



**DEKALB CITY COUNCIL AGENDA
DECEMBER 14, 2020
6:00 P.M.**

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

REGULAR CITY COUNCIL MEETING

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 2020-73 dated November 18, 2020 (the "Executive Order"), which prohibits gatherings of more than 10 people, unless the City of DeKalb determines that it is necessary to invoke the Governmental Functions exemption contained in Section 4(c) of the Executive Order "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/84141467260?pwd=UU45M2dsWWQ0VzIUNWU2cGJ2NlprQT09>
Meeting ID: 841 4146 7260
Passcode: 294432
One Tap Mobile: +13126266799,,84141467260#,,,,,0#,,294432# 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. Proclamation: Gary Hanson Day – December 14, 2020.

City Manager's Summary: After 37 years of exceptional service to the County of DeKalb, Gary Hanson will be retiring on December 31, 2020. Gary began serving DeKalb County government as Finance Director on November 14, 1983 and was promoted to the position of County Administrator on December 1, 2012 following Ray Bockman's retirement.

During his 37-year tenure, Mr. Hanson oversaw significant changes both within governmental operations and in the DeKalb County community as a whole. With respect to County governmental operations, Gary played a critical role in either the updating or the building of each one of the County's nine buildings; the negotiation of a number of Intergovernmental Agreements with the City of DeKalb; and financial accounting practices that merited the Certificate of Achievement for Excellence in Financial Reporting award for the County's Comprehensive Annual Financial Report for 33 consecutive years.

Gary has also played a very important role in the promotion of economic development within the County, and collaborated on a range of intergovernmental incentive agreements, the creation of the DeKalb County Enterprise Zone, and – most recently – the unanimous approval of the Ferrara and Facebook agreements. Gary has also long been a strong voice on behalf of transparency and accountability in TIF management.

As important as all of these accomplishments, Gary has always sought to find common ground as a colleague and honest and loyal public servant. Leadership in the public sector requires a tough skin but also a commitment to listen to opposing views, however rough and tumble they may be. Gary has always had a unique, unruffled manner, which encourages good debate and the weighing of alternative voices. These are qualities that will not be easily replaced.

As a small measure of the City's appreciation for his honorable and steadfast public service, the attached proclamation fondly applauds his professional accomplishments and establishes Monday, December 14, 2020 as Gary Hanson Day in the City of DeKalb.

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

2. Certificate of Recognition Presented to Mayor Jerry Smith, the Kishwaukee Water Reclamation District, and Facebook.

City Manager's Summary: This recognition is presented by students from the Northern Illinois University's environmental group and 350Kishwaukee to honor the decision to bring the Facebook Data Center, powered by 100% renewable energy, to the DeKalb area. ([Click here for additional information](#))

F. APPOINTMENTS: NONE.

G. CONSENT AGENDA

1. [Minutes of the Regular City Council Meeting of November 23, 2020.](#)
2. [Minutes of the Special Joint Meeting of the City Council and Finance Advisory Committee of November 16, 2020.](#)
3. [Accounts Payable and Payroll through December 14, 2020 in the Amount of \\$3,365,355.22.](#)

H. PUBLIC HEARINGS: NONE.

I. CONSIDERATIONS

1. Consideration of a Transit Maintenance and Operations Facility Site.

City Manager's Summary: This report summarizes a longer report provided by Transit Coordinator Marcus Cox in the Council background.

With the promise of federal and state support for a City-owned transit facility, on May 16, 2019, the City released a Request for Qualifications (RFQ) for Architectural, Engineering, and Construction Management Services for a Transit Maintenance and Operations Facility to support the City of DeKalb's public transit system. Part One and Part Two of the RFQ focus on a variety of tasks, one of which includes a site selection process to determine a location within the DeKalb Urbanized Area that may be most advantageous for the construction of a transit facility.

A transit facility is a maintenance and operations complex that houses vehicles and equipment, and all key transit personnel including bus operators, mechanics, and administrative staff. To handle such functions and the frequent ingress, egress, and storage of very large vehicles, the Transit staff have estimated that a parcel size of approximately 9-15 acres is necessary.

A City-owned parcel located along Dresser Road has been identified by the Public works staff and City Manager's office that includes ample acreage for such a facility and is within close proximity to the heart of the City's public transit service area. The land is 30 acres in size with approximately 15 usable acres for a transit operations and maintenance facility. This plot of land neighbors the DeKalb County Health Department and DeKalb High School. An aerial of the proposed 30-acre site on Dresser Road is shown on the following page:



Council direction is needed regarding the preferred site so the scope of work can be defined for the engineering firm – Stantec – that successfully surfaced as the staff selection after the 2019 RFQ process.

Why pursue a transit operations and maintenance facility?

