

**MINUTES  
CITY OF DEKALB  
REGULAR CITY COUNCIL MEETING  
January 11, 2021**

The City Council of DeKalb, Illinois held a Regular City Council meeting on January 11, 2021, in the Yusunas Meeting Room of the DeKalb Public Library, 309 Oak Street, DeKalb, Illinois.

**A. CALL TO ORDER AND ROLL CALL**

Mayor Smith called the meeting to order at 6 p.m.

City Clerk Lynn Fazekas called the roll, and the following members of City Council were present: Aldermen Carolyn Morris, Bill Finucane, Tracy Smith, Greg Perkins, Scott McAdams, Mike Verbic, Tony Faivre, and Mayor Jerry Smith.

Elected persons attending via remote means were Alderman Bill Finucane and City Clerk Lynn Fazekas.

Staff present included: City Manager Bill Nicklas.

**B. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES**

Mayor Smith led the Pledge.

**C. APPROVAL OF THE AGENDA**

Mayor Smith asked for additions and deletions to the agenda. No changes were requested.

**MOTION**

Alderman Morris moved to approve the agenda. Alderman Verbic seconded.

**VOTE**

Motion carried 8-0 on roll call vote. Aye: Morris, Finucane, Smith, Perkins, McAdams, Verbic, Faivre, Mayor Smith. Nay: none. Mayor Smith declared the agenda approved.

**D. PUBLIC PARTICIPATION**

Mayor Smith read a comment submitted by John J. Wett, who suggested cutting liquor license fees in half as a support for small business during the pandemic, saying the alternative is these businesses would close forever.

## **E. PRESENTATIONS**

1. Proclamation Declaring January 22, 2021 as “DeKalb Rotary Club Day” in the City of DeKalb.

Mayor Smith read the proclamation and presented it to Tom Inboden in celebration of the club’s 100 years of service to the community. Longtime member Mr. Inboden, who accepted the award on behalf of Rotary, was president of the club on its seventy-fifth anniversary, he said. He also shared some of the club’s local accomplishments, which he said included the first women accepted as members.

2. State of the City Address.

Mayor Smith played a video recording of the address, which included the following topics:

- Coping with the COVID-19 pandemic.
- The Black Lives Matter marches, which led to reconfiguration of police resources to add a Community Support Division.
- Momentum in economic growth as evidenced by Ferrara and Facebook, downtown DeKalb and Sycamore Road developments.
- Annie Glidden Road revitalization projects.
- DeKalb’s move to a new city hall.

Mayor Smith announced the address would be posted on the City’s website.

## **F. APPOINTMENTS**

There were none.

## **G. CONSENT AGENDA**

1. Minutes of the Regular City Council Meeting of December 14, 2020.
2. Minutes of the Regular City Council Meeting of December 28, 2020.
3. Accounts Payable and Payroll through January 11, 2021 in the Amount of \$1,784,914.56.

Mayor Smith read the items on the consent agenda.

**MOTION**

Alderman Verbic moved to approve the consent agenda. Alderman Smith seconded.

#### VOTE

Motion carried 8-0 on roll call vote. Aye: Finucane, Smith, Perkins, McAdams, Verbic, Faivre, Morris, Mayor Smith. Nay: none. Mayor Smith declared the consent agenda passed.

### H. PUBLIC HEARINGS

1. Public Hearing on an Amendment to the Community Development Block Grant 2020-2024 Consolidated Plan/2020 Annual Action Plan.

Mayor Smith read the title of the hearing and opened the hearing at 6:30 p.m.

The city manager explained the amendment would add to the City's Cares Act funding.

After ascertaining no one else wished to speak, Mayor Smith closed the hearing at 6:32 p.m.

### I. CONSIDERATIONS

1. 2021 Liquor License Renewal Update.

City Manager Nicklas explained the consideration is about the pandemic measure to allow establishments to pay for their license renewals in installments by the end of 2020. He said most have tried to pay something, but some are still in arrears. He asked for an extension of the installment arrangement to the end of June, which he said he was already doing, and he suggested consideration also of whether the establishments that have paid in full might see some of their money returned for the sake of equity.

