

**MINUTES
CITY OF DEKALB
REGULAR CITY COUNCIL MEETING
JANUARY 10, 2022**

The City Council of DeKalb, Illinois held a Regular meeting on January 10, 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.

Other in attendance included City Manager Bill Nicklas and Acting Fire Chief Mike Thomas.

B. PLEDGE OF ALLEGIANCE

City Manager Nicklas led the Pledge of Allegiance.

C. APPROVAL OF THE AGENDA

MOTION: Alderman Verbic moved to approve the agenda; seconded by Alderman Morris.

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

D. PRESENTATIONS

There were none.

E. PUBLIC PARTICIPATION

Mark Charvat expressed his opinion regarding expenditures listed on the bills list for January 10, 2022, under the Consent Agenda for members of the Planning and Zoning Commission (PZC). Continuing, he expressed his alarm that members of a voluntary commission are receiving a stipend, a practice he believes has been in place for five years, unbeknownst to City Manager Nicklas. Mr. Charvat then read excerpts of an email exchange between himself, Alderman Perkins, and City Manager Nicklas regarding the matter.

Alderman McAdams then expressed his displeasure with comments made by Mr. Charvat on social media regarding the issue, which he stated maligned some of those who work and volunteer for the City. He then suggested that Mr. Charvat apologize to those he called out in the post and recant his comments.

Mayor Barnes stated he appreciates the time City Manager Nicklas and other staff members took on a Sunday afternoon to research Mr. Charvat's claims.

F. APPOINTMENTS

Mayor Barnes read the following in its entirety:

1. Appointment of the Transit Site Selection Committee:

- Matt Duffy, Executive Director at DeKalb Chamber of Commerce;
- Jennifer Groce, Director of Community Promotion at Northern Illinois University;
- Steve Irving, Owner of Irving Construction;
- Ellingsworth Webb, Property Manager for Eden's Garden Apartments;
- Tracy Smith, City of DeKalb Third Ward Alderman and Operations Manager at Voluntary Action Center of Northern Illinois;
- Zac Gill, City of DeKalb Engineer, Co-Chair; and
- Marcus Cox, City of DeKalb Transit Manager, Co-Chair.

There was no discussion among Council regarding this item.

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

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

G. APPROVAL OF THE MINUTES

Mayor Barnes read the following in its entirety:

1. Minutes Submitted by the City Clerk – None.
2. Minutes Submitted by the Recording Secretary.
 - a. Minutes of the Regular City Council Meeting of December 13, 2021.

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

Alderman Smith asked why City Clerk Cohen wasn't in attendance. Mayor Barnes replied that the clerk indicated via email at 5:20 p.m. that he would not be in attendance as he had been exposed to COVID five days prior and was awaiting the results of a test he had taken today.

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

Continuing his comments from the Public Participation portion of the meeting, Mark Charvat stated that in his email conversation with City Manager Nicklas, there was never any mention of an ordinance being passed regarding a stipend for members of the PZC.

Regarding Alderman McAdams' comments of maligning members of the PZC, Mr. Charvat stated no such thing has ever taken place, adding he believes that members of the City's PZC serve

DeKalb well. He suggested that Council provide direction for an ordinance to be brought forward to correct the matter if one doesn't already exist.

Mayor Barnes stated this would be a perfect opportunity to remedy something that transpired in the past and asked City Manager Nicklas to bring forward an ordinance at an upcoming Council meeting to ensure proper direction is taken in the future.

City Manager Nicklas stated that in the interim since the email exchange regarding this matter, he discovered that this practice has been on Council approved budgets since 2006.

Mayor Barnes then read the following for the record:

1. Accounts Payable and Payroll through December 27, 2021, in the Amount of \$7,441,329.52.
2. Accounts Payable and Payroll through January 10, 2022, in the Amount of \$1,461,704.02.

MOTION: Alderman Larson moved to approve the items on the Consent 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.

I. PUBLIC HEARINGS

Mayor Barnes opened the Public Hearing at 6:16 p.m. and read the following:

1. Public Hearing on the City's 2022 Annual Action Plan One Year Use of Funds Under the Community Development Block Grant (CDBG) Program.

Mayor Barnes asked if there was anyone in attendance wishing to speak to this item; there was none.

City Manager indicated this topic would be presented for action later in the agenda.

There was no discussion among Council.

