tobacco Stores.

Mayor Barnes read the title above for the record, noting that this topic had been previously discussed at Council level.

City Manager Nicklas gave an overview of this item based on the information provided in the agenda packet.

Alderman Walker stated he isn't interested in bringing more Retail Tobacco Stores to DeKalb and wants to set a limit.

Alderman Larson supported Alderman Walker's comments.

Alderman Zasada stated that while she's flexible regarding the topic, she doesn't think Retail Tobacco Stores bring value to DeKalb and they can result in negative impact, so she can understand the reason for limiting them.

Alderman Smith noted his support for limiting Retail Tobacco Stores.

Brief discussion ensued regarding the differences between a Tobacco license and a Retail Tobacco Store license.

Alderman Verbic also noted his support for limiting Retail Tobacco Store licenses in DeKalb.

Brief discussion ensued.

Mr. Bashar Sidi stated he was interested in bringing another Retail Tobacco Store, Flying Puff, to DeKalb on Sycamore Road and encouraged the Council to allow that to happen.

Mayor Barnes added his support, adding there seems to be consensus among the Council to move forward with limiting the number of Retail Tobacco Stores allowed in DeKalb to four.

City Manager Nicklas stated an amendment to Chapter 64 "Smoking Regulations" regarding this topic would be brought before Council at a future meeting.

2. Consideration of a Staff Update on the Transit Center Project.

Mayor Barnes read the title above for the record.

City Manager Nicklas gave an overview of this item based on the information provided in the agenda packet.

Alderman Verbic asked if the budgeted amount would cover street improvements. City Manager Nicklas stated they would. It was also noted that the project would be 100% federally funded.

Noting that the design will include a chassis wash, Alderman Smith noted the wash is critical to maintain the life of the buses since they will be parked outside.

Brief discussion ensued regarding the possibility of future expansion and potential drainage issues on the property. It was also noted there will be electric plug-in power supply for hybrid buses.

J. RESOLUTIONS

1. Resolution 2025-018 Authorizing the Purchase of a 2024 F550 45-Foot Aerial Truck from Global Rental Company in an Amount Not to Exceed \$164,830 (Fund 420).

Mayor Barnes read the resolution by title only.

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

City Manager Nicklas gave an overview of this item based on the information provided in the agenda packet.

There were no questions or comments from the Council.

VOTE: Motion carried by a 7-0-1 roll call vote. Aye: Zasada, Larson, Smith, Powell, Verbic, Walker, Barnes. Nay: None. Absent: Perkins. Mayor Barnes declared the motion passed.

2. Resolution 2025-019 Authorizing Professional Service Agreements with Badger Hydrovac for Daylighting and Engineering Enterprises (EEI) for Design Engineering as it Pertains to Daylighting Water Service Lines to Prepare an Inventory for the Lead Line Replacement Program in an Amount Not to Exceed \$50,000.

Mayor Barnes read the resolution by title only.

MOTION: Alderman Verbic moved to approve the resolution; seconded by Alderman Zasada.

City Manager Nicklas gave an overview of this item based on the information provided in the agenda packet.

There were no questions or comments from the Council.

VOTE: Motion carried by a 7-0-1 roll call vote. Aye: Zasada, Larson, Smith, Powell, Verbic, Walker, Barnes. Nay: None. Absent: Perkins. Mayor Barnes declared the motion passed.

3. Resolution 2025-020 Authorizing a Development Agreement with 206 E. Lincoln, LLC for the Redevelopment of 206 E. Lincoln Highway (PIN 08-23-163-001).

Mayor Barnes read the resolution by title only.

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

City Manager Nicklas gave an overview of this item based on the information provided in the agenda packet.

Alderman Larson noted her support of this item, stating it's good for cities or towns to have their storefronts full and this one has been empty for quite a while. She also stated she feels there is a need for another restaurant in the downtown area, especially when there's an event at the Egyptian that causes other restaurants to be filled to capacity.

Alderman Powell asked what would happen if the loan doesn't materialize between the last TIF and the new TIF. City Manager Nicklas stated the last TIF isn't going to rely on the new sales tax to amortize what's left of the loan, it will rely on a sales tax. He also noted that a lien will be placed on the property.

Both Alderman Zasada and Alderman Walker noted their support for this item.

City Manager Nicklas requested that this item be carried over to the next Council meeting to allow for input from Joint Review Board members.

