

**MINUTES
CITY OF DEKALB
CITY COUNCIL REGULAR MEETING
JULY 11, 2022**

The City Council of DeKalb, Illinois held a Regular meeting on July 11, 2022, 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.

City Clerk Sasha Cohen was absent.

Others in attendance included City Manager Bill Nicklas and City Attorney Matt Rose.

B. PLEDGE OF ALLEGIANCE

Glen Roby led the Pledge of Allegiance.

C. APPROVAL OF THE AGENDA

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

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

There was none.

F. APPOINTMENTS

There were none.

G. APPROVAL OF THE MINUTES

1. Minutes Submitted by the City Clerk

There were none.

2. Minutes Submitted by the Recording Secretary

Mayor Barnes read the following by title only:

- a. Minutes of the Regular City Council Meeting of June 27, 2022.

MOTION: Alderman McAdams moved to approve the minutes; 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.

H. CONSENT AGENDA

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

1. Accounts Payable and Payroll through July 11, 2022, in the Amount of \$2,647,335.28.
2. Investment and Bank Balance Summary through May 2022.
3. Year-to-Date Revenues and Expenditures through May 2022.

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

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

There were none.

J. CONSIDERATIONS

1. Consideration of a Proposed FY2023 Budget Calendar.

MOTION: Alderman Faivre moved to bring this item to the floor for discussion; seconded by Alderman Perkins.

City Manager Nicklas provided an overview of this item based on the information provided in the agenda packet. The first meeting regarding the FY2023 budget will be held on August 15, 2022, between the City Council and Finance Advisory Committee (FAC). After that meeting, department level discussions will take place, followed by further meetings of the FAC and City Council, together and separately.

2. Consideration of a Brief Summary of Recent Redevelopment Activity in the Hillcrest/Blackhawk Area.

MOTION: Alderman Verbic moved to bring this item to the floor for discussion; seconded by Alderman Morris.

City Manager Nicklas provided an overview of this item based on the information provided in the agenda packet. The overview provided a history of the redevelopment area, located within the Annie Glidden North (AGN) revitalization area, as well as a history of the AGN Revitalization Plan prepared in 2018 and how it came to be. It was noted that a lot of discussion has taken place on how to redevelop the area and what services should be provided there, with residents of the area given the opportunity to provide input.

Mayor Barnes commented that he and City Manager Nicklas are members of Opportunity DeKalb, which was created after the AGN Taskforce was disbanded. Mayor Barnes commended driving members of Opportunity DeKalb – Dan Kenney, Denise Weinmann, and Glen Roby – for the work they've put into the project thus far.

At this point in the meeting, Mayor Barnes invited Mr. Kenney, Ms. Weinmann, and Mr. Roby to speak regarding the initiatives being taken to move the project forward.

Mr. Kenney stated that Opportunity DeKalb will be scheduling workshop events for residents to provide input on what they'd like to see in their community. He encouraged Council members to attend the workshops so they can hear what residents are saying and be a part of the discussion. He noted this will be a great opportunity for the City and community members to work together to bring about positive change.

Mr. Roby stated the AGN community is a very diverse community and Opportunity DeKalb wants to listen to all voices and make sure they're being heard. He noted they will work collaboratively with the City, Northern Illinois University (NIU), and others to gather data, which will be brought back to Council for review and discussion.

Ms. Weinmann agreed with the statements made by Mr. Kenney and Mr. Roby, adding that 25% of DeKalb's the population lives within the AGN area so it's important for all involved to work as a team.

Mayor Barnes stated that working to reverse crime in the AGN area is important.

Alderman Larson thanked everyone for all the hard work that's been put into the area so far and wants to make sure the next step is a plan inclusive of all residents, and then finding someone committed to developing the plan.

City Manager Nicklas stated this item will be brought back before Council at their July 25, 2022, meeting as a listening session for Council to hear from those living within the community and what they'd like to see developed in the area.