Mayor Barnes closed the Public Hearing at 6:17 p.m.

J. CONSIDERATIONS

There were none.

K. RESOLUTIONS

1. **Resolution 2022-001 Authorizing a Funding Agreement with the DeKalb County Economic Development Corporation (DCEDC) in the Amount of \$35,000 for Economic Development Services from January 1, 2022, through December 31, 2022.**

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, stating that the DCEDC's role has been consistent since the 1980's when it was organized. The DCEDC is often an initial point of contact for prospects looking at the community, as well as communities throughout DeKalb County, for development. It's also a clearing house for labor market information and other types of statistical data companies are looking for in order to gather information prior to discussions. The DCEDC is also identified as the administrator of DeKalb County's enterprise zone (EPZ). Approval of the resolution was recommended.

Mayor Barnes asked if the DCEDC petitioned at the state level to add data centers to the EPZ. City Manager Nicklas confirmed they did, adding that the DCEDC is active with state legislators to ensure DeKalb, as well as communities within DeKalb County, get the attention we deserve.

There was no discussion among Council.

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

2. Resolution 2022-002 Authorizing a FY2022 Tourism Agreement with the DeKalb County Convention and Visitors Bureau (DCCVB) in the Amount of \$35,000 for Tourism Activities from January 1, 2022, through December 31, 2022.

Mayor Barnes read the resolution 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. The DCCVB has been involved in marketing DeKalb to a variety of entertainment prospects for many years. One of the most notable examples is their role and continuing support of the IHSA Football and Wrestling Championships in DeKalb for the last 10 years. He noted that while the City's funding to the DCCVB has declined in recent years, we are still one of its largest municipal governmental funders within DeKalb County, adding we are also one of the largest beneficiaries, thanks to the events noted above. Approval of the resolution was recommended.

Noting that the City provides a large portion of the DCCVB's budget, Alderman Larson asked if there would ever be a time when the City could conduct its own marketing rather than having to go through another source. City Manager Nicklas replied that he thinks a reasonable approach at this time is to wait and see what happens with the pending IHSA championship lottery. If the events continue to be held in DeKalb, it's helpful to have someone else petition on our behalf. However, if the events are held in another part of the state, a discussion regarding continuing support of the DCCVB should take place.

Mayor Barnes stated that the DCCVB provides a lot of entertainment options to the city, adding that the IHSA events generate a lot of revenue throughout DeKalb. He further stated that the DCCVB Executive Director, Cortney Strohacker, spends a lot of time working on bringing events to DeKalb and surrounding communities.

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 2022-003 Authorizing a Funding Agreement with the DeKalb Chamber of Commerce (DCC) in the Amount of \$35,000 for the Purpose of Facilitating Community Events from January 1, 2022, through December 31, 2022.

Mayor Barnes read the resolution by title only.

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

City Manager Nicklas provided an overview of this item based on the information provided in the agenda packet. The City has supported funding of the DCC for many years. In return they take responsibility for the scheduling, management, and serving of events throughout DeKalb, primarily in the downtown area. Events include the Farmer's Market, held during the summer months, Santa's arrival during the Christmas holiday, ribbon cuttings, etc. Approval of this item was recommended.

There was no discussion among Council.

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

4. Resolution 2022-004 Authorizing Human Services Funding Agreements in the Amount of \$200,000 with Local Social Service Agencies Beginning January 1, 2022, through December 31, 2022.

Mayor Barnes read the resolution by title only.

MOTION: Alderman Favre 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. This program is entirely funded by the City's general revenues. Over the last 10 years, annual funding for various social service agencies throughout DeKalb has been \$150,000. This year Council added \$50,000 to support funding to agencies that had not been funded previously. If approved, funding will be provided as follows: Adventure Works of DeKalb County, Inc., Barb City Manor, Barb Food Mart, B.L.A.C., Inc., Court Appointed Special Advocates (CASA), Community Coordinated Child Care (4-C), DeKalb County Community Gardens, DeKalb County Youth Service Bureau, Elder Care Services, Family Service Agency of DeKalb County, Fox Valley Older Adult Services, Hope Haven, Kishwaukee YMCA – Camp Power, Nguzo Saba Men's Club, Opportunity House, Passion Pursuit, Inc., RAMP, Safe Passage, St. Vincent de Paul, Sir Donald Foundation, and the Voluntary Action Center.

