

**MINUTES
CLOSED SESSION OF CITY COUNCIL
OF THE
CITY OF DEKALB
August 14, 2008**

The City Council of DeKalb, Illinois, held a closed session on Thursday, August 14, 2008 in the DeKalb Municipal Building, Room 212, 200 South Fourth Street, DeKalb, Illinois. The closed session was called by a majority vote of City Council at the Special meeting on August 14, 2008.

The closed session started at 6:03 p.m. Deputy Clerk Wright called the roll and the following Council members in attendance were: Acting Mayor Kris Povlsen, Alderman Bertrand Simpson, Alderman Victor Wogen, Alderman Donna Gorski, and Alderman Brent Keller. Absent were: Alderman Ronald Naylor and Alderman David Baker.

Also present were: Mark Biernacki, City Manager; Rudy Espiritu, Assistant City Manager; Norma Guess, City Attorney; Bill Feithen, Police Chief; and Diane Wright, Deputy City Clerk.

PERSONNEL



COLLECTIVE BARGAINING *(Released: July 9, 2018)*

Mr. Biernacki informed Council there is a mediation hearing scheduled August 22 with the AFSCME Union. Mr. Biernacki also advised that the President of the local union came to Mr. Espiritu about a possible compromise on the 20% insurance premium payment issue. Mr. Espiritu advised him he couldn't discuss this unless Mr. Taylor has a waiver, but Mr. Taylor continued the conversation. He said preliminarily the Union would agree to 20% in Year Four. Their proposal is 15% Year One; 16 ½% Year Two; 18% Year Three. The City's proposal is 15% Year One; 15% Year Two; 20% Year Three.

Discussion followed regarding a four year versus a three-year contract.

PURCHASE, LEASE OR SALE OF REAL PROPERTY *(Released: July 9, 2018)*

Mr. Biernacki advised the City has received a proposal from The Filling Station Restaurant in St. Charles to purchase the entire parcel at 1st and Locust. Staff has been attempting to determine what price to put on this property and suggested to Council \$75,000. The City would recoup its present cash outlay on the parcel with sales tax revenue from the restaurant. However, Mr. Biernacki asked Council if this is what they envision for this corner property, and should the City take an offer from this company or wait. He asked Council for direction on their input on going ahead with this type of

venture, setting a price, and possibly adding conditions.

Mr. Espiritu stated this would be using TIF money to help the General Fund; this is not in the sales tax TIF area. Attorney Guess stated before it can be sold it must be advertised for bids, and the City may receive another proposal. Discussion followed regarding this restaurant and Council agreed to move this to the next level.

Mr. Biernacki next discussed potential move of the Library to the property now occupied by the DeKalb Clinic and the sale of the City-owned parcel. Proceeds of the sale can be applied to the new Police Station. The Library would move once the new Police Station is built, he said. Community Development would then move downstairs in the Municipal Building where the Police Station is currently located. He asked Council if they wished this to be made public. Ald. Simpson and Ald. Wogen were in favor of telling the public.

Mr. Biernacki stated TIF prohibits using money to finance municipal buildings, but the Library is not one of them. It's possible, he said, to have enough TIF money to pay for up to one-half of the Library building. The Board of the Library is convinced they can raise one-half of the cost of the building. The other option would be to build a Library outside of the Downtown area, he said. There is a developer who has a bid in to purchase the property, he said. If the Library buys the property from the City, he said, we reimburse the Library with TIF funds at a \$1 million cap.

Acting Mayor Povlsen asked if this is the best economic time to build something we "want" as opposed to something we "need." Mr. Espiritu stated the Library Board believes they are out of space; they should be at 60,000 square feet, and they are at 20,000 square feet. They receive 20,000 visitors each month and could also open a satellite Library.

Ald. Wogen stated he didn't want to see the Library on the outskirts of town. Ald. Simpson said their replacements on the Council will ask why they waited to build it; it is a bold move, and why not be creative. Ald. Gorski said there will be less people saying there is a need for this than for the Police Station.

Acting Mayor Povlsen stated Council needs to look more closely at what we are losing in terms of revenue, and there is something attractive about adding to the community and not raising taxes. Ald. Simpson said there is also something attractive about donors investing in this project. Mr. Biernacki said he will sit down with the Library Board, but first we should have the Finance Committee look into this. Acting Mayor Povlsen stated a list should be made of what we may not be able to do financially because of this. Mr. Biernacki responded this opportunity will never arise again, and you have the money to do a lot of these things.

ADJOURNMENT:

MOTION

Ald. Gorski moved to adjourn the closed session; seconded by Ald. Wogen. Motion carried 5-0-2 on voice vote. The closed session adjourned at 7:10 p.m.

DIANE WRIGHT, Deputy City Clerk