The City of DeKalb owns a fleet of 26 transit vehicles. Additionally, the City also owns various pieces of transit maintenance equipment including vehicle lifts, a hydraulic press, an engine crane, and other necessary devices to maintain a public transportation fleet. However, **the City does not have a designated transit facility to house the vehicles and equipment and instead relies on contracted transit service providers to lease their own facilities and to maintain the City's assets. The existing and cramped Transdev garage site located at 1825 Pleasant Street currently serves as the "transit center."**

In terms of funding, the City has been seeking sufficient funds for the site selection and preliminary design for many years. It is fortunate that the federal government and the State of Illinois recognize that public transit is essential in urban centers to get people to and from work, as well as recreation, and both higher levels of government have been funding transit centers. In August 2013, the City was awarded a \$3,000,000 capital grant from the State of Illinois Downstate Transit Improvement Fund (DTIF). In September 2015, the City received a \$600,000 capital assistance grant from the Federal Transit Administration (FTA). To utilize the FTA funds, the City is responsible to provide a 20% local match to the grant as required by the FTA. In April 2020, the City's Transit staff secured a \$150,000 capital assistance grant from the Illinois Department of Transportation (IDOT) that can be used as local match towards the \$600,000 FTA capital grant. Most recently, the City of DeKalb was awarded \$5,000,000 as part of the Rebuild Illinois Capital Grant program with \$1,000,000 of the

\$5,000,000 allocated towards architecture and engineering. Between the Federal and State capital grants, the City has \$8,750,000 in capital grants available with \$1,750,000 allocated to complete the site selection and design components of the transit facility project.

City Council direction regarding the Transit division’s recommendation is requested. ([Click here for additional information](#))

2. Consideration of the Council’s Order of Meetings.

City Manager’s Summary: On Wednesday, November 25, Alderman Mike Verbic asked the City Manager to add a Consideration to the next regular Council meeting agenda to afford an opportunity for discussion about the “current meeting format and how opening up time to discuss broader priorities is possible without overwhelming staff.” In particular, Alderman Verbic thought the Council might devote one meeting per month “for workshop-type discussions, among needed business, while the other meeting per month be more dedicated to business and fully-vetted action items.” Alderman Verbic also suggested “more frequent Council retreats” including “a Saturday morning where we meet virtually, while allowed, or at different locations to catch up on the priorities from each Ward.”

The number of annual meetings and the format of meetings is within the Council’s purview and may be changed by ordinance after a majority vote. Whatever changes the Council may pursue, if any, the City Manager recommends the potential for inclusion of action items on every Council agenda. A quick look at the Council agendas over just the past year will reveal how many important action items have regularly populated the Council agendas – whether in the development area, licensing, land-use planning, fiscal challenges, or simply contracts to award and bills to pay. The table below highlights the press of business over the past eleven months:

Council Meetings by Item, 1/1/2020 through 11/30/2020						
Date	Meeting Type	Hearings	Considerations	Resolutions	Ordinances	Executive Session
13-Jan	COW		2			
13-Jan	Regular		6	8	5	2
27-Jan	COW		2			
27-Jan	Regular		1	4	4	1
10-Feb	COW		1			
10-Feb	Regular	1	0	5	1	2
24-Feb	Regular	2	2	2	3	0
9-Mar	Regular	0	1	9	4	1
23-Mar	Regular	0	1	4	6	0
26-Mar	Special	0	1	0	1	0
13-Apr	Regular	1	0	3	3	0
27-Apr	Regular	1	1	3	8	0
11-May	COW		1			
11-May	Regular	0	3	2	1	1
26-May	Regular	1	1	11	7	1
8-Jun	COW		1			
8-Jun	Regular	2	0	6	4	2
22-Jun	COW		1			

22-Jun	Regular	0	1	6	3	0
13-Jul	COW		1			
13-Jul	Regular	1	1	8	1	1
27-Jul	Regular	1	2	7	4	3
10-Aug	COW		1			
10-Aug	Regular	1	2	4	4	0
17-Aug	Special		1			
24-Aug	Regular	1	3	5	6	0
14-Sep	Regular	0	0	10	6	0
28-Sep	Regular	1	0	3	3	2
12-Oct	Regular	1	1	3	2	0
26-Oct	Regular	0	1	8	1	0
9-Nov	Regular	0	0	1	2	2
16-Nov	Special		1			
23-Nov	Regular	2	0	3	5	1
	Subtotal	16	40	115	84	19

N.B.: Some ordinances were heard more than once, but each reading required agenda prep and Council debate.

On average, either a Committee of the Whole meeting or special Council meeting was held once a month in 2020 to consider weighty topics that might unduly extend an action agenda. The weighty topics included proposals to help local hospitality businesses during business shutdowns; options for addressing COVID fiscal impacts; local demands for Police reform; organizational initiatives in response to the local social justice movement's concerns; and FY2021 Budget priorities; among others.

The Council agendas afford every interested citizen multiple opportunities to address the Council at each meeting, and are laden with much background information, including summaries of each agenda item. Just the City Manager background reports for the 2020 Council meetings from January through November totaled over 350 single-spaced pages of information for public review and comment.

The Council's work has been substantial and relentless in 2020, but not as substantial as the aggregate staff research and reports that support the Council's efforts. This productive pace has been demanded by the times and has been in thoughtful response to the demands of our businesses and community. More information and analysis have not been widely demanded by the residents and businesses we serve, but if interested, the public may contact the Mayor, their alderperson, or the City Manager at any time for the information they seek.

City Council direction is requested.

J. RESOLUTIONS

- 1. Resolution 2020-125 Authorizing an Intergovernmental Agreement Relating to Tax Increment Financing Districts By and Between the City of DeKalb, DeKalb County, DeKalb Community Unit School District No. 428, DeKalb Township, DeKalb Township Road and Bridge District, DeKalb Park District, Kishwaukee Community College, DeKalb Public Library, DeKalb Forest Preserve District, and Kishwaukee Water Reclamation District.**

City Manager's Summary: At the special DeKalb TIF Joint Review Board (JRB) meeting on July 31, the JRB supported a working group consisting of representatives from the DeKalb CUSD #428, DeKalb County, and the City of DeKalb to collectively prepare a draft intergovernmental agreement (IGA) for review at the regular JRB meeting of October 30. The draft IGA that was presented on October 30 addressed a variety of JRB concerns including:

- Final property tax surplus distributions from TIF #1, which will make final payments in 2021 based on increment relating to tax year 2020.
- Property tax surplus distributions from TIF #3 to local taxing bodies in relation to the amount of TIF transfers from TIF #1 and TIF #2 to the City's general fund for administrative expenses in the period 2009-2018.
- Sales tax surplus distributions to other taxing bodies for the remaining life of TIF #1.
- The transparency of TIF administration with respect to project decisions, project management, and annual TIF expenditures in general.