Continuing, City Manager Nicklas stated this program is coordinated by Community Services Coordinator Joanne Rouse along with a review team who evaluates each application received and then recommends funding. Approval of this item was recommended.

Alderman Morris asked who makes up the review team. Ms. Rouse replied that this year's review team was comprised of staff members from the City's Police Department, Community Development, Information Technology, as well as one of the City's interns. She indicated that staff from various departments throughout the City are picked in order to get different perspectives from those who may interact with the agencies.

Alderman Verbic thanked Ms. Rouse for all she does, noting it's wonderful that the City was able to do more this year for local social services agencies. Continuing, he asked how the City can partner with other governing bodies to better coordinate services to serve other agencies in need. Ms. Rouse stated that by giving these new agencies funding opportunity this year will allow them to build a history of success. The fact that the City is willing to support them and give them the opportunity to show what they can do will help them as they move forward. The more success they have the more likely it is that other entities will invest in their services.

City Manager Nicklas added that community representatives of the various agencies are not included in the review process so that there's no conflict of interest.

Alderman Morris stated she's thrilled to see that the City worked hard to include new groups and organizations. This funding will allow them more opportunities and a little startup money.

VOTE: Motion carried by a 6-0-2 roll call vote. Aye: Morris, Larson, Perkins, McAdams, Verbic, Faivre. Nay: None. Abstain: Smith, Barnes. Mayor Barnes declared the motion passed.

5. Resolution 2022-005 Approving the Community Development Block Grant (CDBG) 2022 Annual Action Plan (One Year Use of Funds) for Program Year 29 (April 1, 2022 – March 31, 2023).

Mayor Barnes read the resolution by title only.

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

City Manager Nicklas provided an overview of this item based on the information provided in the agenda packet. This proposed 2022 CDBG program year focuses on four activities to support the goals of the City's CDBG Consolidated Plan. They are: owner occupied housing rehabilitation, which has been more important in the last year due to the COVID pandemic and the constraints it's put on some incomes and the ability to upkeep their homes; public services, which include the installation of handicapped accessible sidewalks and sidewalk repairs; public facilities/improvements; and administration. Approval of the plan was recommended.

There was no discussion among Council.

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

6. Resolution 2022-006 Authorizing an Intergovernmental Agreement with DeKalb Township Road District Pertaining to Snow Removal through March 31, 2023.

Mayor Barnes read the resolution by title only.

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

City Manager Nicklas provided an overview of this item based on the information provided in the agenda packet, explaining that the City's Public Works Department works closely with the DeKalb Township Road District as it pertains to snow removal and deicing in overlapping jurisdictional areas during the winter months. Approval of this resolution was recommended.

There was no discussion among Council.

Mayor Barnes stated this is a great use of two taxing bodies by coming together to save taxpayer dollars.

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.

7. Resolution 2022-007 Approving the Transportation Improvement Program (TIPs) for Federal Fiscal Years 2023-2027 at the DeKalb Taylor Municipal Airport.

Mayor Barnes read the resolution by title only.

MOTION: Alderman Larson 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 TIPs program is funded by the Federal Department of Aviation, which is funneled through the Illinois Department of Transportation's Division of Aeronautics. The City has been a beneficiary of the granted funds for many years but most especially since the mid to late 1990s when land was being acquired and the new runway was being built. The airport's runways are now at a stage where resurfacing is needed. The first project will be the rehabilitation of taxiway C, which will be discussed in more detail in the next item. Other projects include the removal and replacement of a portion of the aircraft parking apron, acquiring a runway broom, and the rehabilitation of t-hangar pavements. Approval of this resolution was recommended.

There was no discussion among Council.

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

8. Resolution 2022-008 Authorizing an Intergovernmental Agreement with the Illinois Department of Transportation – Division of Aeronautics for Construction Services for the Milling and Overlay of Taxiway C (Project DKB-4875) at the DeKalb Taylor Municipal Airport.

Mayor Barnes read the resolution by title only.

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

City Manager Nicklas provided an overview of this item based on the information provided in the agenda packet. This is a large project at just over \$1.4 million. Fortunately, the project will be fully funded by the federal government. Approval of the resolution was recommended.

There was no discussion among Council.

