

**MINUTES  
CITY OF DEKALB  
REGULAR CITY COUNCIL MEETING  
MAY 24, 2021**

The City Council of DeKalb, Illinois held a Regular City Council meeting on May 24, 2021, 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.

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

Staff present included: City Manager Bill Nicklas, Fire Chief Jeff McMaster, City Attorney John Donahue, Police Chief David Byrd, and City Engineer Zac Gill.

**B. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES**

Alderman Faivre led the Pledge of Allegiance.

**C. APPROVAL OF THE AGENDA**

Mayor Barnes asked if the aldermen had any additions and/or deletions to make to the agenda.  
MOTION

Alderman Smith moved to pull the May 10, 2021, minutes from the Consent Agenda; seconded by Alderman Perkins.

VOTE

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

MOTION

Alderman Faivre moved to approve the amended agenda. Alderman Smith seconded.

VOTE

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

**D. PUBLIC PARTICIPATION**

There was none.

**E. PRESENTATIONS**

1. Dekalb Fire Department Annual Report for Fiscal Year 2020.

City Manager Nicklas and Fire Chief McMaster both gave the annual report.

2. Presentation of a Check in the Amount of 3,000 to the City of Dekalb from the Fairview Cemetery Association to Partially Fund the Fairview Drive Pathway Extension.

Bob Higerson, treasurer of the Fairview Cemetery Association, presented a generous check of \$3,000 to offset part of the City's expense in adding a bike pathway on Fairview Drive from S. Seventh Street to Macom Drive.

3. Proclamation: Observing General Aviation Month – June 2021.

Mayor Barnes read the proclamation.

4. Proclamation: Older Americans Month – May 2021.

Mayor Barnes read the proclamation and presented it to a representative from the Voluntary Action Center, who then spoke.

**F. APPOINTMENTS**

1. Reappointment of Pat Fagan to the Police Pension Board for a Two-Year Term Beginning June 1, 2021, and Extending through May 31, 2023

MOTION

Alderman McAdams moved to approve the reappointment; seconded by Alderman Perkins.

VOTE

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

**G. CONSENT AGENDA**

- ~~1. Minutes of the Regular City Council Meeting of May 10, 2021. (This item was stricken from the Consent Agenda.)~~
2. Accounts Payable and Payroll through May 17, 2021, in the Amount of \$3,043,204.74.
3. Investment and Bank Balance Summary through March 2021.
4. Year-To-Date Revenues and Expenditures through March 2021.
5. Freedom of Information Act (FOIA) Report- April 2021.

## MOTION

Alderman Smith moved to approve the Consent Agenda consisting of items 2 through 5 on the agenda. Alderman Perkins seconded.

## VOTE

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

## H. PUBLIC HEARINGS

There were none.

## I. CONSIDERATIONS

1. Consideration of a Sump Pump Assistance Program in Cooperation with the Kishwaukee Water Reclamation District's (KWRD) Lateral Assistance Program.

A collaborative program is being proposed in the amount of 100,000 with the cities portion being intended to assist with nagging water problems around foundations, specifically as relates to sump pumps that are not connected to storm drains - not an inexpensive thing to do, and one ideally done during the building of a home. Estimates are often sought regarding the process of trenching, which requires a contractor. Years ago the city had a very similar program which helped many people- but in the intervening years more houses face such a problem.

City Manager Nicklas feels it would make sense to work together on such a program, in addition to the existing KWRD program, to ensure people can be confident their homes are sound and will not experience issues such as water seeping into the basements.

Last fall as the city budget was being put together, City Manager Nicklas recognized that we could afford this, and that it would help many in the city.

Mr. Eddington, Executive Director of the KWRD, described their LAP (Lateral Assistance Program), eligibility requirements being that it is residential, and the owner is a KWRD customer. If a resident wants to install a system to prevent backflow and leakage, the district is able to pay 50% of cost up to 10,000 dollars total cost (5,000 from district).

There is an additional program to help with the Lateral pipe, which runs from home to street and is the homeowner's responsibility. This program will pay 50% of sewer lateral replacement, with the same limit as the first program.

The KWRD will reach out to local plumbers to make them aware of these opportunities, so that information can be shared to homeowners reaching out for assistance.

Alderman Perkins asked approximately how many homes will satisfy these requirements, Mr. Eddington estimated 6,000 pre-1980 that would potentially be candidates.

Alderman Perkins further asked if there are specific parts of town most affected, to which Mr. Eddington replied that the older sections of town, most notably the area around the old city hall.

2. Consideration of a Downtown Bikeway to Compliment the Lincoln Highway Reconfiguration between First and Fourth Streets.

City Manager Nicklas complemented the city engineers' work on this, addressing something that was raised recently based on conversations with the Illinois Department of Transportation (IDOT), as it is a state numbered highway.

The ideal is to reconfigure the space to become more inviting for the community, with myriad options including a lane reduction.

Dekalb has long been a bicycle friendly community, a lot of our paths go North-South rather than East-West.

To meet IDOT's requirements there must be a parallel path, and the only two possible are Grove Street or Locust Street. The requirement is 30 feet, and if it is under then you must combine a lane and use a full 10 feet for the bike lane. Locust Street is under 30 feet, and would have to do this, which has received complaints from businesses in the area. We then looked to Grove Street, which has over 30 feet, and therefore can fit five feet of bike path on each side.

City Manager Nicklas recommended the Grove Street option, time is of the essence, and we would await IDOT's approval.

Alderman Perkins asked if we are only doing this to be able to do the downtown reconfiguration. City Manager Nicklas responded yes.