The attached draft IGA addresses all of these concerns and represents a consensus reached by the JRB on October 30. The key provisions are as follows:

- a) The TIF #1 surplus payment equal to 50 percent (50%) of the annual TIF property tax increment for TIF #1 will continue annually in 2020 and 2021. TIF #1 will be terminated on December 31, 2021.
- b) A TIF #3 surplus will be declared. Beginning in 2022, the annual amount shall be equivalent to the sum of thirty percent (30%) of the annual total property tax increment received in TIF #3 as determined by the County Collector. Beginning in 2026 and continuing each year until the last tax increment is collected in 2043, the annual surplus shall be equivalent to the sum of fifty percent (50%) of the annual total property tax increment.
- c) For 2020 and 2021, the City shall distribute the contested municipal portion of the annual sales tax surplus from TIF #1 to the respective taxing bodies in the same proportion as the most recent distribution by the County Collector.
- d) The JRB will meet no less than quarterly. The JRB may meet less frequently at the discretion of the JRB but no less frequently than that which is required by the Illinois TIF Act.
- e) For each quarterly meeting, the City shall provide the JRB with TIF financials to date and review the status of any TIF commitments to redevelopment project costs. The City Attorney shall certify that these financials and the project accounting are accurate, and that all project expenditures qualify for use as redevelopment funds under the TIF Act. The project reports shall reference applicable TIF Act passage(s) that provide qualifying reference for the expenditure of project funds.
- f) The City will hereafter waive any statutory allowance for the reimbursement of administrative costs from TIF funds.

- g) The City will reimburse the School District for its costs in the negotiation and drafting of the IGA.
- h) Release. Attorneys for the City, County, and the School District are agreed that the Illinois Department of Revenue, the Illinois Attorney General, and the DeKalb County State's Attorney are not parties to the proposed IGA and are not bound by its terms.

For its part, the City accepts the fact that the parties to the IGA cannot release the City from responsibility for claims that were not known, or which could not have been reasonably known due to fraud, deceit, wrongful concealment, or willful and wanton conduct. However, the IGA calls for the release of claims with respect to the use, expenditure and transfer of funds identified in the Ernst & Young forensic audit during the period 2009-2018, in consideration of the agreed terms with respect to surplus distributions.

The attached IGA is presently under consideration by other local taxing bodies. With the very constructive support of County Administrator Gary Hanson, the DeKalb County Board approved the IGA on November 19. The Kishwaukee College Board of Trustees (December 8), the KWRD Board (December 9) and the DeKalb Library Board (December 9) have also approved the IGA. The DeKalb Board of Education considered the draft IGA at its public meeting on November 17 without comment and scheduled a vote on the matter on December 15.

The City administration and City Attorney support the draft IGA before the Council in order to move forward, constructively, with our governmental partners.

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

2. Resolution 2020-126 Authorizing a Social Services Agreement for University Village Effective January 1, 2021 through December 31, 2021.

City Manager's Summary: As Community Services Coordinator Joanne Rouse writes in her background memorandum, the redevelopment agreement with Security Properties included a requirement that \$500,000 be donated to the City for social service delivery over a 15-year period. Following the first-year payment of \$200,000, an average of \$33,333 per year in grant support was calculated to extend the assistance over a 15-year term.

The expenditures to date are shown below:

Year	Budgeted	Paid
2018	\$33,333.00	\$27,506.25
2019	\$47,608.00	\$45,575.38
2020	\$34,200.00	\$24,172.64
2021	\$33,000.00	Proposed
Total	\$148,141.00	\$97,254.27

Total expenditures for the first two years of the project are \$73,081.63. To keep the project in line with the 15-year term for services, annual expenses need to average

\$33,333 per year. Ms. Rouse has worked diligently with the partner agencies to share the expectation that funding must come in line with available resources in order to maintain this project over the contractual timeline. The request for FY2020 was modified to bring costs more in line with cost expectations. The collaborative has been paid \$24,172.64 to date with a maximum cost of \$34,200 for FY2020. Family Service Agency has submitted a proposal for the provision of services at University Village for FY2021 for a total annual cost of \$33,000.

City Council approval of the Family Service Agency proposal in the amount of \$33,000 is recommended. ([Click here for additional information](#))

3. Resolution 2020-127 Authorizing Approval of the City of DeKalb Public Transportation Agency Safety Plan and Establishing Safety Performance Targets for City of DeKalb Public Transit.

City Manager's Summary: On July 19, 2018, the Federal Transit Administration (FTA) published the Public Transportation Agency Safety Plan (PTASP) Final Rule, which requires certain operators of public transportation systems that receive federal funds under FTA's Urbanized Area Formula Grants to develop safety plans. The PTASP Rule was to be active and in effect by all required agencies on July 20, 2020. However, due to the President's proclamation declaring a national emergency concerning the novel Coronavirus disease, the FTA published a Notice of Enforcement Discretion on April 22, 2020 extending the PTASP compliance deadline from July 20, 2020 to December 31, 2020.