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

Mayor Barnes stated he would be recusing himself from the next two items – Resolution 2022-009 and Resolution 2022-010 – as he owns property within the Tax Increment Financing (TIF) district and cannot be a part of the discussion or the vote regarding the subject matter. He then

stated he would be asking Alderman Faivre to take over as temporary chair during those items.

Mayor Barnes left the meeting at 6:45 p.m.

9. Resolution 2022-009 Authorizing an Architectural Improvement Program (AIP) Economic Incentive for KJ's Bar & Grill, 518 E. Lincoln Highway, in the Amount of \$2,415.

Alderman Faivre read the resolution by title only.

MOTION: Alderman Smith 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, explaining that the AIP program provides cost reimbursement for maintenance on commercial buildings within the boundaries of TIF district #3. Approval of this item would provide a 10% forgivable loan to the owner of KJ's, Jim Drury, for roofing repairs. Approval of this resolution was recommended.

There was no discussion among Council.

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

10. Resolution 2022-010 Authorizing an Architectural Improvement Program Economic Incentive for Stagecoach Players, 126 S. Fifth Street, in the Amount of \$9,500.

Alderman Faivre read the resolution 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, explaining that the heating system in the Stagecoach Players building failed just as the holiday performances were about to begin. Approval of this item would provide a 50% reimbursement of the project cost if approved by council. Approval of this resolution was recommended.

There was no discussion among Council.

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

Mayor Barnes returned to the meeting at 6:50 p.m.

11. Resolution 2022-011 Authorizing the Purchase of Two 2022 Rosenbauer Fire Engines Through Rosenbauer America in an Amount Not to Exceed \$1,415,740.

Mayor Barnes read the resolution by title only.

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

City Manager Nicklas provided an overview of this item based on the information provided in the agenda packet. The FY2022 budget includes funding for the replacement of Fire Engine #3 and Fire Engine #2. It was noted that the replacement of Fire Engine #3 was anticipated in 2020 but due to the COVID pandemic and its impact on the City fiscally, the funding was put back into the general fund by a budget amendment in order to shore up operations. Funding was deferred in 2021 as well. Both engines are regularly under repair and not in very good shape. If approved, delivery of the replacement for Fire Engine #3 would be in July of 2022, and delivery of the replacement for Fire Engine #2 would be in November of 2022. Approval of this resolution was recommended.

Alderman Smith thanked those who researched the purchase of the engines and stated the City will save in maintenance by replacing these two engines.

Acting Fire Chief Thomas added that in 2021 maintenance costs for Fire Engine #3 was approaching \$35,000.

Alderman Smith further stated that this company will come onsite to resolve maintenance issues, which will also reduce costs.

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.

Mayor Barnes thanked Acting Fire Chief Thomas and Firefighter Noah Millard for their due diligence.

L. ORDINANCES – SECOND READING

There was none.

M. ORDINANCES – FIRST READING

1. Ordinance 2022-001 Amending the Chapter 10 “Landlord-Tenant Regulations”.

Mayor Barnes read the ordinance by title only.

MOTION: Alderman Morris moved to approve first reading of the ordinance; seconded by Alderman McAdams.

Mayor Barnes indicated that Joe Gastiger of the Human Relations Commission (HRC) was in attendance.

City Manager Nicklas provided an overview of this item based on the information provided in the agenda packet. He began by providing a history of amendments to Chapter 10 since 2019. Most recently, the HRC, with support of the DeKalb Area Rental Association (DARA) voted unanimously to bring forward proposed changes to Chapter 10, which focus on making the code more readable to all parties. Amendments include that all rental agreements must be in writing, a landlord is obligated to ensure that every tenant gets a copy of an executed lease no later than one week after the agreement is reached, every landlord must make the City’s Landlord-Tenant Handbook available to every tenant at no cost, every lease must include the City’s crime-free lease provision which allows the landlord to initiate eviction proceedings in the event of violent or drug-related criminal activity, the landlord must disclose emergency email and telephone numbers

for themselves and/or any responsible manager at the start of the tenancy, before a tenant enters or renews a rental agreement, the landlord must disclose in writing any unresolved code violation that have been cited by the City, landlords and tenants must comply with the Residential Tenant's Right to Repair Act, tenants shall be afforded the rights provided in the Security Deposit Act, and the landlord shall not gain access to the tenant's unit with providing a 12-hour notice, except in an emergency or as a result of a court order. Approval of this item was recommended.