Several aldermen spoke in support of the plan to extend the deadline, some even going further to ask whether part of the fee should be waived entirely.

Mayor Smith noted the City had only a few days to go before hitting the metrics of a less strict phase of pandemic mitigation. He declared consensus on allowing more time for payments and suggested the city manager report on the situation again in 60 days.

### J. RESOLUTIONS

1. Resolution 2021-001 Authorizing a Funding Agreement with the DeKalb County Economic Development Corporation (DCEDC) in the Amount of

\$35,000 for Economic Development Services Beginning January 1, 2021 through December 31, 2021.

Mayor Smith read the resolution by title only.

**MOTION**

Alderman Faivre moved to pass the resolution. Alderman McAdams seconded.

**VOTE**

Motion carried 8-0 on roll call vote. Aye: Smith, Perkins, McAdams, Verbic, Faivre, Morris, Finucane, Mayor Smith. Nay: none. Mayor Smith declared the resolution passed.

2. Resolution 2021-002 Authorizing a Funding Agreement with the DeKalb Chamber of Commerce in the Amount of \$35,000 for the Purpose of Facilitating Community Events Beginning January 1, 2021 through December 31, 2021.

Mayor Smith read the resolution by title only.

**MOTION**

Alderman Perkins moved to pass the resolution. Alderman Verbic seconded.

**VOTE**

Motion carried 8-0 on roll call vote. Aye: Perkins, Smith, McAdams, Verbic, Faivre, Morris, Finucane, Smith. Mayor Smith. Nay: none. Mayor Smith declared the resolution passed.

3. Resolution 2021-003 Authorizing a Tourism Agreement with the DeKalb County Convention and Visitors Bureau in the Amount of \$35,000 for Tourism Activities Beginning January 1, 2021 through December 31, 2021.

Mayor Smith read the resolution by title only. The mayor then announced he would recuse himself from the vote.

**MOTION**

Alderman Faivre moved to pass the resolution. Alderman Verbic seconded.

**VOTE**

Motion carried 7-0-1 on roll call vote. Aye: McAdams, Verbic, Faivre, Morris, Finucane, Smith, Perkins. Nay: none. Absent: Mayor Smith (recused). Mayor Smith declared the resolution approved.

4. Resolution 2021-004 Authorizing a First Amendment to the Retainer Agreement with Donahue and Rose, PC for Legal Services for the City of DeKalb to Reduce the Amount of the Monthly Retainer for Basic Services During the 2021 Fiscal Year.

Mayor Smith read the resolution by title only.

#### MOTION

Alderman McAdams moved to pass the resolution. Alderman Morris seconded.

#### VOTE

Motion carried 8-0 on roll call vote. Aye: Verbic, Faivre, Morris, Finucane, Smith, Perkins, McAdams, Mayor Smith. Nay: none. Mayor Smith declared the resolution approved.

5. Resolution 2021-005 Authorizing the City Manager to Sign Agreements for Insurance Coverage Effective January 1, 2021 through December 31, 2021 in the Amount of \$578,428.

Mayor Smith read the resolution by title only.

#### MOTION

Alderman Morris moved to approve the resolution. Alderman Faivre seconded.

City Manager Nicklas recommended a one-year extension of these agreements because the City is testing the market following an unanticipated large hike in premiums.

#### VOTE

Motion carried 8-0 on roll call vote. Aye: Faivre, Morris, Finucane, Smith, Perkins, McAdams, Verbic, Mayor Smith. Nay: none. Mayor Smith declared the resolution passed.

6. Resolution 2021-006 Authorizing a Grant Up to \$25,000 to the Kishwaukee Water Reclamation District for the Relocation of a Neighborhood Sewer Trunk Line at 217 Franklin Street.

Mayor Smith read the resolution by title only.

#### MOTION

Alderman Morris moved to approve the resolution. Alderman Finucane seconded.