As required by the FTA, the City of DeKalb's Public Transportation Safety Agency Plan was developed in partnership with the Illinois Department of Transportation (IDOT) and their consultant, RLS and Associates. The RLS and Associates representative, Kelly Shawn, worked with the City transit staff to gather transit statistics for the PTASP and incorporated the data as performance targets based on past safety performance including safety measures established by in the FTA's National Public Transportation Safety Program.

The City of DeKalb receives approximately \$1,000,000 per year from the FTA based upon transit operating statistics. Failure to implement the PTASP rule prior to December 31, 2020 may jeopardize future FTA funding for the City of DeKalb and the DeKalb Public Transit System.

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

4. Resolution 2020-128 Authorizing the Transfer of City-Owned Transit Equipment to DeKalb County.

City Manager's Summary: The approval of this Resolution authorizes the transfer of transit equipment from the City of DeKalb to DeKalb County. The City-owned equipment, including radios, cameras, and a computer server, will be transferred to DeKalb County for use with their rural transit service provided by the Voluntary Action Center of Northern Illinois.

The chart on the following page provides an overview of the total cost of the equipment including depreciation value and the remaining FTA share that DeKalb County will be responsible for as of January 1, 2021:

Equipment	Equipment Purchase Price	Depreciated Value of the Equipment	Remaining Federal Interest of the Equipment	Remaining Useful Life Balance
Mobile Radios (14)	\$20,114.96	\$16,091.97	\$4,022.99	24 Months
Set of Vehicle Cameras (6)	\$19,392.60	\$16,807.14	\$2,585.76	8 Months
Computer Server (1)	\$7,386.89	\$4,155.13	\$3,231.76	21 Months

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

5. Resolution 2020-129 Authorizing a Professional Services Agreement with Jacob & Hefner Associates, Inc. for Engineering Design of Gurler Road and Illinois Route 23 Intersection Improvements in an Amount Not to Exceed \$67,850.

City Manager's Summary: The intersection of Gurler Road at Illinois Route 23 will serve as one of the regional access points to the new industrial developments along Gurler Road. It is currently comprised of a two-lane section at each approach with minimal turn accommodations. Its level of service for the recent industrial occupants will be grossly inadequate upon their full operation. Financial assistance for improving the intersection is available through IDOT, with a commitment of approximately \$1.5 million already received for 2021. To obtain the funding, the City must complete engineering design documents on the proposed upgrades and take them to public bid.

The deliverables will include an IDOT-approved set of Phase II design documents and specification booklet for bidding and construction. Jacob & Hefner Associates will also coordinate approvals with other affected agencies.

City Engineer Zac Gill requests authorization for the City Manager to enter into an agreement for the professional services outlined in the attached Jacob & Hefner proposal and to allow the City Engineer to oversee its completion.

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

6. Resolution 2020-130 Approving a Collective Bargaining Agreement Between the City of DeKalb and the American Federation of State, County, and Municipal Employees (AFSCME), Council 31, Local 813, from January 1, 2021 through December 31, 2021.

City Manager's Summary: In recent weeks, representatives of AFSCME Council 31, Local 813, and the City of DeKalb have collaboratively worked on a new collective bargaining agreement to replace the current 2017-2020 Agreement which expires on December 31, 2020. Since April of this year, Local 813 has been involved in joint discussions with the City Manager as well as FOP Lodge 115 and IAFF Local 1236 regarding the fiscal impacts of the COVID-19 pandemic. Subsequent to those initial talks and commitments by all three local unions to support a variety of measures that give the City of DeKalb more flexibility in addressing such impacts, AFSCME and City

of DeKalb representatives met to formulate a one-year contract with the following provisions:

Length of Contract: One-year (January 1, 2021 through December 31, 2021).

COLA: Local 813 agreed to **no increase in wages** in FY2021 in exchange for a “no-layoff” pledge from the City for FY2021.

Health Insurance: For the one-year term of the agreement, **health insurance rates and premiums will remain unchanged.**

City Council approval of the attached collective bargaining agreement is recommended. ([Click here for additional information](#))

K. ORDINANCES – SECOND READING

1. Ordinance 2020-069 Authorizing the 2020 Levy and 2021 Collection of Taxes in and for the Corporate and Municipal Purposes and Special Service Areas of the City of DeKalb for Fiscal Year 2021.

City Manager’s Summary: The City Council unanimously supported Ordinance 2020-069 on first reading on November 23. Among the key facts that local residents and businesses should know are the following:

- The proposed aggregate and special service levy including the Library levy (\$2,366,378) and special purpose levies (Police and Fire pension levies, which together equal \$6,522,456) totals \$8,888,834. This represents a 4.14% increase over the 2019 total of property taxes extended or abated (\$8,535,366).
- The proposed City corporate levy is \$6,522,456 and assumes the following:
 - An allocation of \$3,569,403 to partially meet Fire pension obligations.
 - An allocation of \$2,953,053 to partially meet Police pension obligations.
 - The full abatement of the \$490,625 Library debt service.

It should be noted that **\$1,865,280** will be paid out of General Fund revenues other than property taxes in FY2021 to relieve City taxpayers of an additional burden if all fiduciary obligations associated with the FY2021 pension payments and Library debt fell on the City levy. The General Fund allocation for these fiduciary obligations includes the following:

- The Library GO debt payment of \$490,625;
- An additional \$1,374,655 to cover the balance due on the Fire pension obligation (\$712,827) and Police pension obligation (\$661,828).