MOTION: Alderman Larson moved to postpone the resolution until the February 24, 2025, Council meeting; seconded by Alderman Powell.

VOTE: Motion carried by a 7-0-1 roll call vote. Aye: Zasada, Larson, Smith, Powell, Verbic, Walker, Barnes. Nay: None. Absent: Perkins. Mayor Barnes declared the motion passed.

4. Resolution 2025-021 Authorizing a Development Agreement with Long Family Management, LLC for the Redevelopment of 323 E. Lincoln Highway and 333 E. Lincoln Highway (PIN 08-23-160-021 and PIN 08-23-160-022).

Mayor Barnes read the resolution by title only.

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

City Manager Nicklas gave an overview of this item based on the information provided in the agenda packet.

Alderman Walker noted his support for this item. He then asked the applicant, David Long, if the space would be turned into a nightclub again. Mr. Long stated he has a tenant who's signed a multi-year lease who wants to open as soon as the sprinkler system is installed.

Brief discussion ensued regarding the required sprinkler system. It was noted that the space in question cannot be occupied without it.

Noting her support, Alderman Zasada stated it's great to see local families investing in the community. She added that this project could be transformative to the downtown area.

MOTION: Alderman Smith moved to postpone the resolution until the February 24, 2025, Council meeting; seconded by Alderman Verbic.

VOTE: Motion carried by a 7-0-1 roll call vote. Aye: Zasada, Larson, Smith, Powell, Verbic, Walker, Barnes. Nay: None. Absent: Perkins. Mayor Barnes declared the motion passed.

K. ORDINANCES – SECOND READING

There were none.

L. ORDINANCES – FIRST READING

1. Ordinance 2025-005 Amending Chapter 51 “Traffic”, Schedule B “Through Streets, Stop Intersections, and Yield Intersections”, to Establish Stop Conditions for Magnolia Street and Walnut Street.

Mayor Barnes read the ordinance by title only.

MOTION: Alderman Verbic moved to approve First Reading of the ordinance; seconded by Alderman Powell.

City Manager Nicklas gave an overview of this item based on the information provided in the agenda packet.

Alderman Larson noted her support.

Alderman Verbic noted his support and thanked City Engineer Zac Gill for listening to residents’ concerns regarding this intersection.

Alderman Walker noted his support.

Mayor Barnes stated speeding is a concern in DeKalb and looks forward to the day that the DeKalb Police Department has 75 sworn officers so that more attention can be given to the issue.

VOTE: Motion carried by a 7-0-1 roll call vote. Aye: Zasada, Larson, Smith, Powell, Verbic, Walker, Barnes. Nay: None. Absent: Perkins. Mayor Barnes declared the motion passed.

MOTION: Alderman Verbic moved to waive Second Reading of the ordinance; seconded by Alderman Zasada.

VOTE: Motion carried by a 7-0-1 roll call vote. Aye: Zasada, Larson, Smith, Powell, Verbic, Walker, Barnes. Nay: None. Absent: Perkins. Mayor Barnes declared the motion passed.

2. Ordinance 2025-006 Amending Chapter 51 “Traffic”, Schedule S “School Speed Limit 20 MPH on School Days When Children are Present”, to Establish a School Zone along McCormick Drive as it Approaches Jefferson Elementary.

Mayor Barnes read the ordinance by title only.

MOTION: Alderman Zasada moved to approve First Reading of the ordinance; seconded by Alderman Walker.

City Manager Nicklas gave an overview of this item based on the information provided in the agenda packet.

Mayor Barnes asked if McCormick Drive was where parents and buses enter. City Manager Nicklas stated it was.

There were no questions or comments from the other Council members.

VOTE: Motion carried by a 7-0-1 roll call vote. Aye: Zasada, Larson, Smith, Powell, Verbic, Walker, Barnes. Nay: None. Absent: Perkins. Mayor Barnes declared the motion passed.

MOTION: Alderman Walker moved to waive Second Reading of the ordinance; seconded by Alderman Zasada.

VOTE: Motion carried by a 7-0-1 roll call vote. Aye: Zasada, Larson, Smith, Powell, Verbic, Walker, Barnes. Nay: None. Absent: Perkins. Mayor Barnes declared the motion passed.

3. Ordinance 2025-007 Revoking a Special Use Permit for a Vehicle Tow Facility and Storage Yard at 407 Industrial Drive (J&S Towing and Recovery).