Regarding the requirement that each landlord must supply a landlord-tenant handbook to each tenant, Alderman Morris asked if this would apply to existing tenants. City Manager confirmed that it did.

Alderman Morris then asked how much time the landlords would get to fulfill that requirement. City Nicklas replied that every tenant should already have a copy of the handbook. He believes that DARA and its members will ensure that new and existing tenants all have the handbooks. He noted it's available on the City's website as well. Alderman Morris stated that the handbooks could be emailed to the tenants as well if the landlord has their email address.

Alderman Morris then asked about enforcement behind the requirement of providing the tenant with a copy of their lease and who they would reach out to if the requirement wasn't met. City Manager Nicklas stated the ordinance lays out fines for landlords. Hopefully tenants will take the initiative to advise their landlord of the requirement before reaching out to the City. Otherwise, the City will contact the landlord if there seems to be a miscommunication. There are some landlords who are indifferent but on a whole they are receptive.

Alderman Morris reiterated that the best course of action when a tenant doesn't have a copy of their lease or a handbook as required would be to make sure the landlord is aware they need one. If they still don't receive one, they should then advise the landlord that they intend to go to the City with a complaint and moving forward the enforcement would be fines.

Continuing, Alderman Morris stated she wants to make sure the City is prepared to tell tenants what their action steps should be and perhaps there's a spot where that could be laid out.

City Manager Nicklas stated he will work with Management Analyst Scott Zak to add the information to the City's website.

Addressing Alderman Morris, Mr. Joe Gastiger, Chair of the HRC, stated that the City is making wi-fi service available to those residing in the Annie Glidden North neighborhood and there ought to be a way to post these ordinances and even advertise the fact that they're available on the website rather than have to go to the City directly.

Mr. Gastiger then thanked Council for supporting the social service agencies in Resolution 2022-004. These agencies rely on grants provided by the federal government and most times those applications ask how much local support they receive from their community. Therefore, the involvement of local government important.

Referring to the amendments proposed in Chapter 10, Mr. Gastiger stated that one of the most major is the notice the landlord is required to give a tenant if they plan on visiting, which changed from one hour to 12 hours, or the next day.

Mr. Gastiger also briefly referred to the amendment regarding the prohibition of landlords having tenant's vehicles towed.

Continuing, Mr. Gastiger thanked DARA for their cooperating with the proposed amendments.

Alderman McAdams asked about the security deposit return act. City Manager Nicklas replied that this topic has caused moments of stress and crisis for many. Unfortunately, there's been the assumption by many tenants that they'll never receive their deposit back. He added that information will also be provided on the website for tenants for how to address the issue.

Alderman McAdams then stated that a lot of time and effort went in to making these amendments and from his standpoint, all appear to be reasonable. He added that this will set a level playing field for everyone.

City Manager Nicklas stated it was heartening to hear that most landlords aren't visiting their tenants with just a one-hour notice.

Alderman Morris thanked the HRC and DARA members for working hard to make this happen. We've been waiting a long time and their efforts to create a robust solution shows.

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 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.

2. Ordinance 2022-002 Amending Chapter 23 "Unified Development Ordinance (UDO)", Article 5 "Zoning District Regulations", and Article 7 "Supplemental District Regulations", Pertaining to Self-Service Storage Facilities with Exterior Unit Access.

Mayor Barnes read the ordinance by title only.

MOTION: Alderman Larson moved to approve first reading of the ordinance; seconded by Alderman Faivre.

City Manager Nicklas provided an overview of this item based on the information provided in the agenda packet, stating there's a party that's interested in developing a self-service storage facility with exterior access at 118 Clive Drive. This item offers text amendments to the UDO to add "self-service storage facility, exterior unit access" as a special use in the "LC" Light Commercial District and "GC" General Commercial District and changes "self-service storage facility, exterior unit access" from a special use to a permitted use in the "LI" Light Industrial District and the "HI" Heavy Industrial District.

Continuing, City Manager Nicklas stated that the PZC considered this item at a regular meeting and have recommended approval.

There was no discussion among Council.

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

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

At this point in the meeting, Mayor Barnes thanked Mr. Gastiger for his time spent on the HRC and in the role of chair. He added that Council appreciates all of its commission members.

3. Ordinance 2022-003 Approving a Special Use Permit for a Self-Service Storage Facility with Exterior Unit Access to be Located at 118 Clive Drive (Haywell, LLC).