The City’s rate-setting EAV is assumed to be \$611,750,000 in 2020, an increase of \$26,023,161 (4.44%) over the 2019 rate-setting EAV of \$585,726,839. **Assuming a rate-setting EAV of \$611,750,000 the proposed City levy of \$6,522,456 will result in a corporate tax rate of 1.0662%, which is 7.62% lower than the City rate of 1.1541% in 2019.**

The City will not levy for its IMRF obligations, Social Security obligations, or general corporate purposes. These obligations will be paid from other General Fund revenues, primarily sales and use taxes.

As noted above, the City's aggregate levy includes a pass-through amount (\$2,366,378) for DeKalb Public Library operations. The aggregate 2020 City levy is displayed in the table below:

2020 Aggregate & Special Purpose Levies	2019 Tax Levy Extensions (\$)	2020 Tax Levy After Abatements (\$)	Increase / Decrease Over Prior Year's Extension (\$)	Increase / Decrease Over Prior Year's Extension (%)
Corporate	\$0	\$0	\$0	0.00%
IMRF	\$0	\$0	\$0	0.00%
Social Security	\$0	\$0	\$0	0.00%
Fire Pension	\$3,322,914	\$3,569,403	\$246,489	7.42%
Police Pension	\$2,946,735	\$2,953,053	\$6,318	5.37%
Public Library (pass-through)	\$2,265,717	\$2,366,378	\$100,661	4.44%
Total Aggregate & Special Purpose Levy	\$8,535,366	\$8,888,834	\$353,468	4.14%

In 2020, the City will also levy for seven special service areas (SSA), an increase of two over the 2019 levy. SSA #29 was activated in April 2020 to fund road repairs in the Market Square Shopping Center. SSA #30 will be activated in December to fund public safety and security improvements at Hunter Ridgebrook. All other SSAs are levied at the same amounts as 2019 and are detailed in the following table:

2020 Estimated Tax Levy	2019 Tax Levy Extensions (\$)	2020 Tax Levy After Abatements (\$)	Increase / Decrease Over Prior Year's Extension (\$)	Increase / Decrease Over Prior Year's Extension (%)
SSA #3 - Heritage Ridge	\$1,000	\$1,000	\$0	0.00%
SSA #4 - Knolls	\$5,501	\$5,501	\$0	0.00%
SSA #6 - Greek Row	\$16,400	\$16,400	\$0	0.00%
SSA #14 - Heartland Fields	\$2,500	\$2,500	\$0	0.00%
SSA #28 - 924 Greenbrier	\$8,704	\$8,704	\$0	0.00%
SSA #29 - Market Square	NA	\$200,000	NA	NA
SSA #30 - Hunter Ridgebrook	NA	\$100,000	NA	NA
Total Special Service Area Levies	\$34,105	\$334,105	\$0	0.00%

The City is also required to levy for the principal and interest of bonds issued by the municipality. It is standard practice to abate all debt service levies immediately after their adoption, with the exception of debt related to the 2013 Library expansion project. **For the 2020 levy year, the debt service payment (\$490,625) for the Library debt will be paid from General Fund revenues, in order to hold the City tax rate down in light of DeKalb Township's 4.09% multiplier.**

City Council approval on second reading is recommended. ([Click here for additional information](#))

2. Ordinance 2020-070 Abating Taxes Levied for Corporate Purposes of the City of DeKalb, Illinois for the Tax Year 2020 (Bonds).

City Manager's Summary: The City Council approved Ordinance 2020-070 on first reading on November 23. When a municipality issues bonds, a Bond Order is filed with the County Clerk that determines the amount to be levied each year until the bond is paid off. The City currently holds a number of bonds which automatically levy property taxes for the debt service. It has been the past practice of the City to use other revenue sources to pay for annual principal and interest payments. As a result, the City is able to abate the taxes levied for debt upon approval of the annual tax levy. Historically, the only debt payment that is not abated is the principal and interest for the 2013 Library expansion project (\$490,625 in 2020). While this debt is actually paid by the Library, the debt issuance is in the City's name and the City has historically levied these dollars. In 2020 the Library GO debt service will be abated by the City and paid from other General Fund revenues.

In addition, for the 2020 tax year, the General Fund's general obligation debt service levies will be adjusted to reflect the Council's recent debt management decisions. The Refunding Bond of 2020, approved by the Council on September 28, 2020 (Ordinance 2020-063), "scooped" the January 1, 2021 and July 1, 2021 debt service on four of the City's GO bonds payable from the General Fund and "tossed" them to 2028, 2029, and 2030 when the principal was sharply less. This will result in one fiscal-year hiatus in GO debt payments to digest the harsh fiscal impacts of the COVID-19 pandemic. The City's GO Debt historically payable from the General Fund is briefly summarized below:

- **GO Refunding Bonds of 2010C.** In December 2010, the City issued \$5,415,000 of General Obligation Refunding Bonds to refinance prior debt at a lower interest cost. The original obligations were issued to finance storm sewer construction, road reconstruction, park land, and initial costs for the Police station.
- **GO Bonds of 2012A.** In October 2012, the City issued \$9,905,000 of G.O. Refunding Bonds for the purpose of construction of the new Police Station on West Lincoln Highway.
- **GO Bonds of 2013B.** In June 2013, the City issued \$2,380,000 of G.O. Bonds for the purpose of completing construction of the new Police Station.
- **GO Refunding Bonds of 2019.** In October 2019, the City issued \$3,925,000 of G.O. Refunding Bonds to refinance the 2010B bonds at a lower interest cost.
- **GO Refunding Bond of 2020.** On November 19, 2020 the City issued \$1,900,000 of GO Refunding Bonds. See description above. The debt impact of the Refunding Bond of 2020 based on the fiscal year is provided in the following table:

