

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

The City Council of DeKalb, Illinois, held a Regular meeting on October 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 Zasada, Alderman Barb Larson, Alderman Tracy Smith, Alderman Greg Perkins, Alderman Scott McAdams, Alderman Mike Verbic, Alderman John Walker, and Mayor Cohen Barnes.

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

Sasha Cohen was absent.

**B. PLEDGE OF ALLEGIANCE**

The Three Rivers Council Boy Scout Pack 104 led the Pledge of Allegiance.

**C. APPROVAL OF THE AGENDA**

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

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

**D. PRESENTATIONS**

There were none.

**E. PUBLIC PARTICIPATION**

There was none.

**F. APPOINTMENTS**

Mayor Barnes read the following for the record:

1. Appointment of Susan Hauman, Director of Financial Services, to the Foreign Fire Insurance Tax Board, the Fire Pension Board, and the Police Pension Board.

MOTION: Alderman McAdams moved to approve the agenda; seconded by Alderman Zasada.

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

**G. CONSENT AGENDA**

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

1. Minutes of the Regular City Council Meeting of October 9, 2023.
2. Accounts Payable and Payroll through October 23, 2023, in the Amount of \$2,648,645.28.
3. Freedom of Information Act (FOIA) Report – September 2023.

4. FY2023 Human Services Funding 3<sup>rd</sup> Quarter Report.

MOTION: Alderman Smith moved to approve the agenda; seconded by Alderman Perkins.

Alderman Walker noted he would be abstaining from the vote as one of the organizations he's affiliated with receives Human Services funding from the City of DeKalb.

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

## **H. PUBLIC HEARINGS**

Mayor Barnes opened the public hearing at 6:05 p.m. and read the following by title only:

1. Public Hearing Regarding a Proposed Annexation Agreement for Property Located at 2023 Sycamore Road (Robert Wessels).

No one from the public was present to speak on this item.

There were no questions or comments from the Council.

Mayor Barnes closed the public hearing at 6:05 p.m.

## **I. CONSIDERATIONS**

1. Annual Property Tax Levy in the City of DeKalb.

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

Mayor Barnes clarified that the equalization factor of 9.53% was set by the DeKalb Township Assessors Office. He noted that means home values in DeKalb went up by 9.53%.

City Manager Nicklas mentioned there was an estimated \$170,000,000 in new construction in DeKalb in 2023.

City Manager Nicklas referenced a handout provided to the Council that further breaks down the City's property tax rate, which should go down about 9.15%.

Mayor Barnes clarified that the City of DeKalb and the DeKalb Public Library have dropped the rate enough to compensate for the 9.53% increase set by the DeKalb Township Assessors Office, meaning there's a high probability that homeowners will pay less in property taxes even though the value of their homes increased. It was noted that the final numbers won't be released by the DeKalb County Assessor's Office until early 2024.

Brief discussion ensued between Mayor Barnes and City Manager Nicklas regarding the levy and the unprecedented EAV, which the residents of DeKalb will benefit from.

City Manager Nicklas stated this item will return to the City Council as an action item at the November 13, 2023, meeting.

There were no further questions or comments from the City Council.

## J. RESOLUTIONS

1. Resolution 2023-095 Amending Resolution 2023-067 to Extend the Deadlines for Northern Illinois University Foundation's Option to Enter into a Redevelopment Agreement for the Development of the Northern Illinois University Center for Greek Life at W. Hillcrest Drive and Blackhawk Road.

Mayor Barnes read the resolution by title only.

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

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

Alderman Verbic suggested adding language that determines what will happen with the property should the proposed project not come to fruition by December 31, 2025. Noting the investment the City has made in the property, he added he believes it should revert to the City for redevelopment.

City Manager Nicklas stated the purchase and sale agreement will cover that, adding that this item provides parameters for further consideration of the project, which will come back to council for review.

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

2. Resolution 2023-096 Authorizing a Fund 400 Architectural Improvement Program (AIP) Economic Incentive for 1600 E. Lincoln Highway in the Amount of \$13,935 (Proven Winners – 815 Property Management).

Mayor Barnes read the resolution by title only.

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

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 an 8-0 roll call vote. Aye: Zasada, Larson, Smith, Perkins, McAdams, Verbic, Walker, Barnes. Nay: None. Mayor Barnes declared the motion passed.

3. Resolution 2023-097 Approving a Restaurant-Full Liquor License for Floga LLC, d/b/a The Flame, 209 E. Lincoln Highway.

Mayor Barnes read the resolution by title only.

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

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 an 8-0 roll call vote. Aye: Zasada, Larson, Smith, Perkins, McAdams, Verbic, Walker, Barnes. Nay: None. Mayor Barnes declared the motion passed.

4. Resolution 2023-098 Authorizing an Engineering Services Agreement with Baxter & Woodman to Prepare a Comprehensive Strategic Water Model and Water Master Plan Assessment for the City of DeKalb's Public Water Supply System in an Amount Not to Exceed \$154,800.

Mayor Barnes read the resolution by title only.

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

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.

Alderman Perkins asked if a status report would be provided to Council at some point during the assessment period. City Manager Nicklas stated it would, likely this next Spring.

Brief discussion ensued.

Alderman Zasada noted her appreciation for bringing this item forward.

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

5. Resolution 2023-099 Authorizing a Purchase Agreement with Alexander Company for the Purchase of Chlorine for a Period of One Year from January 1, 2024, through December 31, 2024, for the Purpose of Treating the City's Drinking Water.

Mayor Barnes read the resolution by title only.

