

**MINUTES
CITY OF DEKALB
CITY COUNCIL REGULAR MEETING
NOVEMBER 14, 2022**

The City Council of DeKalb, Illinois held a Regular meeting on November 14, 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, City Attorney Matt Rose, Director of Utilities, Transportation and Engineering Bryan Faivre, and City Engineer Zac Gill.

B. PLEDGE OF ALLEGIANCE

Shadow Gentry led the Pledge of Allegiance.

C. APPROVAL OF THE AGENDA

MOTION: Alderman Smith moved to approve the agenda; 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.

D. PRESENTATIONS

1. Introduction of Bob Redel as Director of the New Crime Free Bureau.

City Manager Nicklas provided an overview of this item based on the information provided in the agenda packet. He noted that Mr. Redel's new role will be effective as of November 27, 2022.

Mayor Barnes stated he's excited to have Mr. Redel in this position to deal with DeKalb's problematic landlords

E. PUBLIC PARTICIPATION

Steve Aiello spoke regarding ongoing issues he's having with his neighbor involving parking and property maintenance. Mr. Aiello was encouraged to speak with the DeKalb Police Department.

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

- a. Minutes of the Regular City Council Meeting of October 24, 2022.

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

H. CONSENT AGENDA

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

1. Accounts Payable and Payroll through November 14, 2022, in the Amount of \$4,447,618.10.
2. Investment and Bank Balance Summary through September 2022.
3. Year-to-Date Revenues and Expenditures through September 2022.
4. Minutes of the Joint Review Board Meeting of July 22, 2022.

MOTION: Alderman Perkins moved to approve the items listed under the Consent 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.

I. PUBLIC HEARINGS

Mayor Barnes opened the Public Hearing at 6:12 p.m. and read the following by title only:

1. Truth in Taxation Hearing: FY2022 Annual Property Tax Levy.

City Manager Nicklas provided an overview of this item based on the information provided in the agenda packet, which included the following key facts:

- The proposed City corporate levy is \$7,119,130, or an increase of \$273,813 (4%). This assumes the following:
 - No levy for general operations.
 - A levy of \$3,869,713 to partially meet Fire pension obligations.
 - A levy of \$3,249,417 to partially meet Police pension fund obligations.
 - The full abatement of the \$469,599 Library debt service.
- The proposed DeKalb Public Library levy is \$2,975,905, or an increase of \$300,197 (11.2%).
- The combined or aggregate City and Library levies as proposed total \$10,095,035 or an increase of \$574,010 or 6.03% over the 2021 combined levies of \$9,521,025.
- No City property taxes will be extended for debt service or public building leases or costs.

- The City's projected rate-setting EAV is \$780,000,000. Of this amount, an estimated \$40,000,000 represents new construction. Final EAV numbers will not be released by the County until the late Winter.
- The 2022 DeKalb Township multiplier is 1.0662.

Assuming a rate-setting EAV of \$780,000,000, the proposed City levy of \$7,119,130 will result in a City tax rate of 0.91271 (\$7,119,130 divided by \$780,000,000), which is 7.44% lower than the 2021 City rate of 0.98612 per \$100 EAV.

The estimated DeKalb Public Library rate for 2022 is 0.38153 (\$2,975,905 divided by \$780,000,000), which is 1.02% lower than the 2021 Library rate of 0.38546.

In 2022 (for taxes paid in 2023), the combined City and Library rate is projected to be 1.29424, a reduction of 5.64% from the combined 2021 rate of 1.37158.

Mayor Barnes asked if the EAV hadn't increased, where would the City's rate have been and where would the Library's rate have been. City Manager Nicklas replied the City's rate would have been at six percent (6%) and the Library's rate at about half a percent.

Alderman Faivre thanked City Manager Nicklas and City staff for being stewards of the City's funds, noting that inflation and home prices have gone up, but the City is still able to continue to reduce the rate.

Mayor Barnes stated he and City Manager Nicklas met with the school district recently about driving the tax rate down to 9.5%, noting it should be a target for each taxing body over the next three years. He noted that leadership from each taxing body need to come together to figure out how to reduce the tax rate and the burden on individual taxpayers.

Mayor Barnes then addressed DeKalb Public Library Director Emily Faulkner, noting that the Library's levy would have been flat or higher this year if the EAV hadn't increased.