General Fund Supported Debt			
Fiscal Year	Principal	Interest	Aggregate
2020	\$1,380,000	\$371,532	\$1,751,532
2021	\$0	\$0	\$0
2022	\$1,535,000	\$318,291	\$1,853,291
2023	\$1,595,000	\$256,919	\$1,851,919
2024	\$1,650,000	\$212,841	\$1,862,841
2025	\$1,680,000	\$181,121	\$1,861,121
2026	\$1,715,000	\$148,782	\$1,863,782
2027	\$1,750,000	\$115,256	\$1,865,256
2028	\$1,375,000	\$83,244	\$1,458,244
2029	\$1,405,000	\$52,211	\$1,457,211
2030	\$1,440,000	\$18,000	\$1,458,000
	\$15,525,000	\$1,758,197	\$17,283,197

The table below illustrates that 100% of all GO Bond debt service will be abated in levy year 2020:

Series	Fund	2019 Levy Year		2020 Levy Year		Notes
		Levy	Abatement	Levy	Abatement	
2010A	TIF	\$1,195,000	100%	\$1,190,800	100%	Matures 12/1/2021.
2010C	General	\$834,700	100%	\$795,545	100%	Certificate of abatement to be filed for 7/1/21 interest refunded. Still need to levy and abate 1/1/22 P&I.
2012A	General	\$130,682	100%	\$65,341	100%	Certificate of abatement to be filed for 7/1/21 interest refunded. Still need to levy and abate 1/1/22 P&I.
2013A	Library 2019/ General 2020	\$490,075	0%	\$490,625	100%	Paid from Library debt service levy in 2019 but will be paid from the General Fund in 2020.
2013B	General	\$769,100	100%	\$756,175	100%	Certificate of abatement to be filed for 7/1/21 interest refunded. Still need to levy and abate 1/1/22 P&I.
2014	Water/ Airport	\$350,327	100%	\$0	100%	Matures 1/1/2021.
2019	General	\$91,435	100%	\$70,536	100%	Certificate of abatement to be filed for 7/1/21 interest refunded. Still need to levy and abate 1/1/22 P&I.
2020	General	NA	NA	\$23,055	100%	No levy filed for capitalized interest through 7/1/21. Still need to levy and abate 1/1/22 interest.

The 2020 levy will extend the debt service for the TIF General Obligation Refunding Bonds of 2010A, and then abate the levy. The last year of debt service (2021) on the 12-year amortization schedule will be paid from TIF #1 before the TIF #1 termination on December 31, 2021. **City Council approval on second reading is recommended.** ([Click here for additional information](#))

3. Ordinance 2020-071 Adopting the Annual Budget of the City of DeKalb, Illinois for the Fiscal Year Beginning January 1, 2021, and Ending December 31, 2021.

City Manager's Summary: On August 17, 2020, the City Council and the Finance Advisory Committee held a joint meeting to discuss FY2021 City Budget goals, per the City's Budget Policy. On October 19, 2020, the Finance Advisory Committee met in public session to review raw, projected FY2021 Budget revenues and expenditures. On November 16, 2020, the Council and Finance Advisory Committee met in joint session to review the City Manager's proposed, detailed FY2021 City Budget. The proposed and complete FY2021 City Budget is posted on the City's website and reflects minor changes that were suggested in the course of the public deliberations in mid-November.

A Public Hearing was held on the proposed FY2021 City Budget on November 23 at which time no members of the public offered comment. Following the Public Hearing, the Council unanimously supported the proposed fiscal year budget on first reading.

The FY2021 City Budget comprises 30 funds with projected revenues of \$102,938,919 against \$98,369,544 in expenditures. All City funds are balanced in the FY2021 Budget.

The planning and creation of the City's 2021 fiscal year budget has been mightily impacted by the COVID-19 pandemic and its local effects in 2020. The impact of unparalleled government constraints on private business activity – especially the hospitality industry – as well as public services has posed unforeseen challenges for public budgeting. A case in point: Governor Pritzker's Executive Order 2020-56, issued on October 2, 2020, re-imposed business constraints in DeKalb County and other counties in Region 1 (northwestern Illinois) that had been eased when Phase Four of the Restore Illinois plan was put in place in June. The closing of indoor dining and bar use and the return to limited gathering limits until the positivity rate for DeKalb County averages less than or equal to 6.5 percent over a three-day period poses a very uncertain fiscal year-end. Those hospitality businesses that are trying again to remain open with only-take-out orders are operating below 25% capacity.

Nevertheless, on the fiscal horizon is the promise of impressive business development in the Chicago West Business Park, where Ferrara is on the verge of opening its 1.6 million square foot distribution complex valued at an estimated \$100 million and Facebook is pressing ahead with over \$800 million in investment in the initial phase of its new data center, featuring a 907,000 square-foot data hall. Additionally, the continuing significant investment in DeKalb's downtown core, most notably Agora Tower (\$13 million) and the redevelopment of the former city hall property (\$5.3 million), will provide additional growth and diversity to the community tax base and employment levels. Unfortunately, much of this burgeoning economic growth will not be registered on the DeKalb EAV by the county assessor's office until the fall of 2021.

