



**DEKALB CITY COUNCIL AGENDA
REGULAR MEETING
JUNE 14, 2021
6:00 P.M.**

DeKalb Public Library
Yusunas Meeting Room
309 Oak Street
DeKalb, Illinois 60115

COVID-19 Notice: This meeting will be conducted in-person with a physically present quorum and open to the public. The corporate authorities of the City of DeKalb intend to conduct this meeting in compliance with all applicable social distancing and public health requirements. All persons attending this meeting in-person shall be required to wear protective face masks/coverings. Furthermore, the corporate authorities of the City of DeKalb intend to conduct this meeting pursuant to Illinois Governor JB Pritzker's Executive Order 2021-4 dated February 5, 2021 (the "Executive Order"), which prohibits meetings of more than 50 people for Phase 4 mitigations, unless the City of DeKalb determines that it is necessary to invoke the Governmental Functions exemption "to ensure the operation of government agencies or to provide for or support the health, safety and welfare of the public."

As a convenience to the public, the City of DeKalb may also provide video, audio, telephonic or internet access for the public to monitor this meeting. The provision of any such remote means of access is not intended to provide for attendance by a means other than physical presence due to the COVID-19 public health emergency, nor is it intended to provide an opportunity for the public to address public officials, make public comment or otherwise participate in the meeting.

Persons wishing to provide public comment or otherwise address public officials in person during this meeting must comply with all applicable rules governing the conduct of this meeting including, but not limited to, the aforementioned social distancing and face covering requirements.

The City of DeKalb is providing the following conveniences for the public to monitor and participate in this meeting:

- Persons wishing to view the meeting from home or elsewhere can tune in to Channel 14 or by following the link provided [here](#).
- Persons wishing to provide public comment but are unable to attend the meeting in person or remotely may forward their comments by clicking on the link provided [here](#). Note that all submissions must be received no later than 12:00 p.m. on the day of the meeting in order to ensure dissemination to the City Council before the meeting convenes.

Zoom Meeting Information

Join Zoom Meeting: <https://us02web.zoom.us/j/87497523217?pwd=S0RxOFovQzBiY3Y3YVcxN21Wemc1Zz09>

Meeting ID: 874 9752 3217

Passcode: 194474

One Tap Mobile: +13126266799,,87497523217#,,,,*194474# US (Chicago)

- For those participating via Zoom and wishing to comment during the public participation portion of the meeting, or prior to Council's discussion of a particular item, please click on the link provided [here](#) and add in the Comment Section that you wish to address Council verbally. Note that all submissions must be received no later than 12:00 p.m. on the day of the meeting in order to ensure your name is added to the list of remote speakers.

A. CALL TO ORDER AND ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF THE AGENDA

D. PUBLIC PARTICIPATION

E. PRESENTATIONS

1. DeKalb Police Department 2020 Annual Report.

City Manager's Summary: The attached annual Police Department report for 2020 is presented for the public's review and comment. As with the Fire Department's 2020 report which was presented at the last regular Council meeting on May 24, the Police report's data and narratives are much influenced by the extraordinary impact of the COVID-19 pandemic. Additionally, the Department was challenged to listen and learn from a community that demands more transparency, more accountability, and greater collaboration in building bridges across social divides that have existed for many years.

The report highlights crime trends, as it is obliged to do. With respect to violent crimes and property offenses (Part I Crimes), the overall 4% increase belies a levelling in most crime categories from the spikes experienced in 2019. It should also be noted that among the noteworthy cases detailed in the narrative section on pp. 14-16, the offenders were apprehended by the resourceful and dedicated Investigations Division which works closely with the Patrol and Administrative Divisions.

The other side of enforcement is prevention, and effective prevention depends upon strong relationships built with neighborhoods, local social agencies, faith groups, other law enforcement agencies, and most especially residents in need. In 2020, the Department committed to social services in support of its community policing efforts. The first licensed social worker was embedded in daily responses, helping individuals and families to find resources for crisis management, and connections to social and mental health services. A second full-time social worker joins this effort on July 1.