Ms. Faulkner stated part of the issue for the Library is they do their figuring two months ahead of the City and it's a lot of guess work. During their most recent meeting, the Library Board talked about whether it could cut more corners and drive the tax rate down further. She noted the Library's rate is in the average of other libraries within the communities the City is comparing itself to.

Continuing, Ms. Faulkner stated when the Library was built, there was no consideration of building up reserves for necessary or unforeseen events. She feels the Library is coming closer to a fair and reasonable tax rate without cutting services.

Discussion ensued between Mayor Barnes and Ms. Faulkner regarding the aggregate tax rate and the EAV. Mayor Barnes expressed his concern over the 11.1% aggregate tax rate and he hopes the Library can help with driving the tax rate down to 9.5%.

Ms. Faulkner stated the Library is trying to work with the City to bring its rate down to a reasonable amount.

Brief discussion ensued regarding the passage of the Library's most recent budget at their most recent meeting. She stated she was told the budget they passed was reasonable.

Noting the Library's strategic goals (mentioned in the Library's report to Council at the October 24 meeting), Alderman Perkins asked if it would be possible for the Library to set a goal for lowering the Library's rate, as well as searching for additional revenue sources.

Ms. Faulkner responded to Alderman Perkins, stating she feels a discussion is in order regarding whether it's appropriate for a library to find additional revenue sources, especially since most of their

services are free. She added there has been discussion about bringing on services they can charge for. She feels that every taxing body needs to do its part to reduce the rate, not just the Library.

Mayor Barnes asked what tax rate the Library is shooting for. Ms. Faulkner responded they'd like to get it to approximately .37 cents, and right now it's at approximately 38.153 cents.

Mayor Barnes then asked when she thought that might happen, with Ms. Faulkner stating next year.

Discussion continued between Mayor Barnes and Ms. Faulkner. She added the Library is trying to make cuts while still trying to provide for the Library's needs, including paying its employees a fair wage.

Alderman Perkins stated it would help if the Library could find additional revenue streams.

Ms. Faulkner stated the Library is always looking for grants to stretch their services further.

Noting that the Library's issues precede her, Alderman Faivre stated he believes there was a poor working relationship between the City and Library at the time the Library's renovations were being done. There were expectations that weren't delivered, including the notion there would be labor savings with the automation of services that were never realized.

Ms. Faulkner stated they are looking at less expensive alternatives regarding the Library's operating system. They are looking for ways to save money wherever they can.

Discussion continued between Alderman Faivre and Ms. Faulkner.

City Manager Nicklas briefly spoke to the conversation he had with the Library Board at their most recent meeting regarding their proposed budget.

Continuing, City Manager Nicklas stated since 2018, the EAV has gone up by approximately \$200,000,000.

Mayor Barnes stated bringing the tax rate down to 9.5% will make an impact on commercial and residential development in the area. With an 11.1% rate, the City is forced to provide more incentives. All taxing bodies need to work together to get to the 9.5% level.

There was brief discussion between Mayor Barnes and City Manager Nicklas regarding the number of housing starts the City has seen compared to neighboring communities.

Mayor Barnes closed the Public Hearing at 6:45 p.m.

J. CONSIDERATIONS

There were none.

K. RESOLUTIONS

1. Resolution 2022-107 Approving a Collective Bargaining Agreement with the DeKalb Fraternal Order of Police, Lodge #115, Illinois Fraternal Order of Police Labor Council for the Period from January 1, 2023, through December 31, 2023.

Mayor Barnes read the resolution by title only.

MOTION: Alderman Verbic 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. The proposed agreement includes the following principal revisions:

- A one-year term (January 1, 2023, through December 31, 2023). Both parties agreed it would be preferable to pursue a multi-year contract extension in the third quarter of 2023 due to inflation.
- A Cost-of-Living Adjustment (COLA) of 2.5% in 2023.
- New language to account for the seniority and pay of lateral hires.
- Banked overtime may accumulate up to 200 hours.
- Sick leave payouts may increase from 720 hours to 800 hours upon 30-days' written notice of a retirement or resignation.
- Members may voluntarily elect to participate in incentivized wellness opportunities while employed.

Alderman Smith asked if the position of Corporal was being brought back. City Manager Nicklas stated they didn't plan to.

Alderman Faivre thanked all involved for the work done on the agreement. He added that in a season of high inflation, he likes that it's only a one-year agreement.

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 2022-108 Authorizing a Communications Site Lease Agreement with New Cingular Wireless PCS, LLC for Space on the East Water Tower Located at 1119 Oak Street Including Land for Equipment, Rights-of-Way for Ingress, Egress, and the Installation and Maintenance of Utility Wires, Poles, Cables, and Conduits.