Mayor Barnes read the ordinance by title only.

MOTION: Alderman Perkins moved to approve first reading of the ordinance; seconded by Alderman Verbic.

City Manager Nicklas provided an overview of this item based on the information provided in the agenda packet. This item links to Ordinance 2022-002. The petitioner, Haywell, LLC, represented by Tim Hayden, is requesting approval of a special use permit for a self-service storage facility with exterior unit access in the Elliott Business Park Subdivision, with access off Clive Drive, which will have a security gate. The proposed facility will have 169 total storage units of varying sizes. It was noted that the PZC considered this item at a regular meeting and have recommended approval.

City Manager Nicklas then referenced a photo being shown on the monitors of the site from an aerial view.

There was no discussion among Council.

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

MOTION: Alderman Verbic 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.

Mayor Barnes welcomed Mr. Hayden to DeKalb and added that he knows he will have a great experience with City staff, but if there are any issues, he's welcome to reach out to Council.

4. Ordinance 2022-004 Authorizing a Zoning Map Amendment from the "LC" Light Commercial District to the "SFR2" Single Family Residential District for 1421 E. Lincoln Highway.

Mayor Barnes read the ordinance by title only.

MOTION: Alderman Faivre moved to approve the ordinance on first reading; seconded by Alderman Larson.

City Manager Nicklas provided an overview of this item based on the information provided in the agenda packet. This item is intended to resolve a conflict between marketplace rules and City zoning codes. The single-family property in question has an underlying zoning of "LC" Light Commercial. The property was purchased by the current owner in 2015 and has been used as a single-family home since that time. The property was put up for sale in October of 2021 and entered into a contract with an interested buyer that same month. However, the buyer's lender insists that the zoning of the property match the existing use of the property, since the City's zoning codes require that if a building is more than 50% destroyed by fire or other disaster, the use must resort to allowable uses in that zoning district. Although legal but non-conforming in its present condition, if the home needed to be re-built it would become illegal, non-conforming and would not meet current financial underwriting standards.

The PZC has reviewed this item at a recent meeting and recommends approval.

There was no discussion among Council.

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

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

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 Smith asked citizens to pay attention to their sidewalks after a snowfall. He also asked citizens to move their vehicles so that Public Works can clear the city's streets of snow properly. Alderman Smith then thanked Mr. Gastiger for his participation.

Alderman Morris encouraged vaccinations and boosters against COVID, including younger children. She noted that one of the benefits for getting children vaccinated is that those who are vaccinated can attend school even if in close contact. The DeKalb County Health Department will be hosting a vaccine clinic on January 19, 2022, at the Convocation Center.

Mayor Barnes asked Management Analyst Zak to add the vaccine clinic information on the City's website.

Alderman Larson thanked the Public Works Department for their work on snow removal. She also thanked the healthcare workers dealing with the COVID pandemic for showing up to work every day.

Alderman Faivre reiterated Alderman Smith's comments regarding snow removal on the city's sidewalks.

Mayor Barnes wished everyone a happy new year. He noted that 2021 was crazy but it's amazing from a City perspective what we were able to accomplish. He also thanked Council members for their hard work and hopes for a successful 2022.

Mayor Barnes also thanked the Public Works Department for all their hard work in cleaning the city's streets and keeping the community safe.

In closing, Mayor Barnes also encouraged vaccinations and boosters against COVID.

2. City Manager Report.

City Manager Nicklas confirmed that the DeKalb County Health Department's vaccine clinic on January 19, 2022, will be held at the Convocation Center. He then introduced the City's new Finance Director, Carrie Dittman, and provided a history of her background in finance.

O. EXECUTIVE SESSION

There was none.

P. ADJOURNMENT

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

VOTE: Motion carried by an 8-0 voice vote by a majority of Council members present. Aye: Morris, Larson, Smith, Perkins, McAdams, Verbic, Faivre, Barnes. Nay: None. Mayor Barnes declared the motion passed and adjourned the meeting at 7:35 p.m.

Respectfully submitted,

Ruth A. Scott, Executive Assistant/Recording Secretary

Minutes approved by the City Council on January 24, 2022.

Click [here](#) to view the agenda packet for the January 10, 2022, Regular City Council meeting.

Click [here](#) to view the video recording of the January 10, 2022, Regular City Council meeting.