The Department's 2020 accomplishments are highlighted below:

Department Leadership: Interim Police Chief John Petragallo retired on June 2, 2020, and Investigations Commander Bob Redel was appointed acting Police Chief on the same day. From that moment and through the summer and fall of 2020, acting Chief Redel showed exceptional leadership, discretion, and openness to new ideas of the local social justice movement and many disparate voices engaged in trying to make DeKalb a more welcoming place for all persons.

Cultural Diversity, De-escalation and Procedural Justice Training: A variety of training initiatives were provided to personnel within the Police Department during 2020. Some of them included *Tactical De-escalation of Nonviolent Encounters*, *De-escalation and Smarter Policing*, *Legally Justified But Was it Avoidable?*, and *Racial Intelligence Training and Engagement*. These training modules focus on techniques for de-escalating violent encounters, self-awareness and officer wellness, and the procedural justice pillars of fairness, impartiality, and transparency. The goal of these

training initiatives is to enhance public trust and foster constructive relationships between the community and the police.

Policy Changes to Heighten Accountability: In 2020 the DeKalb Police Department made significant strides toward greater transparency and accountability:

- In mid-summer, 2020 the DeKalb Police Department posted their policies and procedures on the City of DeKalb's Website.
- The Police Department made changes to their use of force policy. These changes require an officer to intervene to prevent the use of unreasonable force and does not allow any means of restricting breathing or blood flow to the brain to gain compliance of an individual. The revised policy states that "The use of any 'choke hold,' lateral vascular technique, any type of forcible neck restraint, or other means of attempting to gain compliance by impairing breathing or restricting blood flow to the brain shall only be permitted where deadly force would otherwise be authorized."
- The Department's policies were changed to emphasize a "duty to intervene." It is now the affirmative duty of "any officer present and observing another officer using force that is clearly beyond that which is reasonable under the circumstances" to intervene to prevent the use of unreasonable force (Policy 103.3). Further, "an officer who observes another employee use force that exceeds the degree of force permitted by law shall immediately report these observations to a supervisor."
- Body Cams. Identifying body cams as an FY2020 Budget priority, on July 13 the City Manager and Acting Police Chief Redel recommended and the Council supported the purchase of body cams for every sworn officer at an estimated first year cost of \$150,000, to be paid from a portion of the proceeds of the sale of the former city hall at 200 S. Fourth Street. This commitment was renewed by the Council in its joint meeting with the Finance Advisory Committee on August 17, 2020. Body cameras were also one of the essential demands of the Campaign Zero movement on the heels of the protests in 2015 in Ferguson, New York, Baltimore and elsewhere, and are consistent with the "8 Can't Wait" project's focus on the tracking of excessive force. Training and implementation were completed before the end of 2020.
- Public Posting of Disciplinary Records. At the recommendation of the City Manager and with the support of Acting Chief Bob Redel and the City Council, the DeKalb Police Department worked with the City's HR department to prepare the first exhaustive list of disciplinary charges against all current and former Police officers, and whether those charges were sustained. Under the Illinois Personnel Record Review Act (820 ILCS 40/1, et seq.), the City cannot publicly release disciplinary records which are more than four (4) years old, except if the release of such records is ordered in a legal action or arbitration. The posting of these records has been accomplished. The posted records will also include any commendations in the line of duty. This list will be updated as new information is known over time.
- No Expungement of Disciplinary Action. By action of the City Manager and Acting Police Chief Redel, in accordance with an Illinois Supreme Court opinion filed on June 18, 2020, no disciplinary records will hereafter be expunged from Police officer personnel files. In *City of Chicago v. Fraternal Order of Police, Chicago Lodge No. 7*, 2020 IL 124831, the Illinois Supreme Court ruled that a provision in a collective

bargaining agreement requiring the destruction of police disciplinary files without complying with the requirements of the Local Records Act (50 ILCS 205/1, et seq.) is void and unenforceable as a matter of public policy. While the City's collective bargaining agreement never required the City to destroy police disciplinary files, any such requirement is now void and unenforceable to the extent it violates the Local Records Act. Generally speaking, the Local Records Act requires that the City keep an employee's personnel records during the employee's tenure of employment and for a period of time thereafter.