Mayor Barnes read the resolution by title only.

MOTION: Alderman Faivre 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. New Cingular Wireless PCS, LLC has requested permission to place cell antennas on the City's East Water Tower located at 1119 Oak Street to improve service and area coverage. A summary of the proposed terms and conditions of the lease agreement includes the following:

- The initial term is for five years at a monthly rental of \$2,833 to be paid in equal installments.
- The rent for each successive year shall increase by 2% over the preceding year.
- The agreement shall automatically be extended for five additional five-year terms unless New Cingular Wireless gives written notice at least 60 days prior to the end of the current term.

City Manager Nicklas stated that general language was added to the agreement today referencing painting of the tank and who would pay for that – the City or New Cingular Wireless. The City will be responsible for advising New Cingular in advance of any repairs, maintenance or other work during the term of the lease that will require the temporary relocation of the antenna. The cost will be covered by New Cingular Wireless, but the City will only be allowed to make the relocation request once every five years.

Mayor Barnes commented on the look of the antennas on water towers and local buildings.

Director of Utilities, Transportation and Engineering Faivre stated there's a railing that goes around the tower now that contains Verizon and T-Mobile antennas, and he doesn't believe anyone notices they're there.

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.

3. Resolution 2022-109 Authorizing the Purchase of Genesis (eForce) Battery Operated Extrication Equipment from Equipment Management Company in an Amount Not to Exceed \$36,607 Using Funds from the Ground Emergency Medical Transportation (GEMT) Fund (Fund 130).

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. This extrication equipment is more powerful and efficient to use and requires less storage space. The quote provided by Equipment Management Company was the only quote that met the specifications. A significant price increase is likely after January 1, so the acceptance of the quote it is recommended. The equipment is expected to be shipped in three to five months.

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 2022-061 Authorizing the 2022 Levy and 2023 Collection of Taxes in and for the Corporate and Municipal Purposes and Special Service Areas of the City of DeKalb for Tax Year 2022.

Mayor Barnes read the ordinance 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, which was also covered under the Public Hearing at this meeting. The City's rate will decrease by 7.44%, and the Library's rate will decrease by a little over a percent. He added that the City levies for special service areas (SSA) and the property owners pay the City. SSA funds are used for special it's paid by property owners to fund repairs and other projects in and around those properties.

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.

2. Ordinance 2022-062 Abating Taxes Levied for Corporate Purposes of the City of DeKalb for the Tax Year 2022 (Bonds).

Mayor Barnes read the ordinance by title only.

MOTION: Alderman Verbic 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. Outstanding bonds include GO Refunding Bonds of 2010C, GO Bonds of 2012A., GO

Refunding Bonds of 2019, GO Refunding Bond of 2020, and 2013A GO Bonds/GO Refunding Bonds of 2022 (Library).

Alderman Smith asked when the Library bond will be due. City Manager Nicklas replied in 2033.

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.

3. Ordinance 2022-063 Amending Chapter 51 "Traffic", Schedule Q "Speed Restrictions", to Establish Speed Control Along and Adjacent to Peace Road.

Mayor Barnes read the ordinance 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. In anticipation of the reconstruction of Peace Road from the I-88 interchange to Illinois Route 38 (Lincoln Highway) in 2023, and in consideration of an increased volume of traffic on the Peace Road corridor in this section due to the rapid development of significant industrial operations on Gurler Road and Peace Road, the following changes in speed limits are recommended:

- A reduction from 55-mph to 45-mph from a point just south of the intersection of Peace Road and Illinois Route 38 southward to the I-88 interchange;
- A reduction in speed from 45-mph to 35-mph from the I-88 interchange to Gurler Road, which is currently marked with a 35-mph speed limit; and
- A reduction in the speed limit from 45-mph to 35-mph on Lincoln Highway on either side of the intersection with Peace Road to reduce speeds at this highly congested intersection.

Discussion ensued regarding the changes in the speed limits, with City Engineer Gill explaining why the reductions were being made, which will result in an overall better experience. A right turn lane will be added for right turns on to Fairview Drive.

Brief discussion ensued.

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 Morris moved to waive second reading of the ordinance and approve; 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.

4. Ordinance 2022-064 Amending Chapter 51 "Traffic", Schedule B "Through Streets, Stop Intersections and Yield Intersections", to Establish a Three-Way Stop Condition for Fairview Drive as it's Intersected by Monticello Drive.