#### VOTE

Motion carried 8-0 on roll call vote. Aye: Morris, Finucane, Smith, Perkins, McAdams, Verbic, Faivre, Mayor Smith. Nay: none. Mayor Smith declared the resolution approved.

7. Resolution 2021-007 Approving a Second Substantial Amendment to the Community Development Block Grant 2020-2024 Five Year Consolidated Plan / 2020 Annual Action Plan (One Year Use of Funds) for Program Year 27 (April 1, 2020 - March 31, 2021) Adding \$272,425 in Community Development Block Grant Cares Act Funds.

Mayor Smith read the resolution by title only.

#### MOTION

Alderman Faivre moved to approve the resolution. Alderman McAdams seconded.

City Manager Nicklas said the amendment is federally mandated and noted Resolution 8, following this one, details how the funds will be spent.

#### VOTE

Motion carried 8-0 on roll call vote. Aye: Finucane, Smith, Perkins, McAdams, Verbic, Faivre, Morris, Mayor Smith. Nay: none. Mayor Smith declared the resolution passed.

8. Resolution 2021-008 Authorizing Conditional Approval of Agreements with DeKalb County Community Gardens (DCCG), Family Service Agency Community Action Program (CAP), Friends of the Regional Office of Education (ROE), and Voluntary Action Center (VAC) for Community Development Block Grant (CDBG) Year 2020 CARES Act Funding to Prevent, Prepare for, and Respond to the Coronavirus in the Amount of \$214,324.

Mayor Smith read the resolution by title only. The mayor announced Alderman Smith would recuse himself from the vote.

#### MOTION

Alderman Finucane moved to approve the resolution in omnibus fashion. Alderman Faivre seconded.

#### VOTE

Motion carried 7-0-1 on roll call vote. Aye: Perkins, McAdams, Verbic, Faivre, Morris, Finucane, Mayor Smith. Nay: none. Absent: Alderman Smith (recused). Mayor Smith declared the resolution passed.

9. Resolution 2021-009 Authorizing the Waiver of Competitive Bidding and Approving the Purchase of Water Meters and Radio Transmitters from Badger Meter Inc. and Core and Main in an Amount Not to Exceed \$80,000.

Mayor Smith read the resolution by title only.

**MOTION**

Alderman Smith moved to approve the resolution. Alderman Morris seconded.

**VOTE**

Motion carried 8-0 on roll call vote. Aye: McAdams, Verbic, Faivre, Morris, Finucane, Smith, Perkins, Mayor Smith. Nay: none. Mayor Smith declared the resolution approved.

**K. ORDINANCES – SECOND READING**

There were none.

**L. ORDINANCES – FIRST READING**

1. Ordinance 2021-001 Amending Chapter 59 “Economic Development Commission”, Section 59.01 “Commission Created”, Subsection G “Meetings.”

Mayor Smith read the ordinance by title only.

**MOTION**

Alderman Perkins moved to pass first reading. Alderman Verbic seconded.

City Manager Nicklas described the changes in meeting schedules to every other month as an adjustment to a lack of staff resources.

**VOTE**

Motion carried 8-0 on roll call vote. Aye: Verbic, Faivre, Morris, Finucane, Smith, Perkins, McAdams, Mayor Smith. Nay: none.

**MOTION**

Alderman Verbic moved to waive second reading and approve the ordinance. Alderman Morris seconded.

**VOTE**

Motion carried 8-0 on roll call vote. Aye: Faivre, Morris, Finucane, Smith, Perkins, McAdams, Faivre, Mayor Smith. Nay: none.

2. Ordinance 2021-002 Amending Chapter 65 “Citizens’ Community Enhancement Commission” by Adding New Section 65.05 “Meetings.”

Mayor Smith read the ordinance by title only.

**MOTION**

Alderman Faivre moved to approve first reading. Alderman Morris seconded.

VOTE

Motion carried 8-0 on roll call vote. Aye: Morris, Finucane, Smith, Perkins, McAdams, Verbic, Faivre, Mayor Smith. Nay: none.