Most businesses and residents seeking information or assistance from their municipal government encounter services funded by the General Fund. The proposed 2021 General Fund expenditure budget totals \$35,553,522. These expenditures are balanced by \$35,639,761 in anticipated General Fund revenues. The revenues and expenditures reflect pension contributions for Fire and Police passing through the

General Fund. The projected General Fund operating reserve or starting fund balance as of January 1, 2021 is \$10,993,053 or 30.9% of the budgeted 2021 General Fund expenditures. The projected FY2021 year-end reserve balance is projected to be \$11,079,292 or 31.16% of the FY2021 General Fund expenses of \$35,553,522.

City Council approval on second reading is recommended. ([Click here for additional information](#))

L. ORDINANCES – FIRST READING

1. **Ordinance 2020-074 Establishing City of DeKalb Special Service Area Number 30 (Hunter Ridgebrook Properties and 912 Edgebrook Drive).**

City Manager's Summary: The question of establishing Special Service Area Number 30 was considered by the City Council pursuant to Ordinance 2020-057 on September 14, 2020, at which time the Council approved Ordinance 2020-057 on first and second reading.

As defined by state statute, a public hearing was held on October 12, 2020 at 6:00 p.m. after legal notice was duly published on September 25, 2020 in the Daily Chronicle, a newspaper of general circulation within the City of DeKalb, at least fifteen (15) days prior to the commencement of the public hearing, and pursuant to notice duly sent by U.S. Mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract, or parcel of land lying within the proposed Special Service Area.

At the public hearing, Steve Bauer, an attorney for Hunter Ridgebrook LLC, raised objections to the form of the notice and the waiver of objections by settlement agreement to Special Service Area Number 30 which were heard, considered, and rejected by the City Council at the October 12, 2020 public hearing. No other formal objections were raised at the public hearing.

Sixty (60) days have elapsed since the public hearing to consider the proposed establishment of City of DeKalb Special Service Area Number 30 was adjourned on October 12, 2020. No petition signed by at least 51% of the electors residing within the Special Service Area and by at least 51% of the owners of record of the land included within the boundaries of the Special Service Area has been filed objecting to either: (1) the creation of said Special Service Area 30; (2) to the levy of a special annual tax at a maximum rate not to exceed five percent (5%) per annum of equalized assessed value upon all taxable property within Special Service Area 30 for the provision of said special services; or (3) to the annual tax levy in an amount not to exceed One Hundred Thousand Dollars (\$100,000.00) proposed to be levied within Special Service Area 30 for the initial year for which such Special Service Area taxes are to be levied.

Accordingly, **the City Manager recommends City Council approval of this ordinance on first and second readings.** ([Click here for additional information](#))

2. **Ordinance 2020-075 Approving the Final Plat of the Theisen Resubdivision (1100 S. Seventh Street).**

City Manager's Summary: The applicant, Kevin Theisen, intends to re-subdivide Lot 3 of Hamrick's Subdivision into two lots located at 1100 S. Seventh Street. The 1.8-acre site is zoned Light Industrial and previously contained Standard Roofing, which was destroyed by a catastrophic fire on February 21, 2020.

The owner, Kevin Theisen, razed the building that once housed his family business several weeks after the fire. The building was located on the southern portion of the site (future Lot 1). The owner will not be rebuilding the roofing company on the site and would like to create two lots for future commercial or industrial development consistent with the zoning of his lot (Light Industrial). The two new lots will be .92 acres and will contain a 20-foot public utility and drainage easement along the common lot line. The plat has been reviewed by City staff and all comments have been adequately addressed.

The Planning and Zoning Commission discussed the proposed plat at their meeting on December 7, 2020. By a vote of 7 to 0, the Commission recommended approval of the Final Plat of the Theisen Re-subdivision.

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

3. Ordinance 2020-076 Approving the Final Plat of Subdivision of ChicagoWest Business Center (DeKalb 343, LLC) (Gurler Road).

City Manager's Summary: The applicant, Jerry Krusinski, is requesting approval of a subdivision plat for the Ferrara Candy Company site that covers about 148 acres along Gurler Road. The intent is to create three lots that will cover the Distribution Center, Pack Center, and future Ferrara expansion. Lot 1 will cover the Distribution Center and is 71 acres; Lot 2 will be 32 acres and include the Pack Center; and Lot 3 will comprise 43 acres for future Ferrara expansion. The proposed plat also includes a dedication of right-of-way (2.5 acres) along the north side of Gurler Road.

A 118-foot access easement is proposed along the east end of Lot 2 for the benefit of Lot 3 and a 20-foot public utility easement is planned along Gurler Road. In addition, a 70-foot stormwater management easement is shown along the west side of Lot 1 that will serve the large stormwater pond to the northwest of the site. A separate easement with the Kishwaukee Water Reclamation District is being worked out between the applicant and the District and will be established by a separate document.

The Planning and Zoning Commission discussed the plat at their meeting on December 7, 2020. By a vote of 7 to 0, the Commission recommended approval of the Final Plat of Subdivision for the ChicagoWest Business Center.

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

4. Ordinance 2020-077 Approving the Rezoning of 217 Franklin Street from the "CBD" Central Business District to the "PD-C" Planned Development – Commercial District and the Planned Development Preliminary Plan (Safe Passage).