Mayor Barnes read the ordinance by title only.

MOTION: Alderman Larson 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. Recent traffic-calming and safety improvements for the intersection at Fairview Drive and Monticello Drive require stop signs to be fully effective. The recommended amendments will provide traffic control for the approach from Monticello Drive, as well as east and west-bound traffic

on Fairview Drive. The latter will provide a safe crossing for pedestrians walking to and from the public park fields to the north of the intersection.

Brief discussion ensued.

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 McAdams.

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.

5. Ordinance 2022-065 Amending Chapter 51 "Traffic", Schedule B "Through Streets, Stop Intersections and Yield Intersections", to Establish Yield Conditions for Streets Terminating at Dodge Avenue.

Mayor Barnes read the ordinance by title only.

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

City Manager Nicklas provided an overview of this item based on the information provided in the agenda packet. Residents of Dodge Avenue have complained about erratic driving and near-misses along Dodge Avenue as traffic enters from Holly Street, Home Street, and Elm Street. Since the connecting streets are minor approaches terminating at Dodge Avenue, no stop requirements are warranted, however, yield signs are reasonable to promote more cautious driving.

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.

MOTION: Alderman Faivre moved to waive second reading of the ordinance and approve; 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.

6. Ordinance 2022-066 Approving a Special Use Permit to Allow the Resubdivision of a "TFR" Two-Family Residential Zoned Lot into Two Single-Family Attached Lots in Accordance with Article 5.03.06 of the Unified Development Ordinance and Approval of the Final Plat of the Manski Subdivision Located 202-204 Chamberlain Drive (Chris and Laura Manski).

Mayor Barnes read the ordinance by title only.

MOTION: Alderman McAdams 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. The applicant is requesting approval of a special use permit with an accompanying final plat to re-subdivide a two-family (duplex) lot at 202-204 Chamberlain Drive into two, single-family-attached (zero-lot-line) lots. The applicant proposes to re-subdivide the property along the common wall of an existing two-family (duplex) residential structure built in the 1970s. The re-subdivision would create two lots, with one residential unit on each of the new lots. The resulting re-subdivision would allow each of the units and the lots they are located on to be owned or sold individually.

There were no questions or comments from Council.

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

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

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

7. Ordinance 2022-067 Approving a Special Use Permit for a Retail Tobacco Store at 1180 W. Lincoln Highway (DINA 5 Inc. d/b/a Smoker's Choice).

Mayor Barnes read the ordinance by title only.

MOTION: Alderman Verbic 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. He is requesting approval of a special use permit for a retail tobacco store to be located in the building at 1180 W. Lincoln Highway. The building most recently contained the Beef Shack Restaurant.

Noting that smoke shops are required to be in free-standing buildings, City Manager Nicklas spoke briefly about amending the UDO and tobacco code in the future to allow these types of shops to be in connecting buildings.

Alderman Faivre stated since smoking isn't allowed in the retail tobacco store, he doesn't understand why they have to be free-standing. He then thanked the applicant from bringing this business to DeKalb.

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 Verbic moved to waive second reading of the ordinance and approve; 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.

N. REPORTS AND COMMUNICATIONS

1. Council Member Reports.

Alderman Verbic thanked those who attended his recent Ward 6 meeting.

Alderman Perkins commented on recent visits he's made to DeKalb businesses, include La Calle and his attendance at a Stage Coach performance.

Alderman Larson reported her attendance at a Veteran's Day Program.

Alderman Morris reported she had the opportunity to meet Lieutenant Governor Stratton during a meeting of the Military Economic Development Committee, of which she's a member. They toured a military base and had the opportunity to see what the military and economic development connections were. She also attended a Veteran's Day event at Lincoln Elementary.

Mayor Barnes reported he recently attended the Rotarian's annual conference, as well as the Kishwaukee College gala.

2. City Manager Report.

None.

O. EXECUTIVE SESSION

There was none.

P. Adjournment

MOTION: Alderman Faivre moved to adjourn the meeting; 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 meeting at 7:30 p.m.

Respectfully submitted,

Ruth A. Scott, Recording Secretary

Minutes approved by the City Council on November 28, 2022.

Click [here](#) to view the agenda packet for the November 14, 2022, Regular City Council meeting.

Click [here](#) to view the video recording of the November 14, 2022, Regular City Council meeting.