MOTION

Alderman Morris moved to waive second reading and approve the ordinance. Alderman Perkins seconded.

VOTE

Motion carried 8-0 on roll call vote. Aye: Finucane, Smith, Perkins, McAdams, Verbic, Faivre, Morris, Mayor Smith. Nay: none. Mayor Smith declared the ordinance approved.

3. Ordinance 2021-003 Approving a Special Use Permit for a Parking Lot as a Principal Use when Located Within 300 Feet of the Use Served (1030 E. Locust Street – Nehring Electrical Works).

Mayor Smith read the ordinance by title only.

MOTION

Alderman McAdams moved to approve first reading. Alderman Faivre seconded.

Damien Wilford, who identified himself as living near Nehring Electrical, voiced concerns about the plan, saying he is all right with having the parking lot but does not want semi-trucks parked there. He said the noise at night already disrupts his sleep routine and he has had to phone police about it, and at times he has had concerns about the proximity of trucks to a nearby park.

Jim Gibson also identified himself as a neighbor to the business, and likewise having concerns. He said the neighborhood has dealt with truck problems previously, with semis parked and running for half an hour at a time, causing noise and pollution at all hours. Mr. Gibson also noted sometimes the park district cannot get its equipment down the street due to the traffic, and he said a fire truck would not be able to get through.

Alderman Perkins reported he had driven the area during lunch hour and remarked, "There's not much room there." He said there might be a compliance issue that is not being enforced.

Brief discussion ensued about responsibilities for enforcement. City Manager Nicklas said Nehring management is aware they will have to help with policing of the trucks.



Scott Dillon, senior vice president of operations who was observing the meeting remotely and texting staff during the conversation, said the company is working out a staging area that will include a banner to direct the trucks. He said the parking lot is meant to alleviate competition for available on-street parking in the neighborhood and no trucks will be allowed to park there. Mr. Dillon said he is also open to further discussions with the neighbors.

#### VOTE

Motion to approve first reading carried 8-0 on roll call vote. Aye: Smith, Perkins, McAdams, Verbic, Faivre, Morris, Finucane, Mayor Smith. Nay: none.

### **M. REPORTS AND COMMUNICATIONS**

#### 1. Council Member Reports

Alderman Morris noted the chance to review parking issues again during the next meeting. She said she also wanted to acknowledge how hard the past week has been for everyone.

Alderman Finucane condemned all attacks, from far left and far right. He encouraged everyone to get the vaccine when available.

Alderman Smith said he had received many complaints of people parking along snow routes, and said he's asking for strict enforcement.

Alderman Perkins thanked residents for coming out and sharing concerns about parking issues.

#### 2. City Clerk Report

City Clerk Fazekas gave no report.

#### 3. City Manager Report

City Manager Nicklas gave no report.

### **N. EXECUTIVE SESSION PURSUANT TO 5 ILCS (120/2)**

1. Approval to Hold an Executive Session in Order to Discuss Pending or Imminent Litigation as Provided for in 5 ILCS 120/2(c)11.

Mayor Smith read the item to be approved for discussion in executive session.

**MOTION**

Alderman Morris moved to recess for closed session. Alderman Smith seconded.

**VOTE**

Motion carried 8-0 on roll call vote. Aye: Perkins, McAdams, Verbic, Faivre, Morris, Finucane, Smith, Mayor Smith. Nay: none.

Mayor Smith announced that City Clerk Fazekas and Alderman Finucane would be excluded from executive session due to security issues with participating remotely.

The mayor declared a recess for executive session at 8:01 p.m.

**O. ADJOURNMENT**

**MOTION**

Following conclusion of closed session business, Alderman McAdams moved to adjourn the regular meeting. Alderman Faivre seconded.

**VOTE**

Motion carried 7-0-1 on roll call vote. Aye: Morris, Smith, Perkins, McAdams, Verbic, Faivre, Mayor Smith. Nay: none. Absent: Finucane. Mayor Smith declared adjournment at 8:43 p.m.

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LYNN A. FAZEKAS, City Clerk

Approved by City Council on January 25, 2021.