City Manager's Summary: The City has received a petition from Safe Passage to rezone the former DeKalb Clinic site at 217 Franklin Street from the "CBD" Central Business District to the "PD-C" Planned Development Commercial District. Approval is also requested for a preliminary development plan to accommodate a new two-story 42,000 square foot building to contain an emergency shelter, counseling services, administrative offices, outdoor playground, and other accessory uses for Safe Passage.

The existing building on the site is currently being demolished to make way for the new Safe Passage facility. DeKalb Clinic left the site a little over 10 years ago for a location on Gateway Drive in Sycamore.

Safe Passage is currently located in six buildings (five homes and one apartment building) along S. 4th Street, Prospect Street, and S. 5th Street. The agency offers a broad array of services and programs for victims of interpersonal violence including domestic and sexual assault, dating violence, human trafficking, and stalking. A more detailed listing of their services is provided in the backup material.

Safe Passage would like to consolidate their programs and services into one facility, which will benefit the overall operation and efficiency of the agency. The agency will keep the existing apartment building (Prospect Street) for their transitional housing program. The unique combination of emergency shelter services, sleeping quarters, administrative offices, counseling services and other accessory uses led to the decision to request rezoning to the Planned Development category.

The proposed building will be two-stories and comprise about 42,000 square feet, including a lower level (basement) with a nine-foot ceiling height. The first floor will contain counseling services and administrative offices and the living quarters will be on the second floor. The conceptual building plan depicts 24 separate bedrooms to serve up to 65 women, men, and children. At their current location, Safe Passage typically houses up to 30 people and turns away about 15 people per month. Children comprise about 30% of the total occupancy on average. The typical length of stay for clients is three to six months. During the COVID-19 Pandemic, the number of persons staying at the facility has been reduced and averages about 10 per day.

The new building will include a full kitchen, administrative offices, case manager and supervisor offices, and prevention, communication, and development offices. There will also be group therapy and counseling space as well as space for activities and exercise. Construction is planned to start in the spring of 2021 with the opening of the facility in early 2022.

The site is within an area of downtown that is not required to provide off-street parking. Nevertheless, out of respect to neighboring property owners, the agency will provide a new 18-space parking area to the east and north of the building. Safe Passage has also arranged a parking agreement with St. George Greek Orthodox Church that owns the 32-space parking lot directly to the south across Franklin Street. The agreement will allow for the use of the parking lot for employees and guests of Safe Passage. Additional off-street parking for visitors is available in the 82-space Vaughn parking lot located just to the northwest of the site.

The proximity to the downtown is a benefit for the people who are staying at Safe Passage as it affords them easy access to shopping, employment, and transit services.

An 8" sanitary sewer presently runs through the middle of the site and needs to be rerouted to the west and south along S. 2nd Street. The existing sewer will be plugged and abandoned in accordance with the Kishwaukee Water Reclamation District's (KWRD) policy. The estimated cost of this abandonment and re-routing is \$75,000. A request for assistance will be coming from KWRD to the City Council on December 28 for consideration. KWRD has proposed an equal contribution from Safe Passage, the City, and KWRD to cover the cost of the sanitary sewer re-location. The City has general capital funds available in Fund 400 (Capital Projects Fund) to participate in this neighborhood improvement.

The Police Department was asked about the level of calls and any security issues they have had with Safe Passage's current location. The Department does not have any safety concerns regarding the quality of life at the current location, or the proposed location. Safe Passage and the Police Department have worked very closely in the in recent years to address the rise in domestic violence and relationship-based crimes in DeKalb and DeKalb County. The facility will have enhanced security measures and will include cameras and a secure entry area for residents.

The Planning and Zoning Commission held a public hearing regarding the petition at their meeting on December 7, 2020. By a vote of 7 to 0, the Commission recommended the City Council's approval of the rezoning of 217 Franklin Street from the "CBD" Central Business District to the "PD-C" Planned Development Commercial District and approval of a preliminary development plan (Exhibit A, attached) to accommodate an emergency shelter, counseling services, administrative offices, outdoor playground and other accessory uses subject to the standards listed in Exhibit B (attached) and staff comments listed in Exhibit C (attached).

The maximum number of occupants for the facility was set at 65 and a Final Development Plan including architectural elevations and an engineering plan will be required to be submitted prior to a building permit and will be reviewed by the Planning and Zoning Commission and City Council.

Safe Passage is a 501 (c)3 not-for-profit corporation whose purpose is to reduce and prevent domestic violence and sexual assault in DeKalb County. It has quietly performed its needful work two blocks away from the proposed site since the 1980s. Most DeKalb residents including many residents along the S. Fourth Street corridor are not aware they are neighbors. However, the clients they serve are most fortunate to have their advocacy, and the DeKalb community is uniquely well-served at a time when relationship crimes have risen dramatically. In 2019, sex offenses increased by 12% in the City of DeKalb. The more orderly arrangement of counseling, training, education and shelter services in a single, new building will enhance those services for all who may be in need. **City Council approval of the Planning & Zoning Commission recommendation is requested.** [\(Click here for additional information\)](#)

M. REPORTS AND COMMUNICATIONS

1. Council Member Reports

2. **City Clerk Report**
3. **City Manager Report**

N. EXECUTIVE SESSION

1. **Approval to Hold an Executive Session in Order to Discuss Collective Bargaining as Provided for in 5 ILCS 120/2(c)(2).**

O. ADJOURNMENT

[FULL AGENDA PACKET](#)