Alderman Smith asked Mr. Kenney if there have been any inquiries about the space in question. Mr. Kenney stated they've heard many different ideas, which were derived from several community meetings. Those ideas include the addition of a community center, social services, and a regular food source, which is an issue within the AGN area. He noted that although DeKalb County Community Gardens goes into the area distributes food on a regular basis, the addition of a food store that's culturally diverse would be welcomed. He further stated that affordable housing in the area continues to be an issue.

Alderman Verbic asked if there was a location within the AGN area where a Council meeting could be held so that citizens could attend. City Manager Nicklas replied that meetings have been held within the area on several occasions. He feels that the regular meeting location of the City Council

(the DeKalb Public Library) is still the best place to hold meetings because the meetings are broadcast throughout the community.

Discussion ensued.

Alderman Faivre asked if a list has been compiled of all the ideas that have been brought forth so far.

Mr. Roby reminded Council that the AGN community is large and there are many different sites, including the Hillcrest/Blackhawk property, that are ready for redevelopment and residents are providing ideas for each of those sites.

Alderman Morris suggested adding a school to the area, adding walkability is an issue.

Alderman Verbic agreed, stating there is a need for walkability to and from schools, especially if a parent doesn't have a vehicle. For example, if their child is bussed to Cortland to attend school and they become ill, transportation is an issue.

Brief discussion ensued.

K. RESOLUTIONS

1. Resolution 2022-058 Accepting the Qualification Based Selection of Hampton, Lenzini, and Renwick, Inc. (HLR) to Perform Construction Resident Engineer Services for the Double Bridge Replacement Project Impacting N. First Street and Lucinda Avenue and Authorizing the City Engineer to Provide Approvals on All Standard Department of Transportation Selection Documents.

Mayor Barnes read the resolution by title only.

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

City Manager Nicklas provided an overview of this item based on the information provided in the agenda packet. City staff is recommending HLR for the replacement of the N. First Street and Lucinda Avenue bridges. The firm has already provided design services in the preliminary phases of these major projects and has performed intermittent engineering work on major City projects since the 1990s. The bridge work will be principally funded by state and federal monies.

There was no discussion among 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.

2. Resolution 2022-059 Appropriating Supplemental Funds in the Sum of \$500,000 of Motor Fuel Tax Funds for Maintaining Various Streets and Highways Under the Applicable Provisions of the Illinois Highway Code (Section 22-00000-00-GM) from January 1, 2022, through December 31, 2022, for a Total Appropriation of \$2,325,000.

Mayor Barnes read the resolution by title only.

MOTION: Alderman Faivre 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 Illinois Department of Transportation (IDOT) requires municipalities to pass a resolution estimating total expenditures of Motor Fuel Tax (MFT) funds for general street maintenance for the upcoming fiscal year. Estimated costs for road salt, engineering services, electricity for streetlights and traffic signals, street supplies, and street resurfacing are \$2,325,000.

Brief discussion ensued regarding the solar streetlights in the AGN area and the cost savings over time

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.

At this point in the meeting, Mayor Barnes recused himself from the next two items due to a conflict of interest. Mayor Barnes left the room at 6:41 p.m.

3. Resolution 2022-060 Authorizing an Architectural Improvement Program (AIP) Economic Incentive for 263 E. Lincoln Highway in the Amount of \$12,625 (La Calle).

Alderman Faivre read the resolution by title only.

MOTION: Alderman McAdams 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 Galindo family have leased the space previously occupied by "The House" at 263 E. Lincoln Highway and have received a building permit to substantially remodel the space to serve as a new entertainment venue. Specific improvements include some demolition, ADA compliance, the installation of life safety lighting and equipment, new cabinetry and casework, a variety of electrical and plumbing improvements, and painting. Construction design and supervision are also included in the total estimated project price of \$25,250. The qualifying expenses for the purposes of the TIF #3 AIP total \$12,625.