- No-Knock Warrants. After searching Department records no record was found that indicated the Department had ever sought "no-knock" warrants. Nevertheless, if another law enforcement agency (e.g., FBI, ATF, State Police, etc.) seeks the assistance of the DeKalb Police in serving such a warrant, such assistance will only be provided if, in the opinion of the States Attorney and the DeKalb Police Chief, there is an imminent threat to life.
- Adoption of the National Association for the Advancement of Colored People (NAACP) and Illinois Association of Chiefs of Police (IACP) 10 shared principles. The DeKalb Police Department adopted the ten shared principles that were co-authored by the NAACP and the IACP to build trust between the community and police.
- New Hiring and Promotion Processes. The Department embraced the International Association of Chiefs of Police (IACP) call for hiring and promotion practices that:
 - Increased educational standards.
 - Pursued rigorous background investigations, particularly of certified officers looking to transfer to a different agency.
 - Targeted recruitment efforts among diverse communities.

Toward these goals, the search for a permanent Police Chief was suspended in June 2020 until further discussion could be held with diverse community groups to ascertain the qualities and background expected of the next Chief. This community interaction was pursued, a diverse search committee was organized in November 2020, and the search process was renewed which culminated in the selection of David Byrd as permanent chief on March 8, 2021.

The Council will note that the 2020 Report is presented by former Acting Chief Bob Redel who led the Department from June 2, 2020, through most of the first quarter of 2021. Bob stepped up when former interim chief John Petragallo resigned and led the Department through ten months of sweeping institutional reform – from the substantial revision of the department's operating procedures, to the implementation of body cams, to new training goals, and to the reconfiguration of department divisions to bring more resources to community engagement, community policing, and behavioral health.

Chief Byrd and Commander Redel will be on hand to answer any questions the Council may have. [\(click here for additional information\)](#)

F. APPOINTMENTS

1. **Appointment of Fire Lieutenant Noah Millard, Firefighter Paramedic Don Zuniga, Assistant City Manager Josh Boldt, and Fire Chief Jeff McMaster to the Ground Emergency Medical Transportation (GEMT) Committee.**

City Manager Summary: Section 6.1,G of the recent bargaining agreement between the City of DeKalb and the DeKalb International Association of Firefighters, Local 1236, calls for the creation of a committee to determine how the Ground Emergency Medical Transport (GEMT) monies will be utilized within the Fire Department budget. The committee is to consist of two bargaining unit members and two City representatives. The proposed appointees have been mutually agreed by the City administration and Local 1236.

G. CONSENT AGENDA

1. [Minutes of the Regular City Council Meeting of May 10, 2021.](#)
2. [Minutes of the Regular City Council Meeting of May 24, 2021.](#)
3. [Minutes of the Special City Council Meeting of June 1, 2021.](#)
4. [Accounts Payable and Payroll through May 24, 2021, in the Amount of \\$1,901,975.17.](#)

H. PUBLIC HEARINGS

None.

I. CONSIDERATIONS

1. **Consideration of An Amendment to Chapter 7, Section 7.18 “Water Rates” and Section 7.18-6 “Water Service Fee.”**

City Manager’s Summary: This Agenda item is prompted by the very thoughtful report prepared by Bryan Faivre, the Director of Utilities and Transportation (see Agenda background). By ordinance, an automatic cost-of-living increase is about to impact all City water bills. An earlier Council conceived the automatic cost-of-living increase as a necessary trigger to keep overall water revenues at an annual level to support both routine operations and the growing capital repair needs of the water system. The City’s water system is a utility and an enterprise that is supposed to be carried by its own user fees, rather than transfers from other, general revenue sources.

The purpose of this Agenda item is to make sure that in the year of transition from the COVID pandemic the Council is satisfied that a COLA increase of 2.6% would be acceptable. The impact of such an increase on the average single-family home would be approximately \$11.63 more per year in water cost and would generate an estimated \$139,000 annually in revenue to the Water Fund, assuming water sales remain flat.