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

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 an 8-0 roll call vote. Aye: Zasada, Larson, Smith, Perkins, McAdams, Verbic, Walker, Barnes. Nay: None. Mayor Barnes declared the motion passed.

6. Resolution 2023-100 Authorizing a Purchase Agreement with Water Solutions Unlimited for the Purchase of Fluoride for a Period of One Year from January 1, 2024, through December 31, 2024, for the Purpose of Treating the City's Drinking Water.

Mayor Barnes read the resolution by title only.

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

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 an 8-0 roll call vote. Aye: Zasada, Larson, Smith, Perkins, McAdams, Verbic, Walker, Barnes. Nay: None. Mayor Barnes declared the motion passed.

7. Resolution 2023-101 Authorizing a Purchase Agreement with Carus Corporation for the Purchase of Phosphate for a Period of Two Years from January 1, 2024, through December 31, 2025, for the Purpose of Treating the City's Drinking Water.

Mayor Barnes read the resolution by title only.

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

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 an 8-0 roll call vote. Aye: Zasada, Larson, Smith, Perkins, McAdams, Verbic, Walker, Barnes. Nay: None. Mayor Barnes declared the motion passed.

8. Resolution 2023-102 Authorizing a Purchase Agreement with Midwest Salt Company for the Purchase of Water Conditioning Bulk Softener Salt for a Period of One Year from January 1, 2024, through December 31, 2024, for the Purpose of Treating the City's Drinking Water.

Mayor Barnes read the resolution by title only.

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

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 an 8-0 roll call vote. Aye: Zasada, Larson, Smith, Perkins, McAdams, Verbic, Walker, Barnes. Nay: None. Mayor Barnes declared the motion passed.

9. Resolution 2023-103 Authorizing a Strong Communities Program Grant from the Illinois Housing Development Authority in the Amount of \$109,000.

Mayor Barnes read the resolution by title only.

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

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

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

## **K. ORDINANCES – SECOND READING**

There were none.

## **L. ORDINANCES – FIRST READING**

1. Ordinance 2023-047 Authorizing an Annexation Agreement with Robert Wessels for the Property Located at 2023 Sycamore Road.

Mayor Barnes read the ordinance by title only.

MOTION: Alderman Smith 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.

Mayor Barnes and Alderman Larson noted their appreciation for the investment the Wessels' have made to DeKalb.

Alderman Zasada thanked City staff for coming up with creative solutions to help this come together.

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

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

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

2. Ordinance 2023-048 Approving the Annexation of Certain Property Located at 2023 Sycamore Road (Robert Wessels).

Mayor Barnes read the ordinance by title only.

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

There were no questions or comments from the Council.

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

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

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

3. Ordinance 2023-049 Approving the Zoning Petition of Robert Wessels to Rezone Certain Property Located at 2023 Sycamore Road to the "PD-C" Planned Development Commercial District and to Approve a Concept Plan to Allow for the Continued Use of a Farmer's Market and Accessory Uses.

Mayor Barnes read the ordinance by title only.

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

City Manager Nicklas gave a brief 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 an 8-0 roll call vote. Aye: Zasada, Larson, Smith, Perkins, McAdams, Verbic, Walker, Barnes. Nay: None. Mayor Barnes declared the motion passed.

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

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

4. Ordinance 2023-050 Amending Chapter 23 "Unified Development Ordinance", Article 13 "Signs", as it Pertains to Electronic Changeable Copy Signs and Wall Signs.

Mayor Barnes read the ordinance by title only.

MOTION: Alderman Larson moved to approve First Reading of the ordinance; 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 an 8-0 roll call vote. Aye: Zasada, Larson, Smith, Perkins, McAdams, Verbic, Walker, Barnes. Nay: None. Mayor Barnes declared the motion passed.

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

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

5. Ordinance 2023-051 Amending the Fiscal Year-End December 31, 2023, Budget.

Mayor Barnes read the ordinance by title only.

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

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 an 8-0 roll call vote. Aye: Zasada, Larson, Smith, Perkins, McAdams, Verbic, Walker, Barnes. Nay: None. Mayor Barnes declared the motion passed.

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

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

## **M. REPORTS AND COMMUNICATIONS**

1. Council Member Reports.

Alderman Larson reported on her attendance at the ribbon cutting ceremony for new mural at City Hall.

Alderman Zasada reported on her attendance at the SunVest ribbon cutting ceremony for new solar farm at Gurler Road and S. First Street.

Alderman Walker noted Halloween was coming up and encouraged residents to be cautious while driving.

Mayor Barnes reported on recent meetings and events he's attended, including the City Hall mural ribbon cutting, the SunVest ribbon cutting ceremony, a recurring monthly meeting that he and City Manager Nicklas attended with the NIU leadership team, the NIU homecoming block party event where there was a dedication of the new Victor E. statue at the corner of Lincoln Highway and Second Street, the Athena awards event, which was held at the Egyptian Theatre, and the Veteran's Memorial rededication.

## 2. City Manager Report.

City Manager Nicklas thanked Council for their support for the items on this agenda. He also referenced a report from Barb Food Mart provided to the Council, which has been leading the way in providing an opportunity for local youth to serve out community service required by the City's administrative hearing process.

## **N. EXECUTIVE SESSION**

There was none.

## **O. ADJOURNMENT**

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

VOTE: Motion carried by an 8-0 voice vote. Aye: Zasada, Larson, Smith, Perkins, McAdams, Verbic, Walker, Barnes. Nay: None. Mayor Barnes declared the motion passed and adjourned the meeting at 7:11 p.m.

Respectfully submitted,

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Ruth A. Scott, Recording Secretary

Minutes approved by the City Council on November 13, 2023.

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

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