There was no discussion among Council.

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

4. Resolution 2022-061 Authorizing an Architectural Improvement Program (AIP) Economic Incentive for 641 E. Lincoln Highway in the Amount of \$8,616 (Fargo Skateboarding).

Alderman Faivre read the resolution by title only.

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

City Manager Nicklas provided an overview of this item based on the information provided in the agenda packet. The owners of Fargo Skateboarding recently sought the assistance of the City's AIP to put the finishing touches on a building with architectural significance. The business occupies nearly 10,000 square feet of what was originally the Fargo Theater on E. Lincoln Highway. In the spirit of the building's history, the owners engaged multiple contractors to design, build, and erect an illuminated sign that echoed the sign once appearing on the theater marque. The total cost paid by the owners was \$17,231.69. According to the AIP guidelines, such work

falls within the Major Capital Improvement category, which provides a 50% reimbursement in the amount of \$8,616.

Brief discussion ensued. One of the owners, Ms. Ries, informed Council that 90% of their customers come from over 30 minutes away.

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

Mayor Barnes returned to the meeting at 6:46 p.m.

L. ORDINANCES – SECOND READING

There were none.

M. ORDINANCES – FIRST READING

There were none.

N. REPORTS AND COMMUNICATIONS

1. Council Member Reports.

Alderman Morris reported that her ward meeting will be held on July 12, 2022, at the Jefferson Elementary School playground area.

Alderman Smith reported on the continuing work on Thirteenth Street and Fourteenth Street. He also reported that he will be holding a ward meeting towards the end of July or the beginning of August.

Alderman McAdams reported that his ward meeting will be held on August 3, 2022, at Cornerstone DeKalb.

Alderman Faivre reported on an upcoming event sponsored by the local Experimental Aircraft Association (EAA). He also reported that a German Messerschmitt 109 airplane stopped in to refuel over the weekend at the DeKalb Taylor Municipal Airport.

Alderman Verbic thanked Chief Building Official Dawn Harper and Building Inspector Aaron Walker for their support of Ward 6 residents.

Mayor Barnes reported on some of his recent activities, including his attendance at a recent Belonging meeting and an Opportunity DeKalb Board meeting. He also reported on a meeting he had with DeKalb School District Board President Samantha McDavid. Lastly, Mayor Barnes reported on the recent visit of Senator Richard Durbin where he and City Manager Nicklas were able to talk about all that's happening in DeKalb. After the meeting, Senator Durbin toured the Meta Database Center.

Alderman Morris reported on an upcoming public meeting at Hopkins Park to discuss the future of the Hopkins Park pool.

2. City Manager Report.

City Manager Nicklas reported on the ongoing streetscape project happening on Lincoln Highway.

Mayor Barnes thanked the City's Police and Fire Departments for their hard work. He also thanked Fire Chief Thomas and the Fire Department for their quick response and kind and considerate care of his mother recently due to a health scare.

O. EXECUTIVE SESSION

Mayor Barnes read the following Executive Session exemption title as follows:

1. Approval to Hold an Executive Session in Order to Discuss the Sale or Lease of Real Property as Provided for in 5 ILCS 120/2(c)(6).

MOTION: Alderman Faivre moved to recess for Executive Session; seconded by Alderman Smith.

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 6:56 p.m.

Following adjournment of the Executive Session, Mayor Barnes opened the meeting to the public at 7:24 p.m.

P. ADJOURNMENT

MOTION: Alderman Faivre moved to adjourn the Regular meeting; seconded by Alderman Verbic.

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 adjourned the meeting at 7:24 p.m.

Respectfully submitted,

Ruth A. Scott, Recording Secretary

Minutes approved by the City Council on July 25, 2022.

Click [here](#) to view the agenda packet for the July 11, 2022, Regular City Council meeting.

Click [here](#) to view the video recording of the July 11, 2022, Regular City Council meeting.