Background

The Water Fund is an enterprise fund deriving over 95% of its revenue directly from water sales and water service fees. The monies collected support Fund 600 (Water Operations Fund) and Fund 620 (Water Capital Fund). These two funds are currently financially sound and are projected to have a combined fund balance of approximately \$2.6 million by the end of FY2021. Recent water rate increases include a 2.2% increase in 2016 followed by four succeeding 4.5% increases from 2017-2020. The Water Fund has recently seen a boost to its fund balance with the elimination of over \$750,000 of annual debt service tied to two IEPA loans. The 20-year loans were originally issued in the year 2000 to construct the City's five water treatment plants and terms of the loan agreements have been met, with the balances paid in full.

At Council's direction, a portion of the revenue generated from recent water rate increases has been applied towards water capital improvements, totaling over \$5 million dollars since January 1, 2016 (see table below):

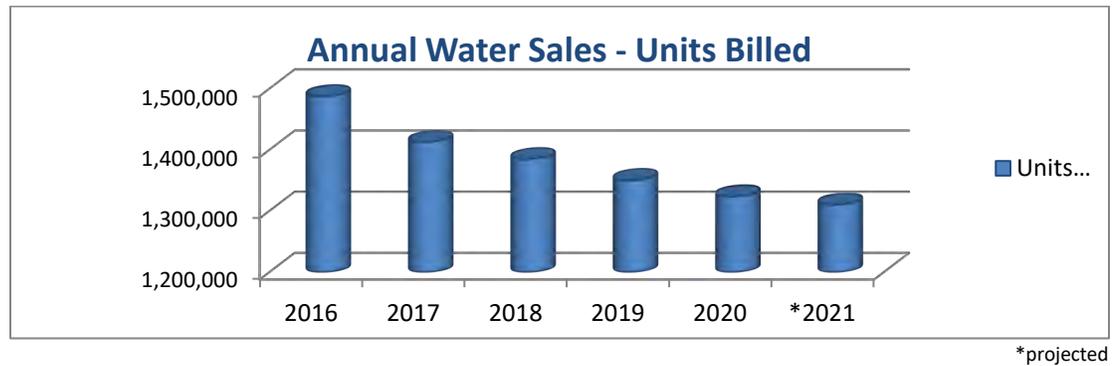
Projects 2016 - 2020	Total Costs 2016 - 2020
Water main replacement	
<ul style="list-style-type: none"> • Kishwaukee Ln, Lewis & Vienna, South Sixth St., Maplewood Ave, South Eleventh St., Sunset Place, Joanne Ln, Ilehamwood, Golfview, Oak Dr. 	\$2,500,000
Well Maintenance	\$526,000
North Water Tower Painting	\$565,700
Vehicles and Equipment (Backhoe, Loader, Tandem Dump Truck, Utility Vehicles)	\$740,000
Sewer Repair (218 & 226 E. Lincoln Hwy.)	\$80,000
Water Meter Software Update	\$25,000
Water Meters	\$300,000
BS&A Utility Billing Software	\$314,000
TOTAL	\$5,050,700

Additional projects totaling over \$2.6 million are planned for FY2021:

Tentative FY2021 Projects	Estimated Costs
Routine Meter Replacements and New Water Meter Purchases	\$80,000
Well 14 - Maintenance	\$165,000
South Water Tower Painting	\$1,100,000
Water Main Replacement and Lining – Joanne Ln, Charles St., Dresser Rd., Walmart	\$1,100,000
Utility Vehicle	\$200,000
Hydraulic Hammer – Mini Excavator	\$15,000
Locator	\$8,000
TOTAL	\$2,668,000