Mayor Barnes read the ordinance by title only.

MOTION: Alderman Verbic moved to approve First Reading of the ordinance; seconded by Alderman Larson.

City Manager Nicklas gave an overview of this item based on the information provided in the agenda packet.

There were no questions or comments from the Council.

VOTE: Motion carried by a 7-0-1 roll call vote. Aye: Zasada, Larson, Smith, Powell, Verbic, Walker, Barnes. Nay: None. Absent: Perkins. Mayor Barnes declared the motion passed.

MOTION: Alderman Zasada moved to waive Second Reading of the ordinance; seconded by Alderman Verbic.

VOTE: Motion carried by a 7-0-1 roll call vote. Aye: Zasada, Larson, Smith, Powell, Verbic, Walker, Barnes. Nay: None. Absent: Perkins. Mayor Barnes declared the motion passed.

4. Ordinance 2025-008 Authorizing the Borrowing of Funds from the Public Water Supply Loan Program through the Illinois Environmental Protection Agency (IEPA) in an Amount Not to Exceed \$3,100,000.

Mayor Barnes read the ordinance by title only.

MOTION: Alderman Larson moved to approve First Reading of the ordinance; seconded by Alderman Powell.

City Manager Nicklas gave an overview of this item based on the information provided in the agenda packet.

There were no questions or comments from the Council.

VOTE: Motion carried by a 7-0-1 roll call vote. Aye: Zasada, Larson, Smith, Powell, Verbic, Walker, Barnes. Nay: None. Absent: Perkins. Mayor Barnes declared the motion passed.

MOTION: Alderman Larson moved to waive Second Reading of the ordinance; seconded by Alderman Powell.

VOTE: Motion carried by a 7-0-1 roll call vote. Aye: Zasada, Larson, Smith, Powell, Verbic, Walker, Barnes. Nay: None. Absent: Perkins. Mayor Barnes declared the motion passed.

M. REPORTS AND COMMUNICATIONS

1. Council Member Reports.

Noting the prediction of snow for later this week, Alderman Larson encouraged drivers to be careful while driving.

Alderman Zasada reported she will be holding a Ward 1 meeting on February 27, 2025, at the New Hope Missionary Baptist Church from 6:00 p.m. to 7:00 p.m. She also reported that there will be a March for Immigrants on February 16, 2025, beginning at 1:30 p.m. starting at the Northern Illinois University Parking Garage.

Alderman Powell apologized for being late to the meeting due to unforeseen circumstances.

Alderman Walker commented on recent incidences of cars driving past buses when the stop arm is out. He thanked City Manager Nicklas, Police Chief David Byrd, and Police Officer Chuck Verdone for their quick response to his concerns.

Alderman Walker then asked for an update regarding renters insurance requirements. Assistant City Manager Redel stated the DeKalb Area Rental Association (DARA) will be having a meeting in February or early March to discuss this topic. He also stated that a survey was mailed to 650 participants of the Crime Free Housing program, of which only 31 have been returned. He noted that of those 31, 11 indicated they do require renters' insurance.

Continuing, Assistant City Manager Redel stated DARA will also be mailing a survey and encouraging members to complete it.

Brief discussion ensued.

Mayor Barnes reported on recent events and meetings he's attended, including the DeKalb Chamber of Commerce Annual Dinner, the FNBO Challenge basketball game, and a meeting he and City Manager Nicklas attended with Congresswoman Underwood to discuss funding for the DeKalb Taylor Municipal Airport.

2. City Manager Report

City Manager Nicklas had no report.

N. EXECUTIVE SESSION

There was none.

O. ADJOURNMENT

MOTION: Alderman Powell moved to adjourn the meeting; seconded by Alderman Smith.

VOTE: Motion carried by a 7-0-1 voice vote. Aye: Zasada, Larson, Smith, Powell, Verbic, Walker, Barnes. Nay: None. Absent: Perkins. Mayor Barnes declared the motion passed and adjourned the meeting at 7:15 p.m.

Respectfully submitted,

Ruth A. Scott, Recording Secretary

Minutes approved by the City Council February 24, 2025.

Click [here](#) to view the agenda packet for the February 10, 2025, Regular City Council meeting.

Click [here](#) to view the video recording of the February 10, 2025, Regular City Council meeting.