Mayor Barnes asked if we will always have to deal with IDOT when performing work on such roads.

Alderman Smith asked City Engineer Gill to clarify how the parking lot would be handled. City Manager Nicklas responded that the center line would be utilized, along with the cutting of a curb, and slope. It will not substantially disrupt parking.

First Street reconstruction is happening this summer, and that luckily gives us a right of entry permit from the railroad, which gives us the ability to do what is needed under the banner of maintenance.

3. Consideration of the Addition of a Suspended Bike Path Crossing as Part of the N. First Street Bridge Reconstruction.

City Manager Nicklas informed Council the N. First Street Bridge is being reconstructed next year, primarily with state dollars, which means oversight and consideration of the bike path from NIU Campus to First Street. Normally people have walked their bikes down along the bridge and continued eastbound. This would allow the paths to be linked in a safer way, without having to face traffic.

Signs have not abated the issue of traffic endangering the crossing.

IDOT engineers have scripted their design in a similar manner to the Kishwaukee bridge crossing by the lagoon, in a less ambitious manner. This would protect bikers. We do not yet have a detailed rendering, but there is a rough one in the backgrounding packet.

Eighty percent (80%) will be paid for by state dollars, 20% by residual funding from same - meaning the path could likely be covered without the general fund.

Alderman Faivre expressed support for the idea.

Alderman Smith asked City Engineer Gill how wide it would be, who responded it would be the standard 10 feet.

Mayor Barnes also expressed his support for the proposal.

4. Consideration of the Aggregate 2020 Dekalb County Real Estate Tax Bill on Dekalb Taxpayers.

Information only – The city is in a good position, having even been able to make a slightly lower rate this year. Charts regarding historical rates and income have been enclosed in the full agenda packet.

## **J. RESOLUTIONS**

1. Resolution 2021-041 Authorizing the Purchase of a F-550 One-Ton Aerial Truck in an Amount Not to Exceed \$106,768.

Mayor Barnes read the resolution by title only.

### **MOTION**

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

### **VOTE**

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

2. Resolution 2021-042 Authorizing Payment in the Amount of \$21,558.60 to Macon County Law Enforcement Training Center for 3 Police Officers to Attend the Basic Law Enforcement Academy.

Mayor Barnes read the resolution by title only.

### **MOTION**

Alderman Smith moved to approve the resolution; seconded by Alderman Perkins.

## VOTE

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

3. Resolution 2021-043 Authorizing the Purchase and Equipping of a 2021 Ford Explorer Police Interceptor Vehicle Based on the Illinois Central Management Services Contract Pricing in an Amount Not to Exceed \$36,485.

Mayor Barnes read the resolution by title only.

## MOTION

Alderman Smith moved to approve the resolution; seconded by Alderman Faivre.

Alderman Faivre asked if equipment from the previous vehicle was salvageable for the new one. Police Chief Byrd replied that they would need to check but said any equipment that can be reused will be.

Alderman Faivre asked if we have checked if we should change insurance. City Manager Nicklas replied they are going to bid.

## VOTE

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

## **K. ORDINANCES – SECOND READING**

There were none.

## **L. ORDINANCES – FIRST READING**

1. Ordinance 2021-018 Approving a Special Use Permit for Dwelling Units Above the ground floor at 400 E. Hillcrest Drive and 444 E. Hillcrest Drive (Four Forty Four LLC) as it Pertains to the Addition of 17 Apartment Units.

Mayor Barnes read the resolution by title only.

## MOTION

Alderman Smith moved to approve the ordinance; seconded by Alderman McAdams.

City Manager Nicklas thanked Mr. Chuck Shepard for waiting till the end, highlighted him as a master builder and developer, as well as the owner of the office building at 400 and 444 E. Hillcrest Drive.

The office rental market has not come back since the great recession. Despite great upkeep the market is simply not there.

He had spoken to Principal Planner Olson, and brought this to the Planning and Zoning Commission, which unanimously approved his vision of renovating the second floor into 17 apartment units, forming a combined commercial and residential space.

Alderman Larson spoke to current tenants about their thoughts, and they were excited about the potential for less rent with higher occupancy, but they had reservations regarding noise from the upstairs units disrupting conducting of business on the lower floor. Mr. Shepard replied that the building was built with wood construction and will be given additional work to ensure that is not a problem.

#### VOTE

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

#### MOTION

Alderman Faivre moved to waive second reading and approve the ordinance; seconded by Alderman McAdams.

#### VOTE

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

### **M. REPORTS AND COMMUNICATIONS**

#### 1. Council Member Reports

Alderman Larson wanted to reach out and once again thank the Fire Department for helping handle multiple calls, particularly the return of off duty firefighters.

Alderman Smith will be having a third ward meeting at Fire Station #1 on June 22, 2021.

Alderman Perkins had to report.

Alderman McAdams had no report.

Alderman Faivre had no report.

Mayor Barnes thanked all city staff.

### **N. EXECUTIVE SESSION**

There was none.

### **O. ADJOURNMENT**

#### MOTION

Alderman Perkins moved to adjourn the meeting; seconded by Alderman Faivre.

VOTE

Motion carried on a 6-0-2 roll call vote. Aye: Larson, Smith, Perkins, McAdams, Faivre, Barnes.  
Nay: None. Absent: Morris, Verbic. Mayor Barnes adjourned the meeting at 7:12 p.m.



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Sasha Cohen, City Clerk

Minutes approved by the City Council on June 14, 2021.