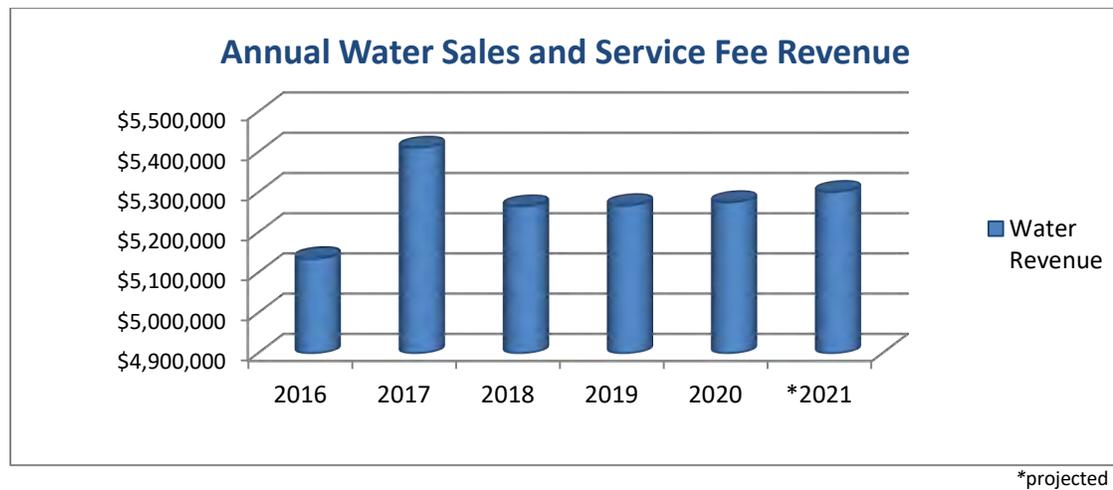
Although recent water rate increases have helped support funding of water operations and capital improvements, the impact of these increases have been offset by declining water sales, which have decreased an average of 2.86 percent since 2016. See Figure 1 that follows:

Figure 1.



The impact of declining water sales can further be seen below in Figure 2, as revenues have remained relatively flat despite recent water rate increases.

Figure 2.



Year	Revenue	Rate Increase	Difference
2016	\$5,135,527	2.2%	\$28,178
2017	\$5,410,020	4.5%	\$274,493
2018	\$5,264,263	4.5%	-\$145,757
2019	\$5,267,074	4.5%	\$2,811
2020	\$5,274,591	4.5%	\$7,517
*2021	\$5,300,000	?	\$25,409

Declining water sales have been the trend in the City for the past 15 years, having fallen a total of 26% since peaking in 2005. Recent Covid restrictions have aggravated the fall in water sales, as NIU students have pursued on-line course work out-of-town, as opposed to in-person learning in DeKalb. Recent developments including Facebook, Ferrara, Agora Towers, Johann Suites, and Isaac Suites may help stabilize or reverse this downward trend in water sales, but it is too early to gauge the precise impact.

Current revenues generated through water sales and service fees are sufficient to cover water operations, as well as water capital improvements in the range of approximately one million dollars each year. The water capital improvements include water main replacement, water tower painting, well maintenance, water meter replacements, and vehicle and equipment purchases. However, recent rulings by the Environmental Protection Agency – most significantly, new regulations designed to eliminate lead in drinking water – will have a major impact on capital expenditures supported by water fees. The EPA ruling includes requirements for community water supplies to remove and replace all lead service lines. The cost to the City of DeKalb to accomplish this task is estimated to be in range of 5 to 10 million dollars. Potential funding through the American Recovery Act and possibly IEPA loans or grants will be pursued but, again, the extent of such support from state and federal agencies is not yet clear.

Recommendation

The purpose of an annual CPI Water Rate and Water Service adjustment is to allow for fees to keep up with the cost of inflation. However, consideration must be given to the impact on our consumers. The current water rate is \$3.84 per 100 cubic feet (748 gallons). A 2.6% CPI adjustment would raise the rate by \$0.10, resulting in a new rate of \$3.94 per 100 cubic feet.

