

**MINUTES  
CITY OF DEKALB  
REGULAR CITY COUNCIL MEETING  
FEBRUARY 22, 2021**

The City Council of DeKalb, Illinois held a Regular City Council meeting on February 22, 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 (attending remotely) called the roll, and the following members of City Council were present: Aldermen Carolyn Morris, Bill Finucane (attending remotely), Tracy Smith, Greg Perkins, Scott McAdams, Mike Verbic, and Tony Faivre; and Mayor Jerry Smith.

Staff present included: City Manager Bill Nicklas, Chief Building Official Dawn Harper, and City Engineer Zach Gill.

Mayor Smith marked the passing of former alderman and mayor Bessie Chronopoulos. The mayor requested a moment of silence.

**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. Hearing none, he asked for a motion to approve the agenda.

**MOTION**

Alderman Faivre moved to approve the agenda. Alderman Smith 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**

J.J. Wett spoke in memoriam of Bessie Chronopoulos. He said he got involved in politics in 2015 and will miss her advice and support, her spirit and her drive.

## **E. PRESENTATIONS**

1. Stage Coach Players Theater Presentation of the Business of the Year Award to the City of DeKalb.

Greg Anderson presented the 2020 award to the City and said Stage Coach has appreciated the City's support. He and Gloria Dennison also reported on the theater's activities during the past year while shut down for the pandemic, which have included improvements to building and grounds, community service projects such as food and fabric donations, and remote theater offerings.

2. Recognition of NIU Police Officer Matt Lave and DeKalb Firefighter/Paramedics Jared Thorpe and Adam Miller for their Rescue Efforts in the High Meadows Fire of February 12, 2021.

City Manager Nicklas told the story of the rescue and expressed appreciation on behalf of the City for the heroic efforts.

3. DeKalb Public Library FY2020 Annual Report by Director Emily Faulkner.

Director Faulkner said DKPL met or exceeded its goals for the year despite the pandemic-related shutdown. The library expanded digital collections, has had curbside pickup since June, and shifted to virtual programs for book clubs, cooking, and other programs. The library is now open every day of the week, Ms. Faulkner said, though with shortened hours still; and she said there is interest in continuing remote programming when fully open.

## **F. APPOINTMENTS**

There were none.

## **G. CONSENT AGENDA**

1. Minutes of the February 8, 2021 Regular City Council Meeting.
2. Accounts Payable and Payroll through February 22, 2021 in the Amount of \$2,420,863.47.
3. Investment and Bank Balance Summary through December 2020.
4. Year-to-Date Revenues and Expenditures through December 2020.
5. Hospitality Recovery Program Update through December 2020.
6. Freedom of Information Act (FOIA) Report – January 2021.

Mayor Smith read each item of the consent agenda.

**MOTION**

Alderman Morris 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 approved.

**H. PUBLIC HEARINGS**

There were none.

**I. CONSIDERATIONS**

There were none.

**J. RESOLUTIONS**

1. Resolution 2021-019 Authorizing an Architectural Improvement Program (AIP) Economic Incentive for Natalie Brown for the Property at 115 N. First Street in the Amount of \$1,675.00.

Mayor Smith read the resolution by title only.

**MOTION**

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

**VOTE**

Motion carried 7-0-1 on roll call vote, with Morris abstaining. Aye: Smith, Perkins, McAdams, Verbic, Faivre, Finucane, Mayor Smith. Nay: none. Absent: Morris (abstained).

2. Resolution 2021-020 Amending Resolution 2020-029 to Revise the Survey Exhibits Associated with Permanent Bus Stop Easements Located Within the University Village Subdivision.

Mayor Smith read the resolution by title only.

**MOTION**

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

**VOTE**

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

**K. ORDINANCES – SECOND READING**

1. 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 resolution by title only.

**MOTION**

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

Resident Jim Gibson said as long as trucks don't use the lot, he supports the plan.

Chief Building Official Harper presented a slideshow for how the truck logistics will work to alleviate truck congestion on the street.

City Engineer Gill showed how running Locust one-way westbound from Tenth Street could create a staging area and gain parking spaces with angled parking. However, City Manager Nicklas clarified that only the parking lot would be voted on that night, with a more detailed plan for the additional ideas to come in 30 days.

**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 ordinance passed.

**L. ORDINANCES – FIRST READING**

1. Ordinance 2021-005 Amending the Fiscal Year-End December 31, 2020 Budget.

Mayor Smith read the ordinance by title only.

**MOTION**

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

The city manager described the amendment as a "capital line-item cleanup."

**VOTE**

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

#### MOTION

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

#### VOTE

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

2. Ordinance 2021-006 Approving an Amendment to the Special Use Permit for a Private Therapeutic Day School Approved by Ordinance 2020-015 for the Property Located at 900 E. Garden Street (Menta Group – Chesebro Elementary School).

Mayor Smith read the ordinance by title only.

#### MOTION

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

City Manager Nicklas said Planning & Zoning approved of the amendment.

#### 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 2021-007 Approving a Zoning Map Amendment from the “HI” District to the “PD-I” District and Amending a Development Agreement – North Side of Gurler Road, East of S. First Street (Midland Trust Company – James Planey).

Mayor Smith read the ordinance by title only.

#### MOTION

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

VOTE

Motion carried 8-0 on roll call vote. Aye: Smith, Perkins, McAdams, Verbic, Faivre, Morris, Finucane, Mayor Smith. Nay: none. The mayor declared passage of first reading.

MOTION

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

VOTE

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

4. Ordinance 2021-008 Authorizing a Reimbursement in the Amount of \$470,506.93 to Northern Illinois University for the Overpayment of 2020 Annual Contribution for Integrated Transit Services.

Mayor Smith read the ordinance by title only.

MOTION

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

VOTE

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

MOTION

Alderman Faivre moved to waive second reading and approve the ordinance. Alderman McAdams 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 ordinance approved.

**M. REPORTS AND COMMUNICATIONS**

1. Council Member Reports

Aldermen Morris, Finucane, McAdams, Verbic, and Faivre expressed feelings, such as sadness, admiration, and/or condolence, about the passing of Bessie Chronopoulos.

Alderman Finucane reported he had received his vaccination and urged others to do the same.

Mayor Smith quoted Thomas Jefferson from a plaque Bessie Chronopoulos had given him when he became mayor.

2. City Clerk Report

City Clerk Fazekas made no report.

3. City Manager Report

City Manager Nicklas made no report.

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

Approval to Hold an Executive Session in Order to Discuss:

1. Purchase or Lease of Real Property as Provided for in 5 ILCS 120/2(c)(5); and
2. Pending or Imminent Litigation as Provided for in 5 ILCS 120/2(c)(11).

Mayor Smith read each of the items to be authorized for discussion in executive session.

**MOTION**

Alderman Verbic moved to recess for executive session. Alderman Faivre seconded.

**VOTE**

Motion carried 8-0 on roll call vote. Aye: Faivre, Morris, Finucane, Smith, Perkins, McAdams, Verbic, Mayor Smith. Nay: none. Mayor Smith declared a recess at 7:11 p.m.

Mayor Smith announced that those attending remotely (Finucane, Fazekas) were excluded from the executive session for security reasons.

**O. ADJOURNMENT**

**MOTION**

Following conclusion of the executive session, Alderman Verbic moved to adjourn the regular meeting. Alderman Perkins 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 8:19 p.m.

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LYNN A. FAZEKAS, City Clerk

Approved by the City Council on March 8, 2021.