The table below depicts the impact of a 2.6% CPI adjustment on the Water Service Fee based on the varying meter sizes:

Impact of Proposed Increase by Meter Size			
Meter Size	2021	Proposed	Difference
5/8-3/4"	\$13.12	\$13.46	\$0.34
1"	\$13.12	\$13.46	\$0.34
1.5"	\$20.68	\$21.22	\$0.54
2"	\$29.41	\$30.17	\$0.76
3"	\$52.75	\$54.12	\$1.37
4"	\$63.00	\$64.64	\$1.64
6"	\$104.00	\$106.70	\$2.70
8"	\$193.00	\$198.02	\$5.02
10"	\$365.00	\$374.49	\$9.49

The following table provides a comparison of DeKalb’s current water rates with those in other northern Illinois communities:

Water Rate Comparison	
Municipality	Total Monthly Water Cost per 6,000 gallons
Geneva	\$47.15
Elburn	\$41.99
Maple Park	\$41.95
Sycamore	\$40.45
St. Charles	\$38.41
DeKalb	\$37.34
Genoa	\$34.10
Cortland	\$29.67

The Council has several options:

1. Postpone the water rate increase until 2022 when more clarity may be gained about funding support from higher government agencies with respect to emerging capital needs;
2. Proceed with the CPI increase (2.6%) already authorized by the Municipal Code (Chapter 7, Section 7.18 “Water Rates” and Section 7.18-6 “Water Service Fee”). Looking ahead, it is recommended that a similar public review precede any year’s CPI increase so the Council and public have a chance to comment.
3. Proceed with another, as-yet-undefined water rate and water service fee increase.

The City Manager recommends Option 2. As Figure 2 above shows, even with the 4.5% annual increases of the last four years the overall water revenue has decreased owing to annual declines in gallons used. If not for the City’s aging water system, this would be an academic question and it would be easy to conclude that “no increase” would be more popular and sensible. However, as the Council can see by the list of planned 2021 water capital projects, the “top priority” capital needs are now roughly comparable in cost to the combined projects of the period 2016-2020. We are scarcely keeping pace with the growing need for upgrades to our aging system. Further deferral makes for even greater pain down the road. The additional annual cost of \$11.63 for the average single-family home seems to be the more fiscally prudent policy in 2021.

City Council direction is requested. If the Council accepts Option #2, the CPI increase of 2.6% will be effective on July 1. ([click here for additional information](#))

J. RESOLUTIONS

- 1. Resolution 2021-045 Authorizing an Agreement with Belleful, Szur & Associates Inc. (BS&A) for the License and Professional Services for the Community Development Module in our Enterprise Resource Planning System (ERP) in an Amount Not to Exceed \$108,000.**

City Manager's Summary: The City currently uses Belleful, Szur & Associates (BS&A) for the data collection in our Finance, Human Resources, and Public Works departments. This Enterprise Resource Planning System (ERP) has several modules that allow for seamless integration with each other to provide better efficiency and reliable data for our users. The City's FY2021 Budget (Fund 400, Line Item 400-00-00-86100) allocated \$108,000 to incorporate the Community Development Department's substantial data and records into the BS&A system. Currently, the Building and Planning records are heavy in paper files and for billing purposes there is no digital interconnection with the City's Finance department. This module will also enable the customers of the Building Department and Community Development Department to more freely access applications, track inspections and permits, and share plans and correspondence on-line.

Presently, an alternative software – SmartGov – is being used by the Community Development Department. This is an independent piece of software that does not integrate with our ERP software requiring dual entry into the systems with duplicate information. Here are advantages of implementing the new BS&A Module:

- The biggest advantage is being tied into the same system used for finance, business licensing, and utility billing processes.
- The consolidation into one system will provide notice to all staff if properties are complying with ordinances.
- Staff will only need to be trained on one system.
- The present potential for data entry error when transferring information from Smart Gov to BS&A will be eliminated.
- Reports pulled from the BS&A will be more comprehensive. Currently Building pulls information from Smart Gov, reviews this information against BS&A files, then creates an Excel spreadsheet to bring the data together.
- Field entry (e.g., inspection reports) will be possible with proper devices, saving time for inspectors who currently handwrite forms then enter them into SmartGov once they have returned to the office.

City Council approval is recommended. ([click here for additional information](#))

2. Resolution 2021-046 Authorizing a Hangar Lease Between the City of DeKalb and Commonwealth Edison Company for the former Airport Maintenance Hangar at 2200 Pleasant Street.

City Manager's Summary: Since the late Fall of 2020, Airport Manager Renee Riani has been negotiating a hangar lease with ComEd for the City's former maintenance hangar at 2200 Pleasant Street. The hangar is approximately 9,000 square feet in overall area, with about 1,026 square feet in office area included. With the assistance of Andy Raih and the City's Street Department, the hangar was substantially cleaned and the interior hangar space was painted to enhance its marketability. Com Ed intends to house contractor helicopters involved in the regular surveillance of its regional distribution system in northern Illinois.

The attached lease has the following general provisions:

- An initial term of three (3) years, with the right of extension for another two (2) years.
- A base rent of \$29,700 per year (\$2,475 per month).
- The tenant pays all utilities.
- The tenant is obligated to pay real estate taxes against the leasehold estate.
- The base rent will be annually adjusted by 3%.

This corporate lease will bring needed revenue to the DeKalb Taylor Municipal Airport's operation and will also raise the Airport's visibility in corporate aviation in northern Illinois. **City Council approval is recommended.** [\(click here for additional information\)](#)

K. ORDINANCES – SECOND READING

None.

L. ORDINANCES – FIRST READING

1. Ordinance 2021-019 Amending the FY2020 City Budget to Conform to Audited Findings.

City Manager's Summary: The City's annual fiscal year audit will be presented to the City Council by our auditors, Sikich LLP, on June 28. Before the final touches are complete, the City administration annually seeks Council approval for "clean up" amendments to reconcile line items that were over budget for authorized reasons. During the FY2020 audit, five funds (down from six in FY2019) had such line items, out of thousands of possible line items:

FY2020 Budget Amendments			
Fund 224: Special Service Area #4			
Line Item	FY2020 Budget	Proposed Revision	Difference
224-00-00-61100	4,000.00	7,000.00	3,000.00
Total Expenditures:			3,000.00

Fund 260: TIF #1 Fund			
Line Item	FY2020 Budget	Proposed Revision	Difference
260-00-00-62100	10,247.00	85,247.00	75,000.00
260-00-00-83900	132,912.00	98,870.79	(34,041.21)
260-00-00-91265	0.00	37,646.00	37,646.00
Total Expenditures:			78,604.79
Fund 300: General Debt Service			
Line Item	FY2020 Budget	Proposed Revision	Difference
300-00-00-38800	0.00	1,900,000.00	1,897,867.41
300-00-00-39100	1,662,007.00	1,778,984.76	116,977.76
Total Revenues:			2,014,845.17
300-00-00-76000	371,532.00	397,833.95	26,301.91
300-00-00-79850	0.00	76,011.24	76,011.24
300-00-00-79800	0.00	1,795,554.26	1,795,554.26
Total Expenditures:			1,897,867.41
Fund 420: Capital Equipment Replacement Fund			
Line Item	FY2020 Budget	Proposed Revision	Difference
420-00-00-38700	0.00	414,385.61	414,385.61
Total Revenues:			414,385.61
420-00-00-79000	28,550.00	29,905.00	1,355.00
420-00-00-79100	3,848.00	2,492.86	(1,355.14)
420-00-00-87000	123,739.00	478,316.23	354,577.23
Total Expenditures:			354,577.09
Fund 700: Workers Compensation & Liability Fund			
Line Item	FY2020 Budget	Proposed Revision	Difference
700-00-00-69150	400,000.00	505,818.79	105,818.79
Total Expenditures:			105,818.79

Explanation:

- **Fund 224: Special Service Area #4.** To address poor maintenance by a landscaper formerly under contract in 2019, the City had to re-build the landscaping in a number of cul-de-sacs. Fortunately, the SSA fund had a substantial fund reserve and was able to cover these one-time expenses.
- **Fund 260: TIF #1 Fund.** The principal difference of \$75,000 was for one-half of the Ernst & Young fees for the TIF forensic audit which were booked in 2020. Additionally, the \$37,646 was paid to the Treasurer of Illinois for the local share of the 2019 Lighting/NAVAIDS project at the Airport, billed over a year after its completion. It is not unusual for the final settlement of Airport projects to occur a year or more after the fact, owing to the very extended process of state and federal reviews and approvals.

- **Fund 300: General Debt Service.** The revision covers the difference (\$116,977.76) between the actual General Fund transfer of \$1,778,984.76 vs. the \$1,662,007 budgeted. This was covered by the General Fund reserve.
- **Fund 420: Capital Equipment Replacement Fund.** FY2020 was the first year of lease payments. New GASB accounting standards require us to “book” the full value of the leased vehicles in the first year, offset by a one-time posting of their asset value under “Revenues.” Hence, the large numbers.
- **Fund 700: Workers Compensation & Liability Fund.** This fund experienced a greater than anticipated number of comp claims owing to the COVID crisis. Officers and firefighters, in particular, were continually exposed in the performance of their duties and under state guidance they were eligible for comp payments for COVID treatments.

Across the revised City FY2020 Budget of 28 funds totaling over \$101 million, the necessary revisions in the tables above total a reduction of \$10,637.30.

City Council approval is recommended. ([click here for additional information](#))

2. Ordinance 2021-020 Amending the Special Use Permit Approved by Ordinance 2018-003 to Expand the Equipment Platform and Antennas in Relation to an Upgrade to the T-Mobile Communications Equipment on Top of the 16-Story Building at 507 E. Taylor Street (Taylor Street Plaza).

City Manager’s Summary: On February 12, 2018, the City Council approved Ordinance 2018-003 which approved a special use permit to upgrade the existing T-Mobile cellular antenna equipment on top of the 16-story building at 507 E. Taylor St. (Taylor St. Plaza). T-Mobile is proposing another upgrade and will be expanding the equipment platform and installing additional antenna, therefore an amendment to the special use permit is required.

The existing equipment in 2018 was considered a legal non-conforming use because T-Mobile did not have a special use permit for the property. The supporting documents provided by the petitioner indicate the proposed modifications are necessary to deploy and modernize T-Mobile’s equipment in accordance with their goal of providing reliable wireless service to the DeKalb area. The building is owned by the Housing Authority of the County of DeKalb and the equipment is owned by T-Mobile. There are a total of three carriers which have equipment on top of the building.

The Unified Development Ordinance (UDO) requires a special use permit for any antenna on existing non-tower structures. Since the equipment platform is being expanded and additional antenna are being added, an amendment to the special use permit approved by Ordinance 2018-003 is necessary.

The petitioner has proposed upgrades including the following:

- Expanding the equipment platform footprint by about 40 sq. ft. (3’ x 13’7”) for additional equipment space.

- Adding six (6) new antennas to the rooftop. There are nine (9) existing antennas that will be removed.
- Relocating and expanding an existing equipment cabinet.
- Adding one (1) new cabinet.
- Concealment film will be added to mask the new cabinets, antennas, and antenna pipes.

The Ordinance approving the special use permit from 2018 required the petitioner to add concealment tape on the antennas and equipment to minimize the visual impact on the surrounding area. The proposed new equipment will also have the concealment tape. The concealment film uses light management to create a camouflage effect.

The Planning and Zoning Commission held a public hearing regarding the petition at their meeting on June 7, 2021. By a vote of 5 to 0 (Commissioner McMahon was absent) the Commission recommended City Council approval of an amendment to the special use permit approved by Ordinance 2018-003 to expand the equipment platform and antennas in relation to an upgrade to the T-Mobile communications equipment on top of a 16-story building at 507 E. Taylor Street subject to the following:

- a. The antennas and equipment upgrades shall comply with the drawings dated 1-8-21 indicated on Exhibit A of the staff report.
- b. Concealment film shall be applied to the new cabinets, antennas, and antenna pipes to minimize the visual effect on the surrounding area.
- c. The applicant is required to submit the necessary application and plans to the City in compliance with applicable Building Codes and the regulations of Article 7.08 of the UDO (Wireless Communications Ordinance).

City Council approval of the Planning & Zoning Commission recommendation is requested. [\(click here for additional information\)](#)

M. REPORTS AND COMMUNICATIONS

1. Council Member Reports.

N. EXECUTIVE SESSION

None.

O. ADJOURNMENT

[FULL AGENDA PACKET](#)